TO: **HONORABLE CHAIRMAN AND PLANNING COMMISSION**

FROM: **RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

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

DATE: **AUGUST 14, 2007**

Needs: For the Planning Commission to consider the following applications:

- **General Plan Amendment 07-002**: a request to amend the land use designation from Residential Single Family (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12).

- **Rezone 06-004**: a request to change the zoning district from R-1B3, single-family residential, 2 units per acre, to Multiple-Family Residential, 12 units per acre (R-3,PD). It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects.

- **Planned Development 06-024 & Conditional Use Permit 06-011**: a request to construct a multi-level, 125-unit senior retirement community for individuals aged 60 and over, which would include residential living units, assisted living units, and special care units. In conjunction with the retirement community is a request to construct a 6,330 sf expansion to the existing 4,340 square foot church/pre-school. See the attached narrative description provided by the applicant further explaining the various types of housing proposed.

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

Facts:

1. The project site is a 13.4 acre parcel located at 1450 Golden Hill Road. (Refer to Attachment 1, Vicinity Map).

2. The Covenant Presbyterian Church is currently located on the site along with one single family residential house. The house would be removed at the time of the construction of the senior retirement facility.

3. Table 21.16.200, Permitted Use Table, would allow residential care facilities in the R3 zoning district with the approval of a Conditional Use Permit (assuming the General Plan Amendment and Rezone are deemed appropriate).

4. The Development Review Committee (DRC) reviewed this project at their meeting on April 30, 2007. The Committee recommended that the Planning Commission approve the General Plan amendment, rezone and development project.

5. Letters have been provided by Mr. Mundee and Mr. Clouston (neighboring property owners to the south) with concerns regarding a grading and drainage easements shown on their properties (see Attachments 5 & 6). Since an agreement between the property owners was not able to be reached regarding the easements, the project will need to be redesigned to provide for all grading and drainage to be located on the project site. The applicant's are aware of the issue and have indicated that the project can be redesigned to meet the requirement. A condition of approval has been added to the PD Resolution.

6. The decorative wall is shown on the project site plan to be constructed on the property line between the project and Mr. Mundee and Mr. Clouston's property lines was a result of previous discussions in relation to the easement. Since negotiations were not able to be met regarding the easement, the wall will not be built. The wall is not a requirement of the zoning ordinance.

7. Per the California Environmental Quality Act (CEQA), an Initial Study was conducted. No significant environmental impacts that could not be mitigated were identified as result of this request to amend the land use designation and zoning of this property, and a Draft Mitigated Negative Declaration was prepared.

8. Staff contacted the Native American Heritage Commission in compliance with Senate Bill 18 for the proposed General Plan and Zoning Amendments, regarding the consultation process for Native American Sacred Places. The Commission referred four tribes to the City to contact. The City contacted the tribes, and no tribes expressed an interest in a formal consultation regarding sacred places on this property.

Analysis:
And Conclusion:

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

The request to add PD Overlay zoning is to provide a mechanism for the Planning Commission and City Council to limit the uses of the site to a senior residential

type project, rather than opening up the site to multi-family residential, if the proposed project does not get built.

Projects such as residential care facilities are typically not counted towards general plan population projections at the rate of 2.7, such as multi-family residential properties are. Research has determined that other residential care facilities in the City have a occupancy rate of approximately 1.1 persons per unit, less than half. When applying that rate to this project and considering the populations calculations for the site under the current RSF-2 land use, the proposed project would not have a significant impact on local or regional population projections, since the populations numbers would still be below the General Plan number of 44,000.

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

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

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

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

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

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

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

- Will a project that is primarily multi-family in nature fit into an area of large lot single family dwellings?
- Are there more appropriate areas in town that are already zoned for this type of facility?
- Given the size of the site, location, and recommended zoning restrictions (senior housing/residential care), would this rezone be considered "spot zoning"?

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

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

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

a. By separate motions:

(1) Recommend that the City Council adopt the attached resolution for a Mitigated Negative Declaration for General Plan Amendment 07-002, Rezone 06-004, PD 06-024, CUP 06-011 and PR 06-0272; (2) Recommend the City Council adopt the attached resolution approving General Plan Amendment 07-002; (3) Recommend the City Council adopt the attached ordinance approving Rezone 06-004; (4) Recommend the City Council adopt the attached resolution approving PD 06-024; (5) Recommend the City Council adopt the attached resolution approving CUP 06-011; (6) Recommend the City Council adopt the attached resolution approving PR 06-0272.

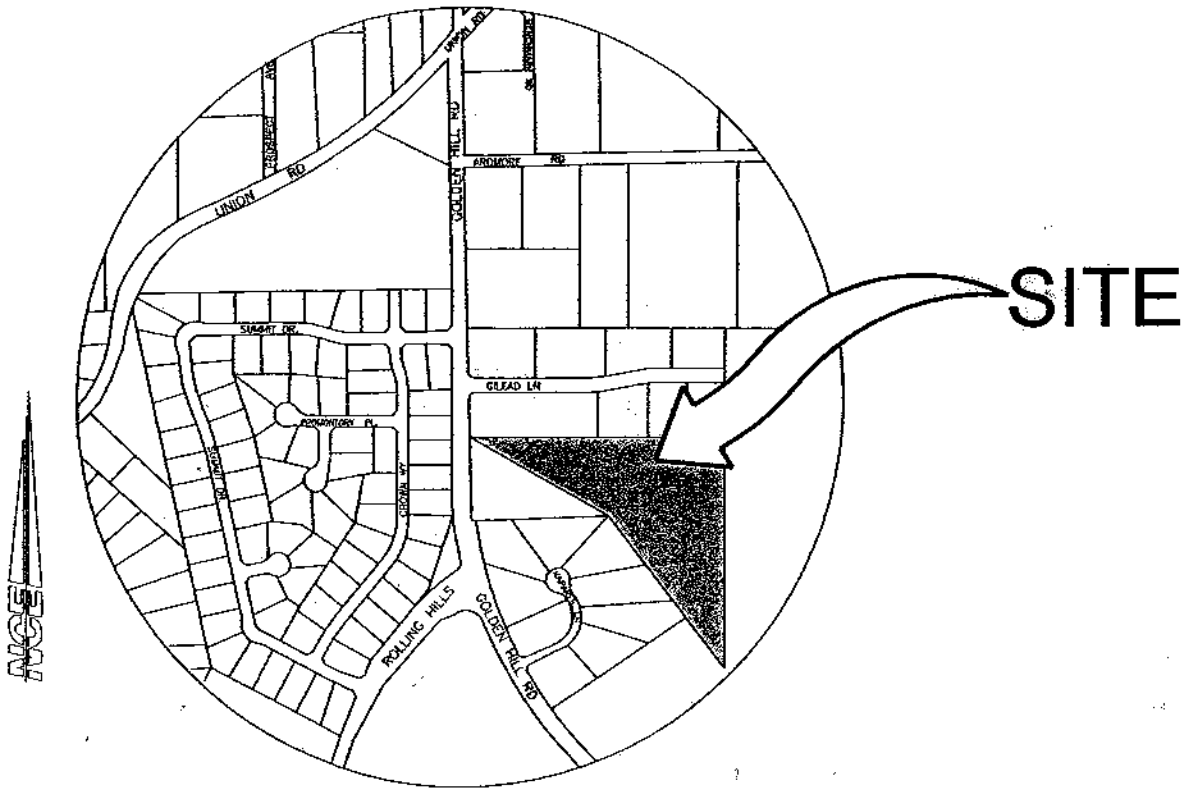
b. Amend, modify, or reject the above-listed action.

c. Request additional information and analysis.

Staff Report Prepared By: Darren Nash, Associate Planner

Attachments:

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



LOCATION MAP

NO SCALE

Attachment 1
Vicinity Map
(Golden Hill Retirement)

NARRATIVE DESCRIPTION

PROPOSED
GENERAL PLAN AMENDMENT
AND REZONING

GOLDEN HILL RETIREMENT COMMUNITY
GOLDEN HILL ROAD, PASO ROBLES
PARCEL NUMBER 00-00-00

September 19, 2006

CONTENTS:

Attachment 2
Applicant's Project Description
(Golden Hill Retirement)

1. GENERAL PLAN AMENDMENT / ZONE CHANGE REQUEST

The subject property has the following current designations:

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

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

This proposal seeks to change the property to these designations:

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

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

2. PROPOSAL OVERVIEW

This general plan amendment and zone change request is made in order to accommodate a single development project, referred to as the Golden Hill Retirement Community. The developer seeks to create a resort-quality community for senior residents functioning at a variety of physical capabilities and activity levels. A parallel development plan application will shortly be made to begin the project's design review sequence.

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

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

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

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

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

The development is being designed to maintain over 35% of the site in undeveloped open space, preserving a visually important hillside as a community amenity. Site planning will preserve an existing wetlands and incorporate a high level of energy conservation by design.

An allied project that will proceed on a separate development schedule is the expansion of the existing Covenant Presbyterian Church facilities at the west end of the property. The existing church and day care structure will be augmented by a new sanctuary building and expanded parking. During the design review of the retirement community project a tract map will also be processed to create a separate church parcel.

3. STATISTICAL SUMMARY

The proposed development has the following quantitative description:

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

Residential Units:

SC.1	Special Care Single-Bed/One-Bath Studio:	8
SC.2	Special Care Double-Bed/One-Bath Studio:	8
AL.1	Assisted Living Studio:	8
AL.2	Assisted Living One-Bedroom/One-Bath:	36
AL.3	Assisted Living One-Bedroom/One-Bath/Accessible:	4
AL.4	Assisted Living Two-Bedroom/One-Bath:	6
IL.1	Independent Living One-Bedroom/One-Bath:	20
IL.2	Independent Living One-Bedroom/One-Bath/Accessible:	2
IL.3	Independent Living Two-Bedroom/One-Bath:	5
IL.4	Independent Living Two-Bedroom/Two-Bath:	7
CO.1	Two-Bedroom/One-Bath/Garage Cottage:	10
CO.2	Two-Bedroom/Two-Bath/Garage Cottage:	10
SH.1	Two-Bedroom/One-Bath/Garage Staff Housing	4
Total:		~~128~~ 125 units

Density: 128 / 13.5 = 9.5 units/acre

Parking:

Accessible spaces on site:	6
Regular spaces on site:	166
Garage spaces:	24
Total:	196 spaces

Building Area:

Retirement Community	
Lower Level:	25,078 s.f.
Middle Level:	55,300 s.f.
Upper Level:	24,876 s.f.
Cottage Units:	37,896 s.f.
Total:	143,150 s.f.
Church Buildings	
Existing Structure:	4,572 s.f.
Proposed New Sanctuary:	6,500 s.f.
Total:	11,072 s.f.

Floor Area Ratio: 154,222 / 587,062 = 26.3 %

Coverage: 104,268 / 587,062 = 17.8%

4. GENERAL PLAN COMPLIANCE

The requested map amendment to the General Plan will maintain or improve consistency with applicable General Plan goals and policies as described below.

LAND USE ELEMENT

Goal LU-1: Land Uses and Policy LU-1A: Land Use Categories. The proposal is consistent with the stated goal of fostering a balanced community and the policy of providing an appropriate mix and diversity of land uses. This change will provide a residential use type that is currently under-supplied and will address the needs of a growing population sector. Additionally, it will diversify its immediate neighborhood, which currently is predominantly designated RSF-2.

Land Use Categories. The proposal meets the purpose for the RMF designation, by providing development on a site that can accommodate the density, serving the rental housing market, and generating a transition zone between Golden Hill Road and lower density residential land uses to the east.

HOUSING ELEMENT

Goal H-1: Range of Housing Types, Densities, Costs and Policy H-1B: Range of Housing Opportunities. The proposal expands the City's current range of housing types by introducing the model of a senior community with both apartment and cottage type living units and supporting a variety of activity levels and care requirements. This format addresses the demands of a more affluent senior resident than most existing senior developments in Paso Robles and offers on site continuum-of-care transition.

The higher density single development balances scattered senior housing elsewhere in the City, at densities of one to six residents per parcel, and will have the effect of reducing the per-resident impact on City services.

Goal H-4: Choice of Housing Types and Policy H-4: Equal Access to Housing. By creating a new choice for senior housing, the proposal provides increased access to a currently under-supplied housing type, expanding these residents' opportunities. The development will be age-restricted by covenant so that the intended residents will not need to compete for access

Goal H-5: Energy Efficiency and Policy H-5: Residential Land Use and Energy Efficiency. The proposed development is being designed to exceed stringent Title 24 energy conservation standards for residential construction. Energy efficiency strategies being pursued by the design team include optimized building orientation, robust solar shading (with roof overhangs and architectural elements), super-insulation, central energy management, economizer (passive) cooling at common spaces, preparation for solar water heating and photovoltaic electricity generation, and extensive natural ventilation.

CONSERVATION ELEMENT

Goal C-3: Biological Resources and Policy C-3B: Sensitive Habitat. Under direction contained in the recently completed Wetlands Delineation prepared for the site by Althouse and Meade, the proposal will identify and preserve existing wetlands habitat at the southwesterly property edge.

Goal C-5: Visual Resources and Policy C-5B: Hillsides. The proposal limits development to the lower 2/3 of the site. With an elevation of over 905 feet at the top of the hillside, the highest construction is placed at elevation 870 feet, maintaining visual access to the hill and the heritage oak at its peak for travelers on Golden Hill road and the surrounding residential neighborhoods. Preservation of the hillside visual resource in this fashion would not be possible with the kind of subdivision that would occur under the current single family general plan designation.

Goal C-7: Energy Conservation and Policy C-7A: Conservation Measures. The energy conservation strategies discussed in connection with Goal H-5 above will exceed the objectives of the Conservation Elements energy conservation goal.

NOISE ELEMENT

Goal N-1: Minimize Exposure to Noise and Policy N-1A: Noise Minimization. The proposal lies beyond the CNEL 55 contour of aircraft noise associated with operations at the Paso Robles Municipal Airport. It also lies beyond the future (2025) CNEL 60 contour of traffic noise associated with Golden Hill Road. The development will comply with the noise minimization policy without special measures.

NCE NORTH COAST ENGINEERING, INC.
Civil Engineering • Land Surveying • Project Development

September 22, 2006

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

Subject: Request for General Plan Amendment/Rezone

Dear Mr. Whisenand:

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

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

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

Sincerely yours,

Larry Werner
Vice President

RLW/jms
Enclosures

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

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NCE NORTH COAST ENGINEERING, INC.
Civil Engineering • Land Surveying • Project Development

December 15, 2006

Paso Robles
DEC 18 2006
Planning Division

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

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

Dear Mr. Whisenand:

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

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

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

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725 Creston Road, Suite B Paso Robles CA 93446 (805) 239-3127 FAX (805) 239-0758

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

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

Sincerely yours,

Christy Gabler
Senior Civil Engineer

CG/jms
Enclosures

Paso Robles
AUG 03 2007
Planning Division

August 2, 2007

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

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

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

1. The plan shows a grant of a 20ft. easement along the East side of my property to the Developer. I do not agree to this easement. The plan shows a block wall buffer 20 ft. inside my property. This would remove the major portion of my flat useable property and result in severe financial depreciation on this property, precluding any further use by the owner. This buffer wall should be on or near the developer's property line. A redesign of the project could move the project 20 feet farther eastward, and remove this potential obstacle.

2. The natural drainage existing along the property line has never been a problem for me. However, if the project creates conditions where additional drainage could raise levels, this water would intrude on my property. I am concerned about this.

3. The trees, landscaping, and block wall will serve as an excellent buffer between the two types of properties if the requested rezoning is allowed (1 per acre vs. 12 per acre). I do suggest larger trees be planted instead of the 15 gal trees being proposed. This would enhance the buffer between the two types of properties

4. I will be reviewing available development plans with the Ken Clouston, neighbor and landowner soon to discuss any issues not mentioned in this letter. These issues will be forwarded to you for your review.

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

Harvey Mundee

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

CC. Planning Commission Members
Central Coast Engineering

Attachment 5
Letter from Harvey Mundee
(Golden Hill Retirement)

August 2, 2007

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

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

RE: Proposed Golden Hills Senior Retirement Community.

Dear Darren;

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

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

Thank you for your consideration in this matter.

Sincerely,

Kenneth R Clouston
1212 Kapareil Lane
Paso Robles, CA 93446

(805) 238-7991

Attachment 6
Letter from Ken Clouston
(Golden Hill Retirement)

August 6, 2007

Paso Robles Planning Commission
1000 Spring St
Paso Robles, CA

Dear Commissioners,

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

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

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

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

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

-Met with individual city council members to review the plan.

-Met with your DRC to review the plan and then incorporated their input.

-Met with our neighbors on an individual basis as well as having two information nights at the preschool.

-We met last year at North Coast Engineering with two of our neighbors, Mr. Clouston and Mundee and spent an hour reviewing the project and the requested drainage easement dedications. (Their only concern for the easements was that we provide screen fencing)

-We provided all our neighbors with the easement documents over two months ago. We were surprised last week when Mr. Clouston and Mr. Mundee informed you last week

Attachment 7
Letter from Bill Hawk
(Golden Hill Retirement)

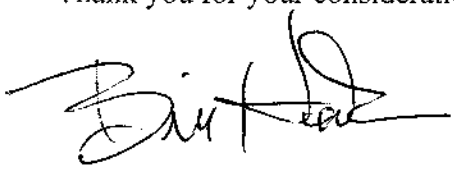
that they found the drainage easements unacceptable. We then attempted to negotiate a purchase agreement for the easements but found their asking price to dedicate the easements ($300,000) unreasonable.

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

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

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

Thank you for your consideration.



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

(1)

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

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

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

	DATE	NAME	ADDRESS
	9-26-06	Deborah S. Horne	1539 Via Rosa, PR
	9-26-06	Joseph R. Horne	1539 Via Rosa, Paso Robles
	9-28-06	Rebecca L. Mauch	1621 Skyview Drive, Paso Robles
	10-3-06	MONICA BALDWIN	401 Montebello Oaks Dr. Paso Robles
	10-27-06	Steven Stega II	1545 Via Rosa PR
	10/27/06	Shirley A. Brown	1537 Via Rosa, Paso Robles
	10/27/06	Jo Ellen Eustice	1533 Via Rosa P.R. CA 93446
	10-27-06	Mary J Moss	1535 Via Rosa PR
	10-27-06	Nicholas Rivera	1529 VIA ROSA
10.	10-27-06	EDWARD TASCONA	1525 Via Rosa
	10-27-06	Mercedes K. Kelly	1519 VIA ROSA
	10-27-06	Linda Hodge	1517 Via Rosa
	10-27-06	Elizabeth Gutierrez	1520 Via Rosa, PR, CA, 93446.
	10/27/06	JONATHAN A MANSON	1526 Via Rosa
	10/27/06	Ami Mannwaring	1532 Via Rosa
	10/27/06	KEVIN Silberman	1536 Via Rosa Paso
	10/28/06	Cindy Brennan	1538 Via Rosa PR CA
	10/28/06	Kayla Roel	1523 Via Rosa
	10/28/06	Lindsey Melendez	1541 VIA ROSA, PR.
20.	10/28/06	Sue Kuehfe	147 Via Camelia
	10/28/06	[illegible]	1608 Riverglen
	10/28/06	Bruce Frank	1612 Riverglen Drive.
	10/28/06	HARRY R. SMITH	1609 RIVERGLEN DR.
	10/28/06	MICHAEL WOFFORD	1616 RIVERGLEN DR.
	10/28/06	Wendy [illegible]	2060 Park St #B
	10/28/06	Jacob [illegible]	2060 Park St. #B
	10/28/06	Brooke Cone	1539 Las Brisas
28.	11-26-06	Barbara Radisavljevic	1704 CreekSand Ln, P.R

11

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

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

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

	DATE	NAME	ADDRESS
29.	9-17-06	Ernest N Smith	819 Wade Dr
	9-17-06	Louise Smith	819 Wade Dr.
	9-17-06	RICHARD & FAYE BAKER	5730 FAROUSSE WAY
	9-17-06	Diane Odell	862 Edline Rd
	9-17-06	Charlotte McCrea	2003 Stella Ct
	9-17-06	Janet Ellen Kuhn	215 Rosemary Dr Paso Robles CA
	9-17-06	Carole Hansen	5635 Stockdale Rd. P.R.
	9-17-06	Roger Hansen	5635 Stockdale Rd. P.R.
	9/17/06	Leslie Davis	1817 Redwood dr. PR
	9-17-06	Dan Kalata	614 Baden Drive PR
	9-17-06	Paula M Matta	1905 Bella Vista Court PR 93446
40.	9-17-06	Bonnie Kalata	614 Baden Dr Paso Robles 93446
	9/24/06	Art Trumbach	115 18th ST PR 93446
	9/24/06	Aaron Cantrell	811 Snead st, Paso Robles 93446
	9/24/06	Alina Kodatt	1450 Golden Hill Rd
	9/24/06	MATT KODATT	1450 GOLDEN HILL RD
	9/24/06	Jo Whipp	1220 Katherine Dr. P.R.
	9-24-06		1322 KATHERINE DR P.R.
	9-24-06		5635 Stockdale Rd. P.R.
	9-24-06	Nancy R. Halaoff	812 St. Andrews Circle P.R.
49.	9-24-06		812 ST. ANDREWS CIRCLE P.R.

(3)

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

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

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

	DATE	NAME	ADDRESS
50.	10/8/06	Brad Kilcrease	2003 Stella Ct. Paso Robles CA 93446
	5/31/07	[illegible]	95 - 17th St Paso Robles
	5/31/07	Keith Linton	200 Hilltop Drive PR
	5/31/07	Thomas M. Reed	1640 Canyon Crest Lane 93446
	5-31-7	Don W. Smith	1514 Fairway P.R.
	5/31/07	Buck Moe	1631 Exp Sta Rd P.R. 93446
	5/31/07	Paul Smeltzer	1215 Root Lane P.R. 93446
	7-4-07	Michael Underwood	1048 Tranquil Hills Ct PR
	7/4/07	Isaias Martes	↓
	7/4/07	~~Dan [illegible]~~	614 Bolen Drive PR 93446
60.	7/4/07	[illegible]	2739 Stonebrook Circle PR 93446
	~~7/4/07~~	~~[illegible]~~	~~8615 San Carlos Rd, Atascadero~~
~~60~~	~~7/5/07~~	~~[illegible]~~	↓
61	7/4/07	Lisa A Black LISA BLACK	8982 Palomar Ave., Atas. CA 93422
	7/4/07	Tammy Voss	2301 Signora Rosa Ct. Paso Robles, Ca 93446
	7/4/07	[illegible] Bradley	1834 Oak St. P.R 93446
	7/8/07	Kathryn Kingsbury	1066 Dorothy Ct. P.R. 93446
	7/8/07	Deloma Bland Moufas	1919 Creston Rd Apt 145 P.R. 93446
	7/14/07	Linda Whitacre	1410 Chestnut, Apt 7, P.R. 93446
	7/15/07	Joe Horne	1539 Via Rosa PR 93446
	7/21/07	Debbie Horne	1539 Via Rosa PR 93446
	8/7/07	Randy Noebel	905 St Ann Paso Robles
70.	8/7/07	Ernest Sr Smith	819 Wade Dr Paso Robles

(4)

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

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

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

DATE	NAME	ADDRESS
7/11/07	Patricia Leland P. LELAND	16 W 12th St Paso Robles, CA
7/11/07	Michelle Breedlove	1147 Rachel Ct. PR 93446
7/11/07	Karen Mathieson	904 Vista Cerro Dr. Paso Robles
7/11/07	[illegible]	928 Walnut Dr. Paso Robles
7/11/07	Laura B Nicholson	400 Oak Hill #201 PR 93446
7/11/07	Michelle [illegible]	84 Rio Ct. Paso Robles 93446
7/11/07	Tawnni Savage	2797 Creston Rd Paso Robles 93446
7.11.07	Christina Kautz	711. 30th St. Paso Robles 93446
7/11/07	Shirley Stambrook Madden	PO Box 341 Paso Robles Ca 93447
7/11/07	Richard Stambrook	3148 Pine Paso Robles Ca 93446
7/11/07	ASHLEY FOX	208 Dosey Ct Paso Robles, CA, 93446
7/11/07	Kristen Bollinger / Kristen Bollinger	738 Ivy Lane, Paso Robles, Ca 93446
7/11/07	Mike Robbins	94 Affirmed Ln. Paso Robles CA 93446
7/11/07	NANCY FARRELL	1004 BOGIE LANE 93446
7/11/07	[illegible]	1004 BOGIE LN 93446
7/11/07	Marjorie Clark	319 Wild Mustard Ln Paso Robles
7/11/07	Karen Murray	326 13th St Paso Robles
7/11/07	Winifred Murray	1026 - OAK AVE PASO ROBLES
7/11/07	B Fowler	1681 Keck Rd Paso Robles
7/11/07	LINDA ROSS	179 N. BLACK RD #316 PASO ROBLES
7-11-07	[illegible]	1004 Little Quail Pl Paso Robles
90	Jeanne Murdock	PO Box 1083, PR, 93447
7/11/07	Dorothy Lefebvre	626-16th St. P.R. 93446
7/11/07	Cynthia Rankin	305 Rosemary Drive P.R. 93446
7/11/07	Ernest Esser Iten	405 Montebello Oaks P.R 93446
7/11/07	Ingrid Olsen	1535 Park #3, PR 93446
95 7/11/07	G. Sela Olsen	3161 Linne Rd. P.R. 93446

5

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

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

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

	DATE	NAME	ADDRESS
96	7-11-07	[illegible]	305 Rosemary DR, PR
	7-11-07	[illegible]	5022 Pretty Doe Ln P.R
	7-11-07	[illegible]	5022 Pretty Doe Ln PR
	7-12-07	[illegible]	1001 Experimental Station Road
100	7-12-07	[illegible]	517 Acmo Ln.
	7-12-07	[illegible]	921 Sycamore Cyn
	7-12-07	[illegible]	2244 Royal Court Paso Robles
	7-12-07	[illegible]	308 Rose Lane Paso Robles Ca
	7-12-07	Catherine Warner	PO Box 2623, Paso Robles CA
	7-12-07	Susan [illegible]	627 Nickerson Dr. PR Ca 93446
106.	7-12-07	[illegible] S. Coleman	1037 Pioneer Trail Rd PR, CA

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

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

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

	DATE	NAME	ADDRESS
107.	7/12/07	Leora W Gersh	505 Laurel Wood Ave Paso Robles
	7/12/07	Jamie Davidson	121 Paloma Dr Paso Robles
	7/13/07	John Wall	6150 Burgandy Ln Paso Robles
	7/17/07	Dana Lyano	1221 Conal Creek Apt 1 Paso Robles, CA 93446
111.	7/17/07	Cheryl Vargas	2423 Winding Brook Rd., Paso Robles

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

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

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

	DATE	NAME	ADDRESS
112	8-6-07		427 CEDAR WOOD
	8-6-07		427 Cedarwood
	8-6-07		425 Cedarwood dr
	8-6-07		425 Cedarwood Dr
	8-6-07		427 cedarwood dr.
	8-6-07		428 Cedarwood dr
	8-6-07		1905 Redwood Dr.
	8-6-07		1826 REDWOOD DR
	8/5/07		1824 Redwood Dr.
	8-6-07		1807 Redwood Dr.
	8-6-07		1819 Redwood Dr. P.R.
	8-6-07		1814 Lark Ellen Dr. P.R.
124	8-6-07		1814 Lark Ellen Dr. PR

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

August 4, 2007

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

Dear Commissioners:

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

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

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

Sincerely,

Carole Hansen

Roger and Carole Hansen

Roger Hansen

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

August 4, 2007

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

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

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

Dear Commissioners,

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

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

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

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

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

Sincerely,
Deloma Bland Koufos
Deloma Bland Koufos

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

COVENANT PRESBYTERIAN CHURCH
PCA

Paso Robles
AUG 06 2007
Planning Division

August 4, 2007

Dear Members of the Paso Robles Planning Commission,

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

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

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

Sincerely,

Rev. Dan Katches

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

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

MEMORANDUM

TO: **Darren Nash**

FROM: **John Falkenstien**

SUBJECT: **PD 06-024, Golden Hill Retirement**

DATE: **August 14, 2007**

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

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

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

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

Recommended Site Specific Conditions

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

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

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

CITY OF PASO ROBLES – PLANNING DIVISION
INITIAL STUDY

1. GENERAL PROJECT INFORMATION

PROJECT TITLE:	**Golden Hills Senior Retirement Community** General Plan Amendment 07-002(a), Rezone 06-004, PD 06-024, CUP 06-011, PR 06-0272
LEAD AGENCY:	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
Contact: **Telephone:**	Darren Nash, Associate Planner (805) 237-3970
PROJECT LOCATION:	1450 Golden Hill Road, Paso Robles, CA (APN 025-366-012)
PROJECT PROPONENT:	Applicant**:** Jon Basila, Golden Hill Development, LLC 2121 W. Almond Ave., Madera, CA, 93637 Representative: Christy Gabler, North Coast Engineering 725 Creston Rd, Suite B, Paso Robles, CA 93446
GENERAL PLAN DESIGNATION:	Residential Single Family (RSF-2)
ZONING:	R-1, B-3

a) PROJECT DESCRIPTION

The applicant, Golden Hill Senior Retirement Community, proposes to rezone and re-designate a 13.4-acre site located at 1450 Golden Hill Road. The proposal includes the following:

- **General Plan Amendment 07-002(a)**: a request to amend the land use designation from Residential Single Family (RSF 2) to Residential Multiple Family, 12 units per acre (RMF-12).

- **Rezone 06-004**: a request to change the zoning district from R-1B3, single-family residential, 2 units per acre to Multiple-Family Residential, 12 units per acre (R-3,PD). It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects.

- **Planned Development 06-024 & Conditional Use Permit 06-011**: a request to construct a 125-unit senior retirement community.

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

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

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

Environmental Setting:

The project is located at 1450 Golden Hill Road, which is located north of Creston Road and South of Union Road. The Great Beginnings Pre-School is currently located on the site oriented near Golden Hill Road. Most of the property is undeveloped. The property is an annual grassland habitat on a gentle west facing slope with a zero to fifteen percent gradient. An ephemeral drainage flows along the southwestern property line to a culvert beneath Golden Hill Road. A single family residence and a church/pre-school facility are located in the northwestern corner of the site. The home site and church/pre-school are landscaped with ornamentals and a small fruit tree orchard. A large Valley Oak tree crowns the top of the northeastern hill and is a landmark feature. The grass land habitat above the drainage shows signs of past tilling, and is composed of non-native grass species.

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

San Luis Obispo Air Pollution Control District (SLO APCD)

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

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

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

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

6. PURPOSES OF AN INITIAL STUDY

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

A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;

B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;

C. To facilitate environmental assessment early in the design of a project;

D. To eliminate unnecessary EIRs;

E. To explain the reasons for determining that potentially significant effects would not be significant;

F. To determine if a previously prepared EIR could be used for the project;

G. To assist in the preparation of an Environmental Impact Report if one is required; and

H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

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

B. Evaluation of Environmental Impacts

1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have "No Impact." The "No Impact" answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors and/or general standards. The basis for the "No Impact" answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).

2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation Measures from Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.

6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.

7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City's needs and requirements.

8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers' information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.

9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City's Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared. ■

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

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." ☐

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

Signature: Date:

July 24, 2007

Darren Nash, Associate Planner

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the Proposal:				
a) Conflict with general plan designation or zoning? (Sources: 1 & 8)	☐	☐	☑	☐
b) Be incompatible with existing land uses in the vicinity? (Sources: 1 & 3)	☐	☐	☑	☐

Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II. POPULATION AND HOUSING. Would the proposal:

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

Discussion:

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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)	☐	☐	☐	☑

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

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

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

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

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

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

a) Fault rupture? (Sources: 1, 2)	☐	☐	☑	☐

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion: Refer to c. above.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expansive soils? (Sources: 4)	☐	☐	☑	☐

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

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

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

IV. WATER. Would the proposal result in:

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

See discussion for c.

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

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

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

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

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

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

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

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

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

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

Discussion: The propose project would not impact surface waters as there are no surface waters or waterbodies on or in the vicinity of the project site.

e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)	☐	☐	☐	☑
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7)	☐	☐	☑	☐
g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)	☐	☐	☐	☑
h) Impacts to groundwater quality? (Sources: 1, 3, & 7)	☐	☐	☑	☐
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7)	☐	☐	☑	☐

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

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

V. AIR QUALITY. Would the proposal:

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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)	☐	☐	☑	☐

Discussion a-b:
a & b: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions that would cause local and state standards to be exceeded. To aid in the assessment of project impacts subject to CEQA review, the APCD published the "CEQA Air Quality Handbook" in April 2003. This handbook establishes screening thresholds for measuring the potential of projects to generate air quality impacts. Generally, any project that has the potential to emit 10 lbs./day or more of reactive organic gases (ROG), oxides of nitrogen (NOx), sulfur dioxide (SO2), or particulate matter (PM10) or 50 lbs/day or more of carbon monoxide (CO) should be reviewed by the SLO APCD.

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

The125 unit senior retirement facility has been reviewed by the San Luis Obispo Air Pollution Control District. See the attached letter (Attachment C) from the APCD indicating the necessary mitigation measures for the construction and operation phases of the project.

c) Alter air movement, moisture, or temperature?	☐	☐	☐	☑
d) Create objectionable odors?	☐	☐	☐	☑

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

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion? (Sources: 1, 3, & 7)	☐	☐	☑	☐

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

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

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

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

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

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

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

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

b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7) ☐ ☐ ☐ ☑

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

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

Discussion:

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

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

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

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

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

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

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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Rail, waterborne or air traffic impacts?	☐	☐	☐	☑

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

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?	☐	☑	☐	☐

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

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

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

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

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

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

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

e) Wildlife dispersal or migration corridors?	☐	☑	☐	☐

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

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

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

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

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

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

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

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

c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 1, 7) ☐ ☐ ☐ ☑

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

IX. HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)? (Sources: 1 & 7) ☐ ☐ ☐ ☑

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

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

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

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

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

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

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

d) Increased fire hazard in areas with flammable brush, grass, or trees? (Sources: 1 & 7)	☐	☐	☐	☑

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

X. NOISE. Would the proposal result in:

a) Increases in existing noise levels? (Sources: 1, 7, 8 & 11)	☐	☐	☑	☐
b) Exposure of people to severe noise levels? (Sources: 1, 7, 8 & 11)	☐	☐	☐	☑

Discussion:

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

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

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

a) Fire protection? (Sources: 1, 3, 6, & 7)	☐	☐	☑	☐
b) Police Protection? (Sources: 1, 3, & 7)	☐	☐	☐	☑
c) Schools? (Sources: 1, 3, & 7)	☐	☐	☐	☑
d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Other governmental services? (Sources: 1,3, & 7)	☐	☐	☐	☑

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

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

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas? (Sources: 1, 3, & 7)	☐	☐	☐	☑
b) Communication systems? (Sources: 1, 3, & 7)	☐	☐	☐	☑
c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)	☐	☐	☐	☑
d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)	☐	☐	☐	☑
e) Storm water drainage? (Sources: 1, 3, & 7)	☐	☐	☐	☑
f) Solid waste disposal? (Sources: 1, 3, & 7)	☐	☐	☐	☑
g) Local or regional water supplies? (Sources: 1, 3, & 7)	☐	☐	☐	☑

Discussion: a.-g.

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

XIII. AESTHETICS. Would the proposal:				
a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)	☐	☐	☐	☑
b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)	☐	☐	☑	☐

Discussion:

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

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

b. Included with the project is the development plan which includes architectural site plans, elevations, landscaping plans and grading plans. As part of the development review process, the Planning Commission will review the plans to insure a quality project. The project will not have a demonstrable negative aesthetic effect.

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

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

XIV. CULTURAL RESOURCES. Would the proposal:

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

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

XV.RECREATION. Would the proposal:

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

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

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1 & 3)	☐	☐	☑	☐

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

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

the environment or impact habitat or populations of listed plant animal species.

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

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

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 3) ☐ ☐ ☐ ☑

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

d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3) ☐ ☐ ☐ ☑

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

11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

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

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

Attachments:

Exhibit A – Vicinity Map
Exhibit B – Mitigation Summary Table
Exhibit C – APCD Letter
Exhibit D – Traffic Analysis
Exhibit E - Biological Study
Exhibit F - Wetland Delineation Report
Exhibit G – Archeological Surface Study

RESOLUTION NO:

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

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

WHEREAS, the project consists of the following applications:

- **General Plan Amendment 07-002**: a request to amend the land use designation from Residential Single Family (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12);

- **Rezone 06-004**: a request to change the zoning district from R-1B3, single-family residential, 2 units per acre, to Multiple-Family Residential, 12 units per acre (R-3,PD). It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects;

- **Planned Development 06-024 & Conditional Use Permit 06-011**: a request to construct a multi-level, 125-unit senior retirement community for individuals aged 60 and over, which would include residential living units, assisted living units, and special care units. In conjunction with the retirement community is a request to construct a 6,330 sf expansion to the existing 4,340 square foot church/pre-school. See the attached narrative description provided by the applicant further explaining the various types of housing proposed;

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

and;

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

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

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

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

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

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

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

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

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

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

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

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

AYES:
NOES:
ABSTAIN:
ABSENT:

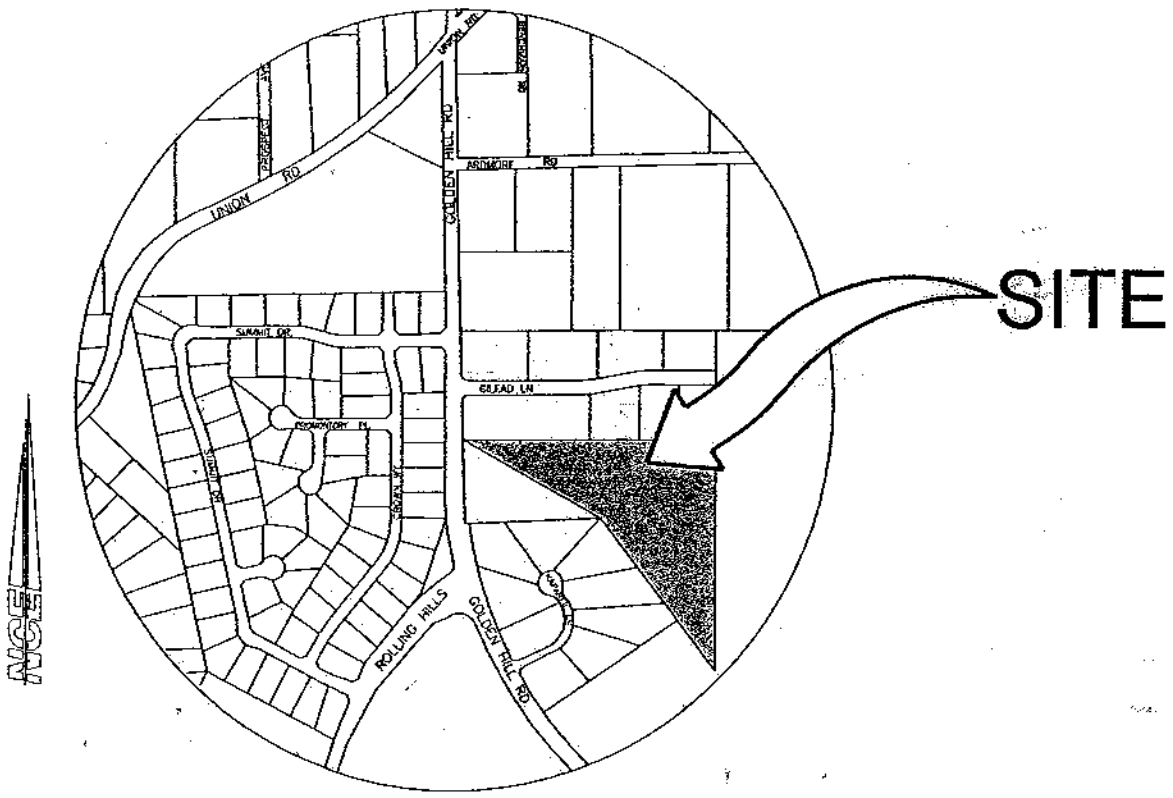
_____

Frank R. Mecham, Mayor

ATTEST:

_____

Deborah Robinson, City Clerk



LOCATION MAP

NO SCALE

Exhibit A
Vicinity Map
(Golden Hill Retirement)

EXHIBIT B – MITIGATION SUMMARY TABLE

APCD MITIGATIONS:

APCD-1 Prior to any grading on the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, as exemption form must be filed with the District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos (Air Toxics Control Measure) ACTM.

APCD-2 If utility pipelines are scheduled for removal or relocation; or building are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61,Subpart M – asbestos NESHAP).

APCD-3 The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

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

i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance

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

j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible

APCD-4 Construction Permit Requirements:

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

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

APCD-5 Operational Permit Requirements:

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

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

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

BIOLOGICAL MITIGATIONS:

Habitat Mitigations:

BR-1. **To avoid impacts to biological resources within the proposed open space area**, the boundaries of the construction zone shall be clearly delineated to prevent equipment or vehicles from entering the open space area. Orange construction fencing shall be placed at the limits of grading and shall be maintained in good condition throughout the construction phases of the project.

BR-2. **The ephemeral drainage shall be protected from indirect impacts**, such as degradation of water quality. Silt fence shall be properly installed between areas of soil disturbance and grading adjacent to the ephemeral drainage. Long-term erosion control, including the use of erosion control fabric and hydroseed applications, shall be implemented, as appropriate, prior to the start of the rainy season. Areas of the drainage on the property outside of the proposed construction zone shall be protected by placing construction fencing and silt fence between construction areas and the drainage. Protective fencing shall be installed before ground disturbance or equipment staging.

BR-3. **Mitigation for disturbance to jurisdictional waters will include restoration and enhancement on site at a two to one ratio.** Mitigation implementation and success will be monitored for a minimum of three years, depending on the jurisdictional agencies' requirements. Prior to issuance of grading permits a mitigation and monitoring plan (MMP) shall be prepared according to the standards of the USACE. The MMP shall prescribe native plantings and management to enhance the remaining portion of the drainage on the property. Prior to issuance of grading permits, and after approval of the MMP, majority of native bulbs (primarily but not limited to *Dichelostemma capitatum* and *Chlorogalum pomeridianum*) located in the portion of the drainage to be buried shall be salvaged. The native bulbs shall be relocated to the upper areas of the drainage on the property. The MMP shall be written, and the salvage and replanting work shall be conducted by a qualified restoration biologist. The MMP shall address both waters and wetlands impacts (BR-3 and BR-4).

BR-4. **A wetland area shall be created at a two to one ratio (wetland created to wetland lost) on the subject property.** Wetland temporarily disturbed shall be restored at a one to one ratio. The proposed project will remove 520 square feet of wetland, therefore the created wetland will be at least 1040 square feet. An additional 200 square feet of wetland will be temporarily disturbed, therefore restored wetland will be 200 square feet. A mitigation and monitoring plan (MMP) will be prepared and approved by the City and other jurisdictional agencies, as appropriate (i.e., California Department of Fish and Game, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board).

Oak Tree Mitigations:

BR-5. **Protect the 18 inch and the 42 inch valley oak trees** from incidental impacts within the root zone by placing protective fencing at least one and one-half times the tree canopy, or outside the critical root zone as defined by the City of El Paso de Robles, whichever is greater, prior to any ground disturbance activities.

BR-6. All equipment and vehicles shall be prohibited within one and one-half times the tree canopy, or outside the critical root zone, whichever is greater.

BR-7. No over excavation or compaction of native soil shall occur within 42 feet of the trunk of the 42 inch specimen valley oak tree. Decomposed granite may be placed and graded with a small rubber tire skip loader, and then compacted with a hand pushed vibrating compactor. No mechanized roller compactors shall be used.

BR-8. The decomposed granite pad area shall be moved as far from the critical root zone of the 42 inch oak tree as is practicable.

BR-9. Critical root zone area shall not be cleared of leaf litter or thatch. Weed control within the critical root zone shall be conducted only by hand held weed whip.

Common Wildlife Mitigations:

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

Mitigations for Impacts to Special Status Species:

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

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

San Joaquin kit fox:

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

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

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

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

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

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

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

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

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

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

i. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction,** the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

ii. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stockpiling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-14 through BR-23. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-14iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.

iii. **Prior to or during project activities,** if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFG for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit

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

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

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

1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
    - Potential kit fox den: 50 feet
    - Known or active kit fox den: 100 feet
    - Kit fox pupping den: 150 feet
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

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

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

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

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

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

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

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

BR-22. **During the site-disturbance and/or construction phase,** any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the

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

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

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

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

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

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

June 7, 2007

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

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

Dear Talin Shahbazian,

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

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

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

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

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

Exhibit C
APCD Letter
(Golden Hill Retirement)

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

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

Developmental Burning

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

Demolition Activities

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

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

Dust Control Measures

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

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

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

Construction Permit Requirements

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

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

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

OPERATIONAL PHASE MITIGATION

Operational Permit Requirements

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

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

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

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

Sincerely,

Mark Bolyanatz

Mark Bolyanatz
Air Quality Specialist

MCB/sll

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

Attachments:

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

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Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Send To:

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

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

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

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

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

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

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

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Naturally Occurring Asbestos - Construction & Grading Project Form

Send To:
San Luis Obispo County Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401
805-781-5912

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

Check Where Applicable	ITEM	APCD REQUIRED ELEMENT 1	APCD REQUIRED ELEMENT 2
	Project IS NOT Subject to NOA Requirements	Mapped Location Attached	
	Project IS Subject to NOA Requirements but NOT Disturbing NOA	Geological Evaluation Attached	Exemption Request Form Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - More than One Acre	Geological Evaluation Attached	Dust Control Measure Plan Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - One Acre or Less	Geological Evaluation Attached	Mini-Dust Control Measure Plan Attached

APPLICANT MUST SIGN BELOW:

Legal Declaration/Authorized Signature: Date:

OFFICE USE ONLY - APCD Required Elements

Geological Evaluation		Exemption Request Form		Dust Control Measure Plan		Monitoring, Health & Safety Plan	
Approved		Approved		Approved		Approved	
Not Approved		Not Approved		Not Approved		Not Approved	
Comments:		Comments:		Comments:			

APCD Staff:	Intake Date:	Date Reviewed:	OIS Site #	OIS Proj. #
INVOICE No.	Basic Fee:	Additional Fees:	Billable Hrs:	Total Fees:

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AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

Guidelines for the Development of a Construction Activity Management Plan

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

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

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

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

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

- **DUST CONTROL (PM)**
  Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. The following is a list of measures that may be required throughout the duration of the construction activities:
  a. Reduce the amount of the disturbed area where possible.
  b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
  c. All dirt stockpile areas should be sprayed daily as needed, covered, or an APCD approved alternative method will be used.

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

- **SPECIAL CONDITIONS**

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

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

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

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

- **PERMITTING REQUIREMENTS**

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

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

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

- **CONSTRUCTION EQUIPMENT EMISSION REDUCTIONS (NOx and PM)**

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

Standard Combustion Emission Reduction Measures for Construction Equipment

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

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

Best Available Control Technology (BACT) for Construction Equipment

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

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

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

Equipment Scheduling (NOx and PM)

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

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

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

On-road Truck Management (NOx and PM)

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

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

- **Compliant Response (NOx and PM)**

  The CAMP should include a section that addresses complaints and complaint handling. At a minimum this section shall include the following:
  - The person(s) responsible for addressing and resolving all complaints regarding the construction activity and their contact information is:
    - Name(s)
    - Company and Title(s)
    - Phone numbers and physical address(s)

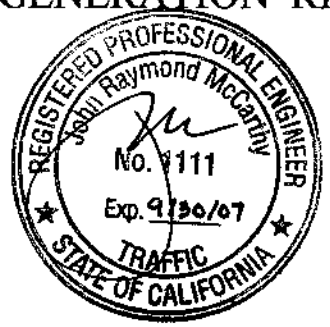
  - A hotline telephone number shall be established and publicized to help facilitate rapid complaint identification and resolution. In addition, Prop 65 notification with regard to toxic diesel emissions shall to be made.
  - An action plan section shall be outlined that includes additional measures or modifications to existing mitigation measures in the event of complaints.
  - All complaints shall be reported immediately to the APCD.

Proposed Planned Development
Golden Hill Senior Community

Golden Hill Road

CITY OF PASO ROBLES, CALIFORNIA

TRIP GENERATION REPORT



DATE: May 22, 2007

PREPARED BY: John R. McCarthy, P.E.

McCARTHY ENGINEERING, INC.
TRAFFIC AND CIVIL ENGINEERING
737 ORCHARD DRIVE, PASO ROBLES, CALIFORNIA, 93446
(805)238-9585 (805)237-8556 FAX
e-mail mac@tcsn.net

Exhibit D
Traffic Analysis
(Golden Hill Retirement)

STUDY PURPOSE

The purpose of this report is to review the trip generation rates submitted by the project applicant, potential trips generated under the existing zoning, and compare them to standard accepted trip generation rates published by the Institute of Transportation Engineers (ITE) for this type of project.

The "Trip Generation Manual" by ITE is used as the "standard" for trip generation rates throughout the United States. The Seventh addition was used for this study. While not every development scenario is covered by the manual, most common types of development are documented and are supported by actual field studies on similar types of land uses.

A letter was submitted for this project by Mr. Terri Sult on behalf of the applicant to identify expected trip generation rates. Mr. Sult uses results of studies done by the American Seniors Housing Association (ASHA) that documents traffic generation at various facilities for assisted living residences. His conclusion was that the project would generate and average of 0.20 trips per unit during the A.M. peak(25 trips) and 0.21 trips per unit during the P.M peak(26 trips).

PROPOSED PROJECT

The project is proposed on a 13.5 acre plot of land currently vacant except for the existing 4,340 square foot church on the site.

The purpose of the project is to increase the land use and zoning densities to accommodate a development project for senior residents that function at a variety of physical capabilities and activity levels. The project includes cottage units and apartments for active independent residents, apartments for less active residents requiring some assistance and apartments of special needs residents requiring a higher level of assistance. The church will be expanded by adding 6,330 square feet.

These 125 residential units will be supported by common facilities in the development such as dining facilities, fitness center and pool, library and theater rooms and active and passive recreation areas.

TRIP GENERATION

The "Trip Generation Manual- Seventh Edition " by ITE was used to determine trip generation rates for the various components of the project. There are three component parts to the Project based on various land use scenarios recognized by ITE: Congregate Care facility, and Assisted Living facility, and Church. A fourth category of Continuing Care Retirement Community is also used, but for reference only.

Congregate Care Facility: This category represents land use for independent living developments that provide centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities. This Project includes 53 units of this type and 4 additional staff units. While staff traffic is accounted for in the rate/unit number, due to some of the staff living on site, the 4 staff units were added as additional traffic, although this may be double counting of some peak hour trips.

GH Senior Community- Peak Hour Volumes		
(53 Units)	Congregate Care Facility	ITE #253
Weekday	Trips	Rate/Unit
AM Peak Hr.	3	0.06
PM Peak Hr.	9	0.17
		Rate/ Employee
Staff- PM Peak (living on site)	4 (4units X 2 per unit = 8 staff)	0.55

Assisted Living Complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. They commonly have separate living quarters for residents and services include dining, housekeeping social and physical activities and transportation. Assisted care commonly bridges the gap between independent living and

nursing homes. 68 units are proposed in this category. Staff traffic is accounted for in the traffic rate for this category.

The 68 units equate to 81 total beds for the assisted living category which includes 24 beds shown as "special care". This category is based on trips generated per bed rather than by unit , since one unit can have multiple beds.

GH Senior Community- Peak Hour Volumes		
(81 beds)	Assisted Living Complex	ITE# 254
Weekday	Trips	Rate/Bed
AM Peak Hr.	11	0.14
PM Peak Hr.	18	0.22

Total Project Trip Generation for Assisted Living, Employee, and Congregate Care Catagories. The total sum of all of the individual sub-catagories will be the total estimated maximum trip generation expected from this development (exclusive of Church trips – see explanation under that category). Below is a summary of the various categories that represent the project with comparisons to the applicant's numbers and existing zoning allowance.

GH Senior Community- Peak Hour Volumes Project Totals				
Weekday	Total Trips	Asst Liv	Cong. Care	Staff /site
AM Peak Hr.	17	11	3	3
PM Peak Hr.	31	18	9	4
Comparisons				
Sult Estimates	25 AM, 26 PM	*(submitted by applicant)*		
Exist. Zoning	20 AM, 27 PM	*Based on*	*13.5 acres @*	*2 units / ac*
Cont. Care Est.	23 AM, 37 PM	*Based on*	*ITE category*	*(ref. only)*

The above chart shows that the existing project zoning, if built out to its maximum, would generate approximately the same amount of trips as the proposed project. Also, the applicant's estimates and the Continuing Care ITE category also compare favorably to the ITE estimates used in this report.

Church category is based on places of worship and the unique trip generation rates that come from this type of land use. The unique nature of this category is such that the majority of traffic generation occurs on a Saturday or Sunday which is off-peak time for general traffic as a whole. The addition to the Church is estimated to generate 4 additional trips during the weekday P.M. peak hour which is not considered significant. Also, in the ITE Manual, the sample churches used to generate the traffic rates were considerably larger than the Proposed Church. This means that the peak hour traffic is most likely overstated for this project. The Sunday peak hour trips are estimated to increase from 51 trips to 125 trips after construction and full occupancy of the church addition. Due to the fact the Sunday is the lowest volume day of the week for traffic, this also is not considered significant.

GH Senior Community- Peak Hour Volumes		
(10,670 sf)	Church with addition	ITE# 560
Weekday	Trips	Rate/1000sf
AM Peak Hr.	8 total, (5 from addition)	0.72
PM Peak Hr.	7 total, (4 from addition)	0.66
Sunday Peak	Trips	
Existing	51	11.76
Proposed	125	11.76

Continuing Care Retirement Community (CCRC) represents land uses that provide multiple elements of senior adult living. They combine aspects of independent living with increased care, as lifestyle needs change with time. CCRC's are usually self contained villages with support facilities. The ITE manual stresses that this single category component may not best describe the trip generation characteristics of a particular development and to use caution with the numbers in this category. Based on the small sample size in this category, and the fact that more refined information is available via the Golden Hill Project, this category was used for general comparison purposes only.

GH Senior Community- Peak Hour Volumes Continuing Care Facility 125 units ITE# 255		
Weekday	Trips	Rate/Unit
AM Peak Hr.	23	0.18
PM Peak Hr.	37	0.29

TRIP GENERATION SUMMARY

The applicant's trip generation estimates compare very closely to the Institute of Transportation Engineers "Trip Generation" Manual results. Additionally, the proposed project at maximum build out would generate approximately the same number of trips (within plus or minus 4 trips per peak hour) as the existing zoning would allow (at maximum density of 2 single family residential units per acre).

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

VISTA SENIOR LIVING, INC.

February 5, 2007

Jon Basila
Golden Hill LLC
2121 West Almond
Madera, CA 93637

Dear Jon:

I am writing to provide information regarding traffic generation and parking requirements for the senior housing facility under development in Paso Robles. Both the amount of traffic generated and the parking spaces required for this type of project are typically much less than for other uses such as multi-family apartments or single-family homes.

A study completed by the American Seniors Housing Association (ASHA)[1] documented this pattern, and found the comparatively low traffic generation and parking requirements of assisted living residences to be due to the following factors:

- Residents typically do not drive;
- Employees are usually scheduled to arrive and depart during non-peak driving hours;
- Visitors typically arrive and depart at all hours during the day;
- Service vendors are usually contracted and scheduled to arrive and depart during non-peak driving hours;
- Assisted living residences are frequently located in close proximity to major arterial roadways serviced by public transportation; and
- Assisted living residences usually accommodate resident transportation needs via residence-owned high-capacity motor coaches and vans.

Traffic Generation. According to the AHSA study, the total traffic volume generated by assisted living (AL) residences during a typical weekday averaged 1.73 trips per unit, with an average of 0.20 trips per unit during the peak weekday morning drive hour and 0.21 trips per unit during the peak weekday evening drive hour. As may be seen from the following table, the traffic generated by assisted living residences or retirement communities is significantly less than that generated by other residential uses:

[1] Assisted Living Residences: A Study of Traffic & Parking Implications, American Senior Housing Association, Washington, DC, 1998.

1200 CREEKSIDE DRIVE, SUITE 2134, FOLSOM, CA 95630
(916) 939-7010 (916) 983-8816 FAX

Traffic Generation Comparison by Housing Type – Trips per Day			
Housing Type	Peak Weekday - AM	Peak Weekday - PM	Total / Weekday
Single Family Home*	0.75 / unit	1.01 / unit	9.55 / unit
Low-Rise Apartment*	0.51 / unit	0.82 / unit	8.59 / unit
High-Rise Apt*	0.34 / unit	0.40 / unit	4.20 / unit
Hotel*	0.82 / unit	0.61 / unit	8.23 / unit
Retirement Community*	0.29 / unit	0.34 / unit	Nor Available
Assisted Living	0.20 / unit	0.21 / unit	1.73 / unit

*Based on information provided by the Institute of Traffic Engineers

AL residences and retirement communities typically generate traffic from three sources: employees, visitors, and service vendors. Employee vehicles contributed over half (56 percent) of all traffic volume generated by the assisted living residences in the ASHA study, with employee vehicle trips during the weekday for all driving hours averaging 0.97 trips per unit. During the peak weekday morning driving hour, employee vehicles made an average of 0.10 trips per unit, with an average of 0.09 trips per unit during the peak weekday evening driving hour.

The impact of employee vehicles on traffic is moderate due to the fact that most employees of assisted living residences work shifts that begin and end during non-peak driving hours (a three-shift per day schedule is generally used, with the day shift typically scheduled from 7:00 a.m. to 3:00 p.m., the evening shift from 3:00 to 11:00 p.m., and the night shift from 11:00 p.m. to 7:00 a.m.).

Visitor vehicles contribute approximately 20 percent of all traffic volume generated by AL residences, with visitor vehicles making an average of 0.50 trips per unit during a typical weekday. According to the ASHA study, the impact of visitor vehicles on traffic volume is moderate largely because vehicles arrive and depart throughout the day on both weekdays and weekends and thus do not fit typical traffic and parking patterns.

Service vehicles contributed 15 percent to all traffic volume generated by AL residences in the ASHA study. On a typical weekday, service vehicles made an average of 0.26 trips per unit, with 0.04 trips per unit during the peak weekday morning driving hour and 0.03 trips per unit during the weekday evening driving hour. Again, the moderate impact of service vehicles on traffic volumes is due to the fact that most service deliveries are scheduled during non-peak driving hours.

Resident vehicles did not contribute measurably to traffic generation at assisted living residences as most residents do not drive due to physical or cognitive limitations. As stated previously, most AL facilities utilize high-capacity vehicles to provide transportation for residents.

Although there is no known data available on the number of emergency vehicles dispatched to assisted living residences, emergency service usage is thought to be lower in assisted living residences than for similar individuals living in non-service-enriched

housing. This lower usage is due to the fact that assisted living residences provide 24-hour-a-day staffing, which usually includes the availability of licensed nursing personnel.

Parking Requirements. The parking requirements for assisted living residences and retirement communities are also low compared to other housing types. That is, the AHSA study reported that AL residences require an estimated 0.22 parking spaces during peak weekday driving hours, including on-site, disabled, reserved and ancillary parking spaces. Following is a comparison of the parking requirements of AL residences as compared to other residential uses:

Parking Generation by Housing Type	
Housing Type	# of Spaces Required During Peak Weekday Hrs
Condominium (ITE 230)	1.10 per unit
Low / Mid Rise Apartment (ITE 221)	1.04 per unit
High Rise Apartment (ITE 222)	0.88 per unit
Retirement Community (ITE 250)	0.27 / unit
Assisted Living Residence	0.22 / unit

Source: Data for all housing types except AL was provided by the Institute for Traffic Engineers; the AL data was obtained from the AHSA study.

The need for parking is so low for assisted living and retirement communities because most residents no longer drive or own vehicles. That is, the average number of vehicles per household at assisted living residences, according to the AHSA study, is 0.05, as compared to an average of 2.0 vehicles per single family home and 0.9 vehicles per household in multi-family housing.

Most assisted living residences plan for an average of 0.50 parking spaces per unit, which is in excess of the 0.22 spaces found by the AHSA study to be required. This 0.50 parking-to-unit ratio is typically more than sufficient to meet the needs of a residence.

In conclusion, projects such as the Golden Hill LLC development in Paso Robles have been found to generate significantly less traffic and require fewer parking spaces than do other residential uses. As a result, the traffic and parking implications of such a project on the surrounding community are typically minimal.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Terri Sult
Principal

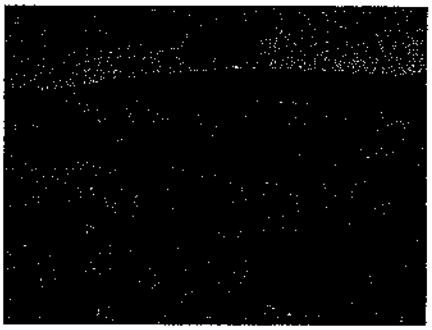
Biological Report

For the

Golden Hill Senior Community
2450 Golden Hill Road
PR 06-0272

APN 025-366-012

City of El Paso de Robles
San Luis Obispo County
California



Prepared for

Golden Hill Development, LLC
2121 West Almond Avenue
Madera, CA 93637

by

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1875 Wellsona Road
Paso Robles, CA 93446

(805) 467-1041

May 2007

492.03

Exhibit E
Biological Report
(Golden Hill Retirement)

Table of Contents

Synopsis

- This biological report examines a 13.4-acre property (APN 025-366-012) located in the City of El Paso de Robles, San Luis Obispo County, California. A road easement across an adjacent parcel (APN 025-366-018) was also examined.

- The applicant proposes to develop a retirement community and expand a church adjacent to an existing preschool/church facility.

- The property consists of four habitat types in which 46 species of plants were identified during focused floristic surveys conducted in February, March, and May 2007.

- Five special status plants and four special status animals have the potential to occur on the property. Special status plants were not observed on site during our biological surveys. A foraging golden eagle was the only special status animal identified on site. Appendix B, Figure 3 shows current GIS data from the California Natural Diversity Database for special status species occurrences near the project areas.

- Biological resources that could be impacted by development of the property include annual grassland, wetland, and anthropogenic habitats, an ephemeral drainage, oak trees, common plant and animal species, special status plant and animal species, and nesting birds.

- This document provides mitigation recommendations designed to reduce impacts to biological resources on the property to a less than significant level.

1.0 Introduction

This biological report provides information regarding botanical and zoological resources on a 13.4-acre property and an adjacent road easement on Golden Hill Road in the City of El Paso de Robles, San Luis Obispo County, California. Results are reported for floristic and wildlife surveys of the property, a habitat inventory, and database and literature searches for rare species reports within five miles of the property. Natural communities on the site are identified, special status species that could occur on the property or be affected by the proposed project are discussed, and lists of plant and animal species that were identified or are expected on the property are provided. This report provides agencies and decision makers with information regarding biological resources and assesses potential impacts from proposed development on the property. An evaluation of the effect of the proposed project on biological resources is included, and mitigation measures are provided.

1.1 Project Location and Description

The subject property is located at 2450 Golden Hill Road in the City of El Paso de Robles, San Luis Obispo, California (Appendix B, Figures 1 and 2). The property is in the Paso Robles 7.5 minute United States Geological Survey (USGS) quadrangle (Appendix B, Figure 2). Coordinates for the approximate center of the property are N35° 38' 10" / W120° 39' 22". Elevation varies from approximately 835 feet in the northwest corner to 905 feet above sea level in the northeast corner.

The proposed project is a retirement community facility and expansion of a church adjacent to an existing preschool/church facility on APN 025-366-012. An access road easement is proposed on an adjacent parcel (APN 025-366-018). The project is proposed plan PR 06-0272. Preliminary grading and drainage plan sheets are provided in Appendix A for reference. Primary access would be from Golden Hill Road.

1.2 Responsible Parties

TABLE 1. RESPONSIBLE PARTIES. Applicant, owner, engineer/representative, biological consultant, lead agency, and architect are provided.

Applicant Golden Hill Development, LLC 2121 West Almond Ave. Madera, CA 93637 559-674-0486 Contact: Jon Basila	**Owner** Bill Hawk Post Office Box 722 Templeton, CA 93465 805-434-2363
Engineer/Representative North Coast Engineering 725 Creston Road, Suite B Paso Robles, CA 92446 805-239-3127 Contact: Larry Werner	**Biological Consultant** Althouse and Meade, Inc. 1875 Wellsona Road Paso Robles, CA 93446 805-467-1041 Contact: LynneDee Althouse
Lead Agency City of El Paso de Robles 1000 Spring Street Paso Robles, CA 93446 805-227-7276 Contact: Darren Nash	**Architect** Fraser-Seiple Architects 971 Osos Street San Luis Obispo, CA 93401 805-544-6161 Contact: Bruce Fraser

2.0 Methods

The 13.4-acre property was surveyed for biological resources on February 23, March 16, and May 1, 2007. Additional information on biological resources was gathered during the wetland delineation field work on August 5 and 19, 2005, and June 21, 2006. LynneDee Althouse and Jason Dart, biologists, conducted the biological surveys. The site was surveyed on foot and photographed. Surveys were conducted throughout the property to compile species lists and search for special status plants and animals. Search methodology consisted of walking transects across the entire property, with specific attention given to project areas and areas deemed likely to support special status species. Habitat types on the property were inspected, described, and mapped. All plant and animal species observed on the site were identified and recorded. Wildlife observations, including animal presence, nests, tracks, and sign, were documented. Birds were identified by sight (using 10 power binoculars) and vocalizations. Plants were identified through field observations and laboratory analysis of collected material.

We conducted a search of the California Natural Diversity Database (CNDDB March 3, 2007 data) and the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California for special status species that could occur within five miles of the project site. The search area included Templeton, Atascadero, York Mountain, and Paso Robles quadrangles (7.5 minute USGS).

Additional special status species research consisted of reviewing previous biological reports for the area and searching on-line museum and herbarium specimen records for locality data within San Luis Obispo County. We reviewed online databases of specimen records maintained by the Museum of Vertebrate Zoology (MVZ) at the University of California, Berkeley, and the Consortium of California Herbaria. Additional special status species with potential to occur on or near the subject property were added to our special status species list.

Special status species lists produced by database and literature searches were cross-referenced with the known habitat types on the property to identify all potential special status species that could occur on or near the project site. Each special status species with a potential for occurrence on or near the project site is individually discussed. A report was made to the CNDDB if field surveys found special status species on the property.

3.0 Results

3.1 Existing Conditions

The property is an annual grassland habitat on a gentle west-facing slope with a zero to fifteen percent gradient. An ephemeral drainage flows along the southwestern property line to a culvert beneath Golden Hill Road. A single family residence and a church/pre-school facility are located in the northwestern corner of the site. The home site and church/pre-school are landscaped with ornamentals and a small fruit tree orchard. A large valley oak tree crowns the top of the northeastern hill and is a landmark feature. The grassland habitat above the drainage shows signs of past tilling, and is composed of non-native grass species.

3.2 Soils

The U.S. Department of Agriculture map in the Soil Survey of San Luis Obispo County, California, Paso Robles Area (1987) delineates two soil map units on the property: Cropley clay, two to nine percent slopes (133) and Nacimiento-Ayar complex, 9 to 30 percent slopes (177).

Cropley clay, two to nine percent slopes (133) is a very deep, gently sloping to moderately sloping, moderately well drained soil formed in alluvium derived from sedimentary rocks. Included within this soil map unit are about ten percent Capay clay and five percent small areas of Mocho clay loam, Rincon clay loam, and Still clay loam. Cropley soil has slow permeability and available water capacity is high to very high. Surface runoff is medium and erosion hazard rating is moderate. This soil is in land capability units IIe-5 (14) irrigated and IVe-5 (14) non-irrigated.

Nacimiento-Ayar complex, 9 to 30 percent slopes (177) consists of moderately steep soils on hills. Both major soils in this complex formed in material weathered from calcareous sandstone and shale. This soil complex is located in the northeast corner of the subject property. The complex is about 35 percent Nacimiento silty clay loam and 30 percent Ayar silty clay. Included within this soil map unit are about 15 percent Linne shaly clay loam, 10 percent Diablo clay, 5 percent Balcom loam, and 5 percent small areas of Calodo clay loam, Dibble clay loam, Positas coarse sandy loam, and Shimmon loam. The Nacimiento soil is a moderately deep, well drained soil. This Nacimiento soil has moderately slow permeability and the available water capacity is low to moderate. Surface runoff is rapid and the erosion hazard rating is high. The Ayar soil is a deep, well drained soil with slow permeability. The available water capacity is high to very high. This complex is in land capability units IVe-1(15) irrigated and IVe-1(15) non-irrigated.

3.3 Habitat Types

Four habitat types occur on the property: annual grassland, ephemeral drainage, wetland, and anthropogenic.

3.3.1 Annual grassland

Grassland habitat comprises approximately 12 acres of the property. Of the nine species of grass identified in the grassland habitat, none are native to California. The dominant species are wild oats (*Avena fatua, A. barbata*), soft chess brome (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), Italian ryegrass (*Lolium multiflorum*), and foxtail barley (*Hordeum murinum*). Also present in the grassland was a highly invasive grass called medusahead (*Taeniatherum caput-medusae*), which is becoming more common in the Paso Robles area. A variety of weedy forbs, including yellow starthistle (*Centaurea solstitialis*), mustards (*Brassica nigra, Hirschfeldia incana*), and milk thistle (*Silybum marianum*), are common in plowed areas of the grassland. Very few native plants were observed. The species association is indicative of annual tilling and other disturbance.

At the time of our first floristic surveys in February 2007 new green growth was beginning to emerge from beneath a thick layer of thatch from the previous spring. A wide swath of thatch had been mowed around the perimeter of the property, presumably for fire control. By early May, even in a below-average rainfall year, grass and mustards had reached heights of three to five feet. The hillside below the large valley oak has shallower soils, and a shorter grass and forb height. This area appears to be moderately appropriate habitat for shining navarretia (*Navarretia nigelliformis* ssp. *radians*) and Paso Robles navarretia (*Navarretia jaredii*). Both of these species occur on the adjacent Chandler Ranch, but were not found on site during focused floristic surveys in 2007.

3.3.2 Ephemeral drainage

The ephemeral drainage on the property flows northwest for approximately 1528 linear feet across the property. A small portion of drainage occurs within the proposed road easement. The watershed of the drainage upstream from the property is about 120 acres. The drainage is a grassy swale dominated by non-native annual grasses and weedy forbs; wetland also occurs in the drainage. Evidence of erosion and sediment transport is present. The upper end of the drainage and the adjacent hillside are dominated by a dense colony of blue wildrye (*Elymus glaucus*). Blue wild rye is a native perennial grass that can be common in wetlands, but also occurs in upland areas. Coyote thistle (*Eryngium vaseyi*), wavy-leaf soap plant (*Chlorogalum pomeridianum*), narrow-leaf milkweed (*Asclepias fasciculatum*), and blue-dicks (*Dichelostemma capitatum*) are native forbs that are present in the drainage. Jurisdictional wetlands were mapped in two locations within the drainage (see section 3.3.3).

The U.S. Army Corps of Engineers confirmed jurisdiction of this drainage on February 21, 2007 under Clean Water Act section 404. The California Department of Fish and Game (CDFG) took jurisdiction of the drainage west of Golden Hill Road, and we assume that this reach of the drainage is also within CDFG jurisdiction (Fish and Game Code 1600).

3.3.3 *Wetland*

The bottom of the ephemeral drainage, near Golden Hill Road, contains a small flat area where soils are saturated for long periods of time. This flat area contains two facultative wetland indicators: common knotweed (*Polygonum arenastrum*) and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*). The area has been manipulated over the last few decades during road improvements (including a culvert under Golden Hill Road) and land management practices. The lower portion of the drainage is generally disked each year for vegetation maintenance. A wetland delineation was conducted on the property in 2006 that identified two patches of federal wetlands in the drainage within the property boundaries (Althouse and Meade 2006). The second wetland area is at the south end of the drainage. It is dominated by blue wildrye in the spring, but yellow star thistle (*Centaurea solstitialis*) becomes dominant in the summer. The federal wetlands comprise approximately 720 square feet of area within the ephemeral drainage.

3.3.4 *Anthropogenic*

The existing residence, church/pre-school, landscaped areas and driveways constitute an anthropogenic habitat, i.e., a habitat shaped by human use. Vegetation in this area includes ornamental shrubs, trees and naturalized weeds. The anthropogenic habitat comprises approximately 1.5 acres of the property. No special status plants were found or are expected to occur in this area.

3.4 Plant List

Floristic surveys conducted in February, March, and May 2007 identified 46 species of plants on the property (Table 3). A complete list of landscape vegetation was not compiled.

TABLE 3. PLANT LIST. The 46 species of plants identified on the property consist of 14 native species, 30 introduced species, and two planted species.

Scientific Name	Special Status	Origin	Common Name
Trees - 3 species			
Juglans regia	None	Planted	English walnut
Quercus lobata	None	Native	Valley oak
Pinus radiata	None	Planted	Montcrey pine
Shrubs - 2 species			
Baccharis pilularis	None	Native	Coyote brush
Marrubium vulgare	None	Introduced	Horehound
Herbs - 31 species			
Amsinckia menziesii	None	Native	Rancher's fireweed
Asclepias eriocarpa	None	Native	Indian milkweed
Asclepias fascicularis	None	Native	Narrow-leaved milkweed

Scientific Name	Special Status	Origin	Common Name
Brassica nigra	None	Introduced	Black mustard
Brodiaea terrestris	None	Native	Dwarf brodiaea
Calandrinia ciliata	None	Native	Red maids
Capsella bursa-pastoris	None	Introduced	Shepherd's purse
Centaurea melitensis	None	Introduced	Tocolote
Centaurea solstitialis	None	Introduced	Yellow star thistle
Chlorogalum pomeridianum var. *pomeridianum*	None	Native	Wavy-leaf soap plant
Convolvulus arvensis	None	Introduced	Bindweed
Conyza bonariensis	None	Introduced	Asthmaweed
Dichelostemma capitatum	None	Native	Blue dicks
Eremocarpus setigerus	None	Native	Dove weed
Erodium cicutarium	None	Introduced	Redstem filaree
Eryngium vaseyi var. *vaseyi*	None	Native	Coyote thistle
Geranium molle	None	Introduced	Geranium
Hirschfeldia incana	None	Introduced	Mustard
Hypochaeris glabra	None	Introduced	Smooth cat's ear
Lamium amplexicaule	None	Introduced	Henbit
Malva nicaeensis	None	Introduced	Bull mallow
Medicago polymorpha	None	Introduced	California burclover
Phacelia sp.	None	Native	Phacelia
Phyla nodiflora	None	Native	Common lippia
Plantago lanceolata	None	Introduced	English plantain
Polygonum arenastrum	None	Introduced	Common knotweed
Rumex crispus	None	Introduced	Curly dock
Salsola tragus	None	Introduced	Russian thistle
Senecio vulgaris	None	Introduced	Common groundsel
Silybum marianum	None	Introduced	Milk thistle
Vicia villosa	None	Introduced	Winter vetch
Grasses - 10 species			
Avena barbata	None	Introduced	Slender wild oat
Avena fatua	None	Introduced	Wild oat
Bromus diandrus	None	Introduced	Rip-gut brome
Bromus hordeaceus	None	Introduced	Soft chess brome
Hordeum marinum ssp. *gussoneanum*	None	Introduced	Mediterranean barley

Scientific Name	Special Status	Origin	Common Name
Hordeum murinum	None	Introduced	Foxtail barley
Leymus triticoides	None	Native	Creeping wildrye
Lolium multiflorum	None	Introduced	Italian ryegrass
Poa annua	None	Introduced	Annual bluegrass
Taeniatherum caput-medusae	None	Introduced	Medusahead

3.5 Wildlife List

At least 82 animal species have the potential to occur on the property (Table 4). These include 3 amphibians, 5 reptiles, 57 birds, and 17 mammals. Coyote, fox, and bobcat are expected to hunt in the grassland habitat. One unoccupied canid den was observed on site. Several rodent species (e.g., California vole, harvest mouse, etc.) are expected to be residents on the property; however, no trapping was conducted as part of this study.

Eight species of birds were observed on the property. Nesting birds could occur in trees, shrubs, and in grassland areas on and near the property. Red-tailed hawk and golden eagle were observed flying over the property. No raptor nests were observed in trees on site, although appropriate nesting habitat is present.

TABLE 4. WILDLIFE LIST. At least 82 animal species have the potential to occur on the property. The Special Status column indicates listing status of the organism under the Federal Endangered Species Act, the State Endangered Species Act, or by the CDFG (see Appendix D for status definitions). Species observed on the property during our surveys are designated by the check symbol (✓) in the fourth column.

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
Amphibians - 3 species				
Black-bellied Slender Salamander	*Batrachoseps nigriventris*	None		Moist habitats
California Toad	*Bufo boreas halophilus*	None		Grassland, woodland
Pacific Chorus Frog	*Pseudacris regilla*	None		Moist habitats near water
Reptiles - 5 species				
Ringneck Snake	*Diadophis punctatus*	None		Woodlands, grasslands, chaparral
California Alligator Lizard	*Elgaria multicarinata multicarinata*	None		Open grassland, woodland, chaparral
California Kingsnake	*Lampropeltis getula californiae*	None		Woodland, grassland, streams
Gopher Snake	*Pituophis catenifer*	None		Woodland, grassland

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
Western Fence Lizard	*Sceloporus occidentalis*	None	✓	Wide range
Birds - 57 species				
White-throated Swift	*Aeronautes saxatilis*	None		Nests in cliffs
Red-winged Blackbird	*Agelaius phoeniceus*	None	✓	Marshes, fields
Golden Eagle	*Aquila chrysaetos*	CSC[1]	✓	Open or mountainous areas
Western Scrub Jay	*Aphelocoma californica*	None		Oak and riparian woodlands
Great Egret	*Ardea alba*	None		Water habitats, grasslands
Great Blue Heron	*Ardea herodias*	None		Water habitats, grasslands
Burrowing Owl	*Athene cunicularia*	CSC		Grasslands with ground squirrel burrows
Cedar Waxwing	*Bombycella cedrorum*	None		Wooded habitat with berry bushes; urban
Great Horned Owl	*Bubo virginianus*	None		Woodland, grassland
Red-tailed Hawk	*Buteo jamaicensis*	None	✓	Open, semi-open country
Red-shouldered Hawk	*Buteo lineatus*	None		Oak and riparian woodlands
California Quail	*Callipepla californica*	None		Oak-riparian canyons, woodlands
Anna's Hummingbird	*Calypte anna*	None		Oak, riparian woodland, sage scrub
Lesser Goldfinch	*Carduelis psaltria*	None		Riparian, oak woodlands
American Goldfinch	*Carduelis tristis*	None		Weedy fields, woodlands
House Finch	*Carpodacus mexicanus*	None		Wide habitat range
Turkey Vulture	*Cathartes aura*	None	✓	Open country, oak woodlands
Killdeer	*Charadrius vociferous*	None		Mud flats, stream banks, pastures
Northern Flicker	*Colaptes auratus*	None		Coniferous, oak, riparian woodland
Band-tailed Pigeon	*Columba fasciata*	None		Woodlands, urban trees
Rock Dove	*Columba livia*	None	✓	Urban areas
American Crow	*Corvus brachyrhynchos*	None		Open oak, riparian woodland,
Common Raven	*Corvus corax*	None		Riparian, chaparral and woodlands
Yellow-rumped Warbler	*Dendroica coronata*	None		Woodlands, brush, open country
Townsend's Warbler	*Dendroica townsendii*	None		Riparian, oak woodlands

[1] CSC = California Special Concern species

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
Brewer's Blackbird	*Euphagus cyanocephalus*	None	✓	Open habitats
American Kestrel	*Falco sparverius*	None		Open, semi-open country
Barn Swallow	*Hirundo rustica*	None		Riparian, grasslands, lakes
Bullock's Oriole	*Icterus bullockii*	None		Oak, riparian woodlands
Dark-eyed Junco	*Junco hyemalis*	None		Oak woodland
Northern Mockingbird	*Mimus polyglottos*	None	✓	Riparian, chaparral and woodlands; also urban
Ash-throated Flycatcher	*Myiarchus cinerascens*	None		Open woods, meadows, chaparral
Western Screech Owl	*Otus kennicottii*	None		Oak woodland
Oak Titmouse	*Parus inornatus*	None		Riparian, oak, conifer woodlands
Savannah Sparrow	*Passerculus sandwichensis*	None		Open habitats, marshes, grasslands
Cliff Swallow	*Petrochelidon pyrrhonota*	None		Urban; open areas near water
Phainopepla	*Phainopepla nitens*	None		Oak, riparian, scrub
Yellow-billed Magpie	*Pica nuttalli*	None		Oak savanna
Nuttall's Woodpecker	*Picoides nuttallii*	None		Oak, riparian woodlands
California Towhee	*Pipilo crissalis*	None		Brushy habitats
Bushtit	*Psaltriparus minimus*	None		Oak, riparian, chaparral, scrub
Ruby-crowned Kinglet	*Regulus calundula*	None		Oak and riparian woodlands
Black Phoebe	*Sayornis nigricans*	None		Near water
Say's Phoebe	*Sayornis saya*	None		Open country, grassland
Western Bluebird	*Sialia mexicana*	None		Riparian woodland, ranch land
White-breasted Nuthatch	*Sitta carolinensis*	None		Oak savannah, woodland
Western Meadowlark	*Sturnella neglecta*	None	✓	Open habitats, grasslands
European Starling	*Sturnus vulgaris*	None		Agricultural, livestock areas
Tree Swallow	*Tachycineta bicolor*	None		Oak, riparian woodlands, open areas near water
Violet-green Swallow	*Tachycineta thalassina*	None		Oak, riparian woodlands, open areas near water
American Robin	*Turdus migratorius*	None		Streamsides, woodlands
Western Kingbird	*Tyrannus verticalis*	None		Grasslands, savanna
Barn Owl	*Tyto alba*	None		Agricultural, woodlands
Hutton's Vireo	*Vireo huttonii*	None		Oak, riparian woodlands
Mourning Dove	*Zenaida macroura*	None	✓	Open and semi-open habitats

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
Golden-crowned Sparrow	*Zonotrichia atricapilla*	None		Dense woodlands, brushy areas
White-crowned Sparrow	*Zonotrichia leucophrys*	None		Riparian and oak woodlands
Mammals - 17 species				
Coyote	*Canus latrans*	None		Open woodlands, prairies, brushy areas, wide ranging.
Opossum	*Didelphis marsupialis*	None		Woodlands, streams
Feral Cat	*Felis catus*	None		Varied
Bobcat	*Lynx rufus*	None		Chaparral and woodlands
Striped Skunk	*Mephitis mephitis*	None		Mixed woods, brush, semi-open country
California Vole	*Microtus californicus*	None		Wet areas, grassland, meadows
Mule Deer	*Odocoileus hemionus*	None		Many habitats
Deer Mouse	*Peromyscus maniculatus*	None		All dry land habitats
Raccoon	*Procyon lotor*	None		Streams, lakes, rock cliffs, dens in trees
Western Harvest Mouse	*Reithodontomys megalotis*	None		Grassland, chaparral, scrub
California Ground Squirrel	*Spermophilus beecheyi*	None		Grasslands
Desert Cottontail	*Sylvilagus auduboni*	None		Brushy areas, meadows
American Badger	*Taxidea taxus*	CSC		Open country
Valley Pocket Gopher	*Thomomys bottae*	None	✓	Variety of habitats
Gray Fox	*Urocyon cinereoargenteus*	None		Chaparral, dry woodlands
Red Fox	*Vulpes fulva*	None		Forest and open country
San Joaquin Kit Fox	*Vulpes macrotis mutica*	FE[2]		Open grasslands, scrub

[2] FE = Federally Endangered

3.6 Special Status Plants and Animals

The CNDDB and the CNPS On-line Inventory of Rare and Endangered Plants of California contain records for 20 special status species within the designated search area (Table 5). Four additional special status species were added to the list from our knowledge of the area. These species are marked with an asterisk (*). The search area included all USGS 7.5 minute quadrangles within five miles of the property: Templeton, Atascadero, York Mountain, and Paso Robles. Appropriate habitat conditions are found on the property for five special status plants and four special status animals. A golden eagle was observed hunting over the property, but is not nesting on or within 500 feet of the property. No other special status species were identified on the property during our surveys in 2007.

3.6.1 Introduction to CNPS lists

Plant species are considered rare when their distribution is confined to localized areas, when there is a threat to their habitat, when they are declining in abundance, or are threatened in a portion of their range. The listing categories range from species with a low threat (List 4) to species that are presumed extinct (List 1A). The 1058 plants of List 1B are rare throughout their range. All but a few species are endemic to California. All of them are judged to be vulnerable under present circumstances, or to have a high potential for becoming vulnerable. Most of the plants of List 1B have declined significantly over the last three centuries in California. For an explanation of the CNPS listing scheme and CNDDB status codes, see Appendix D.

3.6.2 Introduction to CNDDB definitions

"Special plants" is a broad term used to refer to all the plant taxa inventoried by the CNDDB, regardless of their legal or protection status. Special plants include vascular plants and high priority bryophytes (mosses, liverworts, and hornworts).

"Special animals" is a general term that refers to all of the animal taxa inventoried by the CNDDB, regardless of their legal or protection status. These taxa may be listed or proposed for listing under the State and/or Federal Endangered Species Acts, but they may also be species deemed biologically rare, restricted in range, declining in abundance, or otherwise vulnerable.

Animals listed as California Special Concern (CSC) species are not listed under State or Federal Endangered Species Acts, but are considered rare or declining in abundance. The Special Concern designation is intended to provide the Department of Fish and Game, consulting biologists, land planners and managers with lists of species that require special consideration during the planning process in order to avert continued population declines and potential costly listing under federal and state endangered species laws.

3.6.3 Special status species list

Table 5 lists all 24 special status species known to occur within at least five miles of the project site. Federal and state status, global and state rank, CNPS listing status (plants), and CDFG designation (animals) for each species are given. Typical blooming period, habitat preference, potential habitat on site, whether or not the species was observed on the property, and the effect of the proposed activity are also provided.

TABLE 5. SPECIAL STATUS SPECIES LIST. Twenty-four special status species are reported to occur in the Paso Robles, Templeton, Creston, and Estrella quadrangles. Five special status plants and four special status animals could potentially occur on the property. Potential impacts from the project are outlined in section 5.0, and mitigation recommendations are provided in section 6.0.

	Common and Scientific Names	Fed/State Status Global/State Rank CNPS List	Blooming Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effect of Proposed Activity
	Plants						
1.	**Round-leaved Filaree** *California (=Erodium) macrophyllum*	None/none G3/S3.1 List 1B.1	March - May	Clay soils in cismontane woodland, valley and foothill grassland; 15-1200 m. ScV, n SnJV, CW, SCo, n ChI	Yes. Moderately appropriate clay soils are present on site.	No	Not Significant
2.	**Dwarf Calycadenia** *Calycadenia villosa*	None/none G2/S2.1 List 1B.1	May - October	Dry, rocky hills, ridges, in chaparral, woodland, meadows and seeps; <1100 m. c&s SCoRO	No. Appropriate soil type not present on site.	No	Not Significant
3.	**Obispo Indian Paintbrush** *Castilleja densiflora* ssp. *obispoensis*	None/none G5T2/S2.2 List 1B.2	April	Coastal grassland, <100 m. Endemic to SLO County.	Yes. Moderately appropriate habitat is present on site.	No	Not Significant
4.	**Lemmon's Jewelflower** *Caulanthus coulteri* var. *lemmonii*	None/none G4T2/S2.2 List 1B.2	March – May	Dry, exposed slopes; 80-800 m. sw SnJV, se SnFrB, e SCoRO, SCoRI	No. Appropriate habitat is not found on site.	No	Not Significant
5.	**Yellow-flowered Eriastrum** *Eriastrum luteum*	None/none G2/S2.2 List 1B.2	May – June	Drying slopes; <1000 m. SCoR Monterey, SLO Counties	No. Appropriate soils are not found on site.	No	Not Significant
6.	**Mesa Horkelia** *Horkelia cuneata* ssp. *puberula*	None/none G4T2/S2.1 List 1B.1	February - September	Dry, sandy coastal chaparral; gen 70-700 m. SCoRO, SCo.	No. Appropriate habitat is not found on site.	No	Not Significant
7.	**Kellogg's Horkelia** *Horkelia cuneata* ssp. *sericea*	None/none G4T1/S1.1 List 1B.1	April - September	Old dunes, coastal sand hills; <200 m. CCo	No. Appropriate habitat is not found on site.	No	Not Significant
8.	**Salinas Valley Goldfields*** *Lasthenia leptalea*	None/none G3/S3.3 List 4.3	April	Open areas in woods, valley and foothill grassland; <500 m. Monterey & SLO Counties	Yes. Moderately appropriate habitat is present on site.	No	Not Significant

	Common and Scientific Names	Fed/State Status Global/State Rank CNPS List	Blooming Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effect of Proposed Activity
				Plants			
9.	**Jared's Peppergrass** *Lepidium jaredii* ssp. *jaredii*	None/none G1T1/S1.2 List 1B.2	March - May	Alkali bottoms, slopes, washes, <500 m. SCoRI, SnJV	No. Appropriate soil and habitat type not found on site.	No	Not Significant
10.	**Santa Lucia Bush Mallow** *Malacothamnus palmeri* var. *palmeri*	None/none G3T2Q/S2.2 List 1B.2	May - July	Chaparral, cismontane woodland, coastal scrub; 30-1100 m. s CCo, SCoRO	No. Appropriate habitat is not found on site.	No	Not Significant
11.	**Paso Robles Navarretia*** *Navarretia jaredii*	None/none G3S3.3 List 4.3	April - July	Open, grassy areas, often in clay or serpentine. 200-500 m. SCoRI, SW	Yes. Moderately appropriate habitat is present on site.	No	Not Significant
12.	**Shining Navarretia** *Navarretia nigelliformis* ssp. *radians*	None/none G4T1/S1.1 List 1B.2	May - July	Vernal pools, clay depressions, open areas in grasslands; 100-1000 m. SCoRI	Yes. Moderately appropriate habitat is present on site.	No	Not Significant
13.	**San Bernardino Aster** *Symphyotrichum defoliatum*	None/none G3/S3.2 List 1B.2	July - November	Vernally mesic grasslands near ditches, streams, springs, or disturbed areas; 2-2040 m.	No. Appropriate soil and habitat type not present on site.	No	Not Significant

Habitat characteristics are from the Jepson Manual and the CDNNB.
*not listed in the CNDDB or CNPS for the search area, but possible for the location.

Abbreviations:

CCo: Central Coast
SCo: South Coast
SCoR: South Coast Ranges
SCoRO: Outer South Coast Ranges
SCoRI: Inner South Coast Ranges
SnFrB: San Francisco Bay
TR: Transverse Ranges
WTR: Western Transverse Ranges
ScV: Sacramento Valley
SnJV: San Joaquin Valley
SLO: San Luis Obispo
SB: Santa Barbara
SN: Sierra Nevada
SnJt: San Jacinto Mtns
Teh: Tehachapi Mtn Area
DMoj: Mojave Desert
ChI: Channel Islands
CW: Central West
SW: South West

	Common and Scientific Names	Fed/State Status Global/State Rank DFG Rank	Nesting/ Breeding Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effect of Proposed Activity
				Animals			
14.	**Southwestern Pond Turtle** *Actinemys (=Clemmys) marmorata pallida*	None/none G3G4T2T3Q/S2 CSC	April - August	Permanent or semi-permanent streams, ponds, lakes.	No. Appropriate aquatic habitat is not present on site.	No	Not Significant
15.	**Golden Eagle*** *Aquila chrysaetos*	None/none G5/S3 CSC	March 1 through August 31	Nests in large, prominent trees in valley and foothill woodland. Requires adjacent food source.	Yes. A juvenile golden eagle was observed flying low over the property. Nest not on site, or within 500 feet.	Yes	Not Significant with Mitigation
16.	**Burrowing Owl*** *Athene cunicularia*	None/none G4/S2 CSC	March 1 through August 31	Burrows in squirrel holes in open habitats with low vegetation.	Yes. Appropriate grassland habitat is present on site.	No	Not Significant With Mitigation
17.	**Vernal Pool Fairy Shrimp** *Branchinecta lynchi*	Threatened/none G3/S2S3 None	Rainy Season	Clear water sandstone depression pools, grassed swale, earth slump, or basalt flow depression pools.	No. Vernal pools are not found on the property.	No	Not Significant
18.	**San Joaquin Pocket Mouse** *Perognathus inornatus inornatus*	None/none G4T2T3/S2S3 None	n/a	Grasslands and blue oak savannahs with friable soil and occasional shrubs. Also chaparral.	No. Appropriate habitat is not present on site.	No	Not Significant
19.	**Atascadero June Beetle** *Polyphylla nubila*	None/none G1/S1 None	n/a	Known only from sand dunes in Atascadero and San Luis Obispo, San Luis Obispo County.	No. Appropriate habitat is not found on the property.	No	Not Significant
20.	**California Red-legged Frog** *Rana aurora draytonii*	Threatened/none G4T2T3/S2S3 CSC	January – March	Lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation.	No. Appropriate aquatic or upland habitat is not present on site.	No	Not Significant
21.	**Western Spadefoot Toad** *Spea hammondii*	None/none G3?/S3? CSC	January – August	Vernal pools in grassland and woodland habitats	No. Appropriate aquatic habitat is not present on site.	No	Not Significant

	Common and Scientific Names	Fed/State Status Global/State Rank DFG Rank	Nesting/ Breeding Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effect of Proposed Activity
Animals							
22.	**American Badger** *Taxidea taxus*	None/none G5/S4 CSC	February – May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	Yes. Grassland habitat on site is appropriate for badgers.	No	Not Significant with Mitigation
23.	**Lompoc Grasshopper** *Trimerotropis occulens*	None/none G1G2/S1S2 None	n/a	Unknown. Known only from Santa Barbara and San Luis Obispo Counties	Unknown. Only old collection records exist.	No	Not Significant
24.	**San Joaquin Kit Fox** *Vulpes macrotis mutica*	Endangered/ Threatened G4T2T3/S2S3 None	December – July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	Yes. The property is within the known range of an Joaquin kit fox.	No	Not Significant With Mitigation

3.6.4 Special status plants that could occur on the property

This section provides an explanation of the potential for occurrence of five special status plant species thought to be potentially compatible with conditions on the property. We discuss each species and describe habitat, range restrictions, known occurrences, and survey results for the property. Floristic surveys were conducted in February, March, and May 2007 and were appropriately timed to identify potential special status species.

A. **Round-leaved Erodium** (*California macrophyllum*) is a CNPS List 2.1 species known from sporadic occurrences throughout the interior region of California. It is found in clay soils in woodland and grassland habitats. In San Luis Obispo County this species is found from Pozo and eastern Santa Margarita through Creston, Atascadero, Templeton, and eastern Paso Robles. No recent records for this species have been reported to the CNDDB from the vicinity of the project site. Round-leaved Erodium was not found on the property during focused floristic surveys in 2007.

B. **Obispo Indian paintbrush** (*Castilleja densiflora* ssp. *obispoensis*) is a CNPS List 1B.2 subspecies known only from San Luis Obispo County. It is an annual wildflower that occurs in coastal grasslands in sandy or clay soils. It is not generally known from inland areas, however there are recent reports from the Paso Robles region (CNDDB Occurrences 36, 37, and 42). Inland specimens may be of hybrid origin, or of seed incidentally brought from the coast, or may represent a genetic mutatation of typical *C. densiflora*. The closest reported occurrence is from 1.8 miles north of the property near the intersection of Airport Road and Dry Creek Road (Occurrence #42). Moderately appropriate habitat is present on site for this rare subspecies. Obispo Indian paintbrush was not found on the property during focused floristic surveys in 2007.

C. **Salinas Valley goldfields** (*Lasthenia leptalea*) is a CNPS List 4.3 species endemic to Monterey, San Luis Obispo, and Kern Counties. *L. leptalea* is limited in distribution but abundant enough to be considered not very endangered by CNPS. Numerous collections from northern Atascadero, Adelaida, the Lake Nacimiento area, and the Creston area date back as far as 1947, with some collections as recent as 1998. A 1963 collection of Salinas Valley goldfields is from ranch land on Huerhuero Creek; locality data provided with this collection is not specific enough to determine proximity to the property. Salinas Valley goldfields was not found on the property during focused floristic surveys in 2007.

D. **Paso Robles navarretia** (*Navarretia jaredii*) is a CNPS List 4.3 species endemic to Monterey and San Luis Obispo Counties. It grows in clay, gravelly loam, and calcareous soils in areas with little competition from annual grasses. The CNPS considers this species not to be very endangered in California. Paso Robles navarretia occurs in many areas of the Chandler Ranch, adjacent to the property on the east side. Appropriate grassland habitat is present on the property; however annual disking of the soil has reduced the potential for occurrence of this

species on site. Paso Robles navarretia was not found on the property during focused floristic surveys in 2007.

E. **Shining navarretia** (*Navarretia nigelliformis* ssp. *radians*) is a CNPS List 1B.2 subspecies known from vernal pools, valley and foothill grassland, and cismontane woodland habitats in Fresno, Merced, Monterey, San Benito, and San Luis Obispo Counties. Shining navarretia was identified on the Chandler Ranch in an EIR produced in 2000 by Douglas Wood and Associates, Inc., about 2.5 miles south of the subject property. This locality was verified by Althouse and Meade, Inc. botanists in 2005. In 2006 Althouse and Meade, Inc. reported an occurrence of shining navarretia on private land along Huerhuero Creek off of north Golden Hill Road, approximately 1.2 miles north of the property. Appropriate habitat is present on the property; however annual disking of the soil has reduced the potential for occurrence of this species on site. Shining navarretia was not found on the property during focused floristic surveys in 2007.

3.6.5 Special status animals that could occur on the property

Four special status animals have the potential to occur on or near the subject property. A golden eagle was observed foraging over the property in February 2007. Site surveys in 2007 did not find the other three species.

A. **Golden eagle** (*Aquila chrysaetos*) is a California Special Concern species with no state or federal status under the State and Federal Endangered Species Acts. Golden eagles are a fully protected species under federal law. They require large trees for nesting and open hunting grounds with abundant prey. A juvenile golden eagle was observed flying low over grassland habitat on the property in February 2007. Grassland habitat on the property is used by golden eagles and other raptors for hunting California ground squirrels and other prey items. We are aware of two golden eagle nests within 3.5 miles of the property that are occupied annually. Golden eagles do not nest on the subject property, or within 500 feet of the property (the typical buffer distance to avoid disturbance). Home range for a golden eagle pair in Southern California is very large, averaging 93 square kilometers (Johnsgard, 1990).

B. **Burrowing owl** (*Athene cunicularia*) is a small, rare owl that nests in abandoned holes in the ground, most notably those of the California ground squirrel (*Spermophilus beecheyi*). It is a common resident in local areas of the interior, from the Bitterwater Valley to the Carizzo Plains. Less frequent reports are from coastal grasslands. Burrowing owls prefer short grass habitats where visibility is good from burrow entrances. They are occasionally observed wintering in the eastern Paso Robles area (Althouse and Meade, Inc. unpublished field notes). Habitat on the property is more suitable for burrowing owl when grazed. Ground squirrel burrows were noted to be present but not abundant on the property in 2007. Burrowing owls were not observed on site during field surveys in 2007.

C. **American badger** (*Taxidea taxus*) is a California Special Concern species known from open grassland habitats throughout San Luis Obispo County and

elsewhere in California. Appropriate grassland habitat is present on site. No signs of badgers were observed on the property during our site surveys in 2007.

D. San Joaquin kit fox (*Vulpes macrotis mutica*) is a federally listed endangered species and a state listed threatened species. They are known from the Carizzo Plains, Bitterwater Valley, and Camp Roberts, with transient individuals known to move between the populations. Grassland habitat on the property provides appropriate habitat for San Joaquin kit fox. Development on the property will permanently remove San Joaquin kit fox habitat. The property is within the two to one mitigation ratio area, as per the San Luis Obispo County Standard Kit Fox Mitigation Ratios map, found at:

http://slocountymaps.calpoly.edu/kitfox.htm

3.6.6 Special status species not expected to occur on the property

The remaining 15 special status species known to occur in the Templeton, Atascadero, York Mountain, and Paso Robles quadrangles are not expected to occur on the property due to the absence of required soil type, lack of appropriate habitat, or because the project site is substantially outside the known range of the species.

3.6.7 Sensitive natural communities and special aquatic sites

No habitats listed by the California Department of Fish and Game (CDFG) as sensitive natural communities occur on the property (CNDDB, 2007). Wetland habitat occupies approximately 720 square feet of the property.

4.0 Discussion

4.1 General Discussion of Property Conditions

Five habitat types were mapped on the 13.4 acre property and adjacent road easement. Annual grassland habitat comprises the majority of the site, with approximately 12 acres of coverage. Annual grasslands on site are potential habitat for San Joaquin kit fox, and would require mitigation for impacts (see section 6.4.1). The ephemeral drainage was determined to be waters of the United States, under the jurisdiction of the United States Army Corps of Engineers (USACE), in a wetland delineation conducted for the property (Althouse and Meade, Inc. 2006). Two patches of federal wetland were identified in the wetland delineation, totaling 720 square feet of area within the ephemeral drainage. The USACE confirmed the drainage was within their permitting jurisdiction under Section 404 of the Clean Water Act in February 2007. The drainage may also be within the jurisdiction of the California Department of Fish and Game. Permits may be required for activities that affect the ephemeral drainage.

4.2 Regulatory Framework

The California Environmental Quality Act (CEQA) requires the lead agency (in this case, the City of El Paso de Robles) to determine potential environmental effects of the project. The lead agency must also identify other involved agencies that become responsible or trustee agencies.

Special status plants and animals protected under the Federal Endangered Species Act (FESA) are protected. The United States Fish and Wildlife Service is the agency that regulates activities affecting federally listed species.

Nesting birds are protected from disturbance by The Migratory Bird Treaty Act of 1918, (as regulated by the United States Fish and Wildlife Service) and by sections 3503, 3503.5, and 3800 of the California Department of Fish and Game code.

Wetlands are considered "special aquatic sites" under the United States Army Corps of Engineers definition. Special aquatic sites are afforded protection under the Clean Water Act (§401 and §404) and by the California Department of Fish and Game Code (§1603). Any activity that affects federal jurisdictional wetlands or waters of the United States must be permitted by the United States Army Corps of Engineers (USACE) with certification by the Regional Water Quality Control Board (RWQCB).

The ephemeral drainage that traverses the property is within the permitting jurisdiction of the U.S. Army Corps of Engineers (section 404), the California Department of Fish and Game (code 1603), and the Regional Water Quality Control Board (section 401). The applicant should demonstrate to the lead agency that all applicable permits have been obtained for work affecting the ephemeral drainage, or that the drainage has been determined by the agencies to be non-jurisdictional. The USACE is likely to require a mitigation and monitoring plan (MMP) that addresses wetland mitigation in response to proposed project impacts. The USACE typically requires a two to one mitigation by area, and monitoring for three years.

All of the plants constituting CNPS List 1B meet the definitions of Sec. 1901, Chapter 10 of the California Native Plant Protection Act (CNPPA) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA (CEQA section 15065).

Rare plants protected under the CNPPA must be fully considered under CEQA (CEQA sections 15380, 15386). Proposed impacts that affect more than 10 percent of a local breeding population generally require mitigation at a minimum 2:1 ratio.

The California Department of Fish and Game (DFG) recognizes that Lists 1A, 1B, and 2 of the CNPS Inventory consist of plants that may qualify for listing, and recommends they be addressed in CEQA projects.

5.0 Potential Impacts

Potential impacts to biological resources from development on the property are based on preliminary grading and drainage plans created by North Coast Engineering, Inc. (Appendix A). The proposed project would permanently remove annual grassland habitat. No oak trees are expected to be removed. The ephemeral drainage would be impacted. Potential impacts to special status species are not anticipated.

5.1 Potential Habitat Impacts

5.1.1 Annual grassland

The proposed senior community would permanently remove approximately ten acres of grassland habitat. The dominant plant species in the grassland habitat are of non-native origin, and are typical of disturbed or disked soil. The loss of annual grassland habitat does not require mitigation except where it affects special status species (see section 5.4).

5.1.2 Ephemeral drainage

Approximately 305 linear feet of the ephemeral drainage, approximately 5 feet wide, would be permanently impacted; this portion of the drainage would be channeled into a culvert beneath the main entrance road to the project. The culvert would connect to the existing culvert beneath Golden Hill Road. The remainder of the drainage would be temporarily impacted. The ephemeral drainage on the property is jurisdictional waters of the United States, regulated by USACE. Temporary and permanent impacts to the ephemeral drainage can be mitigated to a less than significant level (see section 6.1.2).

5.1.3 Wetland

The proposed project would permanently fill 520 square feet and temporarily disturb an additional 200 square feet of federal section 404 wetlands. The wetlands to be impacted are within the ephemeral drainage. Impacts to section 404 wetlands can be mitigated to a less than significant level (see section 6.1.3).

5.1.4 Anthropogenic

The proposed project would impact some of the anthropogenic areas of the property. Special status species and other sensitive biological resources are not expected to be present in the anthropogenic habitat on site. Mitigation is not required for impacts to anthropogenic habitat.

5.2 Potential Oak Tree Impacts

Two valley oak trees are located on or immediately adjacent to the project area. Neither oak tree is proposed for removal. An 18 inch valley oak is located outside the southwestern property line. The critical root zone is defined on the grading plan and appears to be free of grading impacts.

A pad of compacted decomposed granite is proposed adjacent to the critical root zone of a 42 inch valley oak tree located on the hilltop above the proposed senior center. This valley oak tree is a specimen tree of local biological, scenic, and landmark importance.

Grading and compacting work near this tree from a proposed pad and trail of "compacted decomposed granite" could remove, damage, or suppress feeder roots. The critical root zone by definition is the area where avoidance of damage to roots is critical for the health of the tree. Roots occur outside of this area and damage or loss of roots outside the critical zone can still affect the health of a tree. Activities conducted under the tree could result in compaction of the ground, removal of leaf litter (and hence, nutrient supply), and reduction in the long term viability of the tree.

5.3 Potential Impacts to Common Wildlife

5.3.1 Nesting habitat

Impacts to or take of nesting birds could occur if grading or tree removal/trimming is conducted during nesting season (March 1 through August 31). Take of common nesting birds is prohibited by federal and state code. Impacts to or take of common nesting birds can be avoided (see section 6.3.1).

5.3.2 Reduction of wildlife movement corridors

The property is not part of a significant wildlife movement corridor. Common animal species such as red fox, coyote, and mule deer may pass through the site on occasion. Development on the property will alter common wildlife species' patterns of movement on the property, but will not impact a wildlife corridor.

5.3.3 Displacement and/or take

Common wildlife species currently living on the project site or using the site as transients would be permanently displaced from a portion of the property. Take of common species may occur.

5.4 Potential Impacts to Special Status Species

Five special status plants and four special status animals could potentially occur on the property.

5.4.1 Special status plants

Special status plants were not identified on the property during appropriately timed floristic surveys in 2007. Impacts to special status plants are not anticipated from the proposed project.

5.4.2 Special status birds

Golden eagle nests do not occur within one mile of the project site. Mitigation for activities within 500 feet of a golden eagle nest is typically required, but no mitigation is required for small reductions in hunting area. The proposed development of approximately 11.4 acres (0.0005 percent of an average home range) on the subject property would not significantly affect the hunting range of golden eagle.

Burrowing owl could nest and/or winter in grassland habitat on the property. Disturbance and/or take could occur if burrowing owls nest in or near proposed project areas in the future.

Potential impacts to special status birds can be mitigated to a less than significant level (see section 6.4.2).

5.4.3 San Joaquin kit fox

The project is within the known range of San Joaquin kit fox. Removal of any grassland habitat on the property would result in a loss of kit fox habitat. Removal of any designated San Joaquin kit fox habitat would be a significant but mitigable impact (see section 6.4.3).

5.4.4 American badger

Annual grassland habitat usable by badgers occurs on the property and could be removed by development and subsequent use of the land. Indirect impacts to badgers include the loss of foraging and denning habitat. Direct impacts could occur if a badger takes up residence on the site. The loss of grassland habitat is not a significant impact, although the cumulative loss of habitat in the Paso Robles region has negatively affected badger populations in the area. Disturbance of denning badgers, if present, would be a significant but mitigable impact (see section 6.4.4).

6.0 Mitigation Recommendations

We recommend the following biological resource (BR) mitigation measures to reduce project impacts to a less than significant level.

6.1 Habitat Mitigations

6.1.1 Annual grassland

A portion of the annual grassland habitat on the property is to remain undisturbed open space. To prevent damage to the open space grassland, and potential nesting birds, we recommend the following:

BR-1. To avoid impacts to biological resources within the proposed open space area, the boundaries of the construction zone shall be clearly delineated to prevent equipment or vehicles from entering the open space area. Orange construction fencing shall be placed at the limits of grading and shall be maintained in good condition throughout the construction phases of the project.

6.1.2 Ephemeral drainage

The following mitigation measures are recommended in order to reduce impacts to the ephemeral drainage to a less than significant level.

BR-2. The ephemeral drainage shall be protected from indirect impacts, such as degradation of water quality. Silt fence shall be properly installed between areas of soil disturbance and grading adjacent to the ephemeral drainage. Long-term erosion control, including the use of erosion control fabric and hydroseed applications, shall be implemented, as appropriate, prior to the start of the rainy season. Areas of the drainage on the property outside of the proposed

construction zone shall be protected by placing construction fencing and silt fence between construction areas and the drainage. Protective fencing shall be installed before ground disturbance or equipment staging.

BR-3. Mitigation for disturbance to jurisdictional waters will include restoration and enhancement on site at a two to one ratio. Mitigation implementation and success will be monitored for a minimum of three years, depending on the jurisdictional agencies' requirements. Prior to issuance of grading permits a mitigation and monitoring plan (MMP) shall be prepared according to the standards of the USACE. The MMP shall prescribe native plantings and management to enhance the remaining portion of the drainage on the property. Prior to issuance of grading permits, and after approval of the MMP, majority of native bulbs (primarily but not limited to *Dichelostemma capitatum* and *Chlorogalum pomeridianum*) located in the portion of the drainage to be buried shall be salvaged. The native bulbs shall be relocated to the upper areas of the drainage on the property. The MMP shall be written, and the salvage and replanting work shall be conducted by a qualified restoration biologist. The MMP shall address both waters and wetlands impacts (BR-3 and BR-4).

6.1.3 Wetland

Wetland mitigation shall be incorporated with mitigation recommendations provided for impacts to the ephemeral drainage (BR-3). The following mitigation recommendation is provided to reduce potential impacts to federal wetlands to a less than significant level:

BR-4. A wetland area shall be created at a two to one ratio (wetland created to wetland lost) on the subject property. Wetland temporarily disturbed shall be restored at a one to one ratio. The proposed project will remove 520 square feet of wetland, therefore the created wetland will be at least 1040 square feet. An additional 200 square feet of wetland will be temporarily disturbed, therefore restored wetland will be 200 square feet. A mitigation and monitoring plan (MMP) will be prepared and approved by the City and other jurisdictional agencies, as appropriate (i.e., California Department of Fish and Game, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board).

6.1.4 Anthropogenic

No mitigation is recommended for impacts to anthropogenic habitat.

6.2 Oak Tree Mitigations

BR-5. Protect the 18 inch and the 42 inch valley oak trees from incidental impacts within the root zone by placing protective fencing at least one and one-half times the tree canopy, or outside the critical root zone as defined by the City of El Paso de Robles, whichever is greater, prior to any ground disturbance activities.

BR-6. All equipment and vehicles shall be prohibited within one and one-half times the tree canopy, or outside the critical root zone, whichever is greater.

BR-7. No over excavation or compaction of native soil shall occur within 42 feet of the trunk of the 42 inch specimen valley oak tree. Decomposed granite may be placed and graded with a small rubber tire skip loader, and then compacted with a hand pushed vibrating compactor. No mechanized roller compactors shall be used.

BR-8. The decomposed granite pad area shall be moved as far from the critical root zone of the 42 inch oak tree as is practicable.

BR-9. Critical root zone area shall not be cleared of leaf litter or thatch. Weed control within the critical root zone shall be conducted only by hand held weed whip.

6.3 Common Wildlife Mitigations

6.3.1 Nesting habitat

Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory non-game birds (as listed under the Federal MBTA).

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

6.3.2 Reduction of wildlife movement corridors

Impacts to significant wildlife movement corridors are not anticipated from the proposed project; therefore no mitigation is recommended.

6.3.3 Displacement and/or take

Wildlife expected to occur on the property includes common species such as gray fox, mule deer, coyote, bobcat, striped skunk, and several species of rodents. Mitigations for impacts to common wildlife species are usually not required.

6.4 Mitigations for Impacts to Special Status Species

6.4.1 Special status plants

Special status plants were not observed on the property during appropriately timed floristic surveys in 2007; therefore no mitigation is required.

6.4.2 Special status birds

If work is conducted on the property from March 1 through August 31 pre-construction surveys for nesting birds are required (see BR-10). If occupied nests of special status birds are present, the following additional mitigation recommendations shall be implemented:

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

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

6.4.3 San Joaquin kit fox

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

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

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

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

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

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

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

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

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

i. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction,** the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

ii. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stockpiling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-14 through BR-23. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-14iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.

iii. **Prior to or during project activities,** if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFG for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

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

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

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

configuration with a radius of the following distance measured outward from the den or burrow entrances:

- Potential kit fox den: 50 feet
- Known or active kit fox den: 100 feet
- Kit fox pupping den: 150 feet

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

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

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

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

BR-18. **During the site-disturbance and/or construction phase,** to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities

and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

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

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

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

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

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

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

6.4.4 American badger

American badger could occur in the project areas. The project will result in a net loss of badger habitat. Mitigation is not required for loss of badger habitat. To ensure take of live badgers does not occur, the following mitigation recommendation shall be implemented:

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

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

7.0 References

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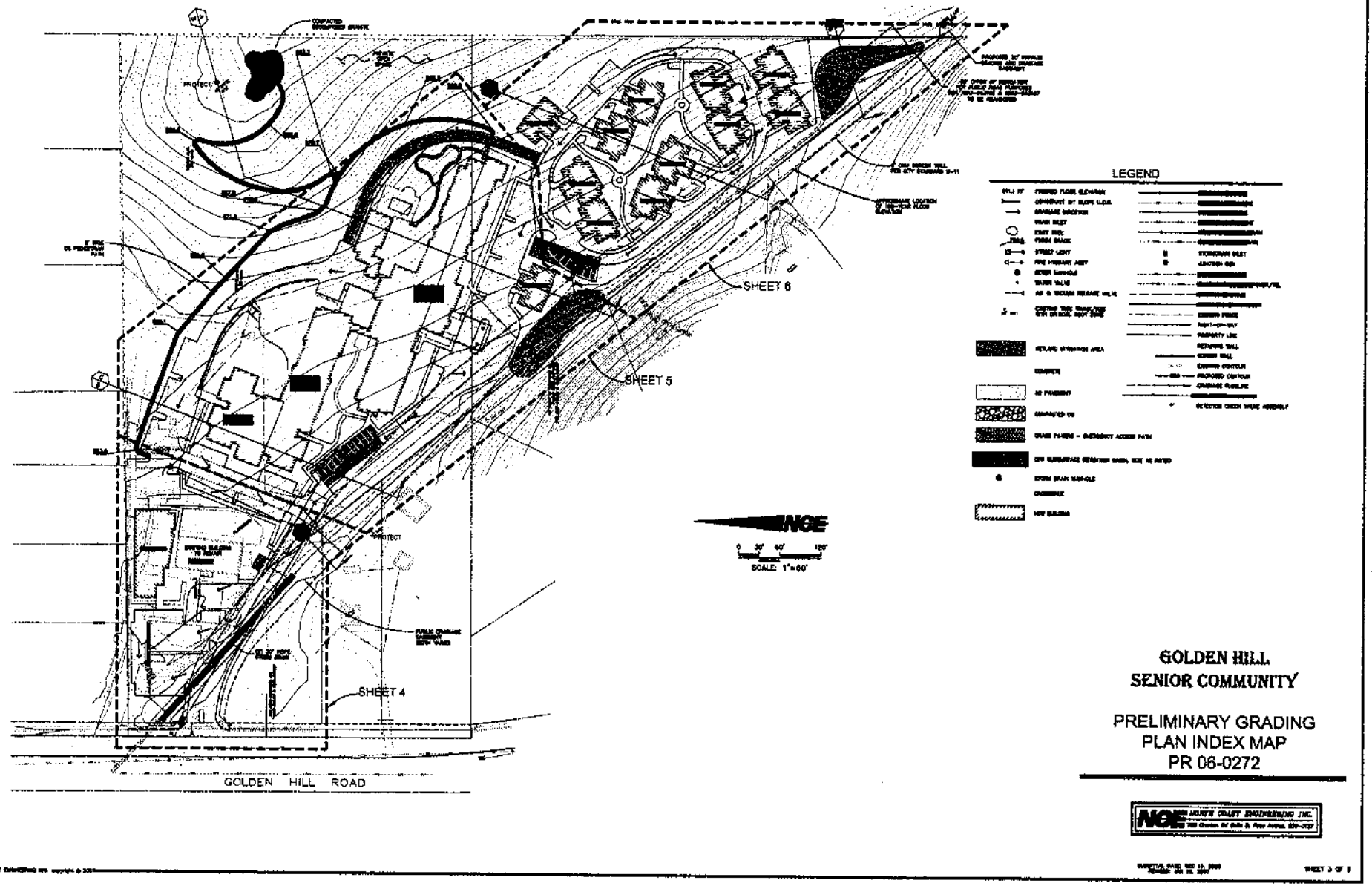
APPENDIX A – Project Maps

- **Golden Hill Senior Community Preliminary Grading Plan Index Map, PR 06-0272, Sheet 3 of 8**


SHEET 6
SHEET 5
SHEET 4
GOLDEN HILL ROAD
LEGEND
SCALE: 1"=60'
GOLDEN HILL
SENIOR COMMUNITY
PRELIMINARY GRADING
PLAN INDEX MAP
PR 06-0272

APPENDIX B – Figures

- **Figure 1. Location Map**
- **Figure 2. USGS Topographic Map**
- **Figure 3. CNDDB GIS Map**
- **Figure 4. San Joaquin Kit Fox Habitat Area and Standard Mitigation Ratio Areas map, enlarged detail with aerial photo overlay**

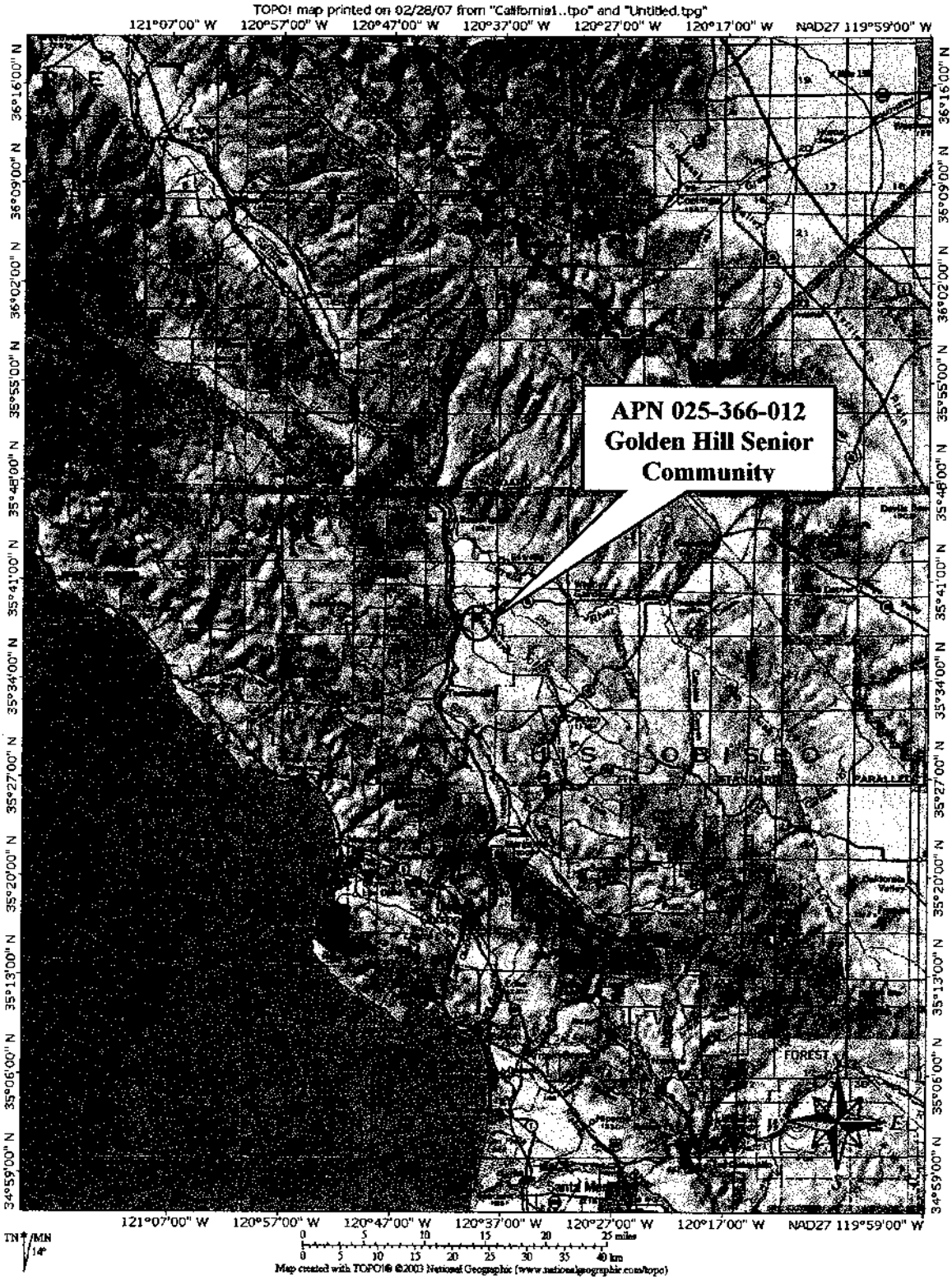


FIGURE 1. LOCATION MAP. The subject property (red circle) is located east of U.S. Highway 101, and south of Highway 46 East, in the City of Paso Robles, San Luis Obispo County.

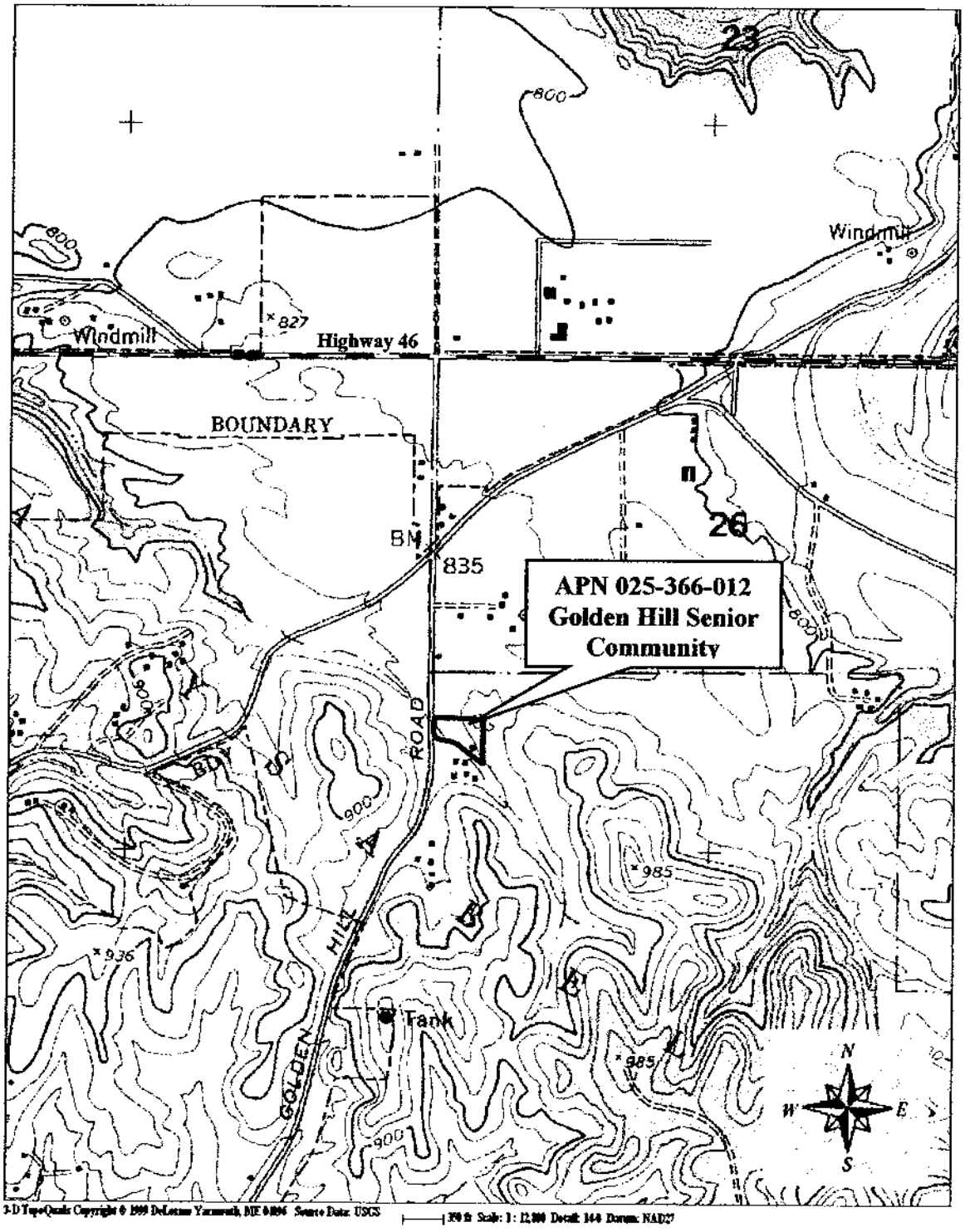


FIGURE 2. USGS TOPOGRAPHIC MAP. The 13±-acre property is located on Golden Hill Road in the Paso Robles USGS topographic quadrangle. The approximate property boundaries are shown in red.

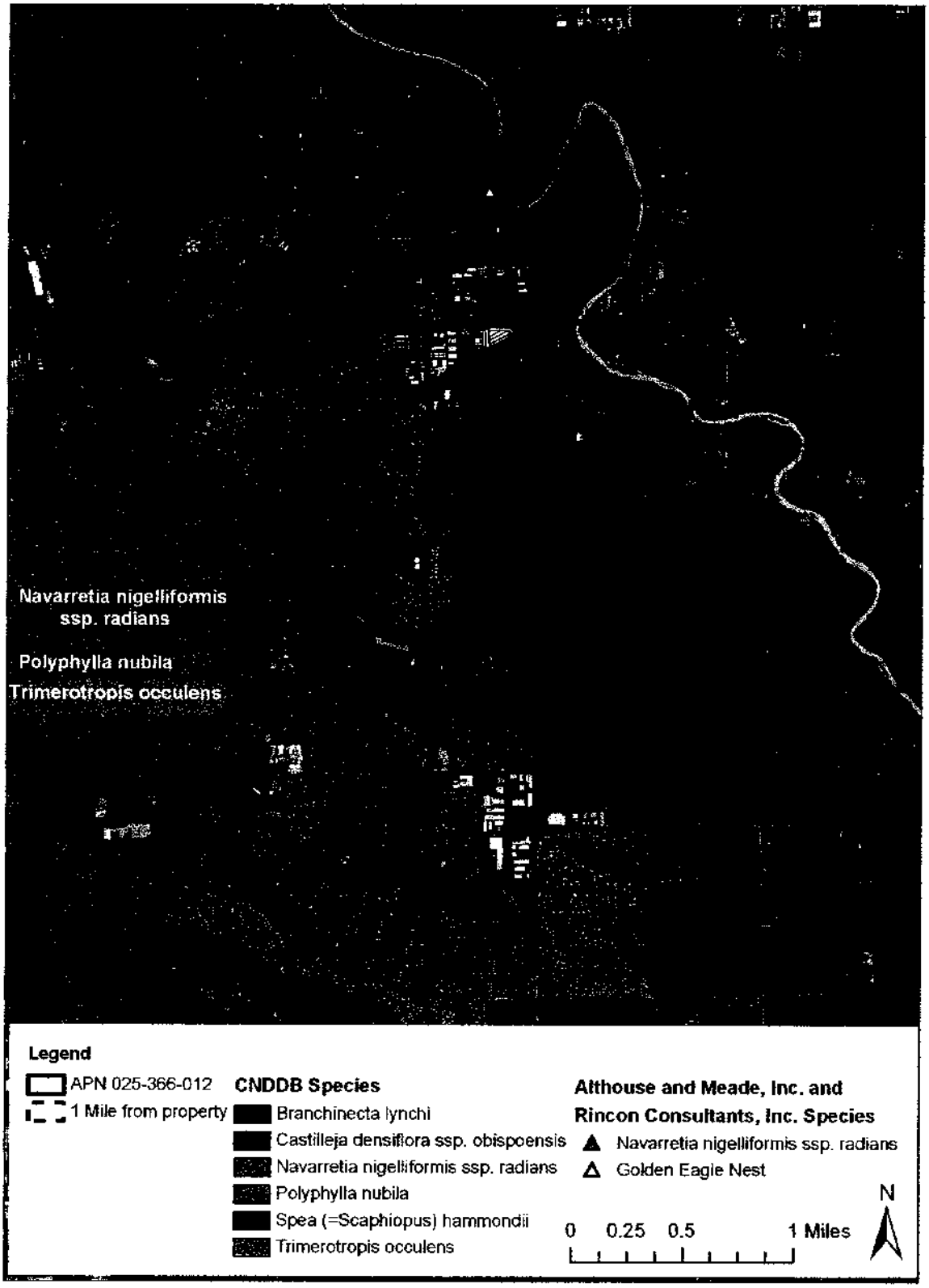


FIGURE 3. CNDDB GIS MAP. Polygons are shown for all special status species with locality data in the California Natural Diversity Database in the vicinity of the property. Additional occurrences reported by Althouse and Meade, Inc. in 2006 and Rincon Consultants in 2004 are also shown. The red circle indicates a one-mile radius around the property.

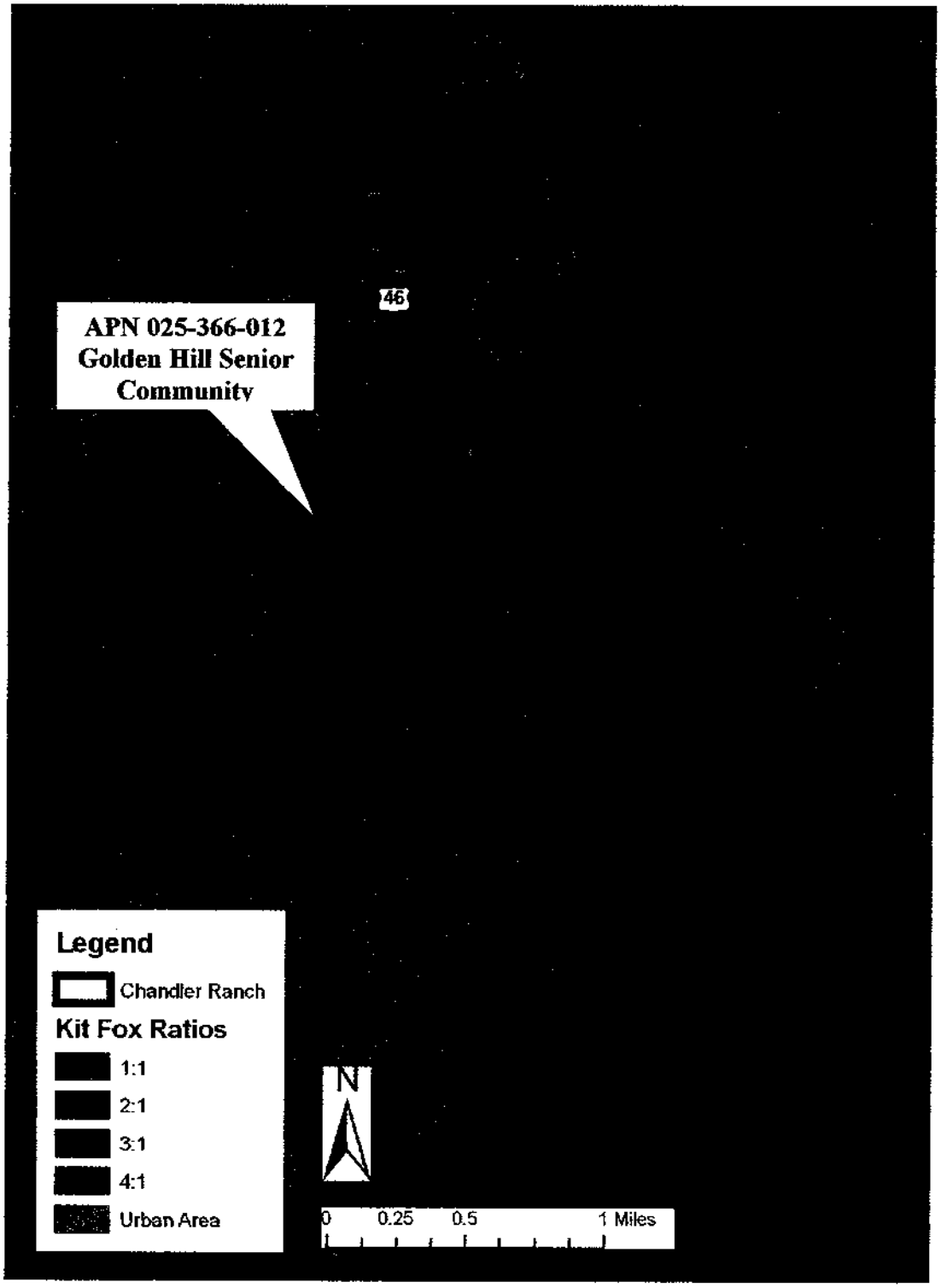


FIGURE 4. **SAN JOAQUIN KIT FOX HABITAT AREA AND STANDARD MITIGATION RATIO AREAS MAP**. Detail from the San Joaquin Kit Fox Habitat Area and Standard Mitigation Ratio Areas map overlain on aerial photo map of the Paso Robles area. The project is located on the west side of the Chandler Ranch (red line). The project is within the two to one mitigation ratio area as delineated on the current (March 2007) standard map.

APPENDIX C – Photographs

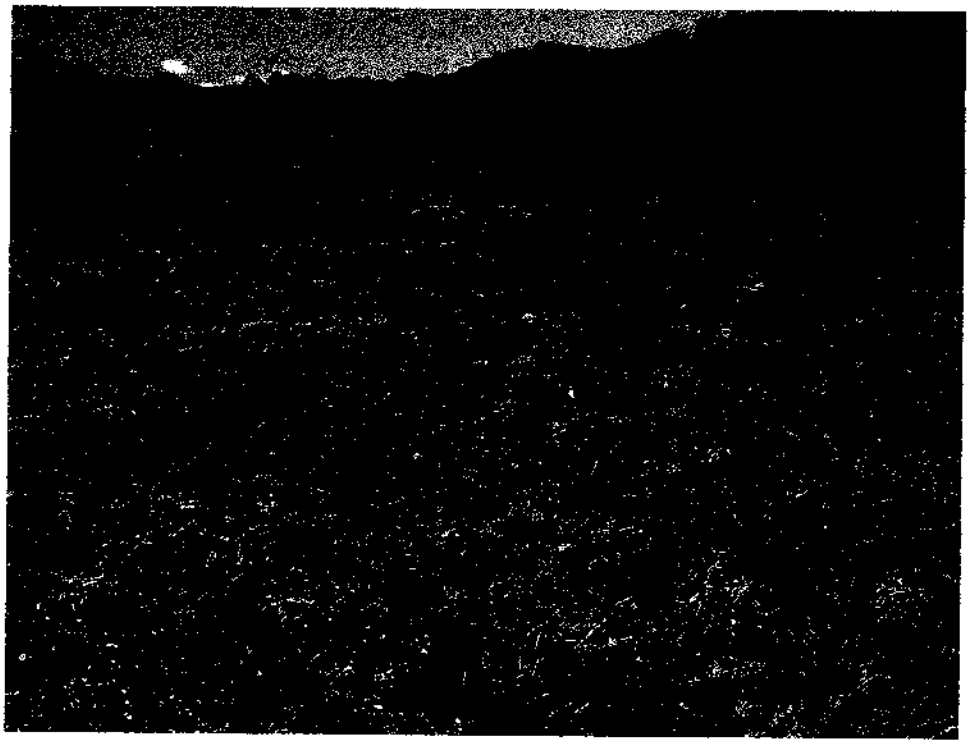


Photo 1. View southeast along the southwestern property line. An ephemeral drainage runs along the fence line in the top right portion of the photograph (blue arrow). February 23, 2007.

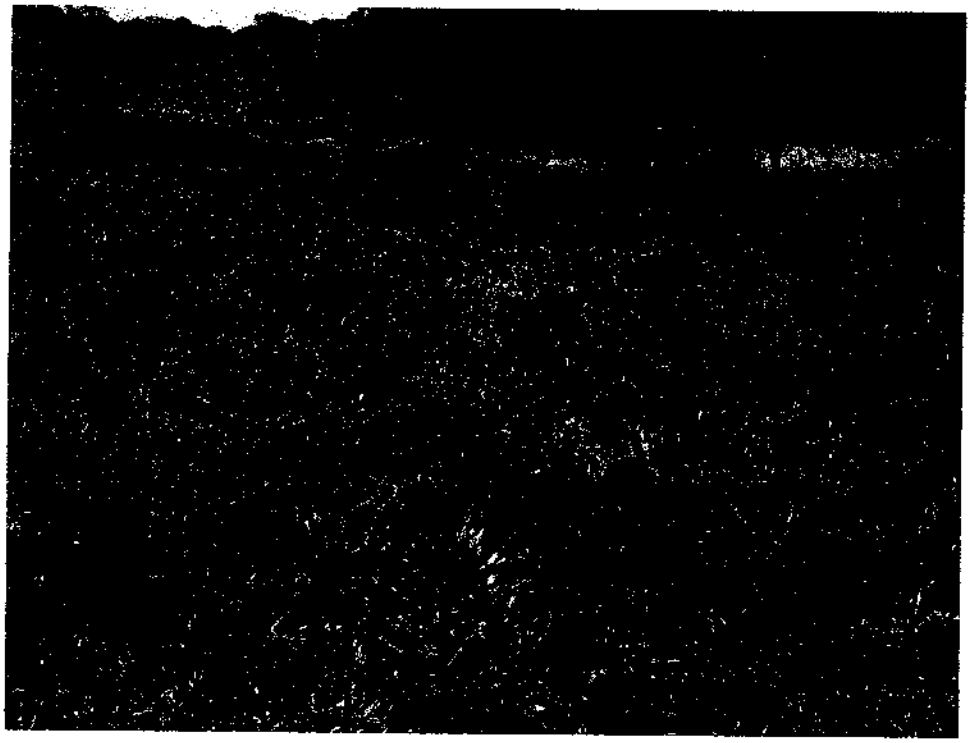


Photo 2. View southeast of the ephemeral drainage in May 2007. Federal wetlands were identified in this section of the drainage. The property was not grazed until late April when three cows were put out.

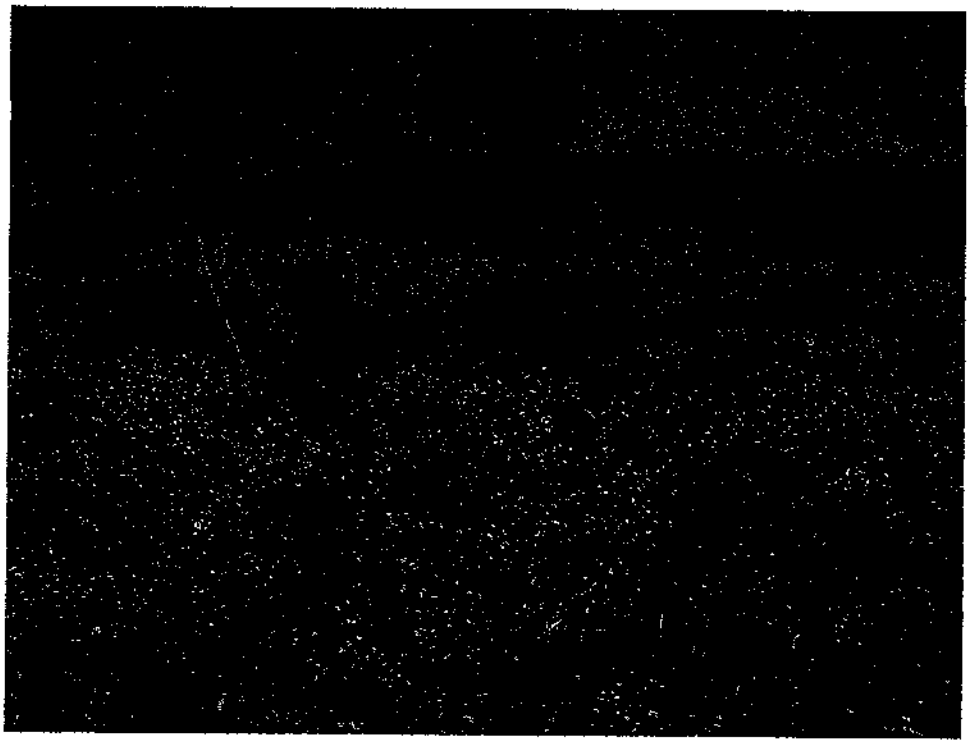


Photo 3. View east of the large valley oak in the northeast property corner. This tree will remain on the property as a specimen tree.

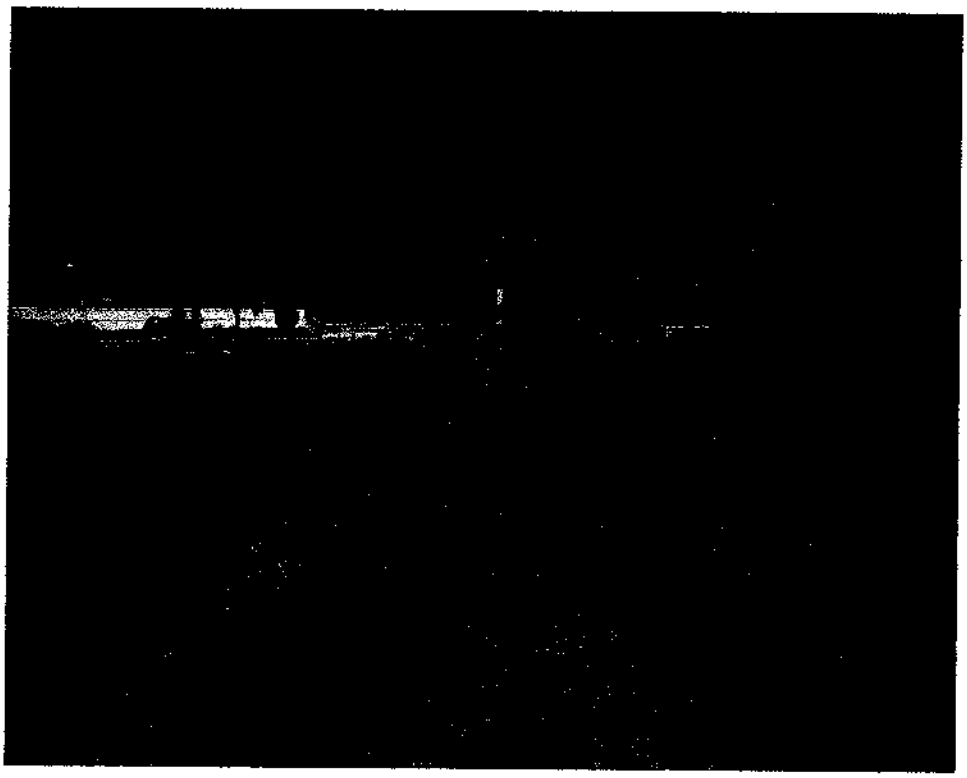


Photo 4. View west of the ephemeral drainage as it passes from the property beneath Golden Hill Road via two concrete culverts. Federal wetlands were identified in this section of the drainage.

APPENDIX D – Status Codes

Status Codes

Element Ranking

NDDB Codes

Each plant or animal (element) is given a number based on its taxonomy and accession into the natural diversity database (NDDB).

Global Ranking

G1 = Less than 6 viable element occurrences (EO's), OR less than 1,000 individuals, OR less than 2,000 acres

G2 = 6-20 EO's OR 1,000-3,000 individuals OR 2,000-10,000 acres.

G3 = 21-100 EO's OR 3,000-10,000 individuals OR 10,000-50,000 acres.

G4 = Apparently secure. This rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.

G5= Population or stand demonstrably secure to ineradicable due to being commonly found in the world. NO THREAT RANK.

State Ranking

(Same as Global ranking, plus threat designation attached to the S-rank)

S1 = Less than 6 viable element occurrences (EO's), OR less than 1,000 individuals, OR less than 2,000 acres.

- S1.1 = very threatened
- S1.2 = threatened
- S1.3 = no current threats known

S2 = 6-20 EO's OR 1,000-3,000 individuals OR 2,000-10,000 acres.

- S2.1 = very threatened
- S2.2 = threatened
- S2.3 = no current threats known

S3 = 21-100 EO's OR 3,000-10,000 individuals OR 10,000-50,000 acres.

- S3.1 = very threatened
- S3.2 = threatened
- S3.3 = no current threats known

S4 = Apparently secure within California. This rank is clearly lower than S3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat. NO THREAT RANK.

S5= Population or stand demonstrably secure to ineradicable in California. NO THREAT RANK.

Note: By adding a question mark to the rank: e.g., S2? This represents more certainty than S2S3, but less than S2.

California Native Plant Society's (CNPS) Lists and R-E-D Code (Rarity, Endangerment, Distribution)

The CNPS Ranking Working Group was formed to review the ranking system in the CNPS *Inventory of Rare and Endangered Plants* (*Inventory*) and discuss needed modifications. This group decided to discontinue the use of the R-E-D (Rarity-Endangerment-Distribution) Code and to instead convey this information in a clearer way through modifying the CNPS List and including other information in the *Inventory*. This decision and the associated modifications were approved by the CNPS Board of Directors at their August 2005 meeting.

A new Threat Code extension has been added following the CNPS List (e.g. 1B.1, 2.2 etc.). This extension replaces the E (Endangerment) value from the R-E-D Code. The main difference is that the number coding is now reversed to reduce confusion and represent this information in parallel with the threat rankings that the California Natural Diversity Database (CNDDB) uses. Therefore the logic is reversed so that the lower the number, the higher the corresponding threat level.

CNPS Lists

1A = Presumed extinct in California.
1B = Rare or Endangered in California and elsewhere.
2 = Rare or Endangered in California, more common elsewhere.
3 = Plants for which we need more information (Review list).
4 = Plants of limited distribution (Watch list).

New Threat Code extensions and their meanings:

.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2 – Fairly endangered in California (20-80% of occurrences threatened)

.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)

Wetland Delineation

For

Golden Hill Road Senior Center

APN 025-366-012

City of Paso Robles
San Luis Obispo County
California

Prepared for

Bill Hawk
Post Office Box 722
Templeton, CA 93465

by

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1875 Wellsona Road
Paso Robles, CA 93446

(805) 467-1041

June 2006

492.01

Exhibit F
Wetland Delineation
(Golden Hill Retirement)

Table of Contents

Introduction

Purpose

This report provides a preliminary delineation of potential jurisdictional wetlands and waters (according to federal and state standards) on APN 025-366-012 off Golden Hill Road in the City of Paso Robles, California. This wetland delineation will provide necessary constraints information for the project planners, the United States Army Corps of Engineers, the California Department of Fish and Game, and the City of Paso Robles in decisions regarding the project.

Project location and description

The subject property is approximately 13 acres, located off of Golden Hill Road in the City of Paso Robles, San Luis Obispo, California (Figure 1). The property is in the Paso Robles 7.5" USGS quadrangle (Figure 2). Coordinates for the approximate center of the property are N35° 38' 10" W120° 39' 22."

The western portion of the property is gently sloped and contains an existing church/preschool building. The eastern portion of the property rises to a small knoll. Elevation ranges from approximately 835 feet in the northwest corner to 905 feet above sea level in the northeast corner. The southeastern corner elevation is approximately 860 feet above.

The proposed project is a senior center. The project is in the preliminary design phase.

Responsible parties

Property Owner

Bill Hawk
Post Office Box 722
Templeton, CA 93465
805-434-2363

Project Engineer

North Coast Engineering
725 Creston Road, Suite B
Paso Robles, CA 92446
805-239-3127

Biological Consultant

LynneDee Althouse, M.S.
Althouse and Meade, Inc.
1875 Wellsona Road
Paso Robles, CA 93446
805-467-1041

Lead Agency

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

Project Planner/ Architect

Bruce Fraser
Fraser-Seiple Architects
971 Osos Street
San Luis Obispo, CA 93401
805-544-6161

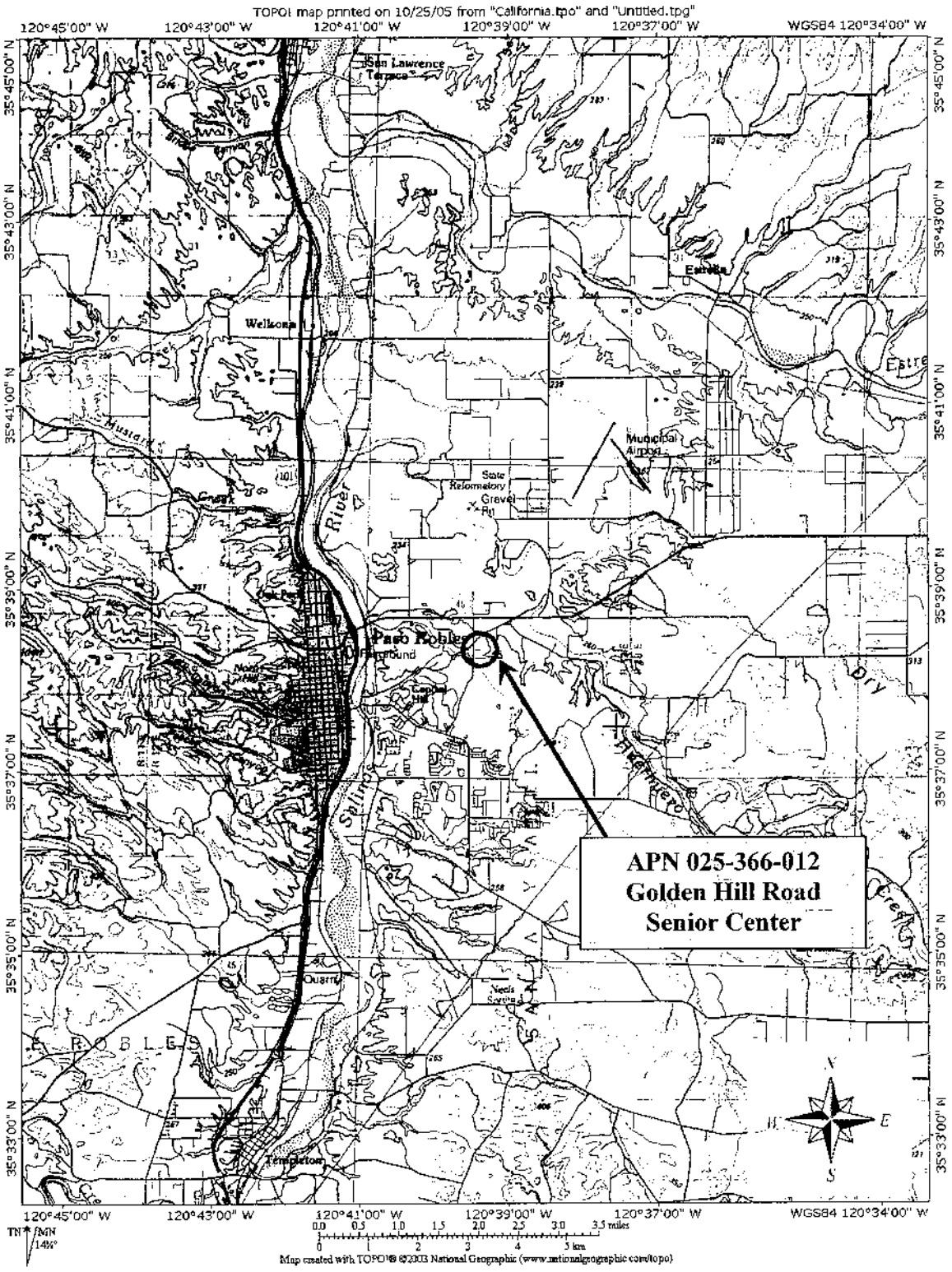


FIGURE 1. The Golden Hill Road Senior Center property is located off Golden Hill Road, south of Highway 46 in the City of Paso Robles, San Luis Obispo County, California. The property is within the Paso Robles USGS 7.5 minute quadrangle.

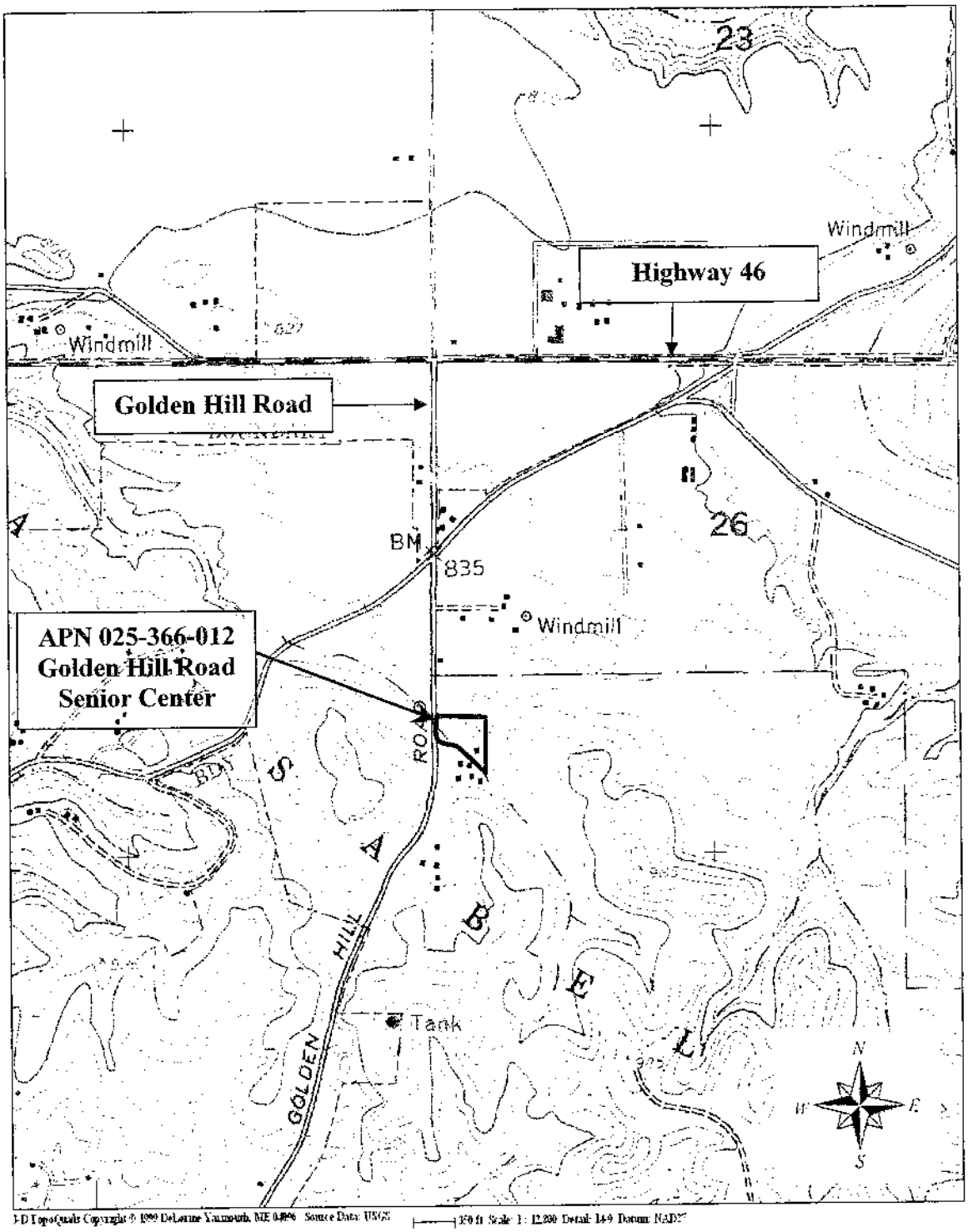


FIGURE 2. The property is located south of Highway 46 and east of Golden Hill Road. Existing structures are marked on the map by the solid purple and black squares. The approximate property boundaries are outlined in blue.

Existing Conditions

The subject property contains a single family residence, a church/preschool facility, and appurtenant structures. The home site and church/preschool are landscaped with ornamentals and a small fruit tree orchard. A large valley oak tree crowns the top of the hill and is a landmark feature to many who live in Paso Robles. The hillslope above existing structures is dominated by upland Mediterranean grasses.

An ephemeral drainage carries water along the southwestern property boundary of the subject parcel. The watershed area above the subject property is about 120 acres. The drainage above and on the subject property is dominated by non-native annual grasses and weedy forbs including *Hordeum murinum* (foxtail barley), *Avena fatua* and *A. barbata* (wild oats), *Centauria solstitialis* (yellow starthistle). The upper end of the drainage contains *Lolium multiflorum* (ryegrass) and scattered individuals of *Eryngium vaseyi* (button-celery), *Chlorogalum pomeridianum* (wavy-leaf soap plant), and *Aesclepias fasciculatum* (narrow-leaf milkweed). Also present in the drainage is *Taeniatherum caput-medusae* (Medusahead), a highly invasive weed. Weedy upland Mediterranean grasses and forbs dominate the drainage with the exception of a couple of small, seasonally moist areas.

The bottom of the drainage, near Golden Hill Road, contains a small flat area where soils are saturated for long periods of time. The flat area contains two facultative wetland indicators: *Polygonum arenastrum* (knotweed) and *Hordeum marinum* ssp. *gussoneanum* (foxtail barley). The area has been manipulated over the last few decades for road improvements (including a culvert under Golden Hill Road) and land management practices. The lower site is generally disked each year for vegetation maintenance.

Down slope from the subject property is existing residential development. As the drainage flows north toward Highway 46, the hills become steeper and are dominated with a dense stand of *Quercus douglasii* (blue oaks). In the wooded area, the channel contains two dams. Water is carried in culvert pipes under North River Road to the Salinas River near the intersection of Highway 46 east.

Soils

The U.S. Department of Agriculture map in the Soil Survey of San Luis Obispo County, California, Paso Robles Area (1987) maps two soil types on the property: Cropley clay, two to nine percent slopes (133) and Nacimiento-Ayar complex, 9 to 30 percent slopes (177). The soils in bold contain wetlands as determined by this study (Figure 3).

Cropley clay, two to nine percent slopes (133), is a very deep, gently sloping to moderately sloping, moderately well drained soil formed in alluvium derived from sedimentary rocks. Included within this soil map unit are about ten percent Capay clay and five percent small areas of Mocho clay loam, Rincon clay loam, and Still clay loam. Cropley soil has slow permeability and available water capacity is high to very high. Surface runoff is medium and erosion hazard rating is moderate. This soil is in land capability units IIe-5 (14) irrigated and IVe-5 (14) nonirrigated.

Nacimiento-Ayar complex, 9 to 30 percent slopes (177) consists of moderately steep soils on hills. Both major soils in this complex formed in material weathered from calcareous sandstone and shale. This soil complex is located in the northeast corner of the subject property. The complex is about 35 percent Nacimiento silty clay loam and 30 percent Ayar silty clay. Included within this soil map unit are about 15 percent Linne shaly clay loam, 10 percent Diablo clay, 5 percent Balcom loam, and 5 percent small areas of Calodo clay loam, Dibble clay loam, Positas coarse sandy loam, and Shimmon loam. The Nacimiento soil is a moderately deep, well drained soil. This Nacimiento soil has moderately slow permeability and the available water capacity is low to moderate. Surface runoff is rapid and the erosion hazard rating is high. The Ayar soil is a deep, well drained soil with slow permeability. The available water capacity is high to very high. This complex is in land capability units IVe-1(15) irrigated and IVe-1(15) nonirrigated.

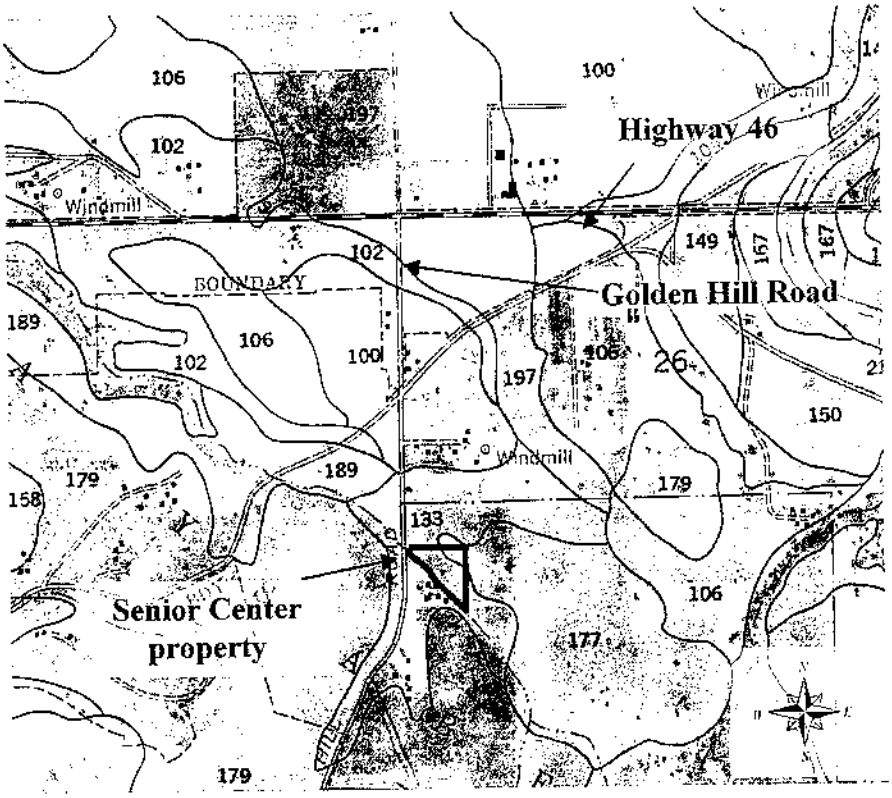


FIGURE 3. Soils map with Golden Hill Road Senior Center boundary shown in blue. The wetlands are located in the Cropley clay, two to nine percent slopes (133) soil type.

Methods

Wetlands were identified using the 1987 Army Corps of Engineers wetland determination methods. An area five feet in diameter must be dominated by wetland plants (obligate or facultative wetland species), have hydrologic conditions that allow water to saturate the soil for several weeks per year, and contain hydric soils.

The State of California uses a broader definition of wetlands. In conjunction with adopting a wetlands policy on March 9, 1987, the California Fish and Game Commission

assigned the Department of Fish and Game (CDFG) the task of recommending a wetlands definition. The CDFG found the U.S. Fish and Wildlife Service (USFWS) wetland definition and classification system based on the Cowardin definition to be the most biologically valid. The CDFG staff use this definition as a guide in identifying wetlands while conducting on-site inspections for the implementation of its commission's wetlands policy. Like the Army Corps of Engineers (USACE or COE) definition, the USFWS definition (Cowardin, et al., 1979) of a wetland incorporates the three key parameters of hydrophytic vegetation, hydric soils, and hydrology:

> *Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For the purpose of this classification, wetlands must have one or more of the following attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; (3) the substrate is nonsoil and is saturated or covered with shallow water at some time during the growing season of each year* (Cowardin et al. 1979).

The key difference between the federal and state wetland definitions is that for state wetlands, under some circumstances, only one of the three criteria need be met.

In order to establish the approximate location of hydric soils, nine soil sample sites were selected on the basis of vegetation and hydrology. The sites were located to investigate soils within a drainage swale below the existing residence and in agricultural fields adjacent to the riparian corridors. Our field work focused on establishing wetland boundaries within these areas.

Hand-dug soil pits were excavated to a minimum of 18 inches or until standing water was reached. If hydric indicators were strong at this depth, investigations into deeper horizons were not required. Soil samples were examined in the field with a hand lens and, if necessary, in the laboratory under a microscope. Sites were described for selected soil morphological characteristics such as texture, color and horizonation. Topographic and hydrologic features, including aspect and drainage patterns, were noted at each site. Each site evaluation was recorded on a 1987 COE Routine Wetland Determination Data Form. Hydric soil indicators were recognized on the basis of soil characteristics verified in the USDA-NRCS publication, Field Indicators of Hydric Soils in the United States (1998), and in the North Carolina State University publication, Redoximorphic Features for Identifying Aquic Conditions (1992). The indicator status of plants was confirmed by referring to the National List of Plant Species that Occur in Wetlands: 1988 National Summary. The Corps of Engineers Wetlands Delineation Manual (Y-87-1 version), provided guidelines and methods.

Field work was conducted on August 19, 2005 by LynneDee Althouse and Peter Oyler. Plant material on the site was identifiable to species. Some plant collections were taken back to the lab for species verification. Site plans were provided on June 8, 2006 by North Coast Engineering.

Two soil sample site locations are recorded on the Wetland Delineation Map (Exhibit A). The Routine Wetland Determination Data Forms used for each sample site are presented as Exhibit B.

Results

Wetland Sample Sites

Wetlands are considered "special aquatic sites" under the United States Army Corps of Engineers definition. Special aquatic sites are afforded protection under the Clean Water Act (§401 and §404) and by the California Department of Fish and Game Code (§1603).

Table 1. Two soil sampling pits were located within and adjacent to the wetland on the property in order to accurately delineate the wetland boundaries.

Site	Date	Location	Wetland	Wetland Indicators
Site 1a	8/19/05	Northwest corner of property, outside of drainage swale	No	Hydric soil was indicated by uncommon oxidized rhizospheres - not a strong indicator
Site 1b	8/19/05	Northwest corner of the property within drainage swale	Yes	Wetland Hydrology Hydric Soils Facultative Plants

Hydrophytic vegetation is categorized based on the probability of a species to occur in a wetland. Each category may be subdivided by + or – to indicate a higher or lower probability of occurrence in wetlands. An asterisk (*) indicates a tentative assignment based on limited information from which to determine the indicator status.

Facultative (FAC) species are plants with a similar likelihood (estimated probability 33 percent to 67 percent) of occurring both in wetlands and non-wetlands. Facultative Wetland (FACW) species are plants that occur usually (estimated probability 67 percent to 99 percent) in wetlands, but also occur (estimated probability 1 percent to 33 percent) in non-wetlands. Obligate (OBL) wetland species are plants that occur almost always (estimated probability >99 percent) in wetlands under natural conditions, but which also may occur rarely (estimated probability <1 percent) in non-wetlands. Upland (UPL) species rarely occur in wetlands (if ever).

Wetland vegetation was noted at the lower end of the drainage, near a culvert under Golden Hill Road. Another spot dominated with wetland vegetation was observed higher up the drainage (Exhibit A). Both sites are dominated by facultative wetland indicator plants. The upper site contains Coyote thistle *(Eryngium vaseyii)* and creeping wildrye *(Leymus triticoides)*, plants associated with heavy, wet soils in San Luis Obispo County.

The drainage swale contains evidence of bed and bank only in a few locations, particularly where vegetation has been maintained at less than two inches height between existing structures. At the upper end of the drainage, debris flows were noted with minimal sediment transport. Over 75% of the swale does not have an obvious bed or bank, and is well-vegetated with native and Mediterranean plant species.

Site 1a. Northwest corner, upland.

Site 1a was located in an upland area in the northwest portion of the property. The dominant plant species were *Centaurea solstitialis* (yellow start thistle, no indicator) and *Hordeum murinum* (UPL). Soil was well mixed by rodents and disking. No wetland hydrology indicators were present. Oxidized rhizospheres were very uncommon. No other hydric soil indicators were present. One strong indicator may qualify a site as a state wetland; however, the evidence of hydric soil at this site was too limited to qualify as a state wetland.

Site 1b. Northwest corner, drainage swale

Site 1b was located in the northwest corner of the property near Golden Hill Road (visible in photo background). The site was in the bottom of a drainage swale which begins on the Chandler Ranch. Sediment deposits were present (wetland hydrology indicator). The dominant plant species were *Polygonum arenastrum* (FAC) and *Hordeum marinum* ssp. *gussoneanum* (FAC+). An aquatard is present at approximately ten inches (clay loam inhibits the movement of water through the soil profile). Well developed mottles indicate reducing conditions. Hydric soils were present. This site meets the criteria for a Federal and State wetland. The approximate wetland boundary is shown above by the blue line.

Jurisdictional Delineation

Methodology

The USACE routine onsite method of wetland delineation was used. This includes locating data points within different topographic zones and species associations present on the site representing wetlands and uplands, with the majority of the data points located within the potential wetland boundary. A soil pit 16 to 18 inches deep was dug at each data point, and field indicators for the three USACE parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) were investigated. According to the routine method, hydrophytic vegetation is indicated when more than 50 percent of the dominant species at the data point are obligate, facultative wetland, or facultative species. Additionally, the 50/20 rule was used for selecting dominant vegetation, that is, species were considered dominant if they exceeded 50% of the total cover plus any additional species comprising 20% or more of the total dominance. Dominant vegetation in each stratum was identified and recorded.

Testing for hydric soils was performed by looking for one or more of the field indicators, which include chroma, mottling, gleying, concretions, or sulfidic odor. When hydric conditions were found in sandy soils, high organic content, sulfidic odor, aquic moisture regime, and organic streaking (listed on the 1987 COE form) were the primary indicators used as identifying characteristics. Additional indicators for sandy soils are listed in the USDA-NRCS publication, Field Indicators of Hydric Soils in the United States (1998).

The soil series and mapping units were noted from United States Department of Agriculture soils maps.

In California, wetland hydrology may be indicated when soils are inundated or saturated within 12 inches of the surface for at least 3 weeks during the growing season. Hydrology indicators included topography, drift lines, drainage patterns, sediment deposits, inundation, and saturation of soils.

Jurisdictional area

The jurisdictional areas (Table 2) are based on the mapped location of wetlands as determined in the field by measurement with tape measures and interpreted onto a site plan. Jurisdictional length of waters of the U.S. was estimated by map interpretation (Table 3).

Table 2. Calculated jurisdictional wetland areas are given for the property. Impacts will be calculated upon completion of a site plan.

Location	Jurisdictional state wetland area (sq. ft.)	Jurisdictional federal wetland area (sq. ft.)
Northwest corner (low area by Golden Hill Road	520	520
Southeastern property boundary	200	200

Table 3. Calculated jurisdictional waters are given for the entire parcel. Impacts will be calculated upon completion of a site plan.

Location	**Length of potential Jurisdictional waters (ft)**	**Proposed permanent impact to Jurisdiction (ft)**
Drainage swale between southwest property boundary and culvert at northwest property boundary	1528 (including wetland waters)	299.25

These areas are subject to verification by a licensed land surveyor.
This report is subject to verification by the United States Army Corps of Engineers. The project manager for the Corps may deem only a portion of the drainage as jurisdictional.

References

Cowardin, L. M., V. Carter, F. C. Golet, and E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C.

Environmental Laboratory. 1987. Corps of engineers wetlands delineation manual, technical report Y-87-1. U. S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

North Coast Engineering. 2005. Topographic Survey; being parcel 3 and a portion of parcel 4 of parcel map CO 80-003 as per 30/PM/21 in the City of Paso Robles, County of San Luis Obispo, State of California. Paso Robles, CA.

North Coast Engineering. 2006. Conceptual Site Plan. June 9, 2006. Paso Robles, CA.

United States Department of Agriculture, National Cooperative Soil Survey. 1983. Soil Survey of San Luis Obispo County, California, Paso Robles Area.

United States Department of Agriculture, Natural Resources Conservation Service, Wetland Science Institute and Soil Survey Division. 1998. Field Indicators of Hydric Soils in the United States.

United States Department of Agriculture, Natural Resources Conservation Service. 1998. Keys to Soil Taxonomy, 8th ed.

United States Fish and Wildlife Service. 1988. National List of Plant Species that Occur in Wetlands: 1988 National Summary. U.S. Department of the Interior publication, Biological Report 88(24).

Vepraskas, Michael J. 1992. Redoximorphic Features for Identifying Aquic Conditions. Technical Bulletin 301. Department of Agricultural Communications, North Carolina State University.

Exhibit A – Wetland Delineation Map

(North Coast Engineering provided the map used as the base for our wetland delineation)

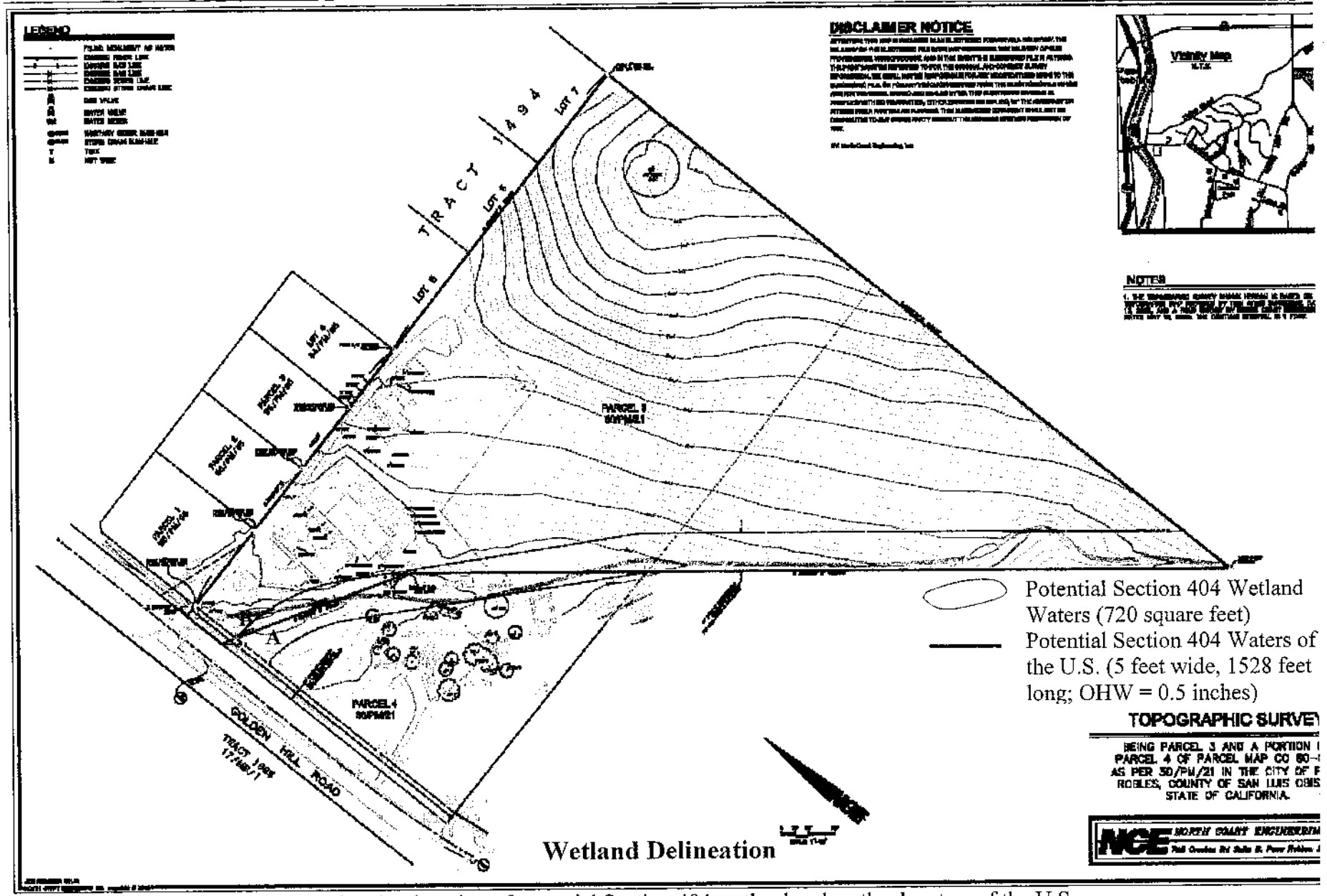


EXHIBIT A-1. Topographic map showing location of potential Section 404 wetland and wetland waters of the U.S. Location of historic paper road indicated as parallel lines near drainage. Soil pit sites are shown as A and B.

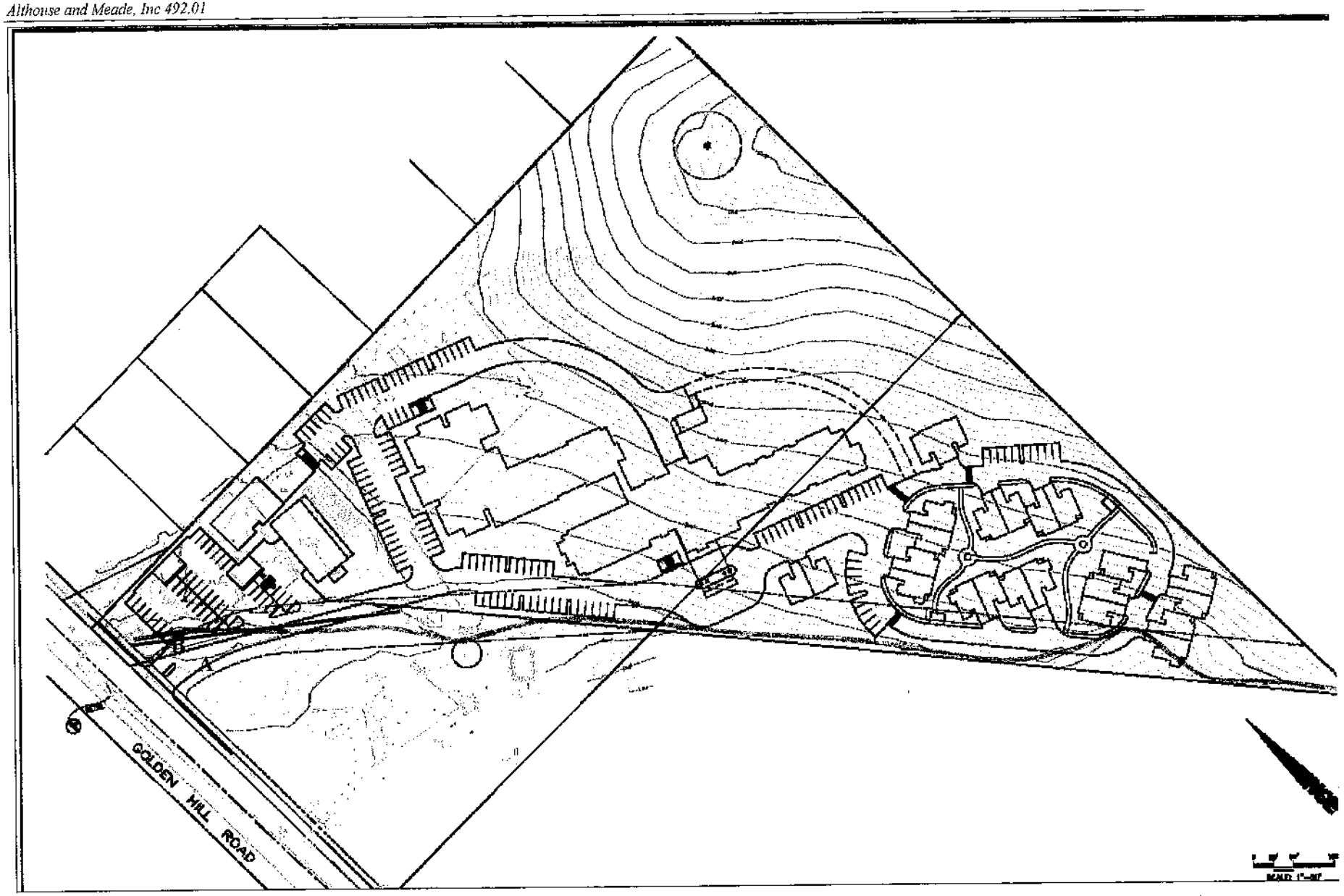


EXHIBIT A-2. Site plan over topographic map showing location of potential Section 404 wetland and wetland waters of the U.S. Proposed permanent impact is shown in red. Soil pits were dug at points marked A (above wetland) and B (below wetland). Other impacts will be temporary, where drainage will be adjusted (conceptual plan in process).

Exhibit B – Routine Wetland Determination Data forms

A United States Army Corps of Engineers, Routine Wetland Determination data form was completed in the field for each sampling site. The forms included here are copies of forms written in the field. The original forms are on file in our office.

B2 DATA FORM
ROUTINE WETLAND DETERMINATION
(Based on 1987 COE Wetlands Delineation Manual)

a

Project/Site: Applicant/Owner: Bill Hawks Investigator: L.D. Althouse, Peter Oyler	Date: 3/19/05 County: SLO State: CA
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Yes Is the area a potential Problem Area? (If needed, explain on reverse.) Disked regularly	Community ID:

VEGETATION

	Dominant Plant Species		Stratum	Indicator
1.	Centaurea solstitialis	60		—
2.	Malva nicaensis	5		UPL
3.	Hordeum murinum	25		—
4.	Lolium multiflorum	5		FAC
5.	Lactuca serriola	5		
6.				
7				
8				
9				

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 0%

Remarks: Weedy upland plants

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depth of Surface Water:
Depth to Free Water in Pit:
Depth to Saturated Soil:

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines (few, not recent)
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Hydrology Remarks: Upland topography

SOILS

Map Unit Name (Series and Phase):

Drainage Class:

Taxonomy (Subgroup):

Field Observations
Confirm Mapped Type?

Profile Description:

Depth (inches)	Horizon	Matrix Colors (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions Structure, etc
0-2	A_1	7.5YR 4/3	–		Clay loam
2-3	A_2	7.5YR 5/4	–		Clay
3-12	A_3	7.5YR 4/2			

Hydric Soil Indicators:

___ Histosol
___ Histic Epipedon
___ Sulfidic Odor
___ Aquic Moisture Regime
___ Reducing Conditions
___ Gleyed or Low-Chroma Colors
___ Oxidized rhizospheres uncommon
___ Concretions
___ High Organic Content in Surface Layer in Sandy Soils
___ Organic Streaking in Sandy Soils
___ Listed on Local Hydric Soils List
___ Listed on National Hydric Soils List
___ Other (Explain in Remarks)

Remarks:

~~None~~

Soil well mixed by rodents + disking
buried asphalt at 11 inches – indicates maximum by heavy equipment

WETLAND DETERMINATION

Hydrophytic Vegetation Present? No
Wetland Hydrology Present? No
Hydric Soils Present? Slight

Is this Sampling Point Within a Wetland? No

Remarks:

Not a wetland

B2 DATA FORM
ROUTINE WETLAND DETERMINATION
(Based on 1987 COE Wetlands Delineation Manual)

Site 1b

Project/Site: Golden Hill Rd Applicant/Owner: Bill Hawks Investigator: L.D. Althouse + Peter Oyler	Date: 8/19/05 County: SLO State: CA
Do Normal Circumstances exist on the site? ~~Yes~~ Is the site significantly disturbed (Atypical Situation)? Yes Is the area a potential Problem Area? (If needed, explain on reverse.) Tilled and regraded over the last 20yrs	Community ID:

VEGETATION

	Dominant Plant Species	Stratum	Indicator
1.	Polygonum arenastrum (knotweed)	herb	FAC
2.	Hordeum marinum ssp gussoniamum (foxtail)	↓	FAC+
3.	(bindweed)		
4.		↓	
5.			
6.			
7			
8			
9			

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

____ No Recorded Data Available

Field Observations: Drainage swale begins on Chandler Ranch

Depth of Surface Water:
Depth to Free Water in Pit: n/a
Depth to Saturated Soil:

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines (few, not recent)
- ✓ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Hydrology Remarks:
Flat topography w/in drainage swale
~ 10-15' wide x ~40' long

SOILS

Map Unit Name (Series and Phase):

Drainage Class:

Taxonomy (Subgroup):

Field Observations
Confirm Mapped Type?

Profile Description:

Depth (inches)	Horizon	Matrix Colors (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions Structure, etc
0-10	A1	7.5YR 5/3	n/a	n/a	Gravelly clay loam
10-12	A2	7.5YR 3/2	7.5YR 3/1	Common/small/weak	Gravelly clay loam
			7.5YR 5/4	Common/med/strong	"

Hydric Soil Indicators:

___ Histosol
___ Histic Epipedon
___ Sulfidic Odor
___ Aquic Moisture Regime
___ Reducing Conditions
___ Gleyed or Low-Chroma Colors
___ Oxidized rhizospheres - None
___ Concretions
___ High Organic Content in Surface Layer in Sandy Soils
___ Organic Streaking in Sandy Soils
___ Listed on Local Hydric Soils List
___ Listed on National Hydric Soils List
✓ Other (Explain in Remarks)
Well developed mottles indicate reducing conditions.

Remarks:

Aquatard at ~10 inches
keeps water near surface
Soil very difficult to dig when dry

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Y/N/S
Wetland Hydrology Present? Y/N/S
Hydric Soils Present? Y/N/S

Is this Sampling Point Within a Wetland? Y/N/S

Remarks:

Wetland conditions are present

Exhibit C – Aerial Photograph

EXHIBIT C-1. The Golden Hill Road Senior Center property is located off Golden Hill Road, south of Highway 46 in the City of Paso Robles, San Luis Obispo County, California. The approximate property boundaries are shown above in red.

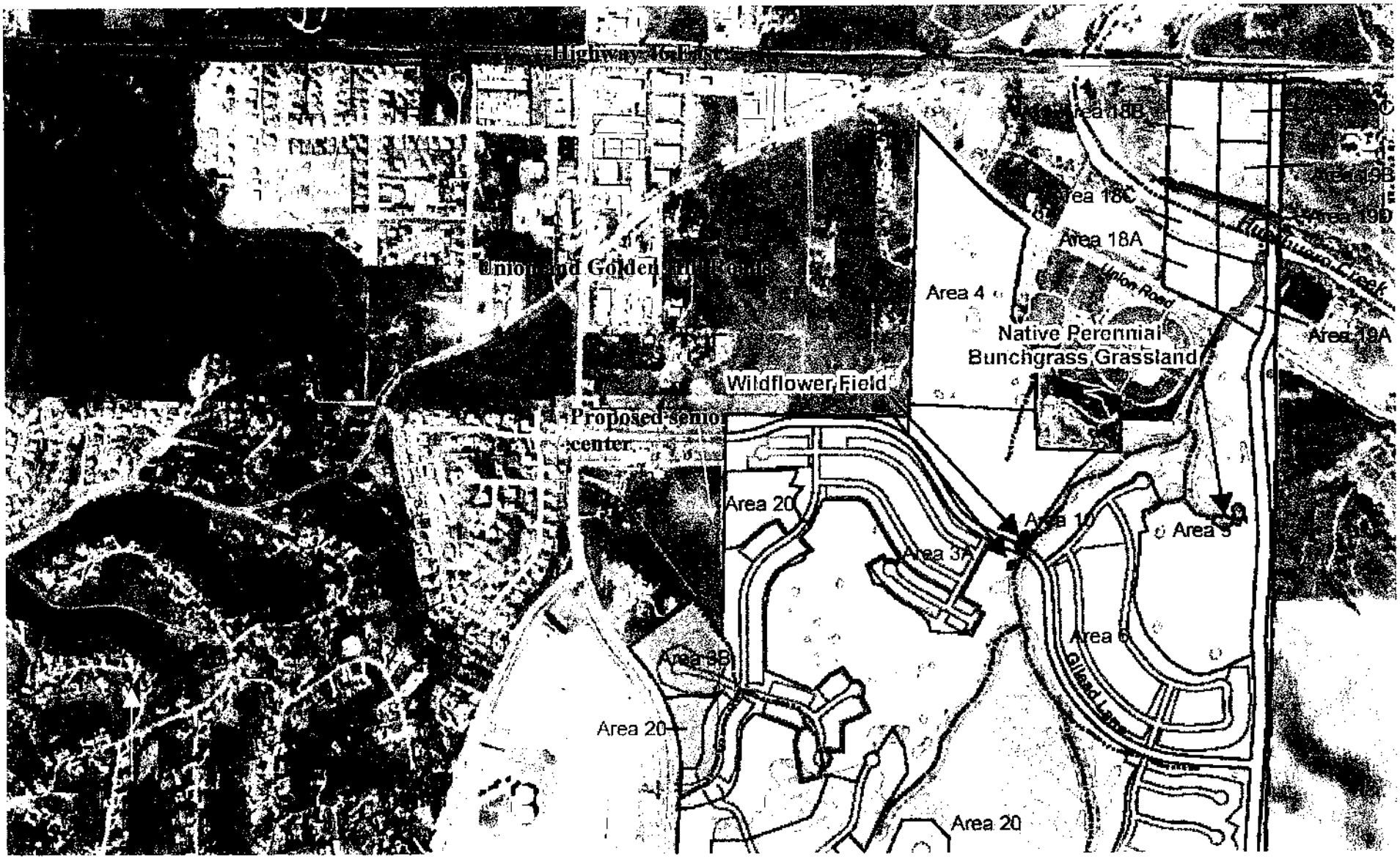

Highway 16 East
Union and Golden Hill Roads
Proposed Senior Center
Wildflower Field
Native Perennial Bunchgrass Grassland
Area 18B
Area 18C
Area 18A
Area 19B
Area 19
Area 19A
Union Road
Area 4
Area 20
Area 1
Area 3
Area 3A
Area 3B
Area 6
Area 20
Area 20

EXHIBIT C-2. (Previous page) Subject parcel is indicated by yellow arrow and yellow perimeter. It is adjacent to the proposed Chandler Ranch specific plan development (to the east) and existing residential development to the west. It is between two preschool facilities (one on the property and one south of the subject property). The drainage currently flows through grazed grasslands (Chandler Ranch) to the subject property proposed for a senior center. The drainage flows northwest through future proposed development to open space that will be owned by the City of Paso Robles. The drainage flows into two existing ponds (near Highway 46) before it reaches the Salinas River.

An Archaeological Surface Survey of the Golden Hill Development at Golden Hill Road, Paso Robles, San Luis Obispo County, California

Prepared for:

Golden Hill Development, LLC
2121 West Almond Ave.
Madera, CA 93637

Prepared by:

Thor Conway_____

Heritage Discoveries Inc.
793 East Foothill Blvd.
Suite A, PMB#108
San Luis Obispo, CA 93405-1699

November 24, 2006

Exhibit G
Archeological Survey
(Golden Hill Retirement)

Summary of Findings

An archaeological surface survey was completed for the Golden Hill Development property (APN #025-366-012) located at Golden Hill Road in the City of Paso Robles in northern San Luis Obispo County. This project included an intensive archaeological surface survey of the parcel. The surface survey produced negative results for the presence of cultural resources. Recommendations are given that no further cultural resource studies should be required for this project.

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Introduction

This report describes an archaeological surface survey completed during November 2006 in response to plans for future residential development at Golden Hill Road in northern San Luis Obispo County (Figure 1). The study was done to determine whether prehistoric or historic cultural resources were present in the project area.

Thor Conway, President, Heritage Discoveries Inc., San Luis Obispo completed the field survey with the assistance of Amber Conway. The archaeological survey report was prepared for the owners, Golden Hill Development, LLC of Madera.

Project Description

A new residential development has been proposed for the property (APN #025-366-012) at Golden Hill Road south of Gilead Lane near Paso Robles in northern San Luis Obispo County. The study area is located on the west side of Huerhuero Creek watershed (Figure 1). The archaeological survey covered all of the property.

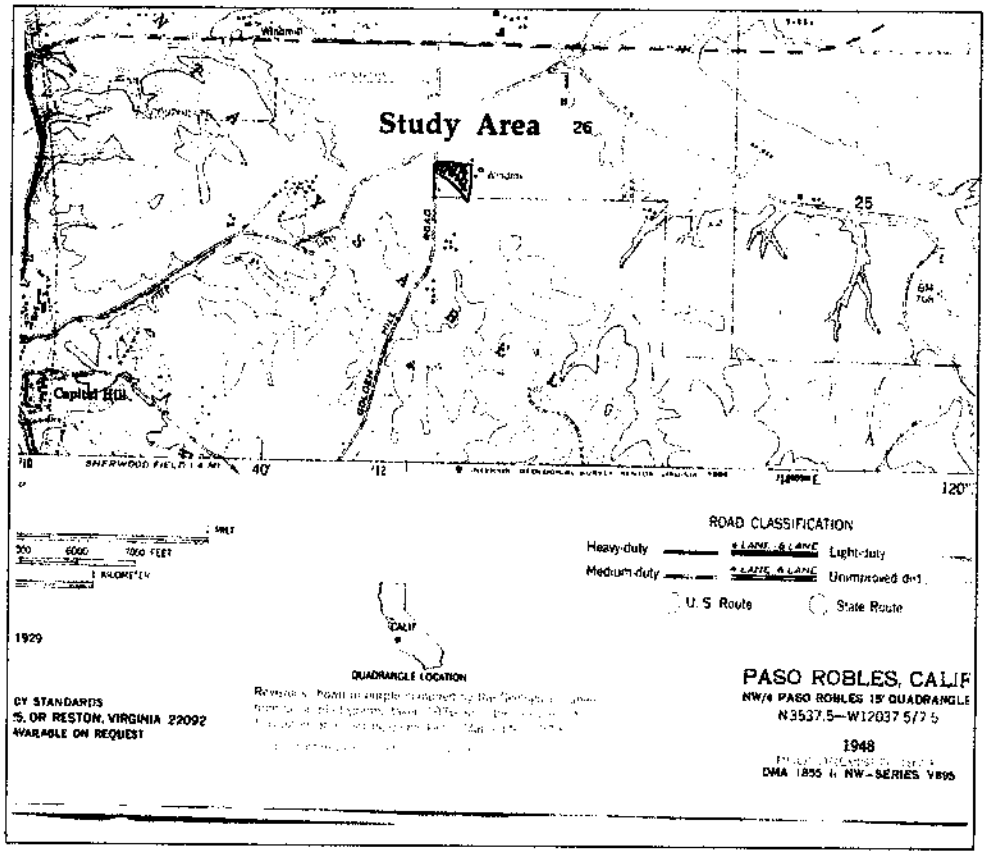

Figure 1—Location of the Golden Hill Development on Golden Hill Road in Paso Robles

Sources Consulted

A search was made for pertinent background information relating to prehistoric and historic land use in the project area. Archaeological records from the Central Coast Information Center of the California Historical Resources Information System at the University of California at Santa Barbara included recorded archaeological sites and surveys within a three mile radius of the

study area. The results showed that the specific study area had never been subject to an archaeological survey; but several surveys have taken place in the general area.

The Huerhuero Creek Valley formed a geographical setting for sparse prehistoric settlement in the area east of Paso Robles. A series of archaeological site surveys have taken place east and southeast of the current study area (Conway 2001 & 2004). Numerous other archaeological surveys, subsurface testing projects and mitigation excavations have taken place in the Paso Robles area (Gibson 1975 & 1980; Conway 2001).

Environment

The study area lies at the eastern part of Paso Robles in an area changing from past agricultural uses to residential settings. The study area is part of the greater Huerhuero Creek watershed. Some native oak vegetation occurs on property, but most of the property has changed from clearing and prior agricultural use.

Ethnography

Most of San Luis Obispo County, including all of the project area, was home to the Northern Chumash, or *Obispeno*, for over 9,000 years (Grant 1978). The earliest recorded visit to an *Obispeno* village took place in 1595 when the Spanish sailed into San Luis Obispo Bay under the command of Cermeno. He anchored in front of the premiere village named *Sepjato* which was located at the mouth of San Luis Obispo Creek on the hill now occupied by the San Luis Bay Inn. The Spanish account noted that these Indians "... are fishermen and there is fish and some shell–fish with which they sustain themselves"—a statement which applied to the descendants of this village who resided at the San Luis Obispo mission two hundred years later (Wagner 1929: 161).

By the time of the Spanish expansion into California at the end of the 1700's, Chief Buchon lived at *Sepjato* and held the status of a grand–chief leader of several villages in the greater San Luis Obispo area from Avila to Pismo Beach to Morro Bay.

The area re–entered the historic era on September 1st, 1772 when the first mission was founded beside San Luis Obispo Creek. This first mission within Chumash territory gradually expanded in size and importance. In its first decade, some *Obispeno* Chumash were dissatisfied with the mission and attempted to burn it down (Kocher 1972). The influence of the mission increased in the 1780's when Pedro Fages reported that the Indians at the San Luis Obispo mission "...have readily adapted themselves to what it was sought to teach them" (Englehardt 1933: 39). Judging from the mission records listing the number of Indians recruited by this mission, in 1803 most of the numerous *Obispeno* Chumash groups had moved away from their traditional villages to the vicinity of the mission (King 1984: 14).

Archaeology

San Luis Obispo County was home to the Northern Chumash, or Obispeno, for over 9,000 years. Archaeologists have established a detailed cultural chronology based upon excavations and site surveys across the county. Archaeologists have recorded over 2,400 archaeological sites in San Luis Obispo County, although many of these heritage resources have been destroyed or damaged by development.

The prehistory of the Northern Chumash follows the same chronological outline of three basic periods sub-divided into numerous phases established for the Santa Barbara region (King 1981). The main periods—Early, Middle, and Late—cover over 9,000 years of social, economic, and technological adaptations to central and southern California's climate and resources.

The Early Period generally dates between 7,500 B.C. for the Northern Chumash, a site at Diablo canyon, CA-SLO-2, was dated to the era between 8,900 and 9,300 years ago (Greenwood 1972). The important Lodge Hill site in Cambria also has a substantial Early Period component which has been radiocarbon dated to 8,000 years ago. It shows extensive use of local raw materials and coastal marine food resources (Pierce 1979; Gibson 1979b; Conway 1995). At least 37 Early Period sites have been recorded in San Luis Obispo County (Gibson 1994).

Early Period sites often contain milling stones and manos indicating extensive use of seed plants. A basic array of rectangular shell bead ornaments also occurs throughout the Early Period. Village life was organized with formal cemeteries and specialized resource sites being used.

The Middle Period of Chumash prehistory spans the centuries between 500 B.C. and 1150 A.D. At this point in time, Chumash society shifted into a very organized state with hereditary rights to political and religious power. Artifact types change in the Middle Period and shell ornaments become more diverse. An important economic adaptation, the use of acorns, is indicated by the decline in milling stones and the increased use of mortars and pestles. Populations in size and trade networks become very well established.

The Late Period covers the years between 1150 A.D. and 1805 A.D. Economic changes continued within the Chumash world. Bead jewelry indicates that there were divisions in wealth between family lines. Money was invented and extensively used as an indication of political as well as economic power. The long process of localized adaptation evident throughout Chumash prehistory became even more established. With the arrival of the Spanish, especially after 1769 A.D., rapid changes altered Chumash political and economic achievements as well as reducing the size of the population. By the end of the Mission era, the Chumash continued to live on their ancestral lands; but their former cultural achievements ere largely changed forever. Many contemporary Chumash maintain spiritual and cultural links to their rich heritage.

Archaeological Background

Many archaeological surveys and test excavations have been done in northern San Luis Obispo County showing that archaeological sites are widespread throughout the area; but larger prehistoric settlements are clustered along the Salinas River Valley. In the vicinity of modern Paso Robles, several hot springs were once located at the Salinas River; and prior to damming, the river offered an important seasonal fishery to aboriginal groups as well as later settlers.

The greater Paso Robles, Templeton and Atascadero areas have strong cultural importance, since the border between traditional Northern Chumash lands and the Salinan tribal territory is located nearby. Originally, California researchers placed the division between these groups at the Santa Lucia Mountain Range just north of San Luis Obispo. As mission records were examined for more details, it became apparent that the Northern Chumash once lived along the upper Salinas River. A series of villages and hamlets were located near the river or along tributary streams.

Several archaeological studies completed a few miles west of the study area help to define regional settlement and chronologies. The Woodland Plaza site (CA-SLO-992) was discovered during an archaeological survey in 1980 (Gibson 1980). Ten years later, archeological testing and mitigation were done in advance of commercial developments of the property (Singer, Gibson, & Atwood 1990). The excavations and controlled surface collections at CA-SLO-992 revealed a prehistoric Chumash

site with two areas of archaeological deposits. The main habitation area occurred on the western part of the site nearer to the Salinas River and the creek mouth. Further east, indications of a stone tool workshop area were documented.

Archaeological salvage excavations at the Quail site on the Salinas River in Paso Robles revealed the presence of a Middle Period camp (Conway 1996b). A series of Chumash settlements have also been located further up the Salinas River in the communities of Templeton and Atascadero (Gibson 1988a & b; Singer 1985). However, few large-scale excavations have taken place at these and other related sites.

History

The greater Paso Robles area grew during the late 19th century into a center of agricultural and other commerce (Angel 1883). When the railroad reached the community, agricultural products were shipped to distant markets.

Field Methods

A detailed archaeological surface survey was made of the Golden Hill Development property (APN #025-366-012) at Golden Hill Road in November 2006 by walking the project area at two meter intervals. Thor Conway and Amber Conway completed the fieldwork. The project area was clearly defined by fencing. The land has open fields with moderate hills.

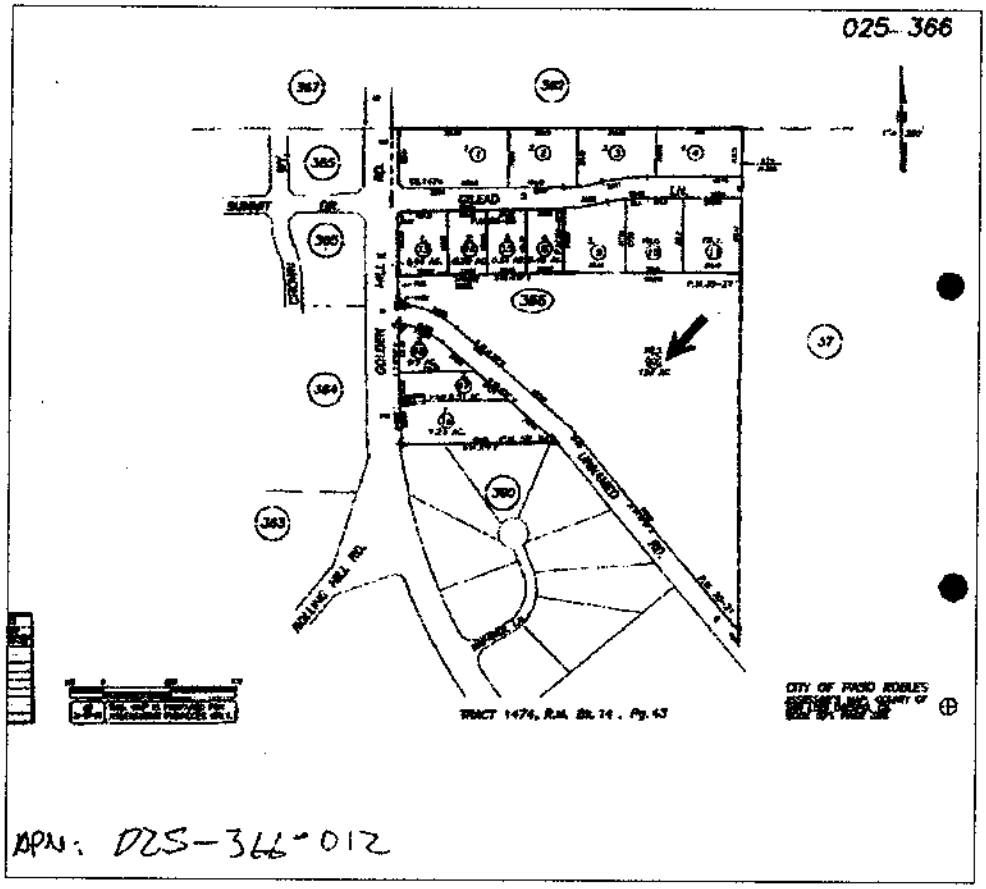

Figure 2—Map showing the legal boundaries of the study area

Visibility for the surface survey was very good with over 75% visibility.

Cultural materials were not present anywhere on the Golden Hill Development property. Neither prehistoric materials nor historic era artifacts more than fifty years old were found during the Phase I archaeological surface survey. Other large ranch lands located east of Paso Robles also yielded negative results for the presence of cultural resources (Conway 2001 & 2004).

Findings & Conclusions

The archaeological surface survey of the study area did not find archaeological remains. The literature search also suggests that this area well inland from the Salinas River Valley did not often have geographical features, such as springs or major streams, or special food resource concentrations to attract prehistoric settlement.

Recommendation—Based on the negative results of the intensive surface survey, it is recommended that no further cultural resource studies be required for this project.

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1962 *Archaeological Notes on a Chumash House Floor at Morro Bay.* A C.C.A.F. Report for Pacific Gas & Electric. Sacramento.

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1994 *Lodge Hill Archaeological Investigations of a Chumash Midden at the Lodge Hill Site (SLO-177), Cambria, California.* Report prepared for Paul Munson.

1996a *Phase II Testing of Four Prehistoric Archaeological Sites in Black Lake Canyon at the Cypress Ridge Development, Nipomo Mesa, San Luis Obispo County.* Prepared For The Cypress Ridge Development Corp.

1996b *The Quail Site: Archaeological Testing & Mitigation at SLO-1804 in the City of El Paso de Robles, San Luis Obispo County, California.* Report prepared for the Halferty Development Corp.

2001 *An Archaeological Surface Survey at the Black Ranch, Highway 46, Paso Robles, San Luis Obispo County, California.*. Report prepared for the RR M Design Group. San Luis Obispo.

2004 An *Archaeological Surface Survey of Olsen Ranch, Paso Robles, San Luis Obispo County, California.* Report on file with the Central Coast Archaeological Information Center. Santa Barbara.

Davis, James
1974 *Trade Routes and Economic Exchange among the Indians of California.* Ballena Press Publications in Archaeology, Ethnology & History #3. Ramona.

Engelhardt, Zephyrin
1933 *Mission San Luis Obispo in the Valley of the Bears.* Franciscan Fathers of California. Santa Barbara.

Fitzgerald, R. & T. Jones
1999 The Milling Stone Horizon Revisited; new perspectives from northern and central California. *Journal of California & Great Basin Anthropology,* Volume 21, #1: 67-93.

RESOLUTION NO. _____

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

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

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

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

a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;

b. Conducted public hearings to obtain public testimony on the parts of this amendment;

c. Considered public testimony from all parties;

d. Based on the information contained in the Initial Study prepared for the project, the Planning Commission found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve a Mitigated Negative Declaration for this amendment;

e. The Planning Commission recommended the City Council approve the proposed General Plan Amendment.

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

a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;

b. Conducted a public hearing to obtain public testimony on this amendment;

c. Based on its independent judgment, found that there was no substantial evidence that this amendment would have significant adverse effect on the environment and approved a Mitigated Negative Declaration for this General Plan amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, finds that the amendment to the General Plan Land Use Element Map, as shown in Exhibit A, is compatible with the surrounding land uses in the vicinity. The City Council also finds that the proposed amendment would support implementation of the 2006 Economic Strategy.

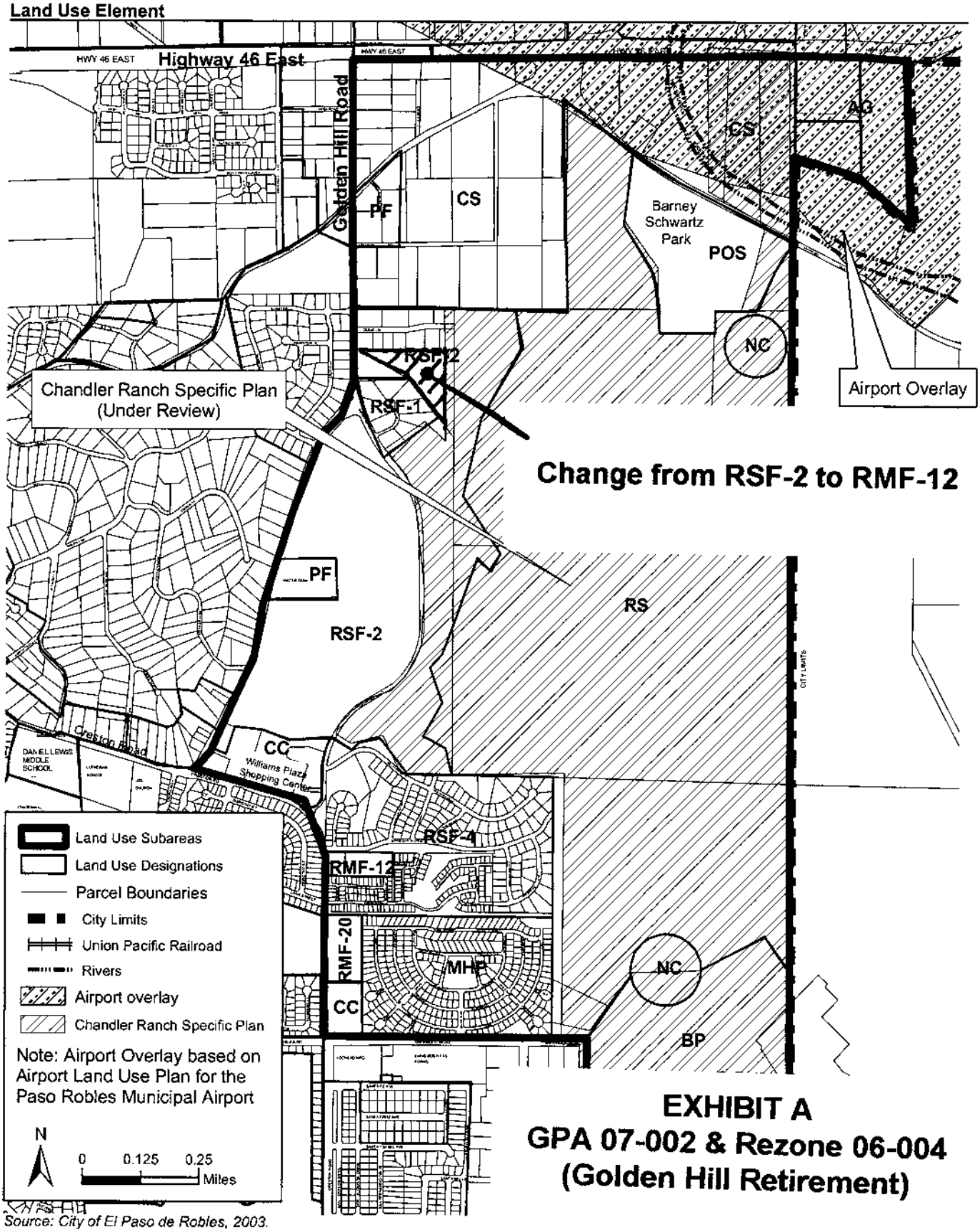
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of September, 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Deborah Robinson, City Clerk



Source: City of El Paso de Robles, 2003.

General Plan Land Use Subarea 8 Figure LU-6H

City of El Paso de Robles

ORDINANCE NO. XXX N.S.

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

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

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

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

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

a. Considered the facts and analysis, as presented in the staff report prepared for this project;

b. Conducted a public hearing to obtain public testimony on the proposed ordinance;

c. Based on the information contained in the Initial Study prepared for the project, the Planning Commission found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve a Mitigated Negative Declaration for this amendment;

d. Recommended that the City Council approve the proposed ordinance; and

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

a. Considered the facts and analysis, as presented in the staff report prepared for this project;

b. Conducted a public hearing to obtain public testimony on the proposed ordinance;

c. Considered the Commission's recommendation from the Planning Commission's August 14, 2007 public meeting;

d. Determine that the proposed rezoning to be consistent with the City's General Plan;

e. Based on its independent judgment, found that there was no substantial evidence that this amendment would have significant adverse effect on the environment and approved a Mitigated Negative Declaration for this General Plan amendment in accordance with the California Environmental Quality Act;

f. Introduced said ordinance for the first reading; and

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

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

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

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

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

I. 1450 Golden Hill Road, a 11.88 acre site (Lot 2 of PR 06-0272) is conditioned by Ordinance No. XXX N.S. to require a conditional use permit to ensure that uses for the site are limited to senior retirement communities/residential care type uses, as shown on Figure 21.13-7.

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

SECTION 4. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

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

SECTION 6. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

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

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Frank R. Mecham, Mayor

ATTEST:

_____

Deborah Robinson, Deputy City Clerk

Zoning Map for Subarea 8

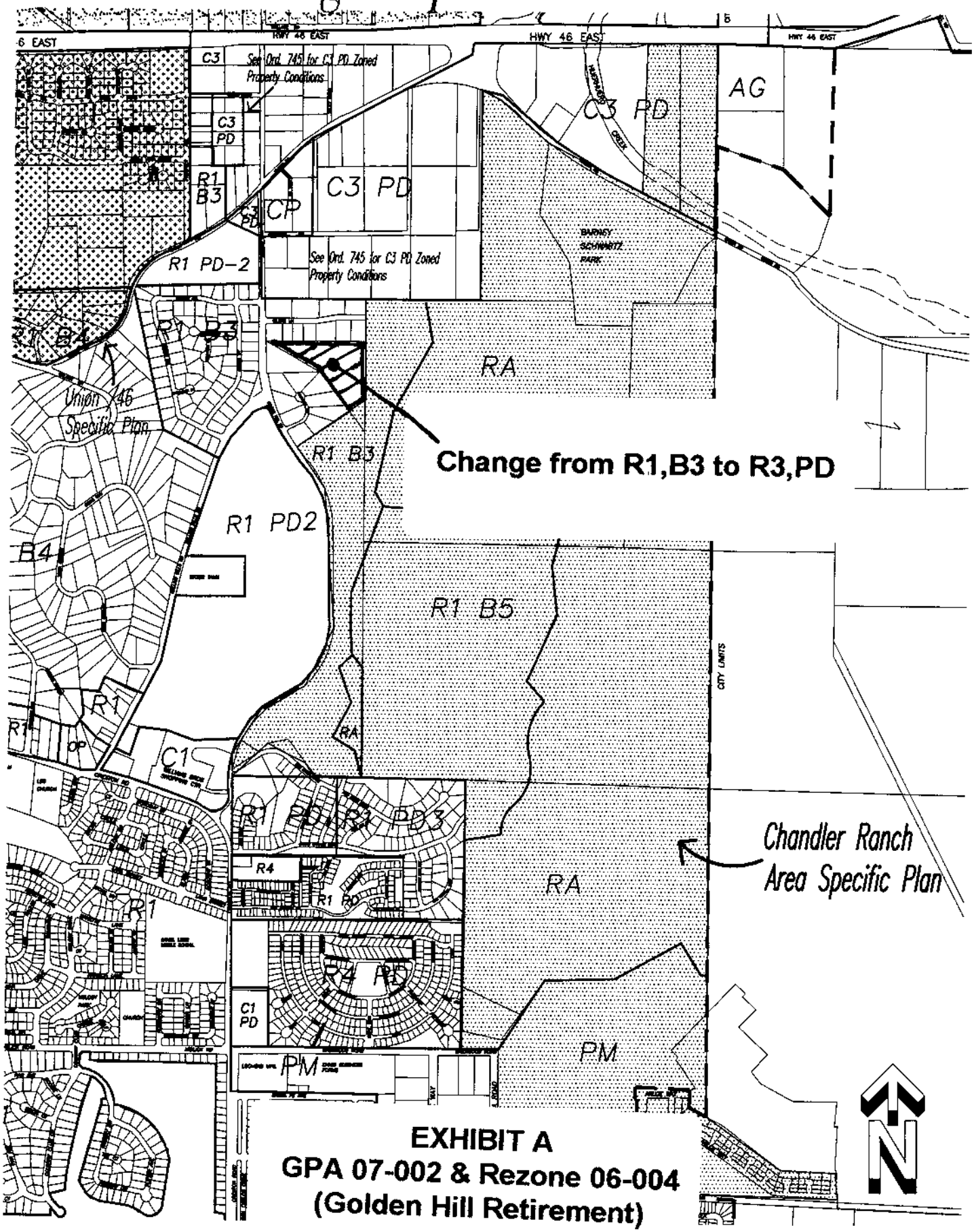


EXHIBIT A
GPA 07-002 & Rezone 06-004
(Golden Hill Retirement)

Paso Robles Department of Emergency Services

To: Darren Nash, Associate Planner

From: Kevin Taylor, Battalion Chief

Subject: PD 06-024, 1450 Golden Hill Road

Date: July 30, 2007

Please include the following Department of Emergency Services Standard Conditions for PD 06-024.

☒ 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.

☒ 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.

☒ No building shall be occupied until all improvements are completed and accepted by the City for maintenance.

☒ 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.

☒ All open space areas to be dedicated to the City shall be inspected by Emergency Services 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 the areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.

☒ Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.

☒ Each tract shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.

☒ Provisions shall be made to update Emergency Service's Run Book.

EXHBIT A OF RESOLUTION

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

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

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: SEPTEMBER 18, 2007

APPLICANT: GOLDEN HILL RETIREMENT

LOCATION: 1450 GOLDEN HILL ROAD

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

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

A. GENERAL CONDITIONS:

☒ 1. This project approval shall expire on November 18, 2009 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.

☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

☒ 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

☒ 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

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

☒ 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a $25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.

☒ 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.

☒ 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.

☐ 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.

☒ 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.

☒ 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

☒ 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.

☒ 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

☒ 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☒ 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☐ 15. The following areas shall be placed in the Landscape and Lighting District:

_____

_____.

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

☒ 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.

☐ 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____

_____.

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

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

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

☒ 2. Prior to the issuance of building permits, the
- ☒ Development Review Committee shall approve the following:
- ☐ Planning Division Staff shall approve the following:

  - ☒ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
  - ☒ b. A detailed landscape plan;
  - ☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
  - ☒ d. Other: See site specific conditions is PD Resolution.

☐ 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

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

☒ 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.

☐ 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

****

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: GH Retirement - Basila PREPARED BY: JF

REPRESENTATIVE: NCE CHECKED BY: _____

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

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

☐ 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".

☒ 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

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

F. PRIOR TO ANY SITE WORK:

☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

☒ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.

☒ 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.

☐ 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

☐ 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.

☐ 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

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

☐ 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

☐ a. Public Utilities Easement;

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

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☒ 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.

☒ 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.

☒ 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

☒ 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.

☒ 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.

☐ 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

☐ a. Street lights;
☐ b. Parkway and open space landscaping;
☐ c. Wall maintenance in conjunction with landscaping;
☐ d. Graffiti abatement;
☐ e. Maintenance of open space areas.

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

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.

☒ 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.

☒ 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.

☐ 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.

☐ 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.

☐ 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).

☐ 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).

☒ 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

☒ 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.

☒ 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

☒ 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.

☒ 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

☒ 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

****

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

I. GENERAL CONDITIONS

☒ 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.

☒ 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.

☒ 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.

☐ 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.

☒ 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.

☒ 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.

☐ 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.

☒ 8. Provisions shall be made to update the Fire Department Run Book.

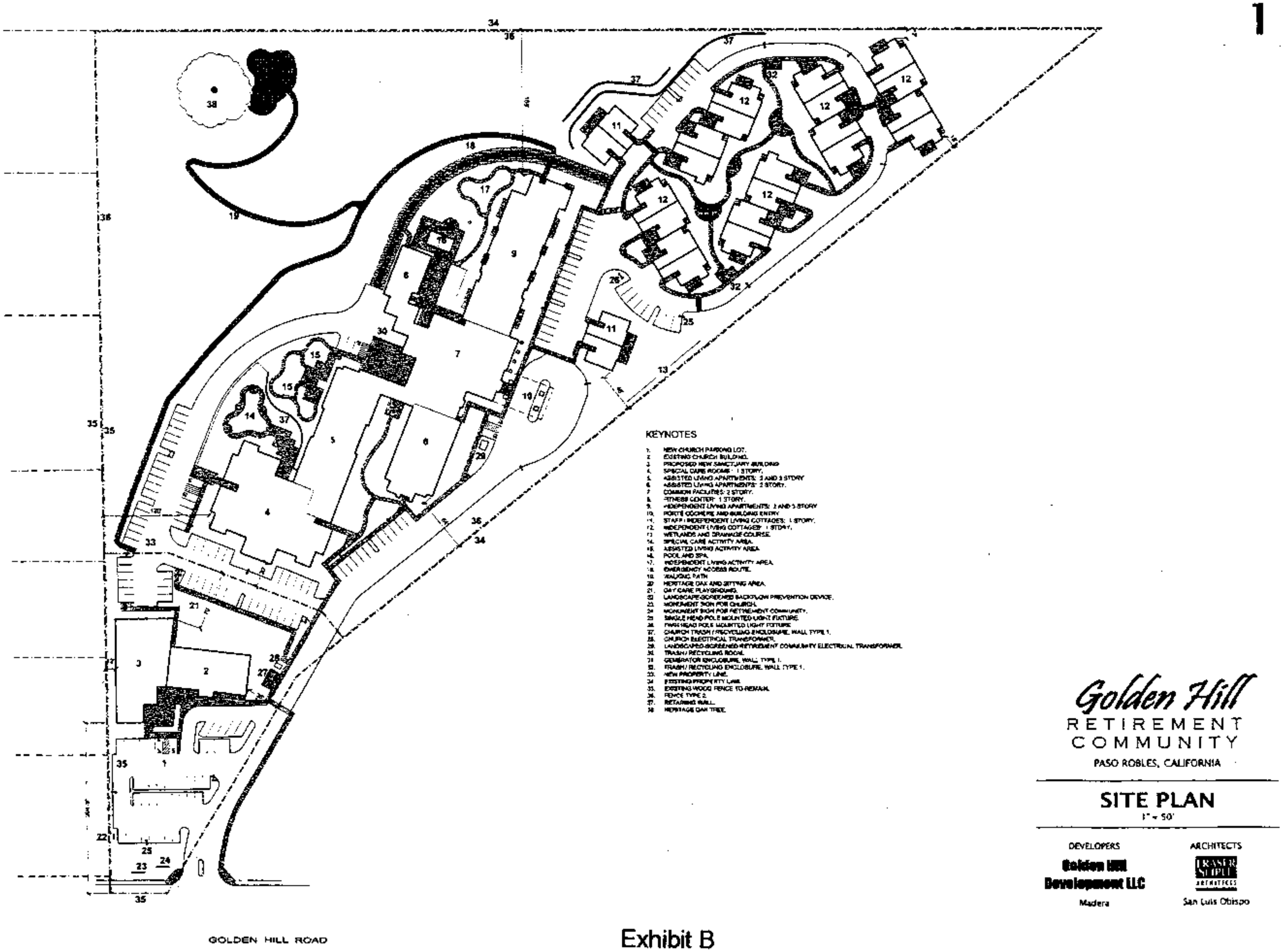


Exhibit B
Overall Site Plan
(Golden Hill Retirement)

SETBACKS

RETIREMENT COMMUNITY

FRONT

PROPERTY IS A FLAG LOT. NO FRONT SETBACK EXISTS

INTERIOR SIDE

REQUIRED AT 3 STORY MAIN BUILDING: 15 FT.
PROVIDED AT MAIN BUILDING: 30 FT. MINIMUM

REQUIRED AT 1 STORY COTTAGES: 5 FT.
PROVIDED AT COTTAGES: 15 FT. MINIMUM

REAR

REQUIRED AT 3 STORY MAIN BUILDING: 15 FT
PROVIDED AT MAIN BUILDING: 168 FT.

REQUIRED AT 1 STORY COTTAGES: 10'
PROVIDED AT COTTAGES: 12 FT. MINIMUM

BUILDING SEPARATION

REQUIRED AT 1 STORY COTTAGES, WALLS W / WINDOWS: 20 FT.
PROVIDED AT COTTAGES, WALLS W / WINDOWS: 40 FT. MINIMUM

REQUIRED AT 1 STORY COTTAGES, WALLS WO / WINDOWS: 10 FT.
PROVIDED AT COTTAGES, WALLS WO / WINDOWS: 20 FT. MINIMUM

CHURCH

FRONT

REQUIRED AT ARTERIAL ROAD: 25 FT.
PROVIDED AT GOLDEN HILL ROAD: 106 FT.

INTERIOR SIDE

REQUIRED AT 2 STORY BUILDING: 10 FT.
PROVIDED AT NEW SANCTUARY: 12 FT. MINIMUM

REAR

REQUIRED AT 2 STORY BUILDING: 10 FT
PROVIDED AT NEW SANCTUARY: 70 FT.

BUILDING HEIGHTS

RETIREMENT COMMUNITY

MAXIMUM ALLOWED: 40 FT. OR 3 STORIES
PROPOSED, MAIN BUILDING: 39 FT., 4 INCHES FROM AVERAGE GRADE. 3 STORIES

CHURCH

MAXIMUM ALLOWED: 40 FT. OR 3 STORIES
PROPOSED, NEW SANCTUARY BUILDING: 36 FT. FROM AVERAGE GRADE. 1 STORY

COVERAGE

RETIREMENT COMMUNITY		
BUILDING COVERAGE:	98,976 S.F. =	17.2 %
PARKING, DRIVES, WALKS, PLAZAS:	117,575 S.F. =	22.7 %
OPEN / LANDSCAPE:	311,182 S.F. =	60.1 %
TOTAL:	517,513 S.F. =	100.0 %
CHURCH		
BUILDING COVERAGE:	10,970 S.F. =	15.4 %
PARKING, DRIVES, WALKS, PLAZAS:	36,180 S.F. =	52.0 %
OPEN / LANDSCAPE:	22,999 S.F. =	32.6 %
TOTAL:	69,349 S.F. =	100.0 %

PARKING

RETIREMENT COMMUNITY

REQUIRED PER ZONING ORDINANCE SECTION 21.22.040

RESIDENTS: 1 space per unit: 50% provided at initial occupancy for persons-only: 125 X 50 % =	63
GUESTS: 1 space per 5 units: 125 / 5 =	25
STAFF: allowance based on staffing projections:	20
TOTAL REQUIRED:	108 SPACES
PROVIDED	
ACCESSIBLE SPACES:	5
STANDARD SPACES:	84
GARAGE SPACES:	24
TOTAL PROVIDED:	113 SPACES

CHURCH

REQUIRED PER ZONING ORDINANCE SECTION 21.22.040

EXISTING MIXED USE / DAY CARE: 1 space per 250 s.f. based on ZC 21.22.040(A)(4c as most similar equivalent uses (community building for mobile home park: 4,340 / 250 =	17
NEW SANCTUARY: 1 space per 100 s.f. assembly: 5,100 s.f. / 100 =	51
TOTAL REQUIRED:	68 SPACES
PROVIDED	
ACCESSIBLE SPACES:	2
STANDARD SPACES:	87
TOTAL PROVIDED:	89 SPACES

RESIDENTIAL DENSITY

CURRENT

GENERAL PLAN DESIGNATION: RSF-2 (single family residential, 2 DU/AC)

ZONING: R1-B3 (single family residential, restricted lot sizes, setbacks)

MAXIMUM RESIDENTIAL BUILD-OUT: 11.9 X 2 = 23 HOMES

PROPOSED

GENERAL PLAN DESIGNATION: RMF-12-PD (multiple family residential, 12 DU/AC, planned development)

ZONING: R3-PD-SH (multiple family residential, medium density, planned development, senior housing)

MAXIMUM RESIDENTIAL BUILD-OUT: 11.9 X 12 = 142 UNITS

PROPOSED TOTAL BUILD-OUT: 125 UNITS

AREAS

SITE

RETIREMENT COMMUNITY:	517,513 S.F. =	11.9 ACRES
PRESBYTERIAN CHURCH:	69,349 S.F. =	1.6 ACRES

RESIDENTIAL UNITS:

UNIT TYPE	DESCRIPTION	G.S.F.	QUANTITY
SPECIAL CARE UNITS			
SC.1	single bed studio	388	6
SC.2	double bed studio	383	9
ASSISTED LIVING UNITS			
AL.1	studio / 1 bath	429	10
AL.2	one bedroom / one bath	568	33
AL.3	one bedroom / one bath / HC	568	4
AL.4	two bedroom / two bath	880	5
INDEPENDENT LIVING UNITS			
IL.1	one bedroom / one bath	623	18
IL.2	one bedroom / one bath HC	623	2
IL.3	two bedroom / one bath	831	5
IL.4	two bedroom / two bath	865	8
CO.1	two bedroom / one bath / garage	1,363	10
CO.2	two bedroom / two bath / garage	1,457	10
SH.1	two bedroom / one bath / garage*	1,358	6
TOTAL			125

RESIDENTIAL BUILDINGS:

LOWER LEVEL, MAIN BUILDING:	26,123 S.F.
SPECIAL CARE LEVEL, MAIN BUILDING:	12,159 S.F.
MIDDLE LEVEL, MAIN BUILDING:	43,185 S.F.
UPPER LEVEL, MAIN BUILDING:	25,176 S.F.
DUPLEX COTTAGES (SH UNITS): 2 X 2,716 S.F. =	5,432 S.F.
QUADRUPLEX COTTAGES (CO UNITS): 5 X 5,640 S.F. =	28,200 S.F.
TOTAL:	140,275 S.F.

CHURCH BUILDINGS:

EXISTING MULTI-USE BUILDING:	4,340 S.F.
NEW SANCTUARY BUILDING:	6,330 S.F.
TOTAL:	10,670 S.F.

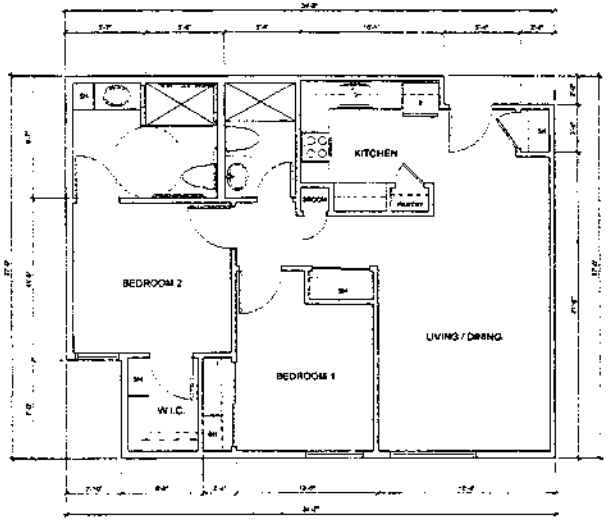
Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

COMPLIANCE SUMMARY

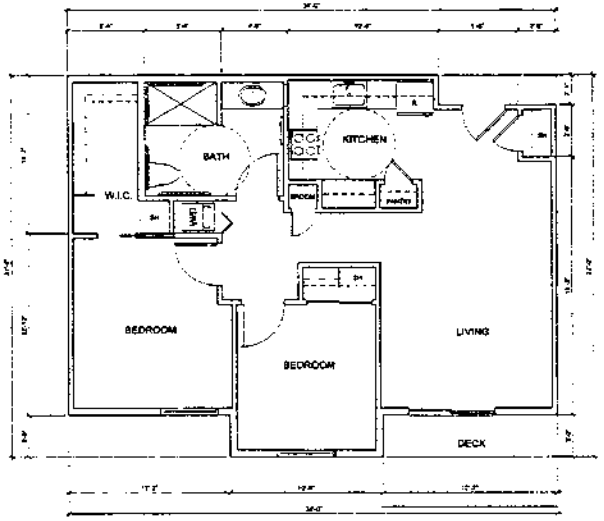
DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
FRASER SEIFF ARCHITECTS
San Luis Obispo

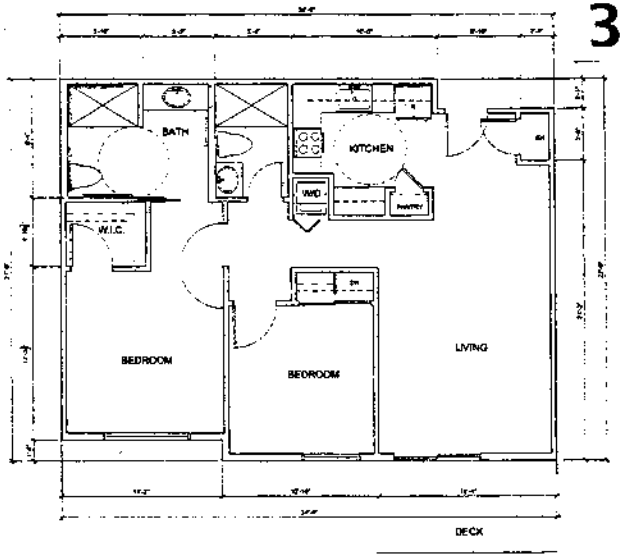
Exhibit C
Compliance Summary
(Golden Hill Retirement)



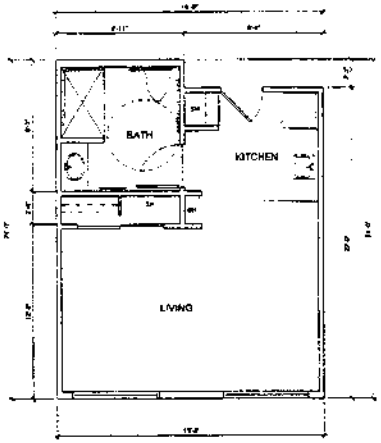
UNIT AL.4
ASSISTED LIVING 2 BEDROOM
880 s.f.



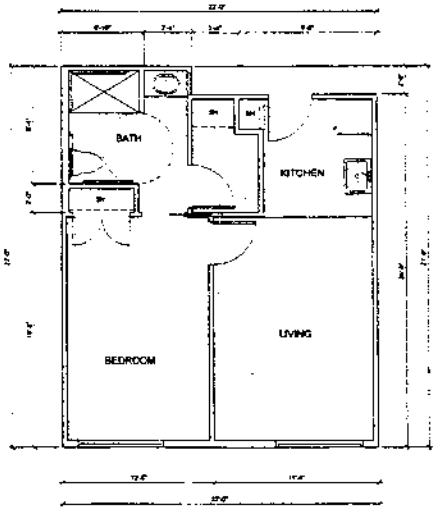
UNIT IL.3
INDEPENDENT LIVING 2 BEDROOM
831 s.f.



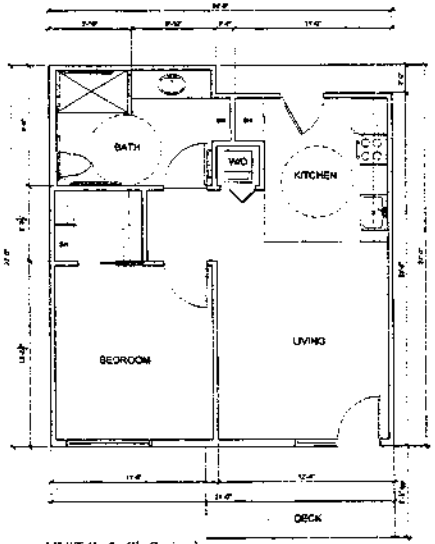
UNIT IL.4
INDEPENDENT LIVING 2 BEDROOM
893 s.f.



UNIT AL.1
ASSISTED LIVING STUDIO
429 s.f.



UNIT AL.2
ASSISTED LIVING 1 BEDROOM
568 s.f.



UNIT IL.1 (IL.2 sim.)
INDEPENDENT LIVING 1 BEDROOM
623 s.f.

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

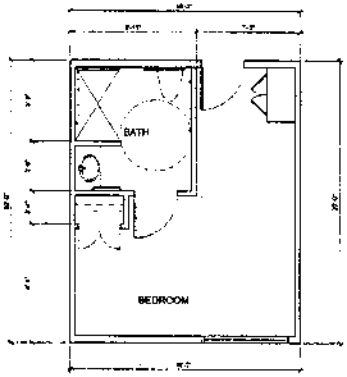
UNIT FLOOR PLANS

1/4" = 1'-0"

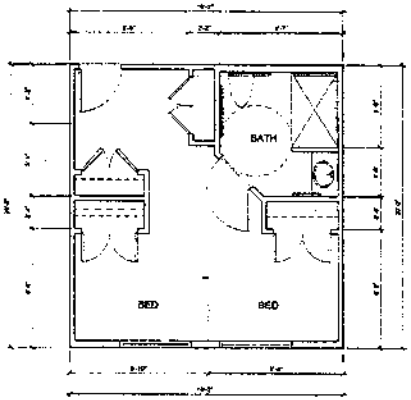
DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Street Architects
San Luis Obispo

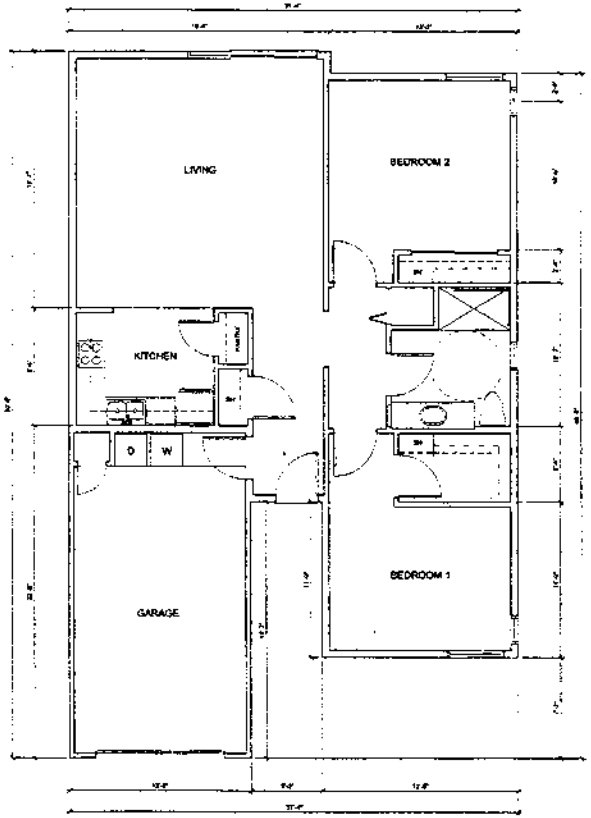
Exhibit D-1
Floor Plans
(Golden Hill Retirement)



UNIT SC.1
SPECIAL CARE 1 BED STUDIO
323 s.f.



UNIT SC.2
SPECIAL CARE 2 BED STUDIO
383 s.f.



UNIT SH.1 (STAFF HOUSING)
2 BEDROOM / 1 BATH / GA
GARAGE: 294 s.f.
LIVING : 1064 s.f.
TOTAL : 1358 s.f.

FLOOR PLANS
1/4"= 1'- 0"

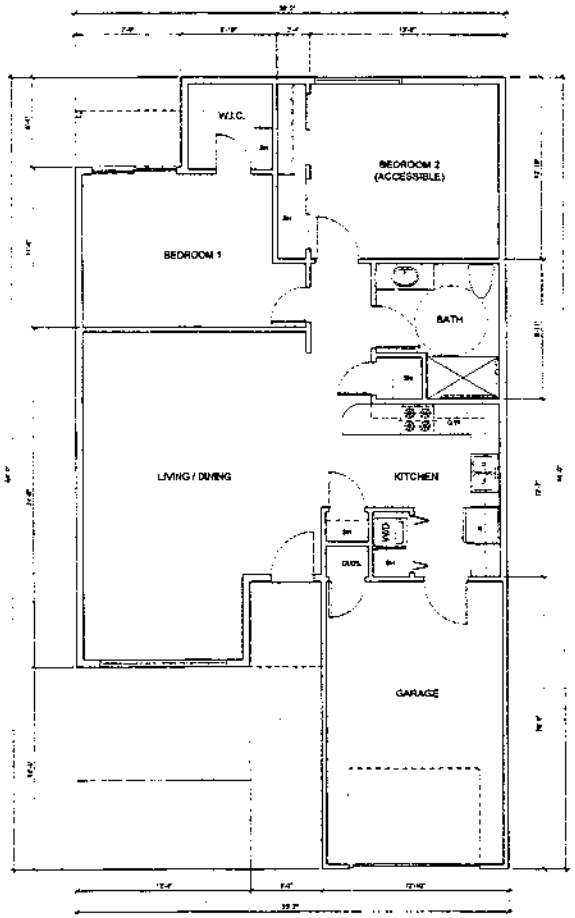
Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

UNIT FLOOR PLANS
1/4" = 1'-0"

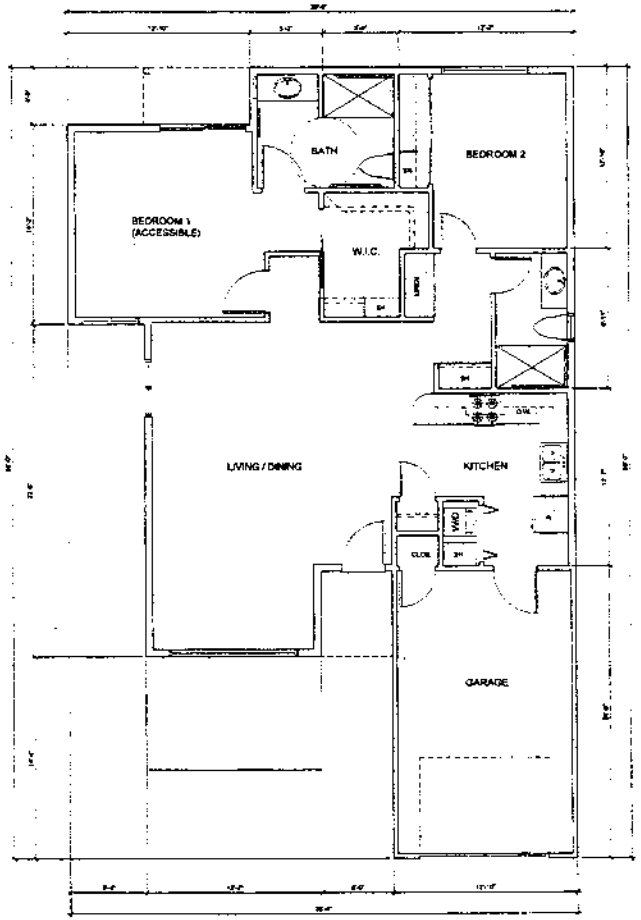
DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Franklin Steele Architects
San Luis Obispo

Exhibit D-2
Floor Plans
(Golden Hill Retirement)



UNIT CO.1
COTTAGE FLOOR PLAN
GARAGE: 263 s.f.
LIVING : 1100 s.f.
TOTAL : 1363 s.f.



UNIT CO.2
COTTAGE FLOOR PLAN
GARAGE: 263 s.f.
LIVING : 1194 s.f.
TOTAL : 1457 s.f.

COTTAGE FLOOR PLANS
SCALE : 1/4" = 1'-0"

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

UNIT FLOOR PLANS
1/4" = 1'-0"

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Seidel Architects
San Luis Obispo

Exhibit D-3
Floor Plans
(Golden Hill Retirement)

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

LOWER LEVEL BUILDING FLOOR PLAN

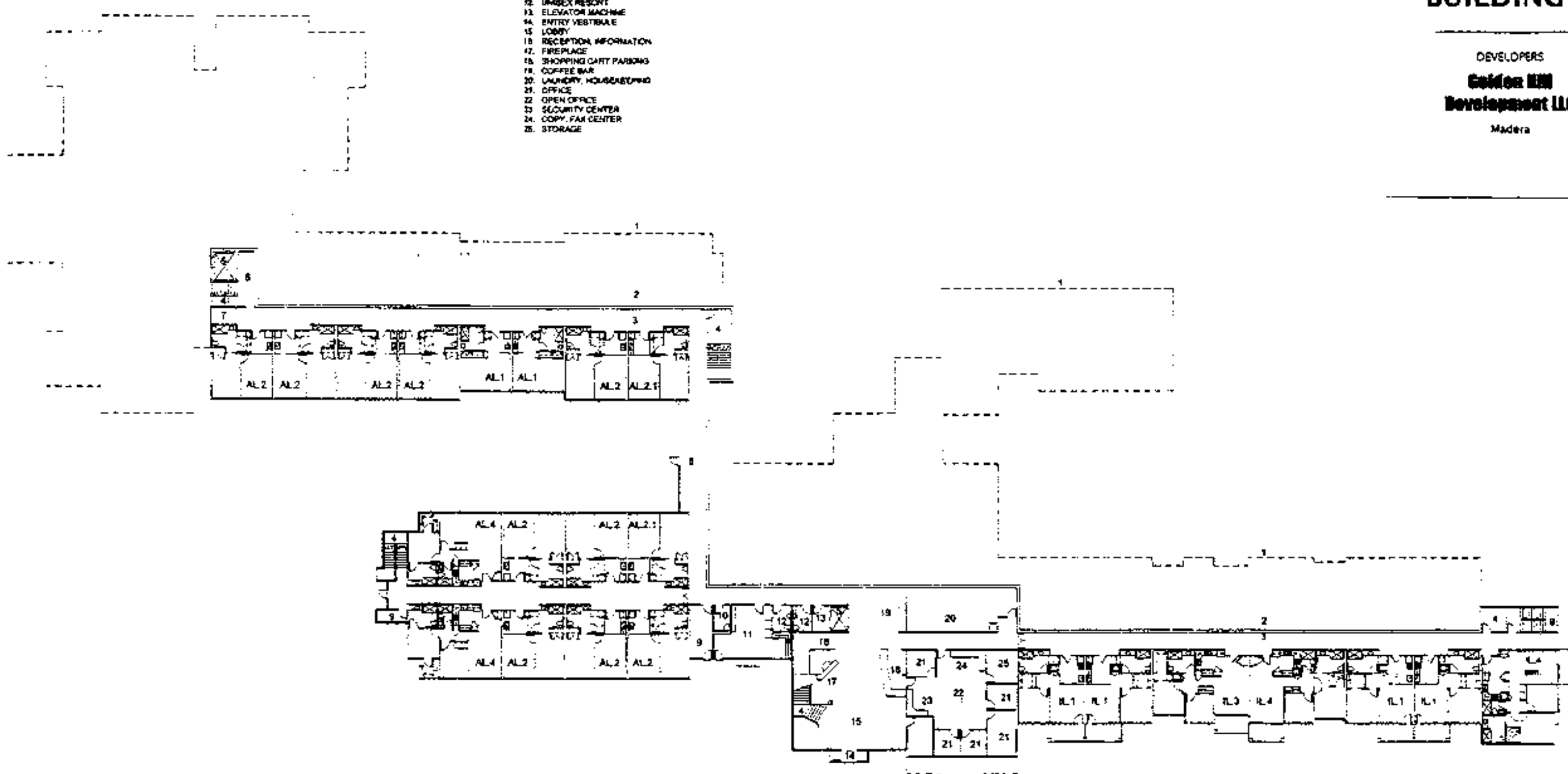
1" = 20'

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
San Luis Obispo

NOTES

1. OUTLINE OF MIDDLE LEVEL ABOVE
2. RETAINING WALL
3. HALL
4. STAIR
5. ELEVATOR
6. VESTIBULE
7. HOUSEKEEPING
8. GALLERY
9. ELECTRICAL COMMUNICATIONS
10. JANITOR
11. EMPLOYEES BREAK, LOCKERS
12. UNISEX RESORT
13. ELEVATOR MACHINE
14. ENTRY VESTIBULE
15. LOBBY
16. RECEPTION, INFORMATION
17. FIREPLACE
18. SHOPPING CART PARKING
19. COFFEE BAR
20. LAUNDRY, HOUSEKEEPING
21. OFFICE
22. OPEN OFFICE
23. SECURITY CENTER
24. COPY, FAX CENTER
25. STORAGE



LOWER FLOOR PLAN
SCALE: 1" = 20'

6

Exhibit D-4
Floor Plans
(Golden Hill Retirement)

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

MIDDLE LEVEL BUILDING FLOOR PLAN

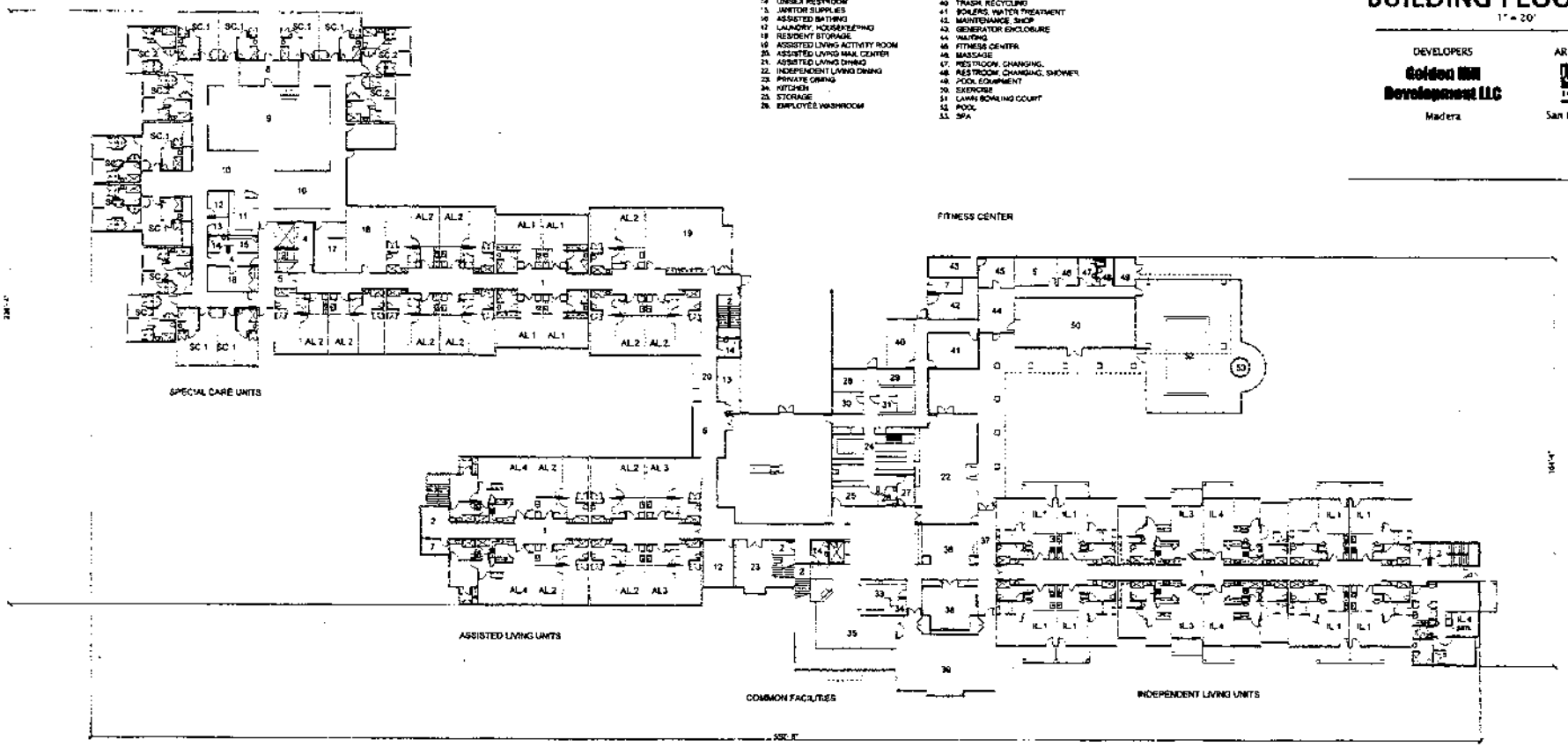
1" = 20'

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Sleppy Architects
San Luis Obispo

NOTES

1. HALL
2. STAIR
3. ELEVATOR
4. VESTIBULE
5. HOUSEKEEPING
6. GALLERY
7. ELECTRICAL, COMMUNICATIONS
8. SPECIAL CARE LOBBY
9. LIVING ROOM
10. DINING
11. KITCHEN BUFFET
12. NURSE OFFICE
13. MEDICINE
14. LINEN / RESTROOM
15. JANITOR SUPPLIES
16. ASSISTED BATHING
17. LAUNDRY, HOUSEKEEPING
18. RESIDENT STORAGE
19. ASSISTED LIVING ACTIVITY ROOM
20. ASSISTED LIVING MAIL CENTER
21. ASSISTED LIVING DINING
22. INDEPENDENT LIVING DINING
23. PRIVATE DINING
24. KITCHEN
25. STORAGE
26. EMPLOYEE WASHROOM
27. JANITOR
28. DRY STORAGE
29. 7-DAY STORAGE
30. KITCHEN OFFICE
31. COLD STORAGE
32. SITTING
33. BISTRO
34. STORAGE
35. BISTRO SEATING
36. CARDS, GAMES
37. INDEPENDENT LIVING MAIL CENTER
38. LIBRARY, MEDIA
39. MULTIPURPOSE
40. TRASH, RECYCLING
41. BOILERS, WATER TREATMENT
42. MAINTENANCE, SHOP
43. GENERATOR ENCLOSURE
44. VALETING
45. FITNESS CENTER
46. MASSAGE
47. RESTROOM, CHANGING,
48. RESTROOM, CHANGING, SHOWER
49. POOL EQUIPMENT
50. EXERCISE
51. LAWN BOWLING COURT
52. POOL
53. SPA



MIDDLE FLOOR PLAN
SCALE : 1" = 20'

7

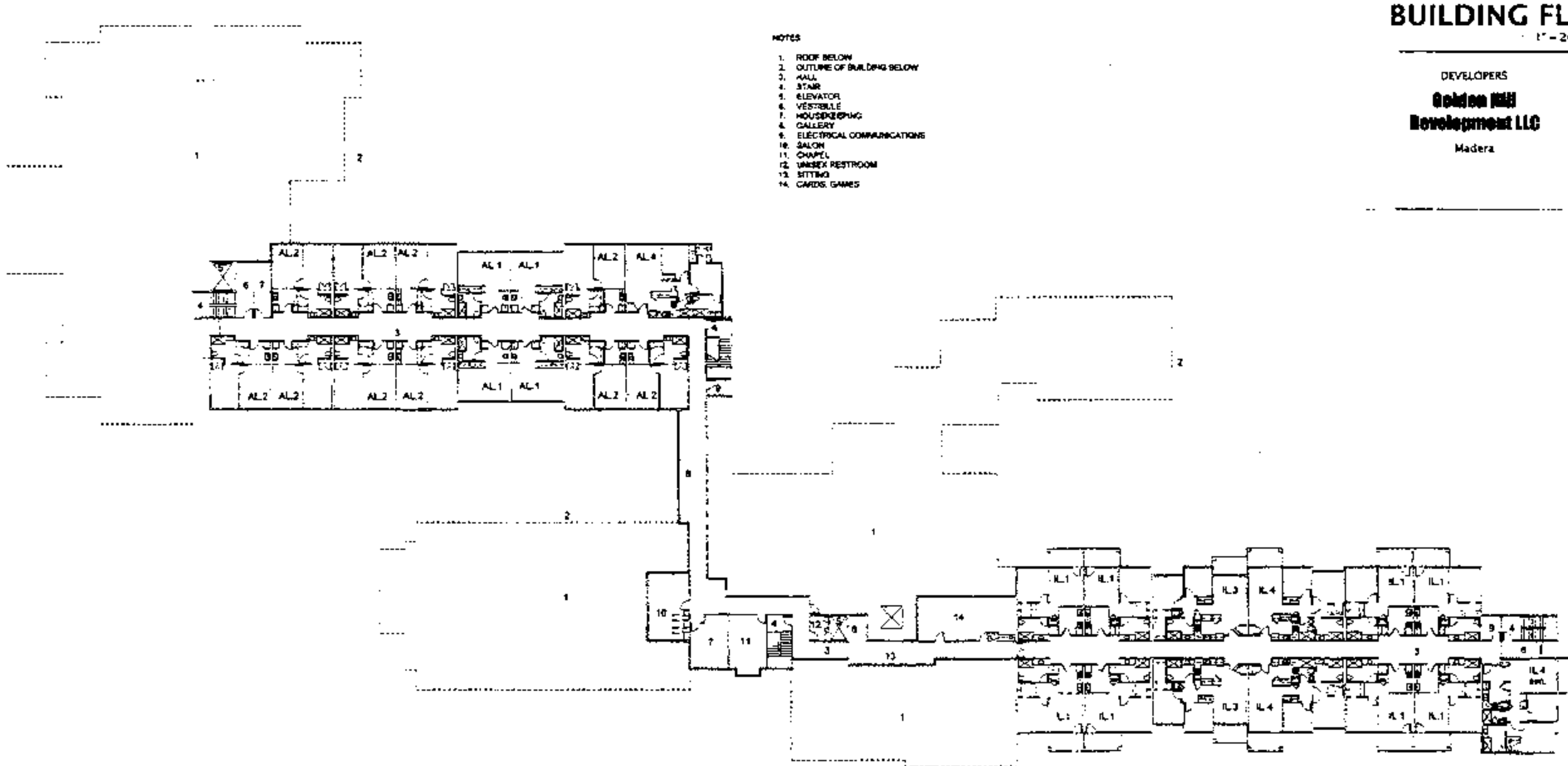
Exhibit D-5
Floor Plans
(Golden Hill Retirement)

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

UPPER LEVEL BUILDING FLOOR PLAN

1" = 20'

DEVELOPERS	ARCHITECTS
Golden Hill Development LLC	Fraser Seiple Architects
Madera	San Luis Obispo

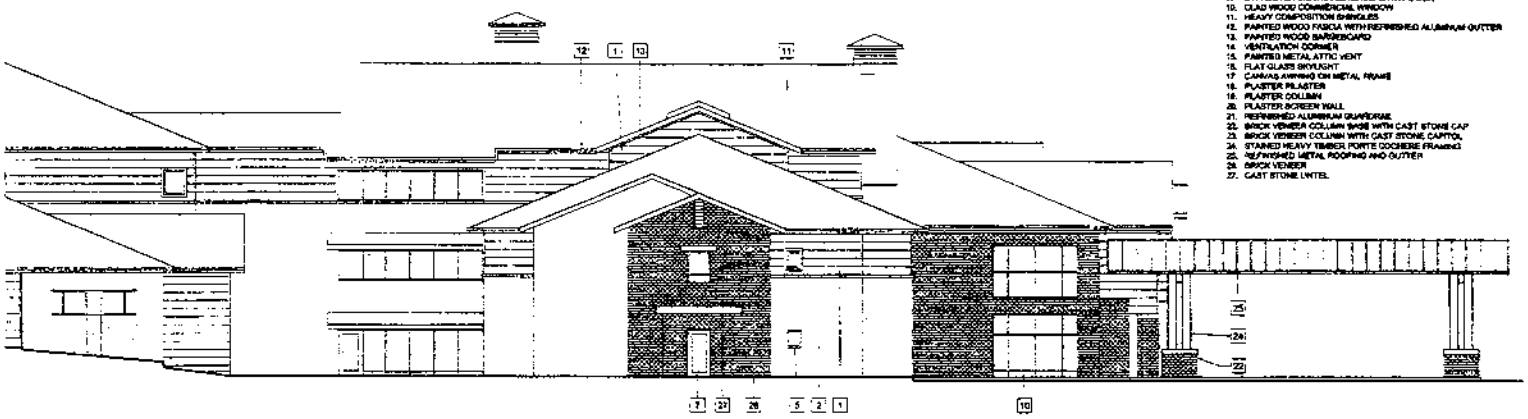


UPPER FLOOR PLAN
SCALE: 1" = 20'

8

Exhibit D-6
Floor Plans
(Golden Hill Retirement)

SOUTH



NOTES

1. PAINTED CEMENT BOARD SIDING
2. SMOOTH INTEGRALLY PIGMENTED PLASTER, COLOR 1
3. SMOOTH INTEGRALLY PIGMENTED PLASTER, COLOR 2
4. REVEAL JOINT
5. VINYL WINDOW
6. PAINTED ALUMINUM PATIO DOOR
7. GLAZED FIBERGLASS DOOR, PAINTED
8. PAINTED FLUSH FIBERGLASS DOOR
9. BYPASS AUTOMATIC ALUMINUM ENTRY DOOR
10. CLAD WOOD COMMERCIAL WINDOW
11. HEAVY COMPOSITION SHINGLES
12. PAINTED WOOD FASCIA WITH REFINISHED ALUMINUM GUTTER
13. PAINTED WOOD BARGEBOARD
14. VENTILATION CORNER
15. PAINTED METAL ATTIC VENT
16. FLAT GLASS SKYLIGHT
17. CANVAS AWNING ON METAL FRAME
18. PLASTER PILASTER
19. PLASTER COLUMN
20. PLASTER SCREEN WALL
21. REFINISHED ALUMINUM GUARDRAIL
22. BRICK VENEER COLUMN BASE WITH CAST STONE CAP
23. BRICK VENEER COLUMN WITH CAST STONE CAPITOL
24. STAINED HEAVY TIMBER PORTE COCHERE FRAMING
25. REFINISHED METAL ROOFING AND GUTTER
26. BRICK VENEER
27. CAST STONE LINTEL

WEST

MAIN BUILDING PARTIAL ELEVATIONS

1/8"= 1'- 0"

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

PARTIAL ELEVATIONS

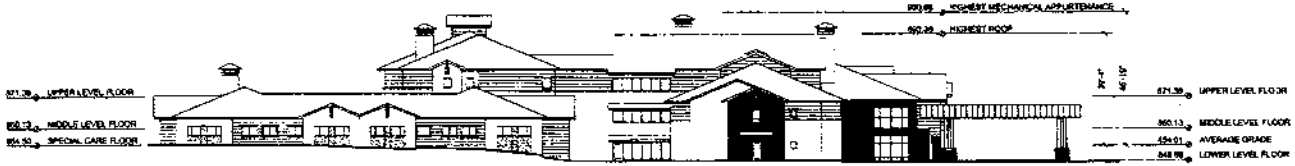
1/8" = 1'-0"

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Stipe Architects
San Luis Obispo

Exhibit E-1
Architectural Elevations
(Golden Hill Retirement)

SOUTH



WEST

EXTERIOR ELEVATIONS

1" = 20'- 0"

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

SOUTH, WEST ELEVATIONS

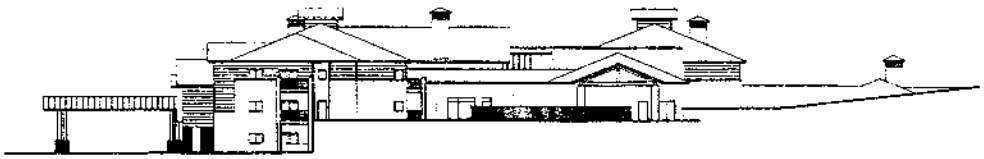
1" = 20'

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Seidel Architects
San Luis Obispo

Exhibit E-2
Architectural Elevations
(Golden Hill Retirement)

NORTH



EAST

EXTERIOR ELEVATIONS

1" = 20'- 0"

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

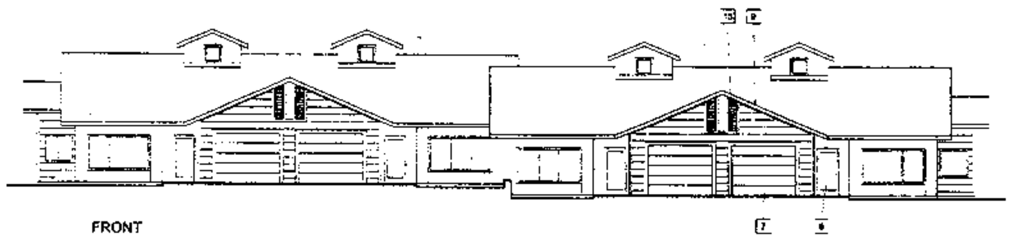
NORTH, EAST ELEVATIONS

1" = 20'

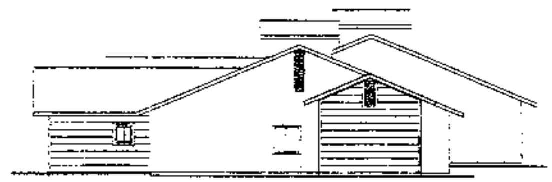
DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Scott Architects
San Luis Obispo

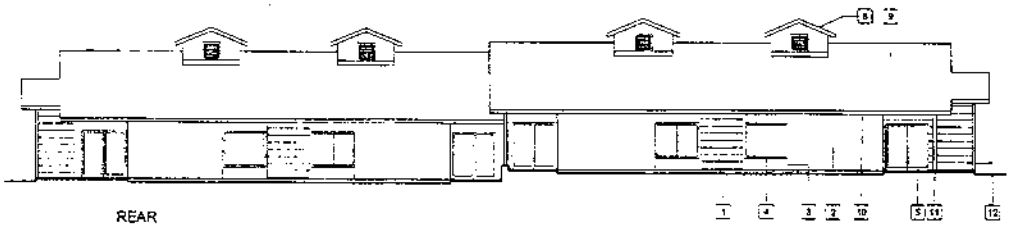
Exhibit E-3
Architectural Elevations
(Golden Hill Retirement)



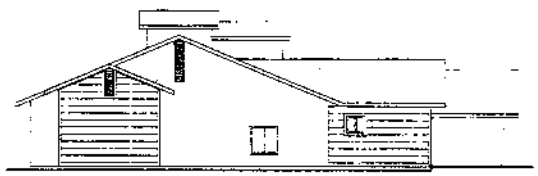
FRONT



RIGHT SIDE



REAR



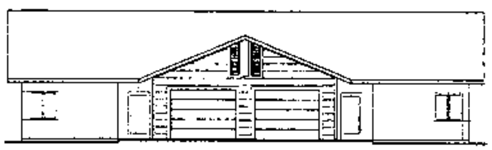
LEFT SIDE

UNIT CO.1 / CO.2 BUILDING EXTERIOR ELEVATIONS

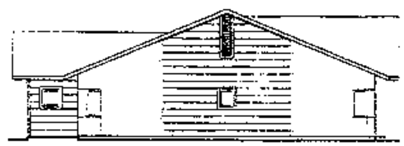
1/8"= 1'- 0"

NOTES

1. PAINTED CEMENT BOARD SIDING
2. SMOOTH INTEGRALLY PIGMENTED PLASTER
3. REVEAL JOINT
4. VINYL WINDOW
5. PAINTED ALUMINUM PATIO DOOR
6. GLAZED FIBERGLASS DOOR, PAINTED
7. REFINISHED METAL SEGMENTAL GARAGE DOOR
8. LIGHT MONITOR AND VENTILATION BELVEDERE
9. HEAVY COMPOSITION SHINGLES
10. PAINTED WOOD FASCIA WITH REFINISHED ALUMINUM GUTTER
11. PAINTED WOOD PORCH COLUMN
12. PAINTED COMPOSITE WOOD TRIM
13. PAINTED METAL ATTIC VENT
14. PAINTED WOOD BARGEBOARD



FRONT



RIGHT SIDE

REAR

LEFT SIDE

UNIT SH .1 BUILDING EXTERIOR ELEVATIONS

1/8"= 1'- 0"

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

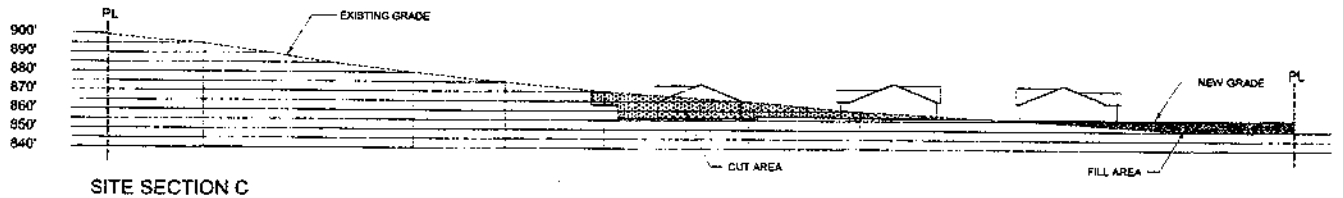
COTTAGE ELEVATIONS

1/8" = 1'-0"

DEVELOPERS
Golden Hill Development LLC
Madera

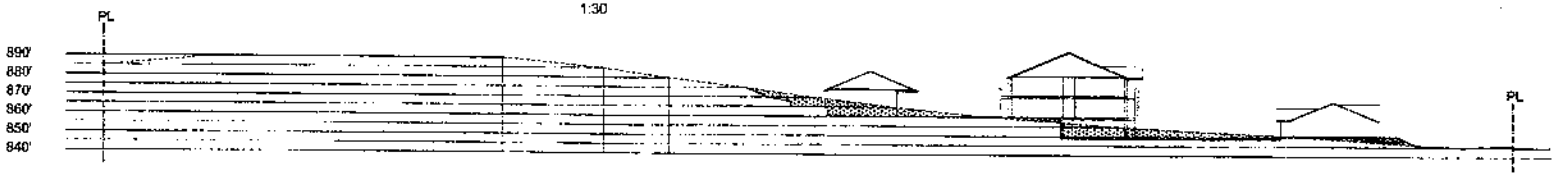
ARCHITECTS
FRASER SEIPLE ARCHITECTS
San Luis Obispo

Exhibit E-4
Architectural Elevations
(Golden Hill Retirement)



SITE SECTION C

1:30

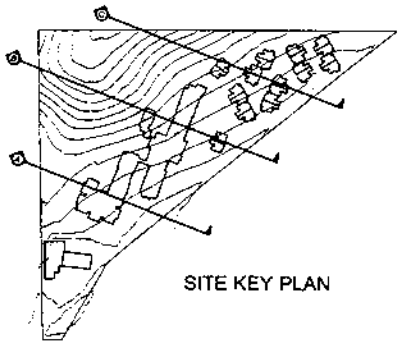


SITE SECTION B

1:30

SITE SECTION A

1:30



SITE KEY PLAN

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

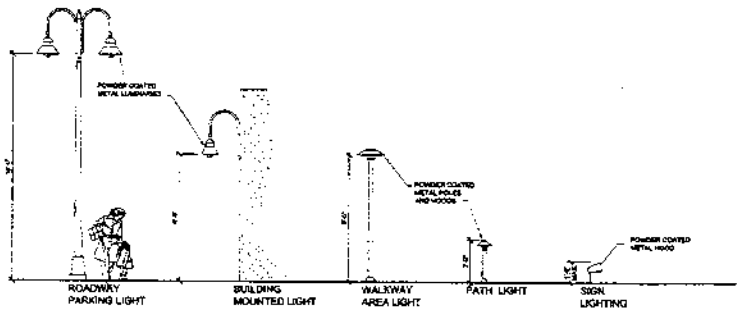
SITE SECTIONS

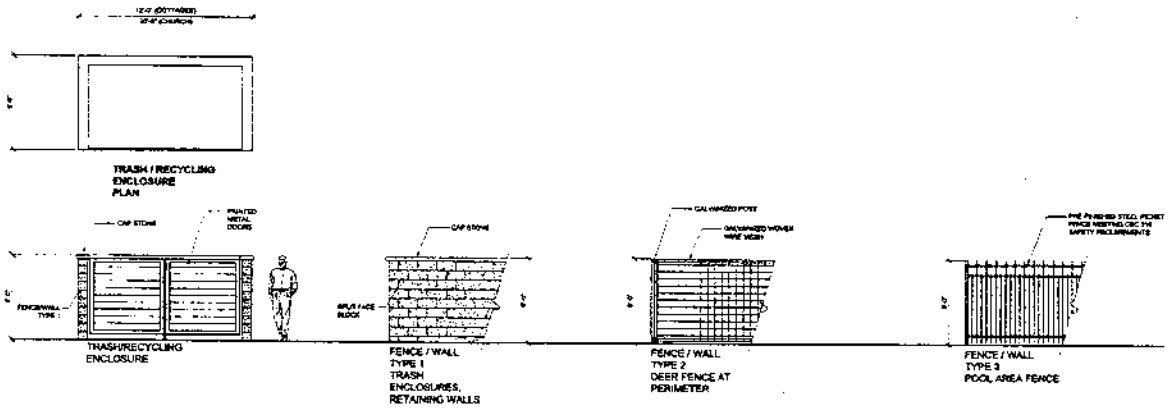
1" = 30'

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Shupe Architects
San Luis Obispo

Exhibit F
Site Sections
(Golden Hill Retirement)





SITE FURNISHINGS
SCALE : 1/4" = 1'-0"

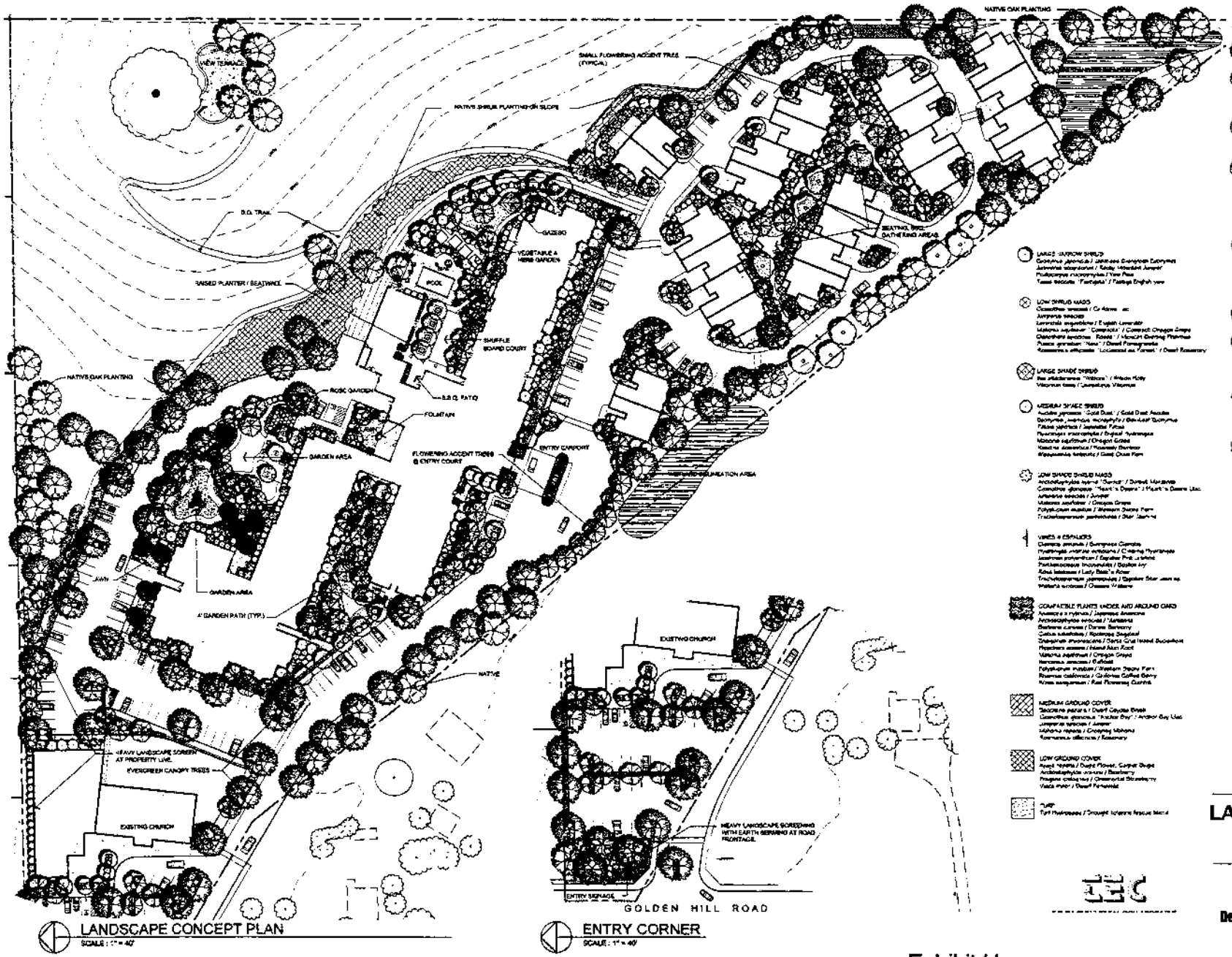
Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

SITE FURNISHINGS
1/4" = 1'-0"

DEVELOPERS
Golden Hill Development LLC
Madera

ARCHITECTS
Fraser Shilts Architects
San Luis Obispo

Exhibit G
Site Furnishings
(Golden Hill Retirement)



CONCEPT PLANT SCHEDULE

15

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

LANDSCAPE CONCEPT PLAN
1"=40'-0"

DEVELOPERS
Golden Hill Development LLC
Madera

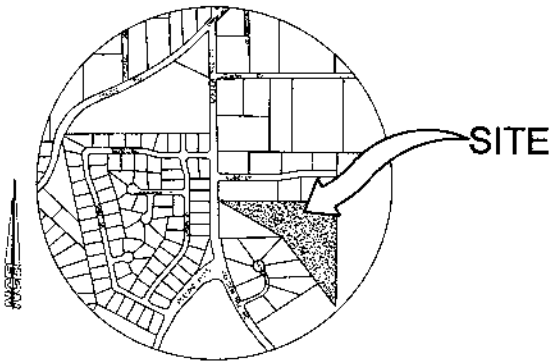
ARCHITECTS
Fraser Stubbs Architects
San Luis Obispo

Exhibit H
Landscape Concept Plan
(Golden Hill Retirement)

GOLDEN HILL
SENIOR COMMUNITY
TENTATIVE PARCEL MAP
AND
PLANNED DEVELOPMENT

SITE STATISTICS - OVERVIEW

RECORD OWNER:	WILLIAM B. HAWK P.O. BOX 722 TEMPLETON, CA 93465
APPLICANT	GOLDEN HILL DEVELOMPENT, LLC WILLIAM B. HAWK P.O. BOX 722 TEMPLETON, CA 93465 JON BASILA BASILA CONSTRUCTION 2121 W. ALMOND AVE. MADERA, CA 93637
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B. PASO ROBLES, CA 93446 STEVE SYLVESTER R.C.E. 29743 EXP. 3/31/07
ARCHITECT	FRASER-SEIPLE ARCHITECTS BRUCE FRASER 971 OSOS STREET SAN LUIS OBISPO, CA 93401
A.P.N.	025-366-012
TOTAL AREA	13.48 ACRES
LOTS	2
DENSITY	9.5 UNITS PER ACRE
EXISTING USE OF PROPERTY	1 CHURCH/DAY CARE FACILITY
PROPOSED USE OF PROPERTY	128 UNIT SENIOR COMMUNITY, CHURCH, DAY CARE
EXISTING ZONING	R-1-B3
PROPOSED ZONING	R-3-PD-SH



LOCATION MAP
NO SCALE

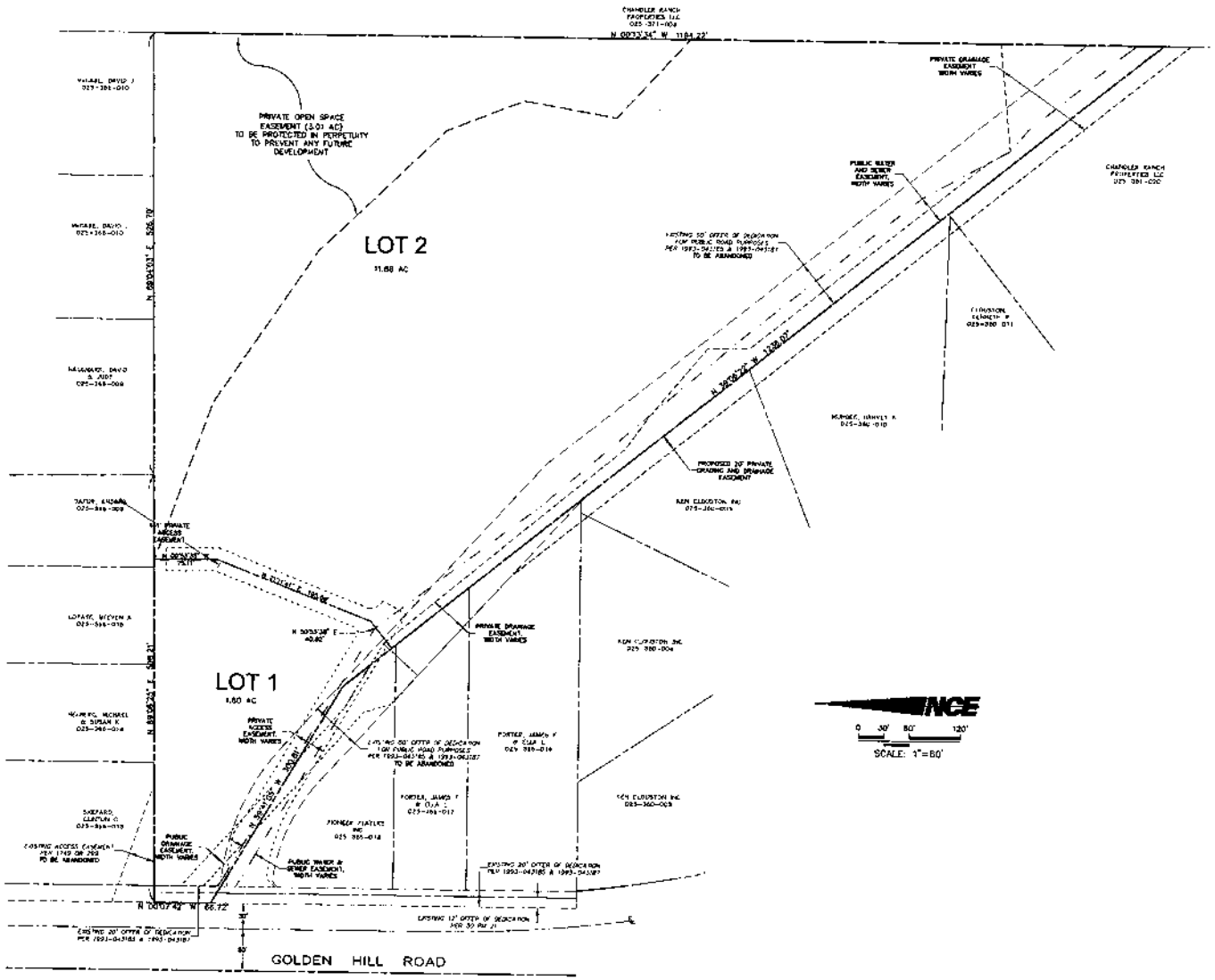
SHEET INDEX

NCE NORTH COAST ENGINEERING INC.
725 Creston Rd Suite B, Paso Robles, 238-2121

SHEET 1 OF 8

PR 05-0272, GOLDEN HILL SENIOR COMMUNITY TENTATIVE PARCEL MAP, 04149

Exhibit I
NCE Title Sheet
(Golden Hill Retirement)



GOLDEN HILL
SENIOR COMMUNITY

TENTATIVE PARCEL MAP
PR 06-0272

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP CO 80-003 AS PER 30/PM/21 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

NORTH COAST ENGINEERING INC.
SUBMITTAL DATE: DEC 13, 2006
SHEET 2 OF 8

PR 06-0272, GOLDEN HILL SENIOR COMMUNITY TENTATIVE PARCEL MAP, 04149

Exhibit J
Tentative Parcel Map PR 06-0272
(Golden Hill Retirement)

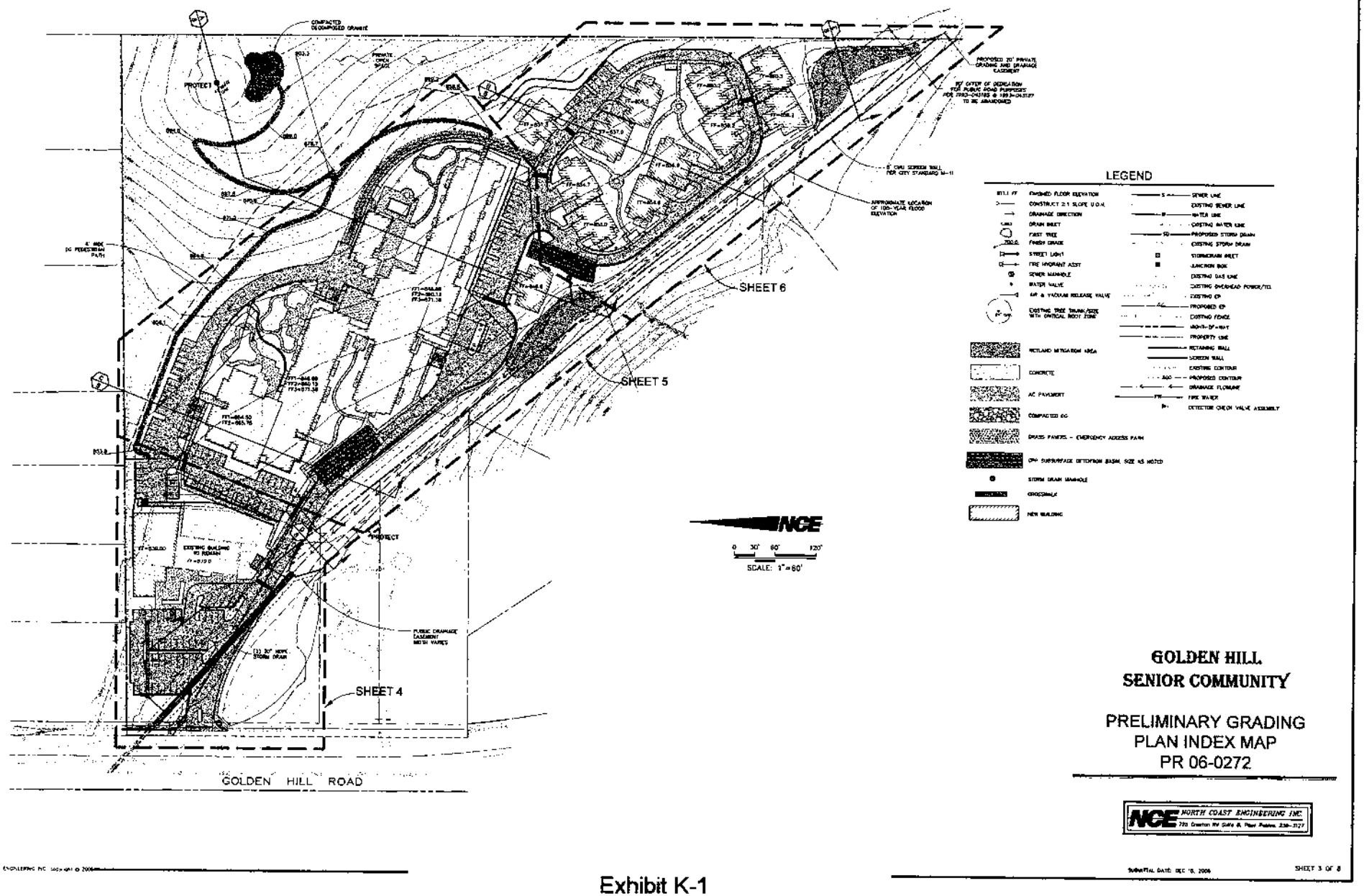


Exhibit K-1
Preliminary Grading Plans
(Golden Hill Retirement)

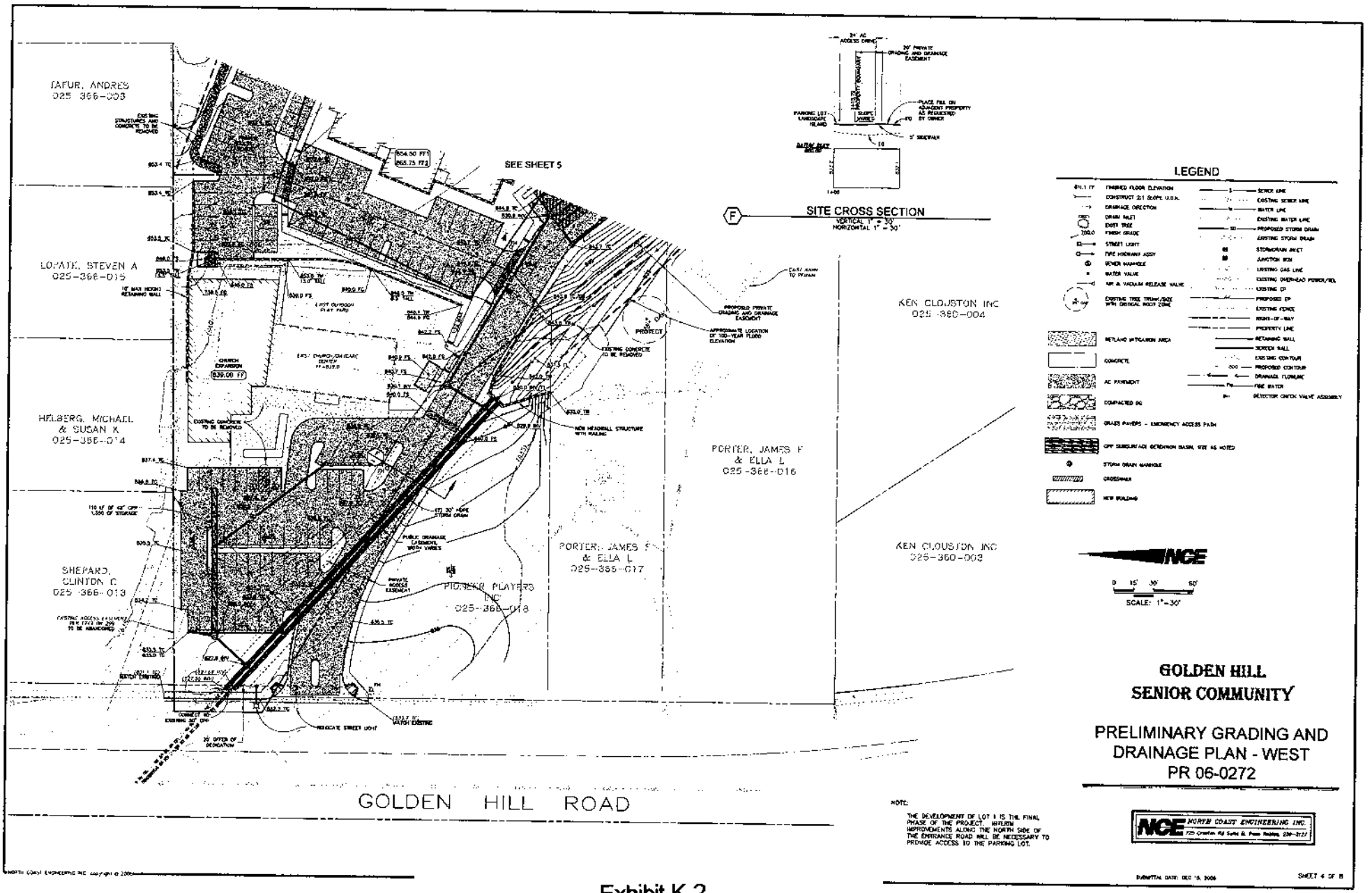


Exhibit K-2
Preliminary Grading Plans
(Golden Hill Retirement)

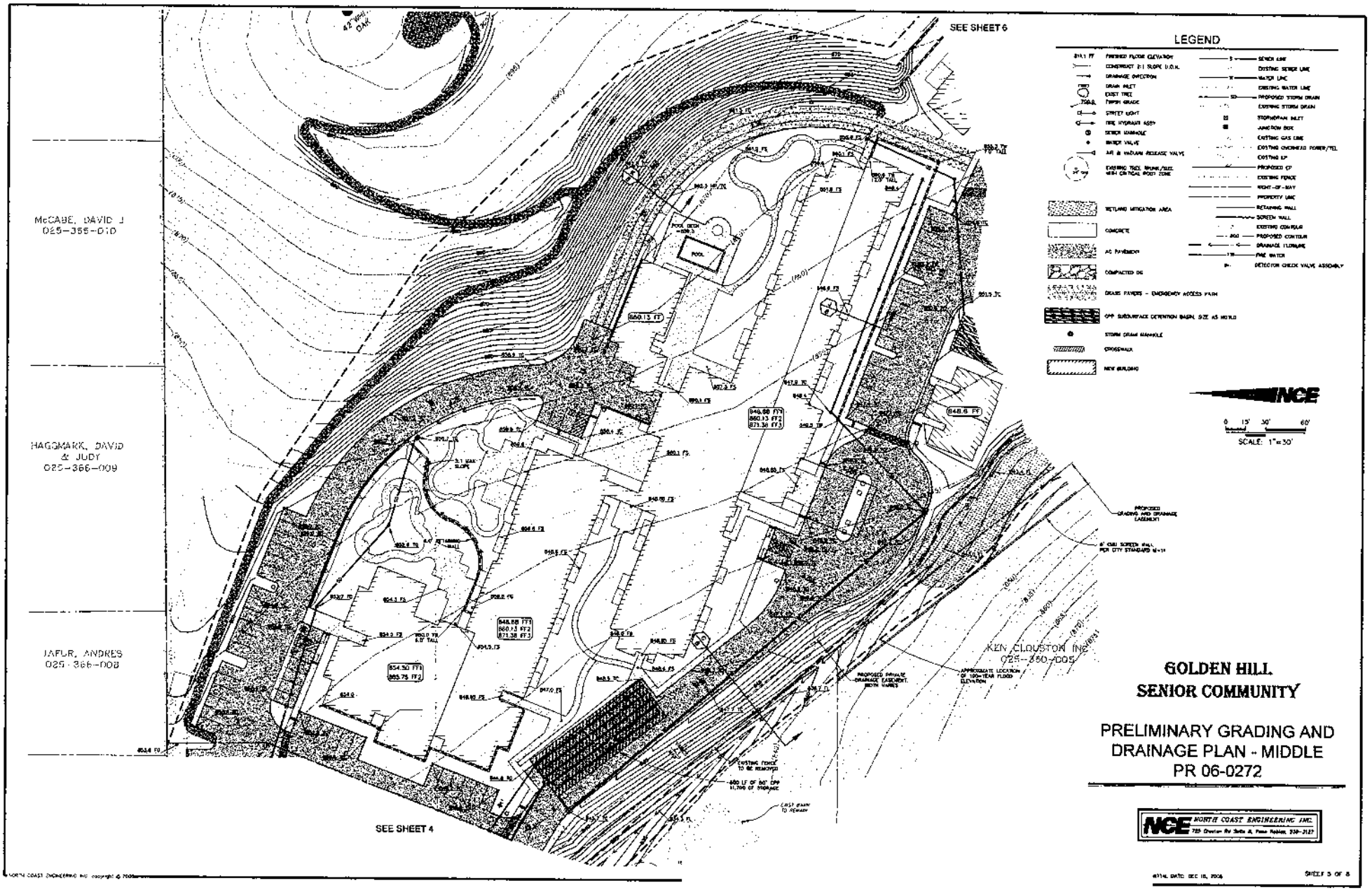


Exhibit K-3
Preliminary Grading Plans
(Golden Hill Retirement)

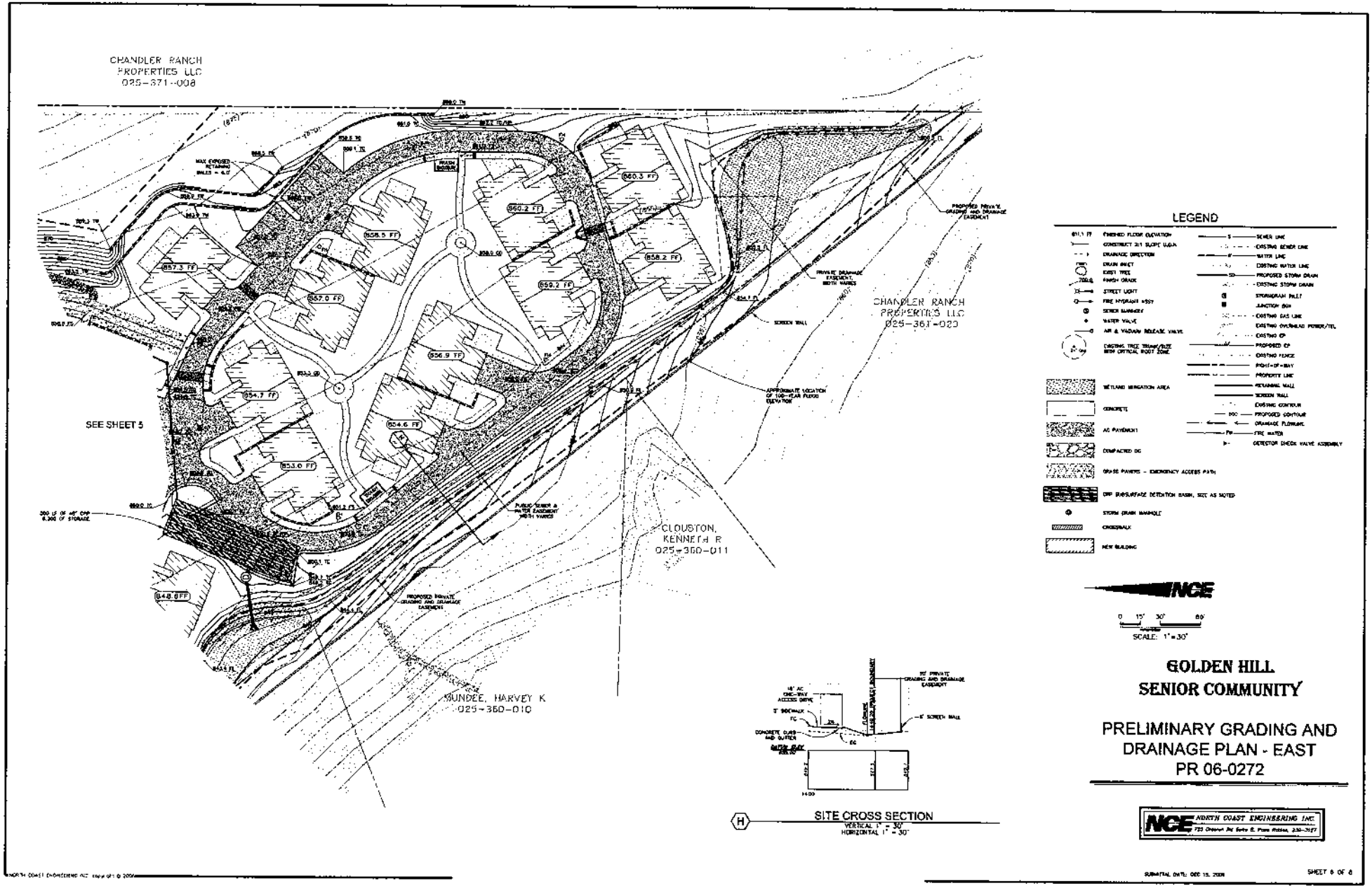


Exhibit K-4
Preliminary Grading Plans
(Golden Hill Retirement)

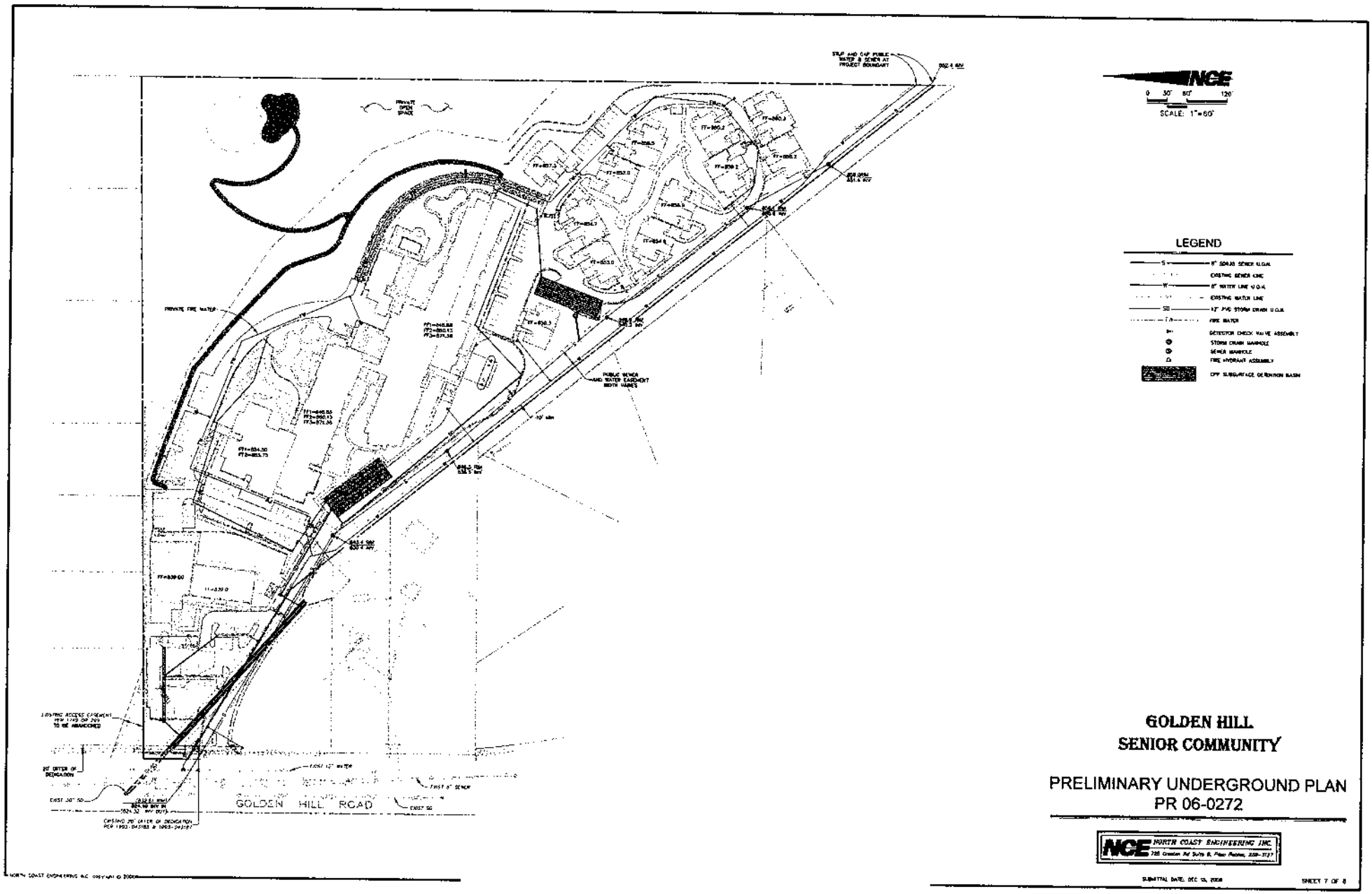
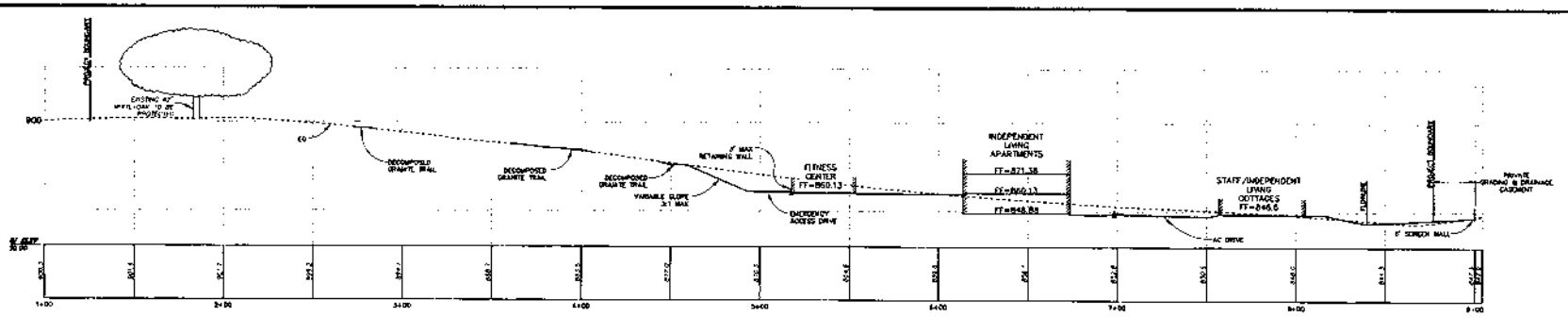
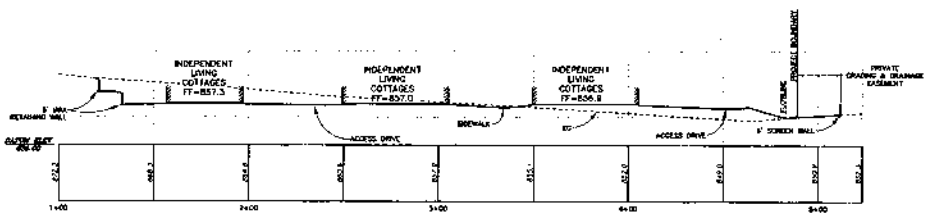


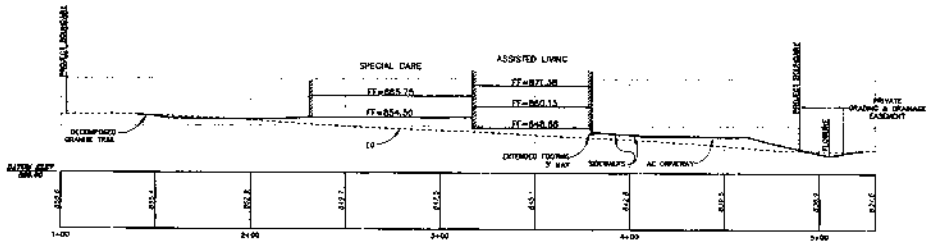
Exhibit L
Preliminary Underground Plan
(Golden Hill Retirement)



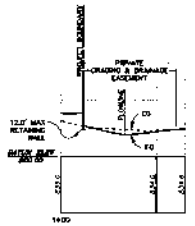
A SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'



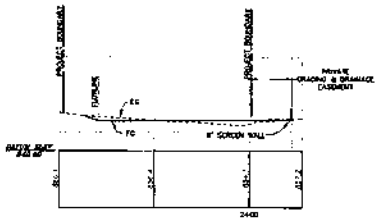
B SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'



C SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'



D SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'



E SITE CROSS SECTION
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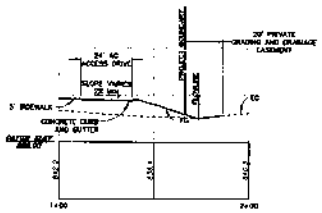
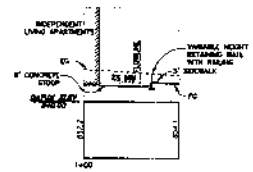
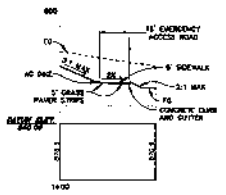
HORIZONTAL 1" = 30'



G SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'



J SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'



K SITE CROSS SECTION
VERTICAL 1" = 30'
HORIZONTAL 1" = 30'

GOLDEN HILL SENIOR COMMUNITY

SITE CROSS SECTIONS
PR 06-0272

NCE NORTH COAST ENGINEERING INC.

SUBMITTAL DATE: DEC 15, 2006

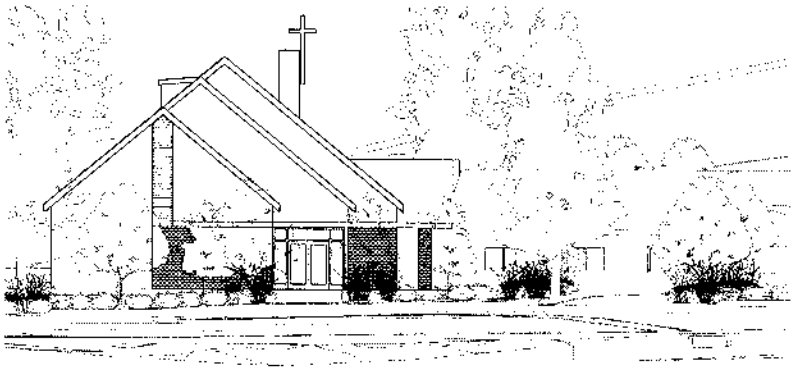
SHEET 8 OF 8

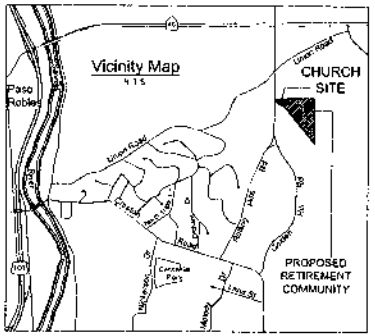
Exhibit M
Site Cross Sections
(Golden Hill Retirement)

C O V E N A N T

P R E S B Y T E R I A N C H U R C H

PASO ROBLES, CALIFORNIA





SHEET INDEX

SHEET NUMBER	SHEET CONTENT
1	SITE PLAN
2	FLOOR PLAN
3	ELEVATIONS

PROJECT DIRECTORY

OWNER/DEVELOPER:

COVENANT PRESBYTERIAN CHURCH
1450 GOLDEN HILL ROAD
PASO ROBLES, CA 93446
(805) 238-4927

ARCHITECTS:

FRASER SEIPLT ARCHITECTS
971 OSOS STREET
SAN LUIS OBISPO, CA 93401
(805) 544-6167

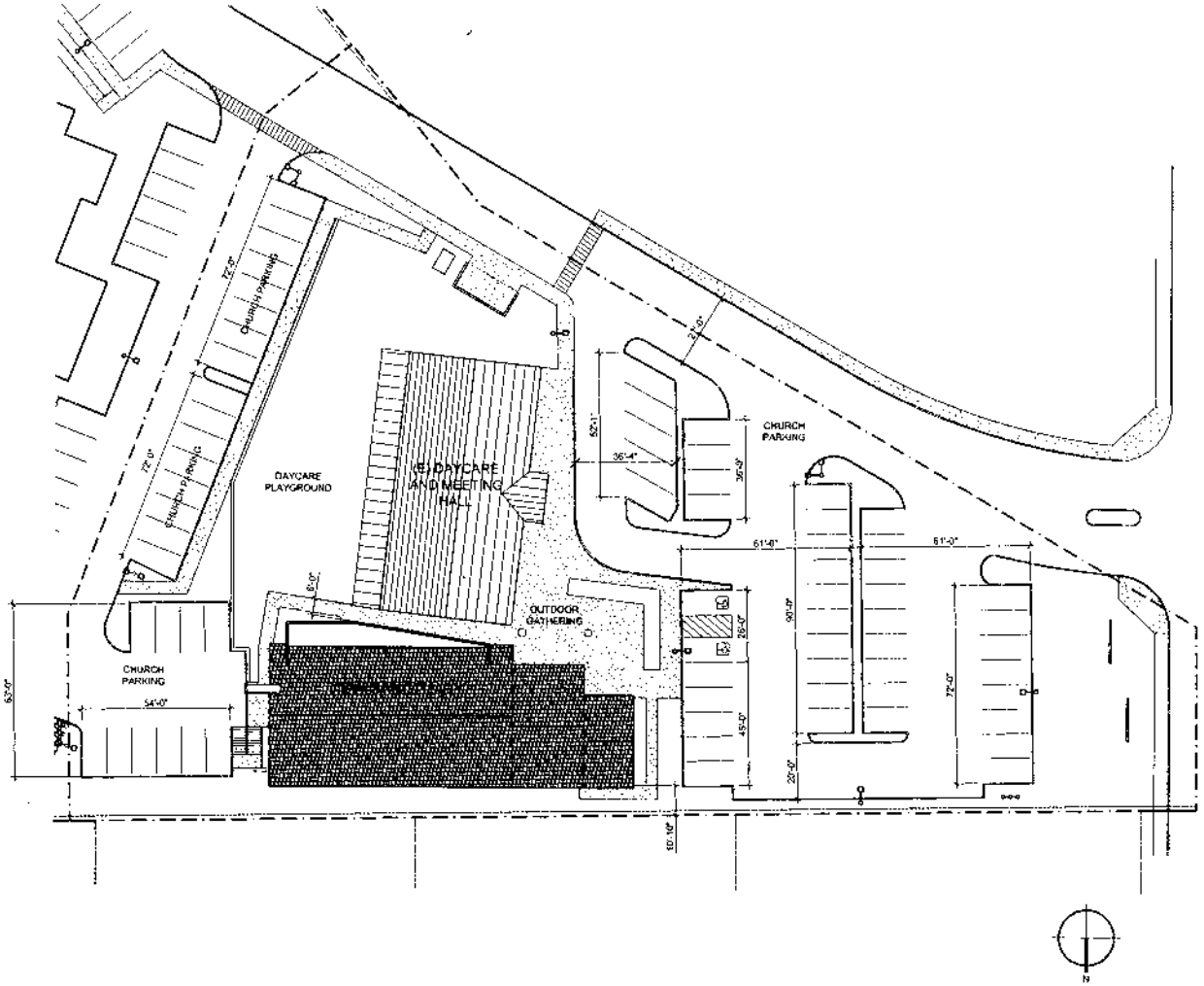
CIVIL ENGINEERS:

NORTH COAST ENGINEERING
725 CRESTON ROAD, SUITE B
PASO ROBLES, CA 93446
(805) 239-3127

LANDSCAPE ARCHITECTS:

THE ENVIRONMENTAL COLLABORATIVE
3220 BULLOCK LANE
SAN LUIS OBISPO, CA 93401
(805) 541-0955

Exhibit N
Church Title Sheet
(Golden Hill Retirement)



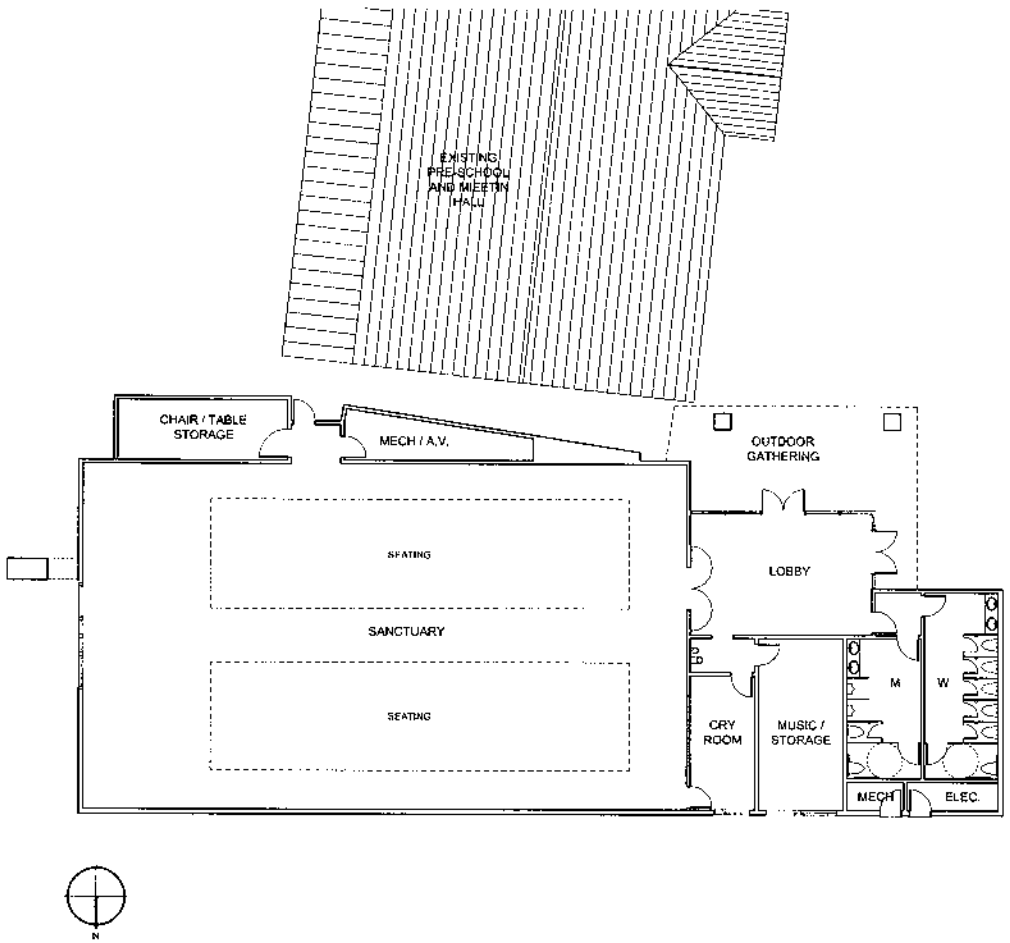
NEW SANCTUARY FOR
COVENANT
PRESBYTERIAN CHURCH
PASO ROBLES, CALIFORNIA

SITE PLAN
1" = 20'

DEVELOPERS
Covenant Presbyterian Church
Paso Robles

ARCHITECTS
FRASER SERPLE ARCHITECTS
San Luis Obispo

Exhibit O
Church Site Plan
(Golden Hill Retirement)



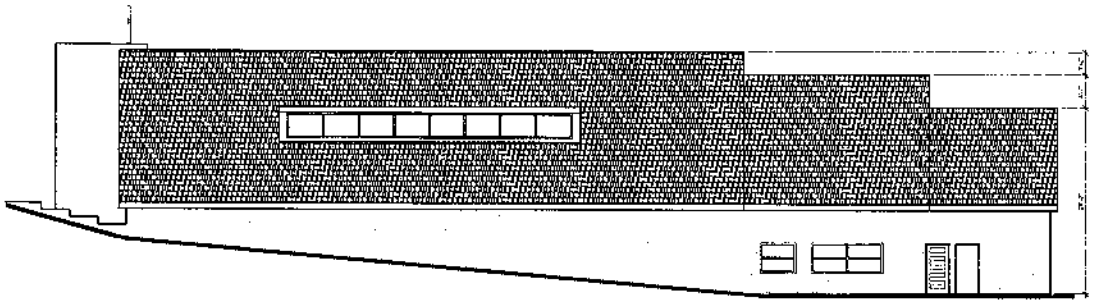
NEW SANCTUARY FOR
COVENANT
PRESBYTERIAN CHURCH
PASO ROBLES, CALIFORNIA

FLOOR PLAN
1/8" = 1'-0"

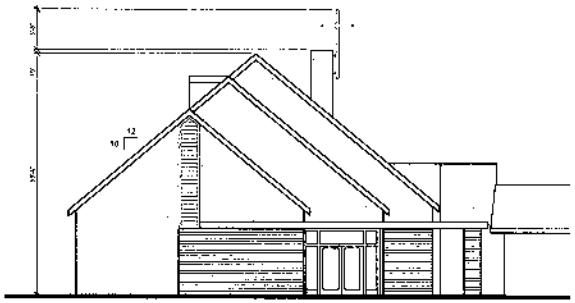
DEVELOPERS
Covenant Presbyterian Church
Paso Robles

ARCHITECTS
FRASER SUPPLE ARCHITECTS
San Luis Obispo

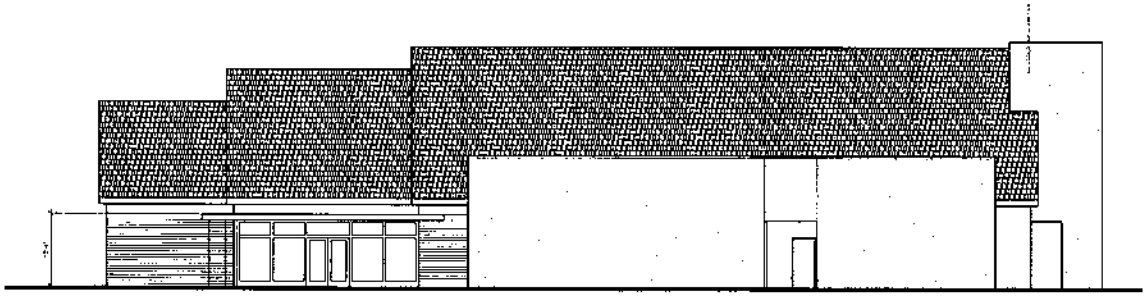
Exhibit P
Church Floor Plan
(Golden Hill Retirement)



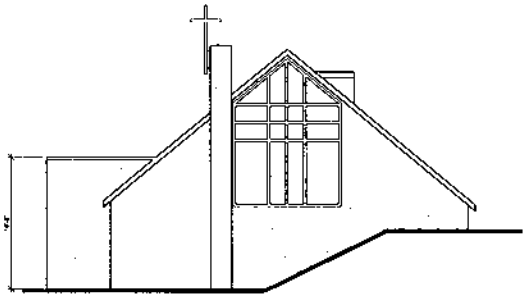
NORTH



WEST (FRONT)



SOUTH (MAIN ENTRY)



EAST (REAR)

NEW SANCTUARY FOR
COVENANT
PRESBYTERIAN CHURCH
PASO ROBLES, CALIFORNIA

ELEVATIONS
1/8" = 1'-0"

DEVELOPERS
Covenant Presbyterian Church
Paso Robles

ARCHITECTS
FRASER SERPLE ARCHITECTS
San Luis Obispo

Exhibit Q
Church Elevations
(Golden Hill Retirement)

RESOLUTION NO: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

STANDARD CONDITIONS

1. This resolution will not take effect until 31 days after the adoption of Ord.No.XXX N. S.

2. The applicant shall comply with all those standard and site specific conditions which are contained in the Resolution and its exhibits approving Planned Development 06-024, PR 06-0272 and associated Negative Declaration.

SITE SPECIFIC CONDITIONS

3. Conditional Use Permit 06-011 along with PD 06-024 allows for development of a 140,000 square foot, 128-unit senior retirement community/residential care facility. PD 06-024 also would allow for a 6,330 square foot expansion to the existing 4,340 square foot Covenant Presbyterian Church.

4. The Emergency Services department shall establish a threshold level of emergency calls for this facility which shall be considered the normal and acceptable public service coverage. If service calls exceed that threshold, a per-call fee will be established (or some other form of service call fee off-set) in order to mitigate the impacts to fire and police service calls to this facility. The City Council shall determine the service call fee off-set amount, at which time the applicant shall enter into an agreement with the City to pay any triggered service call fees.

5. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

6. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 and as listed below:

   a. Fire and Explosion Hazards. All activities involving, and all storage of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.

   b. Radioactivity or Electrical Disturbance. Devices that radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.

   c. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.

   d. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.

   e. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).

   f. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.

   g. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).

   h. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

   i. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over

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

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

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

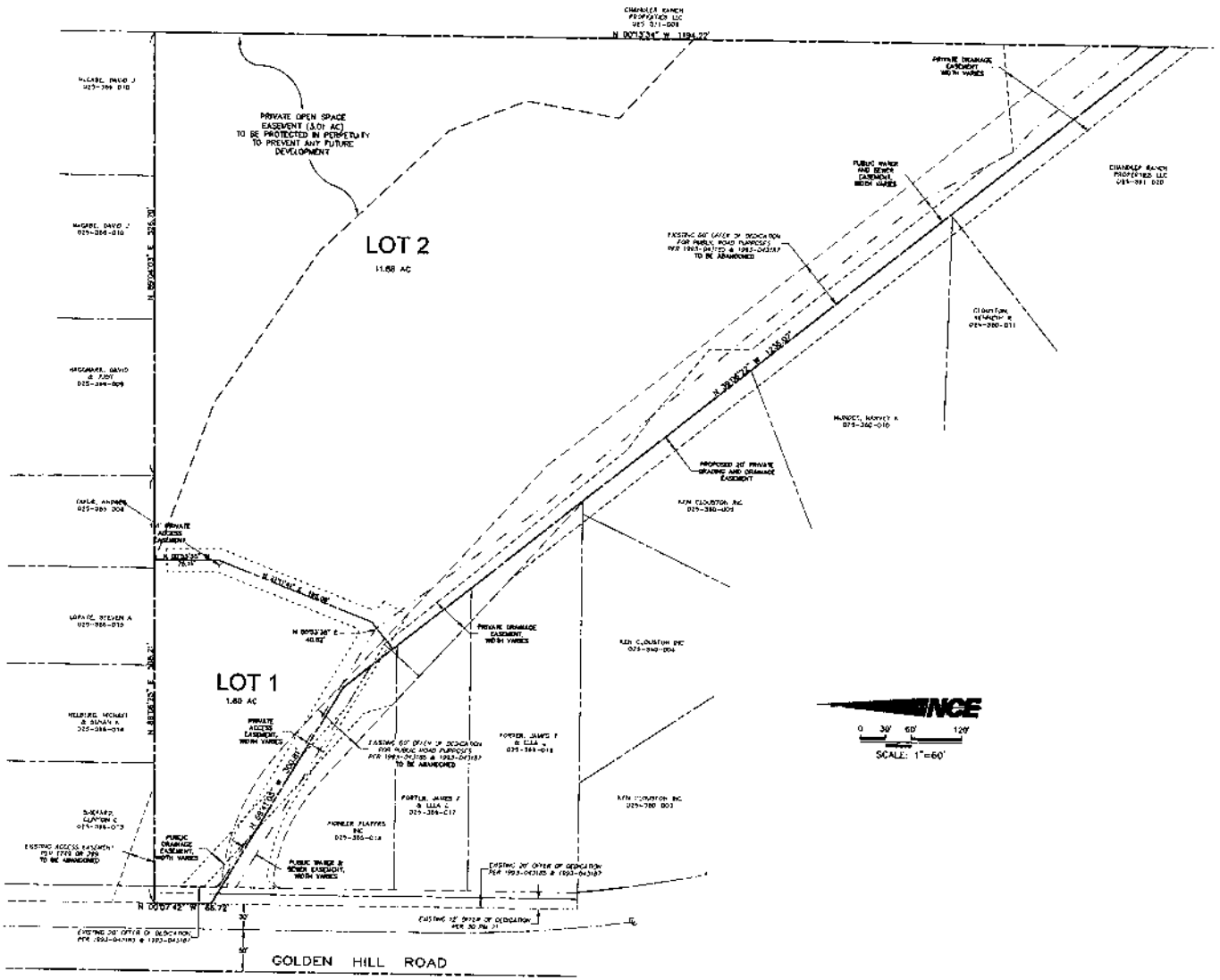
AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Deborah Robinson, Deputy City Clerk

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



GOLDEN HILL SENIOR COMMUNITY

TENTATIVE PARCEL MAP
PR 06-0272

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP CO 80-003 AS PER 30/PM/21 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

NCE NORTH COAST ENGINEERING INC.
725 Crocker Rd Suite A, Paso Robles, 239-3177

SUBMITTAL DATE: DEC 13, 2006

SHEET 2 OF 8

PR 06-0272 GOLDEN HILL SENIOR COMMUNITY TENTATIVE PARCEL MAP 04149

NORTH COAST ENGINEERING INC. COPYRIGHT © 2006

Exhibit A
Tentative Parcel Map 06-0272
(Golden Hill Retirement)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Tribune

Date of Publication: July 24, 2007

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

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

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

Signed: Abigail Alvarado
Abigail Alvarado

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CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARINGS

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT 07-002, PLANNED DEVELOPMENT 06-024, CUP 06-011, TENT. PARCEL MAP 06-0272 AND REZONE 06-004

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

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

- **General Plan Amendment 07-002:** a request to amend the land use designation from Residential Single Family (RSF 2) to Residential Multiple Family, 12 units per acre (RMF-12).

- **Rezone 06-004:** a request to change the zoning district from R-1B3, single-family residential, 2 units per acre to Multiple-Family Residential, 12 units per acre (R-3).

- **Planned Development 06-024 & Conditional Use Permit 06-011:** a request to construct a 124-unit senior retirement community.

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

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

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

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

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

Darren Nash
Associate Planner
July 24, 2007

6614137

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

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

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____
Danny Ross

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