

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 07-003, REZONE 07-003, PD 07-014, CUP 07-020 & PR 06-272, FOR PROPERTY LOCATED AT 1450 GOLDEN HILL ROAD, APN 025-366-012 & 025-366-018, APPLICANT – GOLDEN HILL DEVELOPMENT, LLC (JON BASILA)

DATE: OCTOBER 14, 2008

Needs: For the Planning Commission to review and make the necessary recommendations to the City Council regarding the applications for the Golden Hill Senior Housing project.

Facts:

1. On September 18, 2007, the City Council adopted separate resolutions approving a Mitigated Negative Declaration, General Plan Amendment, Planned Development, Use Permit, and Tentative Parcel Map for the Golden Hill Senior Housing project and expansion of the Covenant Presbyterian Church. In addition, the Council introduced an Ordinance to rezone the property consistent with the General Plan.
2. The Council was scheduled to adopt the Rezone Ordinance (2nd Reading) on October 2, 2007 but continued the matter to the October 16th agenda. After receipt of public comment at the second hearing, the Council took action on the Ordinance and delayed adoption indefinitely.
3. The City received a request from the applicant's attorney, on November 14, 2007 stating that the client was withdrawing the application and intended to proceed with a revised request that excluded expansion of the church.
4. On December 4, 2007 the Council adopted Resolution 07-228 rescinding all of the resolutions and ordinance noted above.
5. Prior to the December 4th Council meeting, the City received an application filed by North Coast Engineering on behalf of John Basila, for the revised project consisting of the following applications:
 - **Tentative Parcel Map PR 06-0272:** a request to subdivide the **13.9** acre site into two parcels, where Parcel 1 would be **2.1** acres; the existing church/pre-school would remain on Parcel 1. Parcel 2 would include the **11.8** acre site where the new senior retirement project would be built.
 - **General Plan Amendment 07-003:** a request to amend the land use designation from Residential Single Family (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12) for the **13.9**-acre site.

- **Rezone 07-003:** 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) for the **13.9**-acre site. 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 07-014 & Conditional Use Permit 07-020:** a request to construct a 125-unit Golden Hill Senior Community on Parcel 2. See Attachment B, Project Narrative for further breakdown of the types of residential units.
 - **Abandonment 08-004:** a request to abandon a portion of the “unnamed road” that runs along the southern boundary of the site. (Note: the abandonment application is under a separate staff report).
6. When comparing the revised and previous project, they are the same in terms of site planning, number of units, building architecture, circulation and proposed use. The only changes from the original project are the following changes:
 - a. The church expansion was omitted from the project;
 - b. The .5-acre property, adjacent to the south was added to the church property;
 7. 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 Mitigated Negative Declaration was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study (and comments and responses thereto), a determination has been made that the Golden Hill Retirement project qualifies for issuance of a Mitigated Negative Declaration.
 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:

As mentioned above, the proposed Golden Hill Retirement project is generally the same project as was previously approved (then rescinded) by the City Council.

The previous project was rescinded at the request of the applicant, in order to address concerns from neighborhood property owners. One of the main concerns of

an adjacent neighbor was the close proximity of the church expansion to his rear property line.

In order to address the neighbors concerns, this revised project has eliminated the church expansion. The only physical change to the church site is a redesign of the parking lot to be accessed from the new driveway that will be shared with the retirement project. Additionally, the church recently purchased the .5 acre site to the south (APN: 025-366-018). The expansion of the church site will allow the driveway to be shifted further to the south, which will provide more area on the south side of the church, if or when, the church expands in the future. The additional space allows for a better drainage design to provide for low impact development features.

In conjunction with the retirement project, an application has been submitted proposing to abandon the public right-of-way along the southwest boundary of the site (SA 08-004 is being processed as a separate agenda item). The existing right-of-way is not conducive to development as a public street due to its proximity to Gilead Lane. However, the right-of-way follows a significant natural drainage course that extends from the proposed Montebello Elementary School and park site easterly into the Chandler Ranch area. Downstream areas of this drainage course have been reserved as open space and portions of a continuous bike and pedestrian path have been completed. It is essential that this public path be extended easterly from Golden Hill Road into the Chandler Ranch Specific Plan.

The applicant's are opposed to the requirement to construct the path; their opinion is that the path would disrupt the residents in the care facility. See the attached letter from Jon Basila, (Attachment 3). An additional letter from Ms. Deloma Bland Koufos is attached describing her opposition of the path as well (Attachment 4).

With the on-going study of the Chandler Ranch Specific Plan (CRASP), it has been determined that a path connecting the Specific Plan area to Golden Hill Road is necessary, furthermore, the path is anticipated as indicated in the City Engineer's memo.

If designed correctly, the path would not only provide an excellent connection between CRASP and Golden Hill Road, but also could provide for a nice amenity for the residents of the Golden Hill Retirement community.

The zoning code would allow a residential care facility on this site with the approval of a Conditional Use Permit, whether the site remained R-1 or is rezoned to R-3. Also, there are various existing non-residential uses in the neighborhood such as churches and pre-schools. These factors along with the consideration of the size of the site, location, and recommended zoning restrictions (senior housing/residential care), help describe how this proposed zone change and use would not be considered "spot zoning".

The project went through an environmental review process where many aspects of the project were reviewed to determine if there would be any impacts to the environment or not. Some of the key issues studied were as follows:

Traffic: A traffic study was prepared for the project where it was identified that in order to mitigate impacts from the project, road improvements to Golden Hill Road would be required along the project frontage, the applicant will be required to pay traffic impact fees, and lastly turning in and out of the project will be limited to right turns only, in the future. With the incorporation of these mitigation measures the project would not have a significant impact related to traffic.

Noise: Based on the nature of the retirement community as compared to a single family or multi-family residential project, there will be the need for an increased number of emergency responses to the facility and therefore an increase in noise from emergency vehicles. However, it is not anticipated that the number of emergency responses and impacts on the noise will be significant to the surrounding neighbors, since there will be full time medical personnel on staff at all times. Additionally, of the 125 residents, 68 would be “special care” and “assisted living”. The additional 57 residents would be independent living and staff, and therefore not need as much care.

The applicant has provided a letter received on March 17, 2008, providing additional information regarding emergency response (See Attachment 8). The letter indicates that there will be specific procedures in place that the facility staff will need to follow when addressing emergency response. Jim Stacey, Executive Director of Cedar Creek, a similar community in Madera, CA. indicates that the procedures help by minimizing emergency calls, which therefore reduces noise from vehicles responding to the facility.

Based on this information, it is not anticipated that there would be a significant exposure to people to severe noise levels.

Water use: 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 minor population increase resulting from the proposed land and zoning change would not exceed the population planning threshold established in the General Plan, thus, this project is consistent with the use of ground water resources anticipated in the General Plan EIR to meet General Plan buildout.

This project will be required to pay water connection fees based on water meter size, as well as all necessary AB 1600 fees in place at the time of the development of the project. The Nacimiento Water project will also be contributing to alternative water sources to the City. This project will pay all necessary development impact fees which will also contribute towards the Nacimiento project. The project would not result in substantial reduction in the amount of groundwater otherwise available for public water supplies.

The Golden Hill Senior Housing project 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.

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

Fiscal

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

Options: After 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) Adopt the attached resolution recommending that the City Council approve the Golden Hill Retirement project consisting of a Mitigated Negative Declaration for General Plan Amendment 07-003, Rezone 07-003, PD 07-014, CUP 07-020 and PR 06-0272; (2) Recommend the City Council adopt General Plan Amendment 07-003; (3) Recommend the City Council adopt an ordinance approving Rezone 07-003; (4) Recommend the City Council adopt a resolution approving PD 07-014; (5) Recommend the City Council adopt a resolution approving CUP 07-020; (6) Recommend the City Council adopt a resolution approving PR 06-0272.

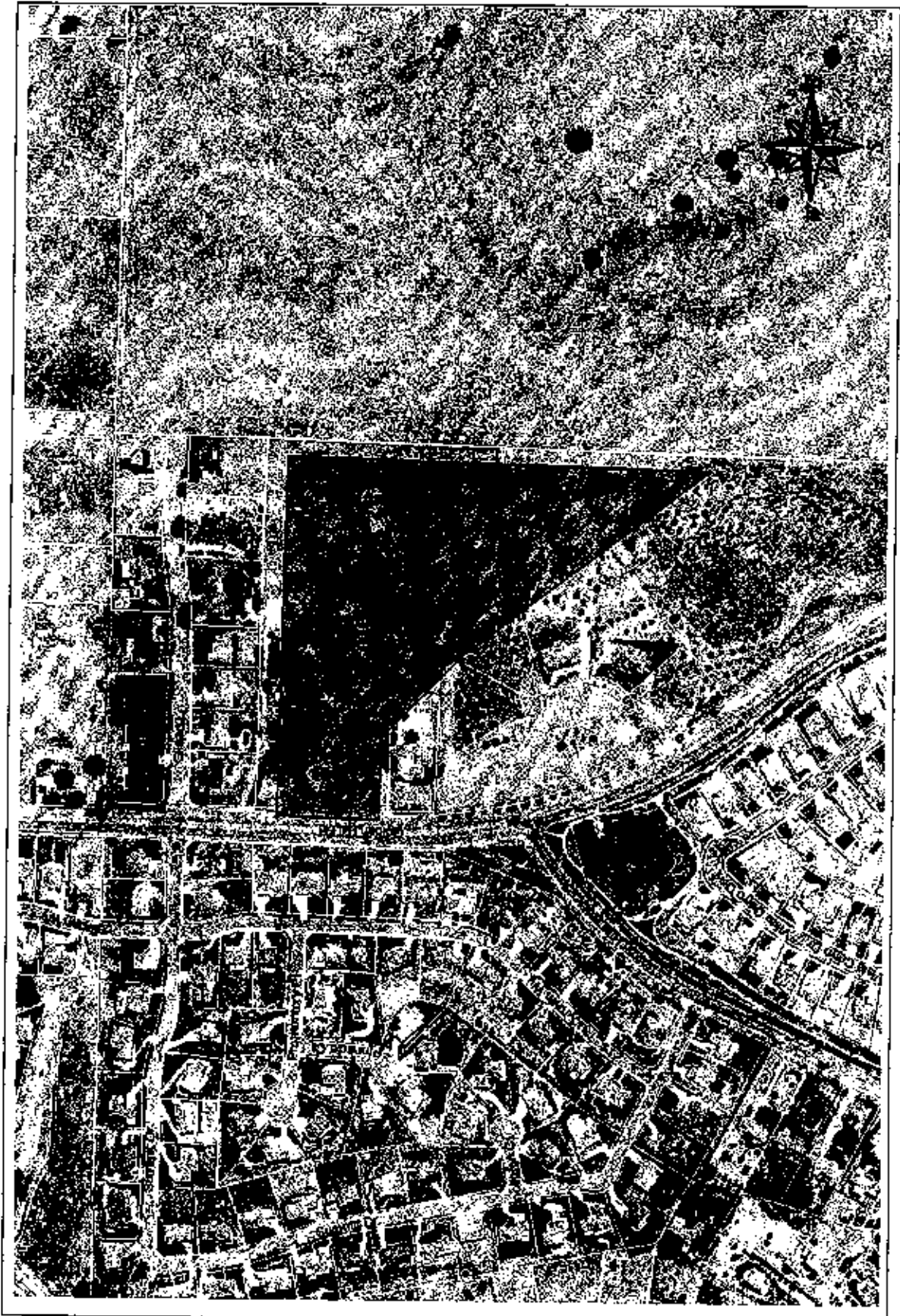
b. Amend, modify, or reject the above-listed action.

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 Jon Basila
4. Letter from Deloma Bland Koufos
5. Letter from Chris & Malin Sickelton
6. Letter from Ray & Pam Derby
7. City Engineer Memo
8. Jim Stacey Letter
9. Bill Hawk Letter with Petitions
10. Environmental Initial Study
11. Resolution Recommending City Council Approval
12. Newspaper and Mail Notice Affidavits



Attachment 1
Vicinity Map
PD 07-014
(Golden Hill Retirement)

NARRATIVE DESCRIPTION

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE AND PLANNED DEVELOPMENT

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

December 10, 2007

CONTENTS:

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

Paso Robles

DEC 11 2007

Planning Division

**Attachment 2
Project Description
Golden Hill Retirement
(PD 07-014)**

Golden Hill Retirement Community
Planned Development Narrative
Page 1 of 6

1. INTRODUCTION

This narrative description updates and expands narratives previously submitted for a Planned Development Permit, General Plan Amendment and Zone Change for this parcel. References to concurrent processing of a Planned Development Permit for the adjacent Covenant Presbyterian Church have been eliminated from the current applications.

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

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

2. GENERAL PLAN AMENDMENT / ZONE CHANGE REQUEST

The subject property has the following current designations:

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

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

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

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

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

3. PROPOSAL OVERVIEW

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

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

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

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

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

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

Concurrent with review of the project a tract map will be processed to create separate parcels for the retirement community and the adjacent church.

4. STATISTICAL SUMMARY

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

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

Residential Units:

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

Residential Density: 125 / 11.9 = 10.5 units/acre

Parking:

Retirement Community site: 113 spaces

Building Area:

Lower Level:	26,123 s.f.
Special Care Level:	12,159 s.f.
Middle Level:	43,185 s.f.
Upper Level:	25,176 s.f.
Cottage Units:	33,632 s.f.
Total:	140,275 s.f.

Floor Area Ratio:

140,275 / 517,513 = 27.1 %

Coverage:

88,976 / 517,513 = 17.2 %

5. SITE PLANNING

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

The main building is segregated by major function:

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

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

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

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

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

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

6. PROJECT ARCHITECTURE

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

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

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

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

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



October 7, 2008

**City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446**

**Attn: John R. Falkenstien, PE
City Engineer
Community Development Dept.**

Re: Bike/Pedestrian Path

Dear John,

An e-mail sent on August 22, 2008 from Susan DeCarli in regards to the Golden Hill Retirement Community application and my conversation with you on Friday, September 5, 2008 indicates the City continues to condition the project with a bike/pedestrian path to be added through the project.

All of the participants of this project ask you to reconsider this condition as it is totally inconsistent and extremely detrimental to the development of a retirement community. As I explained to you during our conversation on Friday, September 5, 2008, this condition simply is not workable with the operating criteria of a retirement community.

Security in a retirement community is one of the most critical elements in its operation. The residents expect and require that access is limited to the community. The operation is such that access is limited to specific entries onto the property, records are kept for the residents and visitors as they leave and return to the community. Video cameras and other technology are used to assure the residents that unauthorized persons are not allowed into the community. None of us would want to have our elderly mother or father living in a situation where, because of such easy and non secure access they could be taken advantage of or bothered. Seniors and their children will reject Golden Hill as a place to live if a breach in security caused by a public pathway is imposed on them.

In the book The Essence of Home: Design Solutions for Assisted Living Housing by William Brummett. (five pages attached) the author discusses how the concept

**Attachment 3
Jon Basila Letter
Golden Hill Retirement
(PD 07-014)**

of home requires familiarity/order, stability/predictability, and privacy/territoriality. All of these things are disrupted by an unpredictable stream of non-residents flowing through the site.

Also attached is one page from the Design for Aging: An Architect's Guide, by the American Institute of Architects.

In these discussions, the perception of security and safety are as important to residents as their actual physical security and safety.

These issues go beyond perception where the trail would be in conflict with the facility, like the inability to enforce leash laws and keep potentially aggressive dogs away from residents (liability for the City and the community) or the inability to keep un-muffled dirt bikes off the trail.

This site has been under review by the city since prior to September 22, 2006, over two years, including hearings by both the planning commission and city council in September and October of 2007 and there was no mention of this condition. Introducing this condition at this time in the development process is unfair. In addition, this condition has not been imposed on other similar projects such as Creston Village in their recent approval for expansion, even though Creston Village is immediately adjacent to Bel Air Court and Creston Road.

This condition has absolutely no benefit, implied or otherwise to the Golden Hill Retirement community and would therefore be exclusively for public benefit.

There is no practical way to locate a path through the community. There is already a walkway and bike access to the future Chandler Ranch project on existing and proposed streets.

We would appreciate your reconsideration of this condition.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jon Basila', written over a vertical line that serves as a separator between the signature and the printed name below.

Golden Hill Retirement Community
Jon Basila

cc Darren Nash, City of Paso Robles
Larry Werner, North Coast Engineering
Bill Hawk

Philosophy and Principles of Assisted Living

The following principles (adapted from Wilson, 1993) are fundamental to the better models of Assisted Living:

- 1) **Choice/Control/Autonomy:** The ability to make choices and decisions, and develop and consider options that carry responsibility and influence meaningful outcomes. This also implies having control over one's own private space and the activities and therapies one undertakes.
- 2) **Privacy:** The ability to reach a place of retreat or seclusion and be free of unwanted intrusion. This applies to both a place and private behavior or activity, including the ability to receive treatment without intrusion by, or the knowledge of, others.
- 3) **Dignity:** The acknowledgment and respect of one as an individual with abilities, freedoms, and rights as extended to all people, and as capable of enrichment of both self and others.
- 4) **Independence:** The affordance of opportunities to contribute to, and carry out, tasks of one's own maintenance of well-being. The ability to perform meaningful, useful, and enjoyable tasks and activities and make worthwhile decisions as an individual and valued person. The ability to act as a unique person, including identifying with, and personalizing of, one's own space.
- 5) **Familiarity and Attachment with One's Environment:** The ability to understand, identify, and occupy the intangible, spatial, and material qualities of the place as a familiar comfortable home.
- 6) **Safety/Security:** The ability to live in the comfort of a controllable and responsive environment, reasonably free of undue or unaccepted risk or hazard.
- 7) **Accessibility:** The accommodation of all spaces, elements, and routes for easy access for those with mobility, sensory, and cognitive impairments.
- 8) **Adaptability:** One's ability to reasonably adjust the activities, therapies, behaviors, and physical environment to respond to one's changing needs, desires, and competencies.
- 9) **Stimulation/Challenge:** The opportunity to yield physical, intellectual, and emotional reward from one's activities and environment while maintaining safe and acceptable levels of risk.

Services Offered in Assisted Living

Most residents do not necessarily require all services; some residents may require some at more intensive or dependent levels and other residents at more independent levels. Service needs are dynamic and

may develop temporarily or over time. The ability for residents to choose desired services, the level of need, and manner of delivery is definitive to Assisted Living. Monitoring and evaluation of service needs is considered a shared responsibility among the resident, the resident's family, and the caregiving staff.

- 1) **Personal Care:** Grooming, bathing, dressing, eating, ambulation, transfer, toileting, laundry, and housekeeping.
- 2) **Medical Assistance:** Monitoring of medication, intervention of conditions before a physician is needed, counseling, appointment-making, supervision. Additional assistance or medical services in residence, contracted through in-home healthcare or hospice care, may be an allowable option at very intensive need levels.
- 3) **Security and Protective Oversight:** Twenty-four-hour emergency call and medical alert, as well as the security of being in a group environment with alert staff and friends.
- 4) **Meal Preparation:** At least two prepared meals a day if desired, often with some flexibility with regard to entrée selection and scheduling of meals.
- 5) **Social Activities and Community Connections:** Enjoyable and therapeutic opportunities for social exchanges within facility and community; professionally directed exercise; accessibility to religious activities; occasional planned excursions.
- 6) **Commercial Connections:** Many facilities offer some sort of store where groceries and personal items can be bought; a place to get a haircut, shave, and/or manicure; cafe or other place to get an informal meal in a normalized social setting.
- 7) **Transportation:** Some mode of chauffeured transportation accessible to those who are frail or mobility impaired.

The purpose of this section is to provide an overview of the general and preferred aspects of the physical environment of assisted living facilities in order to set a basic context for further elaboration. Detailed descriptions, analyses, recommendations, and design considerations will be discussed in Chapter Four.

Context

Assisted living facilities are typically situated in suburban (dense housing and commercial mix), suburban, or small community settings. Freestanding facilities represent 51 percent of existing assisted living facilities (Seip, 1989). Location of an assisted living level within a Continuing Care Retirement Community (CCRC) campus is another typical application. Many residents and family prefer stand-alone

ASSISTED LIVING AS A BUILDING TYPE

models because of their representation of stay longevity (i.e., residents not being convinced to "move up the ladder" to higher levels of care in a CCRC campus). The smaller size of a stand-alone facility may also foster more direct and meaningful staff-resident interactions, and better integrate within the surrounding community.

The benefits of belonging to a larger CCRC campus often include more in-house social services, communalities, and opportunities, and the security of nearby higher levels of care within the campus.

Architectural Program

Spaces provided in an assisted living facility usually include some larger, more active spaces for group gatherings and events, as well as smaller, more intimate shared spaces; dining room and service kitchen; a number of small assistance spaces, such as a bathing room and a medicine storage location; a few smaller staff work spaces; and a reception/oversight area. Between 12 and 130 resident apartments are usually provided. Typically, 25-60 units are most preferred and viable (Seip, 1989). Additional social and service spaces, such as a small market or store, library, activity kitchen, beauty parlor, local service entity, or chapel, may be provided, depending on the size of the facility and availability of such services nearby in the community. (See Figure 1.6 for a typical architectural program.)

Building Organization

Although a relatively central staff reception/monitoring point is important for safe and efficient operation, its location is neither mandated nor regulated by law, therefore it does not drive the scheme of the assisted living residence design with the same influence as it does in nursing home design. Also, the intention to minimize the impact of the staff monitoring space suggests that this element not dominate design.

Typical overall building organizations range from a central entry with wings (see Figures 1.7 and 1.8), an exterior or interior courtyard or cloister (see Figure 1.9), or a clustering of units (see Figure 1.10). Single-loaded corridor arrangements are highly preferred to double-loaded arrangements.

Building Character

Attempts to embrace and integrate the character of "home" throughout the design include issues of building massing, image, scale, purpose and nature of rooms; arrangement and sequencing; layering of rooms; interior and exterior finish materials; details and textures; lighting; and furnishings. These issues and strategies for appropriately addressing them will be discussed at length in Chapter Four.

time, and is ingrained in our way of thinking about this building type. As our notions of appropriate care and physical environments have evolved, it is necessary to make a conscious effort toward realigning elderly housing design with the notion which we now understand as so important to it—home.

THE CONCEPTS

Within each mode of being, identification, orientation, and qualification, a number of individual concepts emerge that speak of the essence of home in relation to this mode. These form the foundation of the social, organizational, and environmental norms that describe a setting as home. These concepts are presented in pairs of consistent, yet slightly divergent notions in order to suggest their inexact nature.

Identification

The concepts within this mode both reflect and project who we are, who we have been, and who we may become.

Self-Projection/Self-Symbol

Home is a place where one can express one's identity as a unique individual, and one's status as an important part of the community. Home has both an interior, sacred realm, reflecting how one sees (or wants to see) oneself, and an exterior outward facade, reflecting how one wants to be viewed or regarded by others.

Vessel of Memory/Vessel of Soul

Home is a place where one finds the things one covets, finds important, meaningful, beautiful, or useful. It is a place of continuity, where the things that hold memories or symbols of our personal family history are kept.

Home is a place where one enters the world, learns of the world, and prefers to die.

Connectedness/Belonging

Home is a place where one gives and receives love and support as a member of a family. It is where one feels worthy, of value, and an important contributor to greater whole, a place where one understands one's being part of the world, it is a place offering opportunities for meaningful connections with peers, one's community, and other communities.

Orientation

Concepts within this mode speak of where we are in relationship to both known, fixed points and the unknown, how the environment, at a small and large scale, is organized and occupied.

Center/Origin

Home is a fixed and stable center, from which to embark into the greater world, and which to return to from the unknown, a sacred realm in the profane world.

Familiarity/Order

Home is a place where one feels comfortable, unhibited, and relaxed. It is a known and restful place where destinations, relationships, and organizations are understood and are reasonably adaptable to one's changing needs and desires.

Stability/Predictability

Home is a place where reasonable expectations are met and anxieties alleviated, a fixed place where properties and relationships are known and change only when desired.

Privacy/Territoriality

Home is a place that accommodates times of solitude, quiet reflection, rest, and intimacy without unwanted intrusion. It enables one to set clear boundaries that describe norms for attitude, admittance or retreat.

Qualification

This mode of being groups together concepts that speak of the condition of one's existence.

Security/Safety

Home is a place of shelter from threats and the elements, a place where one can perform, act, and rest in safety.

Control/Autonomy

Home is a place where one has reasonable control over the characteristics of the environment and the behaviors that happen in it. It is a place that allows and supports one's freedoms and rights as a capable person.

Choice/Opportunity

Home is a place where one chooses one's own lifestyle, image, and activity, a place that supports a variety of desired activities and one's ability to select one's place among them. It is a place that provides opportunities for engagement, excitement, and interaction; a place of possibilities for challenge and stimulation.

Senile Dementia

Amistad House
Berkeley, California

Whisler Patri
San Francisco

Michael E. Bry, Photographer

maximize sun in the winter and shade in the summer.

Also see **Activity Areas, Assembly Areas, Dining Areas, Lounges, Ramps, Site Development and Stairs.**

SECURITY

Many older people are especially vulnerable to assault, robbery and burglary. Older people are generally likely to offer less resistance and to incur greater injury in an attack. Some severely limit their activities because they fear being attacked.

The architect can help reduce these fears (and their cause) by making sure that spaces are well illuminated and provide no hiding places, and that areas can be surveyed by older users before they commit themselves to entering. Other

"defensible space" design features that increase observation, limit access and facilitate communication and apprehension are extremely effective in elderly housing projects and communities because the residents are usually there all the time. These include view-ports or "peepholes" and security locks in residents' entrance doors.

Sophisticated security communications and alarm systems that are becoming available incorporate intercom, television monitoring, telemetric and medical diagnostic and monitoring capabilities; these increase both the real and perceived security of elderly residents.

Also see **Communication Systems, Site Analysis and Site Development.**

SENILE DEMENTIA

Senile dementia, or simply "dementia," is one of the two major types of mental illness affecting older people (the other being depression). Dementia is a clinical syndrome characterized by the progressive deterioration of cognitive function, usually accompanied by changes in emotions and personality. The causes of dementia are varied and ill-defined at this time.

The prevalence of severe dementia among elderly people is estimated to range from one percent to six percent. The prevalence of dementia increases markedly with age, so that by the age of 80 the prevalence of severe dementia increases to 20 percent.

Alzheimer's disease is the most statistically significant kind of dementia, accounting for an estimated 50 percent

September 23, 2008

To: Commissioner Ed Steinbeck
c/o City of Paso Robles,
1000 Spring St.
Paso Robles, Ca. 93446

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

Dear Commissioner Steinbeck,

Subject: #1 I request that you approve on October 14, 2008, The General Plan Amendment and other permits that would allow for a Senior Living Community located at 1450 Golden Hill Road. There is a growing need for such a facility in Paso Robles. This facility would hardly be visible from Golden Hill Road and produce much less noise and traffic than a 26 home community on that location. This proposed Senior Living Community would be completely compatible with the surrounding neighborhood, thus an appropriate location for this usage.

Subject: #2 In reviewing the Staff Report, I have noticed that there is a recently inserted recommendation that you make a Public Walkway through this Community a condition for approval.

I request that you do not make a Public Walkway through that Campus a condition for approval of this project for the following reasons:

- a) The present condition of our economy will lead some to decide that they have to get money in all sorts of lawless ways.
- b) The most vulnerable in our Society, the defenseless elderly and the defenseless children, will become the prey of ruthless criminal types.

Page 1 (of 2pages)

Attachment 4
Letter from Deloma Bland Koufos
Golden Hill Retirement
(PD 07-014)

Communities, such as the proposed Senior Living Community on Golden Hill Road, monitor the Main Entrance with Surveillance Cameras and Personnel, but, having a remote rear entrance via a Public Walkway creates a breach in the security. A Public Walkway through the Campus of that facility would give Criminal Elements a better opportunity to enter without being noticed and they could hide, stalk, and observe, at their leisure, any Resident who might be living there.

Potential criminals could observe the comings and goings, the habits, the routines, of the elderly Residents and develop a PLAN TO:

- steal gasoline out of the residents' automobiles
- steal the tires off of residents' automobiles
- Perhaps even steal their automobiles

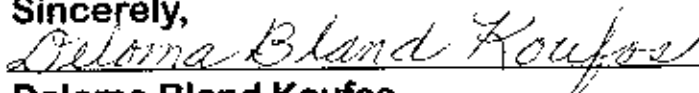
c) During their daily walks, criminal types could watch a potential elderly victim who is walking through the Campus and kidnap them with the intent of extorting money from their families. OR

d) Actually, over time, develop a "friendship" with a Resident with the intent of stealing the Resident's credit cards or their social security card. Recently an intruder into several elderly persons' domiciles with the intent of stealing their credit cards occurred which you will find documented in a recent Paso Robles Police Department report.

If the city of Paso Robles, mandates a Public Walkway through this property and a future resident on this property is damaged in any way, either physically, mentally, emotionally, or monetarily, as a result of the criminal's ability to observe and stalk them from that Public Walkway, couldn't the City be held accountable for making an irresponsible decision leading to Elderly Abuse?

Commissioner Steinbeck, please vote against mandating a Public Walkway on the proposed Senior Living Community to be located at 1450 Golden Hill Road.

Sincerely,



Deloma Bland Koufos

Paso Robles
07-12-08
Planning Commission

September 8, 2008

Paso Robles Planning Commission
1000 Spring Street
Paso Robles, CA

Dear Commissioners,

We received the public notice about your hearing on October 14th to consider the Golden Hills Retirement Community on Golden Hill Road.

As neighbors, we want to voice our **SUPPORT** for this project. We think this is a good way to use this parcel and will be good for the elderly in our town.

We ask that you approve this project.

Malin Sichelton 9-12-08
Chris Sichelton 9-12-08 (805 239-4205)

Chris and Malin Sichelton
1314 Crown Way
Paso Robles, CA

We Support 100%

Attachment 5
Letter from Chris & Malin Sichelton
Golden Hill Retirement
(PD 07-014)

Raymond C. Derby
Pamela J. Derby
P.O. Box 5030 Paso Robles, California 93447

Paso Robles
CA 93447
Planning Commission

September 15, 2008

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

Honorable Planning Commission Member:

The purpose of this letter is to voice our support for the proposed senior community project on Golden Hill Road. We understand that this proposal will be heard by the Commission on October 14, 2008. We are directly affected by the project as we own the small parcel of land fronting Golden Hill Rd. (APN 025-366-018) which includes the easement for the main entrance to the project.

We have no problems with a change in zoning that will allow the proposed type of usage and whole-heartedly support such a change. We believe a senior community will fit well in the existing area and will serve the growing need for the increasing number of seniors in our city.

We are, however, very much opposed to the idea of a public walkway crossing our property. We think that such a walkway would not be safe for the senior community nor would it have any appreciable benefit for the people of Paso Robles. We ask that you remove such a proposal as a condition for approving the project.

Thank you for your consideration of this request.

Sincerely,



Ray and Pam Derby

Cc: John Falkenstein

Attachment 6
Letter from Ray & Pam Derby
Golden Hill Retirement
(PD 07-014)

Telephone: (805) 237-1144 Fax: (805) 237-1063 E-mail: rayandpam@aol.com

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 07-014; Golden Hill Senior Community
DATE: October 1, 2008

Streets

This project 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. Improvements will be completed along the frontage of the project consistent with existing improvements to the north and south.

The application also includes the proposed abandonment of public right-of-way along the southwest boundary of the site. The existing right-of-way is not conducive to development as a public street due to its proximity to Gilead Lane. However, the right-of-way follows a significant natural drainage course that extends from the proposed Montebello Elementary School and park site easterly into the Chandler Ranch area. Downstream areas of this drainage course have been reserved as open space and portions of a continuous bike and pedestrian path have been completed. It is essential that this public path be extended easterly from Golden Hill Road into the Chandler Ranch Specific Plan.

The development of the Chandler Ranch Specific Plan will include establishment of control at the intersection of Gilead and Golden Hill Roads (either roundabout or traffic signal). That intersection improvement will preclude left turn access from the project to Golden Hill Road. Prior to occupancy of the project, the property owners will need to enter into an agreement with the City acknowledging the eventual elimination of left turns in and out of the project.

The City Transit Coordinator has identified this location and this project as being ideal for a transit stop.

Sewer and Water

An 8-inch sewer and 12-inch water main are available on Golden Hill Road. Plans for Chandler Ranch include public sewer and water extensions through the Golden Hill Retirement project. These extensions will require access by the City Public Works Department. The extension of the public trail in the Chandler Ranch will provide this access from the east.

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 (LID).

The density of this development and the heightened need for strict maintenance of all surfaces presents challenges to the implementation of LID. The applicant's proposal of wetland mitigation and sub-surface detention areas appears to be appropriate.

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.

Transportation impact fees collected for this project will mitigate the project's impacts on the intersections of Golden Hill Road-Gilead Lane and Golden Hill Road-Union Road. Fees will be collected at the rates in effect at the time of occupancy.

Prior to occupancy, the property owner will enter into an agreement with the City advising all successors in interest that upon improvement of the intersection of Golden Hill Road and Gilead Lane; access to the property from Golden Hill Road will be restricted to right turns only.

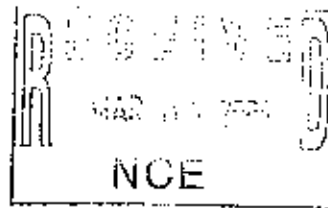
A pedestrian-bicycle connection and public access easement into the Chandler Ranch Specific Plan shall be provided prior to occupancy of the project.

Prior to occupancy, a City standard canopy and transit stop furniture shall be placed on Golden Hill Road adjacent to the project.

An 8-inch public sewer line and a 10-inch public water main shall be extended from Golden Hill Road to the east boundary of the project.

Storm water quality facilities must be provided that address both construction and post-construction Low Impact Development best management practices. Wetland mitigation must be provided in accordance with a plan approved by a qualified biologist.

Jon Basila
2591 Mitchell Court #107
Madera, CA 93637



I'm writing in response to your inquiry about how emergency services are coordinated at Cedar Creek Senior Living. Our goal and the goal of local emergency services is to ensure that we enhance the neighborhood we are in rather than detract from it. Cedar Creek is situated in a residential area dominated by single family homes and a public elementary school. Because of this controlling noise is very important. Lights and sirens are only used when a life threatening situation exists and are only used on the main thoroughfares. When an emergency vehicle enters the neighborhood, lights and sirens are stopped. As a general practice, when emergency services are needed for a resident, the following procedures are used:

Emergency:

Call 911
Photocopy medical info, advanced directive, medication record
Notify LVN
Notify responsible party

Paso Robles

MAR 17 2008

Planning Division

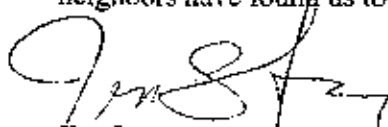
Non-Emergency:

Assess situation
Take vitals
Notify LVN
Call ambulance company directly
Call responsible party

Falls:

Use falls checklist to assess resident
Take vitals
Perform first aid
Call 911 if injured beyond first aid
Notify LVN
Notify responsible party
Copy report to Executive Director

Because of these procedures, Cedar Creek is able to minimize noise by limiting the number of calls that require the fire department to respond. Cedar Creek had a total of 90 service calls in the past 12 months. Of those calls, only 8 included a fire department response and two of those were in response to the fire alarm system being activated. Our neighbors have found us to be an excellent addition to the neighborhood.



Jim Stacy
Executive Director

Cedar Creek Senior Living

500 North Westberry Boulevard

Madera, CA 93637

P 559.673.2345

Attachment 8

Jim Stacey Letter Re: Noise
Golden Hill Retirement
(PD 07-014 et al)

October 6, 2008

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 that you will be considering on October 14th.

Twenty three years ago my wife and I purchased this thirteen 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 growing 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.

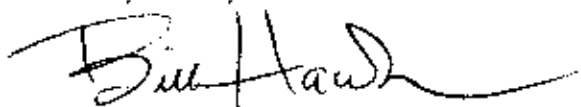
When we began there were no houses on Gilead St. (there was no Gilead street), no homes across Golden Hill and no homes on the hilltop to our south. All this development was done knowing that our property had a conditional use permit for church preschool usage.

We now come to you with a request to develop the rest of this property in a similar community service fashion. According to the U.S. Census Bureau website in 2000 13.4% of our Paso Robles citizens were over 65. The projection of senior population in Paso Robles for 2030 is 22%. This 13 acre parcel is one of the few remaining parcels in our growing city that is big enough and accessible enough to accommodate a senior community.

A senior community in this location will benefit both from the close proximity of two preschools and two churches within 300 feet of the parcel as well as the preschools and churches benefiting from the senior center. These symbiotic relationships will be good for our community and serve many people in future years.

I am attaching with this letter our petition for this the approval of this plan amendment and project. These are folks from all over 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

Attachment 9
Bill Hawk Letter with Petitions
Golden Hill Retirement
(PD 07-014 et al)

PETITION FOR THE APPROVAL OF A SENIOR LIVING COMMUNITY LOCATED AT 1450 GOLDEN HILL ROAD
September 2008

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 community to be constructed at 1450 Golden Hill Road. This is a good location for a well-planned and quiet senior community.

We need to care for the growing population of seniors in our city.

	DATE	NAME	ADDRESS
25.	10/4/08	Anne Swanson	1828 Penderosa Ln Paso
26.	10-04-08	Burton H Correll	2764 Water View Rd
28.	10-4-08	Eugene Sencelure	2048 Promontory Pl,
28.	10-4-08	Timmy Barber	197 Cardinal way P.R.
29.	10-4-08	James A. Smith	164 SAN CARLOS
30.	10-4-08	E. J. H.	5060 DEER CREEK WAY
31.	10/5/08	Margaret P. Noyes	228 ROSEMARY DR
32.	10/5/08	J. D. Lee	426 Creston Rd Paso

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DATE	NAME	ADDRESS
1. 10-04-08	KAREN HILLIARD	159 VIA ROBLES P.R. CA 93446
2. 10-04-08	Monica Heinrich	154 Via Robles P. R. Ca. 93446
3. 10-04-08	Patricia Strader	1325 Nacimiento Dr P. R. CA 93446
4. 10-4-08	DON KALIN	1790 MILLER CT PASO 93446
5. 10/4/08	Jennifer Kala	1790 Miller Ct. PR 93446
6. 10/4/08	Carol Munsell	6830 STONEY PL. PR, 93446
7. 10/4/08	JAMES BUTLER	6060 JACQUE RD PASO ROBLES 93446
8. 10/4/08	I [unclear]	1021 SAMANTHA AV P.R. 93446

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DATE	NAME	ADDRESS
9. 10-4-08	Patricia Morrow	818 Brookview Dr P.R.
10. 10-4-08	Marilyn Corell	2964 Water view Dr. P.S
11. 10-4-08	Boyd Hackitt	6636 - Von Dohrn Rd San Miguel ca.
12. 10-4-08	Debbie Mace	527 Palm Court Paso Robles Ca. 93446
13. 10-4-08	Judith A Keating	5775 Silverado Pl, Paso Robles CA 93446
14. 10-4-08	WILLIAM TOLLER	216 BOBWHITE PASO ROBLES CA 93446
15. 10-4-08	CATHIE TOLLER	216 BOBWHITE PASO ROBLES CA 93446
16. 10-4-08	Elwood & June Dyck	2057 Alameda Court Paso Robles CA 93446

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	DATE	NAME	ADDRESS
17	10/5/05	 Nancy Halopoff Nancy R. Halopoff	812 Saint Andrews Circle Paso Robles, CA 93446
18.	10/5/08	Melissa Hollister Melissa Hollister	819 Wade Dr Paso Robles, CA 93446
19.	10/5/08	Shelley Bertrand Shelley K. Bertrand	P O Box 274 Paso Robles, CA 93447
20.	10/5/08	WILLIAM E. HALOPOFF	812 SAINT ANDREWS CIRCLE
21.	10/5/08	William E. Halopoff	PASO ROBLES, CA 93446
22.	10/5/08	Bonnie Katches Bonnie Katches	614 Bolen Dr. Paso Robles, CA- 93446
23.	10/5/08	Jo Whipp Jo Whipp	1222 Katherine Dr Paso Robles, CA 93446
24.	5 oct 08	Paul DiMatteo Paul DiMatteo	1905 Bella Vista Court Paso Robles CA 93446
25.	10/5	Bred K. Coene 	2003 Stella Ct. Paso Robles CA 93446

Please return to Bill Hawk, PO Box 722, Templeton, CA 93465 Thank You.

PETITION FOR THE APPROVAL OF A SENIOR LIVING COMMUNITY LOCATED AT 1450 GOLDEN HILL ROAD September 2008

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

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	DATE	NAME	ADDRESS
33.	9/30/08	PAUL S RAY Paul S Ray	2101 Rambouillet Paso Robles, 93446-4858
34.	9/30/08	Ruth Ellen Kuhn Ruth Ellen Kuhn	215 Rosemary Dr Paso Robles CA 93446
35.	9/30/08	Diane Odell	802 Exline Rd Paso Robles CA 93446
36.	10/1/08	Nursen Jung	1017 Sleepy Hollow Rd Paso Robles CA 93446
37.	10/5/08	Joyce Singelman Joyce Singelman	1622 Via Rosa Paso Robles CA 93446
38.	10/5/08	Deloma Bland Koufou	1919 Creston Rd. Apt. 145 Paso Robles, Ca, 93446
39.	10/5/08	James Singelman James Singelman	1622 Via Rosa Paso Robles, CA 93446
40.	10/5/08	Ernest S. Smith Ernest S. Smith	819 Wade Dr Paso Robles, CA 93446

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DATE	NAME	ADDRESS
41. 9-27-08	Deborah S. Horne	1539 Via Rosa, PR
42. 10-4-08	Robert Rael	1528 Via Rosa P.R.
43. 10- ⁴ -8-08	Idania Gregory	1518 Via Rosa PR
44. 10/4/08	Luz Macias	1543 Via Rosa
45. 10/4/08	Anne Stegall	1545 VIA ROSA, PR
46. 10/4/08	Steven Stegall	1545 - Via Rosa P.R.
47. 10/4/08	Ann ^{TOSCH}	1542 Via Rosa PR
48. 10-04-08	Cissy Burman	1538 Via Rosa P.R.

PETITION FOR THE APPROVAL OF A SENIOR LIVING COMMUNITY LOCATED AT 1450 GOLDEN HILL ROAD September 2008

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	DATE	NAME	ADDRESS
49.	10/4	ARRARO FLORES	1533 VIA ROSA PR
50.	10/4	Temara M...	1524 Via Rosa
51.	10/4	Nancy Bayno	1522 Via Rosa, PR
52.	10/4	Will John	1521 Via Rosa
53.	10/4	Linda Hodge	1517 Via Rosa
54.	10/4	Chris Younger	1515 Via Rosa
55.	10/4	Theron Moses	216 Via Promesa
56.	10/4	Cindy Richardson	1601 Via Rosa

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DATE	NAME	ADDRESS
57. 9-23-08	Donald W. Smith	1514 Fairway Dr. Paso Robles, Ca 93446
58. 9-23-08	R. Kathleen Smith	1514 Fairway Dr. Paso Robles, Ca 93446
59. 9-23-08	Guy Drummond	1326 Lakeside Ln Paso Robles Ca 93446
60. 09-26-08	Stan Weber	5320 DEER CREEK, PASO ROBLES, CA, 93446
61. 9-26-08	Frank M. Sutcliffe	939 Spring St. Paso Robles, Ca 93446
62. 9/26/08	John Hunter Hawk	P.O. BOX 1695 PASO ROBLES, CA 93447
63. 9-26-08	Anthony D. Stearns	4010 Buena Vista Dr Paso Robles Ca 93446
64. 9/26/08	Bill Schiller	PO Box 1859 Paso Robles, CA 93447

Please return to Bill Hawk, PO Box 722, Templeton, CA 93465 Thank You.

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

September 2008

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	DATE	NAME	ADDRESS
65.	9/26/08	Rebecca McDonald	440 Rose Ln Paso Robles, CA 93446
66.	9/27/08	Michael Antunovic	4928 MEADOWSIDE LANE PASO ROBLES, CA 93446
67.	9/27/08	Rev. Virginia	1218 Mariah Ln Paso Robles
68.	9/28	Liz Kissin	1218 MARIAH LN. P. R.
69.	9/29/08	Deborah McPherson	305 Red River Dr. Paso Robles, CA 93446
70.	9/29/08	Aaron Himelsohn	6975 CHANDONWAY PLACE PASO ROBLES, CA, 93446
71.	9/29/08	Blith Wilson	PO Box 2730 Paso Robles CA. 93447
72.	9/29/08	Matthew Miller	PO Box 1325 Paso Robles CA 93447

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DATE	NAME	ADDRESS
73. 09-22-08	Joe Horne	1539 Via Rosa , PR.
74. 9-25-08	Lisa Otte	1312 Larkspur Ln. PR
75. 9-25-08	Monica Baldwin	401 Montebello Oaks Dr. PR.
76. 9-25-08	Rebecca Prescott	250 Longhorn Ct. PR.
77. 9-29-08	Kathy Harlings	176 Edgewater. PR.
78. 9-29-08	Amarda Krumme	1140 Dorothy St PR.
79. 9/29/08	Cami Jewell	639 Bowen Dr PR
80. 9/30/08	Terri Campbell	92416 th PR

PETITION FOR THE APPROVAL OF A SENIOR LIVING COMMUNITY LOCATED AT 1450 GOLDEN HILL ROAD September 2008

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	DATE	NAME	ADDRESS
81	9-23-08	Carol Hansen	5635 Stockdale Rd, Paso Robles
82	9-23-08	Patty Ferravanti	395 Hunter Pl, Paso Robles
83	9/23/08	William M. Beatty	5635 Stockdale Rd, Paso Robles
84	9/23/08	SANDRA E. ROSE	8523 CENTRA ROAD PASO ROBLES
85	9/23/08	DIANE ODELL	862 EXLINE RD PASO ROBLES
86	9/23/08	Suzanne DiSanti	155 Exline Rd Paso Robles, CA 93446
87	9/24/08	Kathy Whitace	862 Exline Rd. Paso Robles, CA 93446
88	9/24/08	Marta Negrete	1842 Ponderosa Ln Paso Robles, ca 93446

Please return to Bill Hawk, PO Box 722, Templeton, CA 93465 Thank You.

PETITION FOR THE APPROVAL OF A SENIOR LIVING COMMUNITY LOCATED AT 1450 GOLDEN HILL ROAD September 2008

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

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We need to care for the growing population of seniors in our city.

	DATE	NAME	ADDRESS
89.	9/23/08	Rebim Horton	2406 Falcon Dr Paso Robles, Ca 93446
90.	09/24/08	MATTHEW MEYERS M. M.	1645 PINE ST APT 3 PASO ROBLES, CA 93446
91.	4/24/08	Jennifer Kramer J.	914 Carner Ct. Paso Robles, CA 93446
92.	9/25/08	Janice M. Meyers Janice M. Meyers	8335 Centra Rd Paso Robles, CA 93446
93.	9/26/08	EDWARD P. MEYERS E. Meyers	8335 CENTRA RD PASO ROBLES, CA 93446
94.	9/26/08	Janine Kramer Janine Kramer	914 Carner Ct Paso Robles CA 93446
95.	9/29/08	Janene Norum Janene Norum	1001 Olive St Paso Robles. Ca 93446

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DATE	NAME	ADDRESS
96. 10/1	NICK K LOEWEN	620 Bolen Dr PASO ROBLES 93446
97. 10/1	JACKIE HARROD	925 ORIOLE WAY PASO ROBLES, CA 93446
98. 10/1	CHERIE L. THIBAUT	760 BRAHMA ST. PASO ROBLES, CA 93446
99. 10/1	MICHAEL THIBAUT	760 BRAHMA ST. PASO ROBLES, CA 93446
100. 10/1	JENNIFER GAUSTAD	4330 Jardine Road PASO ROBLES CA 93446
101. 10/1/08	LINNÉA ASHFORD	1634 LEAH WAY PASO ROBLES, CA 93446
102. 10/1/08	Alexandra Ashford	1634 Leah Way PASO ROBLES, CA 93446

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	DATE	NAME	ADDRESS
103	9/29/08	CRAIG SMITH	1514 FAZUNAM DR PASO ROBLES CA 93446
104	10/1/08	Kelly Scantlin	1515 Kiler CYN Rd Paso Robles CA 93446
105	10/1/8	Mimma Brandonisio	2605 Vineyard Circle Paso Robles CA 93446
106	10/1/08	Judy Phillips	1330 Peteran Ranch Rd Templeton, Ca 93465
107	10/1/08	CHRISTINE LOEWEN	620 BOLEN DR PASO ROBLES CA 93446
108	10/1/08	Jamaine E. Parulla	1121 PACIFIC LN PASO ROBLES, 93446
109	10/1/08	Karen Dennis	1029 PAR AVE Paso Robles, ca. 93446

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	DATE	NAME	ADDRESS
110.	9/23/08	Andrea Finley Ramon	1012 Butter R. Ave, Paso Robles, CA 93416
111.	9/29/08	Woode Robert	621 Palomino Circle P.R.
112.	9-29-08	Cynthia A Burke	1720 Wade Dr. Paso Robles 93446
113.	9-29-08	Jay A M	830 Sycamore Canyon Rd Paso Robles CA 93446
114.	9-29-08	KARI SCHELLER	335 BLACKBURN LN P.R. 93446
115.	9/29/08	BRADLEY BURKE	1720 WADE DR. P.R. 93446
116.	9/30/08	Keligh Lorenson	830 Sycamore Canyon Rd. P.R. 93446

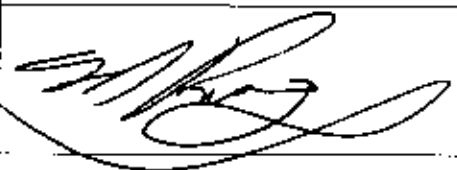
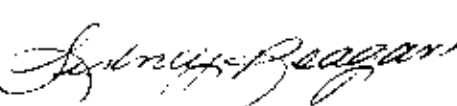
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DATE	NAME	ADDRESS
117. 10/4/08	Natalie Stone	1021 Samantha Dr Paso Robles
118. 10/4/08	Natalie Klock	2647 Vineyard Cir Paso Robles, CA
119. 10/4/08	Jocune Herman	923 Vista Cerro Dr - P.R. 93446
120. 10-4-08	Stephanie Adams	4345 Jardine Rd. Paso Robles, CA 93446
121. 10/4/08		2486 Harvest Meadow Paso Robles 93446
122. 10/4/08		2486 Harvest Meadow Pl. PR Ca. 93446
123. 10/9/08	Michael Adams	2181 Bell Ave Pl P.R.

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DATE	NAME	ADDRESS
124. 10/2/08	Krissy Lortz	7795 Feenstra Rd. Paso Robles
125. 10/6/08	Katie Zemella XXXXXXXXXX	4240 Silver Oak Dr. Paso Robles
126. 10/6/08	Audette Cassidy (Annette Cassidy)	7415 Monterey Rd Paso Robles Ca.
127. 10/6/08	PHILOMENA Finn	7335 MONTEREY RD PASO-ROBLES, CA 93446
128. 10/6/08	DEBRA H S BOARD	2311 BLUE HERON LN PASO ROBLES, CA 93446
129. 10/6/08	Shawn Wilson	4215 Buena Vista Dr Paso Robles CA, 93446.

Please return to Bill Hawk, PO Box 722, Templeton, CA 93465 Thank You.

Return to A. Phillips
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PETITION FOR THE APPROVAL OF A SENIOR LIVING COMMUNITY LOCATED AT 1450 GOLDEN HILL ROAD September 2008

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	DATE	NAME	ADDRESS
130.	9/24/08	FREDDIE GASTELO	329 VINE ST #3 PASO ROBLES, CA 93440
131.	9/24/08	Patrick Luther	703 Gardenia Cir #1 Paso Robles CA 93446
132.	10/06/08	DEREK McCONNALPHE	704 DEERFIELD LN PASO ROBLES, CA.
133.	10/06/08	JOSEPH EDONE	1721 GINA COURT PASO ROBLES CA 93446

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**PETITION FOR THE APPROVAL OF A SENIOR LIVING
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	DATE	NAME	ADDRESS
134.	9/30	GARY M. Kuhn	215 ROSEMARY DR. Paso Robles, CA 93446
135.	9/30	Eileen Coddling	2177 Bel Air Place Paso Robles, CA 93446
136.	9/30	Rich Coddling	2177 Bel Air Pl. Paso Robles, CA 93446

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DATE	NAME	ADDRESS
137. 9/23/08	Em Clark	95-15 th St. P.R.
138. 7-23-08	Bob Mc Clew	2651 Club House Dr P.R.
139. 9/23/08	Janner L Hodges	2659 Alameda Dr. P.R. 93446
140. 9/23/08	Barbara Masten	1835 Kung Dr. P.R 93446
141. 9-23-08 9/23/08	ROBERT J. MASTEN Robert J Masten	3035 Vine St PR 93446
142. 7/24/08	Dale Gustin	1520 Croston Rd Paso Robles, CA 93446
143. 9/24/08	B.M. Moe	1431 Exp Sta. Rd Paso Robles, Ca 93446
144. 9/24/08	Rodger Coale	1715 Hogan Pl Paso Robles, CA 93446

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DATE	NAME	ADDRESS
145. 9/25/08	Don Jacobs Don Jacobs	943 WALNUT DR PASO ROBLES
146. 9/25/08	Trent Kastman Trent Kastman	213 18th 18th St. Paso Robles, CA 93446-1503
147. 9/25/08	KEITH SIMTON Keith Simton	200 HILTON DRIVE PASO ROBLES CA 93446
148. 9-25-08	Darrell Radford Darrell Radford	Wing Way Paso Robles CA 93446
149. 9-25-08	ORLEY R. BARTON Orley R. Barton	248 VIA PROMESA DR. PASO ROBLES CA 93446

Please return to Bill Hawk, PO Box 722, Templeton, CA 93465 Thank You.

CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: Golden Hills Senior Retirement Community General Plan Amendment 07-003(a), Rezone 07-003, PD 07-014, CUP 07-020, PR 06-0272

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

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

PROJECT LOCATION: 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, proposing the following entitlements:

- **Tentative Parcel Map PR 06-0272:** Request to subdivide the **13.9** acre site into two parcels, where Parcel 1 would be **2.1** acres; the existing church/pre-school would remain on Parcel 1. Parcel 2 would include the **11.8** acre site where the new senior retirement project would be built.
- **General Plan Amendment 07-003(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) for the **13.9**-acre site.
- **Rezone 07-003:** 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) for the **13.9**-acre site. 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 07-014 & Conditional Use Permit 07-020:** a request to construct a 125-unit Golden Hill Senior Community on Parcel 2. See Attachment B, Project Narrative for further breakdown of the types of residential units.

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 undeveloped portion of the 13.4 acre site has been characterized as 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 is located in the northwestern corner of the site. The home site is landscaped with ornamentals and a small fruit tree orchard. A church, preschool, and ancillary facilities are located at the northern end of the property. 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.

The existing church/pre-school is only included in the parcel map portion of the project and besides the re-orientation of the driveway access to the church/pre-school parking lot once the new driveway is installed, no development or expansion of the facility is proposed at this time.

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)
California Department of Fish and Game
Army Corps of Engineers

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 are to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration;
2. To enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist in the preparation of an EIR, if one is required, by;

- a. Focusing the EIR on the effects determined to be significant;
 - b. Identifying the effects determined not to be significant;
 - c. Explaining the reasons for determining that potentially significant effects would not be significant, and;
 - d. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of the project;
 5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
 6. Eliminate unnecessary EIRs;
 7. Determine whether a previously prepared EIR could be used with the 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
- Population & Housing
- Geological Problems
- Water
- Air Quality
- Transportation/Circulation
- Biological Resources
- Energy & Mineral Resources
- Hazards
- Noise
- Mandatory Findings of Significance
- Public Services
- Utilities & Service Systems
- Aesthetics
- Cultural Resources
- Recreation

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:

August 18, 2008

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

Discussion:

- a. *The project is a proposal to amend the General Plan land use designation for the 13.9-acre site (Parcel 2) 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). These amendments will result in consistency between the General Plan and the Zoning Map.*

Concurrent with the proposal to change the land use and zoning designations, the applicant's have submitted applications for both a development plan (PD) and a Conditional Use Permit (CUP) for the 125-unit residential care facility (PD 07-014 & CUP 07-020). Residential care facilities are permitted in the R3-PD Zoning district with the approval of a Conditional Use Permit.

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).

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.

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.

Additionally, the land use change would be specifically limited by the PD Overlay zoning to a senior housing project. Whereas the senior housing use would be consistent with church / daycare and low density residential type uses that exist in the vicinity of this project, a higher density residential use (as allowed by RMF zoning) may not. Therefore, the overlay zoning designation will ensure long term compatibility.

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

The proposed retirement community development would be concentrated in the lower (valley) area of the site, and no development is 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 elevation and will generally overlook the proposed project. Given these site specific circumstances, the proposed project would be compatible with surrounding land uses.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The buildings for the retirement community have been located approximately 120-feet away from the northern properties that front Gilead Lane.

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.

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). A CUP is required for this use, to provide for specific conditions so that the project will not have a negative effect on the surrounding 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 seem that development under the existing zoning might result in 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 proposed project.

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

Discussion: A Biological Study along with a Wetland Delineation report has been prepared for the Project. Any necessary coordination and necessity to obtain any permits will be required. See mitigation measures related to Biological Resources.

LynneDee Althouse, M.S., of Althouse & Meade, indicates in her letter dated December 7, 2007, that the project has been designed to mitigate on-site for potential wetland impacts. Ms. Althouse indicates that plans have been reviewed by the U.S. Army Corps of Engineers.

The proposed project will not conflict applicable environmental plans or policies. See section VII Biological Resources for specific mitigation measures for biological resources.

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

Discussion: According to the Soil Survey of San Luis Obispo County, California, Paso Robles Area, the site is not located on prime agricultural soils, but that a majority of this site is Cropley Clay, 2 to 9 percent slope (No. 133). The soil type is characterized in the survey as being well drained material from sandstone and shale. Erosion is identified as a hazard but can be controlled. The other area of the site is characterized as Nacimiento-Ayar complex 9 to 30 percent, this soil is generally well drained weathered from calcareous sandstone and shale.

The Building Dept. requires soils reports to be submitted at the time of the submittal of the construction drawings for plan check to insure that the foundation systems, are designed in consideration of the soil type. Additionally Grading/Drainage plans, and other engineering plans for road and parking lots will be required to ensure proper design, drainage and compaction to meet engineering standards.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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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 mostly vacant, except the existing single family residence and 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 same rate of 2.663 people per household, as typical multi-family residential properties are. Research has determined that other residential care facilities in the City have an occupancy rate of approximately 1.1 persons per unit. Since this project has a mixture of senior housing units, which includes 57 independent living units and 68 assisted/special care units, if the 2.663 ratio is applied to the independent living units and 1.1 persons to the assisted/special care units, the project would yield 227 persons.

With the addition of the 227 and subtracting the projected 69 persons that would be projected under the existing single family residential designations, the addition of the 158 persons is within the General Plans 44,000 population threshold and therefore would not have a significant impact local population projections.

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

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.

- 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 along with the proposal to construct a 125 unit senior community. There is an existing residence on the site that would be removed; the house is not considered affordable housing.

The change in zoning and land use designations, along with the construction of the Retirement Community will not have a significant impact related to displacing housing, including affordable housing, but will provide a type of housing and care to meet the needs of the community.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

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

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

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

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

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The General Plan EIR identifies impacts resulting from ground shaking as less than significant and provides mitigation measures that will be incorporated into the design of any development proposal on the project site, including adequate structural design and not constructing over active or potentially active faults. Future projects 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. Through application of the Uniform Building Code and local construction standards, this includes a requirement to submit a site-specific liquefaction report with a building permit to insure foundations are appropriately designed to Building Code Standards.

- 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.

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)

Discussion: The average slope of the project property is between 5 and 10 percent in the area of proposed development with a steeper area to the east with slopes from 15 to 25 percent. Grading will take place to accommodate buildings, roads, parking lots and landscaping. The proposal limits development to the lower 2/3 of the site. With an elevation of over 905 feet at the top of the hillside, the highest area of 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. A grading and drainage plan will need to be submitted for review by the City Engineer to insure compliance with all grading and drainage requirements. Likewise, soils reports will need to be provided to the Building Department at the time of submittal of construction drawings for the buildings, to ensure compliance with the Uniform Building Code.

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

Discussion: Refer to c. above.

- 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

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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or near a flood zone.

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| c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 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, the project will have a significant impact on surface waters or alter surface water quality.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: 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.

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| e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) Impacts to groundwater quality? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, as well as a development plan for the 125 unit residential care facility. The potential increase in density and subsequent minor population increase resulting from the proposed land and zoning change would not exceed the population planning threshold established in the General Plan, thus, this project is consistent with the use of ground water resources anticipated in the General Plan EIR to meet General Plan buildout.

This project will be required to pay water connection fees based on water meter size, as well as all necessary AB 1600 fees in place at the time of the development of the project. The Nacimiento Water project will also be contributing to alternative water sources to the City. This project will pay all necessary development impact fees which will also contribute towards the Nacimiento project.

The project would not result in substantial reduction in the amount of groundwater otherwise available for public water supplies. Future entitlement requests and subsequent development activities on the project site would be subject to NPDES requirements as previously referenced.

V. AIR QUALITY. Would the proposal:

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

Discussion:

a: 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.

b: Use will not emit emissions that exceed acceptable thresholds, and therefore the project would have a less than significant impact to sensitive receptors.

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

10 Environmental Checklist Form

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

population planning threshold established in the General Plan. The General Plan EIR identifies potential air quality impacts and mitigation measures, where feasible, to reduce impacts to less than significant.

The 125 unit senior retirement facility has been reviewed by the San Luis Obispo Air Pollution Control District. See the attached letter (Attachment D) from the APCD indicating the necessary mitigation measures for the construction and operation phases of the project to reduce emissions from this project to a less than significant level.

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

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

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

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

APCD-4 Construction Permit Requirements:

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

10 Environmental Checklist Form

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

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Alter air movement, moisture, or temperature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 and intended uses proposed 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) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

- a. A Traffic Impact Analysis was prepared for the project by TJKM Transportation Consultants. The study dated July 21, 2008 is attached to this Initial Study as Attachment E.

The Traffic Study identified the traffic trips created by the new project and impacts that the additional trips might have on the intersection of Golden Hill/Union Road and Golden Hill/Gilead Lane. The Study identified impacts to these intersections during the existing conditions: short-term cumulative, short-term cumulative plus project, General-Plan build-out, General Plan building out plus project. The Conclusions and Recommendations are as follows:

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

Existing Conditions

- Currently, all of the study intersections operate at or better than LOS C during both the a.m. and p.m. peak hours.
- Under this scenario, none of the study intersections satisfy peak hour signal warrants.

Short-term Cumulative Conditions

- The short-term projects are estimated to generate a maximum of 37,179 daily, 2,953 a.m. and 3,898 p.m. peak hour trips.
- Under this scenario the intersection of Golden Hill Road / Union Road is projected to exceed the City of Paso Robles LOS D threshold, while the intersection of Golden Hill Road / Gilead Lane is expected to operate at or better than the LOS threshold.
- To improve the LOS, it is recommended that a roundabout be installed at the intersection of Golden Hill Road / Union Road.
- Alternatively, the intersection of Golden Hill Road / Union Road can be signalized to City of Paso Robles Standards.

Short-term Cumulative plus Project Conditions

- The proposed project is estimated to generate a maximum of 386 daily, 16 a.m., and 27 p.m. peak hour trips. That is 128 more daily, 4 less a.m., and same number of p.m. peak hour trips than the general plan land use generates.
- Upon development of the project, bike lanes should be implemented along its major street frontage with Golden Hill Road.
- Under this scenario the intersection of Golden Hill Road / Union Road is projected to exceed the City of Paso Robles LOS D threshold, while the intersection of Golden Hill Road / Gilead Lane is expected to operate at or better than the LOS threshold.
- To improve the LOS, it is recommended that a roundabout be installed at the intersection of Golden Hill Road / Union Road.
- Alternatively, the intersection of Golden Hill Road / Union Road can be signalized to City of Paso Robles Standards.

General Plan Build-out Conditions

- Under this scenario, both study intersections are projected to exceed the City of Paso Robles LOS D threshold.
- To improve the LOS, it is recommended that a full two-lane roundabout be installed at the intersection of Golden Hill Road / Union Road and a roundabout be installed at the intersection of Golden Hill Road / Gilead Lane with two approach lanes on Golden Hill Road and one approach lane on Gilead Lane and Summit Drive.

General Plan Build-out plus Project Conditions

- Under this scenario, all of the study intersections and segments are expected to operate at or better than the City of Paso Robles LOS D threshold.

The traffic study, including the above information, has been reviewed by the City Engineer. The City Engineer has determined that the project will meet the General Plan Circulation Element thresholds when the following mitigation measures are applied:

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

T-2 Transportation impact fees collected for this project will mitigate its impacts on the intersections of Golden Hill Road-Gilead Lane and Golden Hill Road-Union Road.

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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T-3 A constructive notice shall be recorded on the property advising all successors in interest that upon improvement of the intersection of Golden Hill Road and Gilead Lane; access to the property from Golden Hill Road will be restricted to right turns only.

Therefore, with the mitigation measures applied to the project, vehicle trips and traffic congestion will not be a significant impact.

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. See discussion in Section A above.

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 properties.

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 internal walking paths within the project for the project residents. The City is requesting that the project should include a public trail from its east boundary to Golden Hill Road. The public trail will be extended to the east in conjunction with the sewer and water main extensions. This trail will provide a key connection between the Chandler Ranch and the trail established in the same drainage course through Tract 2373 to the west. This trail will eventually connect the Chandler Ranch to the new Montebello School and public park sites.

It is not anticipated that the project will be a hazard 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. Bike racks will be provided on site, as well as a private shuttle service for residents. Additionally, the project will be conditioned to construct a bus stop along the Golden Hill Road frontage. By providing the items discussed, the project impacts on alternative transportation will be less than significant.

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

Discussion:

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

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

a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: a-e:

A Biological Report was prepared by Althouse & Meade, Inc. dated May 2007 (with an update letter dated December 7, 2007 and an Addendum dated July 17, 2008, both attached to this initial study) for the project which identified potential impacts to biological resources and suggested mitigation measures in order to bring biological impacts to a level of insignificance. The following is a summary of impacts and the associated mitigation measures:

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).

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.

10 Environmental Checklist Form

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

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.

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).

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.

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). Compensatory wetland creation will be implemented or a performance bond shall be posted by the applicant prior to occupancy approval for the senior community.

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

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

for impacts to anthropogenic habitat. No mitigation is recommended for impacts to anthropogenic habitat.

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.

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.

Potential Impacts to Common Wildlife

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).

Reduction of w 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

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

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.

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.

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

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.

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.

Potential Impacts to Special Status Species

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

Mitigations for Impacts to Special Status Species

Special status plants

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

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.

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).

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:

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

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.

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 of the Althouse 7 Meade Biological Study, Exhibit F of this Initial Study). Projects less than 40 acres in size are not required to conduct a kit fox habitat evaluation, but may accept the standard mitigation ratio.

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

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

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

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

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

- c. Purchase **17.2** credits in a Department-approved conservation bank, which would provide for the protection in

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

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

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	Potentially Significant	Potentially Significant	Potentially Significant	Potentially Significant
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ISSUES (and Supporting Information Sources):				No Impact

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.

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

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.

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.

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.

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

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

- 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 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:

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increases in existing noise levels? (Sources: 1, 7, 8 & 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of people to severe noise levels? (Sources: 1, 7, 8 & 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

The proposed project would allow for an increase in density on the project site from two units per acre to up to twelve units per acre. The Noise Element of the General Plan provides goals, policies and actions the protect City residents from unacceptable exposure to noise from airport operations, vehicular traffic, rail operations, industrial uses, and other point sources. The project site is not in the vicinity of rail operations or industrial uses nor is it within the Airport Area Overlay. The project site is adjacent to Golden Hill Road which is classified as an arterial. 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. 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).

Based on the nature of the Retirement Community as compared to a single family or multi-family residential project, there will be the need for an increased number of emergency responses to the facility and therefore an increase in noise from emergency vehicles. It is not anticipated that the number of emergency responses and impacts on the noise will be significant to the surrounding neighbors, since there will be full time medical personnel on staff at all times. Additionally, of the 125 residents, 68 would be "special care" and "assisted living". The additional 57 residents would be independent living and staff, and therefore not need as much care.

The applicant has provided a letter received on March 17, 2008, providing additional information regarding emergency response (See Attachment J). The letter indicates that there will be specific procedures in place, that the facility staff will need to follow when addressing emergency response. Jim Stacey, Executive Director of Cedar Creek, a similar community in Madera, CA. indicates that the procedures help by minimizing emergency calls, which therefore reduces noise from vehicles responding to the facility.

Based on this information, it is not anticipated that there would be a significant exposure to people to severe noise levels.

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

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

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

Discussion: a.-g.

The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, along with a development plan for a 125-unit senior retirement facility. The potential increase in density and subsequent population increase resulting from the proposed land and zoning change would not exceed the population planning threshold 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, pursuant to the City Development Impact Fee (AB 1600) Program.

XIII. AESTHETICS. Would the proposal:

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

Discussion:

a. The project site is not located along a scenic highway. There is a hill on the site with a large oak tree on top. The project

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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has been designed to stay at the lower areas of the site and not on the hill.

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.(See attached Exhibit I). The study concluded that there was no presence of cultural resources and no other studies are necessary.

The project was submitted to the Native American Heritage Commission consistent with the requirements of SB 18. The Commission requested that the project be sent to five Native American Tribal Consultants. The City received correspondence from only one of the five tribes. Fred Collins, Tribal Administrator for the Northern Chumash Tribal Council providing a letter indicating that no Native American Sacred Sites were discovered in the vicinity of this site.

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

10 Environmental Checklist Form

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

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: This study identified the impacts that the project could have on environmental impacts where the conclusion is that there would not be any significant impacts except for the possibility of impacts to vernal pools and Kit Fox. The study identified mitigation measures that would reduce the impacts to less than significant. With the mitigation measures outlined in this study, the proposed project will not in itself degrade the quality of the environment or impact habitat or populations of listed plant animal species. Additionally, a cultural study was prepared for the project and resulted in identifying no impacts to California history or prehistory.

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

Discussion: The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing for a mix of housing types in the multi-family districts. The proposed expansion would be consistent with the Zoning, General Plan and Economic Strategy by providing for a range of housing types, densities, and affordability levels to meet the diverse needs of the community.

Therefore, since the project is consistent with the General Plan, Zoning Code and Economic Strategy, and with the mitigation measures outlined in this study, 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: This study identified impacts such as traffic and air pollution, which are typically the impacts that need the most scrutiny when considering cumulative impacts. This study outlines mitigation measures that will lessen the impacts to less than significant. The project is located in valley, where it is surrounded by residential to the north and south, and sloping hills to the east, with a very narrow frontage on Golden Hill Road to the west, and as a result of the surrounding topography and development the project is considered infill. The project will not be growth inducing and therefore, 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: Since the site is zoned for residential development which is anticipated by the existing General Plan and General Plan EIR, and since it would be developed at some point in the future with development that would have similar site disturbance such as grading and infrastructure for multiple single family homes, and as a result of this study identifying mitigation measures for impacts created by the project, in is not anticipated that 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:

Note: Attachments are on file at the Community Development Department and are available for review and are available for purchase for the cost of reproduction.

RESOLUTION NO.

A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
RECOMMEND THAT THE CITY COUNCIL APPROVE
GENERAL PLAN AMENDMENT 07-003, REZONE 07-003, PD 07-014, CUP 07-020
AND TENTATIVE PARCEL MAP PR 06-0272
1450 GOLDEN HILL ROAD, APN 025-366-012 & 018
APPLICANT – JON BASILA, GOLDEN HILL ROAD DEVELOPMENT, LLC

WHEREAS, the project (Planned Development 07-014 et al) has been filed by North Coast Engineering on behalf of Jon Basila of Golden Hill Retirement Community, to construct a 125 unit, retirement community; and

WHEREAS, the project is located on the 11.8 acre site at 1450 Golden Hill Road; and

WHEREAS, in conjunction with PD 07-014, the applicant has submitted General Plan Amendment 07-003 and Rezone 07-003, changing the land use designation of the site from RSF-2 to RMF-12 and changing the zoning designation from R1,B3 to R3-PD; and

WHEREAS, also submitted with the project is Conditional Use Permit 07-020, for the residential care facility use, as required by Table 21.16.200; and

WHEREAS, Tentative Parcel Map PR 06-0272 has also been submitted, which would subdivide the 13.9 acre site into two parcels, where Parcel 1 would be 2.1 acres and Parcel 2 would be 11.8 acres; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing on October 14, 2008 on this project to accept public testimony on the Planned Development application PD 07-014 and associated environmental review; and

WHEREAS, the Planning Commission recommended that the City Council approve PD 07-014 et al; and

WHEREAS, based on the information and analysis contained in the Initial Study, the Planning Commission recommends that the City Council make a determination that the proposed project will not result in significant environmental impacts and it is appropriate for the City Council to adopt a Mitigated Negative Declaration; and

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

1. The project is consistent with the adopted codes, policies, standards and plans of the City; since the project has gone through the development review process including, environmental review and the processing of a Conditional Use Permit as required by Table 21.16.200 for residential care facilities in the R1/R3 zoning districts; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; since the project will be required to comply with the recommended conditions of approval, including any environmental mitigation measures, and comply with any building and fire codes; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors and the public right-of-way; in this particular case, the project site is not located in a City gateway area or a scenic corridor and has minimal frontage to the public street, however, based on the project being designed to fit the subject site and based on the site plan, architecture and landscaping, the proposed development will accommodate the aesthetic quality of the City as a whole; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, because the project use is similar to other non single family residential uses in the neighborhood such as churches and pre-schools, and as a result of the site planning, building architecture and environmental mitigation.
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. as a result of the project be constructed within the lower areas of the site, which allows for the preservation of the existing hillsides and oak tree located at the top of the hill; and
6. The proposed development plan contributes to the orderly development of the City as a whole, since the project will utilize the existing infrastructure in Golden Hill Road, consisting of sewer water and other utilities; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing for a mix of housing types in the multi-family districts.
8. The proposed expansion would be consistent with the Zoning, General Plan and Economic Strategy by providing for a range of housing types, densities, and affordability levels to meet the diverse needs of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the City Council of the City of El Paso de Robles approve Planned Development 07-014 et al, subject to the following conditions:

STANDARD CONDITIONS:

1. This resolution will not take effect until 31 days after the adoption of Ord.No.XXX N. S.
2. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.
3. The applicant shall comply with all those standard and site specific conditions which are contained in the Resolution and its exhibits approving CUP 07-020, PR 06-0272 and associated Mitigated Negative Declaration.
4. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Cover Sheet
C	Overall Site Plan
D	Compliance Summary
E1-E6	Floor Plans
F1-F4	Architectural Elevations
G	Site Sections
H	Site Furnishings
I	Landscape Concept Plan
J	NCE Title Sheet
K	Tentative Parcel Map PR 06-0272
L1-L4	Preliminary Grading Plans
M	Preliminary Underground Plan
N	Site Cross Sections

6. This PD 07-014 along with Conditional Use Permit 07-020 allows for development of a 140,000 square foot, 125-unit senior retirement community/residential care facility on the 11.8 acre site (Parcel 2 of PR 06-0272).

7. The project shall be designed and constructed to be in substantial conformance with Exhibits A-M approved with this resolution.
8. Prior to the issuance of a building permit, the DRC shall review the following items:
 - a. final site details such as landscaping, decorative paving, benches, lighting and any other site planning details;
 - b. Architectural elevations, including final materials, colors and details;
 - c. Equipment such as back flow devices, transformers and appropriate screening methods. Back flow should not be visible from Golden Hill Road;
 - d. Final grading and drainage plans.
9. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

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

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

10. APCD MITIGATIONS:

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

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

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

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

APCD-4 Construction Permit Requirements:

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

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

- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

APCD-5 Operational Permit Requirements:

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

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

11. BIOLOGICAL MITIGATIONS:

Habitat Mitigations:

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

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

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

areas of the drainage on the property. The MMP shall be written, and the salvage and replanting work shall be conducted by a qualified restoration biologist. The MMP shall address both waters and wetlands impacts (BR-3 and BR-4).

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

Oak Tree Mitigations:

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

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

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

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

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

Common Wildlife Mitigations:

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

Mitigations for Impacts to Special Status Species:

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

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

San Joaquin kit fox:

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

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

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

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

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

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

the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

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

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

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

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

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the USFWS. The results of

this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

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

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

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

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

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

BR-18. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar

materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

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

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

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

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

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

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

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

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

EMERGENCY SERVICES

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

ENGINEERING

15. Traffic & Circulation Mitigation:

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

(T-2) Transportation impact fees collected for this project will mitigate the project's impacts on the intersections of Golden Hill Road-Gilead Lane and Golden Hill Road-Union Road. Fees will be collected at the rates in effect at the time of occupancy.

(T-3) Prior to occupancy, the property owner will enter into an agreement with the City advising all successors in interest that upon improvement of the intersection of Golden Hill Road and Gilead Lane; access to the property from Golden Hill Road will be restricted to right turns only.

16. A pedestrian-bicycle connection and public access easement into the Chandler Ranch Specific Plan shall be provided prior to occupancy of the project.
17. A pedestrian-bicycle connection and public access easement into the Chandler Ranch Specific Plan shall be provided prior to occupancy of the project.
18. An 8-inch public sewer line and a 10-inch public water main shall be extended from Golden Hill Road to the east boundary of the project.
19. Storm water quality facilities must be provided that address both construction and post-construction Low Impact Development best management practices. Wetland mitigation must be provided in accordance with a plan approved by a qualified biologist.

PASSED AND ADOPTED THIS 14th day of October, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION

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

PROJECT #: PD 07-014, CUP 07-020 & PR 06-0272

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: NOVEMBER 18, 2008 – CITY COUNCIL

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, 2010 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

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

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$1,901.75 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

(Adopted by Planning Commission Resolution 94-038)

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

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

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

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

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

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

- 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 07-014 & PR 06-0272 TO PLANNING: _____

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

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

(Adopted by Planning Commission Resolution 94-038)

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

F. PRIOR TO ANY SITE WORK:

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

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

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

(Adopted by Planning Commission Resolution 94-038)

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

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

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

(Adopted by Planning Commission Resolution 94-038)

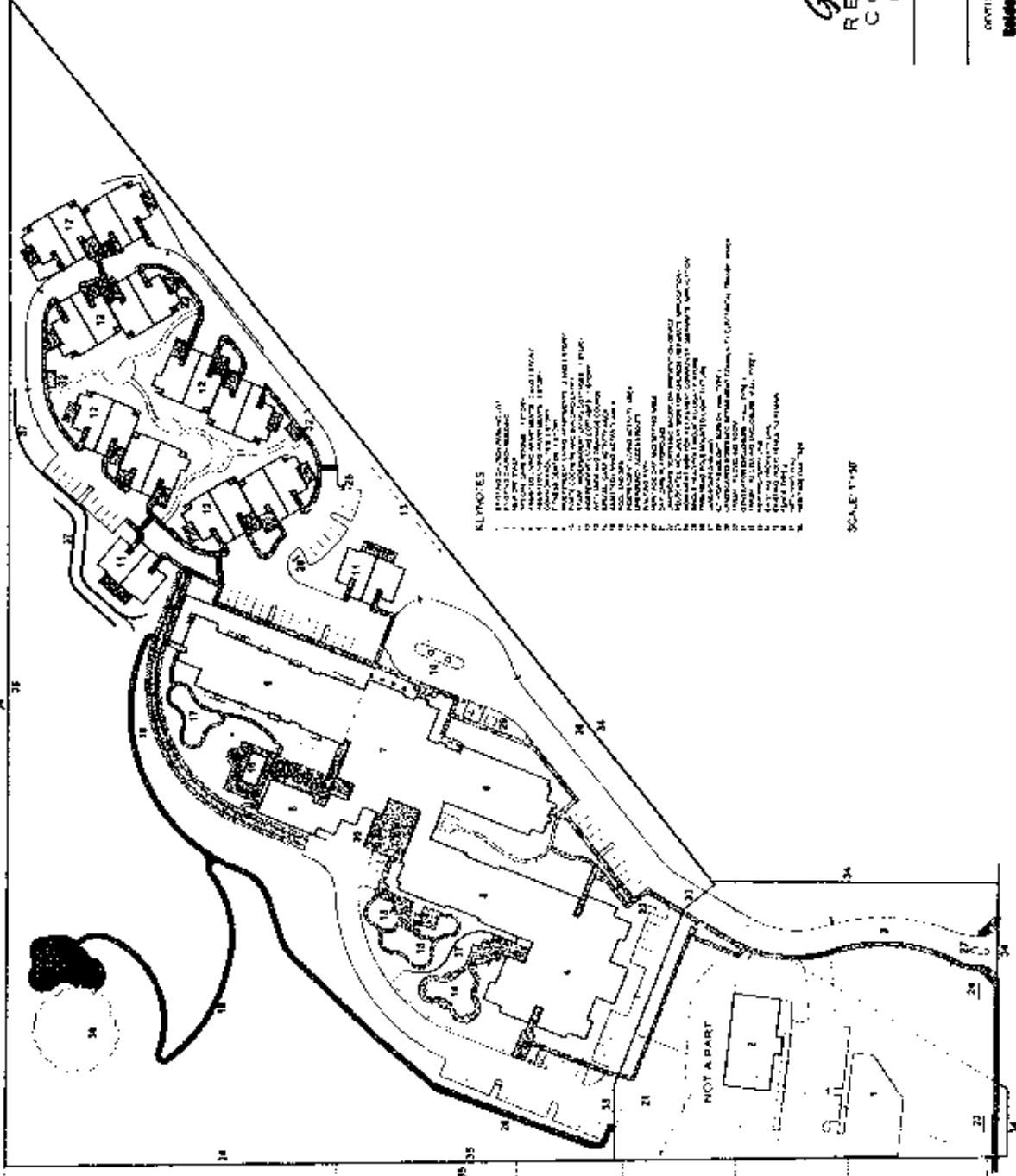
- ☒ 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- ☒ 10. The applicant shall install all utilities (sewer,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

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

I. GENERAL CONDITIONS

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

(Adopted by Planning Commission Resolution 94-038)



REVISIONS

1. REVISIONS TO PREVIOUS EDITIONS

2. REVISIONS TO PREVIOUS EDITIONS

3. REVISIONS TO PREVIOUS EDITIONS

4. REVISIONS TO PREVIOUS EDITIONS

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6. REVISIONS TO PREVIOUS EDITIONS

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SCALE: 1"=30'

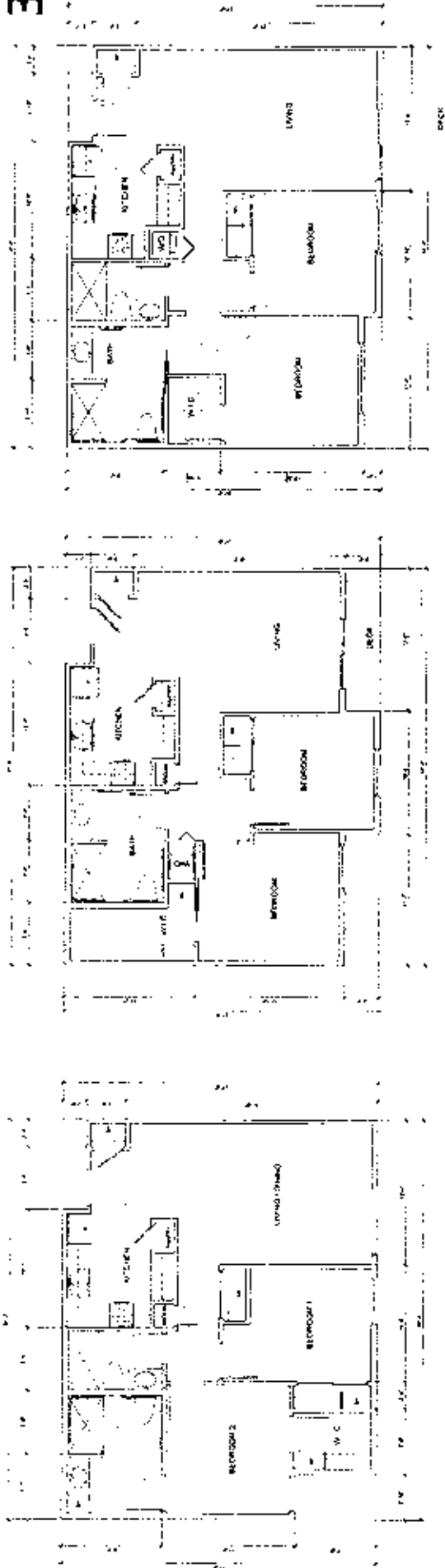
Golden Hill
**RETIREMENT
 COMMUNITY**
 PASO ROBLES, CALIFORNIA

SITE PLAN
 1" = 30'

DESIGNER: **Golden Hill Development LLC**
 ARCHITECT: **ASSTH**
 SCALE: 1" = 30'

GOLDEN HILL ROAD

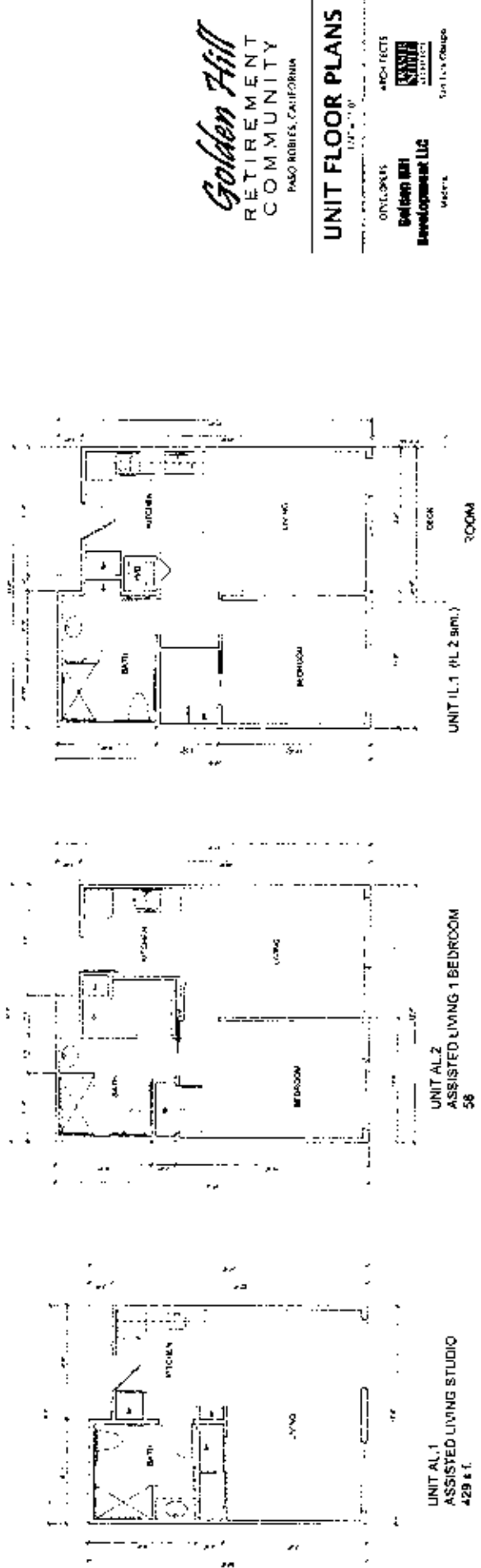
Exhibit C
 Site Plan
 PD 07-014
 (Golden Hill Retirement Community)



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
58

UNIT IL-1 (429 s.f.)

ROOM

UNIT IL-1 (812 s.f.)

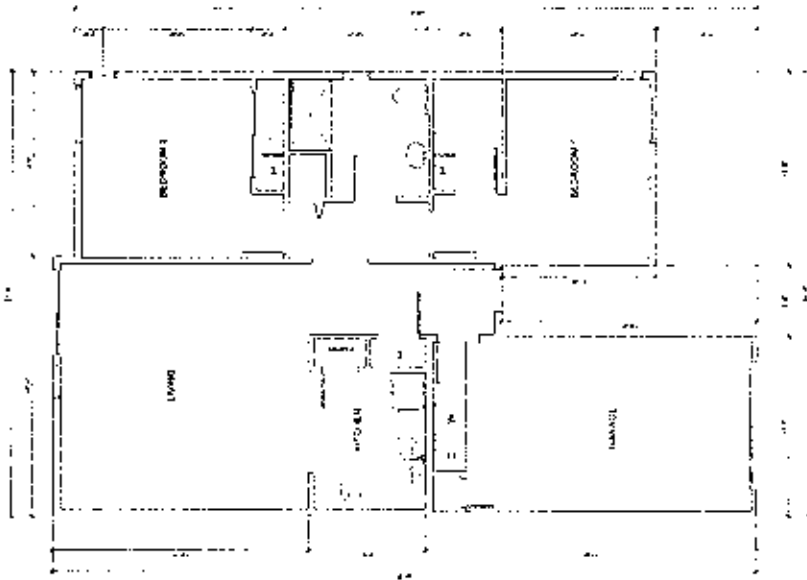
Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

UNIT FLOOR PLANS

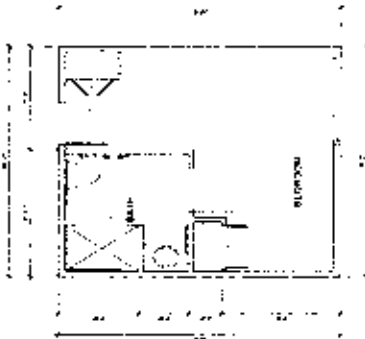
DESIGNED BY
Golden Hill
Development LLC
PASO ROBLES, CALIFORNIA

ARCHITECTS
KLING STUBBINS
SAN LEAN, CALIFORNIA

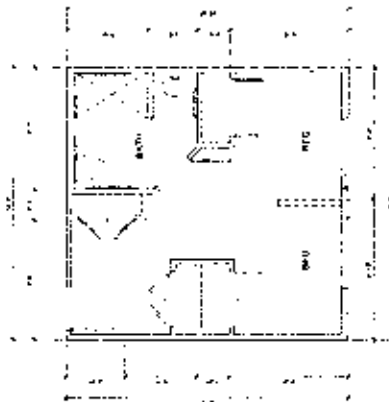
Exhibit E-1
Unit Floor Plans
PD 07-014
(Golden Hill Retirement Community)



UNIT SH.1 (STAFF HOUSING)
 2 BEDROOM / 1 BATH / 7 GA
 GARAGE: 294 S.F.
 LIVING: 1064 S.F.
 TOTAL: 1358 S.F.



UNIT SC.1
 SPECIAL CARE 1 BED STUDIO
 323 S.F.



UNIT SC.2
 SPECIAL CARE 2 BED STUDIO
 383 S.F.

FLOOR PLANS
 1/4" = 1'-0"

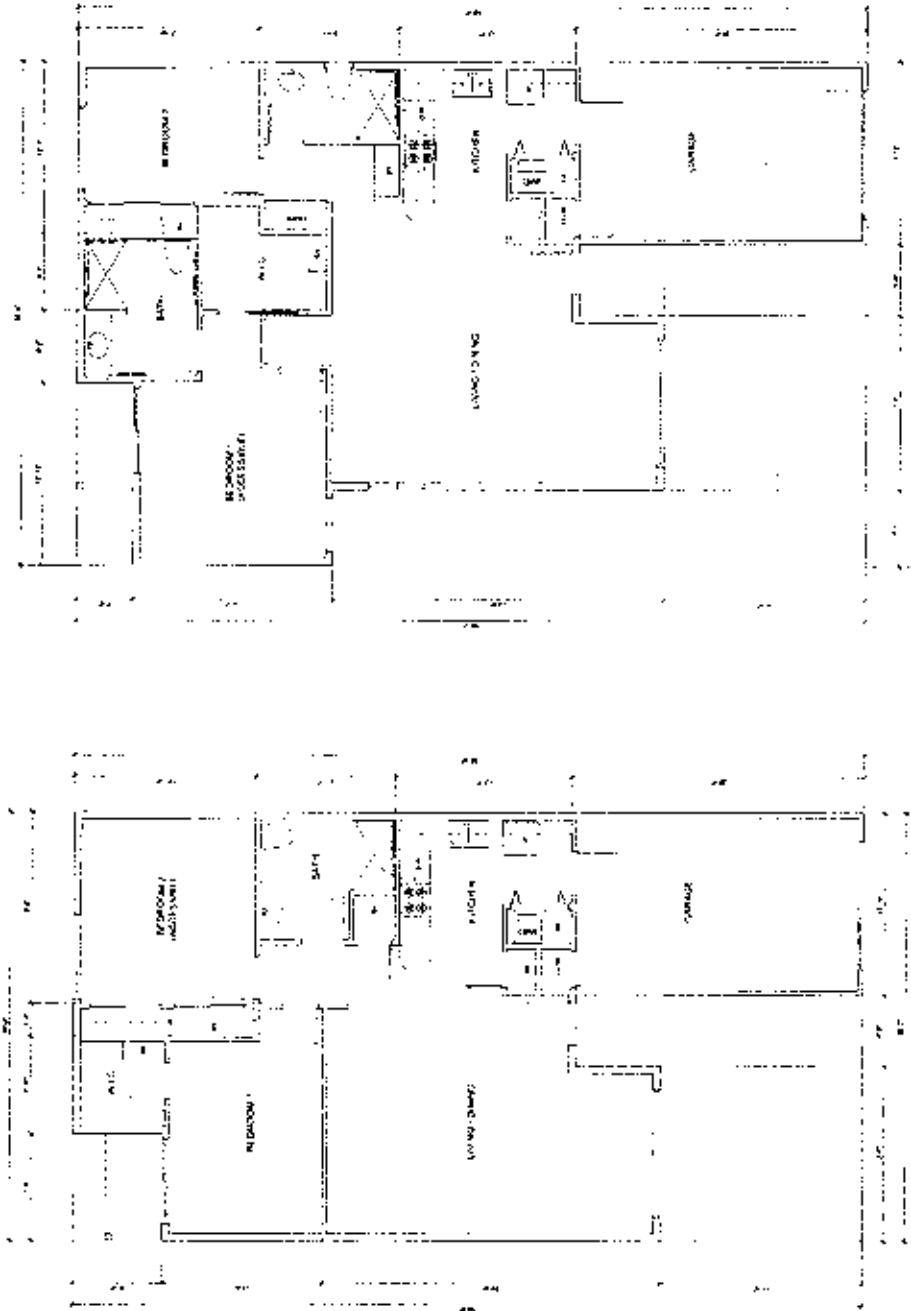
Golden Hill
 RETIREMENT
 COMMUNITY
 PASO ROBLES, CALIFORNIA

UNIT FLOOR PLANS
 1/4" = 1'-0"

DEVELOPERS
Golden Hill
 Development LLC
 PASO ROBLES, CALIFORNIA

ARCHITECTS
ARCHITECT
 PASO ROBLES, CALIFORNIA

Exhibit E-2
 Unit Floor Plans
 PD 07-014
 (Golden Hill Retirement Community)



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
 12.14.17

DEVELOPER
Golden Hill
 Development LLC
 Modesto

ARCHITECTS
KLING STUBBINS
 ARCHITECTS
 San Luis Obispo

Exhibit E-3
 Unit Floor Plans
 PD 07-014
 (Golden Hill Retirement Community)

**LOWER LEVEL
 BUILDING FLOOR PLAN**

1/10

DEVELOPER

**Golden Hill
 Development LLC**

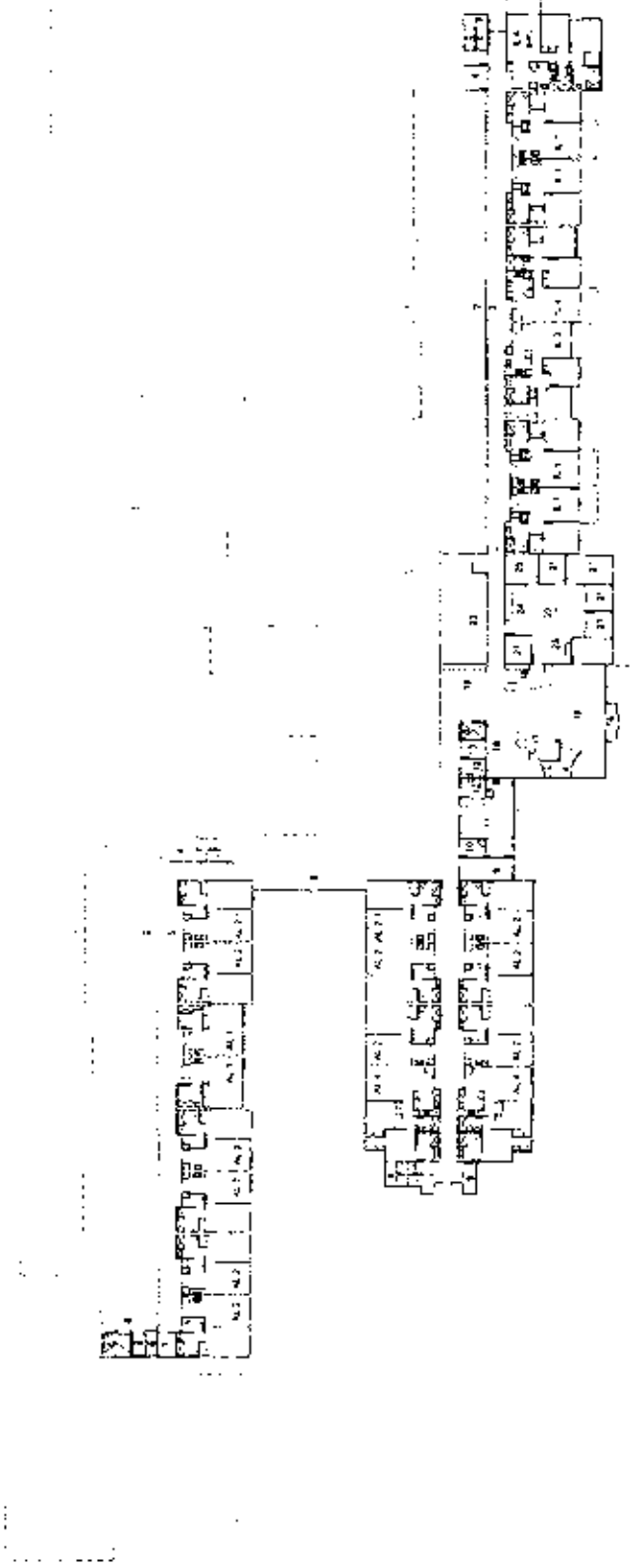
1/10/11

ARCHITECT

**ASHLEY
 STUDIO**

5/11/10

- NOTES
- 1. SEE ARCHITECTURAL NOTES
 - 2. SEE ELECTRICAL
 - 3. SEE MECHANICAL
 - 4. SEE PLUMBING
 - 5. SEE CIVIL
 - 6. SEE LANDSCAPE ARCHITECTURE
 - 7. SEE INTERIOR ARCHITECTURE
 - 8. SEE EXTERIOR ARCHITECTURE
 - 9. SEE STRUCTURAL
 - 10. SEE SITE
 - 11. SEE CONSTRUCTION
 - 12. SEE FINISHES
 - 13. SEE SCHEDULE
 - 14. SEE SPECIFICATIONS
 - 15. SEE CONTRACTS
 - 16. SEE PERMITS
 - 17. SEE REGULATIONS
 - 18. SEE STANDARDS
 - 19. SEE CODES
 - 20. SEE ORDINANCES
 - 21. SEE DECREES
 - 22. SEE RESOLUTIONS
 - 23. SEE ORDINANCES
 - 24. SEE DECREES
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 - 47. SEE ORDINANCES
 - 48. SEE DECREES
 - 49. SEE RESOLUTIONS
 - 50. SEE ORDINANCES



LOWER FLOOR PLAN
 1/10/11

Exhibit E-4
 Unit Floor Plans
 PD 07-014
 (Golden Hill Retirement Community)

**MIDDLE LEVEL
 BUILDING FLOOR PLAN**

1/1/78

ARCHITECTS



JAN. 01/01/08 1/08

DEVELOPER



JAN. 01/01/08 1/08

- 1. STAIR
- 2. ELEVATOR
- 3. ELEVATOR
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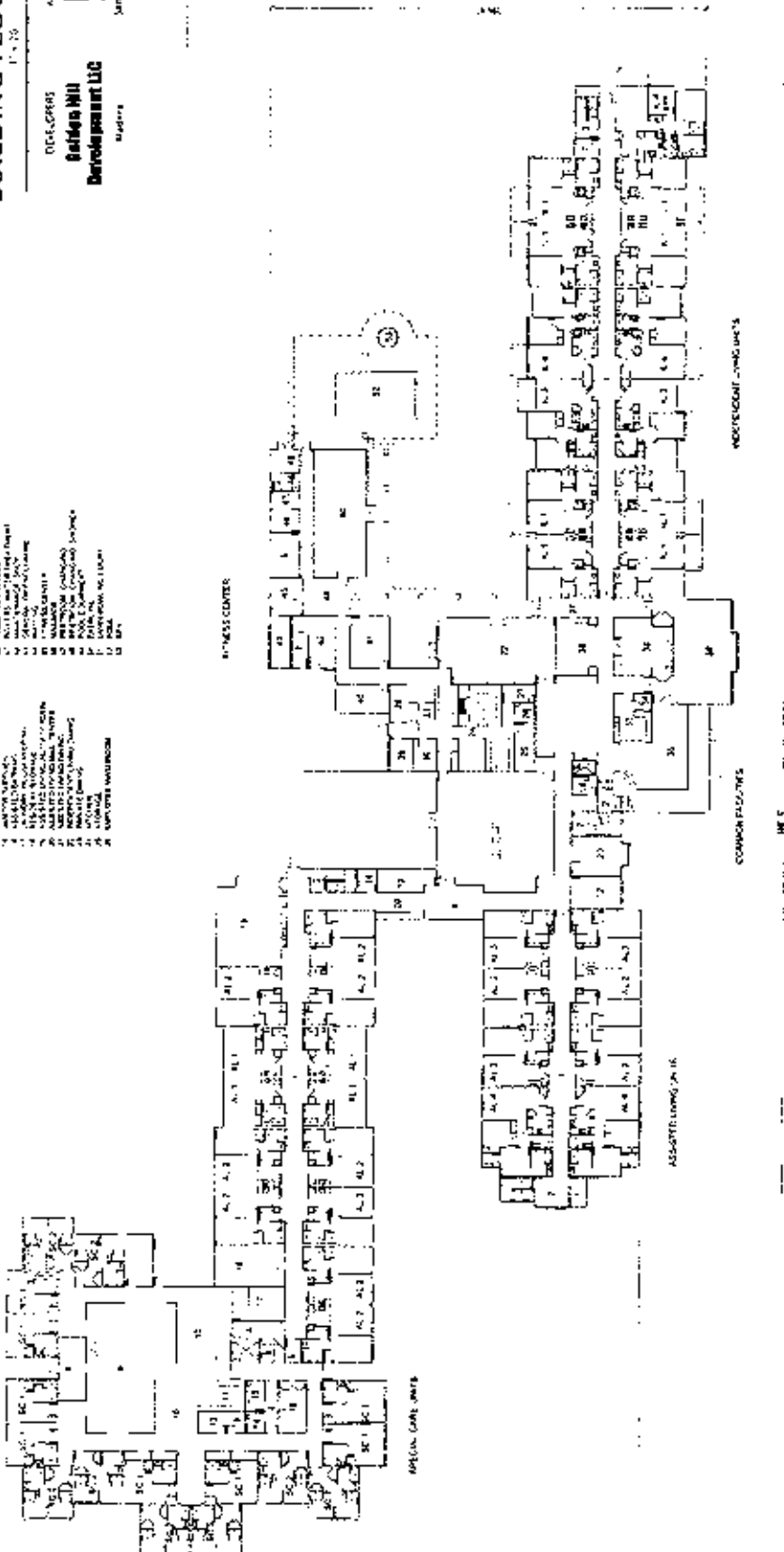
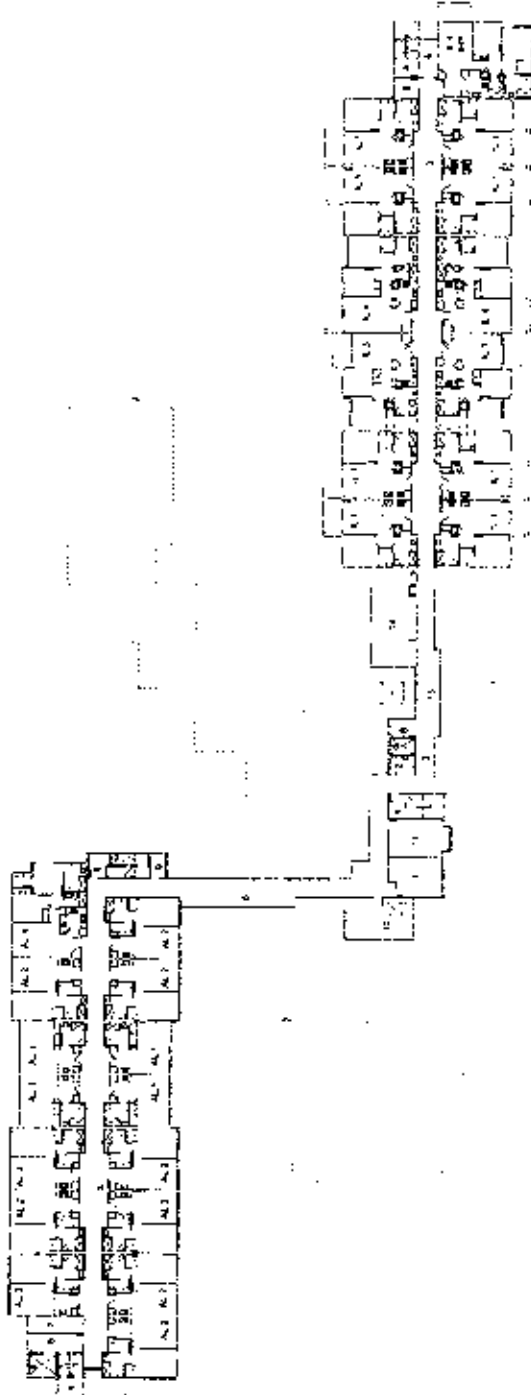


Exhibit E-5
 Unit Floor Plans
 PD 07-014
 (Golden Hill Retirement Community)

**UPPER LEVEL
 BUILDING FLOOR PLAN**

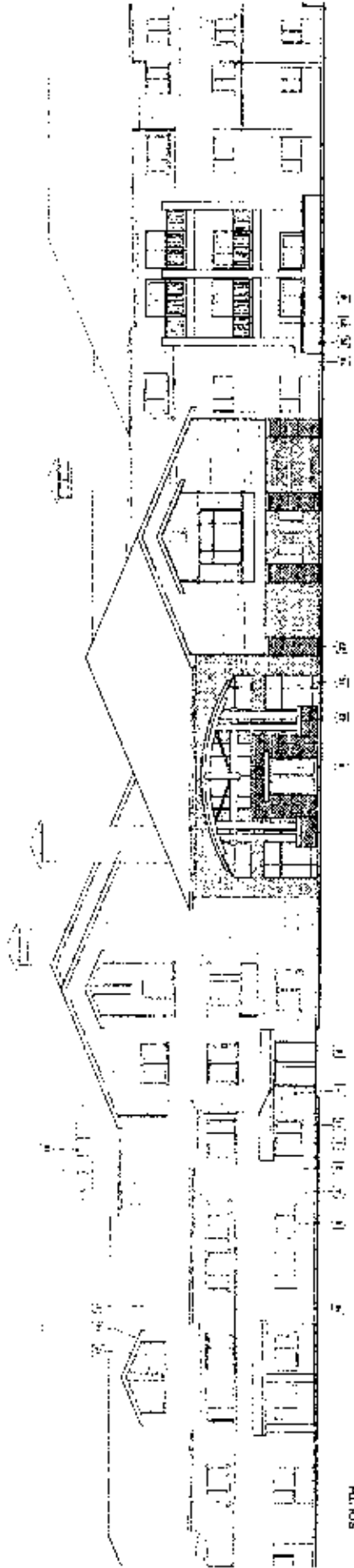
DEVELOPER: **Golden Hill
 DEVELOPMENT LLC**
 ARCHITECTS: **BRAND
 STUDIO**
 SAN JOSE, CALIFORNIA

- NOTES:
1. ROOM IN LOW
 2. 20% OF BUILDING AREA
 3. STAIR
 4. ELEVATOR
 5. MECHANICAL
 6. COMMUNICATIONS
 7. ALL OTHERS
 8. UNITS WITH ROOM
 9. COMMON AREA



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Exhibit E-6
 Unit Floor Plans
 PD 07-014
 (Golden Hill Retirement Community)



SOUTH

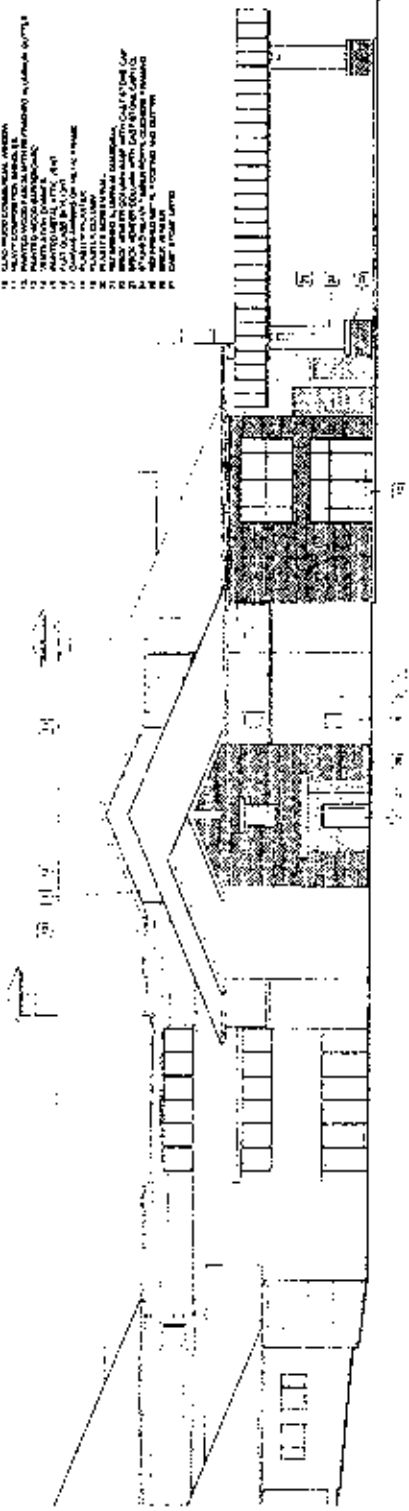
- NOTE
1. MATERIALS TO BE USED SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
 6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
 7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
 8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
 9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GAS CODE.
 10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA HAZARDOUS WASTE HANDLING AND DISPOSAL ACT.
 11. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
 12. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA AIR RESOURCES ACT.
 13. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER RESOURCES ACT.
 14. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA SOIL CONSERVATION AND CELESTIAL BODY IMPACT ACT.
 15. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES ACT.
 16. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CULTURAL HERITAGE ACT.
 17. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.
 18. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT.
 19. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-SPECULATION ACT.
 20. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-TRUST ACT.
 21. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-CORRUPTION ACT.
 22. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR TRADE PRACTICES ACT.
 23. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-CONSUMER FRAUD ACT.
 24. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-DECEPTIVE BUSINESS PRACTICES ACT.
 25. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR COMPETITIVE TRADE PRACTICES ACT.
 26. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR BUSINESS PRACTICES ACT.
 27. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR TRADE PRACTICES ACT.
 28. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR BUSINESS PRACTICES ACT.
 29. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR TRADE PRACTICES ACT.
 30. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR BUSINESS PRACTICES ACT.

Golden Hill
**RETIREMENT
 COMMUNITY**
 PASO ROBLES, CALIFORNIA

PARTIAL ELEVATIONS

DEVELOPERS
**Golden Hill
 Development LLC**
 PASO ROBLES, CALIFORNIA

ARCHITECTS
**STANLEY
 HARRIS
 ARCHITECTS**
 PASO ROBLES, CALIFORNIA



WEST

MAIN BUILDING PARTIAL ELEVATIONS
 1/8" = 1'-0"

Exhibit F-1
 Partial Elevations
 PD 07-014
 (Golden Hill Retirement Community)



SOUTH



WEST

EXTERIOR ELEVATIONS
1" = 20'-0"

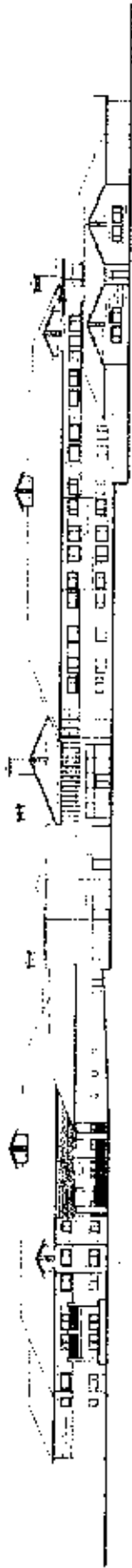
Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

**SOUTH, WEST
ELEVATIONS**
1" = 20'

DEVELOPER
**Golden Hill
Development LLC**
Mesa, AZ

ARCHITECTS
**STUDIO
ALBERTO**
SAN LUIS OBISPO

Exhibit F-2
Partial Elevations
PD 07-014
(Golden Hill Retirement Community)



NORTH



EAST

EXTERIOR ELEVATIONS
1" = 20'-0"

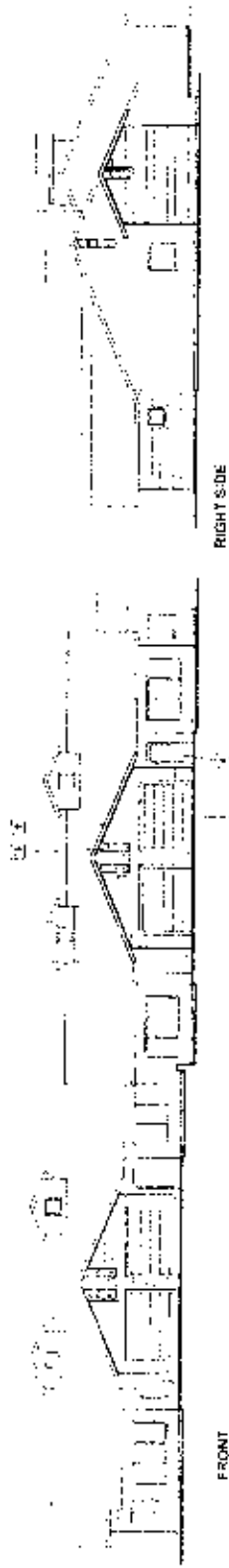
Golden Hill
 RETIREMENT
 COMMUNITY
 PASEO ROALES, CALIFORNIA

**NORTH, EAST
 ELEVATIONS**
 1" = 20"

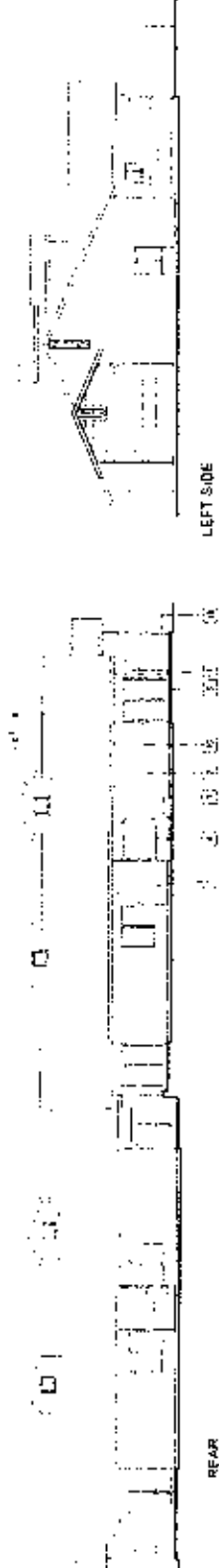
DEVELOPER
**Golden Hill
 Development LLC**
 PASADENA

ARCHITECTS
**STANLEY
 STEINBERG
 ARCHITECTS**
 SAN LUIS OBISPO

Exhibit F-3
 Partial Elevations
 PD 07-014
 (Golden Hill Retirement Community)



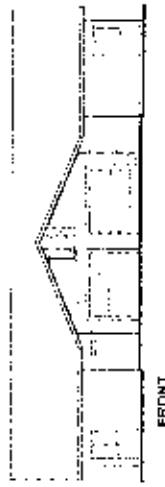
RIGHT SIDE



LEFT SIDE

UNIT CO. 1 / CO. 2 BUILDING EXTERIOR ELEVATIONS
1/8" = 1'-0"

- NOTES
1. FINISH CLADDING: POLYMER BRICK
 2. FINISH ROOFING: POLYMER SLATE
 3. FINISH FLOORING: POLYMER PORCELAIN TILE
 4. FINISH WALLS: POLYMER STUCCO
 5. FINISH CEILING: POLYMER PLASTER
 6. FINISH TRIM: POLYMER WOOD GRAIN
 7. FINISH PAINT: POLYMER PASTE COAT WITH POLYURETHANE GLOSS
 8. FINISH EXTERIOR LIGHTS: POLYMER LED
 9. FINISH EXTERIOR DOORS: POLYMER WOOD GRAIN
 10. FINISH EXTERIOR WINDOWS: POLYMER WOOD GRAIN
 11. FINISH EXTERIOR STAIRS: POLYMER WOOD GRAIN
 12. FINISH EXTERIOR RAILINGS: POLYMER WOOD GRAIN
 13. FINISH EXTERIOR HANDRAILS: POLYMER WOOD GRAIN
 14. FINISH EXTERIOR BENCHES: POLYMER WOOD GRAIN
 15. FINISH EXTERIOR TABLES: POLYMER WOOD GRAIN
 16. FINISH EXTERIOR SEATINGS: POLYMER WOOD GRAIN



FRONT



RIGHT SIDE



REAR



LEFT SIDE

UNIT SH. 1 BUILDING EXTERIOR ELEVATIONS
1/8" = 1'-0"

Golden Hill
RETIREMENT
COMMUNITY
PASO ROBLES, CALIFORNIA

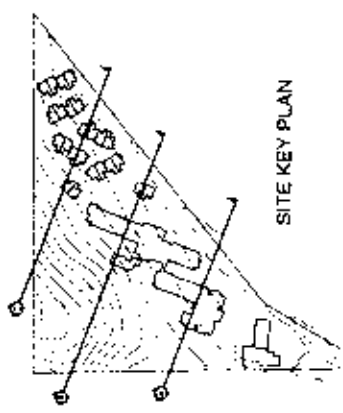
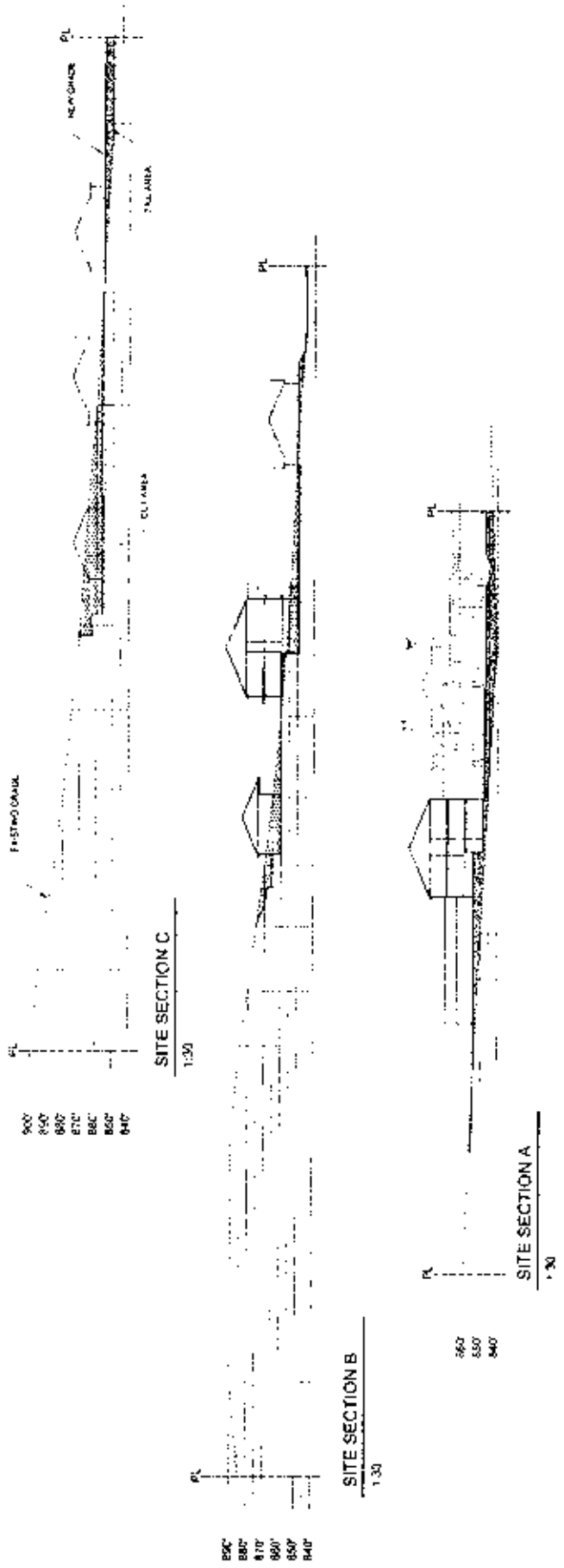
COTTAGE ELEVATIONS
1/8" = 1'-0"

DESIGNED BY
Golden Hill
DESIGN GROUP, LLC
ARCHITECTS

ARCHITECTS
Golden Hill
DESIGN GROUP, LLC
ARCHITECTS
SANTA FE, CALIFORNIA

DATE: 08/15/14

Exhibit F-4
Partial Elevations
PD 07-014
(Golden Hill Retirement Community)



Golden Hill
 RETIREMENT
 COMMUNITY
 PASO ROBLES CALIFORNIA

SITE SECTIONS
 1" = 30'

DRAWN BY
Golden Hill
Development LLC
 11/2014

ARCHITECTS
ENVIRONMENTAL
DESIGN
 11/2014
 San Luis Obispo

Exhibit G
 Site Sections
 PD 07-014
 (Golden Hill Retirement Community)

CONCEPT PLANT SCHEDULE

15

- 1. CALIFORNIA PALM TREE (10' - 12' HIGHS)
- 2. CALIFORNIA PALM TREE (8' - 10' HIGHS)
- 3. CALIFORNIA PALM TREE (6' - 8' HIGHS)
- 4. CALIFORNIA PALM TREE (4' - 6' HIGHS)
- 5. CALIFORNIA PALM TREE (2' - 4' HIGHS)
- 6. CALIFORNIA PALM TREE (1' - 2' HIGHS)
- 7. CALIFORNIA PALM TREE (0' - 1' HIGHS)
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- 99. CALIFORNIA PALM TREE (0' - 1' HIGHS)
- 100. CALIFORNIA PALM TREE (0' - 1' HIGHS)

Golden Hill
RETIREMENT
COMMUNITY
PALO ALTO, CALIFORNIA

LANDSCAPE CONCEPT
PLAN
SCALE: 1" = 40'

DEVELOPER
Golden Hill Retirement Community LLC
440001

ARCHITECTS
SWINNEY ARCHITECTS
10000
San Jose, Calif.

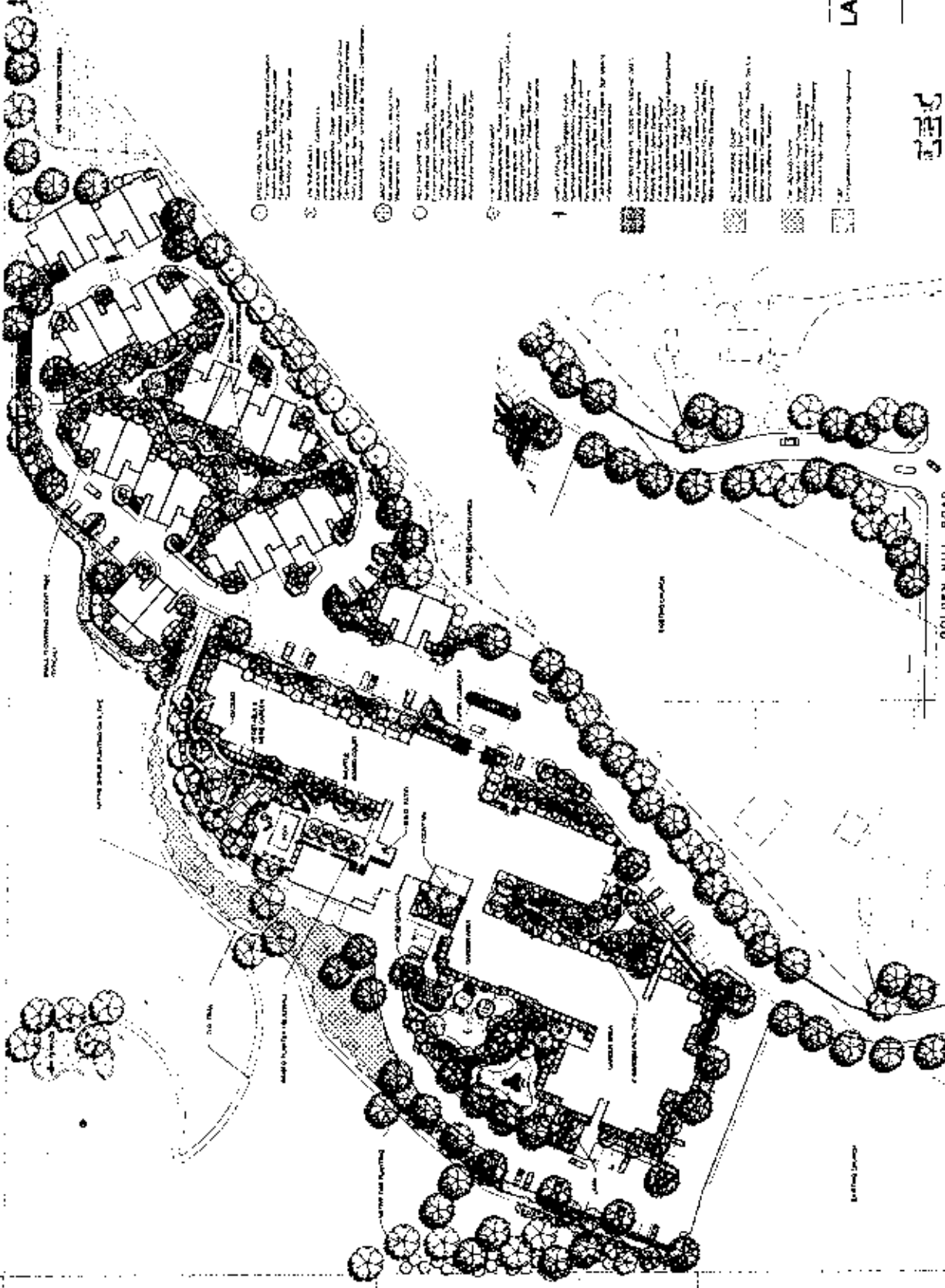
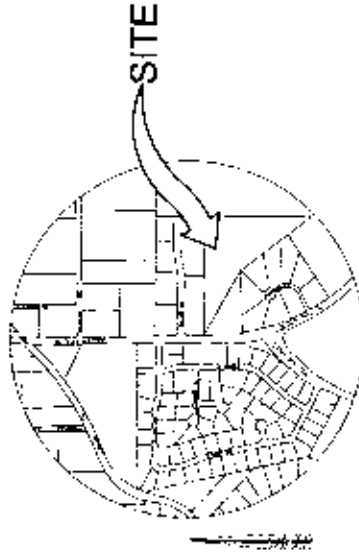


Exhibit I
Landscape Concept Plan
PD 07-014
(Golden Hill Retirement Community)

GOLDEN HILL SENIOR COMMUNITY TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT

SITE STATISTICS - OVERVIEW

RECORD OWNER:	WILLIAM B. HAWK P.O. BOX 722 TEMPLETON, CA 93468
APPLICANT:	GOLDEN HILL DEVELOPMENT, LLC WILLIAM B. HAWK P.O. BOX 722 TEMPLETON, CA 93468
ENGINEER:	NORTH COAST ENGINEERING, INC. 723 CREATION RD., STE. B PASO ROBLES, CA 93446 CHRISTY GAULLER R.C.F. 64821 EXP. 6/30/29
ARCHITECT:	FRASER SEIPLE ARCHITECTS BRUCE FRASER 871 USOS STREET SANTA LUIS OBISPO, CA 93401
A.P.N.	028-366-012
TOTAL AREA LOPS	13.46 ACRES 7
DENSITY	3.5 UNITS PER ACRE
EXISTING USE OF PROPERTY:	CHURCH/DAY CARE FACILITY
PROPOSED USE OF PROPERTY:	12% UNITS SENIOR COMMUNITY, CHURCH/ DAY CARE
EXISTING ZONING:	R-1 B3
PROPOSED ZONING:	R-3 PD-SH



LOCATION MAP

SHEET INDEX

- 1 TITLE SHEET
- 2 TENTATIVE PARCEL MAP
- 3 PRELIMINARY GRADING AND PLANTING MAP
- 4 SITE GRADING & DRAINAGE - WEST
- 5 SITE GRADING & DRAINAGE - WEST
- 6 SITE GRADING & DRAINAGE - EAST
- 7 SITE GRADING & DRAINAGE - EAST
- 8 SITE EROSION CONTROL AND DETAILS



SHEET 1 OF 8

Exhibit J
Title Sheet
PD 07-014
(Golden Hill Retirement Community)

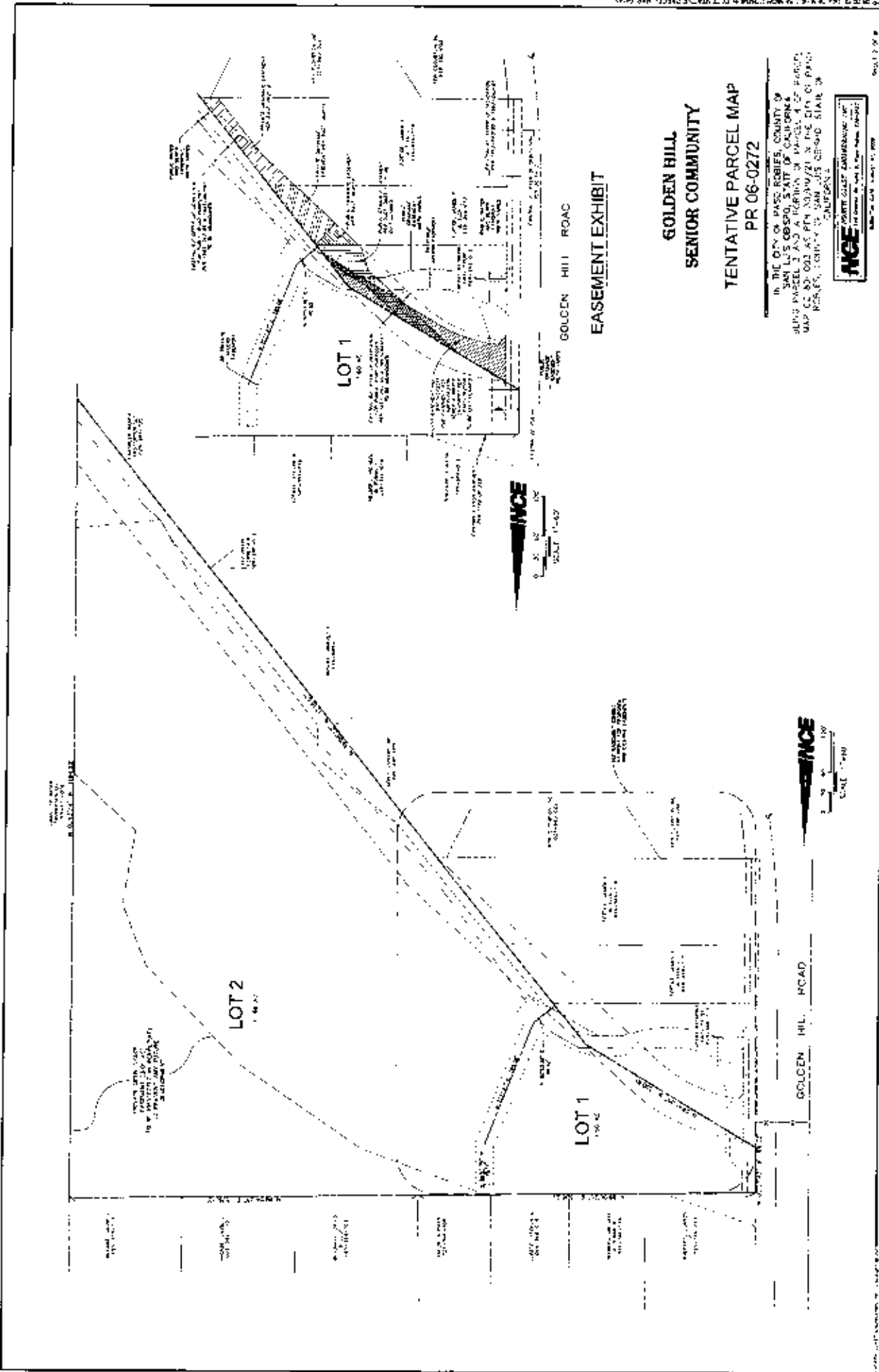


Exhibit K
 Tentative Parcel Map PR 06-0272
 PD 07-014
 (Golden Hill Retirement Community)

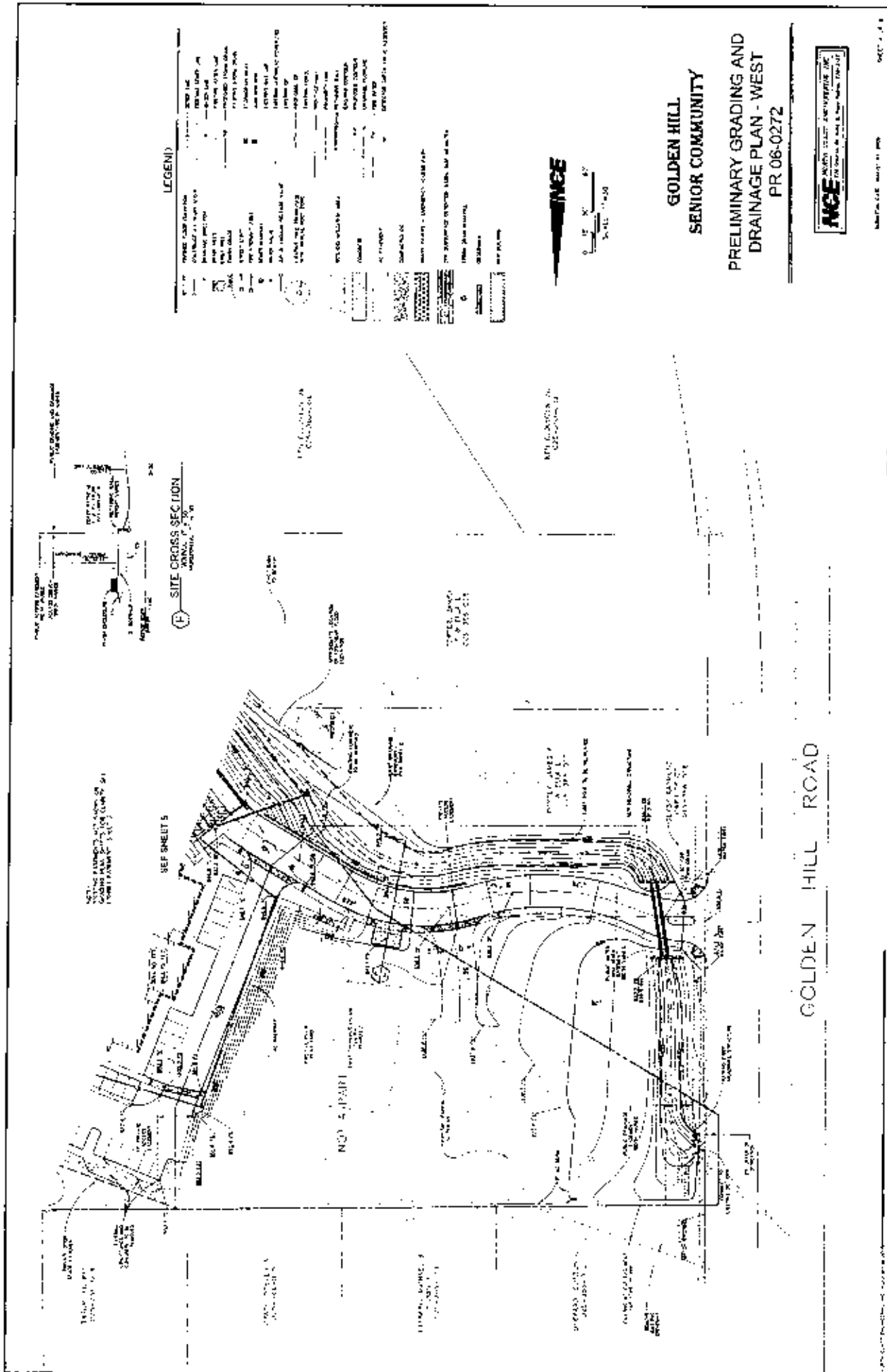
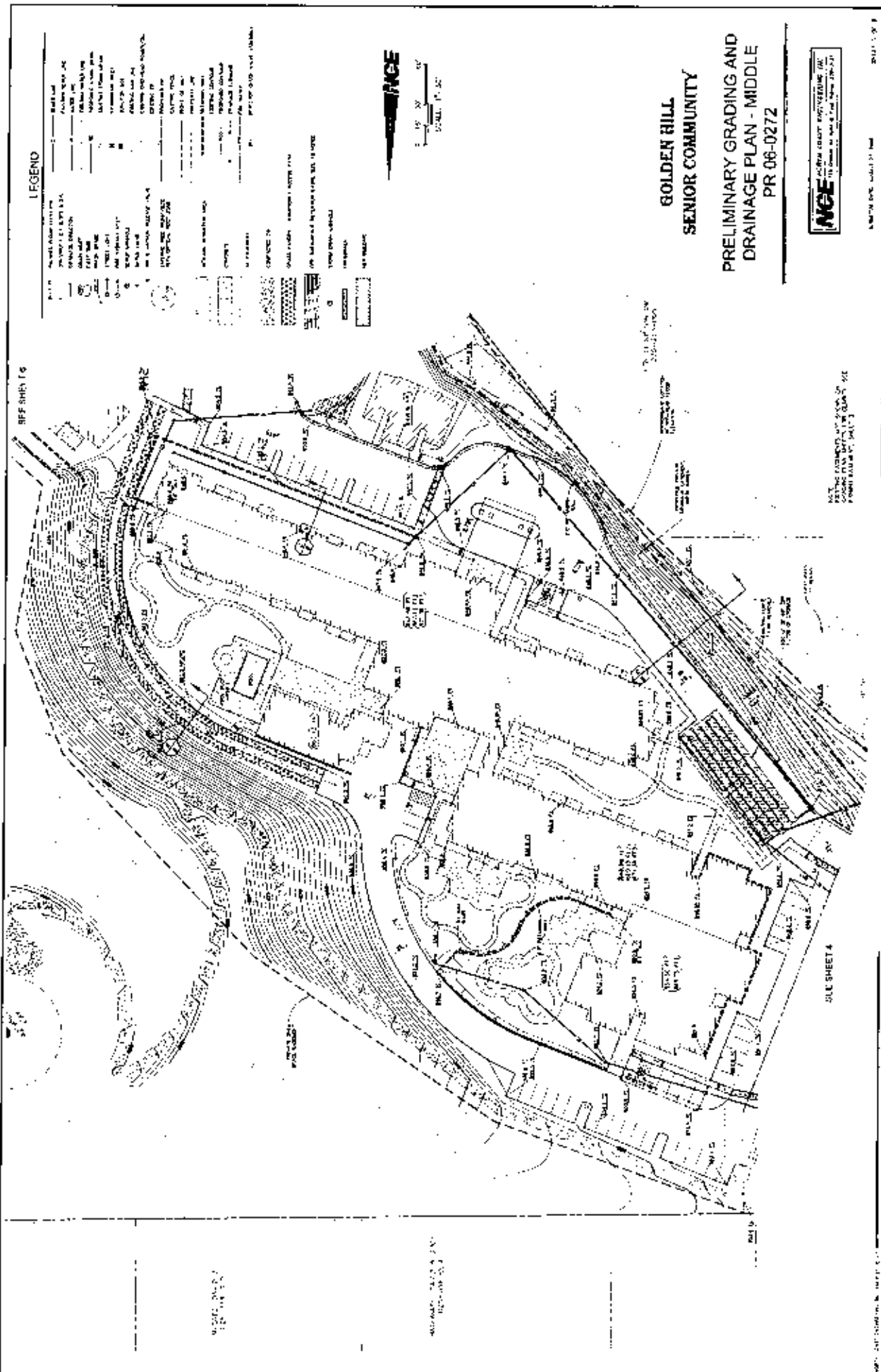


Exhibit L-2
Preliminary Grading & Drainage
PD 07-014
(Golden Hill Retirement Community)



LEGEND

1	PROPOSED ASPHALT DRIVE	2	EXISTING ASPHALT DRIVE
3	PROPOSED CONCRETE DRIVE	4	EXISTING CONCRETE DRIVE
5	PROPOSED ASPHALT DRIVE	6	EXISTING ASPHALT DRIVE
7	PROPOSED ASPHALT DRIVE	8	EXISTING ASPHALT DRIVE
9	PROPOSED ASPHALT DRIVE	10	EXISTING ASPHALT DRIVE
11	PROPOSED ASPHALT DRIVE	12	EXISTING ASPHALT DRIVE
13	PROPOSED ASPHALT DRIVE	14	EXISTING ASPHALT DRIVE
15	PROPOSED ASPHALT DRIVE	16	EXISTING ASPHALT DRIVE
17	PROPOSED ASPHALT DRIVE	18	EXISTING ASPHALT DRIVE
19	PROPOSED ASPHALT DRIVE	20	EXISTING ASPHALT DRIVE
21	PROPOSED ASPHALT DRIVE	22	EXISTING ASPHALT DRIVE
23	PROPOSED ASPHALT DRIVE	24	EXISTING ASPHALT DRIVE
25	PROPOSED ASPHALT DRIVE	26	EXISTING ASPHALT DRIVE
27	PROPOSED ASPHALT DRIVE	28	EXISTING ASPHALT DRIVE
29	PROPOSED ASPHALT DRIVE	30	EXISTING ASPHALT DRIVE
31	PROPOSED ASPHALT DRIVE	32	EXISTING ASPHALT DRIVE
33	PROPOSED ASPHALT DRIVE	34	EXISTING ASPHALT DRIVE
35	PROPOSED ASPHALT DRIVE	36	EXISTING ASPHALT DRIVE
37	PROPOSED ASPHALT DRIVE	38	EXISTING ASPHALT DRIVE
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51	PROPOSED ASPHALT DRIVE	52	EXISTING ASPHALT DRIVE
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93	PROPOSED ASPHALT DRIVE	94	EXISTING ASPHALT DRIVE
95	PROPOSED ASPHALT DRIVE	96	EXISTING ASPHALT DRIVE
97	PROPOSED ASPHALT DRIVE	98	EXISTING ASPHALT DRIVE
99	PROPOSED ASPHALT DRIVE	100	EXISTING ASPHALT DRIVE

**GOLDEN HILL
SENIOR COMMUNITY
PRELIMINARY GRADING AND
DRAINAGE PLAN - MIDDLE
PR 06-0272**



DATE: 06/15/11
SHEET 4 OF 4

Exhibit L-3
Preliminary Grading & Drainage
PD 07-014
(Golden Hill Retirement Community)

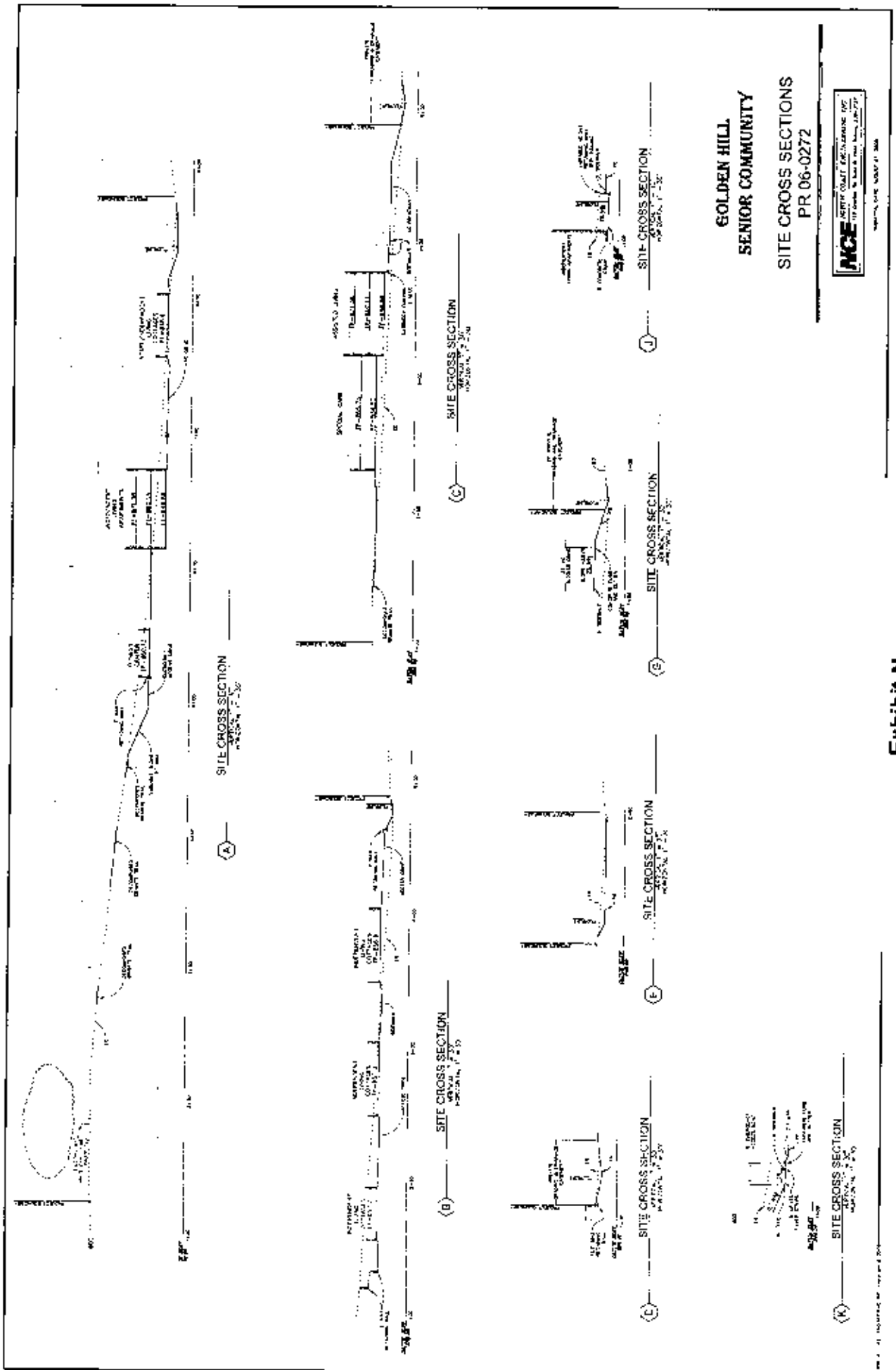


Exhibit N
Site Cross Sections
PD 07-014
(Golden Hill Retirement Community)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

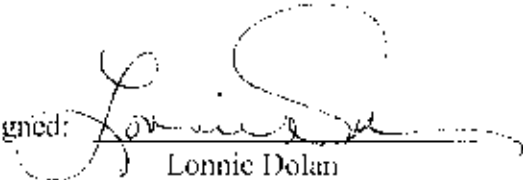
Newspaper: Tribune

Date of Publication: September 2, 2008

Hearing Date: October 14, 2008

Project: Intent to Adopt a Mitigated
Negative Declaration and General Plan Amendment
07-003, Rezone 07-003, Tentative Parcel Map
PR 06-0272, Planned Development 07-014 and
Conditional Use Permit 07-020 (Golden Hill Develop-
ment/Basila)

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

Signed: 
Lonnie Dolan

forms/newsatfi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION AND GPA 07-003, REZONE 07-003, PR 06-
0272, PD 07-014 & CUP 07-020**

NOTICE IS HEREBY GIVEN that the Planning Commission of the
City of El Paso de Robles will hold a Public Hearing on Tuesday, Octo-
ber 14, 2008. The meeting 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:

- **Tentative Parcel Map PR 06-0272:** Request to subdivide the 13.9 acre site into two parcels, where Parcel 1 would be 2.1 acres; the existing church/pre-school would remain on Parcel 1. Parcel 2 would include the 11.8 acre site where the now senior retirement project would be built.
- **General Plan Amendment 07-003(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) for the 13.9-acre site.
- **Rezone 07-003:** 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) for the 13.9-acre site. It is also requested that the property have PD Overlay 7-zoning in order to restrict the uses on the property to senior housing/residential care type projects.
- **Planned Development 07-014 & Conditional Use Permit 07-020:** a request to construct a 125-unit Golden Hill Senior Community on Parcel 2.

The existing church/pre-school is included in the parcel map, rezone and general plan amendment portion of the project, and besides the re-orientation of the driveway access to the church/pre-school parking lot once the new driveway is installed, no development or expansion of the facility is proposed at this time.

The public review period for the Mitigated Negative Declaration (MND) is September 2, 2008 through October 14, 2008. 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 project 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 this application 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
September 2, 2008

6/15/2008

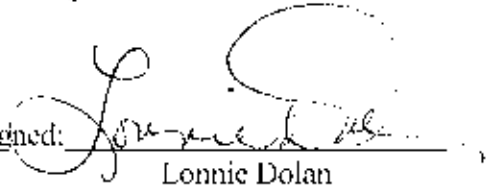
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 07-014 et al on this 4th day of September 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan

for:cs-mailaff.691