

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: PLANNED DEVELOPMENT 08-010 (80 South River Road)**  
**(APPLICANT - CONNER LLC) APN: 009-813-011 & 012**

**DATE: NOVEMBER 12, 2008**

**Needs:** For the Planning Commission to consider applications filed by the Conner LLC to construct an 84 unit multi-family project reserved for low-income tenants. The Conner LLC is also proposing to partner with the Housing Authority of San Luis Obispo (HASLO) to help develop and manage the project.

**Facts:** The project is located at 80 S. River Road (see attached Vicinity Map).

1. The General Plan designation of the property is Residential Multi-Family, Medium Density (RMF-12), and it is zoned Apartment/Planned Development (R3-PD). Given the existing steep slopes on some portions of the site, per the Zoning Code Table 21.161.060.A.3, the density permitted for the property is reduced to 7.5 units per acre, which may allow 46 units. A density bonus is being requested (see below).
2. In addition to the 84 apartment units, the proposed project includes an approximately 3,600 square foot clubhouse, 34,000 square feet of common open space, two tot lots, trellised barbeque and picnic table areas, and a mass-transit turnout.
3. The project includes a six foot wide pedestrian sidewalk connecting to Niblick Road and a decomposed granite connection to Quarterhorse Lane.
4. The applicant is requesting a density bonus and associated incentives to relax certain required standards as provided by Chapter 21.16L (Density Bonuses) of the Zoning Code. The following provisions may be permitted:
  - a. A density bonus of 83 percent in order to allow 84 units instead of 46 units.
  - b. A 50 percent reduction in the amount of required private storage space from 250 cubic feet to 125 cubic feet.
5. To ensure views from properties to the east are protected (a previously raised issue with an earlier development proposed for this property), the four buildings proposed on the east side of the property will be graded into the hillside and set away from the property line by 68 feet. The

seven other buildings (including the clubhouse) are proposed to be located around the central open space.

6. An arborist report and tree protection plan has been prepared for the project. No oak trees are proposed to be removed, and none are projected to be adversely affected by grading. (See attached report.)
7. Pursuant to the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration was prepared and circulated. The Draft Mitigated Negative Declaration and mitigation measures identify and address any potential impacts associated with the project.
8. The Development Review Committee (DRC) reviewed the project on September 29, 2008, where topics such as rental rate structures, noise between units, traffic, views, shade for the picnic and barbeque areas, and architecture were discussed. Overall the DRC supported the project and recommended the Planning Commission approve the project.

Analysis  
and  
Conclusion:

As noted above, the applicant requests that two incentives/concessions be considered for this project (see attached Ch. 21.16L Density Bonuses of the Zoning Code). The applicant is requesting an increase in density and a reduction in the amount of individual storage space required for each unit. The applicant indicates that these concessions are necessary in order to make this project economically feasible.

The first request is due to existing conditions such as slopes, oak trees, view sheds, etc. The maximum density for this property has been determined to allow approximately 46 units. However, the applicant is requesting an 83% density increase that would increase 46 units to 84 units. Because this is higher than specified in section 21.16L.040, the City Council must make a written finding that acknowledges the additional density bonus is necessary for the proposed housing development to be set as affordable in order to grant the additional density bonus. The following is a summary of the expenditures and income for the project:

II. Cost Estimates and Funding needs

Estimated Acquisition & Construction costs:

Land Purchase	\$	3,500,000
Construction Costs		12,540,000
Architecture/Engineering		325,000
Interest/Recording Fees/Ins		747,000

Legal Fees		100,000
Required Reserves		145,997
Appraisal		10,000
Construction Contingency		627,000
Local Fees (City of PR)		2,400,000
Other fees/Audits/studies		331,922
Developer Fee (allowed by TCAC)		2,000,000
Total Project Costs	\$	22,726,919
Financing Sources:		
Tax credits	\$	15,838,059
Permanent Financing		5,677,742
Total Sources	\$	(21,515,801)
SHORTFALL	\$	( 1,211,118)

In the future, HASLO may approach the City and County for assistance with the funding to help overcome the above mentioned shortfall.

The second request is for a reduction of the separate, enclosed, lockable storage space from the required 250 cubic feet for each dwelling unit to 125 cubic feet. The applicant has stated that incorporating the 250 cubic feet of storage would place a significant financial burden on the project and that in the Housing Authority's management experience the proposed storage space is adequate. For past affordable housing projects, proof of this financial burden has not been requested of the applicant.

A Draft Mitigated Negative Declaration was prepared and circulated for this project which addressed traffic, view sheds, oak trees, grading, drainage, and other possible impacts. It has been determined that this project, with mitigation measures, would not result in any significant effects on the environment (see the attached City Council resolution for the Mitigated Negative Declaration for further discussion.

The project also includes other features and amenities such as a clubhouse to be used for events and various services, large amount of common open space, two play structures, shaded picnic benches with barbeque pits, a mass-transit stop, and pedestrian connections to Niblick Road and Quarterhorse Lane.

Architectural features include stuccoed walls, white vinyl windows with white stucco borders, individual patios and balconies, and laundry and dryer hook ups. The structures propose to incorporate attractive color schemes as well as varied massing to provide horizontal and vertical relief to the elevations.

The Housing Authority has indicated that the project will have a high density of children and adults, as well as a small mix of single disabled or elderly persons. They plan to offer programs in the community room of the clubhouse. The following are examples of services that HASLO has indicated will be provided:

- Computer access in the community room: This will be on a scheduled basis and will be utilized in conjunction with financial management classes. HASLO is working with Mission Community Bank to provide these classes, which include budgeting, savings plans, credit monitoring, preparation for homeownership, etc. The bank also has an online program that can be utilized outside of the classroom time.

The computers will also be made available to do homework or other training on a scheduled basis.

- Childcare: A limited amount of childcare can be made available for afterschool programs. HASLO has worked with EOC and Cal Poly to provide these programs.
- Youth activities: The local church youth groups and Cal Poly work very well with coordinated youth activities. These would be a combination of physical activities on-site, games, art and functions. Cal Poly has also been helpful in rallying youth to do community service activities.
- Presentations and Social Services: The on-site manager will be responsible for setting up regular times for clients to meet with representatives from social service agencies, i.e. mental health, Department of Social Services, EOC for tax preparation assistance, etc.

HASLO has also indicated that the on-site resident manager will be a key point in coordinating the variety of services that can be made available, schedule the use of the community room, monitor after-school programs, etc.

If the incentives/concessions are granted this project, it would be in conformity with the Zoning Code, General Plan, and Economic Strategy. Specifically, the project is consistent with the Housing Element which outlines a Summary Overview of Affordable Housing Program that calls for incentives such as density bonuses without changing zoning and granting “Developer Incentives” in the form of waivers or modifications of zoning standards as long as it can be demonstrated to provide financial assistance to the low income housing project. These policies are in accordance with what the applicant has requested.

It is also important to note that despite the large density bonus, the units are well laid out and provide adequate spacing and common gathering areas.

These common areas were a critical feature of the well received housing project that was previously approved for this site.

The project also implements policies from the General Plan and Economic Strategy such as providing affordable housing and housing that is located in walking distance of shopping centers, mass transit, and is close to schools. This project also specifically supports Housing Element policies H-1B and H-31 which support: 1) working with private developers and nonprofit housing advocates to expand housing opportunities for all segments of the community; and 2) ensuring that current governmental processes do not unnecessarily constrain production of affordable housing. In addition, the Economic Strategy suggests ensuring the availability of quality affordable housing.

Policy

Reference: General Plan Land Use Element, Zoning Code and 2006 Economic Strategy.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this Planned Development.

Options:

After consideration of public testimony, the Planning Commission may consider one of the following options:

- a. The Planning Commission takes “minute action” to recommend the City Council adopt Planned Development 08-010 subject to standard and site specific conditions and adopt Mitigated Negative Declaration.
- b. Amend, modify or reject the above noted options.

Report Prepared By: Mathew Fawcett, Assistant Planner

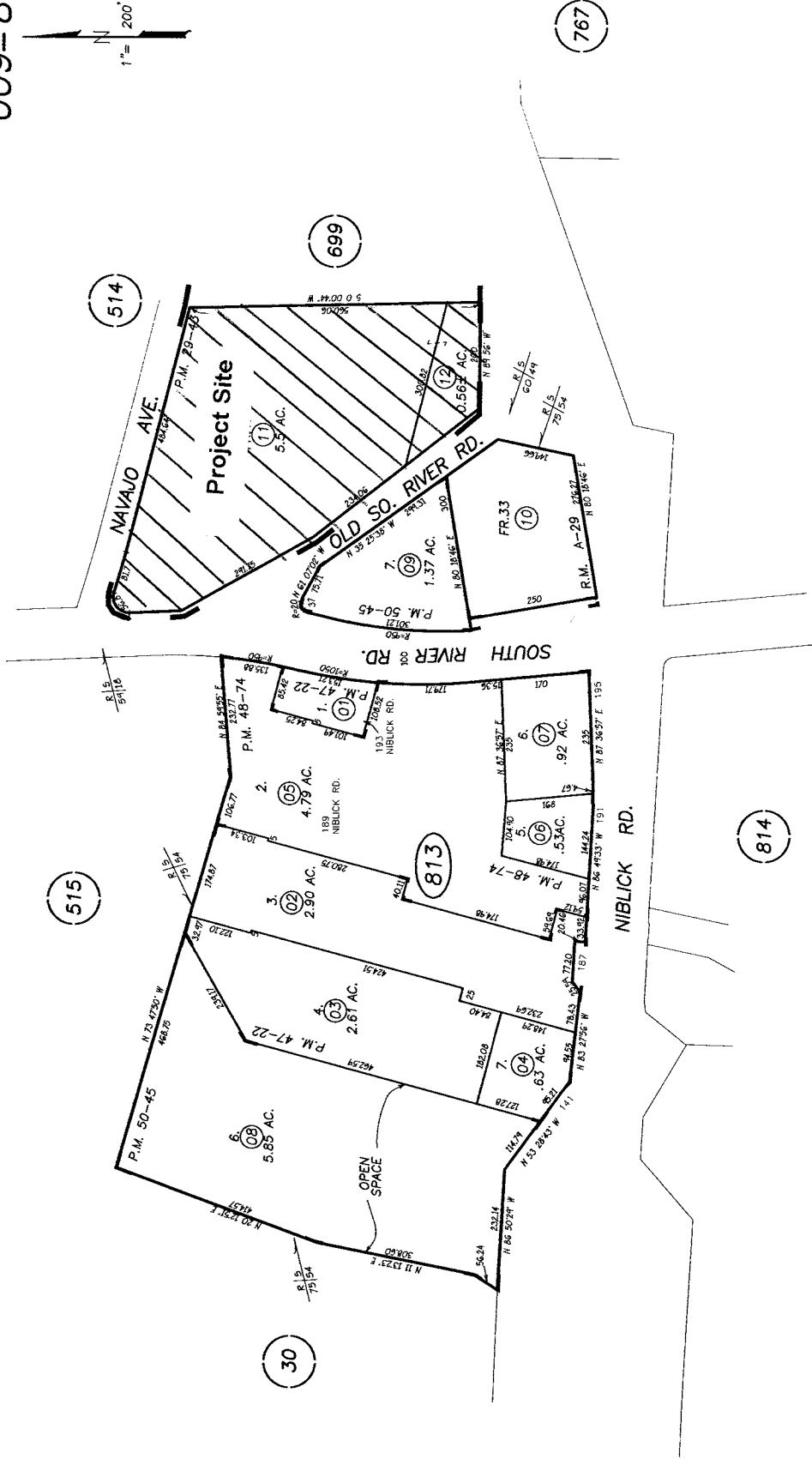
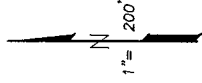
Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Incentive and Density Request Letter
4. Ch. 21.16L Density Bonus
5. Draft Resolution of the City Council Adopting Mitigated Negative Declaration
6. Draft Resolution of the City Council Adopting PD 08-010
7. Mail and Newspaper Affidavits

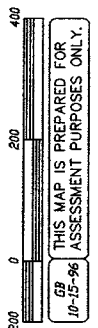


009-760

009-813



REVISIONS	
U.S.	DATE



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CITY OF PASO ROBLES  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 009 PAGE 813

RANCHO SANTA YSABEL, R.M. Bk. A, Pg. 29

Attachment 1:  
Vicinity Map

## MEMORANDUM

**TO:** Matt Fawcett  
**FROM:** John Falkenstien  
**SUBJECT:** PD 08-010 Mortensen, Conner  
**DATE:** October 23, 2008

### Streets

The project fronts on South River Road, Cary Street (Old South River Road) and Navajo Avenue. South River Road is classified as an Arterial Street in the Circulation Element of the General Plan. Cary Street and Navajo Avenue are Local Streets. Improvements to South River Road shall be completed in accordance with City Standard A-1. Improvements to Cary Street and Navajo Avenue will be completed in accordance with City Standard A-5. A cul-de-sac shall be constructed in accordance with City Standard A-18 at the end of Cary Street. Sidewalks shall be extended south to Niblick Road and north to Quarterhorse Lane.

The traffic study recommends that the westbound Navajo Avenue approach be widened and striped to accommodate one left turn lane and one shared through-right turn lane. Two westbound approach lanes should be provided. Parking lanes will not be required on either side of Navajo Avenue from Mohawk Court to South River Road.

The traffic study also recommends that southbound and westbound left turn pockets at the intersection of South River Road and Niblick Road be extended. Improvements to this intersection are covered under the City's development impact fee program. The development impact fees paid by the developer will satisfy the project's required mitigation.

This project will require the abandonment of historical portions of right-of-ways of Old South River Road and Niblick Road as indicated. The underlying fee title of abandoned right-of-ways and the rights to use them must be determined by private title research.

### Relocation of Overhead Utilities

High voltage (70KV) power lines run adjacent to the property on South River Road and Cary Street. In accordance with City Council policy, these lines will remain in place. Lower voltage lines are located on some of the same poles that support the high voltage lines. These lower voltage lines must be relocated underground in accordance with Council policy. The owners of Big Brand Tire Company have provided the City with a bond to guarantee their participation in the cost of removal of these poles.

Other utility poles are located adjacent to the property on Niblick Road. These utility lines must also be relocated underground.

### Sewer and Water

Sewer is available to the project from a 14-inch line in Navajo Avenue. A private sewer main serving this project will be tied into the existing sewer manhole in the intersection of Navajo Court and Navajo Avenue.

Water is available to the project from an 8-inch water main in Navajo Avenue and a 14-inch water main in Cary Street. Fire hydrants will be placed in accordance with a plan approved by the Fire Chief.

## **Drainage**

The City is obligated by the Regional Water Quality Control Board to require that this project implement Low Impact Development (LID) 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.

## **Conditions of Approval**

South River Road shall be improved in accordance with City Arterial Standard A-1 and plans approved by the City Engineer.

Navajo Avenue shall be constructed in accordance with City Local Standard A-5 and plans approved by the City Engineer. Two westbound lanes will be provided to approach a left turn lane and a shared right-through lane at the South River Road intersection. Sidewalk, along with a parkway, shall be constructed to join the existing sidewalk on the south side of Mohawk Court. Parking lanes on both sides of Navajo Avenue may be deleted.

Development impact fees, paid at the rate in effect at the time of occupancy, will mitigate project impacts at the intersection of Niblick and South River Roads.

Cary Street shall be improved in accordance with City Local Standard A-5 and plans approved by the City Engineer. A cul-de-sac shall be constructed at the south end of Cary Street in accordance with City Standard A-18. City standard sidewalks shall be extended to Niblick Road and to Quarterhorse Lane.

The applicant shall relocate all overhead utilities (with the exception of 70KV lines) along South River Road, Cary Street and the Niblick Road right-of-way adjacent to the project boundary in accordance with plans approved by the City Engineer.

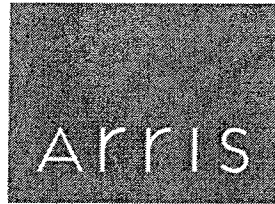
The private sewer line serving the project shall be connected to the existing sewer manhole at the intersection of Navajo Avenue and Navajo Court.

Low Impact Development best management practices shall be incorporated into the grading and drainage design. Landscape irrigation run-off shall be precluded from discharge into the natural channel.

Infiltration swales shall be used in lieu of on-site storm drains to the extent possible.

Pervious paver blocks shall be used in parking stalls to the extent practical.





**S T U D I O  
ARCHITECTS**

September 15, 2008

Ed Gallagher  
Community Development  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

Re: Hidden Creek Village  
80 S. River Road  
Paso Robles, CA 93446  
APN # 009-661-040, 009-661-041

Dear Ed,

We are submitting a development permit application for the Hidden Creek Village project. Per City of Paso Robles, Zoning Code, Chapter 21.16L, density bonuses and "incentives or concessions" are available to encourage affordable housing. We would like to formally request incentives based on the percentage of affordable dwellings that we are providing in this project. Specifically we are requesting a density bonus, a reduction in the amount of private storage along with a parking reduction incentive based on the percentage of affordable dwelling units.

The proposed project includes 84 dwelling units, 100% of which are affordable. The completed apartments will be managed by the Housing Authority of San Luis Obispo.

Per City of Paso Robles, Zoning Code, Chapter 21.16L.040, multifamily projects that provide 20% or greater affordable units are allowed a minimum density bonus of 35%. This site is zoned R-3 RMF-12. A portion of the site is sloped and based on the slope calculated density of 7.5 units per acre, the base zoning allows for 46 units. We are providing 100% affordable units and are asking for a density bonus of 83%, for a total of 84 units.

Per City of Paso Robles, Zoning Code, Chapter 21.16L.070, multifamily projects that provide 30% or greater affordable units may be granted three incentives or concessions. Incentives and concessions may include, but are not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required that result in identifiable, financially sufficient, and actual cost reductions. We are providing 100% affordable units and are requesting a reduction in the otherwise required amount of private storage and parking ratio.

Per City of Paso Robles, Zoning Code, Chapter 21.161.185, each dwelling unit should be provided with separate, enclosed, lockable storage space of at least 250 cubic feet. We are requesting to provide at least 125 cubic feet of storage per dwelling unit. This is a 50% reduction from the amount required by the zoning code. Based on the Housing Authority's management experience this is an adequate amount of storage per dwelling unit. Building additional storage space is expensive and will place a significant financial burden on this project.

Per City of Paso Robles, Zoning Code, Chapter 21.22.040, this project would require (2) spaces per unit plus (1) visitor space per five units. This comes to 185 spaces. The proposed parking count is calculated based on the city's parking reduction calculation of (1) space per one bedroom unit and (2) spaces per two & three bedroom unit inclusive of visitor parking spaces. This comes to 144 spaces. This incentive is a necessary cost reduction based on the percentage of affordable units provided.

Thank you,

A handwritten signature in black ink, appearing to read "Thom Jess".

Thom Jess, AIA

Title 21 ZONING\*

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**Chapter 21.16L DENSITY BONUSES\***

Editor's Note:

21.16L.010 Purpose.

21.16L.020 Definitions.

21.16L.030 Qualifying projects—New housing.

21.16L.040 Density bonuses—New housing.

21.16L.050 Qualifying projects—Condominium conversions.

21.16L.060 Density bonuses—Condominium conversions.

21.16L.070 Incentives and concessions.

21.16L.080 Density bonus application.

21.16L.090 Review and approval of density bonus application.

21.16L.100 Density bonuses for donations of land.

21.16L.110 Density bonuses for child care facilities.

21.16L.120 Density bonus housing standards.

21.16L.130 Density bonus housing agreement as a condition of development.

21.16L.140 Eligibility requirements.

21.16L.150 Management and monitoring.

21.16L.160 Administrative fee for target dwelling units.

**Editor's Note:**

\* Prior ordinance history: Ord. 863.

**21.16L.010 Purpose.**

Density bonuses and "incentives or concessions" set forth in this chapter are intended to meet the following objectives:

- A. To implement policies and programs of the housing element of the city's general plan, which encourage the provision of affordable housing in the city by granting density bonuses and incentives or concessions to developers of residential projects that construct or otherwise provide for dwelling units that will be available for purchase or rent by moderate-income, lower-income, and very low-income persons and households and by senior citizens;
- B. To implement the mandates for density bonuses and incentives or concessions set forth in

California Government Code Section 65915 et seq. (the "Density Bonus Law");

C. As specified in Section 65915 of the California Government Code, the granting of a density bonus and incentives or concessions shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval;

D. As specified in Section 65917 of the California Government Code, the city shall not offer a density bonus or any other incentive in the absence of an agreement by an applicant in accordance with Section 65915 of the California Government Code that would undermine the intent of the Density Bonus Law;

E. This chapter is intended to apply to residential projects consisting of five or more dwelling units. However, on a case-by-case basis, with a development plan application, multifamily properties on which the maximum allowable residential yield is two to four dwelling units may add one additional dwelling unit to meet the needs of one of the household groups defined in Section 21.16L.030 of this chapter, if the planning commission or city council find that the additional unit will meet zoning requirements for setbacks, lot coverage, grading limitations, and oak tree preservation. In such cases, incentives or concessions consisting of modifications of zoning standards shall be limited to such standards as building separations, open space, laundry rooms, storage space and off-street parking. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.020 Definitions.**

Whenever the following terms are used in this chapter, unless otherwise apparent from the context or unless inconsistent with a definition provided under state law in which case the definition under state law shall apply, they shall have the meanings established by this section: "Affordable housing" means housing meeting the requirements set forth in state law and, where applicable, federal law, for "very low-income," "low-income," "lower-income," or "moderate-income households."

"Allowable housing expense" means the total monthly or annual recurring expenses required of a household to obtain shelter. For a for-sale unit, allowable housing expenses include loan principal, loan interest, property and mortgage insurance, property taxes, homeowners association dues, and a reasonable allowance for utilities (sewer, water, gas, trash and electricity). For a rental unit, allowable housing expenses include rent and a reasonable allowance for utilities.

"Applicant" refers to the person(s) and/or parties requesting a density bonus and includes the developers of "housing developments."

"Area median income" means the median income of San Luis Obispo County as published and periodically updated by the State Department of Housing and Community Development.

"Child care facility" means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

"Common interest development" shall have the same meaning as that set forth in Section 1351 of the California Civil Code.

"Condominium conversion" means the change of occupancy of a dwelling unit from rental to owner-occupied.

"Condominium project" shall have the same meaning as that set forth in subdivision (f) of Section 1351 of the California Civil Code.

"Density bonus (condominium conversions)" means an increase in the number of dwelling units in an existing apartment building or complex of buildings.

"Density bonus (new housing)" means a density increase over the otherwise maximum allowable residential density under the zoning ordinance and land use element of the general plan, at the time of application for a density bonus.

"Density bonus application" means an application, in conjunction with the development plan submitted pursuant to Section 23.23B for a housing development, requesting from the city a density bonus and incentives or concessions.

"Density bonus dwelling units" means those residential units granted pursuant to the provisions of this chapter which exceed the otherwise maximum allowable residential yield of the project site.

"Density bonus housing agreement" means an agreement between an applicant and the city guaranteeing the affordability of rental or ownership units in accordance with the provisions of this chapter. The density bonus housing agreement shall establish the number of target dwelling units and density bonus dwelling units, the unit sizes, location, affordability tenure, terms and conditions of affordability, and unit production schedule.

"Financial incentive" means any incentive offered by the city that consists entirely of financial or monetary assistance.

"Housing development" means projects: (a) to create five or more new residential lots and/or dwelling units, via applications for subdivision maps, parcel maps, and/or development plans; and/or (b) to convert existing residential development consisting of five or more dwelling units from rental units to condominiums.

"Incentive" or "concession" shall have the meaning set forth in Section 65915 of the California Government Code, to include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost reductions to enable the provision of affordable housing or housing for qualifying (senior) residents.

"Low-income household" means that segment of lower-income households that excludes very low-income households, that is, whose gross income is greater than fifty percent, but does not exceed eighty percent of the area median income pursuant to Section 50079.5 of the California Health and Safety Code.

"Lower-income household" means a household with an income that does not exceed eighty percent of the area median income pursuant to Section 50079.5 of the California Health and Safety Code.

"Market-rate unit" means a dwelling unit whose rental rate or sales price is not restricted either by this chapter or by any other requirement imposed through other local, state, or federal affordable housing programs.

"Moderate-income household" means a household whose income exceeds eighty percent but does not exceed one hundred twenty percent of the area median income pursuant to Section 50093 of the California Health and Safety Code.

"Monthly gross income" means moneys derived from all sources except gifts to any household member, and income of minors.

"Other incentive of equivalent financial value" is a term that only applies to condominium conversions and shall mean an incentive offered by the city such as reduction or waiver of requirements that the city might otherwise apply as condition of condominium conversion, that is offered in-lieu of a density bonus. This term shall not be construed to require the city to provide cash transfer payments or other monetary compensation.

"Planned development" shall have the same meaning as that set forth in subdivision (k) of Section 1351 of the California Civil Code.

"Qualifying (senior) resident" means a senior citizen or other person eligible to reside in a senior citizen housing development as defined in Sections 51.3 and 51.12 of the California Civil Code.

"Target dwelling unit" means a dwelling unit that will be offered for rent or sale exclusively to and which shall be affordable to the designated income group or qualifying (senior) resident, as required by this chapter.

"Target income level" means the income standards for very low-, low-, lower- and moderate-income levels within San Luis Obispo County as determined annually by the U.S. Department of Housing and Urban Development, and adjusted for household size.

"Very low-income household" means a household with an income that does not exceed fifty percent of the area median income pursuant to Section 50105 of the California Health and Safety Code. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.030 Qualifying projects—New housing.**

To an applicant for a housing development who files a density bonus application, or who proposes to donate land for target dwelling units, and who agrees or proposes to construct new target dwelling units, or donate land sufficient to accommodate target dwelling units for the target income levels or qualifying residents set forth below, the city shall grant a density bonus and incentives or concessions, as set forth in Sections 21.16L.040 and 21.16L.070 of this chapter.

- A. A minimum of ten percent of the total units of a housing development for lower-income households;
- B. A minimum of five percent of the total units of a housing development for very low-income households;
- C. A senior citizen housing development as defined in Section 51.3 of the California Civil Code or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code;
- D. A minimum of ten percent of the total units of new construction in a common interest

development for moderate-income households, provided that all units in the development are offered to the public for purchase.

For any proposed residential development project, a density bonus shall be granted on the basis of only one of the above conditions. The applicant who requests a density bonus shall, in writing, elect whether the bonus shall be awarded on the basis of subsections A, B, C, or D of this section. For example, if the general plan would permit development of forty units on a property, and an applicant proposes to provide ten percent of the units affordable to low-income households and five percent of the units affordable to very low-income households, the applicant would be limited to a density bonus for only one of the qualifying income groups, but not both. That is, a density bonus of eight units (twenty percent of forty units allowable under the general plan) could be awarded on the basis of either the ten percent of units reserved for low-income households or the five percent of units reserved for very low-income households. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

**21.16L.040 Density bonuses—New housing.**

A. The number of density bonus dwelling units to be granted for a new housing development shall be determined as follows:

1. For Those Projects Described by Section 21.16L.030(A) and (B) of This Chapter. The minimum density bonus shall be twenty percent of the maximum number of dwelling units permitted on a property under the land use element of the general plan. For projects described by Section 21.16L.030(A) and (B) of this chapter that propose greater percentages of dwelling units for low and very low-income households, the density bonuses shall be increased as shown in the table of this section. Any resulting decimal fraction shall be rounded to the next larger integer.

Percent of Units Affordable to Low-Income Households	Minimum Density Bonus	Percent of Units Affordable to Very Low-Income Households	Minimum Density Bonus
10%	20.0%	5%	20.0%
11%	21.5%	6%	22.5%
12%	23.0%	7%	25.0%
13%	24.5%	8%	27.5%
14%	26.0%	9%	30.0%
15%	27.5%	10%	32.5%
16%	29.0%	11% and above	35.0%
17%	30.5%		
18%	32.0%		
19%	33.5%		
20% and above	35.0%		

The density bonus shall not be included when determining the number of dwelling units that equal to the percentages of the units in the first and third columns above. For example, if the general plan would permit development of forty units on a property, and an applicant proposes to provide ten percent of the units affordable to low-income households, the applicant would be granted a density bonus of eight units (twenty percent of forty units allowable under the general plan). The housing project would, therefore, consist of forty-eight units, of which four (ten percent of forty units) must be made to be affordable to low-income households.

2. For Those Projects Listed in Section 21.16L.030(C) of This Chapter. The density bonus for any project that sets aside a minimum number of thirty-five dwelling units for use by qualified senior

citizens, as that term is defined in Civil Code Section 51.3(b)(1) shall be entitled to a twenty percent density bonus unless a lesser percentage is elected by the applicant/developer.

3. For Those Projects Listed in Section 21.16L.030(D) of This Chapter. The minimum density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34

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Any resulting decimal fraction shall be rounded to the next larger integer.

The density bonus shall not be included when determining the number of dwelling units that equal to the percentages of the units affordable to moderate-income households between ten and thirty-five percent.

B. An applicant may, in writing, elect to accept a density increase less than the percentages specified in subsections (A)(1), (A)(2) and (A)(3) of this section. In such a case, the city may grant such a lesser density bonus provided that the same proportion of target dwelling units is maintained. For example, if the general plan would permit development of forty units on a property, and an applicant proposes to provide ten percent of the units affordable to low-income households, should the applicant request only a ten percent density bonus (instead of the twenty percent allowed), the city could approve a forty-four unit project (instead of forty-eight units) with two target dwelling units (instead of four target dwelling units).

C. If an applicant requests a density bonus of more than the percentages specified in subsections (A)(1) through (A)(3) of this section, the requested density increase shall be considered an additional density bonus. The city council may, at its discretion, grant an additional density bonus if a written finding is made by the city council that the additional density bonus is required in order for allowable housing expenses for the proposed housing development to be set as affordable. In granting an additional density bonus, the city may require some portion of the additional density bonus to be designated as target dwelling units.

D. A density bonus housing agreement shall be a condition of discretionary permits (i.e., tentative maps, parcel maps, and development plans) for all applicants who request a density bonus and incentives or concessions. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development which are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with Section 21.16L.130 of this chapter. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

#### **21.16L.050 Qualifying projects—Condominium conversions.**

To an applicant proposing to convert apartments to condominiums, who files a density bonus application, and who agrees or proposes to provide dwelling units for any of the target income levels or qualifying residents set forth below, the city shall either grant a density bonus of twenty-five percent or provide another incentive of equivalent financial value, as set forth in Section 21.16L.070 of this chapter.

A. A minimum of thirty-three percent of the total units of the proposed condominium project for low-income or moderate-income households; or

B. A minimum of fifteen percent of the total units of the proposed condominium project for lower-income households. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

#### **21.16L.060 Density bonuses—Condominium conversions.**

A. The minimum number of density bonus dwelling units to be granted for a condominium conversion shall be twenty-five percent of the number of existing dwelling units within the structure or structures proposed for conversion. The density bonus shall not be included when determining the number of housing units which is equal to thirty-three percent or fifteen percent of the total units. Any resulting decimal fraction shall be rounded to the next larger integer.

B. An applicant proposing to convert apartments to condominiums shall be ineligible for a density bonus or other incentive of equivalent financial value under this section if the apartments proposed for conversion constitute a housing development for which a density bonus was previously provided under the provisions of this chapter.

C. If an applicant requests a density increase of less than twenty-five percent, the granting of such requests shall not reduce the number of target dwelling units required.

D. The city may grant a density bonus greater than what is described above for a condominium conversion that meets the requirements of this section or it may grant a proportionately lower density bonus than what is described above for a condominium conversion that proposes to

provide lesser percentages of target dwelling units than those specified in Section 21.16L.040(A) and (B) of this chapter.

E. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, parcel maps, and development plans) for all condominium conversion proposals that request a density bonus or other incentive of equivalent financial value. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development that are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with the terms of Section 21.16L.130 of this chapter. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.070 Incentives and concessions.**

A. Incentives and concessions may include, but are not limited to, the following:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions;
2. Approval of mixed-use zoning in conjunction with the housing development if mixed-use zoning will reduce the cost of the housing development and if the mixed-use zoning is compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located;
3. Other regulatory incentives or concessions proposed by the applicant or the city which result in identifiable, financially sufficient, and actual cost reductions;
4. Additional density bonus above the minimum percentages set forth in Section 21.16L.040 of this chapter; or
5. Direct financial aid including, but not limited to: redevelopment low and moderate-income housing funding, community development block grant funding, Home Investment Partnership Act (HOME) funding, or subsidizing infrastructure, land cost or construction costs, planning application, plan check, building permit, or development impact fees; or other incentives of equivalent financial value based upon the land costs per dwelling unit.

B. The value of each incentive will vary from project to project. Therefore, each incentive or concession shall be determined on a case-by-case basis.

C. Except as provided in subsection E of this section, to those applications meeting the requirements set forth in Section 21.16L.030 of this chapter for a new housing development, a density bonus and incentives or concessions shall be granted to qualified lower-income, very low-income, qualifying (senior) resident, and condominium project housing developments in accordance with the following schedule:

1. One incentive or concession for projects that include at least ten percent of the total units for lower-income households, at least five percent for very low-income households, or at least ten percent for persons and families of moderate income in a common interest development.
2. Two incentives or concessions for projects that include at least twenty percent of the total units for lower-income households, at least ten percent for very low-income households, or at least twenty percent for persons and families of moderate income in a common interest development.
3. Three incentives or concessions for projects that include at least thirty percent of the total units for lower-income households, at least fifteen percent for very low-income households, or at least thirty percent for persons and families of moderate income in a common interest development.

D. Except as provided in subsection E of this section, to those applications meeting the requirements set forth in Section 21.16L.040 of this chapter for a condominium conversion, either: (i) a density bonus; or (ii) another incentive of equivalent financial value shall be granted to qualified lower-income, low-income, and moderate-income housing developments.

E. Exceptions.

1. Pursuant to California Government Code Section 65915, the city is not required to approve an incentive or concession if it makes a written finding, based on substantial evidence, of either of the following:
  - a. The incentive or concession is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units;
  - b. The incentive or concession would have a specific adverse impact, as defined in paragraph (2)



of subdivision (d) of California Government Code Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

2. Pursuant to California Government Code Section 65915.5, the city is not required to approve a proposal to convert apartments to condominiums. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.080 Density bonus application.**

A. All applicants for a density bonus shall submit a density bonus application in conjunction with a development plan application pursuant to Chapter 21.23B of this title, which may be processed simultaneously with other applications for general plan amendments, rezones, and/or subdivision (tract or parcel) maps. Target dwelling units shall be designated on the project plans. All applicants shall be provided with a copy of this chapter and all required application forms.

B. Preliminary Application. An applicant proposing a density bonus for a housing development may, prior to the submittal of any formal requests for approvals of such housing development, submit a preliminary application to the community development director. The preliminary application shall include the following information:

1. A brief description of the proposal including the number of target dwelling units and density bonus dwelling units proposed;
2. The zoning, general plan designations and assessors parcel number(s) of the project site;
3. A site plan, drawn to scale, which includes: building footprints, driveway and parking layout, building elevations, existing contours and proposed grading;
4. A letter identifying what specific incentive(s) or concession(s) (i.e., standards modifications, density bonus, or fee subsidies) are being requested of the city; and
5. In the case of a request for any incentives or concessions, a pro forma for the proposed housing development.

Within ninety days of receipt of the preliminary application, the community development director shall provide to an applicant a letter that identifies: (i) issues of concern; (ii) the density bonus and/or incentives or concessions that the community development director may recommend to the planning commission or city council; and (iii) the procedures for compliance with this chapter.

C. Density Bonus Application Submittal. In addition to the information required by Section 21.23B.130 of this title, the completed density bonus application submitted as part of the applicant's development plan application(s), shall include the following information:

1. A legal description of the total site proposed for development of the target dwelling units, including a statement of present ownership and present and proposed zoning;
2. A letter signed by the applicant stating what incentive(s) or concession(s), if any, is/are being requested from the city;
3. Site plans, designating the total number of units proposed on the site, identifying the number and locations of target dwelling units, and supporting plans per the application submittal requirements; and
4. In the case of a condominium conversion request, a report documenting the following information for each unit proposed to be converted: the monthly gross income of tenants of each unit throughout the prior year, the monthly rent for each unit throughout the prior year, and vacancy information for each unit throughout the prior year.

Any applicant applying for incentives or concessions shall submit supporting financial documents with the density bonus application. Such financial documents shall support or establish that the incentives or concessions are necessary to provide for affordable housing costs. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.090 Review and approval of density bonus application.**

A. Planning Commission Review. Except for those density bonus applications that request a financial incentive, the planning commission shall have the authority to review and act upon an application for a density bonus and incentives or concessions. A final decision by the planning commission shall be appealable to the city council pursuant to Sections 21.23A.100 and 21.23A.110 of this title.

B. City Council Review. If the density bonus application involves a request to the city for financial

incentives, then the planning commission shall make a recommendation to the city council, which shall take final action on the density bonus application.

C. A density bonus application shall be evaluated for conformance with the density bonus housing standards set forth in Section 21.16L.120 of this chapter. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

**21.16L.100 Density bonuses for donations of land.**

When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city as provided for in this section, the applicant shall be entitled to a fifteen percent increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development, as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

This increase shall be in addition to any increase in density mandated by Section 21.16L.030(B) of this chapter, up to a maximum combined mandated density increase of thirty-five percent if an applicant seeks both the increase required pursuant to this section and Section 21.16L.030(B) of this chapter. All density calculations resulting in fractional units shall be rounded up to the next whole number.

Nothing in this section shall be construed to enlarge or diminish the authority of the city to require an applicant to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this section if all of the following conditions are met:

- A. The applicant donates and transfers the land no later than the date of approval of the final subdivision map or parcel map, or, for multiple-family residential housing, the date of approval of a development plan application.
- B. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ten percent of the number of residential units of the proposed development.
- C. The transferred land is at least one acre in size or of sufficient size to permit development of at least forty units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map or parcel map, or, for multiple-family residential housing, the date of approval of a development plan application, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing units on the transferred land, except that the city may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 of the Government Code if the design is not reviewed by the city prior to the time of transfer.
- D. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 21.16L.120(B) and (D) of this chapter, which shall be recorded on the property at the time of dedication.
- E. The land is transferred to the city or its redevelopment agency or to a housing developer approved by the city or its redevelopment agency. The city or its redevelopment agency may require the applicant to identify and transfer the land to the approved housing developer.
- F. The transferred land shall be within the boundary of the proposed development or, if the city or its redevelopment agency agrees, within one-quarter mile of the boundary of the proposed development. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

#### **21.16L.110 Density bonuses for child care facilities.**

- A. When an applicant proposes to construct a housing development that conforms to the requirements of Section 21.16L.030 of this chapter and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the city shall grant either of the following:
  1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.
  2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.
- B. The city shall require, as a condition of approving the housing development, that the following occur:
  1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 21.16L.120(B) and (D) of this chapter.
  2. Of the children who attend the child care facility, the children of very low-income households, lower-income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low-income households, lower-income households, or families of moderate income pursuant to Section 21.16L.030 of this chapter.
- C. Notwithstanding any requirement of this section, the city shall not be required to provide a density bonus and incentives or concessions for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

#### **21.16L.120 Density bonus housing standards.**

- A. Required target dwelling units shall be constructed concurrent with market-rate dwelling units unless both the city and the applicant agree within the density bonus housing agreement to an

alternative schedule for development.

B. Target dwelling units for low- and very low-income households shall remain restricted and affordable for a period of at least thirty years, or a longer period of time may be required if the project includes government financial assistance.

C. Rents for lower-income target units shall be set at an affordable rent as defined in Section 50053 of the California Health and Safety Code. Owner-occupied target units shall be available at an affordable housing cost as defined in Section 50052.5 of the California Health and Safety Code.

D. For a common interest development, target dwelling units shall remain restricted and affordable to the designated group for a period of at least ten years for any target unit for moderate-income households, except that a longer period of time may be required if the project includes government financial assistance.

The initial occupant of the moderate-income target units in the common interest development are persons and families of moderate income, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the California Health and Safety Code. The city shall enforce an equity-sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity-sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The city shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the California Health and Safety Code that promote homeownership.

2. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

3. For purposes of this subdivision, the city's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale.

E. Except for housing developments with donations of land, as provided in Section 21.16L.100 of this chapter, target dwelling units and density bonus dwelling units shall be built within the housing development.

F. All housing developments shall comply with all applicable development standards, except those which may be modified as an additional incentive or concession as provided herein. In addition, all target dwelling units must conform to the requirements of the applicable building and housing codes.

G. Compatibility. Target dwelling units shall be of similar design and similar quality as the market-rate units. Exteriors and floor plans of target dwelling units shall be similar to the market-rate units; interior features such as luxury flooring, appliances, and lighting fixtures need not be the same.

H. No target dwelling unit shall be rented or sold except in accordance with this chapter.

I. California Government Code Section 65915(e) prohibits the city from applying any development standard that will have the effect of precluding the construction of a development meeting the criteria of California Government Code Section 65915(b) at the densities or with the concessions or incentives permitted by California Government Code Section 65915.

J. Applicants receiving a density bonus and incentives or concessions for a housing development shall use their best efforts to market and provide such housing to persons already residing and/or working in the city.

K. 1. Upon the written request of the applicant, the following off-street parking space requirements shall supercede those set forth in Section 21.22.040(A) of this title, inclusive of handicapped and visitor parking, of a housing development meeting the criteria of Section 21.16L.030(B) of this chapter, that exceeds the following ratios:

a. Studio apartments to one bedroom: one off-street parking space;

b. Two to three bedrooms: two off-street parking spaces;

c. Four and more bedrooms: two and one-half off-street parking spaces.

2. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a development may provide off-street parking through tandem parking or uncovered parking, but not through on-street parking.

3. This subsection shall apply to a housing development that meets the requirements of Section 21.16L.030(B) of this chapter, but only at the written request of the applicant. An applicant may

request additional parking incentives or concessions beyond those provided in this section, subject to Section 21.16L.060(D) of this chapter. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.130 Density bonus housing agreement as a condition of development.**

A. Any applicant requesting a density bonus, additional incentive, or in-lieu incentive pursuant to this chapter shall execute a density bonus agreement in a form approved by the city attorney. The density bonus agreement shall be approved by the city council and shall run with the land and shall be binding on the applicants, their heirs, transferees, assigns, successors, administrators, executors and other representatives and recorded on the deed for the requisite time period.

B. A density bonus housing agreement processed pursuant to this chapter shall include the following:

1. The number of density bonus dwelling units granted;
2. Incentives, concessions, and/or financial assistance provided by the city;
3. The number of moderate-income, lower-income, low-income, and/or qualifying (senior) resident dwelling units proposed;
4. The unit size(s) (square footage) of target dwelling units and the number of bedrooms per target dwelling unit;
5. The proposed location of the moderate-income, lower-income, low-income, and/or qualifying (senior) resident target dwelling units;
6. Tenure of restrictions for target dwelling units (of at least ten or thirty years);
7. Schedule for production of target dwelling units;
8. The standards for maximum qualifying incomes for affordable units;
9. The standards for maximum rents or sales prices for affordable units;
10. The process to be used to certify tenant/homeowner incomes;
11. The arrangements with a third party approved by the city for monitoring of the affordable units;
12. A description of how vacancies will be marketed and filled;
13. Restrictions and enforcement mechanisms binding on property upon sale or transfer;
14. Penalties and enforcement mechanisms in event of failure to maintain affordability provisions; and
15. Any other provisions deemed necessary by the city to fulfill the requirements of this chapter.

C. Following the approval and the signing by all parties, the completed density bonus housing agreement shall be recorded in the county recorder's office and the relevant terms and conditions therefrom filed and recorded as a deed restriction on those individual lots or units of a property which are designated for the location of target dwelling units. The approval and recordation shall take place prior to final map approval, or, where a subdivision or parcel map is not being processed, prior to issuance of building permits for such lots or units. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.140 Eligibility requirements.**

Only households meeting the standards for moderate-income households, lower-income households, low-income households, and qualifying (senior) residents as defined in Section 21.16L.020 of this chapter shall be eligible to occupy target dwelling units. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

### **21.16L.150 Management and monitoring.**

Rental target dwelling units shall be managed by the applicant, his or her agent, or their successors and assigns. Each owner of rental target dwelling units, upon request by the city, shall submit an annual report to the city identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly gross income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the city, while ensuring the privacy of the tenant. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

**21.16L.160 Administrative fee for target dwelling units.**

During the density bonus application period and throughout the term of the affordability covenants for the target dwelling units, the city will either directly or, via one or more third parties, provide a number of recurring services associated with the administration and monitoring of such units. Although the provision of some of these services will be within the normal purview of existing city activities, others will involve new costs to the city for which there are no existing funding sources. Therefore, the city council establishes an administrative fee for target dwelling units, the amount to be established by city council resolution and paid prior to the issuance of building permit(s). In no event shall such administrative fee exceed the actual cost of providing services pursuant to this chapter. (Ord. 922 N.S. § 1 Exh. A (part), 2006)

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**RESOLUTION NO:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
EL PASO DE ROBLES ADOPTING MITIGATED NEGATIVE  
DECLARATION FOR PLANNED DEVELOPMENT 08-010  
FOR PROPERTY LOCATED AT 80 S. RIVER ROAD  
APNS: 009-831-011 AND -012  
APPLICANT – CONNER LLC**

**WHEREAS**, Planned Development (PD) 08-010 has been filed by Thom Jess on behalf of Conner LLC.; and

**WHEREAS**, PD 08-010 is an application to establish an 84 unit apartment complex reserved for low-income tenets; and

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

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

**WHEREAS**, no public comments or responses were received in regard to the Draft Mitigated Negative Declaration and Initial Study; and

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

**WHEREAS**, public hearings were conducted by the Planning Commission on November 12, 2008 and by the City Council on \_\_\_\_\_, 2008 to consider the proposed Mitigated Negative Declaration prepared for the proposed project, and to accept public testimony on the application and environmental determination; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration for PD 08-010 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City’s Procedures for Implementing CEQA.

**Exhibit A:** Initial Study

**PASSED AND ADOPTED THIS** \_\_\_ day of \_\_\_\_\_ 2008, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Frank R. Mecham, Mayor**

**ATTEST:**

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**Deborah Robinson, Deputy City Clerk**



# CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY

## 1. GENERAL PROJECT INFORMATION

**PROJECT TITLE:** Hidden Creek Village, PD 08-010

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

**Contact:** Ed Gallagher, City Planner  
**Telephone:** (805) 237-3970

**PROJECT LOCATION:** 80 South River Road (APNs 009-813-011 and -012)

**PROJECT PROPONENT:** Corner LLC (Mortenson)  
P.O. Box 1715  
Paso Robles, CA 93447  
Representative: Thom Jess

**LEAD AGENCY CONTACT/  
INITIAL STUDY PREPARED BY:** Mathew Fawcett, Assistant Planner

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

**GENERAL PLAN DESIGNATION:** Residential Multi-Family, Medium Density (RMF-12)

**ZONING:** Apartment (R3)

## 2. PROJECT DESCRIPTION

The project site is addressed at 80 South River Road, however it is more closely located on Cary Street which intersects at Navajo and South River Road. The property is approximately 6.7 acres in area. It is zoned for medium density multi-family, for up to 12 dwelling units per acre. The property has areas with significant slope (over 35%), which reduces the net developable area to just over 6 acres resulting in an overall net density of 7.5 units per acre. The applicant is proposing to develop the site with 84 units in clusters of four units each. The proposal is for low-income units in accordance with the density bonus provisions in Ch. 21.16L of the Municipal Code which allows an increase in density if the units reserved for low income tenants. This project is proposing to have 100% of the units be affordable.

The project includes: a large centrally located common open space area that includes two tot lots and several picnic/barbeque areas; common area walkways that connect to Cary Street; a 3,400 square foot clubhouse which will offer a multi-use room, game room, kitchen and gallery for the residents; 34,000 square feet of common/natural open space (on the hillside and creek area); and a bus shelter. The project also includes improving a pedestrian connection from the end of Cary Street to Quarterhorse Lane and Niblick Road. Uncovered shared parking is proposed for all of the units which is permitted in the multi-family zone.

There is an existing drainage ravine that connects to a storm drain facility along the northern property line adjacent to Navajo Road. There are several oak trees on the property. Most of the oak trees are near to or within the ravine. There are also five oak trees in close proximity to the development area. All of the existing oak trees are proposed to be protected. The proposed development is designed to

minimize grading by locating the buildings away from east property line and following existing topography.

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

Housing Authority, San Luis Obispo

**4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:**

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

**5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:**

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

**6. PURPOSES OF AN INITIAL STUDY**

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

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

**7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM**

*Initial Study-Page 2*

## **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)

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date:

October 22, 2008

\_\_\_\_\_  
Mathew Fawcett, Assistant Planner

# 10 Environmental Checklist Form

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

- a) Conflict with general plan designation or zoning? (Sources: 1 & 8)

*Discussion: The proposed project is consistent with the RMF-12 land use designation, R3 PD zoning district, as well as Ch. 21.16L Density Bonuses (of the Municipal Code).*

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

*Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003, and there are no other environmental plans applicable to this property. State law provides that density bonuses for affordable housing projects are not subject to General Plan amendments.*

- c) Be incompatible with existing land uses in the vicinity? (Sources: 1 & 3)

*Discussion: The project proposes low-income residences on property designated for medium density multi-family residences. There are single family residences to the east and north of the project site and commercial uses to the west and south (across Niblick Road). The medium density designation of this property functions as a transition zone and buffer between the single family zone to the east and commercial zone to the west. There are also significant open space buffers proposed on the north/east side of the project. Surrounding uses in the vicinity would not be incompatible with proposed uses.*

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

*Discussion This is an urban infill property. Neither the site or property in the vicinity is currently used for agricultural purposes. Thus, there would not be significant impacts to agricultural resources or operations.*

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

*Discussion: The project is proposed in an urban infill location and will not disrupt or divide the established community.*

## II. POPULATION AND HOUSING. Would the proposal:

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

*Discussion: The residential land use density planned in the General Plan for this property is 12 units per acre. The property is just over 6 acres in area. With an average household population of 2.66 persons per household, this would yield approximately 72 dwelling units therefore 192 persons are anticipated for this property in the General Plan.*

*The project proposes 84 dwelling units, including 24 one-bedroom units anticipated for single occupants. Therefore, 60 units may have 2.66 persons per household (160 total persons) and 24 units only one occupant. This would yield*

**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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*approximately 184 residents, which is 8 less persons anticipated in the General Plan build-out scenario. Therefore, this project would not cumulatively exceed official regional or local population projections.*

*General Plan:*

$12 \text{ du/ac} \times 6 \text{ ac} = 72 \text{ du}$

$72 \times 2.66 \text{ pphh} = 192 \text{ persons planned in General Plan}$

*Proposal:*

$84 \text{ du} - 24 \text{ singles} = 60 \text{ units}$

$60 \times 2.66 = 160 \text{ persons}$

$160 + 24 \text{ singles} = 184 \text{ total residents}$

$GP 192 - 184 = 8 \text{ persons less than GP}$

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project will be served from existing utility lines, and will not extend major infrastructure that would induce growth.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The site currently has one residence located on it, which is not offered or owned at below market rate. The project will not displace any existing housing.*

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

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

*Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault. The proposed structures are not intended for human habitation.*

# 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Seismic ground shaking? (Sources: 1, 2, & 3)

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

- c) Seismic ground failure, including liquefaction? (Sources: 1, 2 & 3)

*Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events due to soil conditions. The EIR identifies measures to reduce this potential impact, which will be incorporated into this project. Based on analysis results from the geotechnical/soils report (required prior to issuance of building permits), the project design and construction will include specific design requirements to reduce the potential impacts on structures due to liquefaction to a less than significant level.*

- d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

- e) Landslides or Mudflows? (Sources: 1, 2, & 3)

*Discussion: d. and e. The project site is not located near bodies of water or volcanic hazards, nor is the site located in an area subject to landslides or mudflows.*

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

*Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.*

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

*Discussion: See Item c.*

- h) Expansive soils? (Sources: 4)

*Discussion: Per the General Plan EIR, Paso Robles is an area that has moderately expansive soils. This issue will be addressed through implementation of appropriate soil preparation as determined necessary by recommendations of site specific soils report. Therefore, impacts related to expansive soils will be less than significant.*



**10 Environmental Checklist Form**

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Unique geologic or physical features? (Sources:1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: There are no unique geologic or physical features on or near the project 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) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

*Discussion: The project includes structures and parking areas which will increase the amount of surface runoff and decrease absorption rates. However, a grading and drainage analysis will be required prior to issuance of building permits that will evaluate the site specific drainage patterns and absorption rates. This study will determine the necessary low impact development practices that will be required for post-construction storm-water management which will ensure that potential impacts due to storm-water runoff are mitigated. A grading and drainage plan shall be required to be approved by the City Engineer prior to commencement of site grading.*

Mitigation Measures:

*W-1 Prior to issuance of a building permit the applicant will have to demonstrate the design and construction of the project incorporates Low Impact Development best management practices to mitigate the project's impacts on storm water quality and to reduce the quantity and rate of discharge of storm water run-off from the site acceptable to the City Engineer.*

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: The site is within a 500 year flood zone, however, no site design or special construction methods are required for structures in a 500 year flood zone .*

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

*Discussion: The implantation of LID practices will preclude any discharge into the Salinas River. Mitigation Measure W-1 ensures this.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: There is no water body on the project site, and surface flow will follow the historic drainage pattern which drains to the Salinas River. The project will have a negligible affect on the elevation of the surface water in the Salinas River.*

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

**10 Environmental Checklist Form**

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)

*Discussion: This project could not result in changes in currents or water movement since it is not a large scale project with significant water flows resulting.*

- f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7)

*Discussion: The proposed project will not result in a significant impact to the quantity of ground waters by direct withdrawals, cuts or excavations since it will not directly withdraw water from the aquifer. The site design includes significant areas of open space that will facilitate continued groundwater recharge capability.*

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

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

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

*Discussion: This project will not impact existing water quality. Mitigation measure W-1 ensures this.*

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

*Discussion: Refer to response f.*

**V. AIR QUALITY.** Would the proposal:

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

*Discussion: The project incorporates site design features to mitigate air quality impacts including being an infill development site/project, providing good access for pedestrian, bicyclists, and transit users, being located within ¼ mile of commercial areas, tree planting, and exceeding tile 24 energy requirements. Therefore, impacts to air quality will be less than significant. During the construction phase, standard air quality requirements to control dust and emissions from equipment will be implemented.*

Mitigation Measures:

# 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Potentially Significant Impact	Less Than Significant Impact	No Impact
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**A-1 CONSTRUCTION PHASE:**

*Dust Control Measures*

*Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:*

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

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

*Naturally Occurring Asbestos*

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

*Permits*

*Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air*

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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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*Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.*

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

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

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

*Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature since the project is a relatively small scale residential project.*

- d) Create objectionable odors?

*Discussion: This project does not have the potential to create objectionable odors since residential uses do not generally create odors.*

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

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

*Discussion: A project traffic study was prepared by Higgins Associates, 2/27/2008. The study evaluated existing, existing plus project and cumulative impacts that may result from this project. It includes discussion of trip generation, distribution, and access issues. The study also analyzed potential impacts related to queuing and delays that may result from this project at the intersections of Navajo and South River Roads, and South River and Niblick Roads.*

*The evaluation concluded that the project would result in approximately 544 average daily trips, with 43 a.m. peak hour trips and 52 p.m. peak hour trips. The level of service (LOS) including existing traffic + project impacts would not degrade the level of service, surrounding streets, or intersections below LOS 'C'. The traffic engineer along with the City Engineer recommend several mitigation measures to address potential traffic impacts.*

Mitigation Measures:

T-1 *Improve the westbound approach in Navajo Avenue at its intersection with South River Road by widening and striping the westbound approach to accommodate one left-turn lane and one shared through/right-turn lane. Construct frontage improvements along the south side of Navajo Avenue to accommodate two westbound approach lanes.*

T-2 *Transportation impact fees collected for this project will mitigate the project's impacts on the intersection of South River Road / Navajo Avenue. Fees will be collected at the rates in effect at the time of issuance of a Certificate of Occupancy.*

- b) Hazards to safety from design features (e.g., sharp curves or

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, &amp; 7)</p> <p><i>Discussion: The proposed project does not include road improvements that may result in safety hazards or incompatible uses.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, &amp; 7)</p> <p><i>Discussion: The project is adequately served by public streets for emergency services.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, &amp; 8)</p> <p><i>Discussion: The proposed project includes 144 parking spaces which is in compliance with the Zoning Code requirements. The applicant as requested the parking standards of Zoning Code §21.16L.120(K) be used which requires one space for every studio and two spaces for every two or three bedroom unit. The applicant is providing 60 two and three bedroom units and 24 studios which requires 144 spaces. The applicant is proposing to provide this amount.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Hazards or barriers for pedestrians or bicyclists? (Source: 7)</p> <p><i>Discussion: The project does not have hazards or barriers for pedestrians or bicyclists. It does include pedestrian walkways connecting the interior street to South River Road, in addition to improving the pedestrian pathway adjacent to Niblick Road.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 &amp; 8)</p> <p><i>Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation. The project is proposing a bus stop to accommodate possible future routes and improving pedestrian circulation by providing access to Niblick Road and Quarterhorse Lane.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Rail, waterborne or air traffic impacts?</p> <p><i>Discussion: The project will not result in impacts to rail, waterborne or air traffic.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **BIOLOGICAL RESOURCES.** Would the proposal result in impacts to:

Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: The project site has been previously disturbed inhabited with a residence, barn and out buildings for several decades. It is an infill site with annual grasses, oak trees and introduced shrub and tree species. No rare or endangered species are on the property.*

**10 Environmental Checklist Form**

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Locally designated species (e.g., heritage trees)?

*Discussion: There are several existing oak trees on the project site, mostly within the drainage area adjacent to Navajo Road. An Arborist Report was prepared which inventoried and assessed the condition of all of the existing oak trees. The report also provides tree protection measures to protect the trees from potential impacts that may result development. Implementation of these mitigation measures will reduce the potential impacts to oak trees on this site to a less than significant level in compliance with the City Oak Tree Preservation Ordinance. See Exhibit C, Arborist Report.*

Mitigation Measures:

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

- B-1 It is the responsibility of the owner or project manager to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.*
- B-2 Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.*
- B-3 Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:*

**Tree Protection Zone**  
 No personnel, equipment, materials, and vehicles are allowed  
 Do not remove or re-position this fence without calling:  
 A & T Arborists  
 434-0131

- B-4 Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.*
- B-5 Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.*
- B-6 Trenching Within Critical Root Rone: All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s)*

# 10 Environmental Checklist Form

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

*must take place prior to work start.*

- B-7 *Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.*
- B-9 *Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.*
- B-10 *Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.*
- B-11 *Construction Materials and Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.*
- B-12 *Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.*
  - *pre-construction fence placement inspection*
  - *any other encroachment the arborist feels necessary*
- B-13 *Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.*
- B-14 *Pruning : Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.*
- B-15 *Landscape: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.*
- B-16 *Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.*

**10 Environmental Checklist Form**

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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*B-17 Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.*

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

*Discussion: There are no locally designated natural communities on or adjacent to the site.*

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

*Discussion: There are no wetland habitats on near the project site.*

- e) Wildlife dispersal or migration corridors?

*Discussion: The project site is not part of a wildlife dispersal or migration corridor.*

**VIII. ENERGY AND MINERAL RESOURCES.** Would the proposal:

- a) Conflict with adopted energy conservation plans? (Sources: 1 & 7)

*Discussion: The structures will be designed and constructed according to applicable CBC codes and Title 24 energy conservation requirements, thus it will not conflict with adopted energy conservation plans.*

- b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7)

*Discussion: The project proposes to exceed Title 24 by 10% to reduce use of energy. The project will not use non-renewable resource in a wasteful and inefficient manner.*

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

*Discussion: The project is not located in an area of a 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



## 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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substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

*Discussion: The project will not result in a risk of accidental explosion or release of hazardous substances since residences do not generally use these types of substances, aside from domestic use which would be less than significant.*

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

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

- c) The creation of any health hazard or potential hazards?

*Discussion: The project will not likely result in creating any health or other hazards.*

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

*Discussion: The project site is located in an area with a moderate potential for increased fire hazard since there are oak trees and grassland located on the site. The site will be required to be in compliance with City and County brush and grass clearance requirements. The City Fire Marshall has reviewed the plans and determined that additional fire hazard mitigation requirements are not warranted.*

### X. NOISE. Would the proposal result in:

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

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

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

*The project site is not located in the vicinity where it would expose people to severe noise levels.*

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

- a) Fire protection? (Sources: 1, 3, 6, & 7)

- b) Police Protection? (Sources: 1, 3, & 7)

- c) Schools? (Sources: 1, 3, & 7)

- d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)

**10 Environmental Checklist Form**

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Other governmental services? (Sources: 1,3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**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 project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems.*

**XIII. AESTHETICS.** Would the proposal:

a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)	<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"/>
c) Create light or glare? (Sources: 1, 3, 7, & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

*Discussion: The project is proposed to be designed with reduce building heights and visible site grading along the eastern property line. The proposed site plan includes significant common open spaces areas between homes. Additionally, the architecture proposed was approved by the Development Review Committee on 9/29/08 which supported the architecture and site design of this project including the design or the porches, balconies, hipped roofs, and the use of color/materials and massing to provide vertical and horizontal offsets. Therefore, the project will not likely result in negative aesthetic effects.*

*Discussion: All light fixtures will be shielded and downcast as required per city regulations.*

**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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**XIV. CULTURAL RESOURCES.** Would the proposal:

- a) Disturb paleontological resources? (Sources: 1, 3, & 7)
- b) Disturb archaeological resources? (Sources: 1, 3, & 7)

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

- c) Affect historical resources? (Sources: 1, 3, & 7)

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

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

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

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

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

**XV.RECREATION.** Would the proposal:

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

*Discussion: The applicant is providing two tot lots, picnic and barbeque areas, as well as a approximately 3,400 square foot club house per the zoning code and will pay AB 1600 fees, therefore the project will not increase the demand for parks or other recreational facilities. .*

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

*Discussion: The project will not significantly affect existing recreational opportunities.*

**XVI.MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or

# 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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wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1 & 3)

*Discussion: The proposed project does not have any significant existing natural resources located on it except for oak trees that will be protected. No significant biological resources were identified on the site.*

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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

## 11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

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

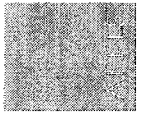
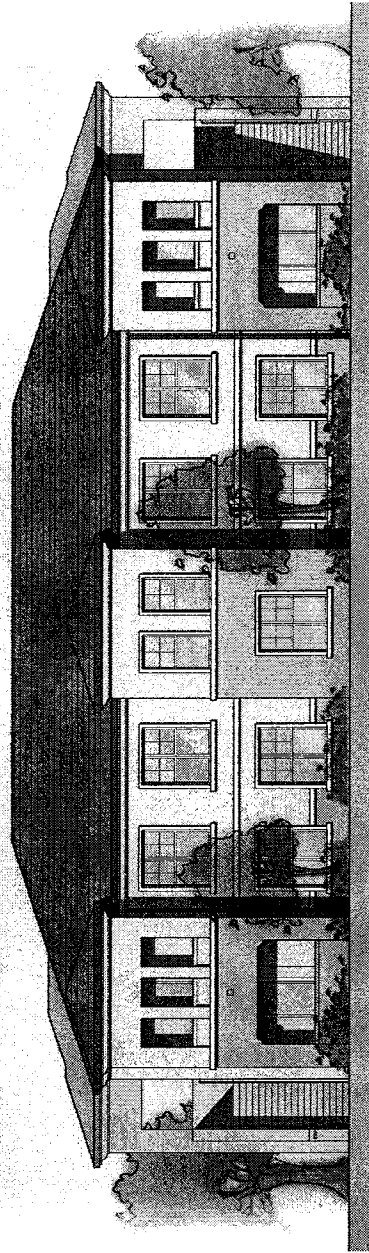
Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	California 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

### Exhibits:

- 1-1 Cover Sheet
- 1-2 Site Plan
- 1-2.1 Open Space Calculation
- 1-3 Building Type 1 Plans & Elevations
- 1-4 Building Type 2 Plans & Elevations
- 1-5 Building Type 3 Plans & Elevations
- 1-6 Unit Plans
- 2-1 Grading and Drainage Plan
- 2-2 Site Sections
- 2-3 Site Sections
- 2-4 Utility Plan
- 3-1 Photometric Plan
- 4-1 Landscape Plan
- 4-2 Irrigation Plan
- 5 Arborist Report & Tree Protection Plan
- 6 Traffic Study
- 7 Mitigation Measures

# HIDDEN CREEK VILLAGE

PASO ROBLES, CALIFORNIA



**STUDIO  
ARCHITECTS**  
1540 MARSH STREET, SUITE 150  
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93240



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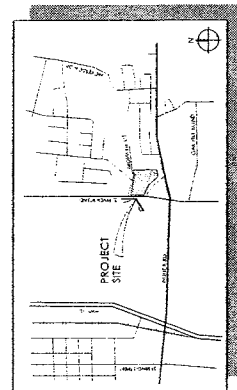
CONNER L.L.C.  
P.O. BOX 1215  
PASO ROBLES, CA 93247

HIDDEN CREEK VILLAGE  
PASO ROBLES, CA  
COVER SHEET

DATE: 08-06-09  
PROJECT: A80079  
DATE: OCTOBER 14, 2008  
PROJECT:

**A-1**

## VICINITY MAP



## PROJECT DIRECTORY

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CONTACT: SCOTT STOKES  
SCOTT@ABOVEGRADEENGINEERING.COM

## DRAWING INDEX

- A-1 COVER SHEET
- A-2 ARCHITECTURAL SITE PLAN
- A-3 BUILDING TYPE 1
- A-4 BUILDING TYPE 2
- A-5 UNIT TYPE FLOOR PLANS
- A-6 GRADING & DRAINAGE PLAN
- C-1 SITE SECTIONS
- C-2 UTILITY PLAN
- C-3 IRRIGATION PLAN
- P-1 SITE PHOTO/METRIC PLAN
- P-2 PHOTO/METRIC PLAN
- L-2 IRRIGATION PLAN

## PROJECT SUMMARY

**ADDRESS:** W/SOUTH RIVER ROAD  
PASO ROBLES, CA 93246  
**PARCEL NUMBERS:** 009-013-011  
009-013-012  
**SITE AREA:** 6.1 ACRES EXISTING  
6.7 ACRES W/ PROPOSED  
ABANDONMENTS  
**ZONING:** R3 - RMF 12  
**NUMBER OF UNITS:** 84

## UNIT SUMMARY

UNIT	AREA	BDRMS	NUMBER	%
A	522 S.F.	1 BDRM	24	29%
B	869 S.F.	2 BDRM	32	38%
C	1,081 S.F.	3 BDRM	28	33%
			<b>TOTAL</b>	<b>84</b>

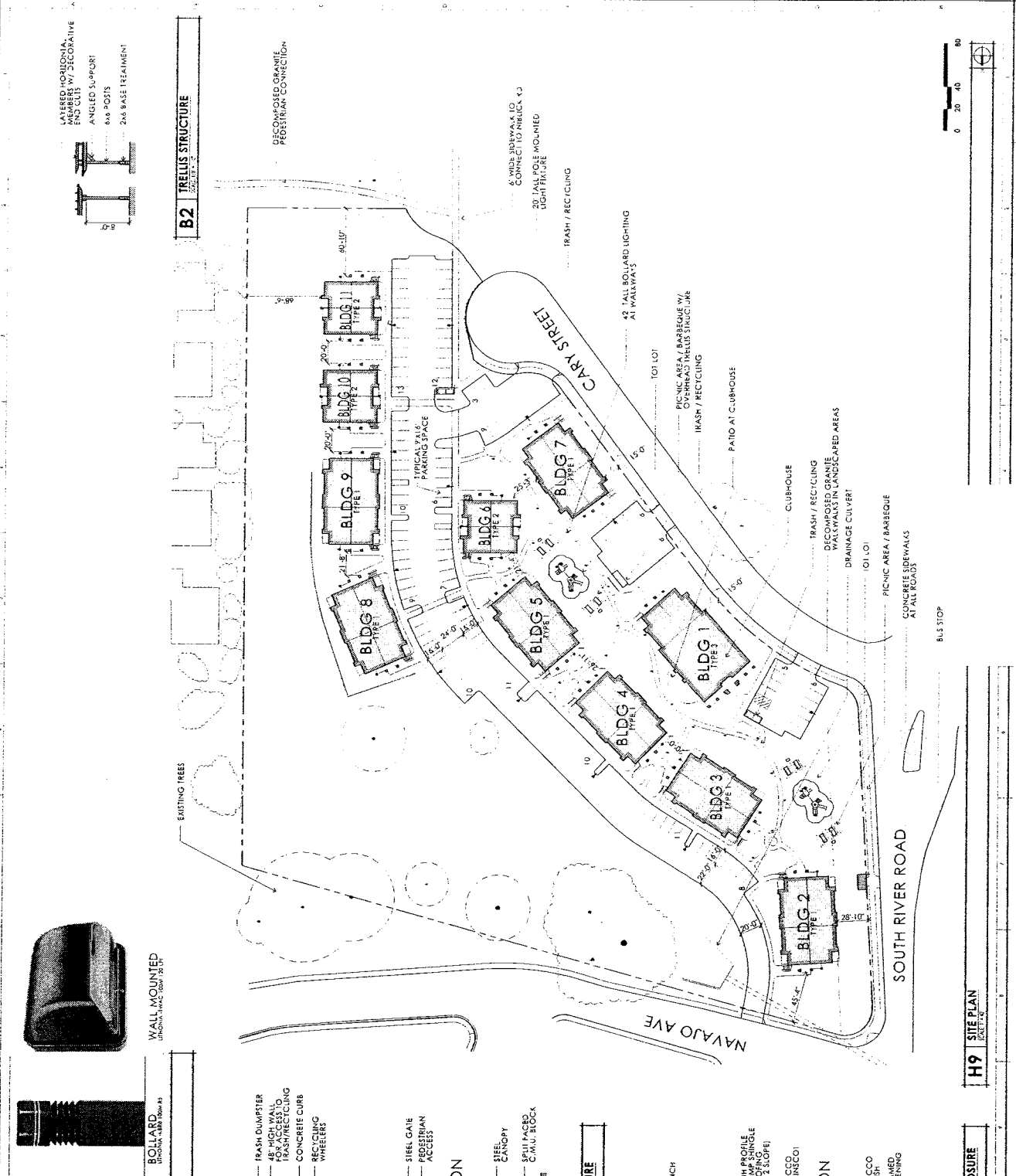
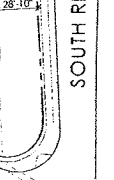
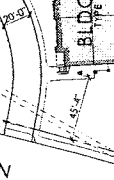
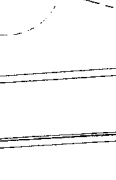
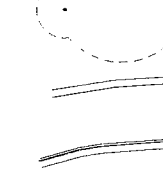
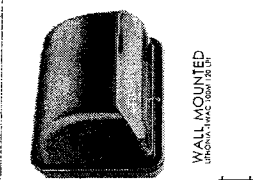
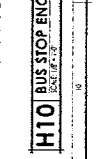
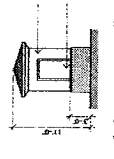
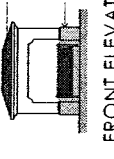
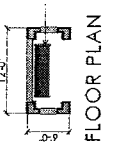
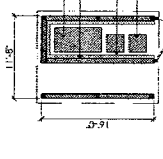
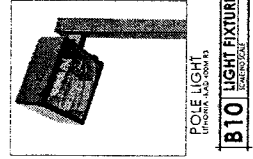
## PARKING SUMMARY

(24) 1 BDRM w/ 1 SPACE/UNIT = 24 SPACES  
(32) 2 BDRM w/ 2 SPACES/UNIT = 64 SPACES  
(28) 3 BDRM w/ 2 SPACES/UNIT = 56 SPACES  
TOTAL = 44 SPACES

## OPEN SPACE & AMENITIES

OPEN SPACE REQUIRED: 375 S.F. / UNIT x 84 UNITS = 31,500 S.F.  
OPEN SPACE PROVIDED: COMMON OPEN SPACE = 31,000 S.F.

**AMENITIES REQUIRED:**  
15 TOT  
15 OTHER AMENITIES  
**AMENITIES PROVIDED:**  
15 TOT  
15 OTHER AMENITIES  
**OTHER AMENITIES:**  
4 (2 BUS AREAS  
2 RECYCLABLE AREAS)



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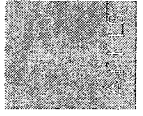
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PASO ROBLES, CA 93447

**HIDDEN CREEK VILLAGE**  
**SITE PLAN**  
PASO ROBLES, CA

**A-2**  
DATE: 4/20/20  
PROJECT: 486029

**Exhibit: 1-2**



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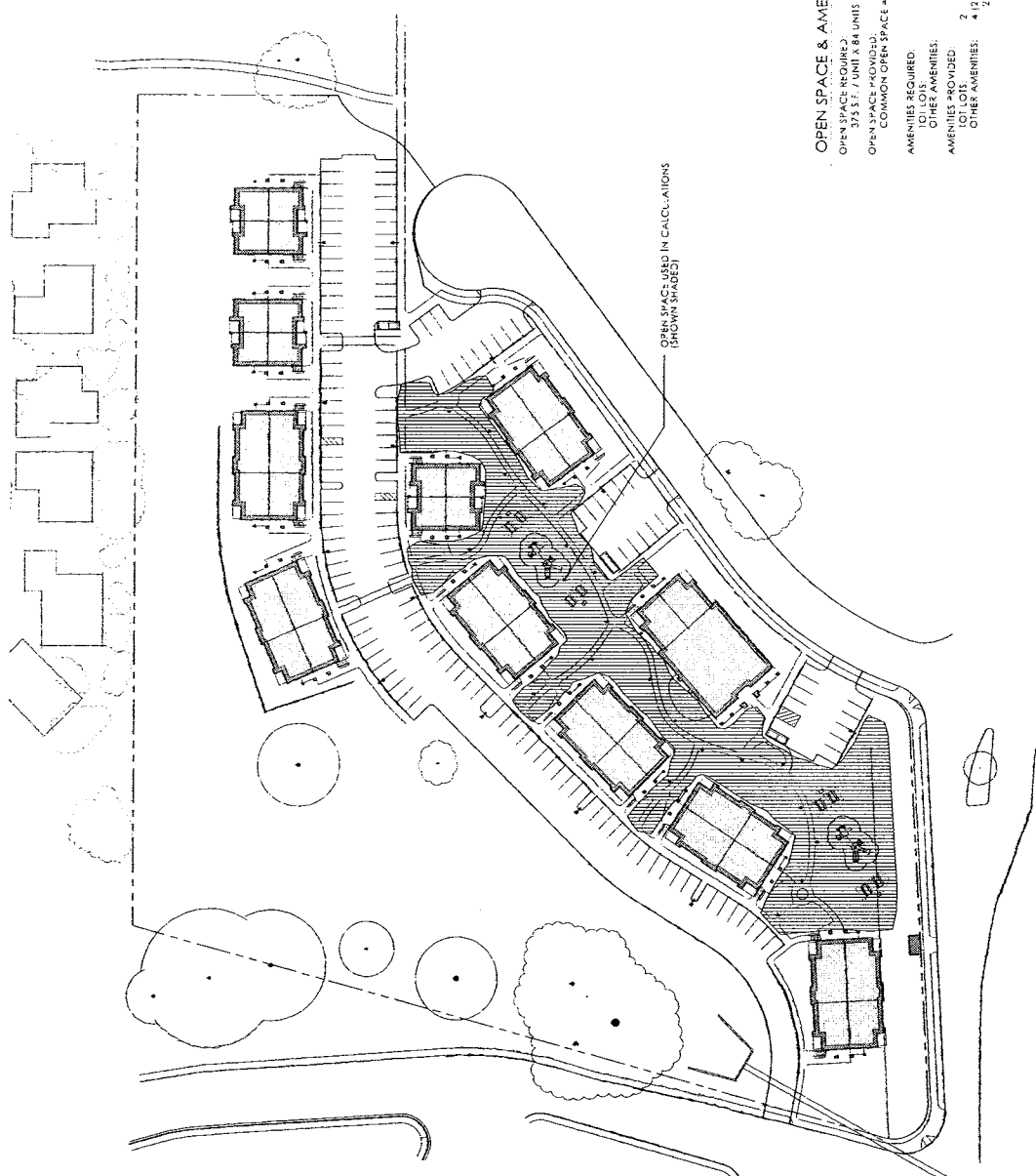
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**HIDDEN CREEK VILLAGE**  
PASO ROBLES, CA  
**OPEN SPACE CALCULATION**

Project: A03029  
Date: October 4, 2008  
Sheet: A-2.1

**A-2.1**



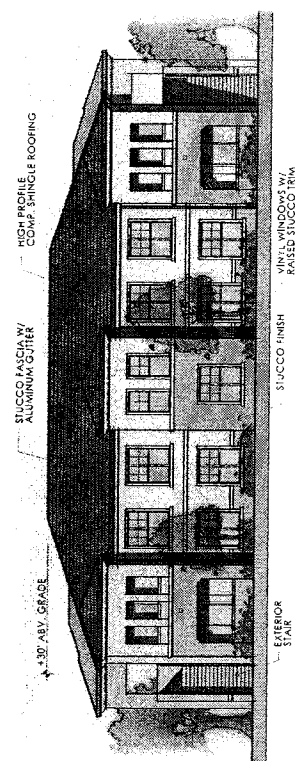
**OPEN SPACE & AMENITIES**  
 OPEN SPACE REQUIRED: 375 SF; 7 UNIT X 64 UNITS = 31,500 S.F.  
 OPEN SPACE PROVIDED: 34,000 S.F.  
 COMMON OPEN SPACE = 34,000 S.F.  
 AMENITIES REQUIRED:  
 TOILETS: 2  
 OTHER AMENITIES: 2  
 AMENITIES PROVIDED:  
 TOILETS: 4 (2 BLDG AREAS)  
 OTHER AMENITIES: 2 (PICNIC TABLE AREAS)



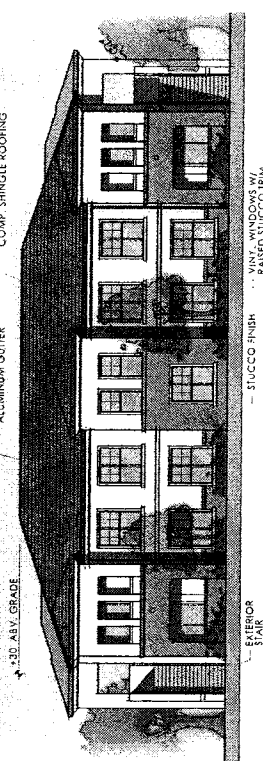
**H9 SITE PLAN - OPEN SPACE CALCULATION**

**Exhibit:  
1-2.1**

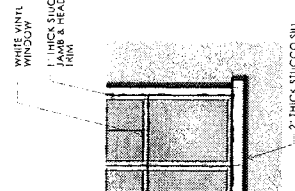




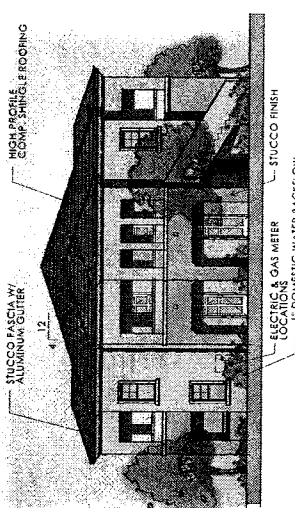
C5 BUILDING TYPE 1 - SIDE ELEVATION (COLOR SCHEME A)  
 SCALE: 1/8" = 1'-0"



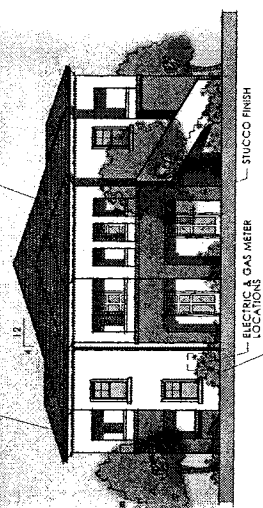
E5 BUILDING TYPE 1 - FRONT ELEVATION (COLOR SCHEME B)  
 SCALE: 1/8" = 1'-0"



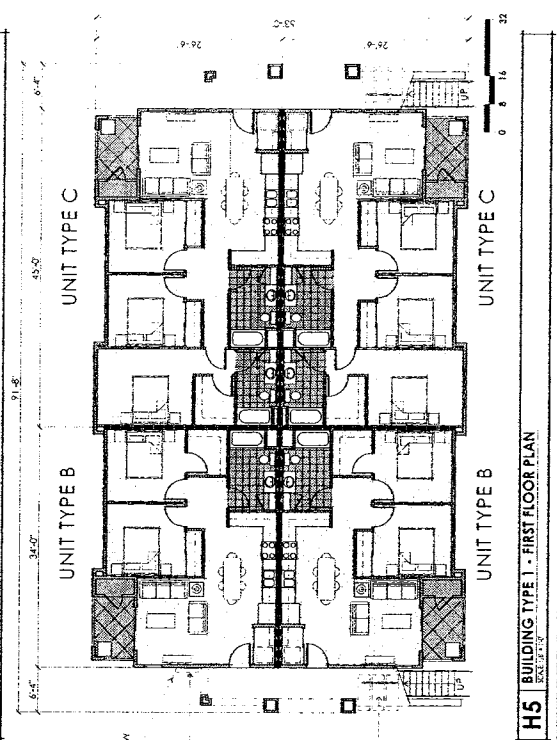
C6 WINDOW DETAIL  
 SCALE: 1/4" = 1'-0"



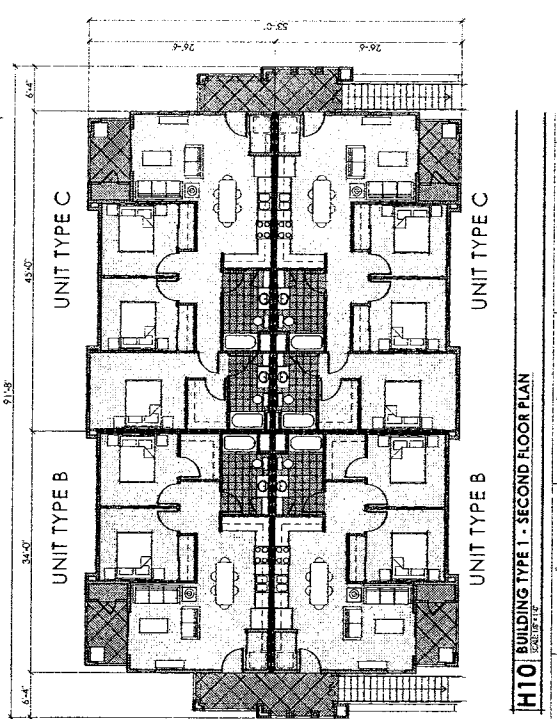
C10 BUILDING TYPE 1 - SIDE ELEVATION (COLOR SCHEME A)  
 SCALE: 1/8" = 1'-0"



E10 BUILDING TYPE 1 - SIDE ELEVATION (COLOR SCHEME B)  
 SCALE: 1/8" = 1'-0"



H5 BUILDING TYPE 1 - FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



H10 BUILDING TYPE 1 - SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

Exhibit:  
 1-3

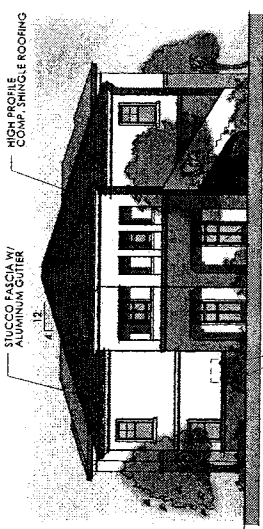


CONNER L.L.C.  
P.O. BOX 1715  
PASO ROBLES, CA 93447

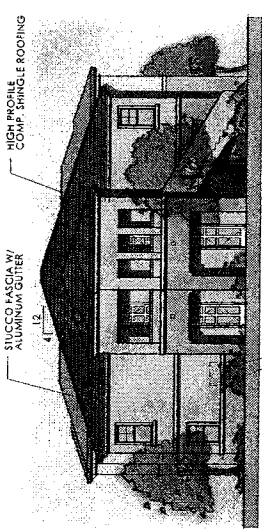
HIDDEN CREEK VILLAGE  
BUILDING TYPE 2  
PLANS & ELEVATIONS

AGENCY  
DATE: OCTOBER 4, 2008  
PAGE: 2/11

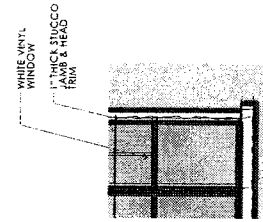
**A-4**



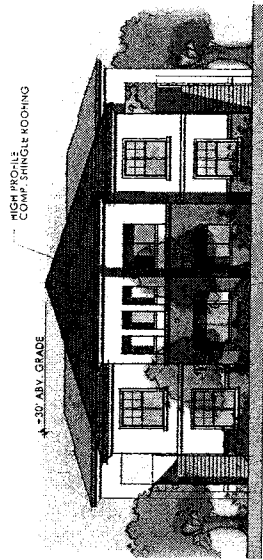
**C10** BUILDING TYPE 2 - SIDE ELEVATION (COLOR SCHEME A)  
SCALE: 1/8" = 1'-0"



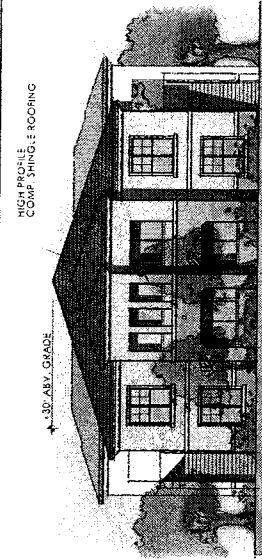
**E10** BUILDING TYPE 2 - SIDE ELEVATION (COLOR SCHEME B)  
SCALE: 1/8" = 1'-0"



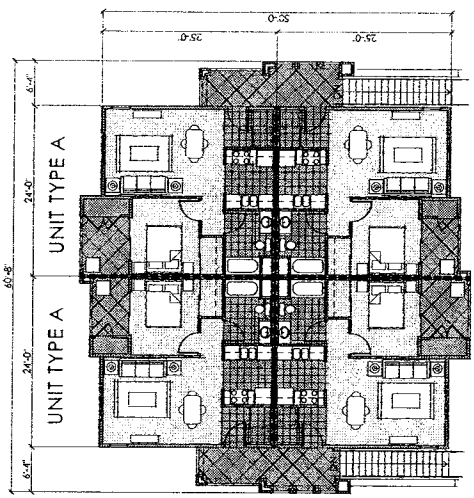
**C6** WINDOW DETAIL  
SCALE: 1/2" = 1'-0"



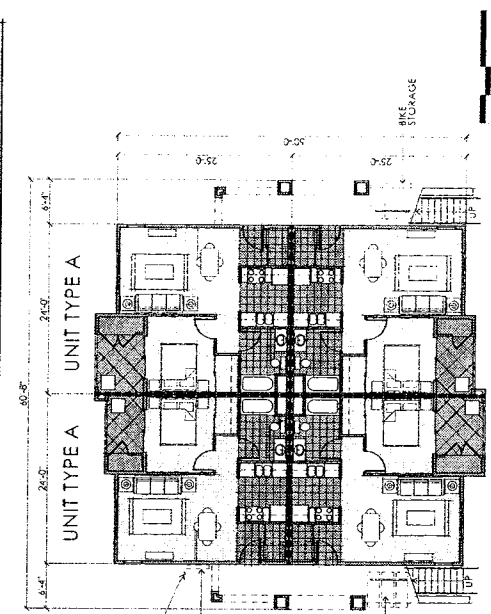
**C5** BUILDING TYPE 2 - SIDE ELEVATION (COLOR SCHEME A)  
SCALE: 1/8" = 1'-0"



**E5** BUILDING TYPE 2 - FRONT ELEVATION (COLOR SCHEME B)  
SCALE: 1/8" = 1'-0"

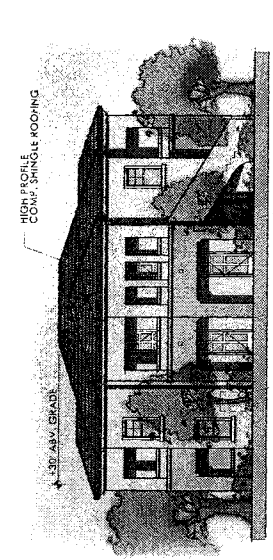


**H10** BUILDING TYPE 2 - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

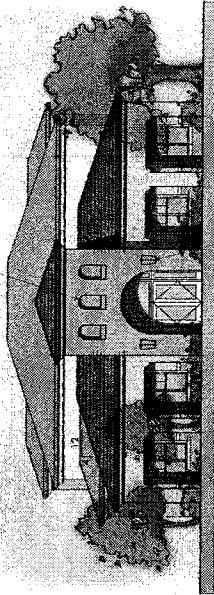


**H5** BUILDING TYPE 2 - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

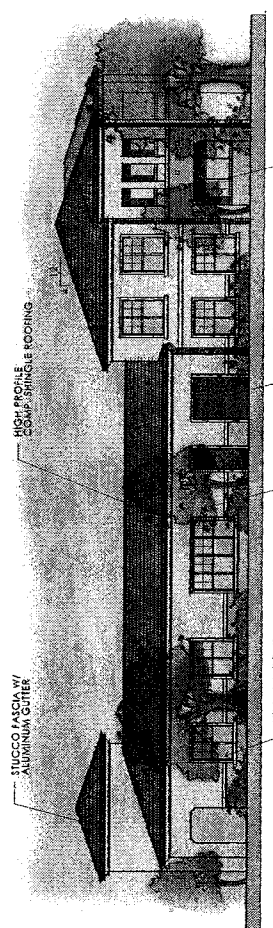
Exhibit:  
1-4



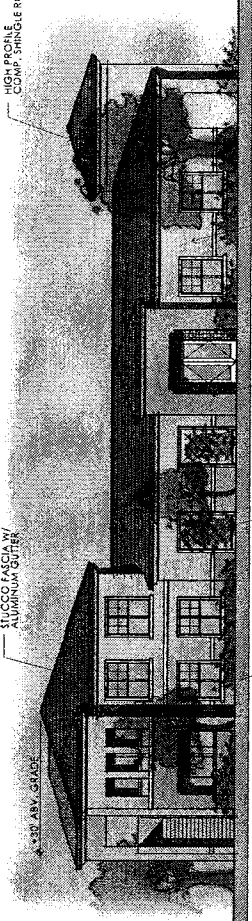
**B4 BUILDING TYPE 3 - FRONT ELEVATION**



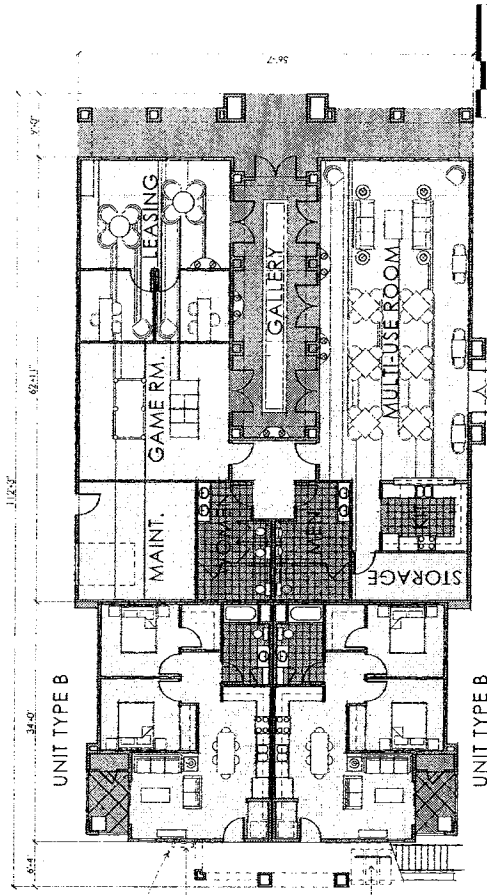
**E4 BUILDING TYPE 3 - REAR ELEVATION**



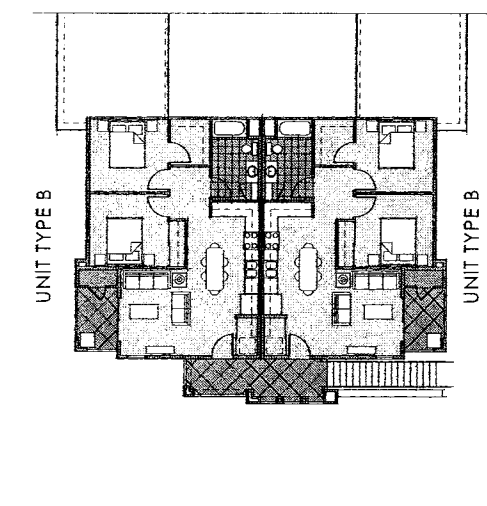
**B10 BUILDING TYPE B - SIDE ELEVATION**



**E10 BUILDING TYPE B - SIDE ELEVATION**

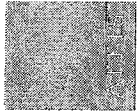


**H6 BUILDING TYPE 3 - FIRST FLOOR PLAN**



**H10 BUILDING TYPE 3 - SECOND FLOOR PLAN**

**Exhibit:  
1-5**



**STUDIO ARCHITECTS**  
100 MARKET STREET, SUITE 100  
SAN FRANCISCO, CA 94102  
Phone: (415) 774-3333  
Fax: (415) 774-3334



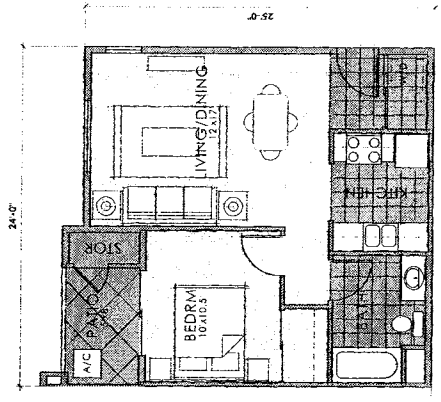
**ABOVE GRADE ENGINEERING**  
100 MARKET STREET, SUITE 100  
SAN FRANCISCO, CA 94102  
Phone: (415) 774-3333  
Fax: (415) 774-3334

CONNER L.L.C.  
P.O. BOX 1715  
PASO ROBLES, CA 92442

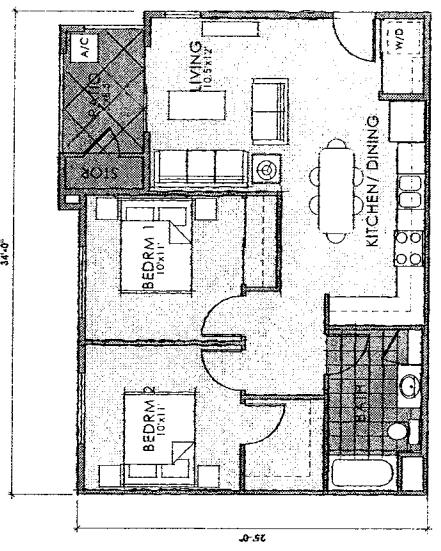
HIDDEN CREEK VILLAGE  
PASO ROBLES, CA  
UNIT PLANS

REVISIONS  
DATE  
BY  
NO. 1  
DATE  
NO. 2  
DATE  
NO. 3  
DATE  
NO. 4  
DATE  
NO. 5  
DATE  
NO. 6  
DATE  
NO. 7  
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NO. 8  
DATE  
NO. 9  
DATE  
NO. 10  
DATE

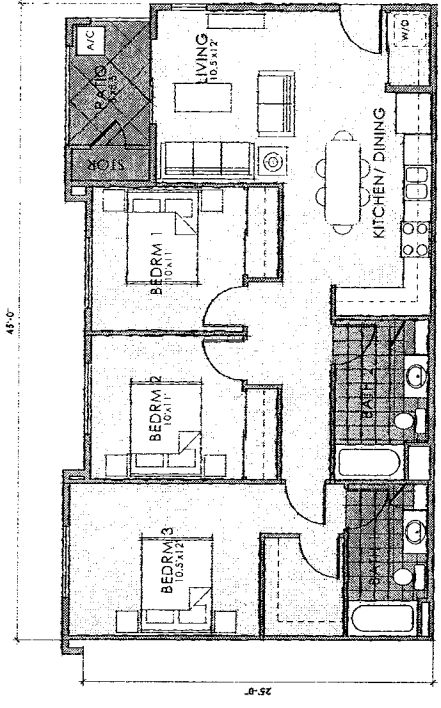
Project: A-6009  
Date: October 4, 2008  
Sheet: A-6



**D4 UNIT TYPE A • 562 S.F.**



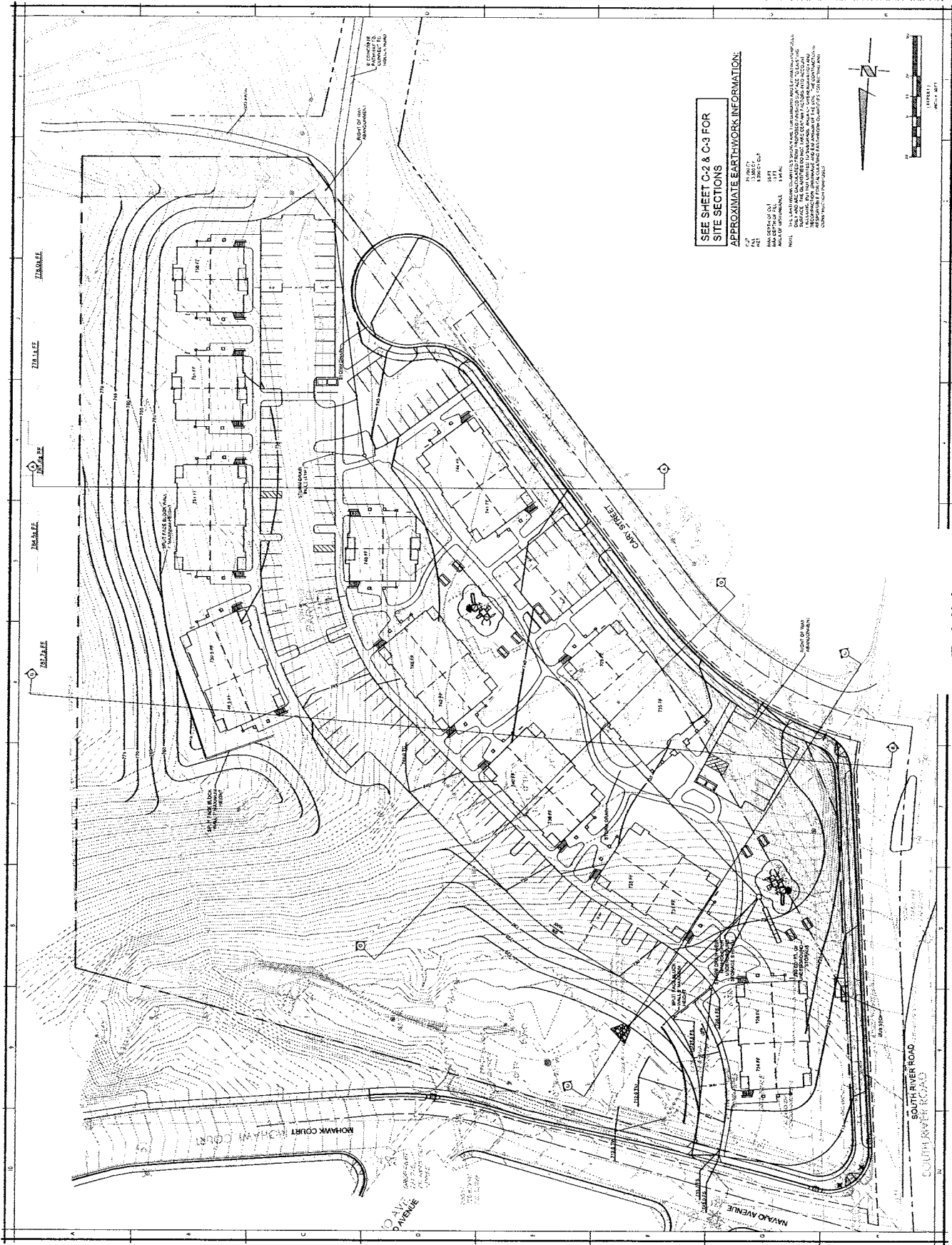
**D9 UNIT TYPE B • 806 S.F.**



**H7 UNIT TYPE C • 1,081 S.F.**

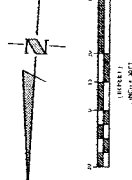


**Exhibit:  
1-6**



SEE SHEET C-2 & C-3 FOR  
SITE SECTIONS

APPROXIMATE EARTHWORK INFORMATION:  
TOTAL VOLUME OF CUT 1,300,000 CU YD  
TOTAL VOLUME OF FILL 1,300,000 CU YD  
TOTAL VOLUME OF GRADE 0 CU YD  
TOTAL VOLUME OF REMOVAL 0 CU YD  
TOTAL VOLUME OF EXCAVATION 0 CU YD  
TOTAL VOLUME OF CONCRETE 0 CU YD  
TOTAL VOLUME OF ASPHALT 0 CU YD  
TOTAL VOLUME OF OTHER 0 CU YD  
TOTAL VOLUME OF TOTAL 1,300,000 CU YD



**STUDIO ARCHITECTS**  
100 MARKET STREET, SUITE 100  
SAN FRANCISCO, CA 94102  
PHONE: (415) 774-1100  
FAX: (415) 774-1101

**ABOVE GRADE ENGINEERING**  
2001 COLLETON AVENUE, SUITE 100  
PASO ROBLES, CA 93421  
PHONE: (805) 842-3113  
FAX: (805) 842-3118  
WWW.AGECORP.COM

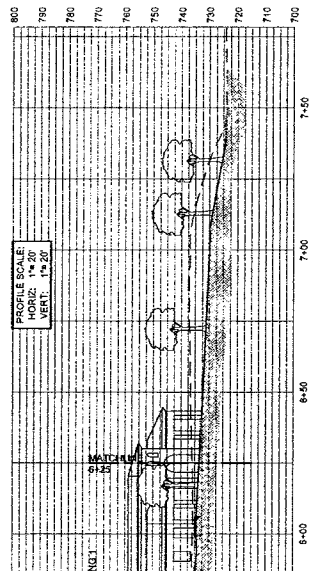
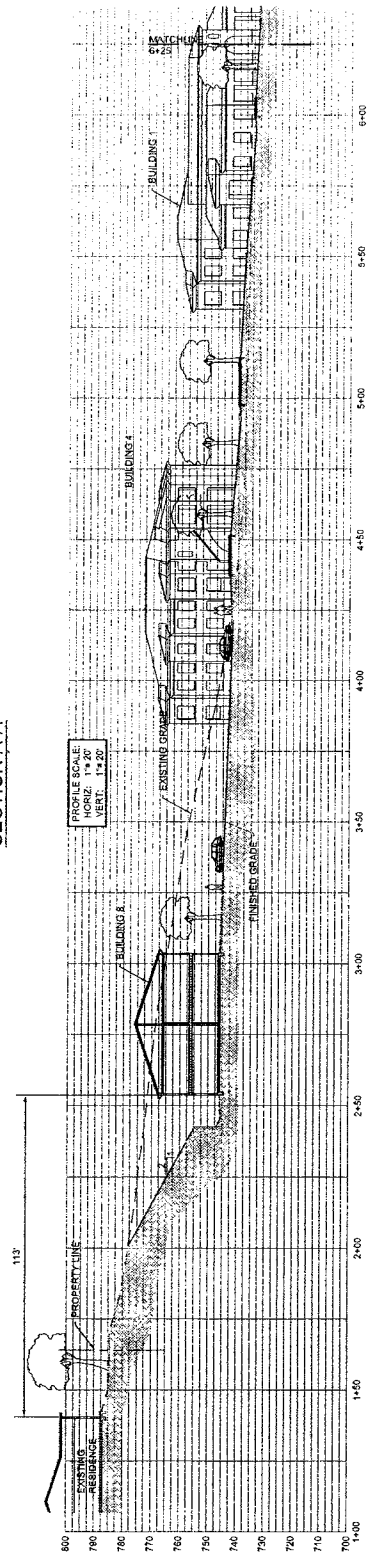
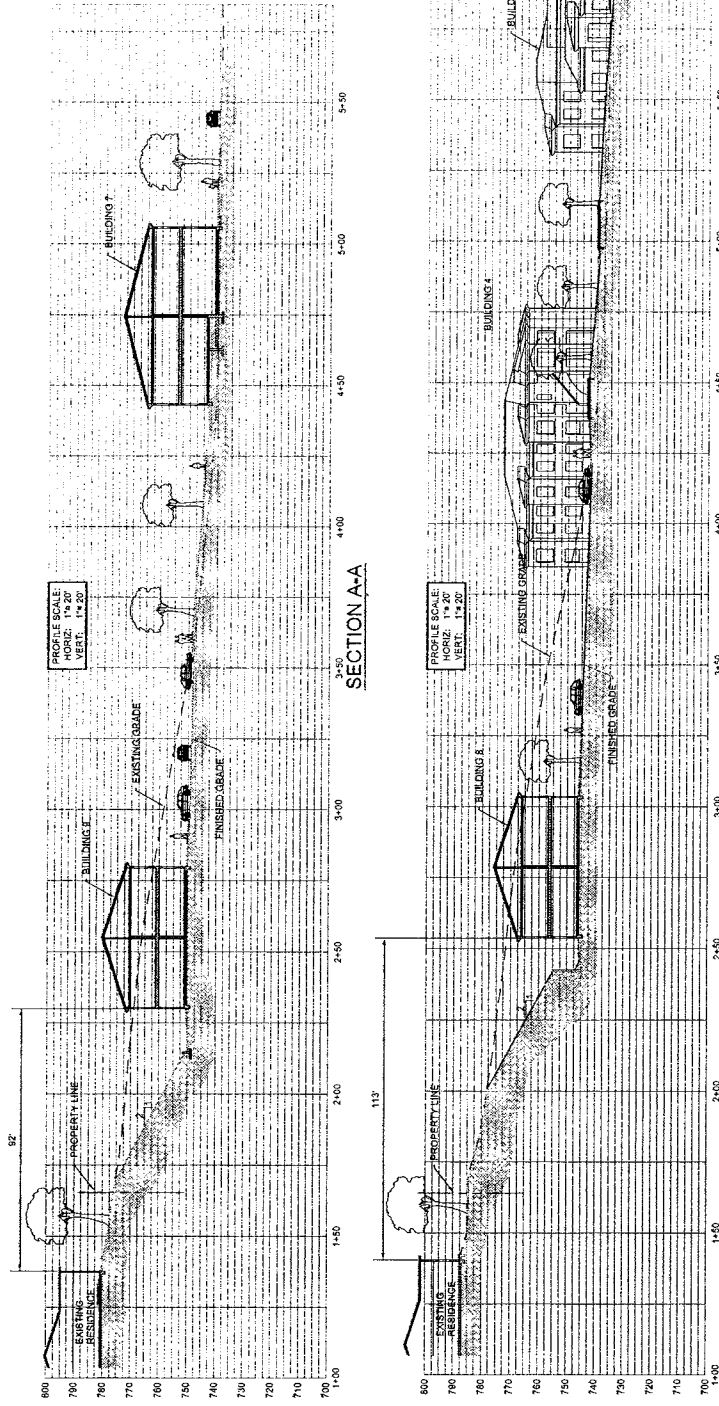
**CONNER, L.L.C.**  
P.O. BOX 1715  
PASO ROBLES, CA 93447

**HIDDEN CREEK**  
PASO ROBLES, CA  
GRADING AND DRAINAGE  
PLAN

NO.	REVISION	DATE

DATE: AUGUST 29, 2008  
PROJECT: HIDDEN CREEK  
SHEET: C-1

Exhibit:  
2-1



STUDIO  
 ARCHITECTS  
 THE ARCHITECTURE FIRM  
 14150 CANTON CA 94515  
 TEL: (925) 436-8244  
 WWW.ABOVEGRADEARCHITECTS.COM

ABOVE GRADE  
 ENGINEERING  
 1700 GILBERT ST. SUITE 200  
 SAN JOSE, CA 95128  
 TEL: (408) 846-8113  
 WWW.ABOVEGRADEENGINEERING.COM

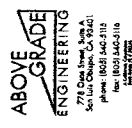
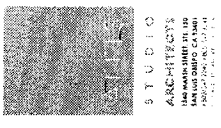
CONNOR L.L.C.  
 P.O. BOX 1715  
 PASO ROBLES, CA 93447

HIDDEN CREEK  
 PASO ROBLES, CA  
 SITE SECTIONS

NO.	REVISION	DATE
1		
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11		
12		

DATE: 09/23/08  
 DRAWN: AOB/077  
 CHECKED: [ ]  
 PROJECT: September 23, 2008  
 SHEET: C-2

Exhibit:  
 2-2



CONNER L.L.C.  
P.O. BOX 12715  
PASO ROBLES, CA 93447

HIDDEN CREEK  
PASO ROBLES, CA  
SITE SECTIONS

NO.	DATE	DESCRIPTION
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100		

C-3

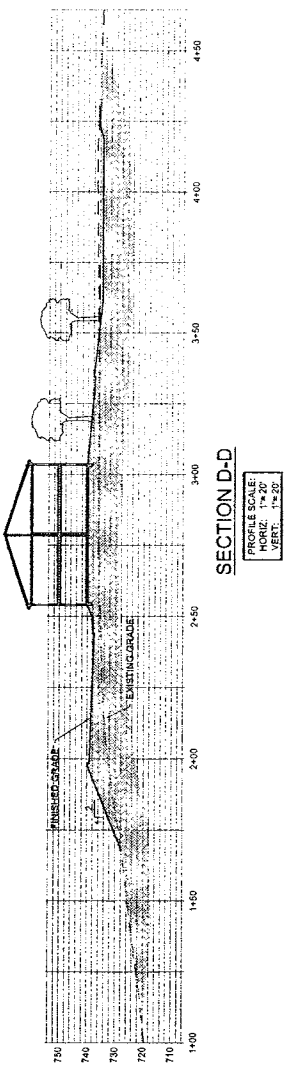
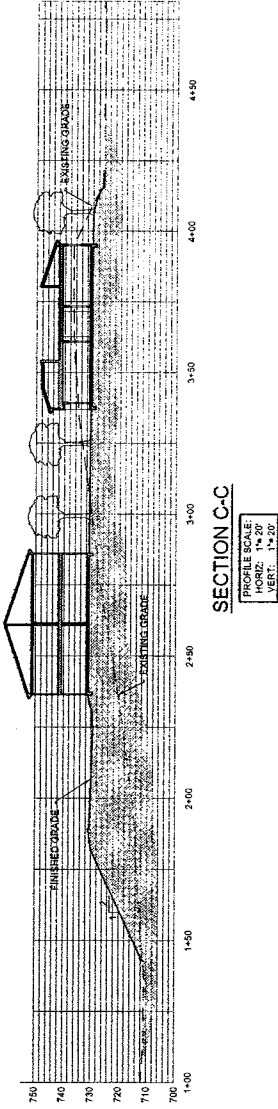
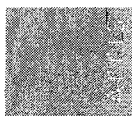

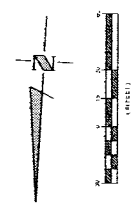
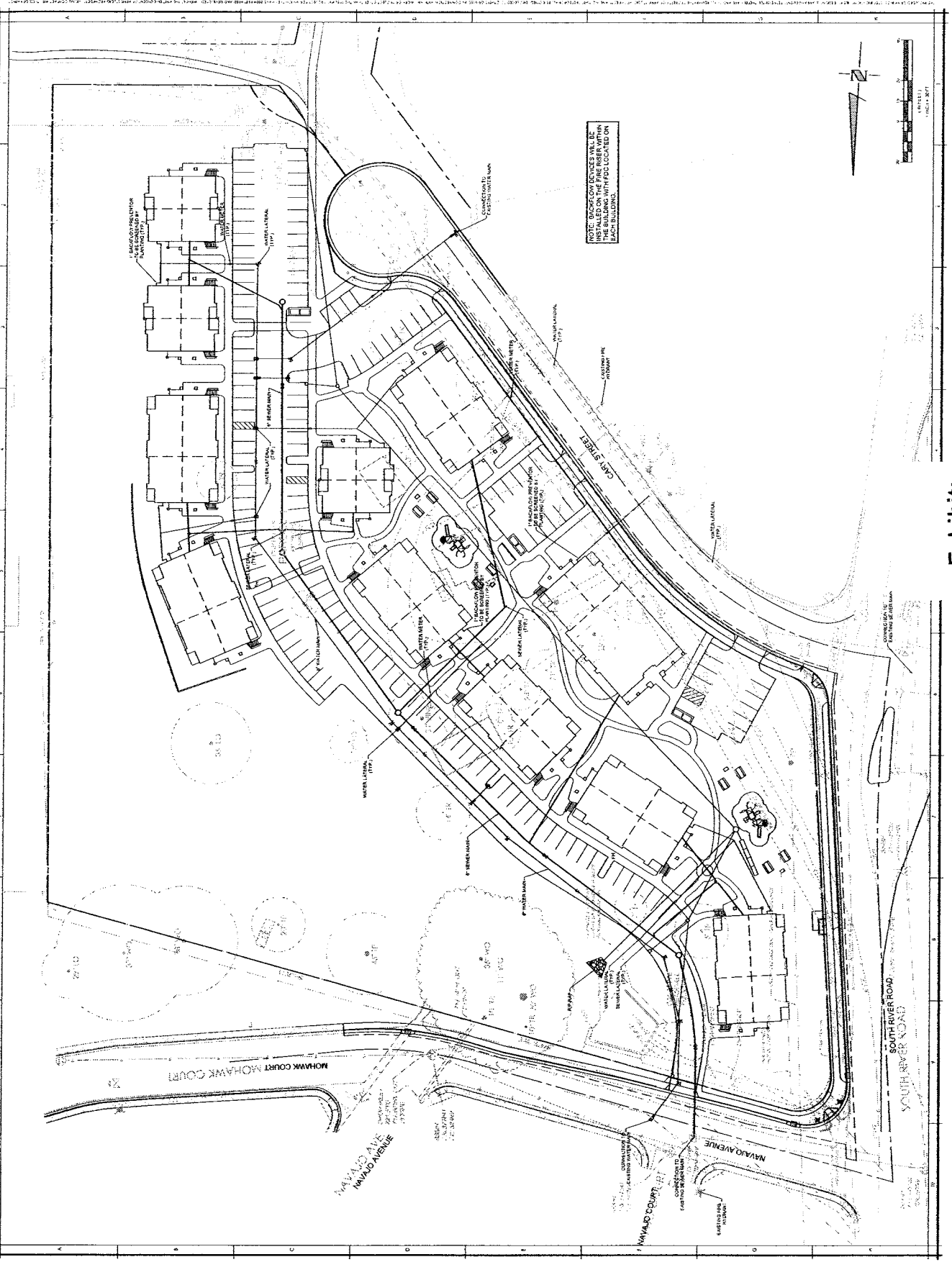


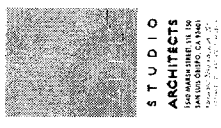
Exhibit:  
2-3

 STUDIO ARCHITECTS 100 MARKET ST. 140 SAN DIEGO, CA 92101 Phone: (619) 592-2222 www.studioarchitects.com	 ABOVE GRADE ENGINEERING 3250 LA JOLLA VILLAGE RD., SUITE 100 SAN DIEGO, CA 92108 Phone: (619) 544-8113 www.abovegradeeng.com	<p style="transform: rotate(180deg);">CONNER L.L.C. P.O. BOX 1715 PASO ROBLES, CA 92447</p>	<p style="transform: rotate(180deg);">HIDDEN CREEK PASO ROBLES, CA UTILITY PLAN</p>
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**Exhibit:**  
**2-4**





CONNER L.L.C.  
P.O. BOX 1715  
PASO ROBLES, CA 94447

HIDDEN CREEK VILLAGE  
PASO ROBLES, CA  
PHOTOMETRIC PLAN

DATE	2/10/09
PROJECT	HIDDEN CREEK VILLAGE
CLIENT	CONNER L.L.C.
SCALE	AS SHOWN
BY	ALB/BJP
CHECKED BY	
DATE	September 26, 2008

E-1

**STATISTICS**

Description	Spreads	Avg	Min	Max	Min/Max	Ratio	Height
PARKING LOT #1	3.0%	16.4%	0.0%	50.0%	N/A	N/A	N/A
PARKING LOT #2	1.8%	4.0%	0.0%	20.0%	20.1	0.51	
PARKING LOT #3	2.4%	10.0%	0.0%	40.0%	40.1	0.81	
PARKING LOT #4	1.0%	4.4%	0.0%	14.1%	14.1	1.31	

**LUMINAIRE SCHEDULE**

Item	Qty	Manufacturer	Model	Power	Height	Notes
1	51	OSRAM	4000BHQ	40W	3000	181
2	51	OSRAM	4000BHQ	40W	3000	181
3	51	OSRAM	4000BHQ	40W	3000	181
4	51	OSRAM	4000BHQ	40W	3000	181
5	51	OSRAM	4000BHQ	40W	3000	181
6	21	OSRAM	4000BHQ	40W	3000	181

**LUMINAIRE LOCATIONS**

No.	Label	X	Y	Z
1	51	20015	1700	300
2	51	20453	2495	300
3	51	22219	3022	300
4	51	23472	3287	300
5	51	26779	3711	300
6	21	24962	3929	300
7	51	23019	3610	300
8	51	22810	3778	300
9	51	21515	4211	300
10	51	21515	4211	300
11	51	20012	4919	300
12	51	20012	4919	300
13	51	20012	4919	300
14	51	20012	4919	300
15	51	20012	4919	300
16	51	21127	3215	300
17	51	21127	3215	300
18	51	21127	3215	300
19	51	21127	3215	300
20	51	21127	3215	300
21	51	21127	3215	300
22	51	21127	3215	300
23	51	21127	3215	300
24	51	21127	3215	300
25	51	21127	3215	300
26	51	21127	3215	300
27	51	21127	3215	300
28	51	21127	3215	300
29	51	21127	3215	300
30	51	21127	3215	300
31	51	21127	3215	300
32	51	21127	3215	300
33	51	21127	3215	300
34	51	21127	3215	300
35	51	21127	3215	300



H9 PHOTOMETRIC PLAN

Exhibit: 3-1

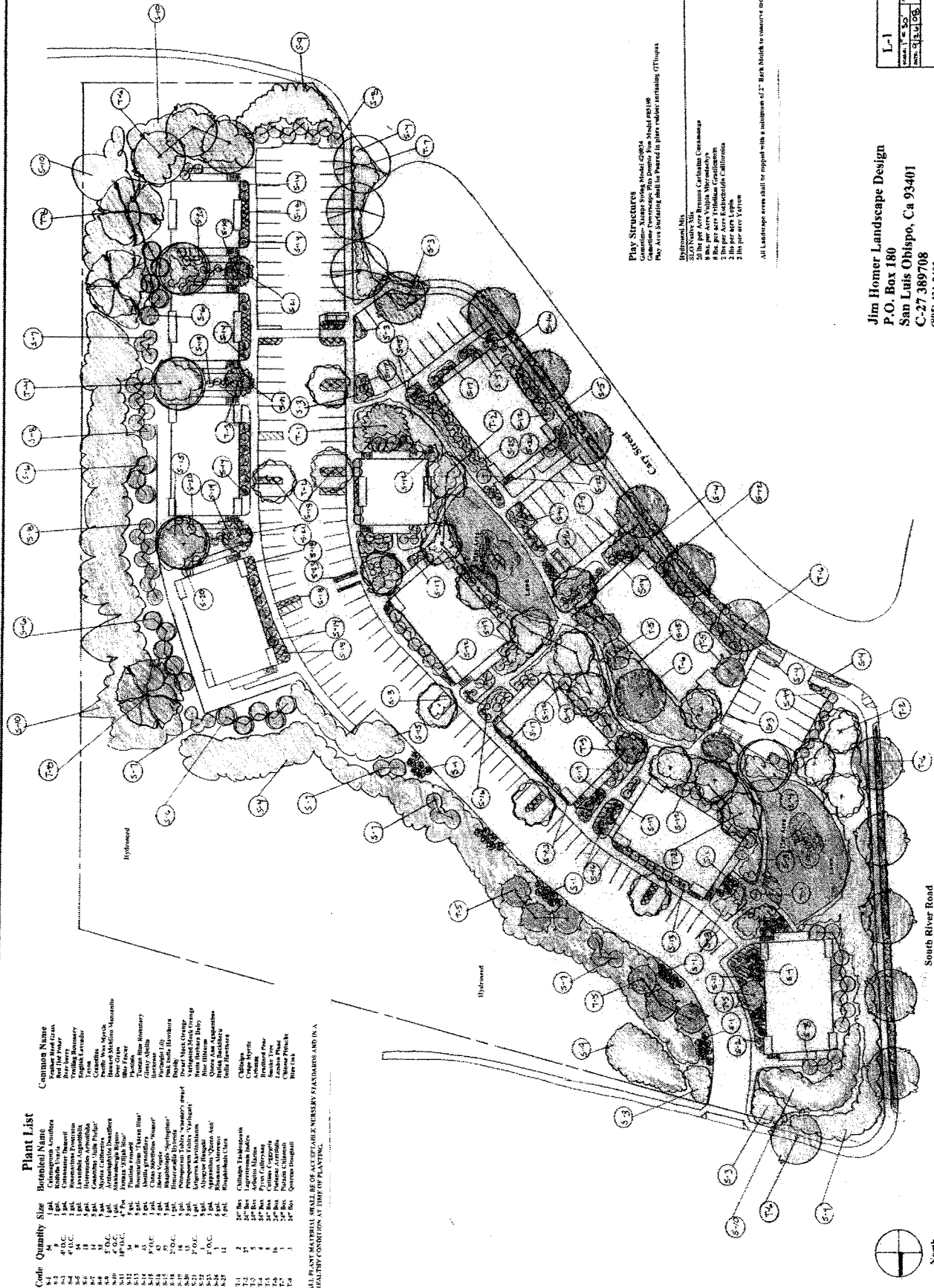
# Landscape Plan

Hidden Creek  
Pasadena, Ca

L-1	
Scale: 1" = 30'	Sheet No. 1 of 1
Date: 01/14/05	Project No. 05

Jim Homer Landscape Design  
P.O. Box 180  
San Luis Obispo, Ca 93401  
C-27 389708  
(805) 431-9403

9/26/08



**Plant List**

Code	Quantity	Size	Brand/Name	Common Name
S1	4	1 gal.	Chlorophytum	Spider Plant
S2	4	1 gal.	Ardisia	Red Tiptop
S3	4	1 gal.	Ardisia	Red Tiptop
S4	4	1 gal.	Ardisia	Red Tiptop
S5	4	1 gal.	Ardisia	Red Tiptop
S6	4	1 gal.	Ardisia	Red Tiptop
S7	4	1 gal.	Ardisia	Red Tiptop
S8	4	1 gal.	Ardisia	Red Tiptop
S9	4	1 gal.	Ardisia	Red Tiptop
S10	4	1 gal.	Ardisia	Red Tiptop
S11	4	1 gal.	Ardisia	Red Tiptop
S12	4	1 gal.	Ardisia	Red Tiptop
S13	4	1 gal.	Ardisia	Red Tiptop
S14	4	1 gal.	Ardisia	Red Tiptop
S15	4	1 gal.	Ardisia	Red Tiptop
S16	4	1 gal.	Ardisia	Red Tiptop
S17	4	1 gal.	Ardisia	Red Tiptop
S18	4	1 gal.	Ardisia	Red Tiptop
S19	4	1 gal.	Ardisia	Red Tiptop
S20	4	1 gal.	Ardisia	Red Tiptop
S21	4	1 gal.	Ardisia	Red Tiptop
S22	4	1 gal.	Ardisia	Red Tiptop
S23	4	1 gal.	Ardisia	Red Tiptop
S24	4	1 gal.	Ardisia	Red Tiptop
S25	4	1 gal.	Ardisia	Red Tiptop
S26	4	1 gal.	Ardisia	Red Tiptop
S27	4	1 gal.	Ardisia	Red Tiptop
S28	4	1 gal.	Ardisia	Red Tiptop
S29	4	1 gal.	Ardisia	Red Tiptop
S30	4	1 gal.	Ardisia	Red Tiptop
S31	4	1 gal.	Ardisia	Red Tiptop
S32	4	1 gal.	Ardisia	Red Tiptop
S33	4	1 gal.	Ardisia	Red Tiptop
S34	4	1 gal.	Ardisia	Red Tiptop
S35	4	1 gal.	Ardisia	Red Tiptop
S36	4	1 gal.	Ardisia	Red Tiptop
S37	4	1 gal.	Ardisia	Red Tiptop
S38	4	1 gal.	Ardisia	Red Tiptop
S39	4	1 gal.	Ardisia	Red Tiptop
S40	4	1 gal.	Ardisia	Red Tiptop
S41	4	1 gal.	Ardisia	Red Tiptop
S42	4	1 gal.	Ardisia	Red Tiptop
S43	4	1 gal.	Ardisia	Red Tiptop
S44	4	1 gal.	Ardisia	Red Tiptop
S45	4	1 gal.	Ardisia	Red Tiptop
S46	4	1 gal.	Ardisia	Red Tiptop
S47	4	1 gal.	Ardisia	Red Tiptop
S48	4	1 gal.	Ardisia	Red Tiptop
S49	4	1 gal.	Ardisia	Red Tiptop
S50	4	1 gal.	Ardisia	Red Tiptop

**Play Structures**  
 Conditions: Master Vinyl Model: 02024  
 Conditions: Powerplay Plus Dome: Fun Model: 02024  
 Play Area: 100 sq ft. (10' x 10')  
 Play Area: 100 sq ft. (10' x 10')

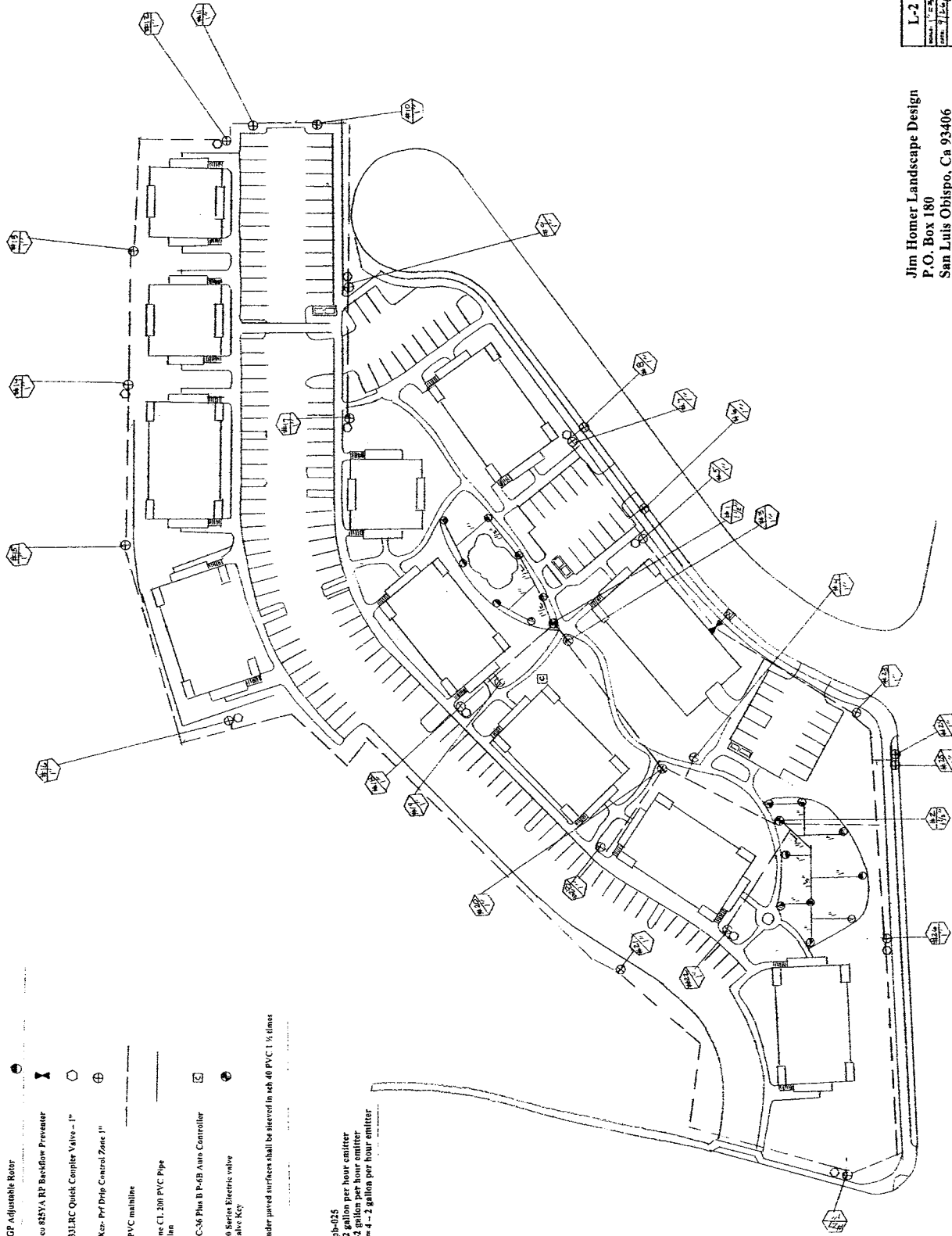
**Interseed Mix**  
 20 lbs per 1000 sq ft  
 20 lbs per 1000 sq ft  
 20 lbs per 1000 sq ft  
 20 lbs per 1000 sq ft  
 20 lbs per 1000 sq ft  
 20 lbs per 1000 sq ft

All Landscape areas shall be irrigated with a submain of 2" Bore Bore for 100% coverage.

Exhibit:  
4-1

PROJECT NO.	L-2
DATE	1/24/23
DESIGNED BY	JM
CHECKED BY	JM
SCALE	AS SHOWN

Jim Homer Landscape Design  
P.O. Box 180  
San Luis Obispo, Ca 93406  
C-27 389708



- Hunter PGP Adjustable Rotor
- 1 1/2" Fisco 825VA RP Backflow Preventer
- Rainbird 131LRC Quick Coupler Valve - 1"
- Rainbird Xos-Per Drip Control Zone 1"
- 2" xh 40 PVC mainline
- Lateral Line CL 200 PVC Pipe
- Size Per Plan
- Irritrol MC-36 Plus B P-4B Auto Controller
- Irritrol 700 Series Electric Valve
- Size per Valve MS

All lines under paved surfaces shall be sleeved in sch 40 PVC 1 1/2" diameter

Drip Emitters  
Rainbird model/kep-025  
1 gallon plants = 1 - 2 gallon per hour emitter  
5 gallon plants = 2 - 2 gallon per hour emitter  
15 gallon and box = 4 - 2 gallon per hour emitter



Scale 1" = 30'

Exhibit:  
4-2

# **A & T ARBORISTS**

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



**Tree Preservation Plan  
For  
Hidden Creek  
South River and Cary Street  
Paso Robles, CA**

Paso Robles  
SEP 20 2008  
Planning Division

**9-26-08**

**Prepared by A & T Arborists  
and Vegetation Management**

**Chip Tamagni  
Certified Arborist #WE 6436-A**

**Steven Alvarez  
Certified Arborist #WE 511-A**

Tract # \_\_\_\_\_

PD # \_\_\_\_\_

Building Permit # \_\_\_\_\_

**Exhibit:  
5**

**Project Description:** This project involves the construction of a multi unit housing complex located north east of the confluence of South River and Cary Street in Paso Robles, California. Currently a single family home exists on the property that will be demolished for the new construction. There are four native oaks on the site that include two mature valley oaks (*Quercus lobata*) and two coast live oaks (*Quercus agrifolia*). There is an additional valley oak on a neighboring property near the end of Cary Street.

**Specific Mitigations Pertaining to the Project:** There is excess deadwood in trees #1 and #2 that should be removed. Some weight reduction is also recommended for both trees. Tree #3 is a young coast live oak that is in very good condition. There will be very slight critical root zone encroachment from grading that will no impact the tree. Tree #4 is a very unhealthy coast live oak that is in advanced stages of decline. There will be grading within the critical root zone and monitoring will be required. We recommend an application of a systemic anti-fungal product as we suspect the tree has oak root fungus. Very little activity is planned within the actual drip line of the tree. Tree #5 is on the other side of the road from any activity and no root impacts are expected. Fencing shall be maintained at the edge of the encroachment of the trees.

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

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. Both critical root zones and drip lines are outlined on the plans.

If pruning is performed, removal of oak limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed. Any pruning for this project will be for tree health purposes.

### **Tree Rating System**

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

<b><u>Rating</u></b>	<b><u>Condition</u></b>
0	Deceased

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

Aesthetic quality on the spreadsheet is defined as follows:

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

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

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

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

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

shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

**Tree Protection Zone**  
No personnel, equipment,  
materials, and vehicles are  
allowed  
Do not remove or re-position  
this fence without calling:  
A & T Arborists  
434-0131

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

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

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

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

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

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

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

**Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is

the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection
- any other encroachment the arborist feels necessary

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

**Pruning** Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

**Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.

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

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

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, diameter and breast height (4.5'), condition (scale from poor



TREE PROTECTION SPREAD SHEET Curtis Mortenson

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
1	VO	<i>Q. lobata</i>	70	4	A	10%	GR	fencing	NO	II	excell.		50 s
2	VO	<i>Q. lobata</i>	56	5	A	10%	GR	fencing	NO	II	excell.		56 s
3	LO	<i>Q. agrif.</i>	16	6	A	5%	GR	fencing	NO	I	excell.		20/20
4	LO	<i>Q. agrif.</i>	38	2	I	25%	GR	F, M	NO		poor		27 s
5	VO	<i>Q. lobata</i>	34	3	A	5%	GR	fencing	NO		fair		25 n
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

1 = TREE #, MOSTLY CLOCKWISE FROM DUE NORTH  
 2 = TREE TYPE: COMMON NAME I.E. W.O. = WHITE OAK  
 3 = SCIENTIFIC NAME  
 4 = TRUNK DIAMETER @ 4'6"  
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT  
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL  
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE  
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING  
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOT PRUNING,  
 10 = ARBORIST MONITORING REQUIRED: YES/NO  
 11 = PRESCRIBED PRUNING: CLASS 1-4  
 12 = AESTHETIC VALUE  
 13 = FIELD NOTES  
 14 = NORTH SOUTH/EAST WEST CANOPY SPREAD

9/26/2008



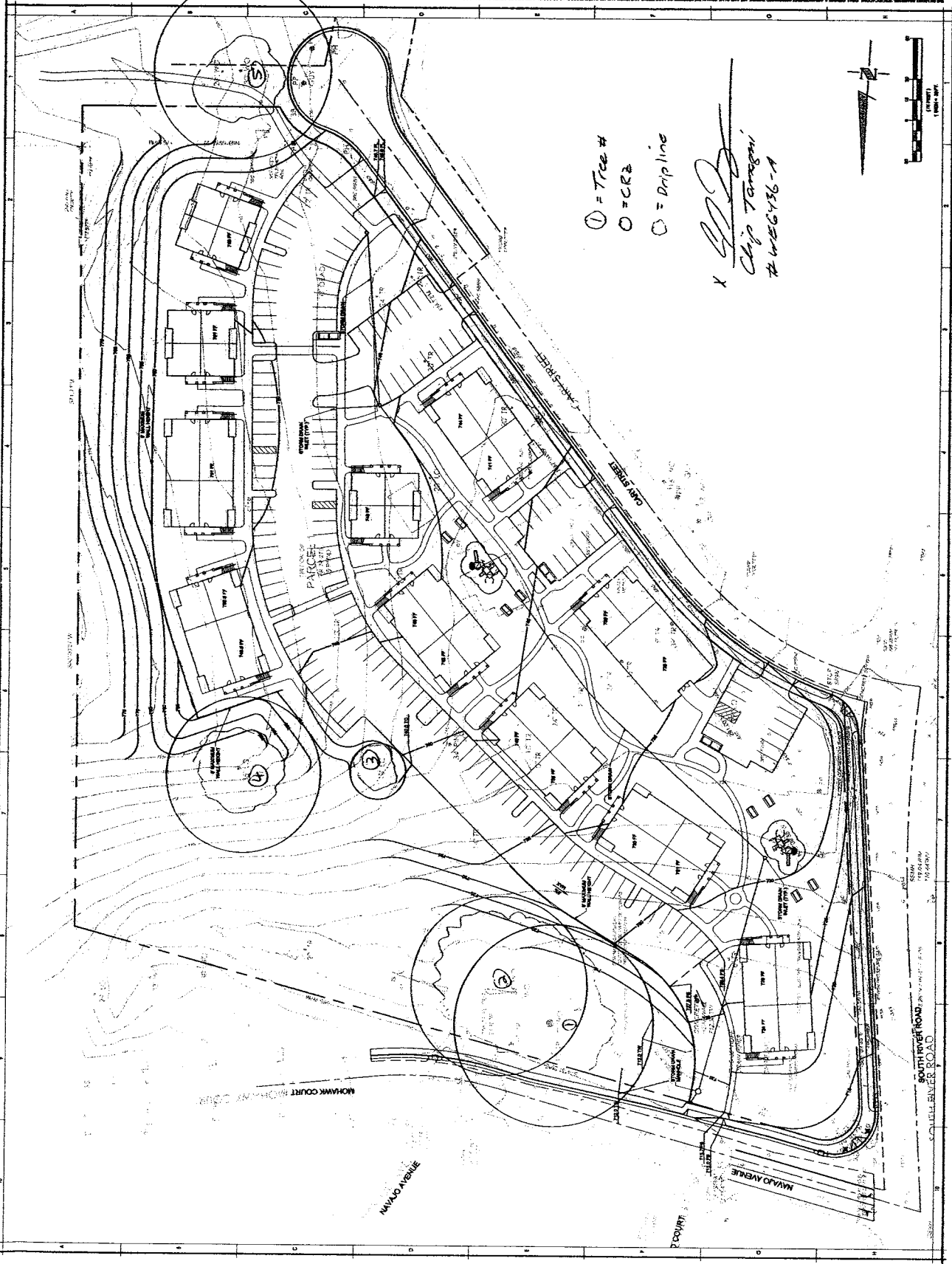
**ABOVE GRADE ENGINEERING**  
 ENGINEERS  
 5711 W. CENTRAL AVENUE, SUITE 200  
 PASO ROBLES, CA 94427  
 PHONE: (707) 468-1476  
 FAX: (707) 468-1478  
 WWW.AGECORP.COM

**CONNER L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 94427

**HIDDEN CREEK**  
**PASO ROBLES, CA**  
**GRADING AND DRAINAGE PLAN**

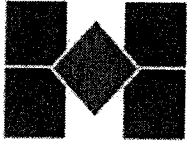
NO.	DATE	DESCRIPTION
1	8/22/2008	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

C-1



① = Tree #  
 ○ = CR2  
 ○ = Dripline

X [Signature]  
 Chip Terenzi  
 # 4456786-A



HIGGINS ASSOCIATES  
A DIVISION OF  
Hatch Mott MacDonald

September 10, 2008

Mr. Scott Stokes  
Above Grade Engineering  
1305 Marsh Street, Ste. 200  
San Luis Obispo, CA 93401

**Re: Paso Village Apartments Traffic Study Addendum, Paso Robles, California**

Dear Scott,

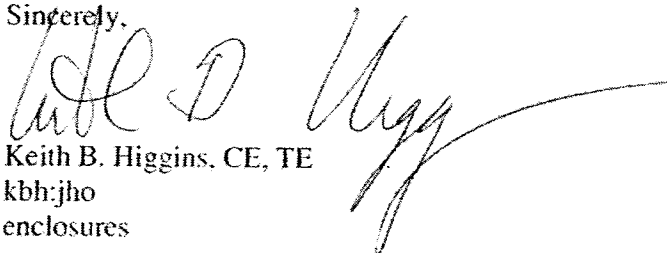
This letter serves as an addendum to the *Paso Village Apartments Traffic Study*, prepared by Higgins Associates (February 27, 2008). The proposed project is located at the southeast corner of South River Road and Navajo Avenue in Paso Robles, California. The project description, which originally consisted of 81 apartment units, has been modified to include 84 apartment units.

The morning and evening peak hour trips generated by the project were estimated from standard ITE (Institute of Transportation Engineers) rates for apartments, published in the *ITE Trip Generation Manual*, 7<sup>th</sup> Edition (2003). As shown in **Attachment 1**, with 81 units the proposed project would generate an estimated 41 trips during the AM peak hour and 50 trips during the PM peak hour. With 84 units, the proposed project would generate an estimated 43 trips during the AM peak hour and 52 trips during the PM peak hour.

The project's increase from 81 units to 84 units would result in an estimated 2 additional trips during each of the morning and evening peak hours (one in and one out). From a qualitative standpoint, an increase of 3 apartment units would not have a significant impact on traffic operations at the three study intersections and would not result in any changes to the recommendations included in the February 27, 2008 traffic study.

Thank you for the opportunity to assist you with this project. If you have any questions regarding this letter, please do not hesitate to contact me at your convenience.

Sincerely,



Keith B. Higgins, CE, TE  
kbh:jho  
enclosures

**Paso Village Apartments Traffic Study Addendum  
Paso Robles, California**

<u>TRIP GENERATION RATES (per Dwelling Unit)<sup>1</sup></u>	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Paso Village Apartments	220	6.72	0.51	8%	20%	80%	0.62	9%	65%	35%
<u>GENERATED TRIPS</u>										
	PROJECT SIZE	DAILY TRIPS	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Paso Village Apartments - Original Project Description	81 Units	544	41	8%	8	33	50	9%	33	17
Paso Village Apartments - Modified Project Description	84 Units	564	43	8%	9	34	52	9%	34	18
<b>Difference</b>	<b>3 Units</b>	<b>20</b>	<b>2</b>	<b>10%</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>10%</b>	<b>1</b>	<b>1</b>

Notes:

1. Trip generation rates published by Institute of Transportation Engineers, "Trip Generation," 7th Edition, 2003.

HIGGINS ASSOCIATES

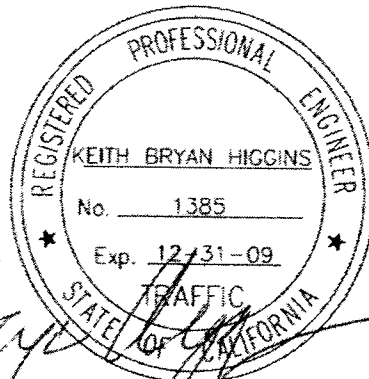
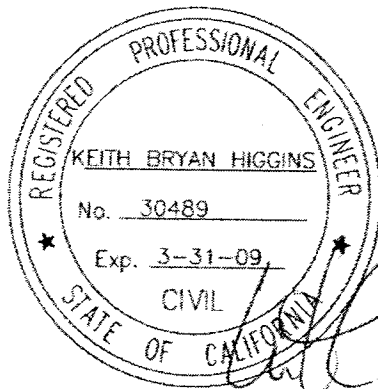
282438 Trip Gen.xlsProject

**Attachment 1  
Project Trip Generation**

Paso Robles  
MAR 06 2008  
Planning Division

# PASO VILLAGE APARTMENTS TRAFFIC STUDY

PASO ROBLES, CALIFORNIA



Prepared for:

Global Premier Development, Inc.  
Irvine, California

February 27, 2008

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- A1. Level of Service Description – Unsignalized Intersection with Two-Way Stop Control
- A2. Level of Service Description – Signalized Intersections
- B. Level of Service Calculations
- C. Warrant Worksheets



## 1. INTRODUCTION

### 1.1 Project Description

The proposed project consists of 81 apartments located at the southeast corner of South River Road and Navajo Avenue on a currently vacant parcel of land in Paso Robles, California. The general location of the project site is illustrated on **Exhibit 1**. The project site plan is included as **Exhibit 2**.

### 1.2 Scope of Work

The scope of work for this traffic impact analysis was developed to identify the potential traffic impacts that may be associated with the development of the project site. The three study scenarios analyzed in this study include “Existing” (2008) traffic conditions, “Existing Plus Project” traffic conditions, and “General Plan” (2025) traffic conditions.

The following three intersections were analyzed in this traffic study:

1. South River Road / Navajo Avenue;
2. South River Road / North Woodland Plaza Driveway – Cary Street; and
3. South River Road / Niblick Road.

### 1.3 Intersection Operation Evaluation Methodologies

Intersection traffic flow operations were evaluated using the Level of Service (LOS) concept. Intersections are rated based on a grading scale of “LOS A” through “LOS F”, with “LOS A” representing free flowing traffic conditions and “LOS F” representing congested traffic flow conditions. The City of El Paso De Robles has established LOS C as the minimum acceptable LOS for overall intersection operations.

Intersection operations were evaluated using technical procedures documented in the *2000 Highway Capacity Manual* (HCM). At one- and two-way stop controlled intersections, the operating efficiency of vehicle movements that must yield to through movements are analyzed. The level of service for vehicle movements on the controlled approaches is based on the distribution of gaps in the major street traffic stream and driver judgment in selecting gaps. Appendix A1 shows the relationship between the vehicle delay and level of service for two-way stop controlled intersections. The 2000 HCM calculates the level of service of the minor street approaches. Using this data, an overall intersection level of service was calculated. Both are reported in this study because traffic on the minor street approaches has the lowest priority of right-of-way at the intersection and are the most critical in terms of delay. Generally, LOS F operations on the side street approach are the threshold warranting improvements. The TRAFFIX 7.8 software program was utilized to calculate two-way stop controlled intersection levels of service.

For signalized intersections, average control delay per vehicle is utilized to define intersection level of service. Delay is dependent on a number of factors including the signal cycle length, the roadway capacity (number of travel lanes) provided on each intersection approach, and the traffic demand. Appendix A2 shows the relationship between vehicle delay and signalized intersection level of service categories. The TRAFFIX 7.8 software program was utilized to calculate the intersection levels of service for the signalized study intersections.

## 2. EXISTING CONDITIONS

This chapter presents a description of the existing street network, existing traffic volumes, intersection levels of service, and an overview of traffic flow conditions within the study area.

### 2.1 Existing Street Network

Roadways serving the study area include U.S. 101, South River Road, Navajo Avenue, and Niblick Road, Spring Street, 13<sup>th</sup> Street, and Creston Road. Direct project access would be provided by Navajo Avenue, and Cary Street.

**U.S. 101** is a major north-south highway within California, extending from Los Angeles to the California-Oregon state border. In the City of El Paso De Robles, it is a four-lane freeway, connecting the city with Monterey County to the north, and central and southern San Luis Obispo County to the south. The speed limit on U.S. 101 is 65 mph.

**Niblick Road** is an east-west arterial with four travel lanes and turn channelization at all major intersections. Approximately 800 feet east of South River Road, Niblick Road narrows to a two-lane arterial with left-turn channelization, bike lanes and on-street parking as Niblick Road continues east towards Creston Road. East of Creston Road, Niblick Road changes name to Sherwood Road. The speed limit on Niblick Road is 40 mph.

**South River Road** is a north-south arterial that runs parallel to US 101 and is located on the east side of the Salinas River. Within the study area, South River Road is a four-lane arterial that narrows to two lanes just north of Navajo Avenue.

**Creston Road** is a two-lane east-west arterial that extends east from downtown and across the Salinas River, into the eastern portion of the City where it turns and begins a north-south alignment. It has a 35 mph speed limit in the vicinity of the Salinas River crossing. Bike lanes and on-street parking are currently provided east of the South River Road intersection. West of the Salinas River Bridge, Creston Road changes to 13<sup>th</sup> Street, a two-lane east-west arterial through the downtown area.

**Spring Street** is a two-lane north-south arterial that extends the entire length of the western half of the City. At the Niblick Road intersection, two (2) through lanes are provided in southbound direction. However, south of the intersection the two southbound lanes quickly merge into a single travel lane. On the north, Spring Street terminates at US 101 with a partial interchange, northbound on- and off-ramps, and a southbound off-ramp. In a similar manner, on the south, Spring Street terminates at US 101 with a partial interchange (southbound on-ramp and northbound off-ramp).

**Navajo Avenue** is two-lane local collector street which serves the local residential neighborhood east of South River Road and south of Creston Road. The Navajo Avenue intersection with South River Road is signalized.

## 2.2 Transit Services

The San Luis Obispo Regional Transit Authority operates the Central Coast Area Transit service, which provides regular fixed-route bus service in San Luis Obispo County. There is no transit service currently provided in the vicinity of the project site. The nearest transit service is Line 9, which operates along Niblick Road, approximately 700 feet south of the project site.

## 2.3 Bicycle Facilities

Bicycle lanes are provided on both sides of South River Road between Navajo Avenue and Cary Street. A bicycle lane is provided only on the east side of South River Road south of Cary Street. Bicycle lanes are also provided on both sides of Niblick Road, east of South River Road.

## 2.4 Sidewalk Facilities

In the vicinity of the project site, there are sidewalks provided on the north side of Navajo Avenue and the west side of South River Road. There are no sidewalks provided directly in front of the project site on the south side of Navajo Avenue or the east side of South River Road. At the South River Road / Navajo Avenue intersection, pedestrian crosswalks are provided across South River Road on the north leg and across Navajo Avenue on the west leg.

## 2.5 Existing Conditions – Intersection Operations

Existing weekday AM and PM peak hour intersection turning movement counts were conducted at the South River Road/ Navajo Avenue and South River Road/ Niblick Road intersections on February 13<sup>th</sup> and February 14<sup>th</sup>, 2008.

The existing AM and PM peak hour traffic volumes are illustrated on **Exhibit 3**.

Existing AM and PM peak hour levels of service for the study intersections are summarized on **Exhibit 4**. Under existing conditions, all of the study intersections operate at or better than the minimum LOS C standard. Level of service calculation worksheets are included as Appendix B.

Signal and all-way stop control warrants were evaluated for the South River Road / North Woodland Plaza Driveway-Cary Street intersection. The warrants are not met under existing conditions. Warrant worksheets are included as Appendix C.

The southbound approach of the South River Road / Niblick Road intersection provides one left-turn lane, one through lane, and one shared through / right-turn lane. Although the intersection is not striped to include a dedicated right-turn lane on the southbound approach, the shared through / right-turn lane is wide (20 feet including the gutter), and the shared through / right-turn lane functions as separate through and right-turn lanes (as was observed in the field on May 28, 2006). The southbound approach was thus analyzed as such in this study.

## **2.6 Existing Conditions – Recommended Improvements**

From a level of service standpoint, no capacity improvements are required under existing conditions. However, the analysis indicates that there may be queuing deficiencies on the southbound left-turn and westbound left-turn movements at the South River Road / Niblick Road intersection. **Exhibit 5** shows a summary of the available storage lengths and the estimated 95% vehicle queues<sup>1</sup> at the study intersections. To achieve adequate storage under existing conditions, the southbound South River Road left-turn storage would need to be increased to 175 feet, and the westbound Niblick Road left-turn storage would need to be increased to 150 feet. Recommended improvements are identified on **Exhibit 6**.

---

<sup>1</sup> 95% vehicle queue is the maximum queue length that has only a 5% probability of being exceeded.

### 3. EXISTING PLUS PROJECT CONDITIONS

This section describes project trip generation, project trip distribution and assignment, existing plus project operating conditions, and potential project impacts.

#### 3.1 Project Trip Generation

The proposed project includes the development of 81 apartments on currently vacant parcels. Access to the project site would be via a new south leg at the Navajo Avenue / Navajo Court intersection, and a new intersection on Cary Street. Refer to **Exhibit 2** for the proposed site plan.

The peak hour trips generated by the project were estimated from standard ITE (Institute of Transportation Engineers) rates for apartments, published in the ITE *Trip Generation Manual*, 7<sup>th</sup> Edition (2003). As shown on **Exhibit 7**, the proposed project would generate an estimated 544 trips per day, with 41 trips occurring during the AM peak hour (8 in, 33 out) and 50 trips occurring during the PM peak hour (33 in, 17 out).

#### 3.2 Project Trip Distribution and Assignment

The project traffic was distributed onto the study street network utilizing assumptions consistent with other traffic studies prepared for other projects in the area as well as demographic distribution. The project trip distribution is shown in **Exhibit 8**, and the weekday AM and PM peak hour project trip assignment is shown in **Exhibit 9**.

#### 3.3 Existing Plus Project Conditions – Intersection Operations

In order to evaluate the potential traffic impacts that may be attributed to the proposed project, the Existing Plus Project volumes were obtained by adding the existing traffic volumes to the project traffic volumes. Existing plus project peak hour traffic volumes are illustrated on **Exhibit 10**.

Existing plus project AM and PM peak hour levels of service for the study intersections are summarized on **Exhibit 4**. Recommended improvements are identified on **Exhibit 6**. All three study intersections would continue to operate at or better than the minimum LOS C standard under existing plus project conditions. Level of service calculation worksheets are included as Appendix B.

Signal and all-way stop control warrants were evaluated for South River Road / North Woodland Plaza Driveway-Cary Street intersection. The warrants would not be met under existing plus project conditions. Warrant worksheets are included as Appendix C.

### **3.4 Existing Plus Project Conditions – Recommended Improvements**

From a level of service standpoint, no capacity improvements will be required under existing plus project conditions. However, as was the case under existing conditions, the analysis indicates that there may be queuing deficiencies on the southbound left-turn and westbound left-turn movements at the South River Road / Niblick Road intersection. **Exhibit 5** shows a summary of the available storage lengths and the estimated 95% vehicle queues<sup>2</sup> at the study intersections. To achieve adequate storage under existing plus project conditions, the southbound left-turn storage would need to be increased to 175 feet, and the westbound left-turn storage would need to be increased to 150 feet. These are the same storage lengths required for existing conditions. The proposed project does not require any increase in left-turn storage. Recommended improvements are identified on **Exhibit 6**.

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<sup>2</sup> 95% vehicle queue is the maximum queue length that has only a 5% probability of being exceeded.

#### 4. GENERAL PLAN BUILDOUT CONDITIONS (YEAR 2025)

This chapter presents the analysis of General Plan Buildout traffic conditions, or roughly operations at the year 2025.

##### 4.1 Cumulative Growth

Additional growth is anticipated within the greater Paso Robles area over the next twenty years. Cumulative traffic volumes at the three study intersections were estimated based upon projected traffic volumes from the aforementioned traffic analyses for the November 2005 update of the *Chandler Ranch Area Specific Plan EIR*. The General Plan Buildout traffic volumes for the study intersections are illustrated on **Exhibit 11**.

##### 4.2 General Plan Buildout Conditions – Intersection Operations

General Plan Buildout AM and PM peak hour levels of service for the study intersections are summarized on **Exhibit 4**. Recommended improvements are identified on **Exhibit 5**. Two of the three study intersections would continue to operate at or better than the minimum LOS C standard under General Plan Buildout conditions. However, the South River Road/ Niblick Road intersection would degrade to LOS D under General Plan Buildout traffic conditions. Level of service calculation worksheets are included as Appendix B.

Signal and all-way stop control warrants were evaluated for South River Road / North Woodland Plaza Driveway-Cary Street intersection. The warrants would not be met under General Plan Buildout conditions. Warrant worksheets are included as Appendix C.

##### 4.3 General Plan Buildout Conditions – Recommended Improvements

From a level of service standpoint, no capacity improvements will be required at two of the study intersections under General Plan Buildout conditions. However, the South River Road/ Niblick Road intersection would require the following improvements:

- 1) Restripe the southbound South River Road approach to accommodate two left-turn lanes, two through lanes, and one right-turn lane.
- 2) Restripe the westbound Niblick Road approach to accommodate one left-turn lane, two through lanes and one right-turn lane.

The analysis also indicates that there may be queuing deficiencies at the South River Road / Niblick Road and South River Road / Navajo Avenue intersections. **Exhibit 5** shows a summary of the available storage lengths and the estimated 95% vehicle queues<sup>3</sup> at the study intersections.

<sup>3</sup> 95% vehicle queue is the maximum queue length that has only a 5% probability of being exceeded.



To achieve adequate storage lengths at the South River Road (North – South) / Niblick Road (East – West) intersection under General Plan Buildout conditions, the northbound, southbound, and westbound left-turn storage lengths would need to be increased to 175, 300, and 225 feet, respectively.

The westbound approach at the South River Road / Navajo Avenue intersection currently provides one shared left/through/right lane. The analysis indicates that the anticipated General Plan Buildout traffic volumes with the current striping on the westbound approach could result in traffic backing up and blocking the adjacent intersection to the east on Navajo Avenue (the Navajo Avenue / Navajo Court-Project Access intersection), which is approximately 100 feet east of South River Road. Widening and restriping the westbound approach to include one left-turn lane and one shared through/right-turn lane would allow vehicles to disperse between two lanes instead of one, mitigating this potential impact.

Recommended improvements are identified on **Exhibit 6**.

## 5. PROJECT ACCESS AND ON-SITE CIRCULATION

The proposed project would have two access points; one at a new south leg of the Navajo Avenue / Navajo Court intersection, and one at a new intersection on Cary Street.

The project's two access points appear sufficient to accommodate the anticipated traffic volumes that will be generated by the project. The project site plan, as shown in **Exhibit 2**, also appears to provide adequate access, circulation, and parking. Sidewalks and curb and gutter will be provided throughout the project site.

## 6. RECOMMENDATIONS

### 6.1 Recommendations – Existing Conditions

#### South River Road / Niblick Road Intersection

The existing storage lengths of the southbound left-turn and westbound left-turn movements are approximately 100 and 85 feet, respectively. Where practical, increase the southbound South River Road left-turn storage and westbound Niblick Road left-turn storage to 175 and 150 feet, respectively.

### 6.2 Recommendations – Existing Plus Project Conditions

#### South River Road / Niblick Road Intersection

The storage requirements recommended at the South River Road / Niblick Road intersection under existing conditions would also be applicable under existing plus project conditions.

#### South River Road / Navajo Avenue Intersection

Although it would not be required until General Plan Buildout conditions, it is recommended that the westbound approach at the South River Road / Navajo Avenue intersection be improved to ultimate conditions during the construction of the fourth leg of the Navajo Avenue / Navajo Court-Project Access intersection. This would include widening and striping the westbound approach to accommodate one left-turn lane and one shared through/right-turn lane, which would help to prevent spillback to the adjacent project-access intersection. The project should implement frontage improvements along the south side of Navajo Avenue to accommodate two westbound approach lanes.

### 6.3 Recommendations – General Plan Buildout Conditions

In addition to the improvements identified under existing conditions and existing plus project conditions, the following improvements are recommended under General Plan Buildout conditions:

#### South River Road / Niblick Road Intersection

There are currently dual left-turn lanes provided on the northbound and eastbound approaches at the South River Road (North – South) / Niblick Road (East – West) intersection. The existing storage lengths of the northbound, southbound, eastbound, and westbound left-turn movements are approximately 150, 100, 150, and 85 feet, respectively. Where practical, increase the northbound, southbound, and westbound left-turn storage to 175, 300, and 225 feet, respectively. The South River Road/ Niblick Road intersection would also require the following improvements:



- 1) Restripe the southbound South River Road approach to accommodate two left-turn lanes, two through lanes, and one right-turn lane.
- 2) Restripe the westbound Niblick Road approach to accommodate one left-turn lane, two through lanes and one right-turn lane.

In order to restripe the westbound Niblick Road approach to accommodate the required number of travel lanes, it may be necessary to construct a retaining wall and widen Niblick Road to the north side of the street.

Restriping the southbound South River Road approach to accommodate an additional left-turn lane can most likely be achieved by restriping and reconstructing or removing the median. However, this may result in less than standard lane widths. In order to maintain standard lane widths, it may instead be desirable to widen South River Road to the east in conjunction with the widening of Niblick Road to the north.

## Mitigation Measures Summary

### **Water:**

- W-1 Prior to issuance of a building permit the applicant will have to demonstrate the design and construction of the project incorporates Low Impact Development best management practices to mitigate the project's impacts on storm water quality and to reduce the quantity and rate of discharge of storm water run-off from the site acceptable to the City Engineer.

### **Transportation/Circulation:**

- T-1 Improve the westbound approach in Navajo Avenue at its intersection with South River Road by widening and striping the westbound approach to accommodate one left-turn lane and one shared through/right-turn lane. Construct frontage improvements along the south side of Navajo Avenue to accommodate two westbound approach lanes.
- T-2 Transportation impact fees collected for this project will mitigate the project's impacts on the intersection of South River Road / Navajo Avenue. Fees will be collected at the rates in effect at the time of issuance of a Certificate of Occupancy.

### **Biological Resources – Oak Tree Protection Measures:**

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

- B-1 It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.
- B-2 Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.
- B-3 **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect

fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p><b>Tree Protection Zone</b> No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A &amp; T Arborists 434-0131</p>
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- B-4 **Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
- B-5 **Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
- B-6 **Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.
- B-7 **Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.
- B-9 **Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

- B-10 **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.
- B-11 **Construction Materials and Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
- B-12 **Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
- pre-construction fence placement inspection
  - any other encroachment the arborist feels necessary
- B-13 **Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.
- B-14 **Pruning :** Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.
- B-15 **Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought

tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.

**B-16 Utility Placement:** All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over** roots larger than 3 inches in diameter.

**B-17 Fertilization and Cultural Practices:** As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

**A-1 CONSTRUCTION PHASE:**

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

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



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

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

#### Naturally Occurring Asbestos

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

#### Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

**RESOLUTION NO: 08-\_\_\_\_\_**  
**A RESOLUTION OF THE CITY COUNCIL**  
**OF THE CITY OF EL PASO DE ROBLES APPROVING**  
**PLANNED DEVELOPMENT 08-010**  
**80 S. RIVER ROAD (CONNER LLC)**  
**APN: 009-813-011 & 012**

**WHEREAS**, Planned Development 08-010 has been submitted by Thom Jess on behalf of Conner LLC, requesting to construct an 84 unit apartment complex reserved for low-income tenants; and

**WHEREAS**, the project is located at 80 S. River Road; and

**WHEREAS**, the applicant has requested a density bonus and incentives per Chapter 21.16L Density Bonuses of the Zoning Code which include the following:

1. A density bonus of 83% which would allow for 84 units instead of the maximum 46 units;
2. A 50% reduction in the amount of required private storage space from 250 cubic feet to 125 cubic feet; and

**WHEREAS**, pending granting of the density bonus and incentives, the project is consistent with the General Plan land use designation RMF-12 (Residential Multi-Family, Low Density) and the Zoning district R-3 PD (Apartment/Planned Development); and

**WHEREAS**, during September 29, 2008 the Development Review Committee (DRC) reviewed the project and recommended approval to the Planning Commission; and

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

**WHEREAS**, public hearings were conducted by the Planning Commission on November 12, 2008 and by the City Council on \_\_\_\_\_, 2008; and

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

1. The granting of the density bonus and incentives in accordance with Chapter 21.16L is necessary to make housing costs affordable to low income households; and
2. The project is consistent with the adopted codes, policies, standards and plans of the City; and
3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

4. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
5. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
7. The proposed development plan contributes to the orderly development of the City as a whole; and
8. With the granting of the incentives the project would be consistent with the Zoning Code, General Plan, and Economic Strategy by providing for a rang of housing types, densities, and affordability levels to meet the diverse needs of the community, and;

**NOW, THEREFORE, BE IT RESOLVED,** that the City Council of the City of El Paso de Robles does hereby approved Planned Development 08-010:

**STANDARD CONDITIONS:**

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

**SITE SPECIFIC CONDITIONS:**

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

2. 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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
1-1	Cover Sheet
1-2	Site Plan
1-2.1	Open Space Calculation
1-3	Building Type 1 Plans & Elevations
1-4	Building Type 2 Plans & Elevations
1-5	Building Type 3 Plans & Elevations
1-6	Unit Plans
2-1	Grading and Drainage Plan
2-2	Site Sections
2-3	Site Sections
2-4	Utility Plan

- 3-1 Photometric Plan
- 4-1 Landscape Plan
- 4-2 Irrigation Plan
- 5-1 Tot Lot 1
- 5-2 Tot Lot 2

3. This PD 08-010 allows for construction of an 84 unit apartment complex reserved for low-income tenants and allows for the requested density bonus and incentives per Chapter 21.16L Density Bonuses of the Zoning Code which include the following:
  - A density bonus of 83% which would allow for 84 units instead of the maximum 46 units;
  - A 50% reduction in the amount of required private storage space from 250 cubic feet to 125 cubic feet; and
4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for the Community Development Staff review:
  - a. Final site plan and architectural elevations;
  - b. Exterior light fixtures details;
  - c. Final colors/materials;
  - d. Detailed landscape plan including transformer, backflow and other equipment screening;
  - e. Fencing Plan
  - f. Utility plan (including backflow apparatus, transformers, etc.)
5. South River Road shall be improved in accordance with City Arterial Standard A-1 and plans approved by the City Engineer.
6. Navajo Avenue shall be constructed in accordance with City Local Standard A-5 and plans approved by the City Engineer. Two westbound lanes will be provided to approach a left turn lane and a shared right-through lane at the South River Road intersection. Sidewalk, along with a parkway, shall be constructed to join the existing sidewalk on the south side of Mohawk Court. Parking lanes on both sides of Navajo Avenue may be deleted.
7. Development impact fees, paid at the rate in effect at the time of occupancy, will mitigate project impacts at the intersection of Niblick and South River Roads.
8. Cary Street shall be improved in accordance with City Local Standard A-5 and plans approved by the City Engineer. A cul-de-sac shall be constructed at the south end of Cary Street in accordance with City Standard A-18. City standard sidewalks shall be extended to Niblick Road and to Quarterhorse Lane.
9. The applicant shall relocate all overhead utilities (with the exception of 70KV lines) along South River Road, Cary Street and the Niblick Road right-of-way adjacent to the project boundary in accordance with plans approved by the City Engineer.
10. The private sewer line serving the project shall be connected to the existing sewer manhole at the intersection of Navajo Avenue and Navajo Court.

11. Low Impact Development best management practices shall be incorporated into the grading and drainage design. Landscape irrigation run-off shall be precluded from discharge into the natural channel.
12. Infiltration swales shall be used in lieu of on-site storm drains to the extent possible.
13. Pervious paver blocks shall be used in parking stalls to the extent practical.
14. Provide fire sprinkler systems for residential and commercial buildings.
15. 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.
16. Provide secondary emergency vehicle access sufficient to support the City's fire apparatus (HS-20 Truck Loading). Secondary vehicle access to be at least twenty (20) feet wide with no less than thirteen feet, six inches vertical clearance. All secondary emergency vehicle access surfaces shall provide all weather driving capabilities and conform to the requirements of City Zoning Codes.
17. The Mitigated Negative Declaration's following mitigation measures:

**TRANSPORTATION/CIRCULATION:**

- T-1 Improve the westbound approach in Navajo Avenue at its intersection with South River Road by widening and striping the westbound approach to accommodate one left-turn lane and one shared through/right-turn lane. Construct frontage improvements along the south side of Navajo Avenue to accommodate two westbound approach lanes.
- T-2 Transportation impact fees collected for this project will mitigate the project's impacts on the intersection of South River Road / Navajo Avenue. Fees will be collected at the rates in effect at the time of issuance of a Certificate of Occupancy.

**BIOLOGICAL RESOURCES – OAK TREE PROTECTION MEASURES:**

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

- B-1 It is the responsibility of the owner or project manager to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.
- B-2 Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.
- B-3 Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet

on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

**Tree Protection Zone**  
No personnel, equipment,  
materials, and vehicles are  
allowed  
Do not remove or re-position  
this fence without calling:  
A & T Arborists  
434-0131

- B-4 Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
- B-5 Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
- B-6 Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s) must take place prior to work start.
- B-7 Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.
- B-9 Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.
- B-10 Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.

- B-11 Construction Materials and Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
- B-12 Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
- pre-construction fence placement inspection
  - any other encroachment the arborist feels necessary
- B-13 Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.
- B-14 Pruning : Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.
- B-15 Landscape: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.
- B-16 Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.

B-17 Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

A-1 CONSTRUCTION PHASE:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

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

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

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under



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

**Permits**

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

**Attachment A: Initial Study**

**PASSED AND ADOPTED** by the City Council of the City of El Paso de Robles this \_\_\_ day of \_\_\_ 2008 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**FRANK R. MECHAM, MAYOR**

**ATTEST:**

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**DEBORAH ROBINSON, DEPUTY CITY CLERK**

**EXHIBIT A OF RESOLUTION**

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

PROJECT #: PD 08-010

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: November 12, 2008

APPLICANT: Conner LLC

LOCATION: 80 S. River Road (009-813-011 & 012)

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 12, 2011 (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 00-000)

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

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

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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:

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- 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, lighting, 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 PD 08-010 Resolution for specific Planning Division Staff review requirements.
- 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.

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(Adopted by Planning Commission Resolution 00-000)

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

APPLICANT: Conner LLC PREPARED BY: JF  
REPRESENTATIVE: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
PROJECT: PD 08-010 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 00-000)

- 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:

Navajo Avenue	Local	A-5
Cary Street	Local	A-5
S. River 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:

(Adopted by Planning Commission Resolution 00-000)

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

**G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

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

(Adopted by Planning Commission Resolution 00-000)



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

**H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

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

been made in the resolution for this condition).

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

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

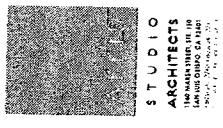
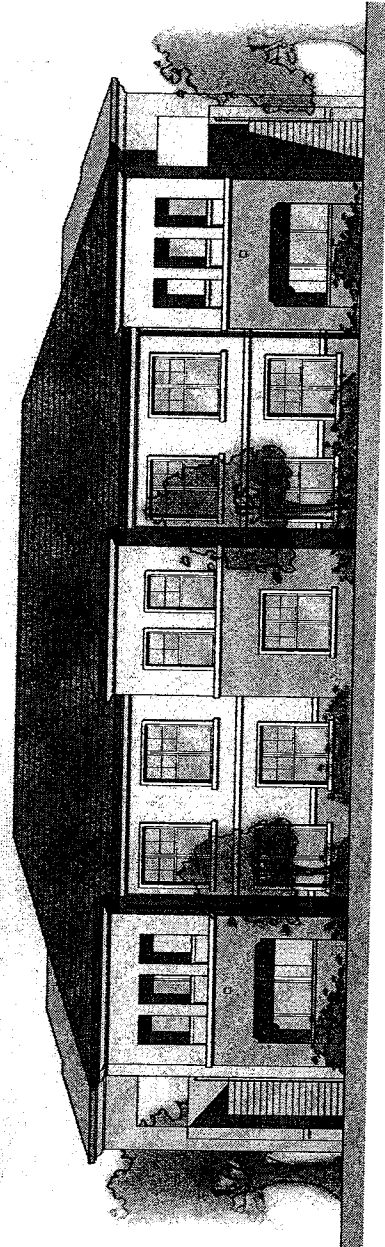
**I. GENERAL CONDITIONS**

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

(Adopted by Planning Commission Resolution 00-000)

# HIDDEN CREEK VILLAGE

PASO ROBLES, CALIFORNIA



**STUDIO ARCHITECTS**  
1540 MARSH STREET, SUITE 150  
SALINAS, CALIFORNIA 93401  
P: (831) 547-2240  
F: (831) 547-2240  
WWW.STUDIOARCHITECTS.COM

**ABOVE GRADE ENGINEERING**  
774 Old Hwy, Santa Ana, CA 92705  
Pasadena, CA 91106  
Tel: (909) 840-5116  
www.abovegradeengineering.com

**CONNER L.L.C.**  
P.O. BOX 1715  
PASO ROBLES, CA 93447

**HIDDEN CREEK VILLAGE**  
PASO ROBLES, CA  
**COVER SHEET**

**PROJECT DIRECTORY**

ARCHITECT: ARBIS STUDIO ARCHITECTS  
1540 MARSH STREET, SUITE 150  
SALINAS, CALIFORNIA 93401  
P: (831) 547-2240  
F: (831) 547-2240  
WWW.STUDIOARCHITECTS.COM

CIVIL ENGINEER: ABOVE GRADE ENGINEERING  
774 OLD HWY, SANTA ANA, CA 92705  
PASADENA, CA 91106  
P: (909) 840-5116  
WWW.ABOVEGRADEENGINEERING.COM

**DRAWING INDEX**

- A-1 COVER SHEET
- A-2 80 SOUTH RIVER ROAD, SITE PLAN
- A-3 BUILDING TYPE 1
- A-4 BUILDING TYPE 2
- A-5 UNIT TYPE FLOOR PLANS
- A-6 UNIT TYPE FLOOR PLANS
- C-1 GRADING & DRAINAGE PLAN
- C-2 SITE SECTIONS
- C-3 UTILITY PLANS
- C-4 LANDSCAPE PLAN
- P-1 SITE PHOTOMETRIC PLAN
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN

**PROJECT SUMMARY**

ADDRESS: 80 SOUTH RIVER ROAD  
PASO ROBLES, CA 93446

PARCEL NUMBERS: 009-8-13-0-11  
009-8-13-0-12

SITE AREA: 6.1 ACRES EXISTING  
6.9 ACRES W/PROPOSED ADJACMENTS

TONING: R3 - RMF 12

NUMBER OF UNITS: 84

**UNIT SUMMARY**

UNIT	AREA	BDRM	NUMBER	%
A	512 S.F.	1 BDRM	24	29%
B	806 S.F.	2 BDRM	37	45%
C	1,089 S.F.	3 BDRM	23	28%
<b>TOTAL</b>				<b>84</b>

**PARKING SUMMARY**

(24) 1 BDRM @ 1 SPACE/UNIT = 24 SPACES  
(37) 2 BDRM @ 2 SPACES/UNIT = 74 SPACES  
(19) 3 BDRM @ 3 SPACES/UNIT = 56 SPACES  
**TOTAL = 146 SPACES**

**OPEN SPACE & AMENITIES**

OPEN SPACE ACQUIRED: 375 S.F. / UNIT X 84 UNITS = 31,500 S.F.  
OPEN SPACE PROVIDED: COMMON OPEN SPACE = 31,000 S.F.

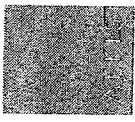
**AMENITIES REQUIRED:** 2  
ICU LOTS: 2  
OTHER AMENITIES: 2

**AMENITIES PROVIDED:** 2  
ICU LOTS: 2  
OTHER AMENITIES: 2

4 1/2 BUS AREAS  
2 PICNICK TABLE AREAS

**VICINITY MAP**

Exhibit:  
1-1



**STUDIO ARCHITECTS**  
100 MARKET STREET, SUITE 100  
SAN ANTONIO, TEXAS 78204  
PHONE: (214) 521-1111  
WWW.STUDIOARCHITECTS.COM

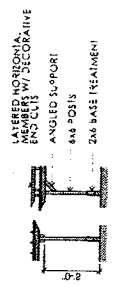
**ABOVE GRADE ENGINEERING**  
774 Ochs Street, Suite A  
San Antonio, TX 78209  
PHONE: (214) 521-1111  
WWW.ABVEGRADE.COM

**CONNER L.L.C.**  
P.O. BOX 1715  
PASO ROBLES, CA 93447

**HIDDEN CREEK VILLAGE**  
PASO ROBLES, CA  
**SITE PLAN**

AUBURN  
OCTOBER 4, 2008

**A-2**



**B2 TRELLIS STRUCTURE**

DECOMPOSED GRANITE RESTRICTION CONNECTION

CONCRETE SIDEWALK TO CONNECT TO INLIER #3  
30" TALL POLE MOUNTED LIGHT FIXTURE

TRASH / RECYCLING

42" TALL BOLLARD LIGHTING AT WALKWAY

PICNIC AREA / BARBEQUE W/ OVERHEAD TRELLIS STRUCTURE  
WASH / RECYCLING

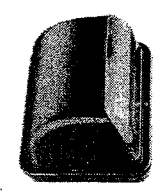
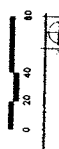
PATIO AT CLUBHOUSE

CLUBHOUSE

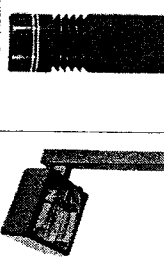
TRASH / RECYCLING  
DECOMPOSED GRANITE PALEWALLS IN LANDSCAPED AREAS  
DRAINAGE CULVERT

PICNIC AREA / BARBEQUE  
CONCRETE SIDEWALKS AT ALL ROADS

BUS STOP

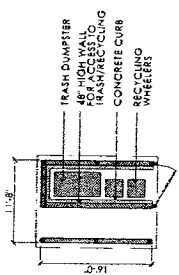


**WALL MOUNTED LIGHT FIXTURE**

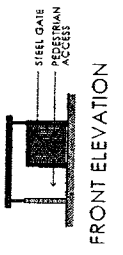


**POLE MOUNTED LIGHT FIXTURE**

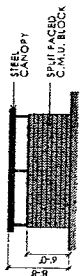
**B10 LIGHT FIXTURES**



**FLOOR PLAN**

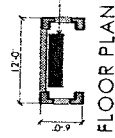


**FRONT ELEVATION**

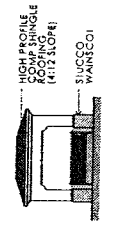


**SIDE ELEVATION**

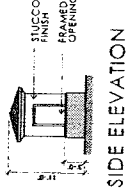
**E10 TRASH ENCLOSURE**



**FLOOR PLAN**



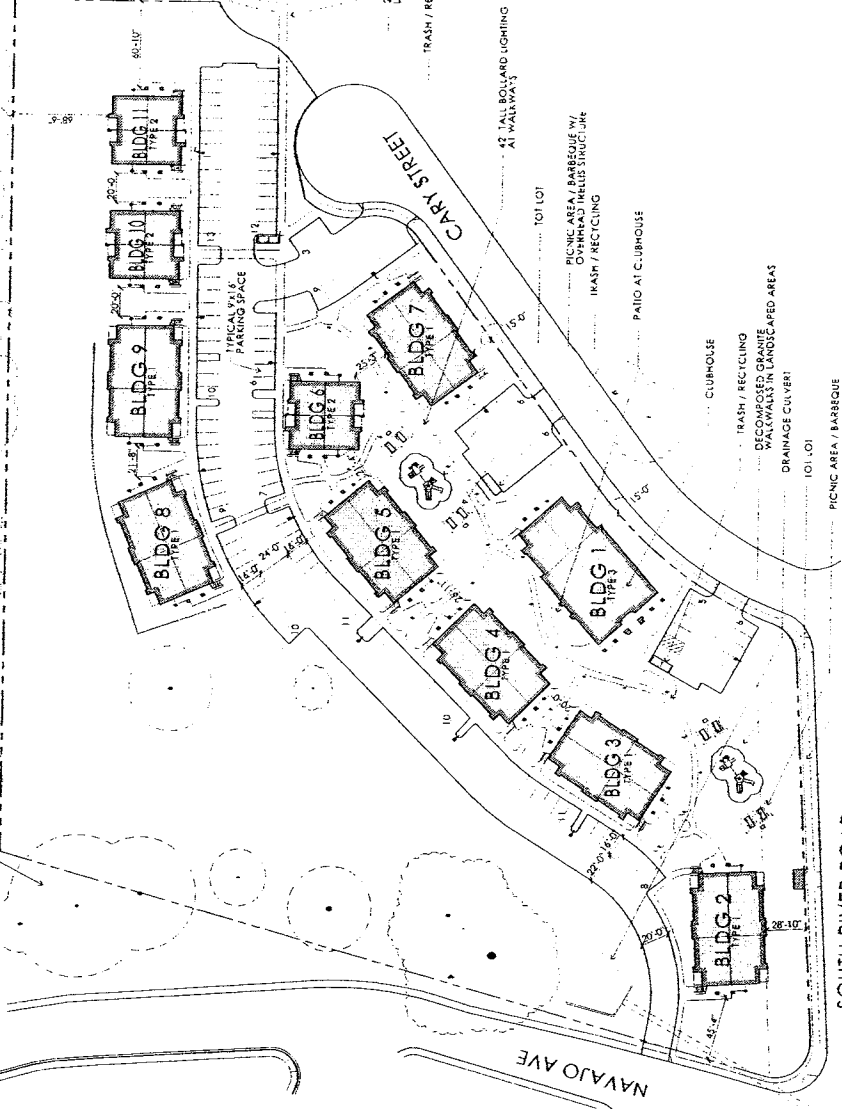
**FRONT ELEVATION**



**SIDE ELEVATION**

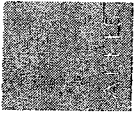
**H10 BUS STOP ENCLOSURE**

EXISTING TREES



**H9 SITE PLAN**

**Exhibit: 1-2**



**STUDIO  
ARCHITECTS**  
ARCHITECTS  
14000 SHILOH BLVD  
SUITE 100  
SAN DIEGO, CA 92128  
TEL: 619-594-1100  
WWW.STUDIOARCHITECTS.COM



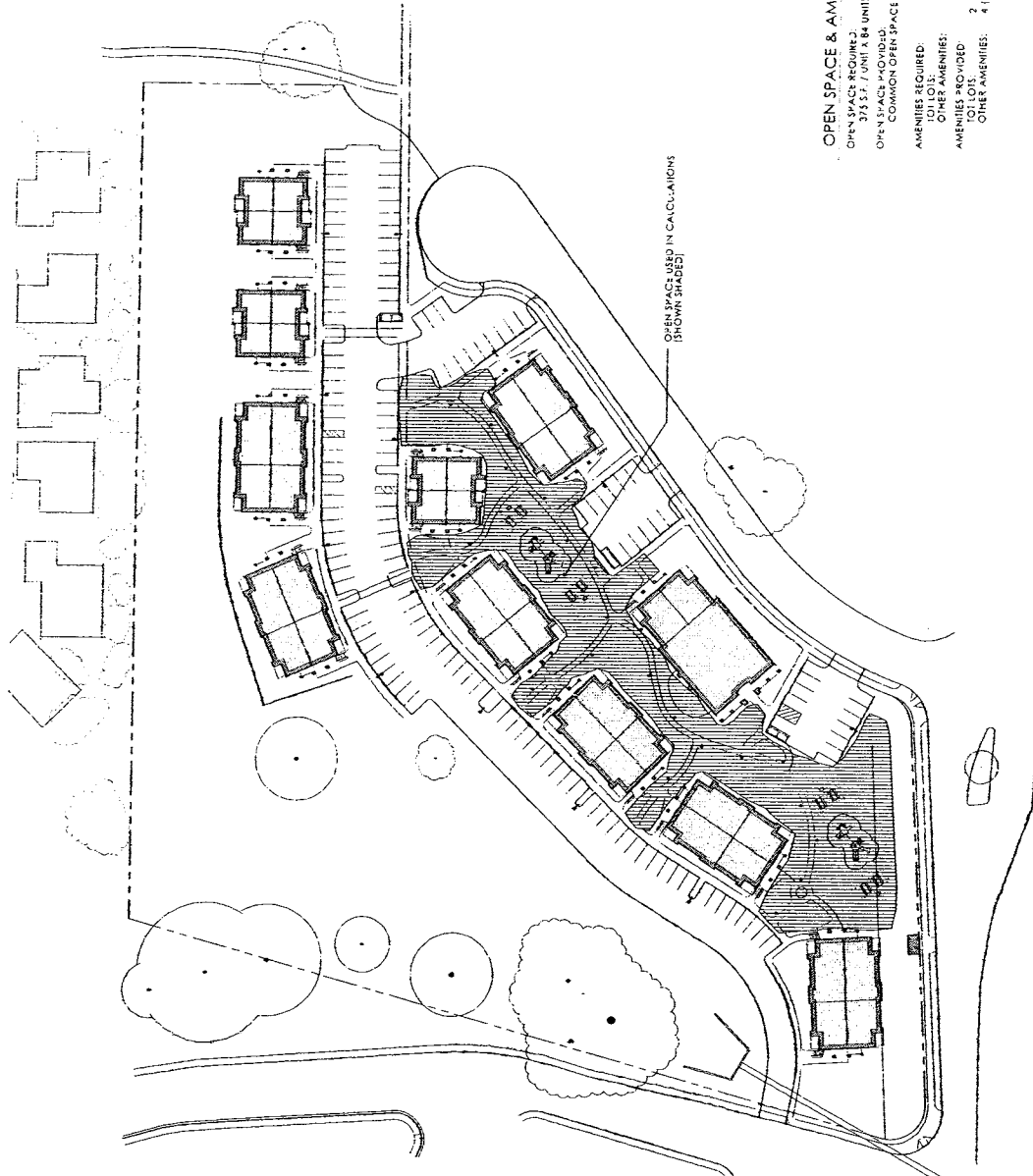
**ABOVE  
GRADE  
ENGINEERING**  
2775 OAK PARK DR  
SUITE 100  
PASO ROBLES, CA 93447  
PHONE: 805-540-3113  
FAX: 805-540-3116  
WWW.AGECALIFORNIA.COM

**CONNER L.L.C.**  
P.O. BOX 1715  
PASO ROBLES, CA 93447

**HIDDEN CREEK VILLAGE**  
PASO ROBLES, CA  
**OPEN SPACE CALCULATION**

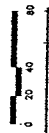
Project: AC8029  
Date: October 4, 2008  
Sheet: 1 of 1

**A-2.1**



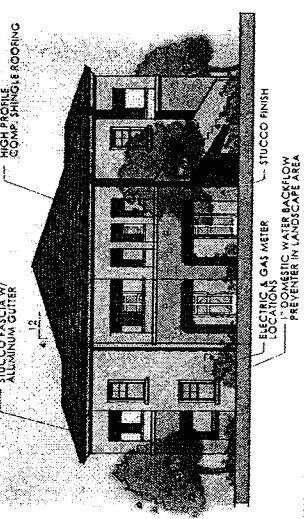
**OPEN SPACE & AMENITIES**

- OPEN SPACE REQUIRED: 373 SF, 7 UNIT X 64 UNITS = 31,500 SF
- OPEN SPACE PROVIDED: 34,000 SF
- COMMON OPEN SPACE = 34,000 SF
- AMENITIES REQUIRED: 2
- LOLLI: 2
- OTHER AMENITIES: 2
- AMENITIES PROVIDED: 4 (2 BSA AREAS, 2 PICNIC TABLE AREAS)
- OTHER AMENITIES: 4 (2 BSA AREAS, 2 PICNIC TABLE AREAS)

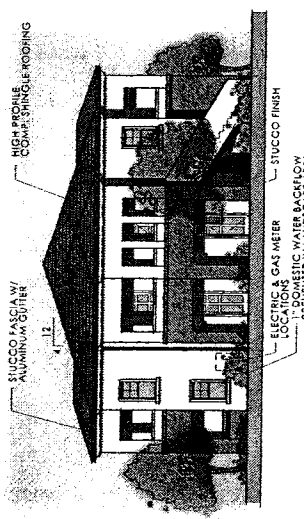


**H9** SITE PLAN - OPEN SPACE CALCULATION

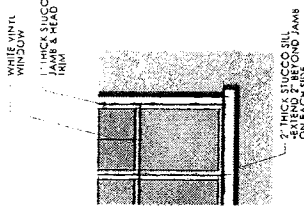
**Exhibit:  
1-2.1**



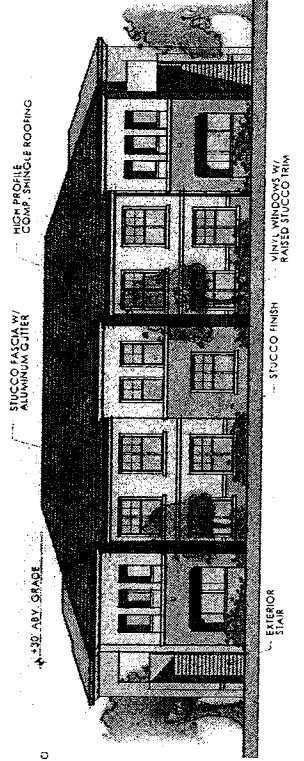
**C10 BUILDING TYPE 1 - FRONT ELEVATION (COLOR SCHEME A)**  
SCALE: 1/8" = 1'-0"



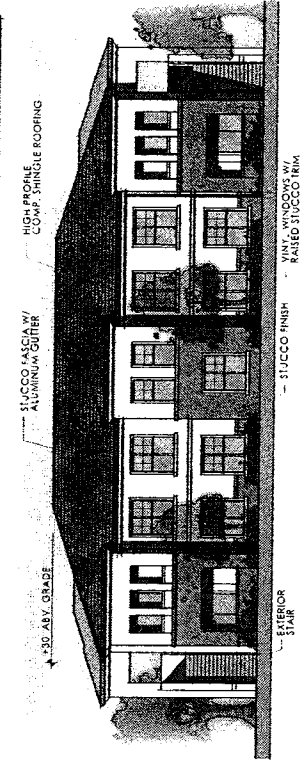
**E10 BUILDING TYPE 1 - SIDE ELEVATION (COLOR SCHEME B)**  
SCALE: 1/8" = 1'-0"



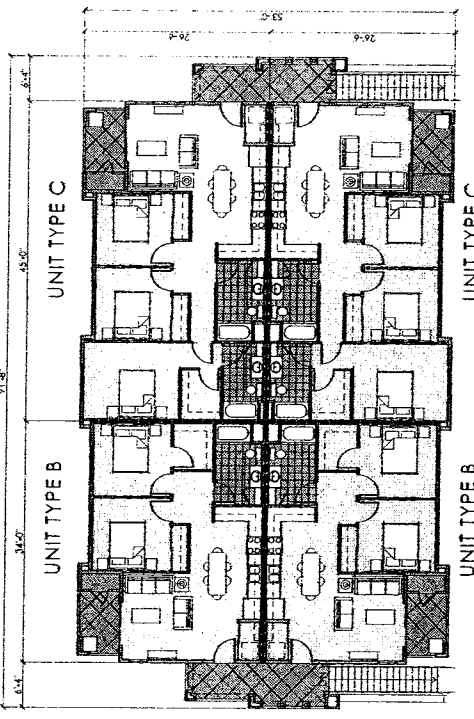
**C6 WINDOW DETAIL**  
SCALE: 1/4" = 1'-0"



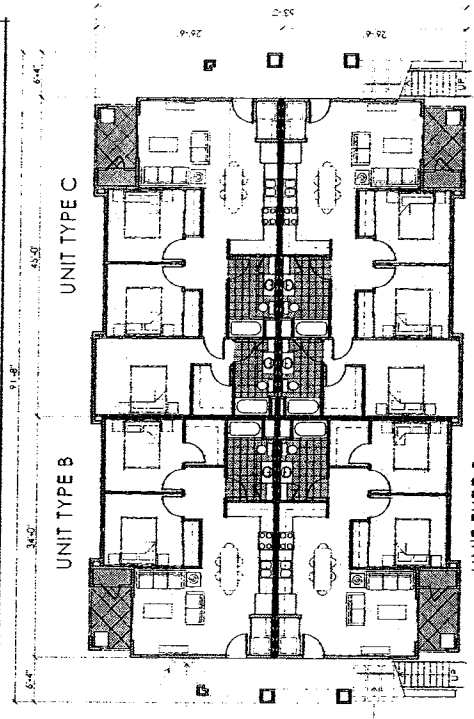
**C5 BUILDING TYPE 1 - SIDE ELEVATION (COLOR SCHEME A)**  
SCALE: 1/8" = 1'-0"



**E5 BUILDING TYPE 1 - FRONT ELEVATION (COLOR SCHEME B)**  
SCALE: 1/8" = 1'-0"



**H10 BUILDING TYPE 1 - SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**H5 BUILDING TYPE 1 - FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**STUDIO ARCHITECTS**  
778 Constitution Blvd.  
San Diego, CA 92108  
Phone: (619) 594-1111  
Fax: (619) 594-1118  
www.studioarchitects.com

**ABOVE GRADE ENGINEERING**  
778 Constitution Blvd.  
San Diego, CA 92108  
Phone: (619) 594-1111  
Fax: (619) 594-1118  
www.abovegrade.com

**CONNER L.L.C.**  
P.O. BOX 1715  
PASO ROBLES, CA 94447

**HIDDEN CREEK VILLAGE**  
BUILDING TYPE 1  
PLANS & ELEVATIONS  
PASO ROBLES, CA  
AUGUST 2018  
REVISED: OCTOBER 4, 2018

**A-3**

Exhibit:  
1-3



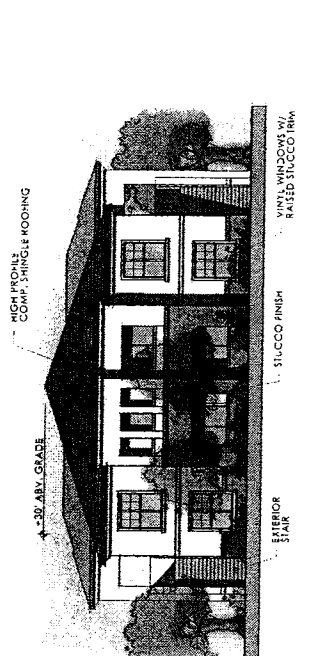
**ABOVE GRADE ENGINEERING**  
 778 One Street, Suite A  
 San Luis Obispo, CA 93401  
 Phone: 805.548.5118  
 Fax: 805.548.5118  
 www.abovegrade.com

**CONNER L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 93447

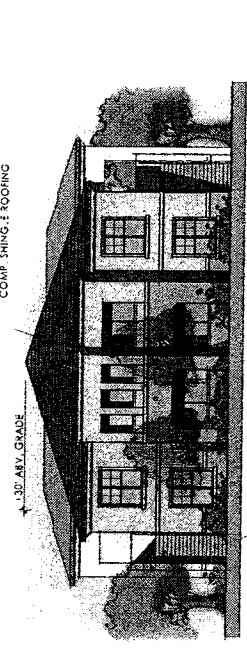
**HIDDEN CREEK VILLAGE**  
 PASO ROBLES, CA  
**BUILDING TYPE 2**  
 PLANS & ELEVATIONS

Project: ABBVY  
 Date: October 4, 2008

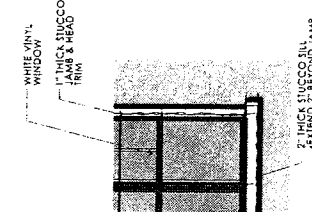
**A-4**



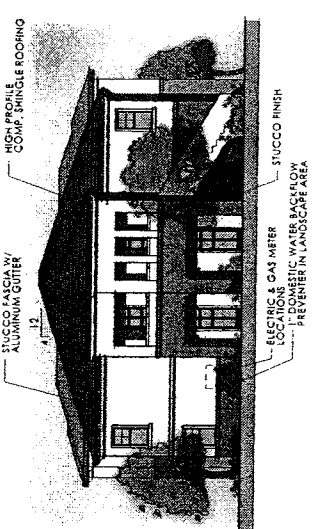
**C5 | BUILDING TYPE 2 - SIDE ELEVATION (COLOR SCHEME A)**  
 SCALE: 1/8" = 1'-0"



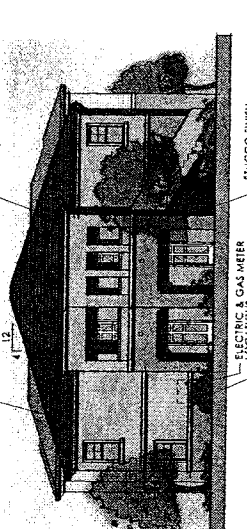
**E5 | BUILDING TYPE 2 - FRONT ELEVATION (COLOR SCHEME B)**  
 SCALE: 1/8" = 1'-0"



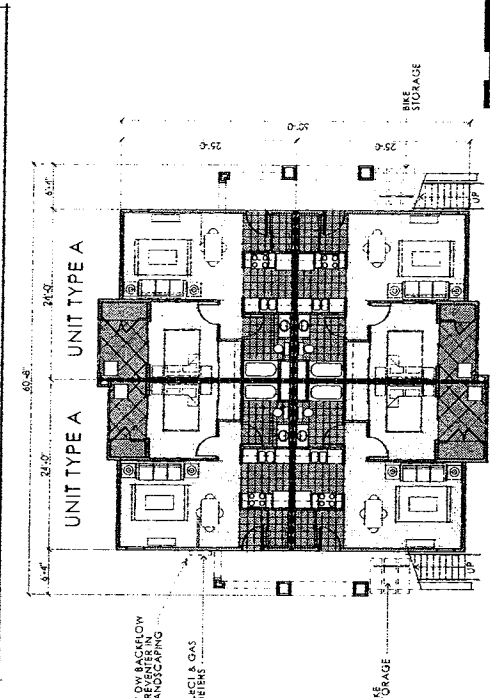
**C6 | WINDOW DETAIL**  
 SCALE: 1/4" = 1'-0"



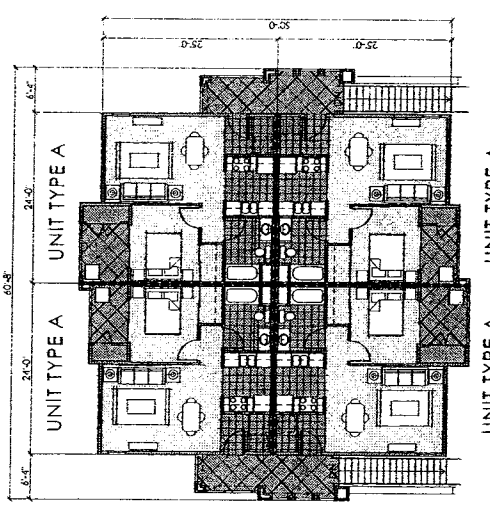
**C10 | BUILDING TYPE 2 - SIDE ELEVATION (COLOR SCHEME A)**  
 SCALE: 1/8" = 1'-0"



**E10 | BUILDING TYPE 2 - SIDE ELEVATION (COLOR SCHEME B)**  
 SCALE: 1/8" = 1'-0"



**H5 | BUILDING TYPE 2 - FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**H10 | BUILDING TYPE 2 - SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**Exhibit: 1-4**

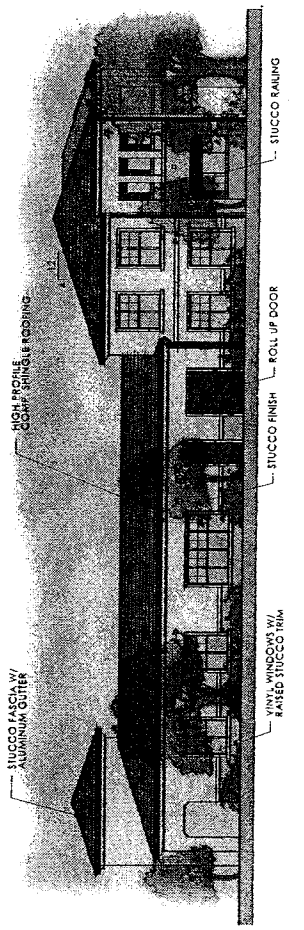


**STUDIO ARCHITECTS**  
 1440 14TH STREET, SUITE 200  
 PASO ROBLES, CA 93447  
 TEL: (805) 445-1144  
 FAX: (805) 445-1145  
 WWW.STUDIOARCHITECTS.COM

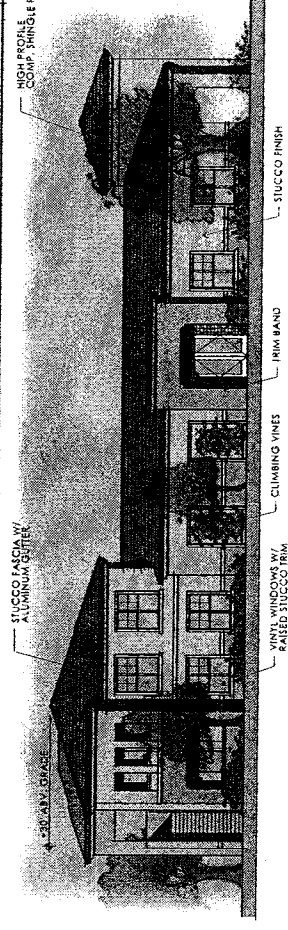
**CONNER L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 93447  
 TEL: (805) 445-3119  
 FAX: (805) 445-3116  
 WWW.CONNERL.COM

**HIDDEN CREEK VILLAGE**  
 PASO ROBLES, CA  
**BUILDING TYPE 3**  
**PLANS & ELEVATIONS**

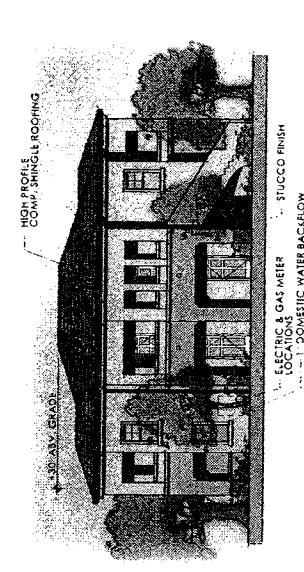
DATE: 04/20/09  
 PROJECT: 000001-1-2008  
 SHEET: A-5



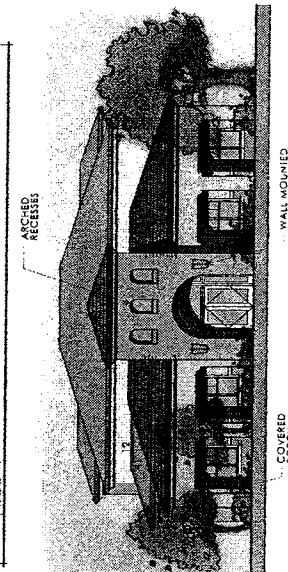
**B10 BUILDING TYPE 3 - SIDE ELEVATION**



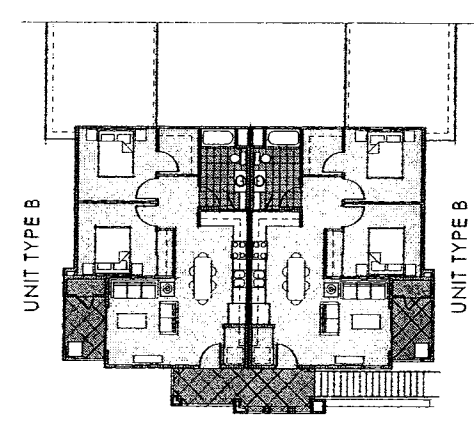
**E10 BUILDING TYPE 3 - SIDE ELEVATION**



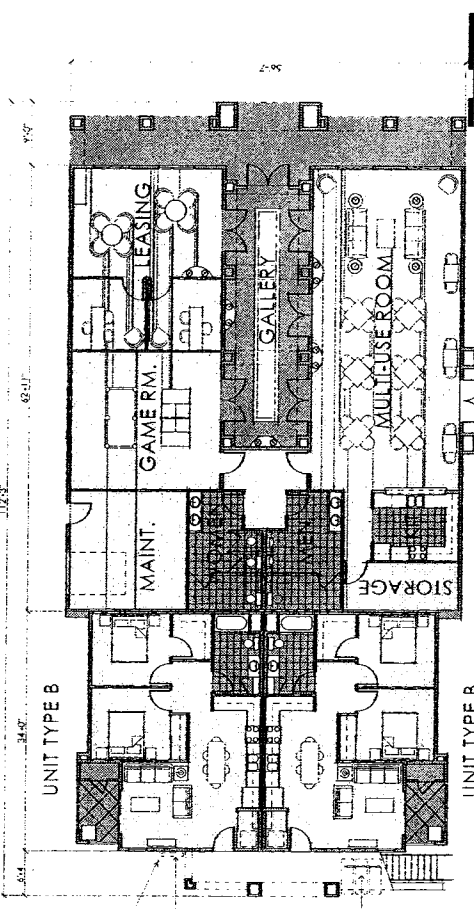
**B4 BUILDING TYPE 3 - REAR ELEVATION**



**E4 BUILDING TYPE 3 - FRONT ELEVATION**

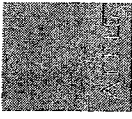


**H10 BUILDING TYPE 3 - SECOND FLOOR PLAN**

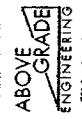


**H6 BUILDING TYPE 3 - FIRST FLOOR PLAN**

Exhibit:  
 1-5



**STUDIO ARCHITECTS**  
 14140 MIDWAY CATHY RD  
 SUITE 200, PASADENA, CA 91104  
 TEL: 626.799.1234  
 FAX: 626.799.1235



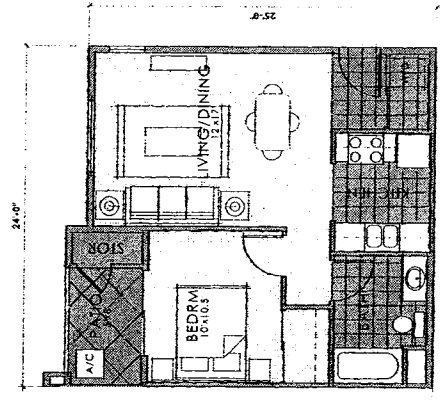
**ABOVE GRADE ENGINEERING**  
 3776 Old Iron Rd, Suite 200  
 Pasadena, CA 91107  
 Phone: 803.340.3115  
 Fax: 803.340.3116  
 www.abovegrade.com

**CONNER L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 93447

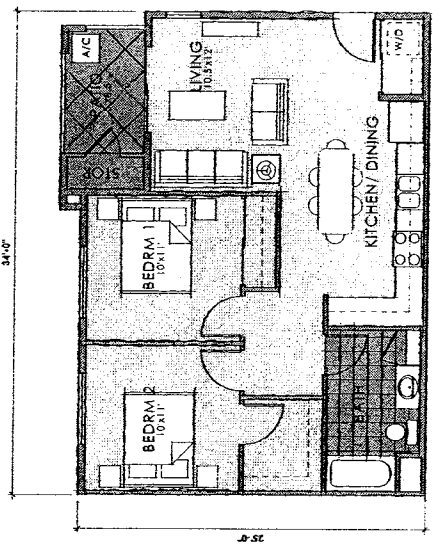
**HIDDEN CREEK VILLAGE**  
 PASO ROBLES, CA  
**UNIT PLANS**

Scale: 1/8" = 1'-0"  
 Date: October 4, 2008  
 Project: A80079

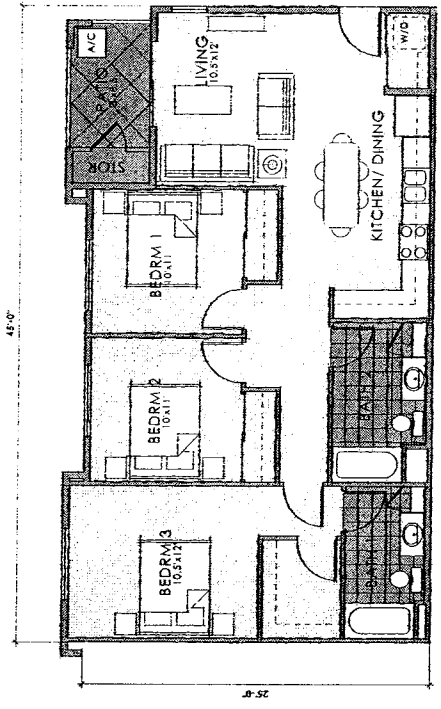
**A-6**



**D4** UNIT TYPE A • 562 S.F.



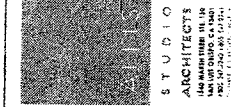
**D9** UNIT TYPE B • 804 S.F.



**H7** UNIT TYPE C • 1,081 S.F.



**Exhibit:  
1-6**



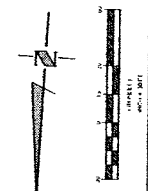
STUDIO  
ARCHITECTS  
11111 BAYVIEW AVENUE, SUITE 100  
SAN FRANCISCO, CA 94134  
PHONE: 415.399.8000 FAX: 415.399.8001  
WWW.STUDIOARCHITECTS.COM

ABOVE GRADE  
ENGINEERING  
775 Clay Street, Suite A  
Palo Alto, CA 94301  
PHONE: 650.346.3118  
FAX: 650.346.3116  
WWW.ABOVEREENGINEERING.COM

CONNER LLC  
P.O. BOX 1715  
PASO ROBLES, CA 93447

HIDDEN CREEK  
PASO ROBLES, CA  
GRADING AND DRAINAGE  
PLAN

DATE	DESCRIPTION
09/26/2008	AS BUILT
09/26/2008	REVISION
09/26/2008	REVISION
09/26/2008	REVISION
09/26/2008	REVISION
09/26/2008	REVISION
09/26/2008	REVISION
09/26/2008	REVISION
09/26/2008	REVISION



**SEE SHEET C-2 & C-3 FOR  
SITE SECTIONS**

**APPROXIMATE EARTHWORK INFORMATION:**

CUT	461
FILL	2,917
TOTAL	3,378

NOTE: This is a preliminary estimate of earthwork quantities based on the provided site plan and topographic data. The quantities shown are approximate and subject to change based on the final design and construction. The quantities shown do not include any earthwork required for the construction of the site's infrastructure, including but not limited to, roads, utilities, and other structures. The quantities shown are for the site only and do not include any earthwork required for the construction of the site's infrastructure, including but not limited to, roads, utilities, and other structures.

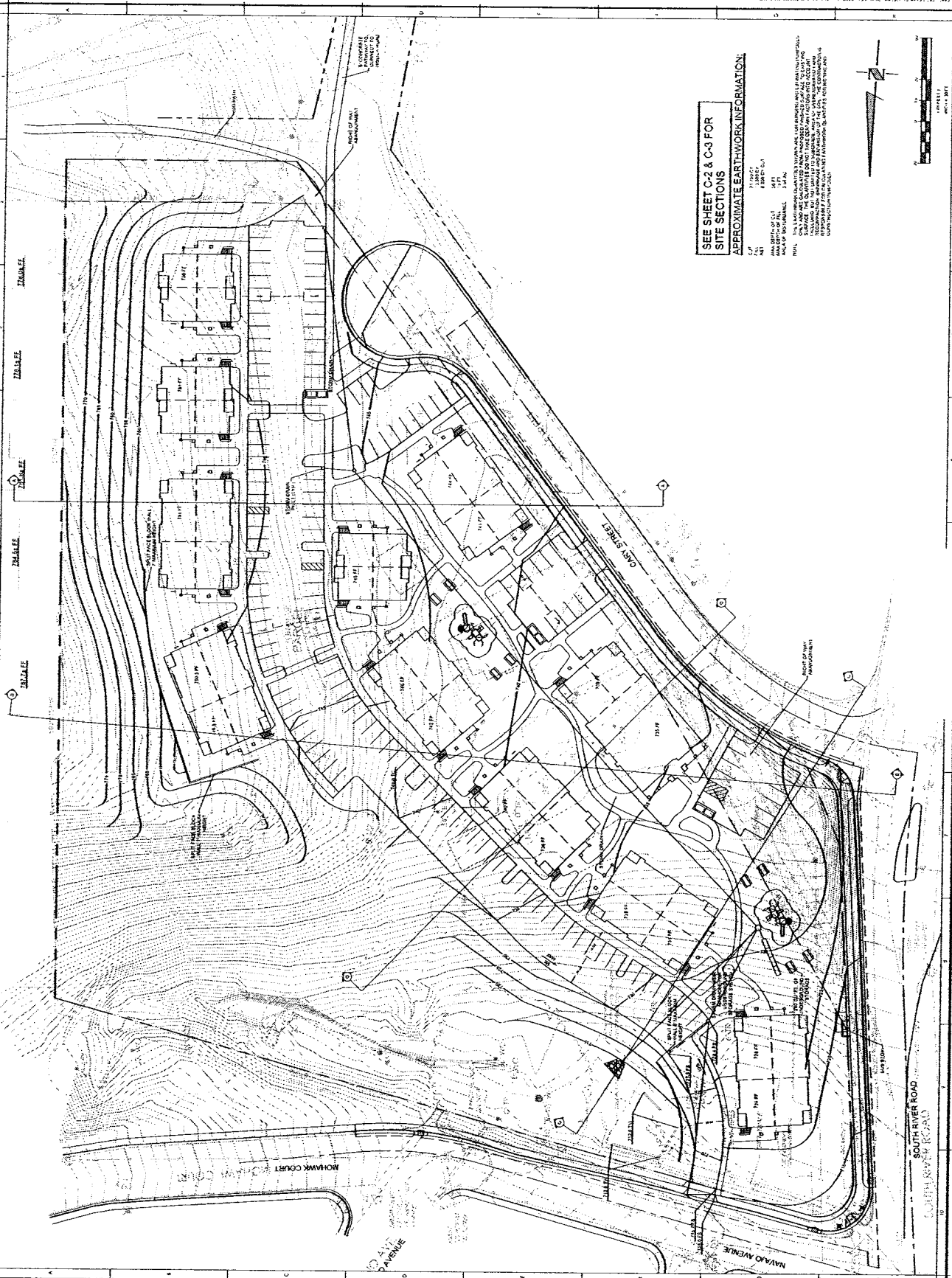
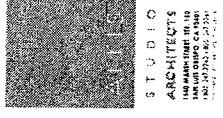


Exhibit:  
2-1

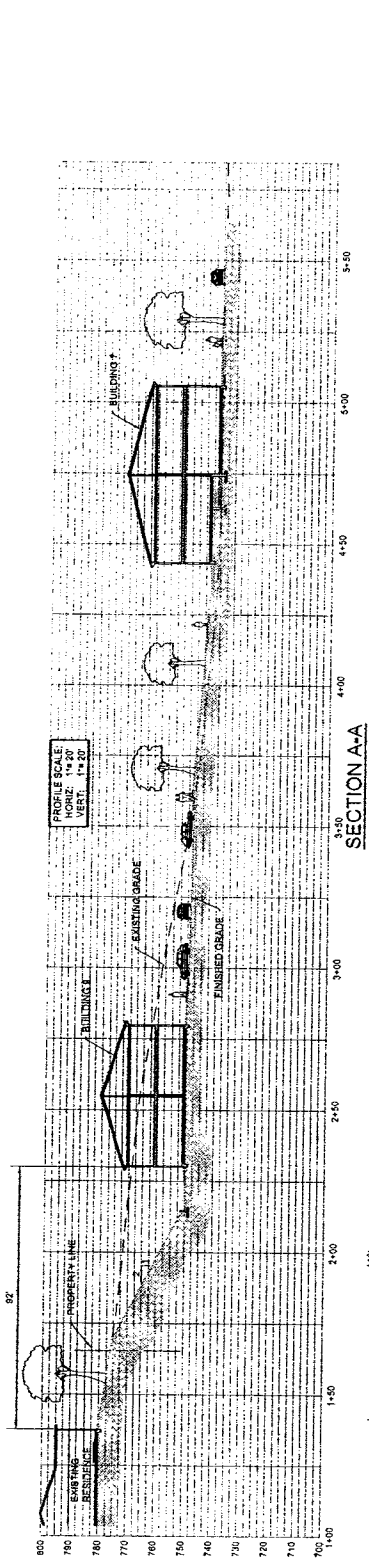


**ABOVE GRADE ENGINEERING**  
 770 One World Way A  
 San Francisco, CA 94107  
 Phone: (415) 440-3116  
 Fax: (415) 440-3116  
 www.abovegrade.com

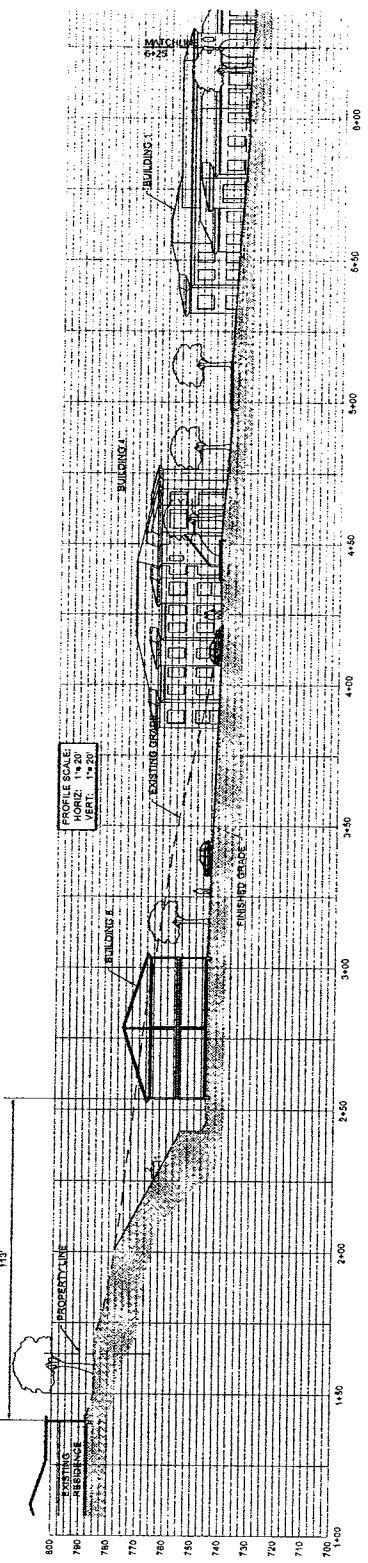
**CONNOR L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 93447

**HIDDEN CREEK**  
 PASO ROBLES, CA  
 SITE SECTIONS

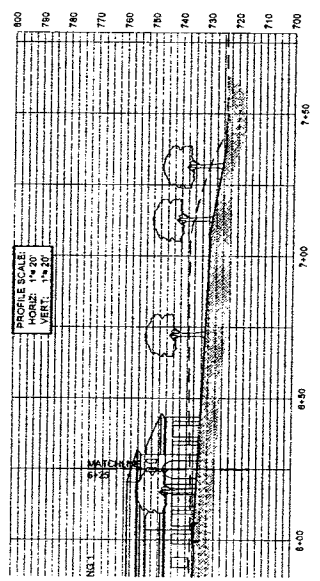
Project	A08029
Date	September 24, 2008
Sheet	C-2
Scale	
Author	
Checker	
Reviewer	
Approver	



**SECTION A-A**

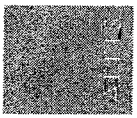


**SECTION B-B**



**SECTION B-B**

**Exhibit:  
2-2**



STUDIO  
ARCHITECTS  
14700 Central Expressway, Suite 200  
San Dimas, CA 91771  
Tel: (909) 394-1111  
Fax: (909) 394-1112



ABOVE GRADE  
ENGINEERING  
1770 Central Expressway, Suite 200  
San Dimas, CA 91771  
Tel: (909) 394-3118  
Fax: (909) 394-3119

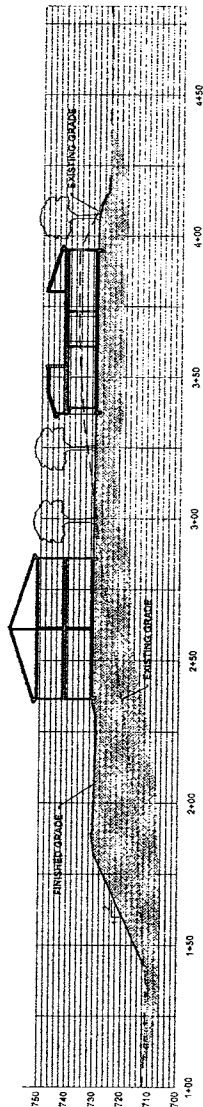
CONNOR L.L.C.  
P.O. BOX 1715  
PASO ROBLES, CA 93447

HIDDEN CREEK  
PASO ROBLES CA  
SITE SECTIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

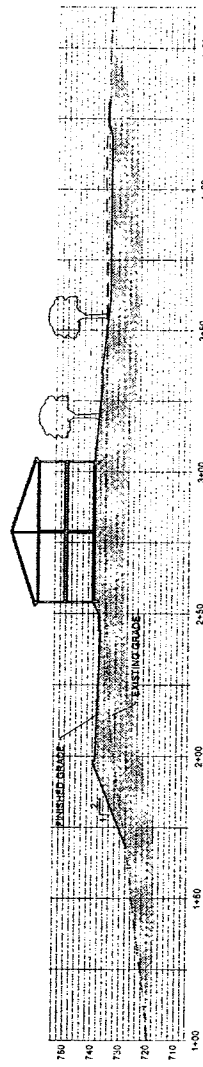
PROJECT: A0802  
DATE: September 26, 2008  
BY: [Signature]

C-3



SECTION C-C

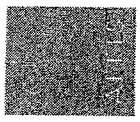
PROFILE SCALE:  
HORIZ: 1" = 20'  
VERT: 1" = 20'



SECTION D-D

PROFILE SCALE:  
HORIZ: 1" = 20'  
VERT: 1" = 20'

Exhibit:  
2-3



**STUDIO ARCHITECTS**  
 1440 MADRONE DRIVE  
 SAN FRANCISCO, CA 94115  
 TEL: 415.775.8174  
 WWW.STUDIOARCHITECTS.COM

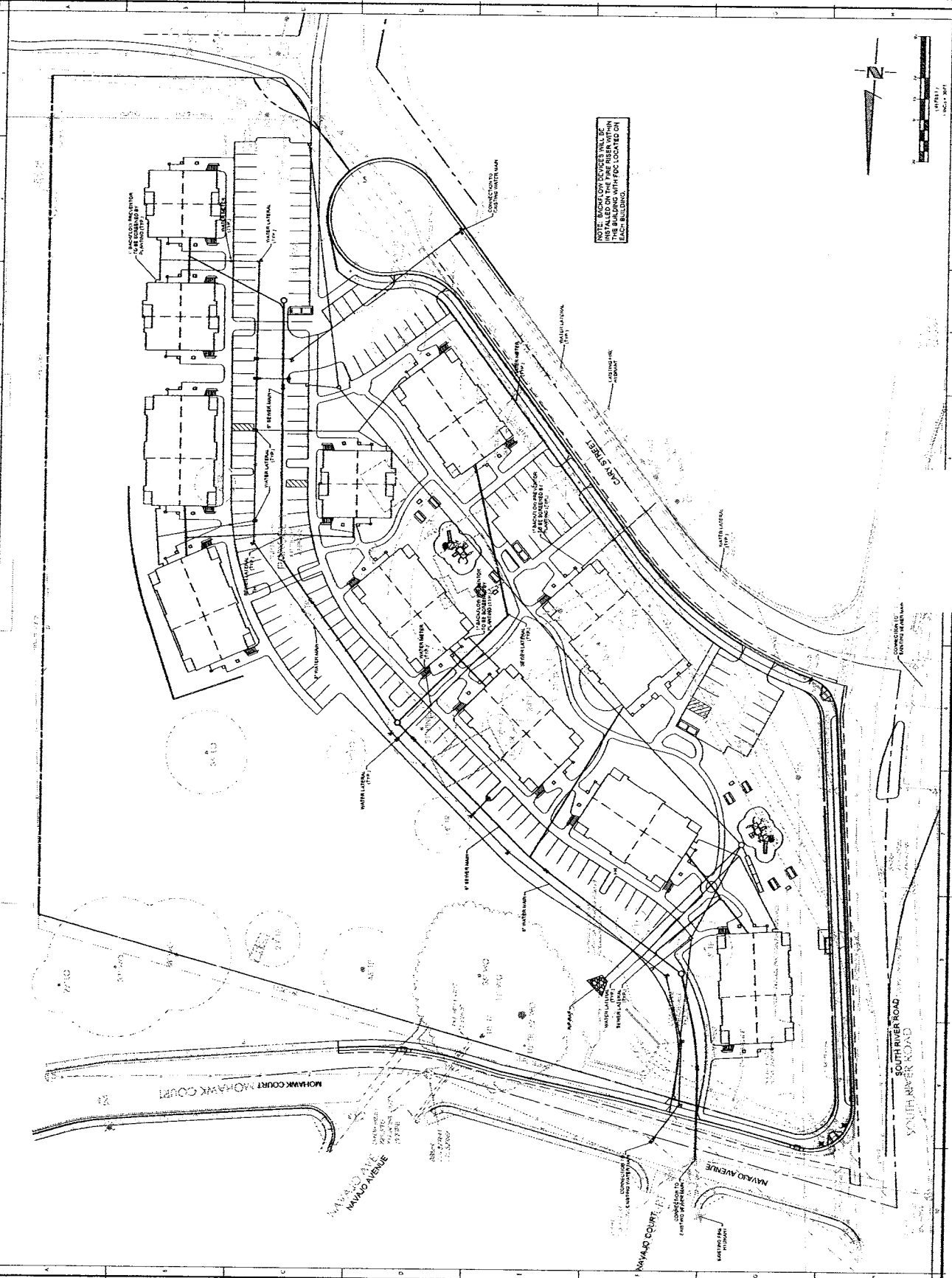
**ABOVE GRADE ENGINEERING**  
 1778 Clay Street, Suite 400  
 San Francisco, CA 94133  
 Phone: (415) 348-5115  
 Fax: (415) 348-5116  
 www.abovegrade.com

**CONNOR L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 94447

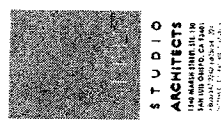
**HIDDEN CREEK**  
 PASO ROBLES, CA  
 UTILITY PLAN

NO.	REVISION	DATE

PROJECT: HIDDEN CREEK  
 SHEET: C-4  
 DATE: September 26, 2006  
 DRAWN BY: AUBREY



**Exhibit:  
 2-4**



**ABOVE GRADE ENGINEERING**  
 2700 Central Expressway, Suite 100  
 San Jose, CA 95128  
 Phone: (408) 444-3114  
 Fax: (408) 444-3114  
 www.abovegrade.com

**CONNER L.L.C.**  
 P.O. BOX 1715  
 PASO ROBLES, CA 93447

**HIDDEN CREEK VILLAGE**  
 PASO ROBLES, CA  
**PHOTOMETRIC PLAN**

DATE	2/21
BY	TL
PROJECT	AUBURN
DATE	September 26, 2008
BY	

**E-1**

**STATISTICS**

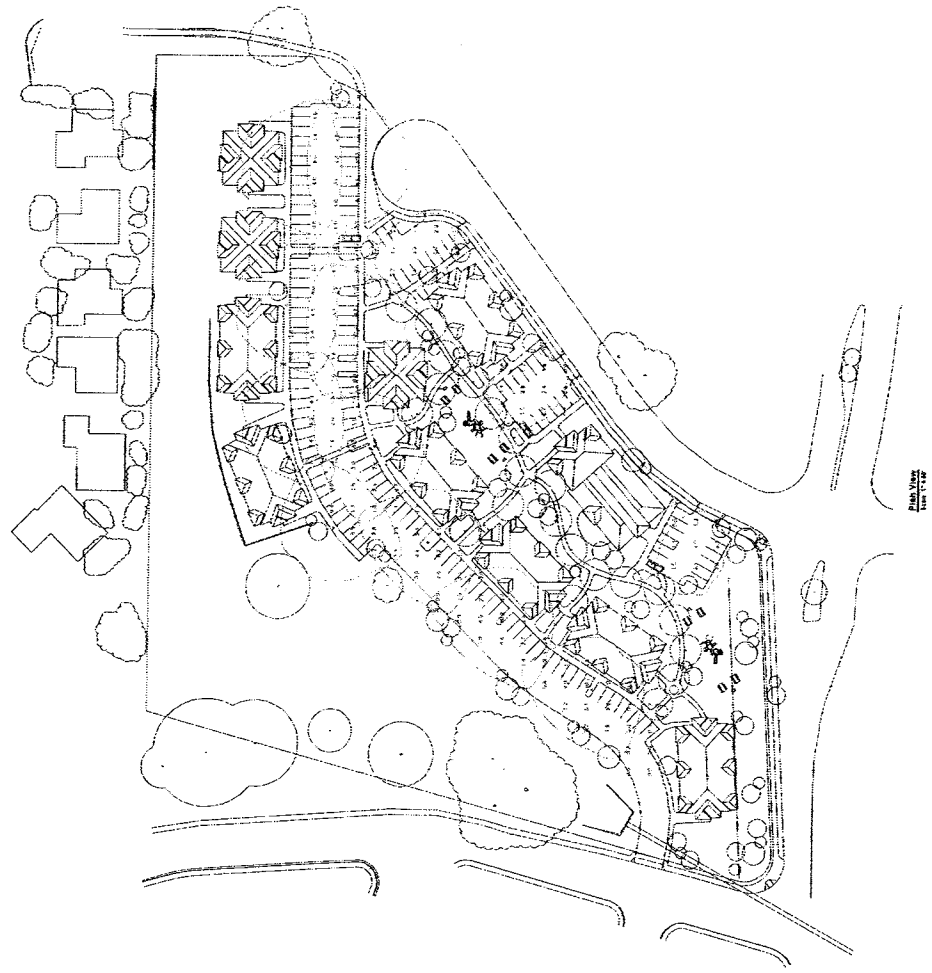
Category	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
RESIDENTIAL LOT #1	18.5%	4.8%	2.2%	20.2%	8.5%	3.4%
RESIDENTIAL LOT #2	18.5%	4.8%	2.2%	20.2%	8.5%	3.4%
RESIDENTIAL LOT #3	18.5%	4.8%	2.2%	20.2%	8.5%	3.4%
RESIDENTIAL LOT #4	18.5%	4.8%	2.2%	20.2%	8.5%	3.4%

**LUMINAIRE SCHEDULE**

Item	Qty	Ordering Number	Description	Lot #	Area (sq ft)	Notes
1	10	1000000000	ONE ADVANTAGE CLEAR POLYCARBONATE LUMINAIRE	1000000000	1000	40
2	5	2000000000	ONE ADVANTAGE CLEAR POLYCARBONATE LUMINAIRE	2000000000	5000	10
3	5	3000000000	ONE ADVANTAGE CLEAR POLYCARBONATE LUMINAIRE	3000000000	5000	10
4	2	4000000000	ONE ADVANTAGE CLEAR POLYCARBONATE LUMINAIRE	4000000000	2000	5

**LUMINAIRE LOCATIONS**

No.	Lot #	X	Y	Z
1	1	2000.0	115.0	20.0
2	2	2000.0	245.0	20.0
3	3	2250.0	207.0	20.0
4	4	2250.0	337.0	20.0
5	5	2500.0	299.0	20.0
6	6	2500.0	429.0	20.0
7	7	2750.0	391.0	20.0
8	8	2750.0	521.0	20.0
9	9	3000.0	483.0	20.0
10	10	3000.0	613.0	20.0
11	11	3250.0	575.0	20.0
12	12	3250.0	705.0	20.0
13	13	3500.0	667.0	20.0
14	14	3500.0	797.0	20.0
15	15	3750.0	759.0	20.0
16	16	3750.0	889.0	20.0
17	17	4000.0	851.0	20.0
18	18	4000.0	981.0	20.0
19	19	4250.0	943.0	20.0
20	20	4250.0	1073.0	20.0
21	21	4500.0	1035.0	20.0
22	22	4500.0	1165.0	20.0
23	23	4750.0	1127.0	20.0
24	24	4750.0	1257.0	20.0
25	25	5000.0	1219.0	20.0
26	26	5000.0	1349.0	20.0
27	27	5250.0	1311.0	20.0
28	28	5250.0	1441.0	20.0
29	29	5500.0	1403.0	20.0
30	30	5500.0	1533.0	20.0
31	31	5750.0	1495.0	20.0
32	32	5750.0	1625.0	20.0
33	33	6000.0	1587.0	20.0
34	34	6000.0	1717.0	20.0



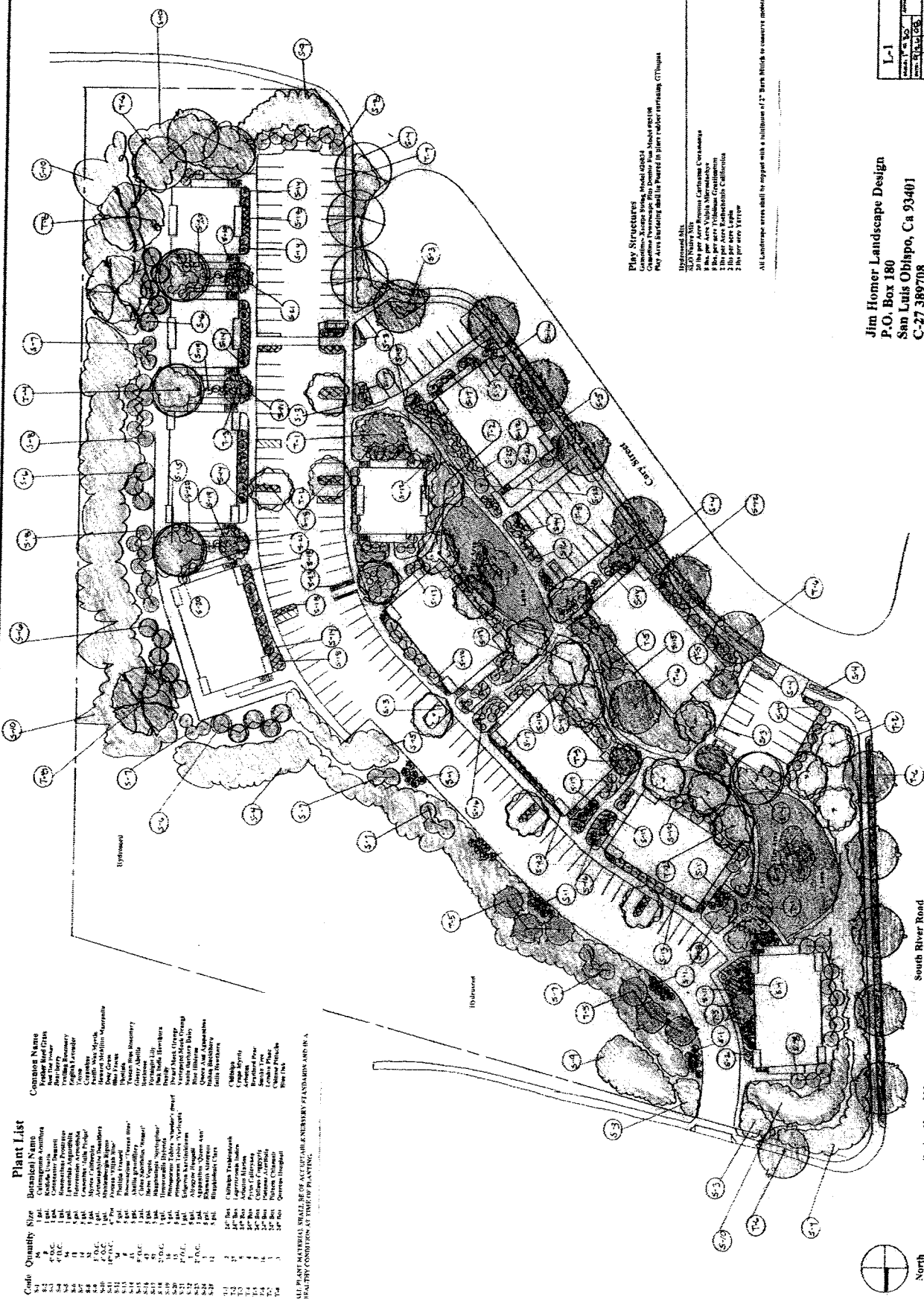
**H9 PHOTOMETRIC PLAN**

**Exhibit: 3-1**

**Plant List**

Code	Quantity	Size	Botanical Name	Common Name
S1	4	1 gal.	Passiflora ligularis	Passiflora
S2	4	1 gal.	Scilla maritima	Scilla
S3	4	1 gal.	Senecio jacobaea	Senecio
S4	4	1 gal.	Senecio lamarckii	Senecio
S5	4	1 gal.	Senecio lamarckii	Senecio
S6	4	1 gal.	Senecio lamarckii	Senecio
S7	4	1 gal.	Senecio lamarckii	Senecio
S8	4	1 gal.	Senecio lamarckii	Senecio
S9	4	1 gal.	Senecio lamarckii	Senecio
S10	4	1 gal.	Senecio lamarckii	Senecio
S11	4	1 gal.	Senecio lamarckii	Senecio
S12	4	1 gal.	Senecio lamarckii	Senecio
S13	4	1 gal.	Senecio lamarckii	Senecio
S14	4	1 gal.	Senecio lamarckii	Senecio
S15	4	1 gal.	Senecio lamarckii	Senecio
S16	4	1 gal.	Senecio lamarckii	Senecio
S17	4	1 gal.	Senecio lamarckii	Senecio
S18	4	1 gal.	Senecio lamarckii	Senecio
S19	4	1 gal.	Senecio lamarckii	Senecio
S20	4	1 gal.	Senecio lamarckii	Senecio
S21	4	1 gal.	Senecio lamarckii	Senecio
S22	4	1 gal.	Senecio lamarckii	Senecio
S23	4	1 gal.	Senecio lamarckii	Senecio
S24	4	1 gal.	Senecio lamarckii	Senecio
S25	4	1 gal.	Senecio lamarckii	Senecio
S26	4	1 gal.	Senecio lamarckii	Senecio
S27	4	1 gal.	Senecio lamarckii	Senecio
S28	4	1 gal.	Senecio lamarckii	Senecio
S29	4	1 gal.	Senecio lamarckii	Senecio
S30	4	1 gal.	Senecio lamarckii	Senecio
S31	4	1 gal.	Senecio lamarckii	Senecio
S32	4	1 gal.	Senecio lamarckii	Senecio
S33	4	1 gal.	Senecio lamarckii	Senecio
S34	4	1 gal.	Senecio lamarckii	Senecio
S35	4	1 gal.	Senecio lamarckii	Senecio
S36	4	1 gal.	Senecio lamarckii	Senecio
S37	4	1 gal.	Senecio lamarckii	Senecio
S38	4	1 gal.	Senecio lamarckii	Senecio
S39	4	1 gal.	Senecio lamarckii	Senecio
S40	4	1 gal.	Senecio lamarckii	Senecio
S41	4	1 gal.	Senecio lamarckii	Senecio
S42	4	1 gal.	Senecio lamarckii	Senecio
S43	4	1 gal.	Senecio lamarckii	Senecio
S44	4	1 gal.	Senecio lamarckii	Senecio
S45	4	1 gal.	Senecio lamarckii	Senecio
S46	4	1 gal.	Senecio lamarckii	Senecio
S47	4	1 gal.	Senecio lamarckii	Senecio
S48	4	1 gal.	Senecio lamarckii	Senecio
S49	4	1 gal.	Senecio lamarckii	Senecio
S50	4	1 gal.	Senecio lamarckii	Senecio
S51	4	1 gal.	Senecio lamarckii	Senecio
S52	4	1 gal.	Senecio lamarckii	Senecio
S53	4	1 gal.	Senecio lamarckii	Senecio
S54	4	1 gal.	Senecio lamarckii	Senecio
S55	4	1 gal.	Senecio lamarckii	Senecio
S56	4	1 gal.	Senecio lamarckii	Senecio
S57	4	1 gal.	Senecio lamarckii	Senecio
S58	4	1 gal.	Senecio lamarckii	Senecio
S59	4	1 gal.	Senecio lamarckii	Senecio
S60	4	1 gal.	Senecio lamarckii	Senecio

ALL PLANT MATERIALS SHALL BE OF ACCURATE NUMBER AND SIZE AND BE IN A HEALTHY CONDITION AT TIME OF PLANTING.



**Landscape Plan**

Hidden Creek  
Pasos Robles, Ca

**Play Structures**  
 Concrete - Except Swing Model 42024  
 Maximum Height 10' - 0" Above Finish  
 Play Area Enclosed with 4' High Chain Link Fencing, 4" High  
 Inland 4" High  
 2.00' Heavy Duty  
 2.00' per Area Between Concrete Curbs  
 8.00' per Area Between Concrete Curbs  
 2.00' per Area Between Concrete Curbs  
 2.00' per Area Between Concrete Curbs  
 2.00' per Area Between Concrete Curbs  
 All Landscape areas shall be irrigated with a minimum of 2" Bark Mulch to conserve moisture

Jim Homer Landscape Design  
 P.O. Box 180  
 San Luis Obispo, Ca 93401  
 C-27 389708  
 (805) 431-9403

9/26/08

Exhibit:  
4-1

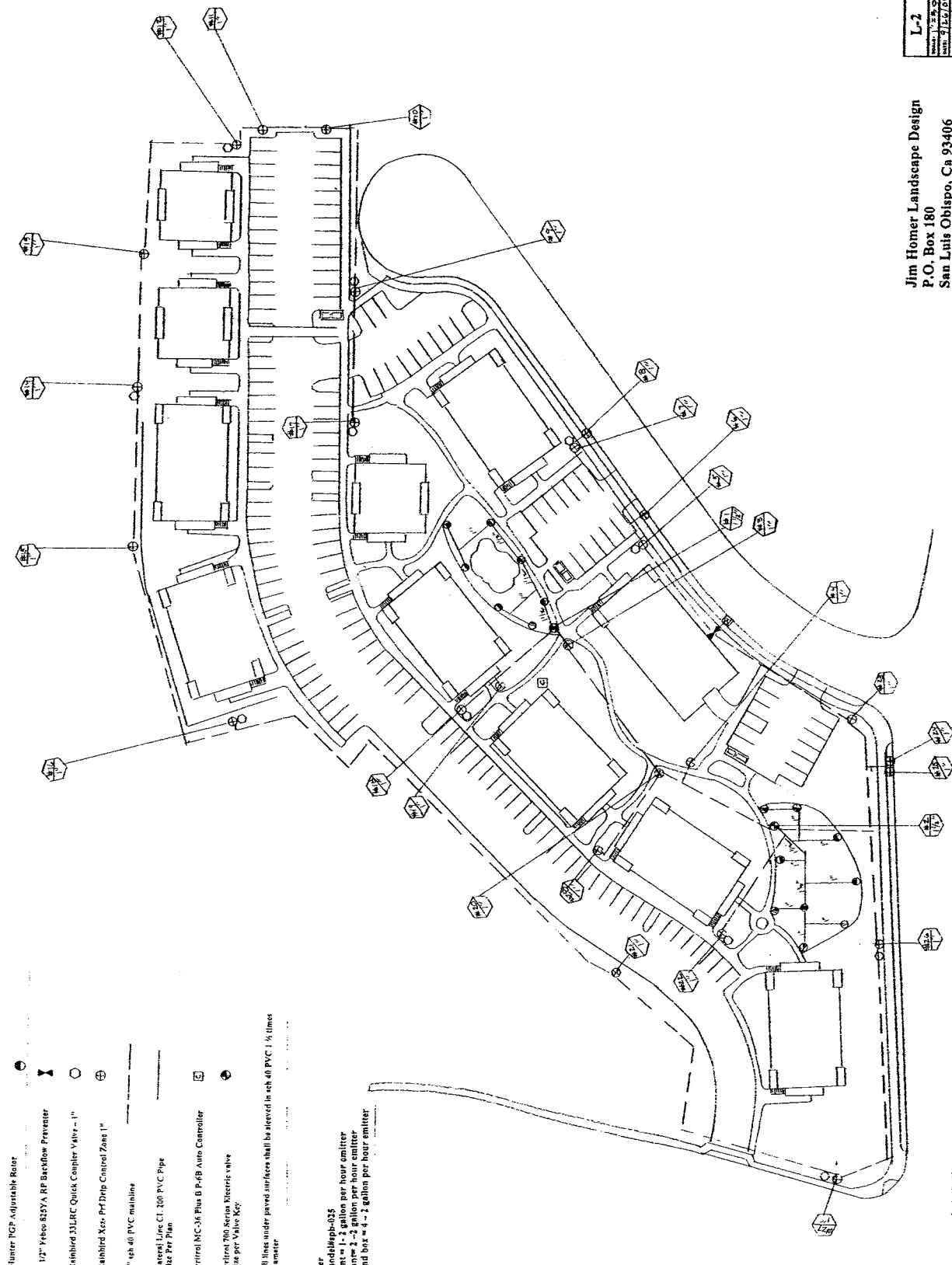
Scale = 1/4" = 30ft.





Project No.	1728-0
Client	1/22/08
Scale	1/2" = 1'
Date	1/22/08
Drawn by	
Checked by	
Project Name	

Jim Homer Landscape Design  
P.O. Box 180  
San Luis Obispo, Ca 93406  
C-27 389708



- Hunter HGP Adjustable Rotor
  - 1 1/2" Teko 825VA RP Backflow Preventer
  - Rainbird 331RC Quick Coupler Valve - 1"
  - Rainbird Xer-Pr Drip Control Zone 1"
  - 2" sch 40 PVC mainline
  - Lateral Line Cl. 300 PVC Pipe
  - Size Per Plan
  - Irritol MC-M Plus B P-4B Auto Controller
  - Irritol 700 Series Kieris valve
  - Size per Valve Key
- All lines under paved surfaces shall be sleeved in sch 40 PVC 1 1/2 times diameter

Drip Emitters  
Rainbird model#ppb-025  
1 gallon plants = 1 - 2 gallon per hour emitter  
5 gallon plants = 2 - 2 gallon per hour emitter  
15 gallon and box = 4 - 2 gallon per hour emitter

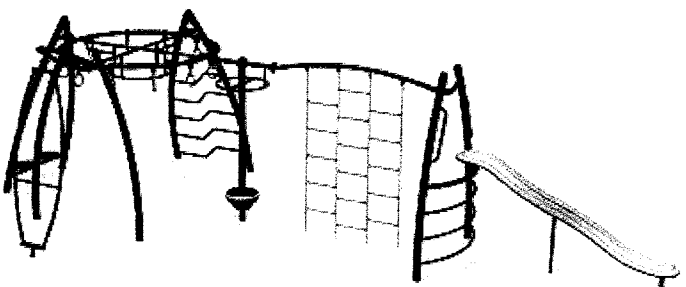


Scale 1" = 30'

Exhibit:  
4-2

360° View   Model View   Top View   Media

**Xscape** **Circle Chase**



Product Name: Circle Chase  
 Model Number: 2700  
 List Price: US \$  
 Minimum Use Zone: 26' 1"  
 Child Capacity: 15-2  
 Recommended Ages: 5 to  
 Critical Fall Height: 8' 0"  
 ADA Accessibility  
 Elevated: 0  
 Accessible: 0  
 Ground Level: 0  
 Types: 0  
 Additional: 0


**View Options**  
 View Metric Specifications  
 View Available Color Options  
 Use the Color Wizard

NOTE: Photos may

WARNING: Playgrounds Require

Like Items   Last Viewed

**You may also like..** See all like Design Library..




AstroRacer   AstroWave   Double Dip   Dynamic   Fun Force

**Exhibit:**

**5-1**

360° View    Model View    Top View

**PowerScape Plus** **Double Fun**




Product Name: Dou  
 Model Number: 851  
 List Price: US \$  
 Galvanized (#G85190): US \$  
 Minimum Use Zone: 41' x  
 Child Capacity: 55-6  
 Recommended Ages: 5 to  
 Critical Fall Height: 6' 0"  
 ADA Accessibility  
   Elevated: 8  
   Accessible: 5  
   Ground Level: 3  
   Types: 3  
 Additional: 0

**View Options**  
 View Metric Specifications  
 View Available Color Options  
 Use the Color Wizard

WARNING: Playgrounds Require

Like Items    Last Viewed

**You may also like..** See all like PowerScape Plus..



Access Plus    Action Alley    Activity Place    Adventure Landing    All Lined Up

Exhibit:  
5-2

**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for a Planned Development 08-010 (Mortensen – Cary St. and So. River Rd.) on this 21<sup>st</sup> day of October 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Mathew Fawcett

forms\mailaffi.691

**Attachment 7:  
Affidavits**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

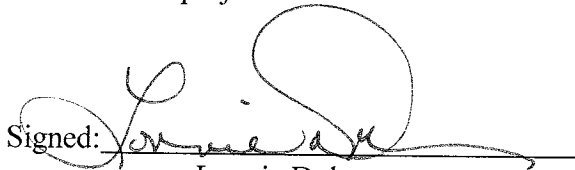
**Newspaper:** Tribune

**Date of Publication:** October 22, 2008

**Hearing Date:** November 12, 2008  
City Council

**Project:** Planned Development 08-010  
(Conner LLC, 80 So. River Rd)

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

Signed:   
Lonnie Dolan

forms/newsaffi.691

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request by Thom Jess on behalf of Conner LLC, for Planned Development 08-010 and the associated Mitigated Negative Declaration (as per the California Environmental Quality Act). This is a proposal requesting to construct an 84 unit apartment complex reserved for low-income tenants. The project also proposes an approximate 3,400 square foot clubhouse, 34,000 square feet of common open space, bus shelter and other amenities. The City is also intending to adopt the Mitigated Negative Declaration which will be available for review and comment starting on October 22, 2008 until the hearing date. The project is located at 80 S. River Road.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Wednesday, November 12, 2008, at which time all interested parties may appear and be heard.

Comments on the proposed project may be mailed to: the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Mathew Fawcett at (805) 237-3970.

If you challenge the Planned Development/Tentative Parcel Map 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.

Mathew Fawcett, Assistant Planner  
October 22, 2008 6771922