TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF THE INNS AT VINTNERS VILLAGE PROJECT – PLANNED DEVELOPMENT 05-010 & CONDITIONAL USE PERMIT 05-006 (CENCO INVESTMENT, LLC)

DATE: NOVEMBER 15, 2005

Needs: For the City Council to consider an appeal of the Planning Commission's approval of a Hotel Project. The project consists of the development of a 138-room four story resort hotel with ancillary land uses and parking lot.

Facts:

1. The 12.6 acre site is located in the vicinity of the northwest corner of Highway 46 West and South Vine Street. (See attached Vicinity Map).

2. The General Plan land use designation for the site is Regional Commercial (RC). The Zoning designation is Highway Commercial, Planned Development (C2,PD).

3. The Project includes a Development Plan for the development of a four story 118-room, 69,225 square foot hotel. Included with the project are 5, 4-unit bungalow buildings totaling 12,450 square feet. The Project is to be developed in one (1) phase.

4. This proposed project being studied at this time with PD 05-010 & CUP 05-006 is located on the northern portion of the site. Any future additional development on the same property would need to be reviewed under a separate development plan including a separate environmental/traffic analysis.

5. Conditional Use Permit 05-006 has been filed pursuant to Section 21.13.030 of the Zoning Code which requires that all C-2, PD-zoned properties in the Theatre Drive area be conditioned to require a Conditional Use Permit to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.

6. This project is included in the interim improvement projects for the Highway 46 West / Highway 101 interchange. The project would create 77 PHT (peak hour traffic) and would contribute to 13 percent of the cost of the interim improvements.

7. The applicant has signed the mitigation agreement for the interim improvements as well as the agreement not to protest the future assessment district for longer-term interchange improvements. The applicant also has acknowledged that there will be no occupancy or use of the development until the interim improvements have been installed and accepted by Caltrans for public use.

8. The subject property will be affected by the ultimate improvements to the intersection of State Highways 101 and 46 West, based on a Caltrans-approved Project Study Report (PSR).

In conjunction with preparation of the PSR, numerous alternative designs were studied over the past four years. The PSR identifies four alternatives which Caltrans approved for further study. All four of these alternatives involve the realignment of Vine Street westerly through the CENCO property to a point of connection to Highway 46 west roughly 1,000 feet west of its current intersection. See the attached Memo from the City Engineer which explains the background of the PSR and the need for the CENCO project to dedicate the property necessary for the Vine Street realignment to the west.

9. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project qualifies for issuance of a Mitigated Negative Declaration.

10. The applicant has requested the ability to construct the four story building to a height of 55-feet. The Zoning Code does allow the ability to construct buildings taller than 50-feet with the review and approval of the City Council. (The Council's review of the 4-story design will be scheduled for a separate consideration.)

11. At its August 15, 2005, meeting, the Development Review Committee (DRC) reviewed the Project including the request to construct the building 55-feet and recommended that the Planning Commission approve the Project.

12. At its meeting of September 27, 2005, the Planning Commission voted to approve the project on a five to one to one vote (five in favor; one in opposition and one Commissioner absent).

13. On October 6, 1005, Gregory W. Sanders, Esq., filed an appeal of the Planning Commission's approval. The appeal was filed on behalf of Quorum Realty Funds III, LLC, owner of the adjacent properties in the County of San Luis Obispo.

14. A letter from the Law Offices of Nossaman, Guthner, Knox and Elliott, LLP, dated October 6, 2005, accompanied the appeal. Copies of both the appeal and the accompanying letter are attached.

Analysis and Conclusion:

The Inns at Vintners Village Project implements the City's goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction. Among other items, the City's economic development goals are to be accomplished by encouraging the new hotel development.

Given the quality of the architecture and color/material palate, landscaping and site plans, it would not appear that there would be a significant impact on a scenic vista or highway. The proposed hotel project, including the request to construct the 4-story building to 55-feet, does not appear to have a significant visual or physical impact on the surrounding area where there are other existing hotels and major commercial buildings.

With the requirements to dedicate property for the realignment of Vine Street, enter into the agreement for the proposed Interim Improvement project and enter into the agreement to not protest the formation of the assessment district for the Highway 101-46W-Theatre Drive intersection, this project would comply with the General Plan and Zoning requirements.

The letter from the Law Offices of Nossaman, Guthner, Knox and Elliott, LLP, dated October 6, 2005, appealing the Planning Commission's approval of the subject project, contends that the Initial Study was inadequate and did not comply with the requirements of the California Environmental Quality Act (CEQA). In particular:

a. The appeal contends that the project is a multi-phase project that is not addressed in terms of environmental review. Response: Whereas the applicant for the project indicated his intent, in both written materials and verbal presentation, to pursue subsequent development on the same property, the staff report and presentation to the Planning Commission made it clear that the only "project" before the Commission was a 138 room hotel with ancillary facilities. That project was the basis for the CEQA review which included a complete traffic analysis for the project that was under consideration.

b. Concern was expressed by the appellants regarding the impact of the required dedication for a re-alignment of Vine Street on the amount of parking to be provided for the 138-room hotel project. Response: The condition of approval for the dedication was designed to provide the property owner / applicant and the City Engineer the flexibility to precisely locate the dedication in a manner that would be consistent with the Caltrans-approved PSR and which would minimize the impacts on the CENCO parcel. Under the City's Zoning Code, prior to obtaining a building permit for a hotel, the property owner / applicant would need to demonstrate that he was in compliance with the City's off-street parking code requirements. In light of the size of the property and the amount of undeveloped area on the 12.6 acre site, providing the required parking would not be a problem. Any significant change from the approved site plan would be subject to Planning Commission approval.

c. Mr. Sanders indicates that the approved site plan does not provide a secondary point of access. Response: Per the attached approved site plan, there are clearly two points of access from South Vine Street to the subject project.

In conclusion, there would not appear to be grounds to overturn the Planning Commission's approval of the 138-room CENCO hotel project based on the issues raised by Mr. Sanders / the appellant.

On October 31, 2005, discussions with Larry Werner of North Coast Engineering, Mr. Gregory Sanders, Esq., and Alex Furlotti, representing Quorum Realty Funds III, LLC, the appellants, provided the following information:

1. The appellant indicated no opposition to the 138-room hotel project.

2. The appellant was critical of the lack of precise information regarding the dedication for the re-alignment of Vine Street through the CENCO property and expressed concerns regarding how the westward extension of the dedication for the Vine Street re-alignment might impact Mr. Furlotti's property. Concerns were also expressed regarding how that street extension might serve the future development of Mr. Furlotti's property.

During the meeting it was noted by City staff that subsequent work on the Plans and Environmental Documents (PA&ED) will address the refined plans for the re-alignment of Vine Street through both the CENCO property and through Mr. Furlotti's property to the west. It was also noted that work on the PA&ED is anticipated to take at least two to three years, and that the requirement for the dedication that was presented to and approved by the Planning Commission was consistent with the content of the Caltrans-approved Project Study Report.

During the meeting with the appellants, the following additional concerns and concepts were raised:

a. That the Planning Commission had not had the benefit of the additional input from the appellants when they approved the CENCO development proposal;

b. That there may be one or more additional re-alignment options for South Vine Street that should be evaluated prior to finalizing approval for the CENCO project (including but not limited to having Vine Street bend westward at the north end of the CENCO site and from there cross the Furlotti property to reach Highway 46 at a more perpendicular alignment);

c. That the CENCO project should be re-designed to place the parking behind (west of) the buildings instead of being in a prominent location in front of the hotel;

d. That the design of the future improvements to the Highway 46 West-101 interchange should take a broader physical perspective to include service to future development of AG, Residential Rural, and Residential Suburban designed properties in the adjacent County Unincorporated Areas;

e. That it may be premature to proceed with the CENCO project until more extensive interchange design options are more fully investigated.

<u>Summary and Conclusions:</u>

- Whereas the applicant's site plans and exhibits, along with references to the applicant's long-term intent indicate that the applicant may in the future pursue additional project phases, it is clear that the project approved by the Planning Commission was only a 138-room hotel with ancillary facilities, and the CEQA

analysis related only to that described project. There do not appear to be valid grounds to challenge the Planning Commission's approval of the CENCO project with regards to the California Environmental Quality Act (CEQA).

- The Planning Commission's action to require a dedication for a re-alignment of Vine Street in a manner consistent with the Caltrans approved Project Study Report was an action based on the best available information at the time. To consider additional options beyond the scope of what was contained in the Caltrans-approved Project Study Report would, by necessity, take additional time and effort and thereby would delay approval of the CENCO project.

- More precise certainty regarding the design of the Highway 46 West/101 Interchange will be an outgrowth of the Caltrans Project Approval and Environmental Document (PA&ED) process. It is anticipated that the PA&ED process will take two or more years to complete.

- Short of waiting until the PA&ED work is complete, it may be possible to further refine the re-alignment of Vine Street in a manner consistent with the adopted PSR. It is, however, unknown whether or not a Vine Street re-alignment that starts at the northern end of the CENCO project site would be (a) considered by Caltrans to be consistent with the PSR and (b) would be acceptable to CENCO. Any involvement of Caltrans is likely to be somewhat time-consuming and it is possible that no feedback may be received short of the PA&ED.

Policy Reference: General Plan, Zoning Ordinance, Economic Strategy Report.

Fiscal Impact: The Applicant is required to pay all standard City impact fees as a result of the long-term collection of transient occupancy taxes; the Project would have a positive fiscal impact on the City's resources.

Options: After consideration of public testimony, the City Council should consider the following options:

A. By separate motions, uphold the action of the Planning Commission by approving the Negative Declaration and the CENCO project, consisting of a 138-room hotel with ancillary facilities, subject to the conditions of approval established by the Planning Commission and take the related action:

    1. Adopt Resolution No. 05-xxx issuing a Mitigated Negative Declaration for the Project; and

    2. Adopt Resolution No. 05-xxx, approving Planned Development 05-010, subject to standard and site specific development conditions; and

    3. Adopt Resolution No. 05-xxx, approving Conditional Use Permit 05-006 and make a finding that the project will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

4. Direct staff to return with a report that would allow the City Council to consider the Commission's recommendation to approve the four story, 55-foot height of the building, based on the subject site given its location being in a highway commercial area in the vicinity of existing hotels and highly visible commercial development.

B. Refer the CENCO project back to the Planning Commission, allowing the Commission to hear the concerns of the appellants and consider whether or not there is additional information that can be provided in the near foreseeable future (without waiting for completion of the Caltrans PA&ED) that would provide additional refinements to the proposed re-alignment of Vine Street through the CENCO property. In conjunction with that referral, direct CENCO to revise their site plan for the 138-room hotel project to reflect a re-alignment of Vine Street through their property in a manner consistent with the Caltrans-approved PSR and in a location subject to approval of the City Engineer.

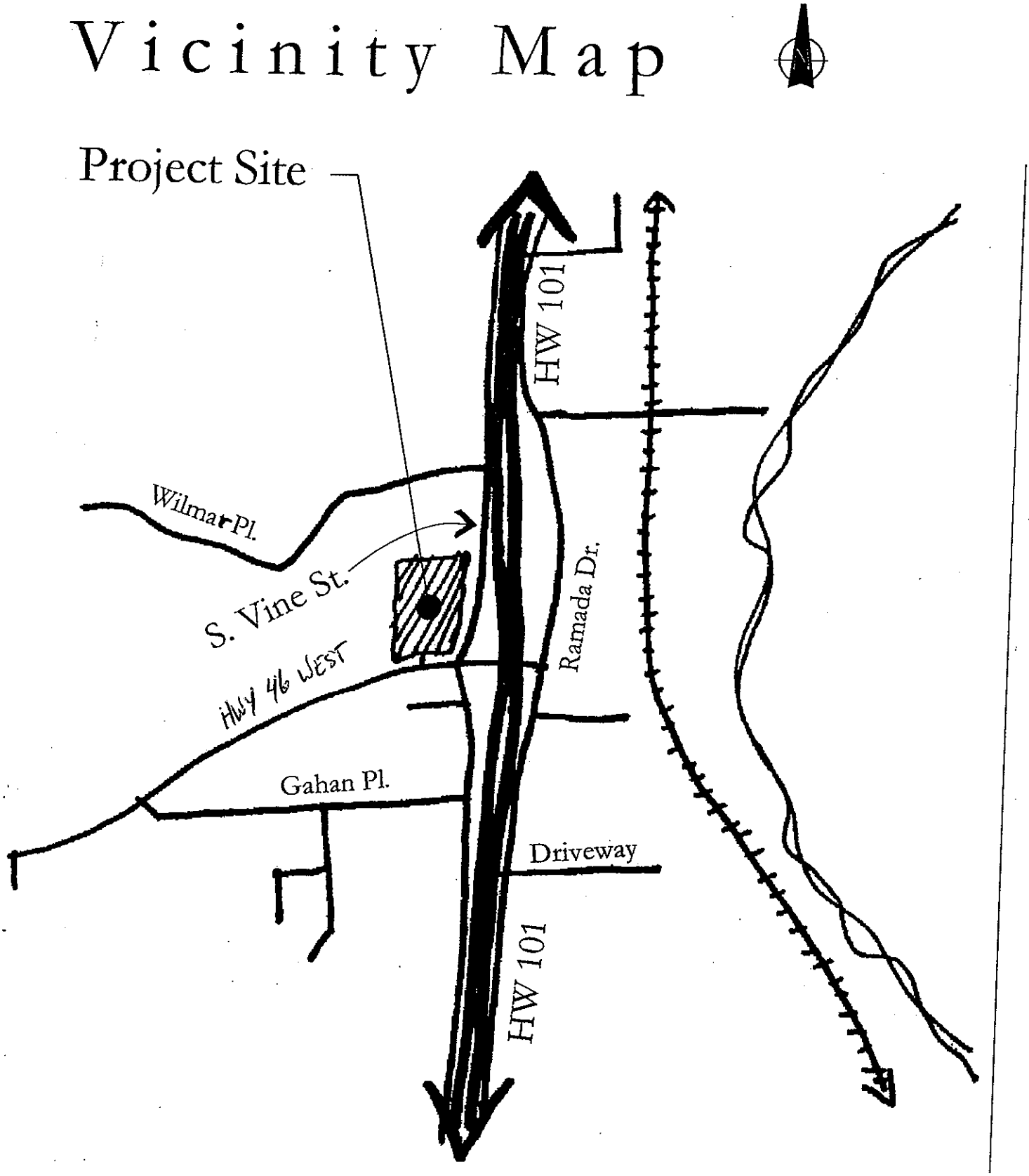
C. In conjunction with the actions called for in option "B" above, direct CENCO to redesign the site plan for their 138-room hotel to place the parking to the rear (north and west) of the hotel buildings; the final site plan including the redesign of the parking area to accommodate the Vine Street re-alignment dedication through the CENCO property in a manner consistent with the Caltrans-approved PSR would be subject to Planning Commission approval.

D. Amend, modify, or alter the foregoing options.

Attachments:

1. Vicinity Map
2. Appeal Application
3. Appeal Letter dated October 6, 2005
4. Engineering Memo
5. Resolution to Approve a Mitigated Negative Declaration
6. Resolution to Approve Planned Development 05-010
7. Resolution to Approve Conditional Use Permit 05-006
8. Newspaper and Mail Notice Affidavits

Vicinity Map



Vicinity Map
PD 05-010 & CUP 05-006
(Vintners Village)

RECEIVED
OCT - 6 2005
Community Development

CITY OF EL PASO DE ROBLES
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT APPLICATION APPEAL

(805) 237-3970
1000 Spring Street
Paso Robles, CA. 93446

GENERAL INFORMATION REQUIRED

Applicant Quorum Realty Funds III, LLC Phone (949) 833-7800 Fax # (949) 833-7878

Mailing/Billing Address c/o Nossaman, Guthner, Knox & Elliott, LLP
18101 Von Karman, Ste. 1800
Irvine, CA 92612 Email gsanders@nossaman.com

Representative Gregory W. Sanders, Esq. Phone SEE ABOVE Fax

Mailing Address See above Email SEE ABOVE

Property Owner Quorum Realty Fund III, LLC Phone SEE ABOVE Fax #

Owner's Address See above Email SEE ABOVE

PROJECT DESCRIPTION (APPEAL)

Assessor's Parcel Number(s) 009-631-011

Project Location: Vicinity of northwest corner of Highway 101 and Highway 46 west

Project Description: Planned Development 05-010 and Conditional Use Permit 05-006;
Mitigated Negative Declaration ---- 138 Unit hotel, parking and ancillary facilities
Phase 1 of 3 phase project)

OWNER / APPLICANT AUTHORIZATION

APPLICANT / REPRESENTATIVE: I have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my knowledge. **I am submitting the project description, site plan, and elevations for this project on a 3.5 inch disk or IBM compatible CD with all graphics/illustrations in PDF or JPEG format.** I understand the city might not approve what I am applying for, or might set conditions of approval.

Signed Date

PROPERTY OWNER / AUTHORIZED AGENT:
I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and accurate. I understand that I am responsible for ensuring compliance with conditions of approval. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form). I hereby authorize the City of Paso Robles and/or its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements, including compliance with applicable City code requirements.

Signed Gregory W. Sanders, Esq. Date 10/6/05

BELOW AREA FOR OFFICE USE ONLY

Notes to File / Staff Notes:	Action / Body / Date:

THIS AREA FOR OFFICE USE ONLY

Appeal

DEPOSIT APPLICATIONS	APPLICATION NO.	FEE APPLICATIONS	APPLICATION NO.
☐ General Plan Amend		☐ Site Plan Rev. Major ($600)	
☐ Rezone		☐ Plot Plan Rev. Minor ($200)	
☒ Conditional Use Permit	05-006	☐ Sign Review ($20)	
☒ Development Plan	05-010	☐	
☐ Tentative Tract Map		☐	
☐ Tentative Parcel Map			
☐ Lot Line Adjustment			
☐			
Total Deposit Paid (G.L. #406-000-2304-209)	$ 200	Total Fees Paid (G.L. #100-000-4704)	$

Application Received By: [signature] Date: 10-6-05

AGREEMENT TO PAY ALL DEVELOPMENT APPLICATION FEES

In accordance with City Council Resolution 96-75, the City collects fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I am aware that if greater than 75 percent of the application deposit amount is depleted prior to completion of the project, staff will notify the undersigned, in writing, of the amount of additional deposit required to complete processing of the application, based on staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the City within 15 days from the date of the letter, staff may stop processing of the application and/or not schedule the project for action by the Planning Commission or City Council. Any remaining deposit will be refunded to me at the time of closeout after I have submitted the approved project plans and forms electronically, or upon my written request to formally withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the City of El Paso de Robles.

Deposit Paid: $200.00

Applicant's Signature [signature] Date: 10/6/05

Gregory W. Sanders, Esq.

Applicant's Name Quorum Realty Funds III, LLC
(Please Print)

LAW OFFICES
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AUSTIN, TEXAS 78701-2745
(512) 370-4077

REFER TO FILE NUMBER
290324-0001

October 6, 2005

RECEIVED
OCT - 6 2005
Community Development

VIA HAND DELIVERY

Frank Mecham, Mayor and
Members of the City Council
City of El Paso de Robles
1000 Sprint Street
Paso Robles, CA 93446

Re: Appeal of Planning Commission Approval of Planned Development 05-010, Conditional Use Permit 05-006 and Initial Study and Mitigated Negative Declaration

Dear Mayor Mecham and Members of the City Council:

We represent Quorum Realty Fund III, LLC ("Quorum") and the president of its Managing Member, Alex Furlotti, with regard to all matters involving the City of el Paso de Robles ("City") Planning Commission approval on September 27, 2005 of Planned Development 05-010, Conditional Use permit 05-006 and attendant Initial Study and Mitigated Negative Declaration for the proposed Inns at Vintners Village project ("Project"). This letter and the enclosed Development Application Appeal shall constitute the appeal by Quorum and Alex Furlotti of the aforementioned Planning Commission approvals. We also enclose a check in the amount o $200.00 for the required appeal fee.

The reasons for the appeal are as follows:

A. The Initial Study and Mitigated Negative Declaration ("ISMND") for the Project is inadequate and does not comply with the requirements of the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000, et seq.). The ISMND a) fails to consider the totality of the Project, analyzing instead only Phase I of a project the ISMND itself acknowledges to consist of three (3) phases; b) impermissibly defers analysis of the environmental impacts associated with the proposed realignment of Vine Street; c) identifies potentially significant environmental impacts for which no adequate mitigation measures are imposed; and d) relies on an inadequate traffic study.

B. Planned Development 05-010 and Conditional Use permit 05-006 require the realignment of Vine Street through the Project. The realignment will result in removal of an unspecified number of parking spaces that will leave the Project without the required number of spaces under the City's Zoning Code.

C. Planned Development 05-010 and Conditional Use Permit 05-006 do not provide a secondary access for the Project.

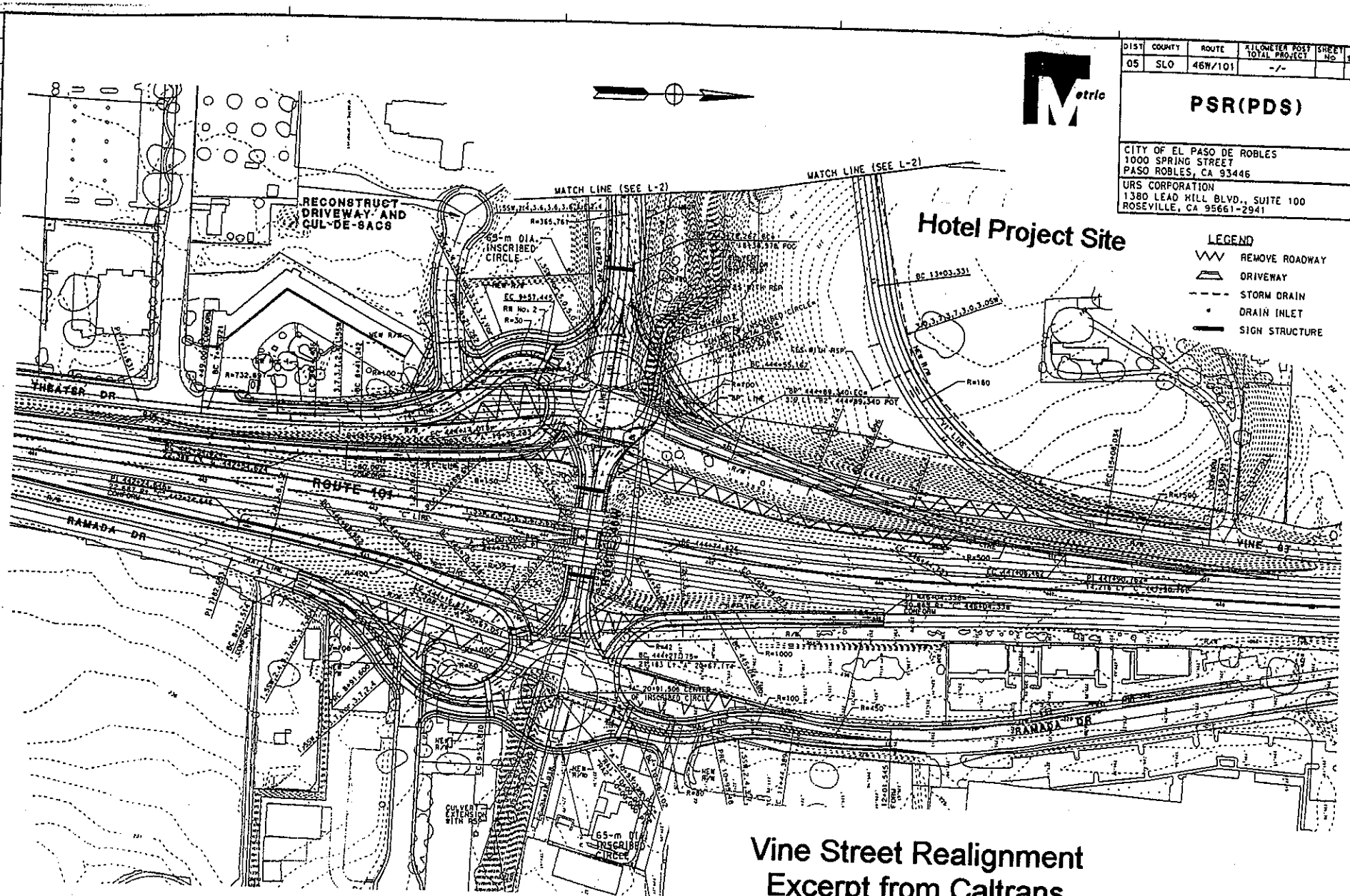
Prior to the appeal hearing on this matter, we will be filing a comprehensive brief with the City Council that address these issues in detail.

Please let us know if you have any questions or need further information regarding this matter.

Sincerely,

Gregory W. Sanders
of NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP

GWS/cjm



DIST	COUNTY	ROUTE	KILOMETER POST TOTAL PROJECT	SHEET No	TOTAL SHEETS
05	SLO	46W/101	-/-		

PSR(PDS)

CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446

URS CORPORATION
1380 LEAD HILL BLVD., SUITE 100
ROSEVILLE, CA 95661-2941

DATE | REVISED BY | DATE REVISED

CALCULATED/ DESIGNED BY | CHECKED BY

DESIGN OVERLAY

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION Caltrans

Vine Street Realignment
Excerpt from Caltrans
Approved Project Study Report

ALTERNATIVE A
LAYOUT
SCALE: 1"=1000'

MEMORANDUM

TO: **Darren Nash**

FROM: **John Falkenstien**

SUBJECT: **PD 05-010, South Vine Street**

DATE: **August 25, 2005**

Streets

The subject property fronts on South Vine Street, just north of Highway 46 West. South Vine Street is classified as a collector street in the Circulation Element.

The subject property will be affected by the ultimate improvements to the intersection of State Highways 101 and 46 West. A Project Study Report (PSR) has been prepared by the City and was signed as approved by Caltrans last April.

Numerous alternative designs have been studied over the past four years. The PSR identifies four alternatives which Caltrans approves for further study. All four of these alternatives involve the realignment of Vine Street westerly through the CENCO property to point of connection to Highway 46 west roughly 1,000 feet west of its current intersection.

The geometrics of the PSR must be considered with any application involving property within its study area. In the case of the Vintners Village project, only the Vine Street leg of the PSR affects the project property. Vine Street is unique to the PSR in that it will remain a City street while all other improvements will be owned and operated by Caltrans. Therefore, Vine Street will be subject to design criteria established by the City, as opposed to Caltrans.

This portion of South Vine Street is a freeway frontage road, much like Theatre Drive to the south. The application of the Theatre Drive standard, as adopted by the City Council in 2004 for the segment south of the Target Center, would be appropriate for the future development of Vine Street. The Theatre Drive Standard includes three lanes; northbound; southbound and a center turning lane. The Theatre Drive standard also includes a sidewalk on the west side of the street.

We recommended that the Vintners Village improve the frontage of their project to the "Theatre Drive" standard north of the point where the new alignment of Vine Street will bend to the west. From this point to the south, temporary improvements will be constructed along the frontage of the project. Vine Street

improvements will include pavement widening to provide a center turn lane available to serve both access points to the project.

A traffic study has been prepared with this application. This project will impact the Highway 101-46W-Theatre Drive intersection. The traffic study prepared by ATE indicates that the interim improvements planned for the intersection will be able to accommodate the traffic generated by the proposed development.

Consistent with recent development applications within the Theatre Drive corridor, the applicant will be required to enter into an agreement to participate in an assessment district or other financing program to pay their share of the interim improvements to Highway 46W-101 intersection as well as the ultimate improvements as determined by the Project Approvals and Environmental Documents (PAED).

Sewer

There is no sewer currently available to the property. The plans indicate the extension of a sewer line from the intersection of South Vine Street and Theatre Drive. Accommodations in the sewer line extension must be made for the South Vine Street creek crossing just south of the project.

The sewer line will need to be extended to the north boundary of the project in accordance with Municipal Code Section 14.08.070C5 and City policies.

Water

There are no water mains currently available to the property. The City plans to extend a 16-inch water main in South Vine Street to Highway 46. The applicants will be required to construct the portion of this water line from Highway 46 to the north boundary of the project consistent with standard City policies. The applicants will be eligible for reimbursements for oversizing the water line in accordance with Code Section 14.04.040.

Recommended Conditions of Approval

1. Prior to issuance of building permits, the applicant will provide the City with an irrevocable and perpetual offer of dedication for public right-of-way for the extension of Vine Street westerly through the subject property in accordance with Municipal Code Section 11.12.030l. The width of the offer shall be 68 feet. The horizontal alignment of the offer shall be subject to the approval of the City Engineer.

2. Prior to occupancy, the applicant shall improve the existing Vine Street frontage in accordance with Municipal Code Section 11.12.030. Frontage improvements shall include pavement widening to accommodate a center turning lane. Beginning at the north boundary of the project, Vine Street shall be widened in accordance with the Theatre Drive standard south to the point where the Vine Street dedication turns to the west. All work shall be completed in accordance with plans approved by the City Engineer.

3. Prior to occupancy, the applicant shall extend an 8-inch sewer line in the existing Vine Street right-of-way to the north boundary of the property in accordance with Municipal Code Section 14.08.070C5 and plans approved by the City Engineer.

4. Prior to occupancy, the applicant shall extend a 16-inch water main in the existing Vine Street right-of-way to the north boundary of the property in accordance with plans approved by the City Engineer. The applicant will be eligible for reimbursement for oversizing in accordance with Code Section 14.04.040.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Tribune

Date of Publication: November 2, 2005

Meeting Date: November 15, 2005 (City Council)

Project: Appeal of Planned Development 05-010 and Conditional Use Permit 05-006 (Quorum Realty Funds appealing Cenco Inv. Project)

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

Signed: _____
Lonnie Dolan

forms\newsaffi.691

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING:

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing on November 15, 2005, to consider an appeal of the Planning Commissions decision to approve Planned Development 05-010 & CUP 05-006 at their meeting on September 27, 2005. The appeal application has been filed by Gregory W. Sanders, Esq. on behalf of Quorum Realty Funds III, LLC. The appeal is related to traffic and circulation issues related to the project.

Planned Development 05-010 & Conditional Use Permit 05-006 is a project that consists of the following: a development plan application, filed by CENCO Investment, LLC, to construct a 138 room hotel & bungalows with accessory parking lots and landscaping. The project would be located on the 12.6 acre site near the vicinity of the northwest corner of Highway 46 West and South Vine Street.

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

Written comments on the proposed appeal may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the appeal 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 or City Council at, or prior to, their respective public hearings.

Darren Nash, Associate Planner
Nov. 2, 2005 6272288

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Appeal of Planned Development 05-010 and Conditional Use Permit 05-006 (Quorum Realty Funds III, LLC appealing Cenco Development Project) on this 2nd day of November, 2005.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____
Lonnie Dolan

forms\mailaffi.691

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES DENYING AN APPEAL BY QUORUM REALTY FUNDS III, LLC AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PLANNED DEVELOPMENT 05-010 & CONDITIONAL USE PERMIT 05-006 FOR THE INNS AT VINTNERS VILLAGE HOTEL PROJECT (CENCO INVESTMENT - APN 009-631-011)

WHEREAS, Planned Development 05-010 has been filed by R2L Architects on behalf of CENCO Investment, LLC & Alexander Samardzich to construct a 138 room, four story hotel with bungalows and ancillary parking lot and landscaping; and

WHEREAS, the Project site is located in the vicinity of the northwest corner of Highway 46 West and South Vine Street; and

WHEREAS, the General Plan land use designation of the Project site is Regional Commercial (RC) and the Zoning designation is Highway Commercial, Planned Development Overlay (C2-PD); and

WHEREAS, Section 21.13.030 of the Zoning Code which requires approval of a Conditional Use Permit for commercial use of C2 PD-zoned properties in the Theatre Drive area so as to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, in conjunction with Planned Development 05-010, R2L Architects on behalf of CENCO Investment, LLC, has filed Conditional Use Permit 05-006, seeking authorization to operate a hotel in the C2 PD (Highway Commercial, Planned Development) Zoning District; and

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

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

WHEREAS, at its September 13, 2005 meeting, the Planning Commission held a duly noticed public hearing on the proposed Hotel, to accept public testimony on the Planned Development, Conditional Use Permit and environmental review therefore; and

WHEREAS, at its September 13, 2005 meeting, the Planning Commission on a 5-1 vote (one Commissioner was in opposition and one Commissioner was absent) adopted the resolution approving a Mitigated Negative Declaration for PD 05-010 & Conditional Use Permit 05-006; and

WHEREAS, on October 6, 2005, Gregory W. Sanders, Esq. on behalf or Quorum Realty Funds III, LLC, appealed the Vintners Village Project; and

WHEREAS, the letter from the Law Offices of Nossaman, Guthner, Knox and Elliott, LLP, dated October 6, 2005, appealing the Planning Commission's approval of the subject project, contends that the Initial Study was inadequate and did not comply with the requirements of the California Environmental Quality Act (CEQA), in particular:

A. The appeal contends that the project is a multi-phase project that is not addressed in terms of environmental review.

B. Concern was expressed by the appellants regarding the impact of the required dedication for a re-alignment of Vine Street on the amount of parking to be provided for the 138-room hotel project.

C. Mr. Sanders indicates that the approved site plan does not provide a secondary point of access; and

WHEREAS, in response to the three concerns that the appellant raised are as follows:

Response to Item A: Whereas the applicant for the project indicated his intent, in both written materials and verbal presentation, to pursue subsequent development on the same property, the staff report and presentation to the Planning Commission made it clear that the only "project" before the Commission was a 138 room hotel with ancillary facilities. That project was the basis for the CEQA review which included a complete traffic analysis for the project that was under consideration.

Response to Item B: The condition of approval for the dedication was designed to provide the property owner / applicant and the City Engineer the flexibility to precisely locate the dedication in a manner that would be consistent with the Caltrans-approved PSR and which would minimize the impacts on the CENCO parcel. Under the City's Zoning Code, prior to obtaining a building permit for a hotel, the property owner / applicant would need to demonstrate that he was in compliance with the City's off-street parking code requirements. In light of the size of the property and the amount of undeveloped area on the 12.6 acre site, providing the required parking would not be a problem. Any significant change from the approved site plan would be subject to Planning Commission approval.

Response to Item C: Per the attached approved site plan, there are clearly two points of access from South Vine Street to the subject project; and

WHEREAS, there would not appear to be grounds to overturn the Planning Commission's approval of the 138-room CENCO hotel project based on the issues raised by Mr. Sanders / the appellant; and

WHEREAS, at its November 15, 2005 meeting, the City Council held a duly noticed public hearing on the appeal application filed by Quorum Realty Funds III, LLC, to accept public testimony on the appeal of Planned Development, Conditional Use Permit and environmental review therefore and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission and City Council action on the Mitigated Negative Declaration) that establishes obligation on the part of the property owner to mitigate identified environmental effects as set forth therein, most notably with regard to both the interim and long-term mitigation measures for vehicular traffic related impacts of pending development project applications within the geographic area of the Highway 46 West/Highway 101 Interchange, and the project approvals includes a requirement to dedicate right-of-way needed to implement the Caltrans-approved Project Study Report for the interchange; and

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

attached Mitigation Summary Table that are also described in the initial study and contained in the resolution approving PD 05-010 as site specific conditions summarized below.

Topic of Mitigation	Condition #
Traffic and Circulation	9, 10, 11 & 17
Air Quality (Short and Long Term)	12, 13
Biological (Oak Trees)	14, 15 & 16

NOW, THEREFORE, BE IT RESOLVED, that:

1. That the above Recitals are true and correct and incorporated herein by reference.

2. That based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby deny the application of appeal by Quorum Realty Funds III, LLC and approve a Negative Declaration for Planned Development 05-010 and Conditional Use Permit 05-006 in accordance with the California Environmental Quality Act.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on this 15th day of November 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Sharilyn M. Ryan, Deputy City Clerk

CITY OF PASO ROBLES – PLANNING DIVISION
INITIAL STUDY

1. GENERAL PROJECT INFORMATION

PROJECT TITLE:	**The Inns at Vintners Village Development Project (PD 05-010 & Conditional Use Permit 05-006)**
LEAD AGENCY:	City of Paso Robles - 1000 Spring Street, Paso Robles, CA 93446
Contact: **Telephone:**	Darren Nash, Associate Planner (805) 237-3970
PROJECT LOCATION:	In the vicinity of the northwest corner of Hwy 101 and Hwy 46 West (APN: 009-631-011)
PROJECT PROPONENT:	Applicant: CENCO Investment, LLC / Alexander Samardzich 800 Pollard Road, Suite 36 – Bldg. C Los Gatos, CA 95032
LEAD AGENCY CONTACT/ INITIAL STUDY PREPARED BY:	Darren Nash, Associate Planner
Telephone: **Facsimile:** **E-Mail:**	(805) 237-3970 (805) 237-3904 dnash@prcity.com
GENERAL PLAN DESIGNATION:	RC (Regional Commercial)
ZONING:	C2P-D (Highway Commercial, Planned-Development)

2. PROJECT DESCRIPTION

The proposed project is to construct a 118-unit hotel and 20 bungalow units, totaling 138 units. The project is for development of a portion of a single parcel of land, the balance of which may be developed in the future in accordance with the General Plan, zoning and subsequent conditions of approval required by the City. Any proposed future development of undeveloped portions of this parcel will also be subject to all required environmental assessment and mitigation at the time of application processing.

There are 131 oak trees located on the site which the project has been designed around. There will be some impacts to a few of the trees from the construction of the project, but with the mitigation measures outlined in the Arborist Report, there should not be a significant impact.

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

- Agreement for Interim Traffic Mitigation Measures

- Agreement to Participate in Formation of an Assessment District for Highway Interchange Improvements at Hwys. 101 and 46 West.

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

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

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

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

6. PURPOSES OF AN INITIAL STUDY

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

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

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

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

D. To eliminate unnecessary EIRs;

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

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

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

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

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

This Initial Study evaluates potential impacts identified in the following checklist. Potential environmental impacts identified can be mitigated to a less than significant level. A project specific traffic study was also conducted and is attached to this document in Exhibit B. The project is consistent with the applicable development standards of the M P-D zoning district and BP land use designation.

B. Evaluation of Environmental Impacts

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

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

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

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

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

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

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

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

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

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

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

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

Signature:	Date:
	August 19, 2005
Darren Nash, Associate Planner	

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the Proposal:				
a) Conflict with general plan designation or zoning? (Sources: 1 & 8)	☐	☐	☐	☑
Discussion: The proposed project is consistent with the C2 P-D Zoning District and RC land use designation in the General Plan Land Use Element, and they are permitted uses in compliance with all applicable development standards.				
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.				
c) Be incompatible with existing land uses in the vicinity? (Sources: 1 & 3)	☐	☐	☐	☑
Discussion: The project uses, site plan and architecture are similar to and compatible with surrounding development. The project is consistent with existing land uses in the vicinity. There are other hotel developments currently operating and currently under construction in the vicinity of the project on the south side of Hwy 46 West.				
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?	☐	☐	☐	☑
Discussion: This is an urban infill site. There are no agricultural resources on or near the project site. Therefore, the project could not impact 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 currently vacant except for one house which will be removed. The project would meet the Zoning and General Plan designations for the site as well as meet the goals of the City's Economic Strategy. This project is not anticipated to disrupt or divide the physical arrangement of an established community.				
II. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)	☐	☐	☐	☑
Discussion: The proposed project does not include a residential component nor is it large enough to result in creating a significant number of new jobs that could affect cumulative population projections.				
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)	☐	☐	☐	☑
Discussion: This is an urban infill site and will be served by all city services which currently exist along South Vine				

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

Street.

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

Discussion: There is no housing currently existing on the project site, thus 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) ☐ ☐ ☑ ☐

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

b) Seismic ground shaking? (Sources:1, 2, & 3) ☐ ☐ ☑ ☐

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 not located in an area with soil conditions that have a high risk for liquefaction or other type of ground failure.

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.

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

Discussion: The site slopes up from the existing elevation of South Vine Street approximately 26 feet on the south end to approximately 14 feet on the northern end. There will need to be cuts into the slopes to provide for the entry/exit driveways. Once on top of the site there will be minimal grading for the parking lots and buildings. Per the General Plan EIR, the project site is not located in an area known to have unstable soil conditions, thus impacts resulting from grading and excavation are anticipated to be less than significant. In addition to standard erosion control measures that are a part of development, all grading would be subject to standard conditions of approval ensuring that soils conditions are suitable for the proposed structures and improvements. Soil reports are also required to be submitted with the building and grading plans. As such, no significant impacts are anticipated.

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

Discussion: Per the General Plan EIR, the project site is not located in an area subject to subsidence from either groundwater extraction or liquefaction, thus impacts would be less than significant from development of this project.

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 excavation and compaction of soils. Therefore, impacts related to expansive soils will be less than significant.

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

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)	☐	☐	☑	☐

Discussion: The project includes structures and parking lots which will increase the amount of surface runoff and decrease absorption rates. However, site drainage will be conveyed to the storm water system where it will be filtered in compliance with the NPDES regulations prior to flowing into the Salinas River and recharge groundwater resources.

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

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

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

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

Discussion: The project will utilize the existing storm water system and historical flow to the Salinas River. The volume of discharge that may result from this project could not be of a quantify to alter water quality in terms of temperature, dissolved oxygen or create significant turbidity.

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

Discussion: The resulting project surface water is not large enough to significantly affect the amount of surface water in any water body. Additionally, water is pumped from several City wells from the groundwater basin, which has adequate capacity for city build-out.

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 located near surface water.

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

Discussion: Build-out of the City is anticipated in the General Plan and evaluated in the GP EIR. This project is in compliance with the adopted build-out scenario and anticipated impacts to water demand. The project will implement water conservation measures through use of water conservation landscape and irrigation measures, and building fixtures.

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

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

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

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

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

Discussion: Refer to response f.

10 Environmental Checklist Form

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

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 San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. To aid in the assessment of project impacts subject to CEQA review, the APCD published the "CEQA Air Quality Handbook" in April, 2003. This handbook establishes screening thresholds for measuring the potential of projects to generate air quality impacts. Generally, any project that generates less than 10lbs./day of emissions would "qualify" for a Negative Declaration determination, and a project that generates between 10 and 24lbs./day of emissions would "qualify" for a Mitigated Negative Declaration.

Based on Table 1-1 of the APCD's handbook, a threshold of 66 rooms would place emissions at an estimated 10 1bs./day. A 160 room project would be estimated at generating 25 lbs./day of emissions. Based on these table projections, the 138 unit project would generate approximately 15 lbs. / day of ozone and particulate matter emissions. This would place the project slight higher than the 10lbs./day (for a Negative Declaration without mitigation measures), but clearly below the 25lbs./day emission threshold for the granting of a Mitigated Negative Declaration.

Based on exceeding the 10 bs./day threshold for a Negative Declaration, it will be necessary for the project to incorporate appropriate short and long term mitigation measures as outlined in the APCD's CEQA Handbook. The recommended mitigation measures are included in the attached mitigation summary , and they include measures for dust control and Best Available Technology (BAT) during construction , and heating/cooling standards in building construction and landscaping for reducing long term impacts. Based on implementation of short and long term mitigation measures outlined in this report, the resultant impacts are considered to be less than significant.

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

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

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

Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature since it does not include a large parking lot without trees.

d) Create objectionable odors? ☐ ☐ ☐ ☑

Discussion: The construction of this project will not result in objectionable odors.

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

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

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

Discussion: An analysis of future vehicle trips and traffic circulation were analyzed by an independent transportation consultant. The consultant prepared a traffic study which evaluated project related and cumulative traffic impacts particularly as they relate to the intersection of Hwys. 46 West and 101. The study determined that with interim improvements planned at this intersection, that LOS D could be maintained, which is an acceptable interim level of service until long-term improvements can completed. Intersections on the east side of Hwy 101 near the project site, are forecasted operate at LOS B-C. Peak hour trips and traffic contributions were also determined in the study. The applicant will be required to participate in their share of interim and long-term improvements as calculated in the study to mitigate the project traffic impacts to a less than significant level.

The subject property will be affected by the ultimate improvements to the intersection of State Highways 101 and 46 West. A Project Study Report (PSR) has been prepared by the City and was signed as approved by Caltrans last April.

Numerous alternative designs have been studied over the past four years. The PSR identifies four alternatives which Caltrans approves for further study. All four of these alternatives involve the realignment of Vine Street westerly through the CENCO property to point of connection to Highway 46 west roughly 1,000 feet west of its current intersection.

The geometrics of the PSR must be considered with any application involving property within its study area. In the case of the Vintners Village project, only the Vine Street leg of the PSR affects the project property. Vine Street is unique to the PSR in that it will remain a City street while all other improvements will be owned and operated by Caltrans. Therefore, Vine Street will be subject to design criteria established by the City, as opposed to Caltrans.

Consistent with the PSR, a condition of approval has been added to PD 05-010 requiring the following:

Prior to issuance of building permits, the applicant will provide the City with an irrevocable and perpetual offer of dedication for public right-of-way for the extension of Vine Street westerly through the subject property. The width of the offer shall be 68 feet. The horizontal alignment of the offer shall be subject to the approval of the City Engineer.

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

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

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

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

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

Discussion: The Site Plan indicates the required number of parking spaces (165) per Zoning Ordinance requirements for the proposed uses. Therefore, the project will have sufficient on-site parking spaces.

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

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

Discussion: The project includes curb, gutter and sidewalk improvements along property frontages. The project will not affect travelways for pedestrians or bicyclists.

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

Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation.

g) Rail, waterborne or air traffic impacts? ☐ ☐ ☐ ☑

Discussion: The project could not result in impacts to rail, waterborne or air transportation.

BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? (Source 11) ☐ ☐ ☐ ☑

Discussion A Sensitive Species and Habitat Survey was prepared by LFR on June 7,2005. The study concluded that "No listed sensitive plant or wildlife species were observed or are expected to be present on the site." Thus, impacts to endangered, threatened or rare species or their habitats would be less than significant.

See attached copy of the LFR Survey. Source 11

b) Locally designated species (e.g., heritage trees)? (Source 13) ☐ ☑ ☐ ☐

Discussion: There are twenty-nine (29) oak trees located within the developable areas of this project. All of the oak trees are proposed to be saved/preserved. An Arborist Report was completed for the project by Consulting Arborist, E. Wesley Conner. The report concludes that the project has been redesigned from the initial design to better work around the oak trees. There will be mitigation measures for the trees including protection during construction, monitoring during construction and use of pervious pavers for driveway and parking lot areas within the oak tree critical root zone to reduce potential impacts to oak trees to a less than significant level.

By applying the mitigation measures as requested by the Arborist, impacts to oak trees will not be significant.

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

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

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

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

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

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

Discussion: There are no wildlife dispersal or migration corridors on or near the project site.

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

Discussion: It is not anticipated that the hotel project will create a risk of accidental explosion or release of hazardous substances..

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

Discussion: The 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 and future uses will not likely result in creating any health or other hazards.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Increased fire hazard in areas with flammable brush, grass, or trees?	☐	☐	☑	☐

Discussion: The project is not located in or near an area subject to increased fire hazards.

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)	☐	☐	☐	☑

See Discussion Xa. above.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
a) Fire protection? (Sources: 1, 3, 6, & 7)	☐	☐	☐	☑
b) Police Protection? (Sources: 1, 3, & 7)	☐	☐	☐	☑
c) Schools? (Sources: 1, 3, & 7)	☐	☐	☐	☑
d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)	☐	☐	☐	☑
e) Other governmental services? (Sources: 1,3, & 7)	☐	☐	☐	☑

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

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas? (Sources: 1, 3, & 7)	☐	☐	☐	☑
b) Communication systems? (Sources: 1, 3, & 7)	☐	☐	☐	☑
c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)	☐	☐	☐	☑
e) Storm water drainage? (Sources: 1, 3, & 7)	☐	☐	☐	☑
f) Solid waste disposal? (Sources: 1, 3, & 7)	☐	☐	☐	☑
g) Local or regional water supplies? (Sources: 1, 3, & 7)	☐	☐	☐	☑

Discussion: a.-g. The 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)	☐	☐	☐	☑

Discussion: The project is located in the Highway 101 and Highway 46 West area, which is a highly traveled area of the City and is considered an entrance to the City. Although the site is not specifically a scenic vista or on a scenic highway, it located at the entrance to the City and aesthetics are a high priority for the City. This project has been reviewed by the City's Development Review Committee (DRC). The DRC was in favor of the project including the architecture, color and materials and recommended that the Planning Commission approve the project.

b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)	☐	☐	☐	☑

Discussion: See discussion above, with the proposed architecture and landscaping, it is not anticipated that this project will have a negative aesthetic effect.

c) Create light or glare? (Sources: 1, 3, 7, & 8)	☐	☐	☐	☑

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

XIV. CULTURAL RESOURCES. Would the proposal:

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

Discussion: a.-b. An Archaeological/ Paleontological Evaluation Report was prepared by Cogstone Resource Management Inc. The report was prepared in June 2005. The report concludes that there are no archaeological, paleontological or historic sites were found on the subject property.

If these types of resources are found during grading and excavation, appropriate procedures will be followed including halting activities and contacting the County Coroner.

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

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

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 existing religious or sacred uses on or near the project site.

XV.RECREATION. Would the proposal:

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

Discussion: The project is industrial in nature and will not likely result in an increase in the demand for recreational facilities.

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

Discussion: The project will not affect existing recreational opportunities.

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

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

Discussion: The proposed project does not have any significant existing natural resources located on it, nor is the site located near any plant, animal or habitat resources or historical resources that could be negatively affected by this project.

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

Discussion: With mitigations incorporated for traffic impacts and building design to current UBC code standards the project will not have the 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 ☐ ☐ ☐ ☑

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

past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 3)

Discussion: With mitigations incorporated for traffic impacts and building design to current UBC code standards the project will not result in significant cumulative impacts.

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

Discussion: With mitigations incorporated for traffic impacts and building design to current UBC code standards the project will not result in substantial adverse effects on human beings, either directly or indirectly.

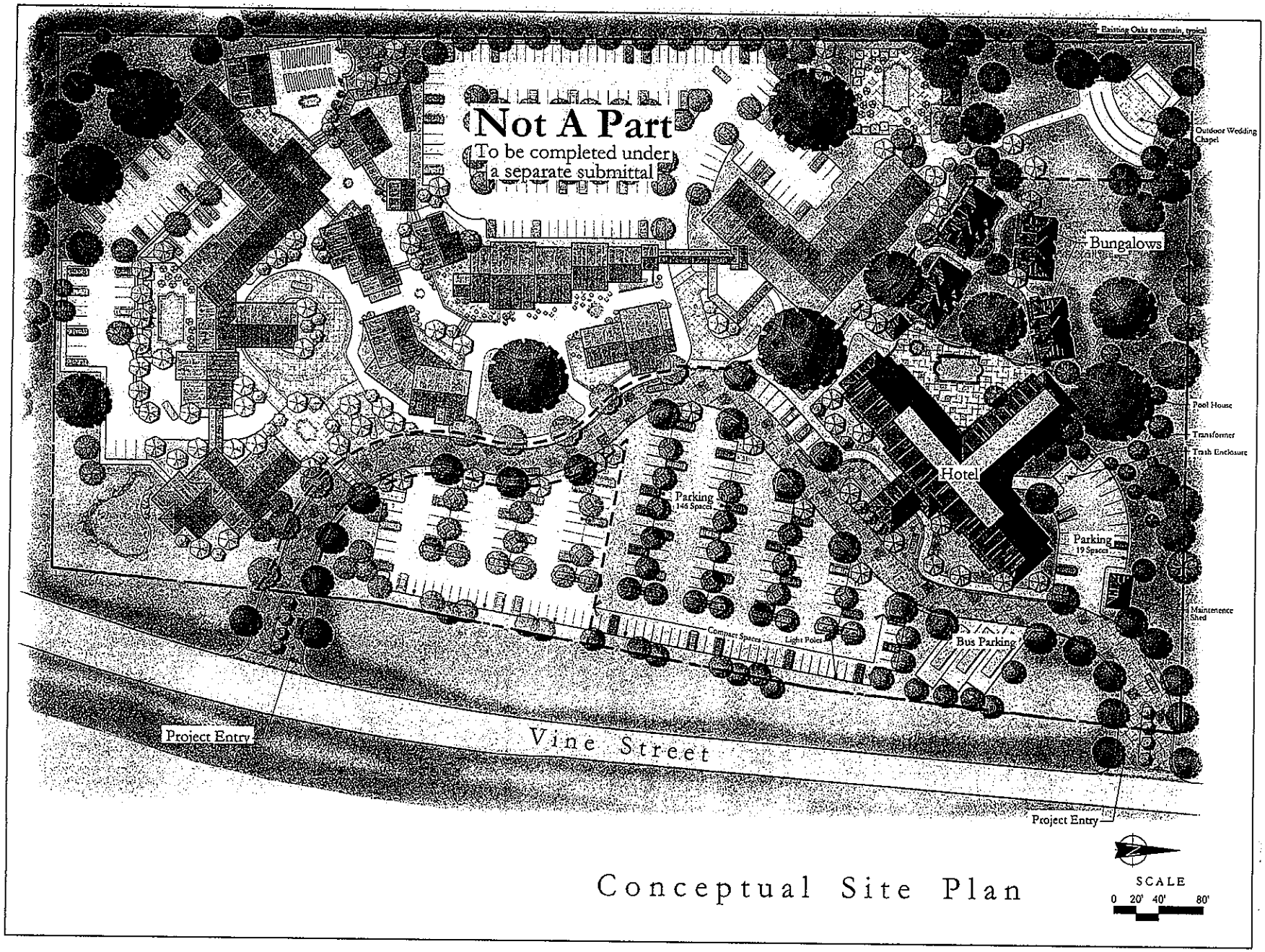
11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

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

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
11	Sensitive Species and Habitat Survey June 7, 2005 By LFR	Attached as Exhibit D
12	Archaeological-Paleontological Eval. & Mit. Plan By Cogstone Resource Mgt. Inc.	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
13	Tree Survey Report, May 30, 2005 By E. Wesley Conner	Attached as Exhibit I to the Resolution Approving PD 05-010
14	Traffic Study by ATE	Attached as Exhibit B

Attachments:

Exhibit A – Site Plan and Elevations
Exhibit B – Traffic Study
Exhibit C – Sensitive Species and Habitat Survey



Conceptual Site Plan

The Inns at Vintners Village

Paso Robles, CA

Development Review Package

Resubmittal

RL ARCHITECTS

SHEET TITLE: Conceptual Site Plan

SCALE: 24x36 Sheet: 1" = 40'-0" 11x17 Sheet: 1" = 80'-0"

CLIENT: CENCO Investment, LLC

PLOT DATE: June 24, 2005

PROJECT NO.: R05109

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SHEET 2 OF 17 SHEETS

EXHIBIT A

Site Plan

PD 05-010 & CUP 05-006

(CENCO Investment, LLC)

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Richard L. Pool, P.E.
Scott A. Schell, AICP

RECEIVED
JUN 1 4 2005
Community Development

June 13, 2005

05068R01.WP

Bob Lata
City of El Paso De Robles
1000 Spring Street
Paso Robles, CA 93446

TRAFFIC IMPACT STUDY FOR
THE INNS AT VINTNERS VILLAGE PROJECT, CITY OF PASO ROBLES

Associated Transportation Engineers (ATE) has prepared the following traffic study for The Inns at Vintners Village Project, located northwest of the Route 46(W)/Route 101 interchange. The project is proposing to construct a 118-room hotel plus 20 rooms in 5 bungalows, for a total of 138 rooms.

The study addresses potential impacts to the Route 46 (W)/Route 101 interchange, using near-term traffic forecasts developed for the *Route 46 West/Route 101 Capacity and Level of Service Analyses* (Associated Transportation Engineers, August 2002) and subsequent traffic studies for projects proposed in the vicinity of the interchange. Trip generation estimates were calculated for The Inns at Vintners Village Project and the project's traffic was added to the Route 46 (W)/Route 101 interchange. Levels of service were calculated assuming the near-term improvements that are planned for the interchange. The results found that the near-term improvements would accommodate the proposed project's traffic, with LOS D being maintained at the interchange.

The traffic generated by The Inns at Vintners Village Project would be 13% of the future traffic at the Route 46 (W)/Route 101 interchange, based on the list of approved projects shown on Table 7. The project's share of the near-term improvement costs will be determined in the future based upon the number of projects that are included in the program and the cost of design and construction.

EXHIBIT B
Traffic Study
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)

EXISTING CONDITIONS

Table 1 shows the Existing Weekday Midday, Weekday P.M., Friday P.M., and Saturday P.M. peak hour levels of service for the intersections comprising the Route 46 (W)/Route 101 interchange. Peak hour traffic volumes for the interchange were collected in June 2002 and updated with counts completed in August 2004 and April 2005. The new counts include the number of trucks using the interchange and the levels of service are based on the improved geometry implemented by Caltrans in the Summer of 2004 (Caltrans restriped the Route 101 Southbound Off-Ramp to include one left-turn lane, one shared through-right lane, and one right-turn lane).

Table 1
Route 46 (W)/Route 101 Interchange
Existing Peak Hour Levels of Service

Intersection	Seconds Delay Per Vehicle/LOS			
	Weekday Midday	Weekday P.M.	Friday P.M.	Saturday P.M.
Rt 46(W)/Theatre-Vine/Rt 101 SB	34.1/LOS C	35.6/LOS D	35.1/LOS D	35.0/LOS C
Rt 46(W)/Rt 101 NB	14.5/LOS B	14.6/LOS B	14.5/LOS B	14.4/LOS B
Rt 46(W)/Ramada	15.8/LOS C	15.5/LOS C	16.3/LOS C	11.3/LOS B

LOS based on average delay per vehicle in seconds pursuant to the Highway Capacity Manual Operations Methodology. LOS for Rt 46(W)/Theatre-Vine & Rt 46(W)/Rt 101 SB based on average delay per vehicle for all movements using the two intersections since they operate as a single unit.

The Route 46 (W)/Theatre-Vine/Route 101 SB intersection operates at LOS C-D during the peak time periods. The two intersections comprising the east side of the interchange operate at LOS B-C.

NEAR-TERM CONDITIONS

Near-term traffic conditions were forecasted for the interchange assuming the additional traffic that will be generated by the approved projects in the vicinity of the interchange, along with the near-term improvements planned for the interchange. The following section details the near-term level of service forecasting for the interchange.

Approved Projects

There are several projects that will add traffic to the study-area street system in the near-term that are approved. Table 2 shows the approved projects in the area.

Table 2
Route 46 (W)/Route 101 Interchange - Approved Projects

Project	Land Use	Size
San Luis Bay Motors	Auto Sales	3,500 SF
Sky River RV	RV Sales	6,800 SF
Target Center[a]	Shopping Center	29,540 SF
Hampton Inn	Motel	81 Rooms
Hastings/Aiken	Retail	4,990
Hastings/Aiken	Retail	4,990
Knight's Carpet	Retail	5,000
La Vorgna Storage	Storage	2.8 Acres
McDonalds/Chevron	Fast-Food Restaurant Gas Station w/Car Wash	3,152 SF 12 Pumps/1 Wash
Laughlin RV Park	Recreation RV Park	85 Spaces
Gheza Mini-Storage	Storage	3.75 Acres
Alexa Court Restaurant	Restaurant	6,300 SF
250 Gahan Place	Retail	12,750 SF
Theatre Drive Retail	Mixed Retail Self-Storage	39,650 SF 62,000 SF
Bellesara Suites Project	Lodging	62-Unit Hotel
1331 Vendels Circle - Benny Simmons	Light Industrial	6,000 SF
1160 Ramada Drive - True Tube	Light Industrial	6,900 SF
1375 Ramada Drive - Lavorgna	Light Industrial	46,684 SF
1500 Ramada Drive - Pokrajac	Light Industrial/Warehouse	42,800 SF

[a] Development of remaining pads/stores.

Route 46 (W)/Route 101 Improvements

Improvements to the Route 46 (W)/Route 101 Interchange were identified in the Route 101 Corridor Study prepared for the San Luis Obispo Council of Governments (SLOCOG) in 1999 as needed to improve the operation and traffic flow on Route 101 in the Paso Robles area. Without significant long-term mitigation measures being implemented to handle increased local and regional traffic, the Route 101/Route 46 West interchange is forecasted to operate at LOS F with 20-year volumes. The existing configuration is a tight diamond with closely spaced frontage roads (Vine Street-Theatre Drive on the west and Ramada Drive on the east). Traffic growth within the area of the interchange will occur as a result of future developments served by Vine Street, Theatre Drive and Ramada Drive, as well as regional growth on Route 101 and Route 46.

The cooperative agreement between the City of Paso Robles, Caltrans, County of San Luis Obispo and SLOCOG called for completion of a Project Study Report (PSR) to analyze alternatives that would accommodate long-term traffic forecasts (20-Year volumes). The PSR has been completed and the project is now moving to the next phase, which is the Project Report and Environmental Document (PA & ED).

The City commissioned a traffic study of the interchange in the Summer of 2002. That study analyzed traffic conditions at the interchange and included improvements to provide additional capacity at the interchange in the near term prior to the long-term improvement project. The near-term improvements (enumerated as Improvement Set 2) in the August 2002 traffic report include the following components. These improvements are being designed and are expected to be implemented in Summer-Fall of 2005.

1) ▸ Provide Additional Right Turn Lane on Route 101 SB Off-Ramp. Stripe the ramp to provide 2 right-turn lanes. This requires relocating the traffic signal pole, modifying/relocating drainage facilities and providing additional signs on the ramp. (Caltrans restriped the ramp in the Summer of 2004. The inside right-turn lane is now designated for southbound Theatre Drive and the outside lane is designated for Route 46 (W) & Vine Street.)

2) ▸ Modify Route 101 SB Off-Ramp. Lengthen the ramp storage lanes to provide 500-550 feet of storage. This improvement is expected to be implemented in Summer-Fall of 2005.

3) ▸ Modify Curb Return on Northeast Corner of SB Off-Ramp. Modify the curb return to accommodate truck turns. This improvement is expected to be implemented in Summer-Fall of 2005.

4) ▸ Signalize Route 46 (W)/Ramada. Install traffic signals at this location. This improvement is expected to be implemented in Summer-Fall of 2005.

5) ▸ Signal Interconnect & Coordination. Provide for interconnection of all of the traffic signals in the interchange and provide a timing plan for signal coordination. This improvement is expected to be implemented in Summer-Fall of 2005.

Levels of Service

Table 3 shows the near-term level of service forecasts for the Route 46 (W)/Route 101 Interchange assuming the near-term traffic volume projections for the Existing + Approved Projects scenario and the near-term improvements listed above.

Table 3
Route 46 (W)/Route 101 Interchange - Near-Term Levels of Service

Intersection	Seconds Delay Per Vehicle/LOS			
	Weekday Midday	Weekday P.M.	Friday P.M.	Saturday P.M.
Rt 46(W)/Theatre-Vine/Rt 101 SB	37.1/LOS D	41.1/LOS D	40.0/LOS D	43.1/LOS D
Rt 46(W)/Rt 101 NB	22.4/LOS C	18.8/LOS B	19.8/LOS C	16.5/LOS B
Rt 46(W)/Ramada	11.3/LOS B	11.6/LOS B	10.3/LOS B	11.8/LOS B

The Route 46 (W)/Theatre-Vine/Route 101 SB intersection is forecast to operate at LOS D during the various peak periods with the near-term developments and improvements. The two intersections comprising the east side of the interchange are forecast to operate at LOS B-C.

PROJECT IMPACTS

Trip Generation

Trip generation estimates were calculated for The Inns at Vintners Village Project based on ITE, Caltrans and SANDAG rates. Tables 4 summarizes the trip generation calculations for the Weekday Midday, Weekday P.M., Friday P.M., and Saturday P.M. peak hour periods.

Table 4
Project Trip Generation

Use	Size	Peak Hour Period	Trips
Hotel	118 Rooms 20 Suites	Weekday Midday	132
		Weekday P.M.	81
		Friday P.M.	81
		Saturday P.M.	99

Trip generation rates derived from ITE, SANDAG & Caltrans studies.

The trips that will be generated by the project were distributed and assigned to the Route 46 (W)/Route 101 Interchange using the distribution percentages shown in Table 5. These percentages were developed from marketing data/traffic studies of other commercial projects in the area, as well as consideration of the street system and the surrounding residential and commercial centers. Most of the patrons are expected to/from Route 101 (70%) with the remainder via Route 46(W) and local trips on the surface streets in the area.

Table 5
Project Trip Distribution

Origin/Destination	Direction	Percent
Route 101	North	35%
Route 101	South	35%
Vine Street	North	5%
SR 46 West	West	10%
Theatre Drive s/o SR 46 West	South	10%
Ramada Drive n/o SR 46 West	East	3%
Ramada Drive s/o SR 46 West	East	2%
Total		**100%**

NEAR-TERM + PROJECT LEVELS OF SERVICE

Table 6 shows the near-term + project level of service forecasts for the Route 46 (W)/Route 101 Interchange. The levels of service assume the traffic volume projections for the Existing + Approved + Project condition.

Table 6
Route 46 (W)/Route 101 Interchange
Near-Term + Project Peak Hour Levels of Service

Intersection	Seconds Delay Per Vehicle/LOS			
	Weekday Midday	Weekday P.M.	Friday P.M.	Saturday P.M.
Rt 46(W)/Theatre-Vine/Rt 101 SB	40.9/LOS D	42.7/LOS D	41.4/LOS D	43.5/LOS D
Rt 46(W)/Rt 101 NB	18.6/LOS B	18.8/LOS B	20.4/LOS C	16.8/LOS B
Rt 46(W)/Ramada	12.7/LOS B	11.7/LOS B	10.0/LOS B	11.7/LOS B

The Inns at Vintners Village Project would result in small increases in the delays at the interchange, but would not change the levels of service. The Route 46 (W)/Theatre-Vine/Route 101 SB intersection is forecast to operate at LOS D during the various peak periods. The intersections comprising the east side of the interchange are forecast to operate at LOS B-C.

ROUTE 46 (W)/ROUTE 101 SB OFF-RAMP QUEUING

The maximum queues forecasted on the Route 101 SB off-ramp will occur during the Friday and Saturday P.M. peak hour periods. With the additional traffic from the approved projects and the Inns at Vintners Village Project, the maximum queues are forecasted at 535 feet during the Friday P.M. peak hour period and 480 feet during the Saturday P.M. peak hour period assuming the near-term improvements that are planned. The near-term improvements include lengthening the ramp to provide 550 feet of storage. Thus, the additional traffic on the southbound off-ramp could be accommodated with the longer ramp.

PROJECT SHARE OF NEAR-TERM IMPROVEMENTS

Table 7 shows the percentage contribution of traffic at the Route 46 (W)/Route 101 interchange for each of the projects that would contribute to the improvements, including the Inns at Vintners Village Project.

Table 7
Route 46 (W)/Route 101 Interchange
Traffic Contributions from Near-Term Projects

Project	Traffic Contribution	% Share
McDonalds/Chevron	214 PHT	35.8%
Laughlin RV Park	36 PHT	6.0%
Gheza Mini-Storage	15 PHT	2.5%
Alexa Court Restaurant	33 PHT	5.5%
250 Gahan Place	28 PHT	5.0%
Theatre Drive Retail/Storage	71 PHT	11.9%
Bellesara Suites	34 PHT	5.7%
1331 Vendels Circle Project - Benny Simmons	6 PHT	1.0%
1160 Ramada Drive Project - True Tube	7 PHT	1.2%
1375 Ramada Drive - Lavorgna	46 PHT	7.7%
1500 Ramada Drive - Pokrajac	30 PHT	5.0%
Inns at Vintners Village Project	77 PHT	13.0%
Total	597 PHT	100%

Traffic Contribution based on weekday peak hour trips (PHT) entering the interchange. interchange for each project.

The traffic generated by The Inns at Vintners Village Project would be 13% of the future interchange traffic. The project's share of the near-term improvement costs will be determined in the future based upon the number of projects that are included in the program and the cost of design and construction.

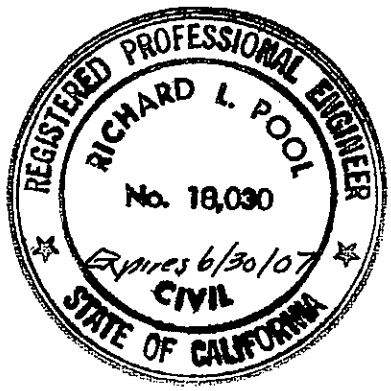
Thank you for your assistance during the course of the study.

Associated Transportation Engineers

By: Richard L. Pool, P.E.
President

RLP/DLD

attachments



NEAR TERM + PROJECT
WEEKDAYS 12-1 PM - WITH IMPROVEMENT SET 2

	SR 46/THEATER-VINE						SR 46/RT 101 SB				
MOVEMENT	SBL	SBTR	NBLT	NBR	EBL	EBTR	SBL	SBTR	SBR	WBL	WBT
ADJ LANE GROUP FLOW	77	224	380	255	75	192	197	249	248	75	398
DELAY PER VEHICLE	30.7	26.5	39.8	28.7	35.2	42.2	35.8	60.0	59.5	27.2	41.8
TOTAL MOVEMENT DELAY	2363.9	5936.0	15124.0	7318.5	2640.0	8102.4	7052.6	14940.0	14756.0	2040.0	16636.4

TOTAL DELAY FOR ALL MOVEMENTS	96909.8
TOTAL VEHICLES	2370
DELAY/VEHICLE	40.9
COMPOSITE LOS	LOS D

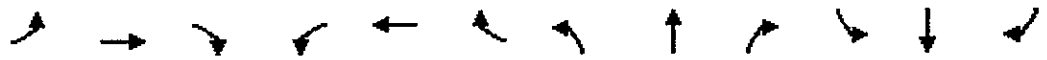
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	12	12	12	12	14	12	16	12
Total Lost time (s)	3.0	3.0		5.0	5.0			5.0	5.0	5.0	5.0	
Lane Util. Factor	1.00	1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt	1.00	0.97		1.00	0.93			1.00	0.85	1.00	0.96	
Flt Protected	0.95	1.00		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)	1736	2011		1736	1692			1816	1656	1770	2035	
Flt Permitted	0.95	1.00		0.95	1.00			0.91	1.00	0.28	1.00	
Satd. Flow (perm)	1736	2011		1736	1692			1669	1656	516	2035	
Volume (vph)	69	143	34	382	222	215	43	306	235	71	156	50
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	75	155	37	415	241	234	47	333	255	77	170	54
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	75	192	0	415	475	0	0	380	255	77	224	0
Heavy Vehicles (%)	4%	4%	4%	4%	4%	4%	4%	4%	4%	2%	2%	2%
Turn Type	Split			Split			Perm		Prot	Perm		
Protected Phases	6	6		9	9			3	3		3	
Permitted Phases					9		3	3		3	3	
Actuated Green, G (s)	10.9	10.9		37.5	37.5			22.7	22.7	22.7	22.7	
Effective Green, g (s)	12.9	12.9		38.7	38.7			25.4	25.4	25.4	25.4	
Actuated g/C Ratio	0.14	0.14		0.43	0.43			0.28	0.28	0.28	0.28	
Clearance Time (s)	5.0	5.0		6.2	6.2			7.7	7.7	7.7	7.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	249	288		746	728			471	467	146	574	
v/s Ratio Prot	0.04	c0.10		0.24	c0.28				0.15		0.11	
v/s Ratio Perm								c0.23		0.15		
v/c Ratio	0.30	0.67		0.56	0.65			0.81	0.55	0.53	0.39	
Uniform Delay, d1	34.5	36.5		19.2	20.3			30.0	27.4	27.2	26.1	
Progression Factor	1.00	1.00		0.13	0.14			1.00	1.00	1.00	1.00	
Incremental Delay, d2	0.7	5.7		0.5	1.1			9.8	1.3	3.4	0.4	
Delay (s)	35.2	42.2		2.9	3.9			39.8	28.7	30.7	26.5	
Level of Service	D	D		A	A			D	C	C	C	
Approach Delay (s)		40.3			3.4			35.3			27.6	
Approach LOS		D			A			D			C	

Intersection Summary			
HCM Average Control Delay	21.3	HCM Level of Service	C
HCM Volume to Capacity ratio	0.71		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	13.0
Intersection Capacity Utilization	76.3%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	16	12	12	12	12	12	12	12
Total Lost time (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Util. Factor		1.00		1.00	1.00					1.00	0.95	0.95
Frt		0.97		1.00	1.00					1.00	0.85	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		1778		1736	2071					1736	1477	1475
Flt Permitted		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (perm)		1778		1736	2071					1736	1477	1475
Volume (vph)	0	365	90	69	366	0	0	0	0	181	2	455
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	397	98	75	398	0	0	0	0	197	2	495
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	495	0	75	398	0	0	0	0	197	249	248
Turn Type				custom						custom		custom
Protected Phases		10		5	5					4	4	4
Permitted Phases		10		5						4	4	4
Actuated Green, G (s)		40.1		20.2	20.2					17.1	17.1	17.1
Effective Green, g (s)		43.3		20.4	20.4					17.3	17.3	17.3
Actuated g/C Ratio		0.48		0.23	0.23					0.19	0.19	0.19
Clearance Time (s)		6.2		3.2	3.2					3.2	3.2	3.2
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		855		393	469					334	284	284
v/s Ratio Prot		c0.28		0.04	c0.19					0.11	c0.17	0.17
v/s Ratio Perm												
v/c Ratio		0.58		0.19	0.85					0.59	0.88	0.87
Uniform Delay, d1		16.8		28.1	33.3					33.1	35.3	35.3
Progression Factor		0.05		0.96	0.88					1.00	1.00	1.00
Incremental Delay, d2		2.4		0.2	12.4					2.7	24.7	24.3
Delay (s)		3.2		27.2	41.8					35.8	60.0	59.5
Level of Service		A		C	D					D	E	E
Approach Delay (s)		3.2			39.5			0.0			53.0	
Approach LOS		A			D			A			D	

Intersection Summary			
HCM Average Control Delay	34.3	HCM Level of Service	C
HCM Volume to Capacity ratio	0.71		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	48.5%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	16	16	12	12	12	12	12	12
Total Lost time (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Util. Factor	0.95	0.95			1.00	1.00	1.00	1.00				
Frt	1.00	1.00			1.00	0.85	1.00	0.86				
Flt Protected	0.95	1.00			1.00	1.00	0.95	1.00				
Satd. Flow (prot)	1649	1967			2071	1760	1736	1570				
Flt Permitted	0.95	1.00			1.00	1.00	0.95	1.00				
Satd. Flow (perm)	1649	1967			2071	1760	1736	1570				
Volume (vph)	239	303	0	0	253	206	181	11	165	0	0	0
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	329	0	0	275	224	197	12	179	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	260	329	0	0	275	224	197	191	0	0	0	0
Turn Type	Split					Perm	Prot					
Protected Phases	4	4			8		5	2				
Permitted Phases						8						
Actuated Green, G (s)	37.8	37.8			25.0	25.0	15.5	15.5				
Effective Green, g (s)	38.5	38.5			26.0	26.0	16.5	16.5				
Actuated g/C Ratio	0.43	0.43			0.29	0.29	0.18	0.18				
Clearance Time (s)	3.7	3.7			4.0	4.0	4.0	4.0				
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Grp Cap (vph)	705	841			598	508	318	288				
v/s Ratio Prot	0.16	c0.17			c0.13		0.11	c0.12				
v/s Ratio Perm						0.13						
v/c Ratio	0.37	0.39			0.46	0.44	0.62	0.66				
Uniform Delay, d1	17.5	17.7			26.2	26.1	33.9	34.2				
Progression Factor	0.46	0.45			0.45	0.44	1.00	1.00				
Incremental Delay, d2	1.2	1.1			2.4	2.6	3.6	5.6				
Delay (s)	9.2	9.1			14.1	14.2	37.4	39.8				
Level of Service	A	A			B	B	D	D				
Approach Delay (s)		9.2			14.2			38.6			0.0	
Approach LOS		A			B			D			A	

Intersection Summary			
HCM Average Control Delay	18.6	HCM Level of Service	B
HCM Volume to Capacity ratio	0.47		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	67.2%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	15	15	12	12	12	16
Total Lost time (s)	3.0	3.0		3.0	3.0	3.0
Lane Util. Factor	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.85		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.97	1.00	1.00
Satd. Flow (prot)	1909	1708		1771	1827	1760
Flt Permitted	0.95	1.00		0.77	1.00	1.00
Satd. Flow (perm)	1909	1708		1410	1827	1760
Volume (vph)	342	121	118	68	94	336
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	372	132	128	74	102	365
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	372	132	0	202	102	365
Turn Type		Perm	Perm			Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Actuated Green, G (s)	39.0	39.0		43.0	43.0	43.0
Effective Green, g (s)	40.0	40.0		44.0	44.0	44.0
Actuated g/C Ratio	0.44	0.44		0.49	0.49	0.49
Clearance Time (s)	4.0	4.0		4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	848	759		689	893	860
v/s Ratio Prot	c0.19				0.06	
v/s Ratio Perm		0.08		0.14		c0.21
v/c Ratio	0.44	0.17		0.29	0.11	0.42
Uniform Delay, d1	17.3	15.1		13.7	12.5	14.8
Progression Factor	0.47	0.46		1.00	1.00	1.00
Incremental Delay, d2	1.5	0.5		1.1	0.3	1.5
Delay (s)	9.7	7.5		14.8	12.7	16.4
Level of Service	A	A		B	B	B
Approach Delay (s)	9.1			14.8	15.6	
Approach LOS	A			B	B	

Intersection Summary			
HCM Average Control Delay	12.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.43		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	6.0
Intersection Capacity Utilization	42.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

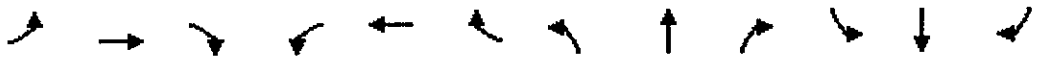
NEAR TERM + PROJECT
WEEKDAYS PM PEAK - WITH IMPROVEMENT SET 2

	SR 46/THEATER-VINE						SR 46/RT 101 SB				
MOVEMENT	SBL	SBTR	NBLT	NBR	EBL	EBTR	SBL	SBTR	SBR	WBL	WBT
ADJ LANE GROUP FLOW	45	255	307	382	75	347	132	280	279	127	239
DELAY PER VEHICLE	25.8	27.7	35.1	43.3	29.4	43.4	30.7	59.1	58.6	33.0	48.0
TOTAL MOVEMENT DELAY	1161.0	7063.5	10775.7	16540.6	2205.0	15059.8	4052.4	16548.0	16349.4	4191.0	11472.0

TOTAL DELAY FOR ALL MOVEMENTS	105418.4
TOTAL VEHICLES	2468
DELAY/VEHICLE	42.7
COMPOSITE LOS	LOS D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	12	12	12	12	14	12	16	12
Total Lost time (s)	3.0	3.0		5.0	5.0			5.0	5.0	5.0	5.0	
Lane Util. Factor	1.00	1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt	1.00	0.99		1.00	0.98			1.00	0.85	1.00	0.95	
Flt Protected	0.95	1.00		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)	1736	2041		1736	1787			1814	1656	1770	1998	
Flt Permitted	0.95	1.00		0.95	1.00			0.85	1.00	0.38	1.00	
Satd. Flow (perm)	1736	2041		1736	1787			1555	1656	706	1998	
Volume (vph)	69	289	30	342	321	54	40	243	351	41	151	84
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	75	314	33	372	349	59	43	264	382	45	164	91
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	75	347	0	372	408	0	0	307	382	45	255	0
Heavy Vehicles (%)	4%	4%	4%	4%	4%	4%	4%	4%	4%	2%	2%	2%
Turn Type	Split			Split			Perm		Prot	Perm		
Protected Phases	6	6		9	9			3	3		3	
Permitted Phases					9		3	3		3	3	
Actuated Green, G (s)	17.2	17.2		31.8	31.8			22.1	22.1	22.1	22.1	
Effective Green, g (s)	19.2	19.2		33.0	33.0			24.8	24.8	24.8	24.8	
Actuated g/C Ratio	0.21	0.21		0.37	0.37			0.28	0.28	0.28	0.28	
Clearance Time (s)	5.0	5.0		6.2	6.2			7.7	7.7	7.7	7.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	370	435		637	655			428	456	195	551	
v/s Ratio Prot	0.04	c0.17		0.21	c0.23				c0.23		0.13	
v/s Ratio Perm								0.20		0.06		
v/c Ratio	0.20	0.80		0.58	0.62			0.72	0.84	0.23	0.46	
Uniform Delay, d1	29.1	33.6		23.0	23.4			29.4	30.7	25.2	27.1	
Progression Factor	1.00	1.00		0.15	0.15			1.00	1.00	1.00	1.00	
Incremental Delay, d2	0.3	9.8		0.7	1.0			5.7	12.6	0.6	0.6	
Delay (s)	29.4	43.4		4.2	4.6			35.1	43.3	25.8	27.7	
Level of Service	C	D		A	A			D	D	C	C	
Approach Delay (s)		40.9			4.4			39.7			27.4	
Approach LOS		D			A			D			C	

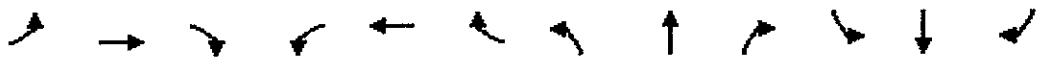
Intersection Summary			
HCM Average Control Delay	25.7	HCM Level of Service	C
HCM Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	13.0
Intersection Capacity Utilization	79.9%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	16	12	12	12	12	12	12	12
Total Lost time (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Util. Factor		1.00		1.00	1.00					1.00	0.95	0.95
Frt		0.99		1.00	1.00					1.00	0.85	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		1804		1736	2071					1736	1477	1475
Flt Permitted		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (perm)		1804		1736	2071					1736	1477	1475
Volume (vph)	0	616	63	117	220	0	0	0	0	121	2	512
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	670	68	127	239	0	0	0	0	132	2	557
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	738	0	127	239	0	0	0	0	132	280	279
Turn Type				custom						custom		custom
Protected Phases		10		5	5					4	4	4
Permitted Phases		10		5						4	4	4
Actuated Green, G (s)		45.8		12.6	12.6					19.0	19.0	19.0
Effective Green, g (s)		49.0		12.8	12.8					19.2	19.2	19.2
Actuated g/C Ratio		0.54		0.14	0.14					0.21	0.21	0.21
Clearance Time (s)		6.2		3.2	3.2					3.2	3.2	3.2
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		982		247	295					370	315	315
v/s Ratio Prot		c0.41		0.07	c0.12					0.08	c0.19	0.19
v/s Ratio Perm												
v/c Ratio		0.75		0.51	0.81					0.36	0.89	0.89
Uniform Delay, d1		15.8		35.7	37.4					30.1	34.4	34.3
Progression Factor		0.11		0.88	0.89					1.00	1.00	1.00
Incremental Delay, d2		3.3		1.7	14.8					0.6	24.7	24.3
Delay (s)		5.0		33.0	48.0					30.7	59.1	58.6
Level of Service		A		C	D					C	E	E
Approach Delay (s)		5.0			42.8			0.0			53.5	
Approach LOS		A			D			A			D	

Intersection Summary			
HCM Average Control Delay	31.4	HCM Level of Service	C
HCM Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	63.4%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	16	16	12	12	12	12	12	12
Total Lost time (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Util. Factor	0.95	0.95			1.00	1.00	1.00	1.00				
Frt	1.00	1.00			1.00	0.85	1.00	0.85				
Flt Protected	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (prot)	1649	1932			2071	1760	1736	1555				
Flt Permitted	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (perm)	1649	1932			2071	1760	1736	1555				
Volume (vph)	483	255	0	0	210	358	122	1	151	0	0	0
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	525	277	0	0	228	389	133	1	164	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	366	436	0	0	228	389	133	165	0	0	0	0
Turn Type	Split					Perm	Prot					
Protected Phases	4	4			8		5	2				
Permitted Phases						8						
Actuated Green, G (s)	34.5	34.5			30.0	30.0	13.8	13.8				
Effective Green, g (s)	35.2	35.2			31.0	31.0	14.8	14.8				
Actuated g/C Ratio	0.39	0.39			0.34	0.34	0.16	0.16				
Clearance Time (s)	3.7	3.7			4.0	4.0	4.0	4.0				
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Grp Cap (vph)	645	756			713	606	285	256				
v/s Ratio Prot	0.22	c0.23			0.11		0.08	c0.11				
v/s Ratio Perm						c0.22						
v/c Ratio	0.57	0.58			0.32	0.64	0.47	0.64				
Uniform Delay, d1	21.4	21.5			21.7	24.8	34.0	35.1				
Progression Factor	0.58	0.57			0.43	0.50	1.00	1.00				
Incremental Delay, d2	2.6	2.3			1.1	4.8	1.2	5.5				
Delay (s)	14.9	14.7			10.5	17.1	35.2	40.6				
Level of Service	B	B			B	B	D	D				
Approach Delay (s)		14.8			14.7			38.2			0.0	
Approach LOS		B			B			D			A	

Intersection Summary			
HCM Average Control Delay	18.8	HCM Level of Service	B
HCM Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	63.4%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	15	15	12	12	12	16
Total Lost time (s)	3.0	3.0		3.0	3.0	3.0
Lane Util. Factor	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.85		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.96	1.00	1.00
Satd. Flow (prot)	1909	1708		1761	1827	1760
Flt Permitted	0.95	1.00		0.77	1.00	1.00
Satd. Flow (perm)	1909	1708		1413	1827	1760
Volume (vph)	325	79	120	40	43	431
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	353	86	130	43	47	468
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	353	86	0	173	47	468
Turn Type		Perm	Perm			Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Actuated Green, G (s)	35.0	35.0		47.0	47.0	47.0
Effective Green, g (s)	36.0	36.0		48.0	48.0	48.0
Actuated g/C Ratio	0.40	0.40		0.53	0.53	0.53
Clearance Time (s)	4.0	4.0		4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	764	683		754	974	939
v/s Ratio Prot	c0.18				0.03	
v/s Ratio Perm		0.05		0.12		c0.27
v/c Ratio	0.46	0.13		0.23	0.05	0.50
Uniform Delay, d1	19.9	17.1		11.2	10.1	13.3
Progression Factor	0.35	0.35		1.00	1.00	1.00
Incremental Delay, d2	1.7	0.3		0.7	0.1	1.9
Delay (s)	8.6	6.3		11.9	10.2	15.2
Level of Service	A	A		B	B	B
Approach Delay (s)	8.1			11.9	14.8	
Approach LOS	A			B	B	

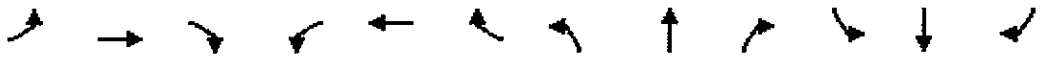
Intersection Summary			
HCM Average Control Delay	11.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.48		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	6.0
Intersection Capacity Utilization	42.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

NEAR TERM + PROJECT
FRIDAY PM PEAK - WITH IMPROVEMENT SET 2

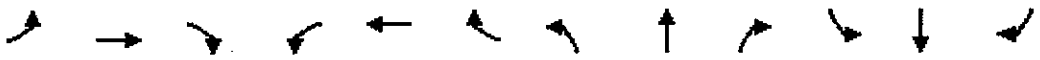
	SR 46/THEATER-VINE						SR 46/RT 101 SB				
MOVEMENT	SBL	SBTR	NBLT	NBR	EBL	EBTR	SBL	SBTR	SBR	WBL	WBT
ADJ LANE GROUP FLOW	51	274	253	386	83	291	129	296	296	108	249
DELAY PER VEHICLE	24.9	27.4	29.0	41.3	32.0	45.3	29.8	59.3	59.3	28.4	40.8
TOTAL MOVEMENT DELAY	1269.9	7507.6	7337.0	15941.8	2656.0	13182.3	3844.2	17552.8	17552.8	3067.2	10159.2

TOTAL DELAY FOR ALL MOVEMENTS	100070.8
TOTAL VEHICLES	2416
DELAY/VEHICLE	41.4
COMPOSITE LOS	LOS D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	12	12	12	12	14	12	16	12
Total Lost time (s)	3.0	3.0		5.0	5.0			5.0	5.0	5.0	5.0	
Lane Util. Factor	1.00	1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt	1.00	0.98		1.00	0.98			1.00	0.85	1.00	0.95	
Flt Protected	0.95	1.00		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)	1736	2031		1736	1781			1814	1656	1770	2005	
Flt Permitted	0.95	1.00		0.95	1.00			0.87	1.00	0.47	1.00	
Satd. Flow (perm)	1736	2031		1736	1781			1598	1656	878	2005	
Volume (vph)	76	234	34	396	305	61	32	201	355	47	167	85
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	83	254	37	430	332	66	35	218	386	51	182	92
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	83	291	0	430	398	0	0	253	386	51	274	0
Heavy Vehicles (%)	4%	4%	4%	4%	4%	4%	4%	4%	4%	2%	2%	2%
Turn Type	Split			Split			Perm		Prot	Perm		
Protected Phases	6	6		9	9			3	3		3	
Permitted Phases					9		3	3		3	3	
Actuated Green, G (s)	14.5	14.5		33.8	33.8			22.8	22.8	22.8	22.8	
Effective Green, g (s)	16.5	16.5		35.0	35.0			25.5	25.5	25.5	25.5	
Actuated g/C Ratio	0.18	0.18		0.39	0.39			0.28	0.28	0.28	0.28	
Clearance Time (s)	5.0	5.0		6.2	6.2			7.7	7.7	7.7	7.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	318	372		675	693			453	469	249	568	
v/s Ratio Prot	0.05	c0.14		c0.25	0.22				c0.23		0.14	
v/s Ratio Perm								0.16		0.06		
v/c Ratio	0.26	0.78		0.64	0.57			0.56	0.82	0.20	0.48	
Uniform Delay, d1	31.5	35.0		22.3	21.6			27.5	30.1	24.5	26.8	
Progression Factor	1.00	1.00		0.14	0.13			1.00	1.00	1.00	1.00	
Incremental Delay, d2	0.4	10.3		1.0	0.6			1.5	11.1	0.4	0.6	
Delay (s)	32.0	45.3		4.1	3.5			29.0	41.3	24.9	27.4	
Level of Service	C	D		A	A			C	D	C	C	
Approach Delay (s)		42.3			3.8			36.4			27.0	
Approach LOS		D			A			D			C	

Intersection Summary			
HCM Average Control Delay	23.6	HCM Level of Service	C
HCM Volume to Capacity ratio	0.73		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	13.0
Intersection Capacity Utilization	78.5%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	16	12	12	12	12	12	12	12
Total Lost time (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Util. Factor		1.00		1.00	1.00					1.00	0.95	0.95
Frt		0.98		1.00	1.00					1.00	0.85	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		1792		1736	2071					1736	1476	1475
Flt Permitted		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (perm)		1792		1736	2071					1736	1476	1475
Volume (vph)	0	558	91	99	229	0	0	0	0	119	1	544
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	607	99	108	249	0	0	0	0	129	1	591
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	706	0	108	249	0	0	0	0	129	296	296
Turn Type				custom						custom		custom
Protected Phases		10		5	5					4	4	4
Permitted Phases		10		5						4	4	4
Actuated Green, G (s)		43.8		13.7	13.7					19.9	19.9	19.9
Effective Green, g (s)		47.0		13.9	13.9					20.1	20.1	20.1
Actuated g/C Ratio		0.52		0.15	0.15					0.22	0.22	0.22
Clearance Time (s)		6.2		3.2	3.2					3.2	3.2	3.2
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		936		268	320					388	330	329
v/s Ratio Prot		c0.39		0.06	c0.12					0.07	0.20	c0.20
v/s Ratio Perm												
v/c Ratio		0.75		0.40	0.78					0.33	0.90	0.90
Uniform Delay, d1		16.9		34.3	36.6					29.3	33.9	34.0
Progression Factor		0.14		0.80	0.82					1.00	1.00	1.00
Incremental Delay, d2		3.8		1.0	10.9					0.5	25.3	25.7
Delay (s)		6.1		28.4	40.8					29.8	59.3	59.7
Level of Service		A		C	D					C	E	E
Approach Delay (s)		6.1			37.1			0.0			54.2	
Approach LOS		A			D			A			D	

Intersection Summary			
HCM Average Control Delay	31.7	HCM Level of Service	C
HCM Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	61.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	16	16	12	12	12	12	12	12
Total Lost time (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Util. Factor	0.95	0.95			1.00	1.00	1.00	1.00				
Frt	1.00	1.00			1.00	0.85	1.00	0.85				
Flt Protected	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (prot)	1649	1930			2071	1760	1736	1561				
Flt Permitted	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (perm)	1649	1930			2071	1760	1736	1561				
Volume (vph)	450	228	0	0	230	363	111	5	149	0	0	0
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	489	248	0	0	250	395	121	5	162	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	336	401	0	0	250	395	121	167	0	0	0	0
Turn Type	Split					Perm	Prot					
Protected Phases	4	4			8		5	2				
Permitted Phases						8						
Actuated Green, G (s)	33.2	33.2			31.0	31.0	14.1	14.1				
Effective Green, g (s)	33.9	33.9			32.0	32.0	15.1	15.1				
Actuated g/C Ratio	0.38	0.38			0.36	0.36	0.17	0.17				
Clearance Time (s)	3.7	3.7			4.0	4.0	4.0	4.0				
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Grp Cap (vph)	621	727			736	626	291	262				
v/s Ratio Prot	0.20	c0.21			0.12		0.07	c0.11				
v/s Ratio Perm						c0.22						
v/c Ratio	0.54	0.55			0.34	0.63	0.42	0.64				
Uniform Delay, d1	22.0	22.1			21.3	24.1	33.5	34.9				
Progression Factor	0.65	0.65			0.56	0.62	1.00	1.00				
Incremental Delay, d2	2.5	2.2			1.2	4.7	1.0	5.0				
Delay (s)	16.7	16.5			13.2	19.6	34.5	39.9				
Level of Service	B	B			B	B	C	D				
Approach Delay (s)		16.6			17.1			37.6			0.0	
Approach LOS		B			B			D			A	

Intersection Summary			
HCM Average Control Delay	20.4	HCM Level of Service	C
HCM Volume to Capacity ratio	0.60		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	61.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	15	15	12	12	12	16
Total Lost time (s)	3.0	3.0		3.0	3.0	3.0
Lane Util. Factor	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.85		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.96	1.00	1.00
Satd. Flow (prot)	1909	1708		1755	1827	1760
Flt Permitted	0.95	1.00		0.76	1.00	1.00
Satd. Flow (perm)	1909	1708		1381	1827	1760
Volume (vph)	179	90	154	33	30	323
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	195	98	167	36	33	351
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	195	98	0	203	33	351
Turn Type		Perm	Perm			Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Actuated Green, G (s)	34.0	34.0		48.0	48.0	48.0
Effective Green, g (s)	35.0	35.0		49.0	49.0	49.0
Actuated g/C Ratio	0.39	0.39		0.54	0.54	0.54
Clearance Time (s)	4.0	4.0		4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	742	664		752	995	958
v/s Ratio Prot	c0.10				0.02	
v/s Ratio Perm		0.06		0.15		c0.20
v/c Ratio	0.26	0.15		0.27	0.03	0.37
Uniform Delay, d1	18.7	17.8		10.9	9.5	11.7
Progression Factor	0.27	0.27		1.00	1.00	1.00
Incremental Delay, d2	0.7	0.4		0.9	0.1	1.1
Delay (s)	5.7	5.1		11.8	9.6	12.7
Level of Service	A	A		B	A	B
Approach Delay (s)	5.5			11.8	12.5	
Approach LOS	A			B	B	

Intersection Summary			
HCM Average Control Delay	10.0	HCM Level of Service	B
HCM Volume to Capacity ratio	0.32		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	6.0
Intersection Capacity Utilization	36.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

NEAR TERM + PROJECT
SATURDAYS PM - WITH IMPROVEMENT SET 2

	SR 46/THEATER-VINE						SR 46/RT 101 SB				
MOVEMENT	SBL	SBTR	NBLT	NBR	EBL	EBTR	SBL	SBTR	SBR	WBL	WBT
ADJ LANE GROUP FLOW	54	247	267	414	54	259	142	313	312	80	268
DELAY PER VEHICLE	24.5	26.1	28.0	43.8	32.8	48.1	29.2	59.3	58.9	31.9	50.9
TOTAL MOVEMENT DELAY	1323.0	6446.7	7476.0	18133.2	1771.2	12457.9	4146.4	18560.9	18376.8	2552.0	13641.2

TOTAL DELAY FOR ALL MOVEMENTS	104885.3
TOTAL VEHICLES	2410
DELAY/VEHICLE	43.5
COMPOSITE LOS	LOS D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	12	12	12	12	14	12	16	12
Total Lost time (s)	3.0	3.0		5.0	5.0			5.0	5.0	5.0	5.0	
Lane Util. Factor	1.00	1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt	1.00	0.97		1.00	0.98			1.00	0.85	1.00	0.96	
Flt Protected	0.95	1.00		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)	1736	2008		1736	1784			1814	1656	1770	2037	
Flt Permitted	0.95	1.00		0.95	1.00			0.92	1.00	0.46	1.00	
Satd. Flow (perm)	1736	2008		1736	1784			1685	1656	851	2037	
Volume (vph)	50	190	48	478	313	58	34	212	381	50	174	53
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	54	207	52	520	340	63	37	230	414	54	189	58
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	54	259	0	520	403	0	0	267	414	54	247	0
Heavy Vehicles (%)	4%	4%	4%	4%	4%	4%	4%	4%	4%	2%	2%	2%
Turn Type	Split			Split			Perm		Prot	Perm		
Protected Phases	6	6		9	9			3	3		3	
Permitted Phases					9		3	3		3	3	
Actuated Green, G (s)	12.7	12.7		34.8	34.8			23.6	23.6	23.6	23.6	
Effective Green, g (s)	14.7	14.7		36.0	36.0			26.3	26.3	26.3	26.3	
Actuated g/C Ratio	0.16	0.16		0.40	0.40			0.29	0.29	0.29	0.29	
Clearance Time (s)	5.0	5.0		6.2	6.2			7.7	7.7	7.7	7.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	284	328		694	714			492	484	249	595	
v/s Ratio Prot	0.03	c0.13		c0.30	0.23				c0.25		0.12	
v/s Ratio Perm								0.16		0.06		
v/c Ratio	0.19	0.79		0.75	0.56			0.54	0.86	0.22	0.42	
Uniform Delay, d1	32.5	36.2		23.1	20.9			26.8	30.1	24.1	25.7	
Progression Factor	1.00	1.00		0.18	0.17			1.00	1.00	1.00	1.00	
Incremental Delay, d2	0.3	11.9		2.6	0.6			1.2	13.8	0.4	0.5	
Delay (s)	32.8	48.1		6.8	4.1			28.0	43.8	24.5	26.1	
Level of Service	C	D		A	A			C	D	C	C	
Approach Delay (s)		45.5			5.6			37.6			25.8	
Approach LOS		D			A			D			C	

Intersection Summary			
HCM Average Control Delay	23.8	HCM Level of Service	C
HCM Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	13.0
Intersection Capacity Utilization	80.7%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	16	12	12	12	12	12	12	12
Total Lost time (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Util. Factor		1.00		1.00	1.00					1.00	0.95	0.95
Frt		0.98		1.00	1.00					1.00	0.85	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		1793		1736	2071					1736	1476	1475
Flt Permitted		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (perm)		1793		1736	2071					1736	1476	1475
Volume (vph)	0	508	81	74	247	0	0	0	0	131	1	574
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	552	88	80	268	0	0	0	0	142	1	624
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	640	0	80	268	0	0	0	0	142	313	312
Turn Type				custom						custom		custom
Protected Phases		10		5	5					4	4	4
Permitted Phases		10		5						4	4	4
Actuated Green, G (s)		42.8		13.7	13.7					20.9	20.9	20.9
Effective Green, g (s)		46.0		13.9	13.9					21.1	21.1	21.1
Actuated g/C Ratio		0.51		0.15	0.15					0.23	0.23	0.23
Clearance Time (s)		6.2		3.2	3.2					3.2	3.2	3.2
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		916		268	320					407	346	346
v/s Ratio Prot		c0.36		0.05	c0.13					0.08	c0.21	0.21
v/s Ratio Perm												
v/c Ratio		0.70		0.30	0.84					0.35	0.90	0.90
Uniform Delay, d1		16.7		33.7	37.0					28.7	33.5	33.4
Progression Factor		0.10		0.93	0.93					1.00	1.00	1.00
Incremental Delay, d2		2.7		0.6	16.5					0.5	25.9	25.5
Delay (s)		4.4		31.9	50.9					29.2	59.3	58.9
Level of Service		A		C	D					C	E	E
Approach Delay (s)		4.4			46.6			0.0			53.6	
Approach LOS		A			D			A			D	

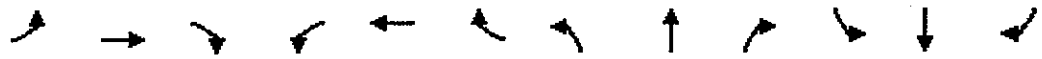
Intersection Summary			
HCM Average Control Delay	34.3	HCM Level of Service	C
HCM Volume to Capacity ratio	0.78		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	57.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	16	16	12	12	12	12	12	12
Total Lost time (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Util. Factor	0.95	0.95			1.00	1.00	1.00	1.00				
Frt	1.00	1.00			1.00	0.85	1.00	0.86				
Flt Protected	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (prot)	1649	1937			2071	1760	1736	1564				
Flt Permitted	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (perm)	1649	1937			2071	1760	1736	1564				
Volume (vph)	416	252	0	0	170	222	157	6	148	0	0	0
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	452	274	0	0	185	241	171	7	161	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	331	395	0	0	185	241	171	168	0	0	0	0
Turn Type	Split					Perm	Prot					
Protected Phases	4	4			8		5	2				
Permitted Phases						8						
Actuated Green, G (s)	38.8	38.8			25.0	25.0	14.5	14.5				
Effective Green, g (s)	39.5	39.5			26.0	26.0	15.5	15.5				
Actuated g/C Ratio	0.44	0.44			0.29	0.29	0.17	0.17				
Clearance Time (s)	3.7	3.7			4.0	4.0	4.0	4.0				
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Grp Cap (vph)	724	850			598	508	299	269				
v/s Ratio Prot	0.20	c0.20			0.09		0.10	c0.11				
v/s Ratio Perm						c0.14						
v/c Ratio	0.46	0.46			0.31	0.47	0.57	0.62				
Uniform Delay, d1	17.7	17.8			25.0	26.4	34.2	34.6				
Progression Factor	0.40	0.40			0.43	0.46	1.00	1.00				
Incremental Delay, d2	1.7	1.5			1.3	3.0	2.6	4.5				
Delay (s)	8.8	8.5			12.0	15.2	36.8	39.0				
Level of Service	A	A			B	B	D	D				
Approach Delay (s)		8.6			13.8			37.9			0.0	
Approach LOS		A			B			D			A	

Intersection Summary			
HCM Average Control Delay	16.8	HCM Level of Service	B
HCM Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	57.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	16	12	12	16	16	12	12	12	12	12	12
Total Lost time (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Util. Factor	0.95	0.95			1.00	1.00	1.00	1.00				
Frt	1.00	1.00			1.00	0.85	1.00	0.86				
Flt Protected	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (prot)	1649	1937			2071	1760	1736	1564				
Flt Permitted	0.95	0.98			1.00	1.00	0.95	1.00				
Satd. Flow (perm)	1649	1937			2071	1760	1736	1564				
Volume (vph)	416	252	0	0	170	222	157	6	148	0	0	0
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	452	274	0	0	185	241	171	7	161	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	331	395	0	0	185	241	171	168	0	0	0	0
Turn Type	Split					Perm	Prot					
Protected Phases	4	4			8		5	2				
Permitted Phases						8						
Actuated Green, G (s)	38.8	38.8			25.0	25.0	14.5	14.5				
Effective Green, g (s)	39.5	39.5			26.0	26.0	15.5	15.5				
Actuated g/C Ratio	0.44	0.44			0.29	0.29	0.17	0.17				
Clearance Time (s)	3.7	3.7			4.0	4.0	4.0	4.0				
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0				
Lane Grp Cap (vph)	724	850			598	508	299	269				
v/s Ratio Prot	0.20	c0.20			0.09		0.10	c0.11				
v/s Ratio Perm						c0.14						
v/c Ratio	0.46	0.46			0.31	0.47	0.57	0.62				
Uniform Delay, d1	17.7	17.8			25.0	26.4	34.2	34.6				
Progression Factor	0.40	0.40			0.43	0.46	1.00	1.00				
Incremental Delay, d2	1.7	1.5			1.3	3.0	2.6	4.5				
Delay (s)	8.8	8.5			12.0	15.2	36.8	39.0				
Level of Service	A	A			B	B	D	D				
Approach Delay (s)		8.6			13.8			37.9			0.0	
Approach LOS		A			B			D			A	

Intersection Summary			
HCM Average Control Delay	16.8	HCM Level of Service	B
HCM Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	57.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	15	15	12	12	12	16
Total Lost time (s)	3.0	3.0		3.0	3.0	3.0
Lane Util. Factor	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.85		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.97	1.00	1.00
Satd. Flow (prot)	1909	1708		1779	1827	1760
Flt Permitted	0.95	1.00		0.84	1.00	1.00
Satd. Flow (perm)	1909	1708		1531	1827	1760
Volume (vph)	314	82	71	61	58	316
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	341	89	77	66	63	343
RTOR Reduction (vph)	0	0	0	0	0	0
Lane Group Flow (vph)	341	89	0	143	63	343
Turn Type		Perm	Perm			Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Actuated Green, G (s)	39.0	39.0		43.0	43.0	43.0
Effective Green, g (s)	40.0	40.0		44.0	44.0	44.0
Actuated g/C Ratio	0.44	0.44		0.49	0.49	0.49
Clearance Time (s)	4.0	4.0		4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	848	759		748	893	860
v/s Ratio Prot	c0.18				0.03	
v/s Ratio Perm		0.05		0.09		c0.19
v/c Ratio	0.40	0.12		0.19	0.07	0.40
Uniform Delay, d1	16.9	14.7		13.0	12.2	14.6
Progression Factor	0.40	0.37		1.00	1.00	1.00
Incremental Delay, d2	1.3	0.3		0.6	0.2	1.4
Delay (s)	8.0	5.7		13.5	12.3	16.0
Level of Service	A	A		B	B	B
Approach Delay (s)	7.5			13.5	15.4	
Approach LOS	A			B	B	

Intersection Summary			
HCM Average Control Delay	11.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.40		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	6.0
Intersection Capacity Utilization	37.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Resort Hotel – Paso Robles

Sensitive Species and Habitat Survey

021-10142-00
June 7, 2005

Prepared for:
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EXHIBIT C
Sensative Species/Habitat Study
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)

CONTENTS

APPENDICES

A. Site Photographs

1.0 INTRODUCTION

This report presents the findings of the Sensitive Species and Habitat Survey for the Resort Hotel development project ("the Site"). The approximately 13-acre Site is located northwest of the intersection of Highway 101 and Highway 46 (West) approximately 1.5 miles south of the town of Paso Robles in San Luis Obispo County, California (Figure 1). The Site is located at an elevation of approximately 750 feet (228 meters). The rectangular Site is bordered on the north and west by non-native grassland/agriculture fields, on the east by Highway 101 and on the south by Highway 41 (West). The development plan proposes a resort hotel on the Site. The purpose of this survey was to identify sensitive botanical and wildlife species, sensitive habitat, riparian boundaries and/or other ecological issues of concern occurring on the Site.

LFR Levine·Fricke (LFR) conducted a site assessment for sensitive habitat, plants, and wildlife species on May 25, 2005. The personnel conducting the assessment consisted of LFR Wildlife Biologist Mitch Siemens and LFR Ecologist Suzan Kissée.

Prior to performing the fieldwork, LFR conducted a review of documents concerning the Site and the surrounding areas, including a search of the California Natural Diversity Database (CNDDB; California Department of Fish and Game [CDFG], 2004) for the United States Geological Survey 7.5 minute series Templeton, Paso Robles, Creston, and Estrella topographic quadrangles. The California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular (CNPS, 2004) was also queried for appropriate habitat within the Paso Robles Quadrangle and adjacent quadrangles. Other resources utilized for this assessment included various state and federal regulations, aerial photographs, and LFR's direct experience in the area.

2.0 METHODOLOGY

The botanical and wildlife surveys consisted of canvassing the Site by foot, paying particular attention to the two drainages and undisturbed habitats on the property. A complete botanical search occurred in these areas of interest, whereas a meander search was conducted in more homogenous, disturbed or ruderal areas. A small fenced portion located at the terminus of the entry driveway which contains one inhabited house and a garage/shed outbuilding was not included as part of the survey. This area appeared to contain mostly ornamental plant species.

All plants found to be in a recognizable condition were recorded and are listed in Table 1. Nomenclature follows the Jepson Online Interchange (Baldwin et al., 2004), which lists updates based on The Jepson Manual (Hickman, 1993). Verification of plant species also included use of the local San Luis Obispo County vascular plant flora (Hoover, 1970). It is important to note that the list of vascular plant species on the Site presented in this report may not be comprehensive since the LFR survey occurred the

week following mowing of the Site. Similarly, the list of wildlife species occurring on the Site presented in this report may not be comprehensive; in order to create a more comprehensive wildlife list, multiple surveys would need to be conducted allowing observation of species both during the day and at night, during different seasons, and during weather conditions when some species are more likely to be detected.

3.0 HABITAT DESCRIPTION

Site Description

The Site is located on a terrace at the base of the eastern side of the Santa Lucia Mountain Range and adjacent to the Salinas River Valley. Elevation at the Site is approximately 750 feet. The Site occurs on gently sloping terrain. Two small un-named tributaries of the Salinas River watershed border the Site to the north and south. Lockwood shaly loam, two to nine percent slopes is the dominant soil type mapped on the Site; however, the southern portion of the Site near the tributary is within the Nacimiento – Los Osos Complex, 30 to 50 percent slopes. Lockwood shaly loam, two to nine percent slopes is a very deep, gently sloping to moderately sloping, well drained soil formed in alluvium derived from sedimentary rocks. This soil type commonly occurs on terraces (USDA, 1977).

The Paso Robles area is characterized by a Mediterranean climate having fairly mild winters and dry summers. The average daytime temperature is approximately 76.7 degrees Fahrenheit and the average annual rainfall is 14.8 inches. Precipitation is heaviest in December, January and February (Western Regional Climate Center historic records, 1901-2004, www.wrcc.dri.edu).

The following habitats were identified on and adjacent to the Site during the LFR surveys. Please see the photographs provided in the Appendix for a view of the habitats observed on the Site.

Riparian Communities

Riparian communities border streams, springs, or lakes and generally consist of one or more species of deciduous trees plus and assortment of shrubs and herbs. The vegetation is often restricted to the banks and flood plains of the waterways. The riparian community may form a narrow band along the waterway or may be quite extensive. The distance of the riparian vegetation away from the watercourse depends on the size and nature of the banks and flood plains, the amount of water carried by the stream, and most importantly on the depth and lateral extent of subterranean aquifer (Holland and Keil, 1995).

The riparian forest bordering the Site to the south lines an un-named tributary to the Salinas River watershed and runs generally from the east to the west as it passes the Site. Water was present in the creek bed at the time of the LFR survey. The area is

dominated by large oaks (*Quercus* spp.), coyote bush (*Baccharis pilularis*), and poison oak (*Toxicodendron diversilobum*). A detailed survey of the riparian corridor was not performed as it is outside the southern boundary and not part of the Site.

Upland Community

Annual Non-Native Grassland

The majority of the Site is dominated by non-native annual grasses, with brome species (*Bromus* spp.), oat (*Avena* spp.), and barley (*Hordeum* spp.) as the dominant grasses. Several non-native weedy species were identified as well and include Italian thistle (*Carduus pynchocephalus*), yellow star thistle (*Centaurea solstitialis*), willowleaf lettuce (*Lactuca* c.f. *saligna*), and common sow thistle (*Sonchus oleraceus*). The grass species were difficult to identify as the Site had been mowed the previous week. It is possible that the annual grass species are present but are no longer in identifiable condition. Other species commonly observed in the grassland include vetch (*Vicia* sp.), black mustard (*Brassica nigra*), and red-stemmed filaree (*Erodium cicutarium*). Native herbaceous species less commonly observed include fiddleneck (*Amsinckia menziesii* ssp. *menziesii*), California poppy (*Eschscholzia californica*), and tarragon (*Artemesia dracunculus*). The native Spanish clover (*Lotus purshianus*), a species often introduced as forage, was the dominant species in the mowed portion of the Site. One large Valley oak (*Quercus lobata*) is present in the center of the mowed area and seven blue oaks (*Quercus douglasii*) are present along the northern edge of the mowed field. Several small coyote bush (*Baccharis pilularis*) occur along the eastern fenceline. Vehicle tracks and small windrows of cut vegetation are present throughout the greater portion of the Site as evidence of recent disturbance to the non-native grassland.

Although recently mowed, this habitat most closely resembles the community classified as Non-Native Grasslands in both the recent and previous versions of the CNDDB community classification system (CDFG, 2003; Holland, 1986) and as California Annual Grassland Series within the CNPS Manual of California Vegetation (Sawyer and Keeler-Wolf, 1995).

Just beyond the northwest edge of the mowed field are several mature blue oak trees (*Quercus douglasii)* which are scattered between the edge of the field and the narrow area that slopes down to the northern dirt road border. The understory is dominated by dense stands of Italian thistle and to a lesser extent, miner's lettuce (*Claytonia perfoliata),* foxtail barley (*Hordeum murinum*), commercial bearded barley, cultivated oat, and fiddleneck. Although less than ten oaks occur in what may be called a blue oak savannah on the Site, they appear to be a part of the larger blue oak woodland that occurs along the sloped edges of the un-named drainage area to the northwest of the Site.

5.0 FINDINGS

5.1 Sensitive Habitat

No sensitive plant communities were identified on the Site; however, the Valley Oak riparian forest located adjacent to the southern border is considered a rare plant community by the CDFG and should be noted to avoid impact by construction activities associated with the Site.

5.2 Sensitive Plants

There were no federal, state, or CNPS listed sensitive plant species observed on the Site.

The CNPS Inventory lists plants in four categories (List 1-4). In addition, each plant is given an R-E-D Code (Rarity, Endangerment, and Distribution) with numbers ranging from one to three in each category. The number designations are described below.

R (Rarity)
1. Rare but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
2. Occurrence confined to several populations or to one extended population.
3. Occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported.

E (Endangerment)
1. Not endangered.
2. Endangered in a portion of its range.
3. Endangered throughout its range.

D (Distribution)
1. More or less widespread outside of California.
2. Rare outside California.
3. Endemic to California.

Table 3 provides a list of vascular plant species whose presence has been reported in the Paso Robles quadrangle and/or adjacent quadrangles. These species are listed with their rarity status and comments as to the likelihood of their presence on the Site. None of the plants listed on Table 3 were observed on the Site, but were included for tracking purposes only.

The following are sensitive plant species recorded within the Paso Robles quadrangle of the CNDDB which may grow in grassland habitats. These are annual herbaceous species that would not have been recognizable at the time of the LFR survey. A spring survey would be necessary to rule out these species.

Lemmon's Jewelflower (*Caulanthus coulteri* var. *lemmonii*)

Lemmon's jewelflower is an annual herb of the mustard family that occurs in grassland or pinyon-juniper woodland habitats, often in light-colored friable clays or in crumbling shale. It blooms from March to May. This plant is on the CNPS List 1B for plants rare, threatened or endangered in California and elsewhere. It has a R-E-D Code of 2-2-3. It has previously been reported as occurring in San Luis Obispo County in the vicinity of Paso Robles and eastward to the Temblor Range and hills of Cuyama Valley (Hoover, 1970).

Potential Presence on Site: The Site is outside the known range of this species and only marginal undisturbed grassland habitat is present. Therefore, this species is unlikely to occur on the Site. A spring botanical survey would be necessary to completely rule out the presence of this species.

Jared's pepper-grass (*Lepidium jaredii* ssp. *jaredii*)

Jared's pepper-grass is an annual herb with bright yellow flowers that blooms from March through May. It occurs in alkaline and adobe soils in valley and foothill grassland habitats. It is on the CNPS List 1B for plants rare, threatened or endangered in California and elsewhere, and has a R-E-D Code of 3-2-3. It is known to occur only near Soda Lake Road on the Carrizo Plain in San Luis Obispo County and Devil's Den in Kern County. The only source of information for this species as reported in the CNDDB is the Jared collection of the late1800's.

Potential Presence on Site: Although the Site contains disturbed valley and foothill grasslands, the alkaline adobe soil required by this species is not present on the Site. Therefore, this species is considered unlikely to occur on the Site.

Shining Navarretia (*Navarretia nigelliformis* ssp. *radians*)

Shining navarretia is an annual herb with small yellow flowers that blooms from May to July. It is on the CNPS List 1B for plants rare, threatened or endangered in California and elsewhere, and has a R-E-D Code of 2-2-3. It occurs in cismontane woodland or grassland habitats on open hillsides, usually in heavy clay soils; it may also grow in vernal pool habitats. It has a range in California from Merced County in the central valley to Monterey and San Luis Obispo counties on the central coast. It was collected from the Paso Robles area in 1907, but there is not a recording in the CNDDB of a recent observation near the Site (CDFG, 2004).

Potential Presence on Site: Very little is known about the range of shining navarretia within San Luis Obispo County. Because of the disturbed nature of the grassland habitat, the species is unlikely to be present on the Site. A spring botanical survey would be necessary to completely rule out the presence of this species.

Round-leaved Filaree (*Erodium macrophyllum*)

Round-leaved filaree is an annual herb that occurs in cismontane woodland or grassland habitat with clay soils, often on open hillsides. It blooms from March to May. This plant is on the CNPS List 2 for plants that are rare, threatened, or endangered in California, but more common elsewhere. It has a R-E-D Code of 2-3-1. This species has not been recorded as observed in proximity to the Site; the closest observation is on Creston Road, east of Atascadero (CDFG, 2004).

Potential Presence on Site: The disturbed non-native grassland and the mostly sandy soils of the Site provide only marginal habitat for round-leaved filaree. Therefore, this species is unlikely on the Site. A spring botanical survey would be necessary to completely rule out the presence of this species.

5.3 Sensitive Wildlife

The Site appears to be actively managed for agriculture and fire protection. During the survey by LFR, the majority of the Site had been mowed and those areas that had not been mowed recently appeared to have been disturbed in the past. Very little vegetation cover was present on the Site. The Site (especially the non-native grassland interior of the Site) is expected to have limited value to wildlife. However, blue oak and valley oak trees on the Site likely provide foraging and nesting opportunities for various wildlife species. Additionally, the two oak lined ephemeral drainages that pass along the northern and southern ends of the Site likely provide a corridor through which wildlife occurring in the area can move about undetected. For a list of wildlife species observed or expected on the Site please refer to Table 2 of this report.

Various raptor species including the red-tailed hawk (*Buteo jamaicensis*), Coopers hawk (*Accipiter cooperii*), American kestrel (*Falco sparvarious*), red-shouldered hawk (*Buteo lineatus*), white-tailed kite (*Elanus leucurus*), barn owl (*Tyto alba*), and great horned owl (*Bubo virginianus*) could use the Site for foraging and or nesting purposes. All raptors and their active nests are protected under CDFG code (Section 3503.5) and the federal Migratory Bird Treaty Act (MBTA). Furthermore, all birds included on the federal list of migratory non-game birds, and their active nests, are protected by law under the federal MBTA.

The species accounts included in this section are a summary of listed or sensitive wildlife species known from the Paso Robles quadrangle and/or neighboring quadrangles, and occurring or potentially occurring on the Site. Please see Table 3 of this report for a complete list of sensitive elements, including wildlife species that have been recorded in the CNDDB for the Templeton, Paso Robles, Creston, and Estrella quadrangles.

The sensitivity status of each species described below is provided through the use of codes, defined as the following:

United States Fish and Wildlife Service (USFWS)
FE – Federally Endangered
FT – Federally Threatened
FSC – Federal Special Concern Species
California Department of Fish and Game (CDFG)
CE – California Endangered
CT – California Threatened
CSC – California Species of Concern

The following is a summary of sensitive wildlife species occurring or potentially occurring on the Site.

San Joaquin Kit Fox

The federal and state listed (FE/CT) San Joaquin kit fox is the smallest member of the canid family in North America. It is a small fox with large ears set close together, slender body, long legs, narrow snout, and bushy black tipped tail. Fur color is variable but typically includes buff, tan, and yellowish-gray colors. The backsides of the ears are dark and the tail is generally carried low and straight (Brown et. al., 1997).

San Joaquin kit fox occupy grasslands and scrublands often in association with agricultural lands, oil fields, irrigated pastures, orchards, vineyards, and grazed lands. They can also be found in Oak woodland, alkali sink scrubland, and alkali meadow communities.

The San Joaquin kit fox is generally a nocturnal species but can also be seen during the day especially in the spring and summer months. They are active year round. San Joaquin kit fox dig burrows or use abandoned burrows from badger, coyote, and ground squirrels for shelter and as pupping dens. Most dens used by kit fox have at least two entrances.

Declines of kit fox populations have been attributed to several causes including predation, starvation, flooding, and drought as well as shooting, trapping, poisoning, electrocution, and road kills. However loss, degradation, and fragmentation of habitats in the San Joaquin Valley due to agricultural, industrial, and urban development is probably the single most important reason for decline of the kit fox.

Presence on site: The CNDDB indicates sightings of the San Joaquin kit fox in the Templeton quadrangle and surrounding quadrangles. However, the location of the Site adjacent to Highway 101 and Highway 41 (West), and routine discing of the Site for fire suppression and agriculture purposes diminish the suitability of the existing habitat for kit fox. Kit fox dens or other potentially suitable burrows were not observed on the Site by LFR. The Kit Fox Habitat Evaluation Form for San Luis Obispo, Monterey and San Benito Counties was not required for this Site because the Site is outside of recognized

kit fox habitat areas in San Luis Obispo County. LFR considers the probability of San Joaquin kit fox occurring occasionally on the Site to be very low.

California red-legged Frog (*Rana aurora* ssp. *draytonii*)

The California red-legged frog (CRLF; FT/ CSC) is a comparatively large frog, though not as big as the bullfrog, and measures up to 13.1 cm in length. The lower abdomen and underside of the hind legs are red and this frog usually has a dark mask bordered by a white jaw stripe. The legs have dark bands and the back has many small dark flecks and larger, irregular dark blotches (some individuals lack blotches and are more uniform in color). Dorsal lateral folds on this frog are prominent. The eyes are turned outward and are well covered by the lids when viewed from above. Juveniles sometimes show yellow on the underside of hind legs (Stebbins, 1985).

The CRLF's historical range extended from the vicinity of Point Reyes National Seashore, Marin County, California, coastally, and from the vicinity of Redding, Shasta County, California, inland, south to northwestern Baja California, Mexico (United States Fish and Wildlife Service [USFWS], 2000).

Breeding for the CRLF takes place from late November to late April. Males usually show up at breeding pools two to four weeks ahead of females and commence vocalizations. Egg masses containing from 2,000 to 5,000 dark, reddish brown eggs are laid in pools among emergent vegetation. Eggs hatch in 6-14 days and tadpoles metamorphose in 3.5-7 months. Juvenile frogs reach maturity in 3-4 years. CRLF may live up to ten years (Storer, 1925; Jennings and Hayes, 1990).

CRLF reside in and around deep, cold, still or slow moving water of ponds, reservoirs, marshes, streams, and other typically permanent bodies of water, especially where cattails or other plants provide good cover (Stebbins, 1985). The absence of bullfrogs and non-native predatory fish is essential in order for these microhabitats to sustain viable populations of CRLF (Hayes and Jennings, 1988).

Presence on the Site: The CRLF was not observed on the Site during wildlife surveys by LFR. The Site does not contain aquatic habitat that would be considered suitable for the CRLF. Conditions within the drainage on the south end of the Site were not well suited for CRLF. Although water was present in the drainage, it was very shallow and no pools containing deep, slow moving or still water were observed. Furthermore, the creek bed is known to remain dry for extended periods of time.

Vernal Pool Fairy Shrimp (*Branchinecta lynchi*)

The vernal pool fairy shrimp (FT/-) inhabits temporary pools in sandstone outcrops surrounded by foothill grasslands and in temporary pools of open grassland. The vernal pool fairy shrimp can reach sexual maturity in as little as 18 days although 41 days is

typical. Life expectancy of the vernal pool fairy shrimp is thought to be approximately139 days. Cysts are deposited up to six times during the life of an occupied breeding pool. This species is able to hatch, mature, reproduce, and deposit cysts in pools that persist for just 6 -7 weeks in the winter and three weeks in the spring (Eriksen and Belk, 1999).

Reports of vernal pool fairy shrimp in the CNDDB come from locations east of Highway 101 in the Paso Robles and Creston quadrangles.

Presence on the Site: The vernal pool fairy shrimp was not observed during LFR surveys. The Site is not known to support temporary pools capable of supporting this species.

Southwestern Pond Turtle (*Clemmys marmorata* ssp. *pallida*)

The southwestern pond turtle (CSC) inhabits permanent or nearly permanent bodies of water in a variety of habitat types. Lakes, rivers, streams, and ponds are typical habitats where the southwestern pond turtle can be found. It requires basking sites such as rock islands, partially submerged logs, vegetation mats, or open mud banks. The southwestern pond turtle feeds primarily on insects, worms, fish, and carrion. A clutch of 3-11 eggs is laid April through August in soft, sandy soils near waterways (Stebbins, 1985).

Site location information contained in the CNDDB for the southwestern pond turtle has been classified as "sensitive" and therefore suppressed from the records. However, southwestern pond turtles are closely associated with perennial water bodies such as ponds, lakes, and streams. The two ephemeral drainages through the Site did not have surface water at the time of the survey by LFR and existing habitat did not appear capable of supporting southwestern pond turtles.

Presence on the Site: The Southwestern pond turtle was not observed during LFR surveys. However, the drainage on the south side of the Site supports marginally suitable habitat for the southwestern pond turtle.

Western Spadefoot Toad (*Scaphiopus hammondii*)

The western spade foot toad (CSC) prefers habitat where the soil is sandy or gravelly, and vegetation is short and open. Typically, habitat types include grasslands, pine-oak woodlands, open chaparral, and scrubland. Dry periods are spent in self-made burrows, or those of small rodents such as gophers, kangaroo rats, and ground squirrels. Spadefoot toads are active mainly at night during spring and summer rains. Breeding and egg laying occur almost exclusively in shallow, temporary pools, formed by late winter and spring rains during January through May (Stebbins, 1985).

LFR found no aquatic habitat on the Site suitable for breeding by the western spadefoot toad. Upland habitat on the Site is considered only marginally suitable for this species.

Presence on the Site: The western spadefoot toad was not observed during LFR surveys. Frequent mowing and discing of the Site for fire suppression and agricultural purposes severely limit the capability of the Site to support the western spadefoot toad. Western spadefoot toads require aquatic habitats for breeding. The drainage near the southern end of the site provides marginally suitable breeding habitat for the spadefoot toad.

American Badger (*Taxidea taxus*)

The American badger (CSC) is found in open grassland, chaparral, and oak woodland. Ground squirrels and other small rodents, such as the kangaroo rat, are common prey items of the badger. The American badger is generally nocturnal, but can be active in the daytime as well. Burrow openings of this species are elliptical and approximately 8 to 12 inches wide. Young are born in March and April (Whitaker, 1996).

Presence on the Site: Evidence of American badger was not observed during the LFR surveys. The CNDDB reports a badger killed by vehicle traffic on Highway 101 in 2003 approximately one and a half miles south of the Site. The Site supports marginally suitable habitat for the American badger.

6.0 Impacts

The following discussions provide general impacts anticipated based on the available development plan data. It should be noted that this report does not provide a quantitative impact assessment for the project as final designs have not been completed and design details for features such as infrastructure lines (e.g., stormwater, sewer, water) have not yet been determined. Additional survey work may be required to assess all potential impacts. Both potential impacts and potential impact avoidance and minimization measures are discussed below.

6.1 Direct Loss of Vegetation, Wildlife Habitat, and Sensitive Species

No direct impacts to state or federally protected species are anticipated. Expected direct impacts associated with the project involve the loss of native plants and portions of ruderal plant communities, as well as loss of open foraging ground for wildlife and loss of fossorial wildlife species present on the Site during clearing. Potential nesting and foraging habitat for grassland birds will also be lost. Impacts can be expected from introduced exotic plants and animals, direct encounters with humans, and habitat modifications. These impacts could result in the decrease and or extirpation of individuals or populations of plants and wildlife over time if they currently exist near the Site.

6.2 Indirect Loss of Vegetation and Wildlife Habitat

Indirect losses to vegetation are anticipated to occur as a result of construction or in association with ultimate build-out of the project. An increase in noise, artificial light, human activity, exotic invasive vegetation and vehicle traffic are anticipated to result from this project. These changes diminish the ability of existing natural habitat to support wildlife and typically lead to a reduction in the carrying capacity of the habitats resulting in the decline or eventual extirpation of certain native plant and wildlife species over time.

7.0 CONCLUSIONS

No listed sensitive plant or wildlife species were observed or are expected to be present on the Site. The oak riparian forest (locally sensitive habitat) is outside the footprint of the proposed development areas. LFR recommends no disturbance buffer zones around riparian habitat on the south and north ends of the Site and around the drip line of oak trees to remain on Site as an added precaution to protect these resources. Silt fencing and orange construction fence should be installed to protect these resources prior to any Site clearing or grading activities. Typically, a minimum 25-foot no disturbance buffer is recognized by San Luis Obispo County as adequate protection for sensitive habitats during construction activities.

Several raptor species are likely to utilize the Site for foraging purposes either on a year round basis, intermittently, or seasonally. Wildlife species such as raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), long-tailed weasel (*Mustela frenata*), coyote (*Canis latrans*), and virginia oppossum (*Didelphis virginiana*) are also likely to utilize the Site in addition to a variety of other bird species. Development of the Site will significantly change the existing Site conditions and will impact these and other wildlife species. The following paragraphs discuss ways to potentially reduce impacts to wildlife.

Initial grading, clearing and construction activity should be scheduled to avoid the bird nesting season (March 1 – August 15). If these activities must be scheduled during the nesting season, pre-construction bird surveys are recommended so that active nests can be identified and avoided. A 500-foot no disturbance buffer from construction activities is recommended around any active raptor nest locations. Construction personnel should be aware of the importance of staying out of the ephemeral drainages as they represent sensitive habitat areas that are extremely important to many wildlife species.

LFR recommends construction activities take place as far away as possible (a minimum of 25 feet is recommended) from the edge of the drainages to avoid and minimize potential impacts to wildlife that may occur there. LFR recommends that construction activities cease during rainy weather when amphibian species are more likely to be found above ground and dispersing to aquatic habitats. Silt fencing is recommended along the edge of the ephemeral drainages on the north and south ends of the Site. The

fencing can help prevent amphibians from entering the work area, delineate the work area for construction personnel, and help prevent erosion. Following these precautionary measures will help avoid potential impacts to wildlife. If activities associated with development of the Site are proposed within the ephemeral drainages, focused wildlife surveys are recommended and permitting requirements with respect to both state and federal agencies should be anticipated.

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TABLE 1
OBSERVED VASCULAR PLANT SPECIES
AT THE RESORT HOTEL DEVELOPMENT SITE

Compiled from LFR May 25, 2005 field survey

Scientific Name	Common Name
TREES	
Quercus douglasii	**blue oak**
Quercus lobata	**valley oak**
SHRUBS	
Artemesia dracunculus	**tarragon**
Baccharis pilularis	**coyote brush**
HERBS/SUBSHRUBS	
Agoseris apargoides	woolly goat chicory
Amsinkia menziesii* ssp. *menziesii	**Menzies' fiddleneck**
Avena c.f. sativa	cultivated oat
Brassica nigra	black mustard
Bromus hordeaceus	soft chess brome
Carduus pynchocephalus	Italian thistle
Centaurea solstitialis	yellow star thistle
Cirsium vulgare	bull thistle
Clarkia modesta	**diamond clarkia**
Claytonia perfoliata	**miner's lettuce**
Erodium cicutarium	red-stemmed filaree
Eschscholzia californica	**California poppy**
Hordeum murinum	foxtail barley
Hordeum spp.	bearded commercial barley
Hypochaeris glabra	smooth cat's ear
Lactuca c.f. saligna	willowleaf lettuce
Lolium multiflorurm	Italian ryegrass
Lolium perenne	perennial ryegrass
Lotus purshianus	**Spanish clover**
Sonchus oleraceus	common sow thistle
Stebbinsoseris heterocarpa	**brown microseris**
Vicia hirsuta	vetch

Note: Native species appear in **bold** print

TABLE 2
OBSERVED WILDLIFE SPECIES

Compiled from LFR May 2005 field survey

Scientific Name	Common Name	
MAMMALS		
Canis latrans	Coyote	*
Didelphis virginiana	Virginia opossum	*
Mephitis mephitis	Striped skunk	*
Mustela frenata	Long-tailed weasel	*
Odocoileus hemionus	Black-tail deer	**
Peromyscus maniculatus	Deer mouse	*
Procyon lotor	Raccoon	*
Spermophilus beecheyi	California ground squirrel	**
Sus scrofa	Wild pig	**
Thomomys bottae	Botta's pocket gopher	**
REPTILES AND AMPHIBIANS		
Bufo boreas	Western toad	**
Sceloporus occidentalis	Western fence lizard	**
Pituophis melanoleucus	Gopher snake	*
Lampropeltis getulus	Common kingsnake	*
BIRDS		
Accipiter cooperii	Cooper's hawk	*
Aphelocoma californica	Western scrub-jay	**
Baeolophus inornatus	Oak titmouse	**
Bubo virginianus	Great horned owl	*
Buteo jamaicensis	Red-tailed hawk	*
Buteo lineatus	Red-shouldered hawk	*
Carduelis psaltria	Lesser goldfinch	**
Carpodacus mexicanus	House finch	*
Corvus brachyrhynchos	American crow	**
Corvus corax	Common raven	**
Falco sparverius	American kestrel	*
Junco hyemalis	Dark-eyed junco	**
Melanerpes formicivorus	Acorn woodpecker	**
Otus kennicottii	Western screech owl	*
Petrochelidon pyrrhonota	Cliff swallow	**
Picoides nuttallii	Nuttall's woodpecker	**
Pipilo crissalis	California towhee	**
Psaltriparus minimus	Bushtit	**
Sialia mexicana	Western bluebird	**
Sitta carolinensis	White-breasted nuthatch	**
Sturnus vulgaris	European starling	**
Tyto alba	Barn owl	*
Zenaida macroura	Mourning dove	**

* *Not observed but expected to occur on the Site*

** *Observed on Site or evidence indicating presence on the Site*

TABLE 3
PRESENT OR CNDDB RECORDED SENSITIVE ELEMENTS OF BIOLOGICAL DIVERSITY
FOR THE RESORT HOTEL DEVELOPMENT SITE AND SURROUNDING AREA

Based on CNPS Inventory of Rare and Endangered Plants (online edition, v6-04b; 2004) and CNDDB (May., 2005) search results for Templeton, Paso Robles, Creston, and Estrella quadrangles; and LFR 2005 field surveys.

Name	Common Name	Status	Occurrence of Element on Project Site
Natural Communities		**CDFG**	
	Northern Interior Cypress Forest	Rare	Not present
	Central Coast Arroyo Willow Riparian Forest	Rare	Not present
	Coast Live Oak / Valley Oak Riparian Forest	**Rare**	**Present adjacent to the southern border of the Site**
Amphibians		**USFWS / CDFG**	
Rana aurora draytonii	California red-legged frog	FT / CSC	Not observed; potentially suitable habitat present
Scaphiopus hammondii	Western spadefoot toad	FSC / CSC	Not observed; potentially suitable upland habitat present
Birds		**USFWS / CDFG**	
Accipiter cooperii	Cooper's hawk	- / CSC	Not observed; potentially suitable foraging habitat present
Elanus leucurus (nesting)	White-tailed kite	MNBMC / CSC, nesting (fully protected)	Not observed; suitable foraging habitat present
Mammals		**USFWS / CDFG**	
Antrozous pallidus	Pallid bat	- / CSC	Not observed; potentially suitable foraging habitat present
Perognathus inornatus inornatus	San Joaquin pocket mouse	FSC / -	Not observed; no suitable habitat present
Taxidea taxus	American badger	- / CSC	Not observed; limited grassland habitat present
Vulpes microtis mutica	San Joaquin kit fox	FE/ST	Not observed; limited grassland habitat present
Invertebrates		**USFWS / CDFG**	
Branchinecta lynchi	Vernal pool fairy shrimp	FT/-	Not observed; no vernal pools present
Polyphylla nubila	Atascadero june beetle	- / -	Not observed
Reptiles		**USFWS / CDFG**	
Clemmys marmorata pallida	Southwestern pond turtle	FSC / CSC	Not observed; potentially suitable aquatic habitat present

TABLE 3
PRESENT OR CNDDB RECORDED SENSITIVE ELEMENTS OF BIOLOGICAL DIVERSITY
FOR THE RESORT HOTEL DEVELOPMENT SITE AND SURROUNDING AREA

Name	Common Name	Status	Occurrence of Element on Project Site
Plants		**USFWS / CDFG / CNPS**	
Arctostaphylos pilosula	Santa Margarita manzanita	- / - / 1B	Not observed; closed-cone coniferous forest, chaparral, or cismontane woodland habitat in shale substrate or slopes not present; closest known population is from the Santa Lucia Range between Santa Margarita and Atascadero
Arctostaphylos wellsii	Wells's manzanita	- / - / 1B	Not observed; closed-cone coniferous forest or chaparral in sandstone substrate not present
Astragalus didymocarpus var. *milesianus*	Mile's milk-vetch	- / - / 1B	Not observed; suitable coastal scrub habitat with clay soils not present; more common at lower elevations of 65 to 295 feet
Calochortus obispoensis	San Luis mariposa lily	- / - / 1B	Not observed; potential grassland habitat present, but more common at Cuesta Ridge near San Luis Obispo and to the south; often found in serpentine soils
Carex obispoensis	San Luis Obispo sedge	- / - / 1B	Not observed; grassland habitat with serpentinite seeps not present; closest populations within the Santa Lucia Range near Cuesta Ridge and Cerro Alto
Caulanthus coulteri var. *lemmonii*	Lemmon's jewelflower	- / - / 1B	Not observed; marginal grassland habitat present; known from the vicinity of Paso Robles and eastward to the Temblor Range and hills of Cuyama Valley
Chorizanthe breweri	Brewer's spineflower	- / - / 1B	Not observed; appropriate rocky or serpentine substrate not present
Chorizanthe rectispina	Straight-awned spineflower	- / - / 1B	Not observed; appropriate woodland habitat marginally present; closest recorded observation is on shale hills along Santa Barbara Road in Atascadero
Cirsium fontinale var. *obispoense*	Chorro Creek bog thistle	FE / CE / 1B	Not observed; serpentinite seeps within chaparral or cismontane woodland habitat not present
Eriastrum luteum	Yellow-flowered eriastrum	- / - / 1B	Not observed; appropriate woodland habitat marginally present, known from higher elevations in Santa Lucia Mountains west of Paso Robles and the west base of La Panza Range

TABLE 3
PRESENT OR CNDDB RECORDED SENSITIVE ELEMENTS OF BIOLOGICAL DIVERSITY
FOR THE RESORT HOTEL DEVELOPMENT SITE AND SURROUNDING AREA

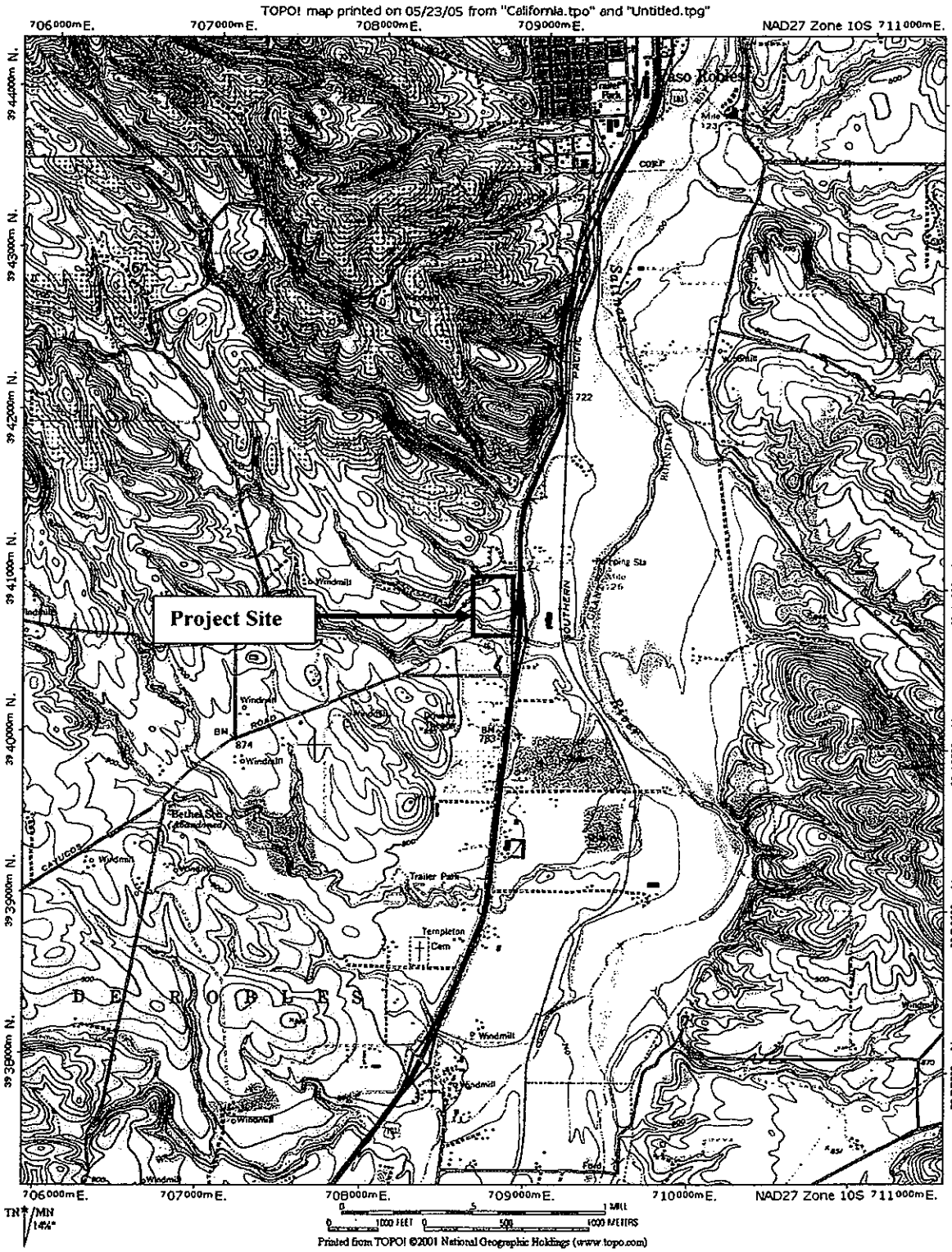
Name	Common Name	Status	Occurrence of Element on Project Site
Plants		**USFWS / CDFG / CNPS**	
Erodium macrophyllum	Round-leaved filaree	- / - / 2	Not observed; potential grassland habitat present; closest recorded occurrence is on east of Creston Road, east of Atascadero
Horkelia cuneata ssp. puberula	Mesa horkelia	- / - / 1B	Not observed; appropriate woodland habitat marginally present but would have been recognizeable during survey.
Horkelia cuneata ssp. *sericea*	Kellogg's horkelia	- / - / 1B	Not observed; openings within closed-cone coniferous forest, maritime chaparral, coastal scrub habitats with sandy or gravelly substrate not present
Lepidium jaredii ssp. *jaredii*	Jared's pepper-grass	- / - / 1B	Not observed; valley/foothill grassland with alkaline adobe soils not present; known only from near Soda lake on the Carrizo Plain in San Luis Obispo County
Malacothamnus palmeri var. *involucratus*	Carmel Valley bush mallow	- / - / 1B	Not observed; potential habitat with rocky hilltops or slopes not present; closest recorded observation is a 1946 collection near Cerro Alto Campground, between Morro Bay and Atascadero
Navarretia nigelliformis ssp. *radians*	Shining navarretia	- / - / 1B	Not observed; marginal grassland habitat present. Known only from 1907 collection by Cobb.
Sidalcea hickmanii ssp. *anomala*	Cuesta Pass checkerbloom	- / CR / 1B	Not observed; known only from three occurrences on Cuesta Ridge in the Los Padres National Forest

Status Codes

United States Fish and Wildlife Service (USFWS)
FE Federal Endangered
FT Federal Threatened
MNBMC Migratory nongame bird of management concern
FSC Federal special concern species

California Department of Fish and Game (CDFG)
CE California Endangered
CT California Threatened
CR California Rare
CSC California Species of Concern

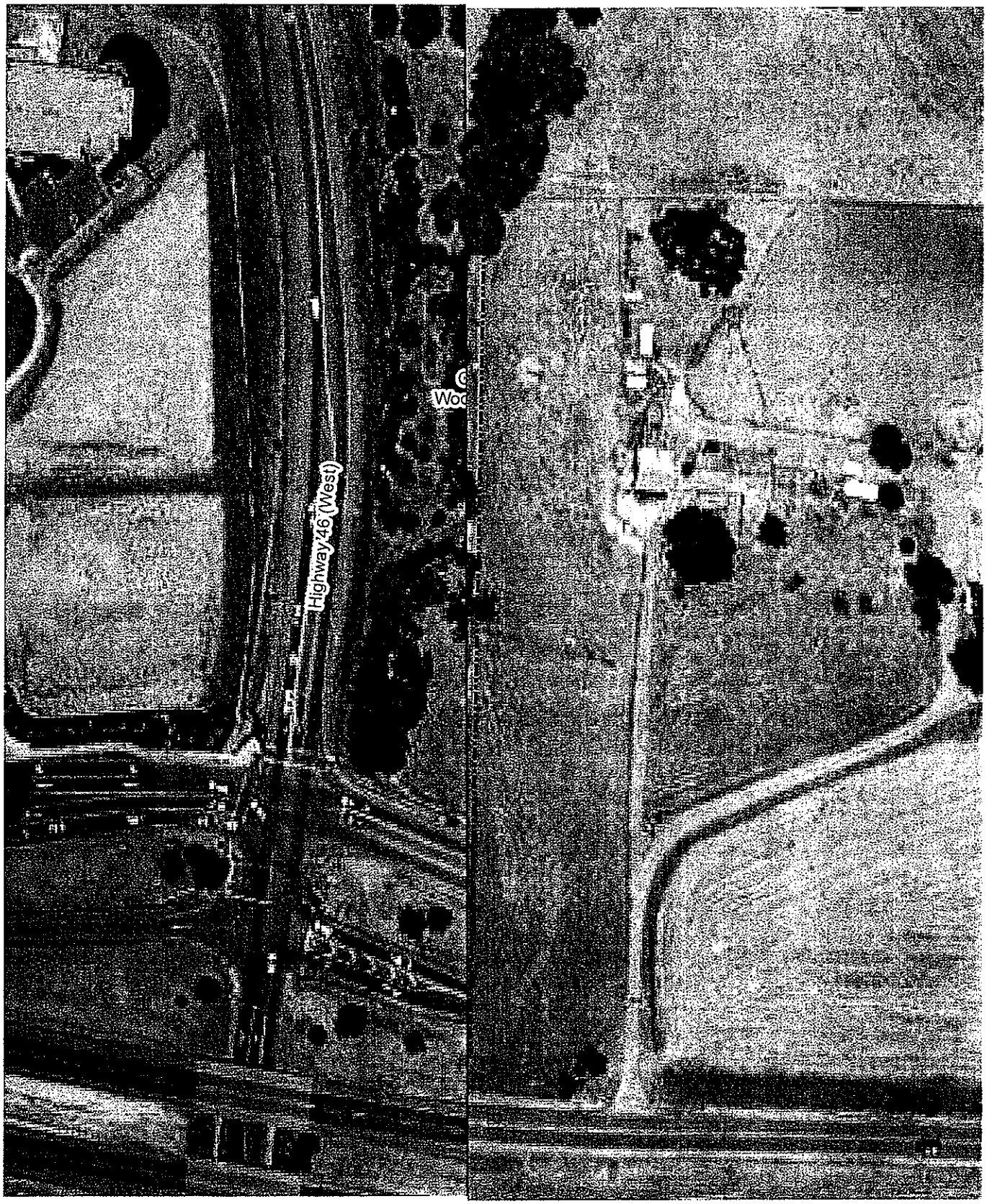
California Native Plant Society (CNPS)
1B List 1B: Plants rare, threatened and endangered in California and elsewhere
2 List 2: Plants that are rare, threatened, or endangered in California, but more common elsewhere



Resort Hotel
Sensitive Species
and Habitat Survey
Site Location Map

Figure 1

LFR LEVINE·FRICKE



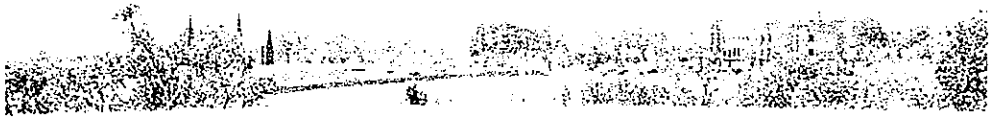
Habitat Map

Cardiff Farm Management / Resort Hotel - Paso Robles

LFR LEVINE • FRICKE

Figure 2

H:\Client Files\A-C\Cardiff Farm Mgmt\Figures\Habitat Map.pdf

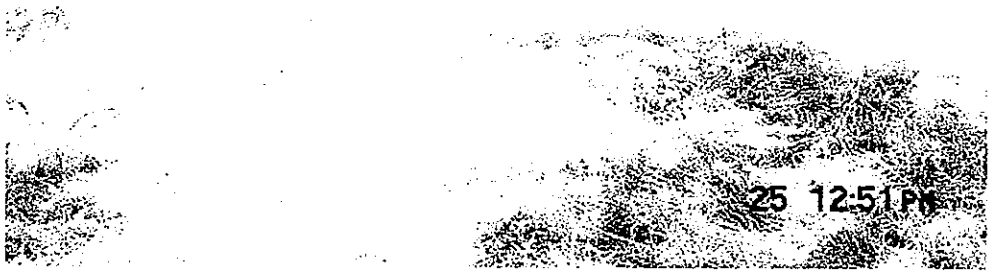


As can be seen in this photograph, the majority of the Site had been recently mowed at the time of the LFR sensitive species and Habitat survey conducted in May of 2005.

View looking south

5/25/05

LFR

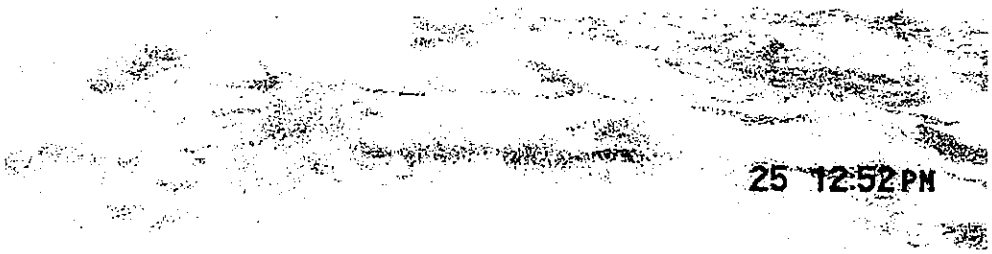


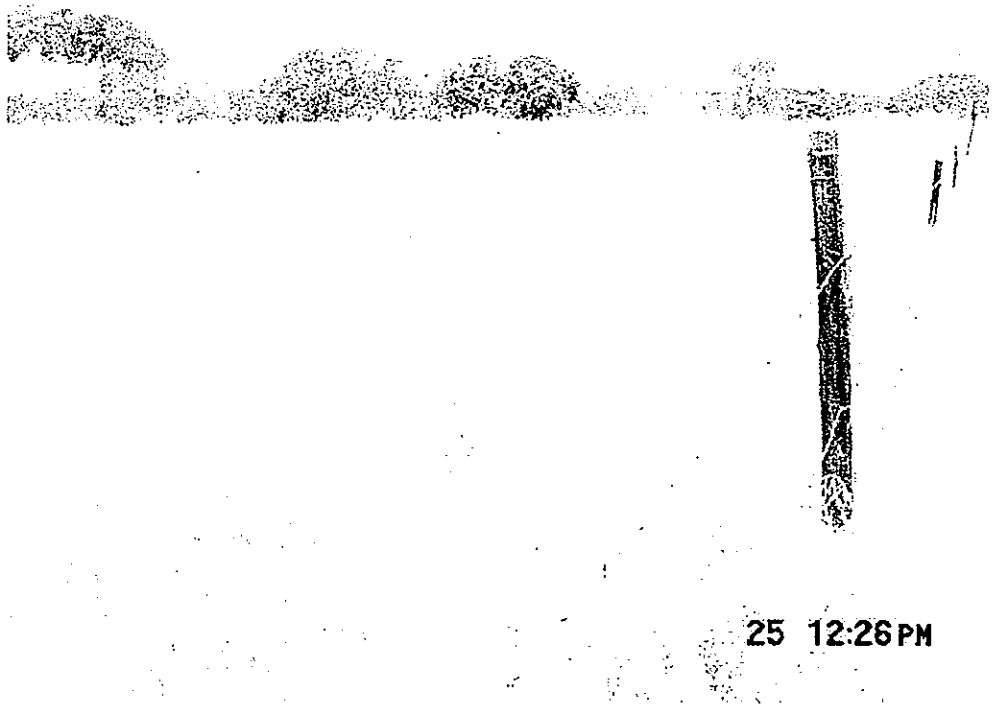
The only structures on the Site include a house and some small sheds shown in the background of this photograph. The landscape surrounding the house includes various ornamental plant species.

View looking north

5/25/05

LFR





This photograph shows the non-native grassland habitat on neighboring property west of the Site. It is assumed that habitat existing on the Site prior to mowing operations looked similar to this.

View looking northwest

2/25/05

LFR Levine Fricke

A narrow steep ephemeral drainage occurs along the southern boundary of the Site. Flowing water was observed in the creek bottom during the LFR survey. The average width of the creek bed was approximately three feet while the average depth of the water was two to three inches.

2/25/05

LFR

The majority of the Site consists of flat terrain dominated by non-native grassland. The site has been managed for agriculture and fire suppression.

View looking north

2/25/05

LFR

Another view of the non-native grassland existing on most of the Site.

View looking southeast

2/25/05

LFR

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES DENYING AN APPEAL BY QUORUM REALTY FUNDS III, LLC APPROVING PLANNED DEVELOPMENT 05-010 FOR THE INNS AT VINTNERS VILLAGE HOTEL PROJECT (CENCO INVESTMENT - APN 009-631-011)

WHEREAS, Planned Development 05-010 has been filed by R2L Architects on behalf of CENCO Investment, LLC & Alexander Samardzich to construct a 138 room, four story (55-foot tall) hotel with bungalows and ancillary parking lot and landscaping; and

WHEREAS, the Project site is located in the vicinity of the northwest corner of Highway 46 West and South Vine Street; and

WHEREAS, the General Plan land use designation of the Project site is Regional Commercial (RC) and the Zoning designation is Highway Commercial, Planned Development Overlay (C2-PD); and

WHEREAS, Section 21.13.030 of the Zoning Code which requires approval of a Conditional Use Permit for commercial use of C2 PD-zoned properties in the Theatre Drive area so as to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, in conjunction with Planned Development 05-010, R2L Architects on behalf of CENCO Investment, LLC, has filed Conditional Use Permit 05-006, seeking authorization to operate a hotel in the C2 PD (Highway Commercial, Planned Development) Zoning District; and

WHEREAS, at its September 13, 2005 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-010 and related applications; and

WHEREAS, at its September 13, 2005 meeting, the Planning Commission on a 5-1 vote (one Commissioner in opposition and one Commissioner was absent) adopted the resolution approving Planned Development 05-010; and

WHEREAS, on October 6, 2005, Gregory W. Sanders, Esq. on behalf or Quorum Realty Funds III, LLC, appealed the Vintners Village Project; and

WHEREAS, at its November 15, 2005 meeting, the City Council held a duly noticed public hearing on the appeal application filed by Quorum Realty Funds III, LLC, to accept public testimony on the appeal of Planned Development, Conditional Use Permit and environmental review therefore; and

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

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Project qualifies for adoption of a Mitigated Negative Declaration; and

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

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is a destination resort hotel with ancillary/related land uses consistent with the City's Economic Strategy.

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

   A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City. Rather, the PD for the Project implements the City's goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction.

   B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.

   C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.

   D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

3. The requirement for the dedication for the public right-of-way for the extension of Vine Street westerly through the subject property is in accordance with Municipal Code Section 11.12.030I, which has been established in order to protect the public health, safety and welfare, and the requirement for this dedication is not only necessary to provide orderly development of this area of the City, but is also in direct proportion to the impacts that will be created by the 138 room hotel project that will be added to this area of the City which is already impacted.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby deny the appeal, thereby approving Planned Development 05-010, subject to the following conditions:

STANDARD CONDITIONS

1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Conditional Use Permit 05-006.

2. The Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

PLANNING 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.

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

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Project Data Sheet
C	Conceptual Site Plan
D	Grading & Drainage Plan
E	Grading Cross Sections
F	Tree Removal Plan
G	Landscape Plan
H1-H6	Architectural Elevations
I	Project Arborist Report
J	Color and Materials Board (on file in the Community Development Dept.)

4. This Development Plan for PD 05-010, together with the application for Conditional Use Permit 05-006 allows for development and operation of the 69,225 square foot, 118 room, four story hotel and a 20 bungalow rooms totaling 12,450 square feet (total of 138 rooms) with ancillary pool, landscaping, and parking. All other phases of the conceptual development will need to be reviewed under a separate development plan application as well as a separate environmental/traffic analysis.

5. Prior to issuance of a Building Permit for the Project, the following plans shall be filed with the City for Development Review Committee review and approval:

    a. The Final Development Plan submittal is to be accompanied by submittal of the detailed plans of:

(1) the site landscaping, including details for transformer and backflow device screening; (2) the architectural elevations showing four-sided architectural detail, including the painting of the air conditioner vents to match the building (if applicable); (3) details for retaining walls, boundary walls and any other walls/fencing; (4) the signage program; (5) specific exterior light fixture details, including type and height of parking lot pole lights, landscape lighting along South Vine Street, and the on-site walkways; (6) the precise grading and drainage; and (7) the street improvements.

b. The landscaping plan needs be revised to incorporate terracing which may need to include decorative retaining walls. The intent is to provide additional grading techniques, decorative walls and landscape material to "break-up" the long expanse of the steep slope along South Vine Street.

c. The final details for the television antenna and accessories and the method proposed for screening of the antenna and accessories.

d. The Final Plans and the accompanying detailed plans are to be in substantial conformance with Exhibits A through I, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 3.

e. All accessory elements including, but in no way limited to, trash enclosures, mechanical screens, decorative paving, fountains, outdoor lighting, building mounted lighting, tables, chairs, benches, and wall/fences shall be consistent with the architectural theme established for the Vintners Village Project as shown on the Exhibits B through I.

f. The proposed light fixtures shown on Exhibit H6 do not appear to meet the City Standards for fully shielded fixtures. Please provide additional light cut sheets that can be reviewed to insure proper light shielding.

g. A revised off street parking plan that complies with the City Zoning Code Standards and accommodates the required dedication for the realignment of Vine Street through the subject property in a manner consistent with the Caltrans approved Project Study Report, in a manner subject to approval by the City Engineer.

6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval. (This provision is not intended to prevent small containers of fuel or maintenance chemicals normally associated with commercial lodging and/or landscape maintenance).

7. All existing and new overhead utilities shall be placed underground.

8. Temporary construction noise levels in excess of 60 dBLdn shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.

9. The applicant shall agree not to protest the formation of an Assessment District to construct any future improvements at the intersections of Highway 46 West and 101 for the area served by Theatre Drive, Ramada Drive and South Vine Street. The agreement shall be in a

form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the hotel project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.

10. No Certificates of Occupancy or use of any building or structure will be issued until such time as Caltrans has accepted the Interim Improvements and has approved public use of these facilities.

11. All development impact fees, including signalization and bridge impact fees that are in effect at the time of building permit issuance, shall be paid in conjunction with the issuance of the building permit.

AIR POLLUTION CONDITIONS

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

    a. Reduce the amount of the disturbed area where possible.

    b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

    c. All dirt stockpile areas should be sprayed daily as needed.

    d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.

    e. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.

    f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

    g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

    h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

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

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

13. Provide the following standard recommendations for commercial and industrial projects include site design and energy efficiency standards:

    a. Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces in considered appropriate;
    b. Provide on-site eating, refrigeration and food vending facilities to reduce lunch time trips;
    c. Provide shower and locker facilities to encourage employees to bike and/or walk to work typically one shower and three lockers for every 25 employees.

OAK TREE MITIGATION

14. All requirements/mitigation as described in the Arborist report prepared by E. Wesley Conner, dated May 30, 2005 (attached as Exhibit I) shall be complied with.

15. Prior to the issuance of a Grading Permit, a letter from the Project Arborist shall be submitted to the City indicating that all oak tree preservation requirements have been installed per the Arborist recommendations and that construction is ready to commence.

16. Prior to occupancy of the hotel or any other building, a letter from the Project Arborist shall be submitted to the City indicating that all mitigation has been complied with to his satisfaction and the Certificate of Occupancy can be released.

ENGINEERING SITE SPECIFIC CONDITIONS

17. Prior to issuance of building permits, the applicant will provide the City with an irrevocable and perpetual offer of dedication for public right-of-way for the extension of Vine Street westerly through the subject property in accordance with Municipal Code Section 11.12.030I. The width of the offer shall be 68 feet. The horizontal alignment of the offer shall be subject to the approval of the City Engineer.

18. Prior to occupancy, the applicant shall improve the existing Vine Street frontage in accordance with Municipal Code Section 11.12.030. Frontage improvements shall include pavement widening to accommodate a center turning lane. Beginning at the north boundary of the project, Vine Street shall be widened in accordance with the Theatre Drive standard

south to the point where the Vine Street dedication turns to the west. All work shall be completed in accordance with plans approved by the City Engineer.

19. Prior to occupancy, the applicant shall extend an 8-inch sewer line in the existing Vine Street right-of-way to the north boundary of the property in accordance with Municipal Code Section 14.08.070C5 and plans approved by the City Engineer.

20. Prior to occupancy, the applicant shall extend a 16-inch water main in the existing Vine Street right-of-way to the north boundary of the property in accordance with plans approved by the City Engineer. The applicant will be eligible for reimbursement for oversizing in accordance with Code Section 14.04.040.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on this 15th day of November 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT A OF RESOLUTION

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

PROJECT #: PD 05-010 & CUP 05-006

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: NOVEMBER 15, 2005

APPLICANT: CENCO INVESTMENT, LLC.

LOCATION: HWY 46 WEST & SOUTH VINE STREET (APN: 009-631-011)

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 15, 2007 unless a time extension request is filed with the Community Development Department prior to expiration.

☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

☒ 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

☒ 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

☒ 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a $25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.

☒ 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.

☒ 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.

☐ 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.

☒ 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.

☒ 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

☒ 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.

☒ 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

☒ 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☒ 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☐ 15. The following areas shall be placed in the Landscape and Lighting District:

_____

_____

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

☒ 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.

☐ 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____

☒ 18. It is the property owner's responsibility to insure that all construction of private property

improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

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

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

☒ 2. Prior to the issuance of building permits, the
- ☒ Development Review Committee shall approve the following:
- ☐ Planning Division Staff shall approve the following:

  - ☒ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
  - ☒ b. A detailed landscape plan;
  - ☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
  - ☒ d. Other: See other requirements as noted in the Resolution for PD 05-010.

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

APPLICANT: CENCO /Sahadi PREPARED BY: JF

REPRESENTATIVE: EDA CHECKED BY: _____

PROJECT: PD 05-010 & CUP 05-006 TO PLANNING: ___

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

☐ 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".

☒ 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

☒ 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:

Vine Street Theatre Drive Standard

☐ 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

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

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☒ 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.

☒ 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.

☐ 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

☒ 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.

☒ 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.

☒ 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

☒ a. Street lights;
☐ b. Parkway and open space landscaping;
☐ c. Wall maintenance in conjunction with landscaping;
☐ d. Graffiti abatement;
☐ e. Maintenance of open space areas.

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

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.

☒ 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.

☒ 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.

☐ 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.

☐ 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.

☒ 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).

☐ 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).

☒ 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be

overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

☒ 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.

☒ 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

☒ 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.

☒ 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

☒ 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

****

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

I. GENERAL CONDITIONS

☒ 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.

☒ 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.

☒ 3. No buildings shall be occupied until all improvements are completed and accepted by the

City for maintenance.

☐ 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.

☐ 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.

☐ 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.

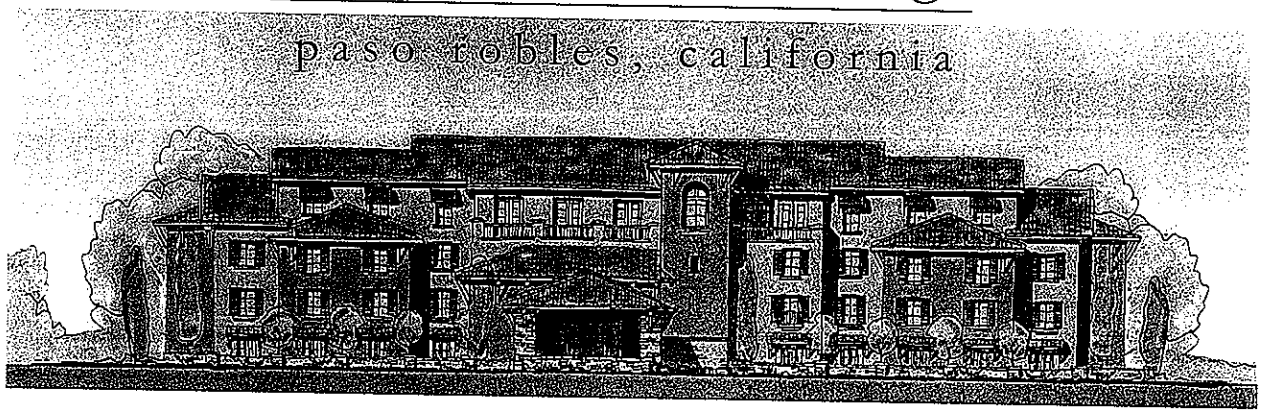
☐ 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.

☒ 8. Provisions shall be made to update the Fire Department Run Book.

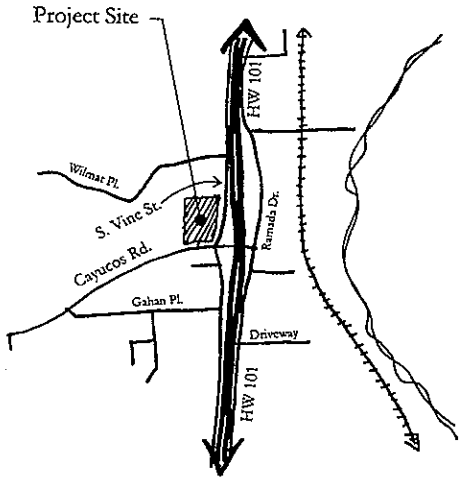
The Inns at Vintners Village

paso robles, california

RECEIVED
JUN 2 9 2005
Community Development



Vicinity Map



Building Area

Hotel 1 (122 Rooms, 16 Bungalow Rooms)	138 Rooms

Parking

Required (Hotel: 1 space/room + 20% for employee)	165 spaces
Total Provided	165 spaces

Contact Directory

Client:
CENCO Investment, LLC
800 Pollard Rd, Suite 36 ,
Building C
Los Gatos, CA 95032
Tel: (408) 866-0816
Fax: (408) 866-1009

Architect:
R2L Architects, LLP
444 Higuera St. Suite 201
San Luis Obispo, CA 93401
Tel: ((805) 544-6294
Fax: ((805) 541-2739
Contact: Bob Richmond

Civil Engineer:
EDA
4115 S. Broad St., Suite B5
San Luis Obispo, CA 93401
Tel: ((805) 549-8658
Fax: ((805) 549-8704
Contact: Jeff Wagner

Sheet Index

R2L ARCHITECTS
R L A RICHMOND LUKER
444 Higuera Street, Ste 201
San Luis Obispo, CA
Tel (805) 544-6294
Fax (805) 541-2739

The Inns at Vintners Village
Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE:
SCALE:
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO: R05109

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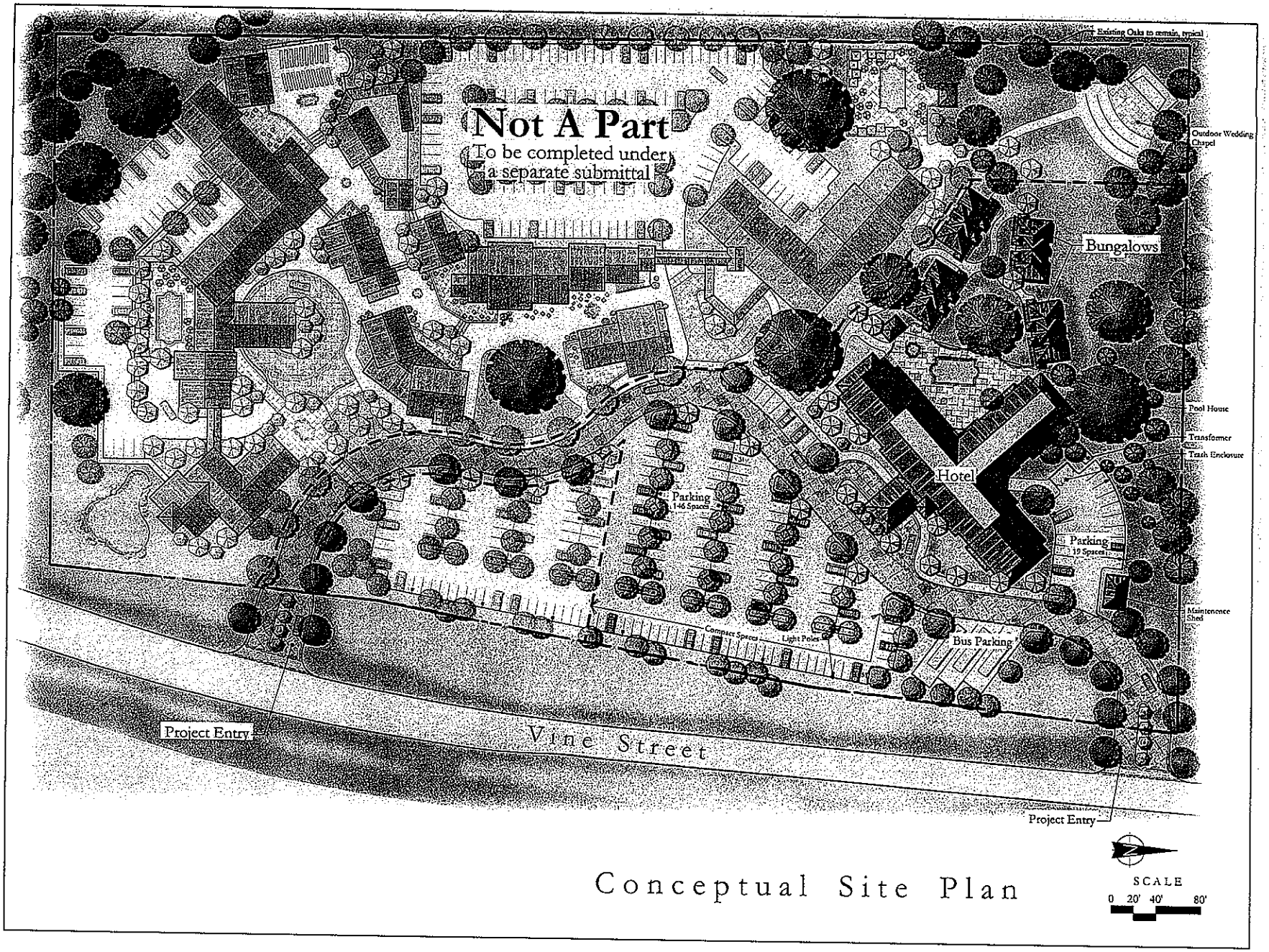
SHEET 1
OF 17 SHEETS

EXHIBIT B
Project Data Sheet
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)



Conceptual Site Plan

RL ARCHITECTS

REA RICHMOND LUKER

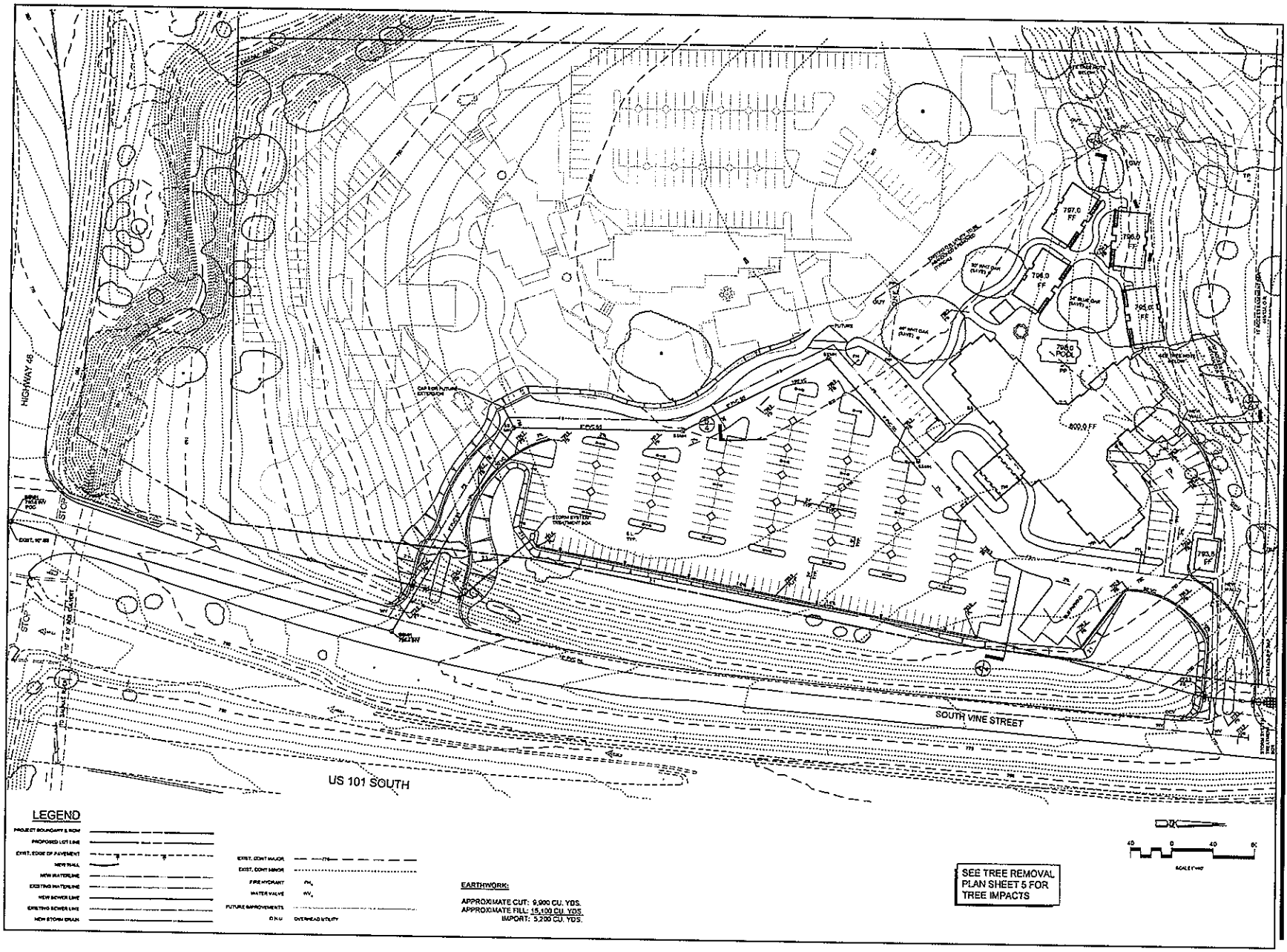
The Inns at Vintners Village

Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE: Conceptual Site Plan
SCALE: 24x36 Sheet: 1" = 40'-0"
11x17 Sheet: 1" = 80'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO: R05109

SHEET 2
OF 17 SHEETS

EXHIBIT C
Conceptual Site Plan
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)

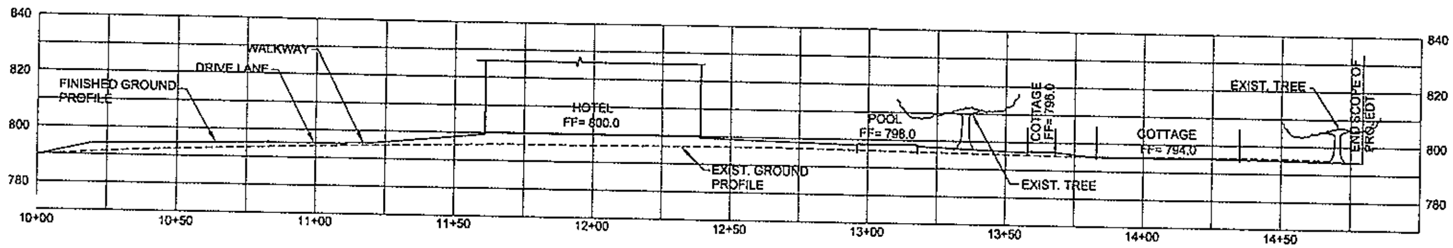


Vintner Village Inn
Paso Robles, CA
Development Review Package

SHEET TITLE: GRADING AND DRAINS PLAN
SCALE: AS SHOWN ON PLANS
CLIENT: CENCO Investment, LLC
DATE: April 8, 2005
PROJECT NO.: 2-0051-000

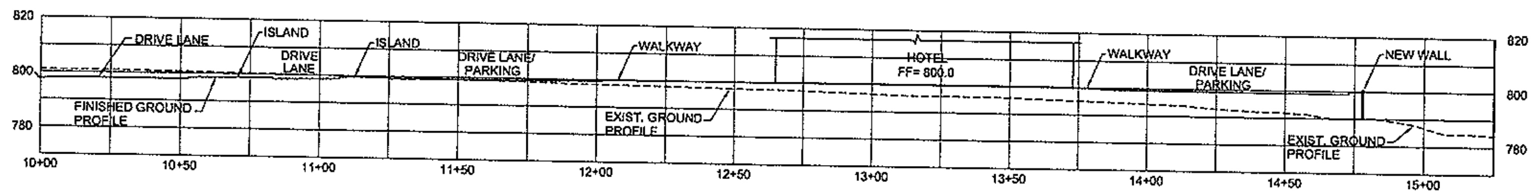
SHEET 3
OF 17 SHEETS

EXHIBIT D
Grading & Drainage Plan
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)



SECTION A-A

SCALE: 1"=20' 1"=20'



SECTION B-B

SCALE: 1"=20' 1"=20'

Vintner Village Inn

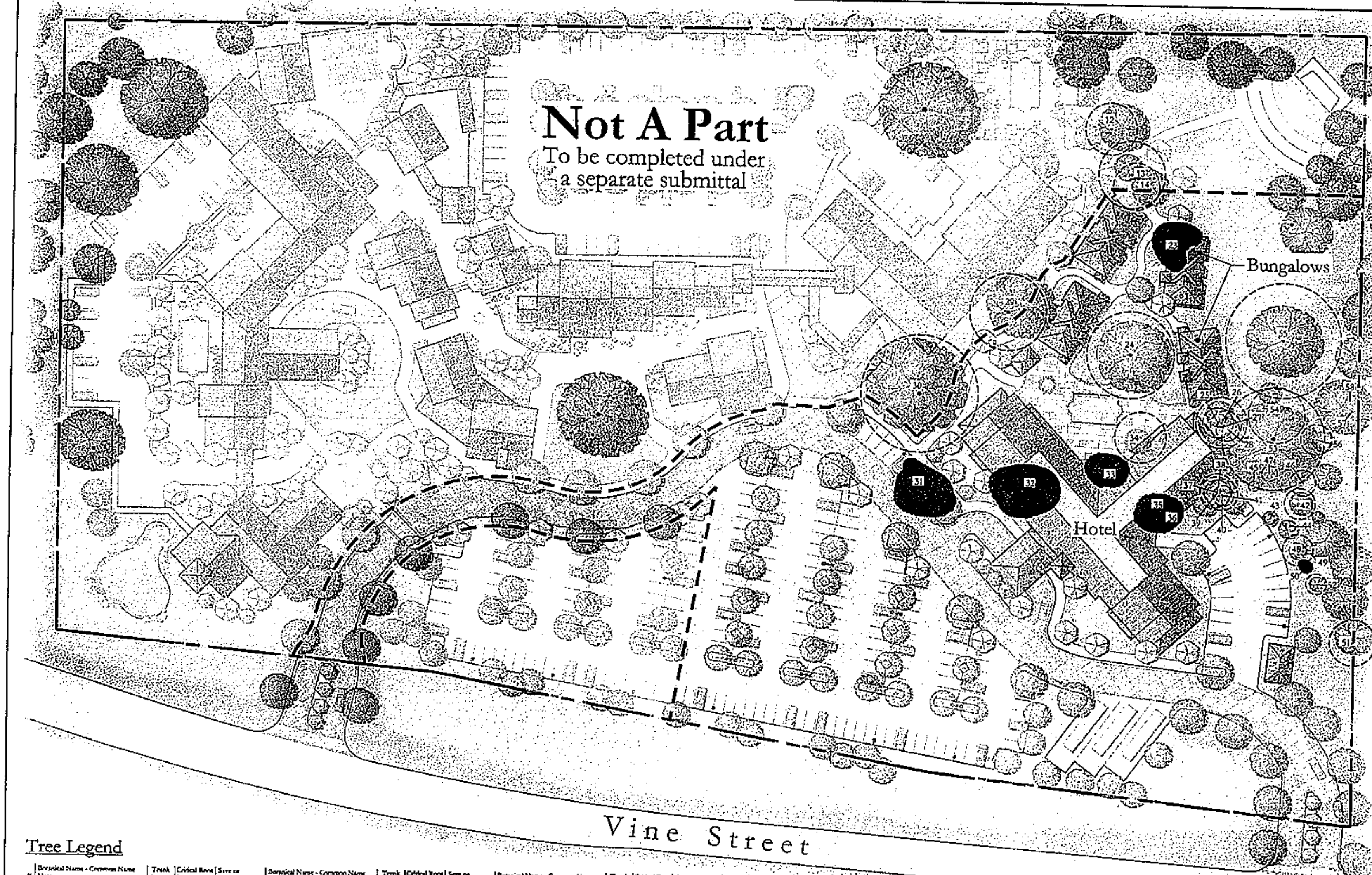
Paso Robles, CA
Development Review Package

SHEET TITLE: GRADING AND DRAING PLAN CROSS SECTIONS
SCALE: AS SHOWN ON PLANS
CLIENT: CENCO Investment, LLC
DATE: April 8, 2005
PROJECT NO.: 2-3051-000

SHEET 4 OF 17 SHEETS

EXHIBIT E

Grading Cross Sections
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)



Tree Legend

#	Botanical Name - Common Name Notes	Trunk diameter	Critical Root Zone Radius	Save or Remove?
12.	Quercus douglasii - Blue oak mature/good condition	20"	20' radius	Save
13.	Quercus agrifolia - California live oak mature/good condition	26"	26' radius	Save
14.	Quercus douglasii - Blue oak mature/good condition	18"	18' radius	Save
23.	Quercus douglasii - Blue oak dead on ground	34"	34' radius	Save
24.	Quercus douglasii - Blue oak mature	34"	34' radius	Save
25.	Quercus douglasii - Blue oak mature	12"	12' radius	Save
26.	Quercus douglasii - Blue oak mature	20"	20' radius	Save
27.	Quercus douglasii - Blue oak mature	12"	12' radius	Save
28.	Quercus agrifolia - California live oak immature - multi-trunk	6",9"	9' radius	Save
29.	Quercus lobata - California white oak mature	30"	30' radius	Save

#	Botanical Name - Common Name Notes	Trunk diameter	Critical Root Zone Radius	Save or Remove?
30.	Quercus lobata - California white oak mature	46"	46' radius	Save
31.	Juglans hindsii - Hinds walnut	28"		Remove
32.	Juglans hindsii - Hinds walnut	36"		Remove
33.	Pinus radiata - Monterey pine	26"		Remove
34.	Quercus agrifolia - California live oak semi-mature	20"	20' radius	Save
35.	Juglans hindsii - Hinds walnut	24"		Remove
36.	Juglans hindsii - Hinds walnut	36"		Remove
37.	Quercus douglasii - Blue oak mature	12"	12' radius	Save
38.	Quercus douglasii - Blue oak mature	14"	14' radius	Save
39.	Quercus douglasii - Blue oak mature	10"	10' radius	Save

#	Botanical Name - Common Name Notes	Trunk diameter	Critical Root Zone Radius	Save or Remove?
40.	Quercus douglasii - Blue oak mature - multi-trunk	8",10" & 12"	12' radius	Save
41.	Quercus douglasii - Blue oak mature	8"	8' radius	Save
42.	Quercus douglasii - Blue oak mature	12"	12' radius	Save
43.	Quercus agrifolia - California live oak immature	4"	4' radius	Save
44.	Quercus agrifolia - California live oak immature	4"	4' radius	Save
45.	Quercus agrifolia - California live oak immature	4"	4' radius	Save
46.	Quercus agrifolia - California live oak mature	10"	10' radius	Save
47.	Quercus douglasii - Blue oak mature	6"	6' radius	Save
48.	Quercus douglasii - Blue oak mature	12"	12' radius	Save
49.	Salix lasiolepis - Arroyo willow & young oaks	10"	10' radius	Save Oaks

#	Botanical Name - Common Name Notes	Trunk diameter	Critical Root Zone Radius	Save or Remove?
50.	Salix lasiolepis - Arroyo willow tree not found	10"		Remove
51.	Quercus douglasii - Blue oak mature	18"	18' radius	Save
52.	Quercus agrifolia - California live oak mature - multiple trunk	8"	8' radius	Save
53.	Quercus douglasii - Blue oak mature	40"	40' radius	Save
54.	Quercus douglasii - Blue oak mature	22"	22' radius	Save
55.	Quercus douglasii - Blue oak mature w/two holes	45"	45' radius	Save
56.	Quercus douglasii - Blue oak mature	12"	12' radius	Save
57.	Salix lasiolepis - Arroyo willow	8"	8' radius	Save
58.	Pinus radiata - Monterey pine	8"	8' radius	Save

Tree Removal Plan

SCALE 0 20' 40' 80'

R²L ARCHITECTS

RRM RICHMOND LUKER
[illegible]

The Inns at Vintners Village

Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE: Conceptual Tree Removal Plan
SCALE: 24x36 Sheet: 1" = 40'-0" 11x17 Sheet: 1" = 80'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO.: R05109

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SHEET 5
OF 17 SHEETS

EXHIBIT F

Tree Removal Plan
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)

PLANT LIST

THE FOLLOWING IS A LIST OF PLANTS (WITH PLANT SPACING) THAT WILL BE USED FOR THE ORNAMENTAL & XERISCAPIC AREAS OF THIS SITE. TYPE 1 XERISCAPIC PLANTS WILL BE HIGHLY DROUGHT RESISTANT USING 60% NATIVE PLANTS. TYPE 2 XERISCAPIC PLANTS WILL BE XERISCAPIC BUT INCLUDE GREATER MIX OF MEDITERRANEAN, SOUTH AFRICAN AND AUSTRALIAN PLANTS.

ORNAMENTALS

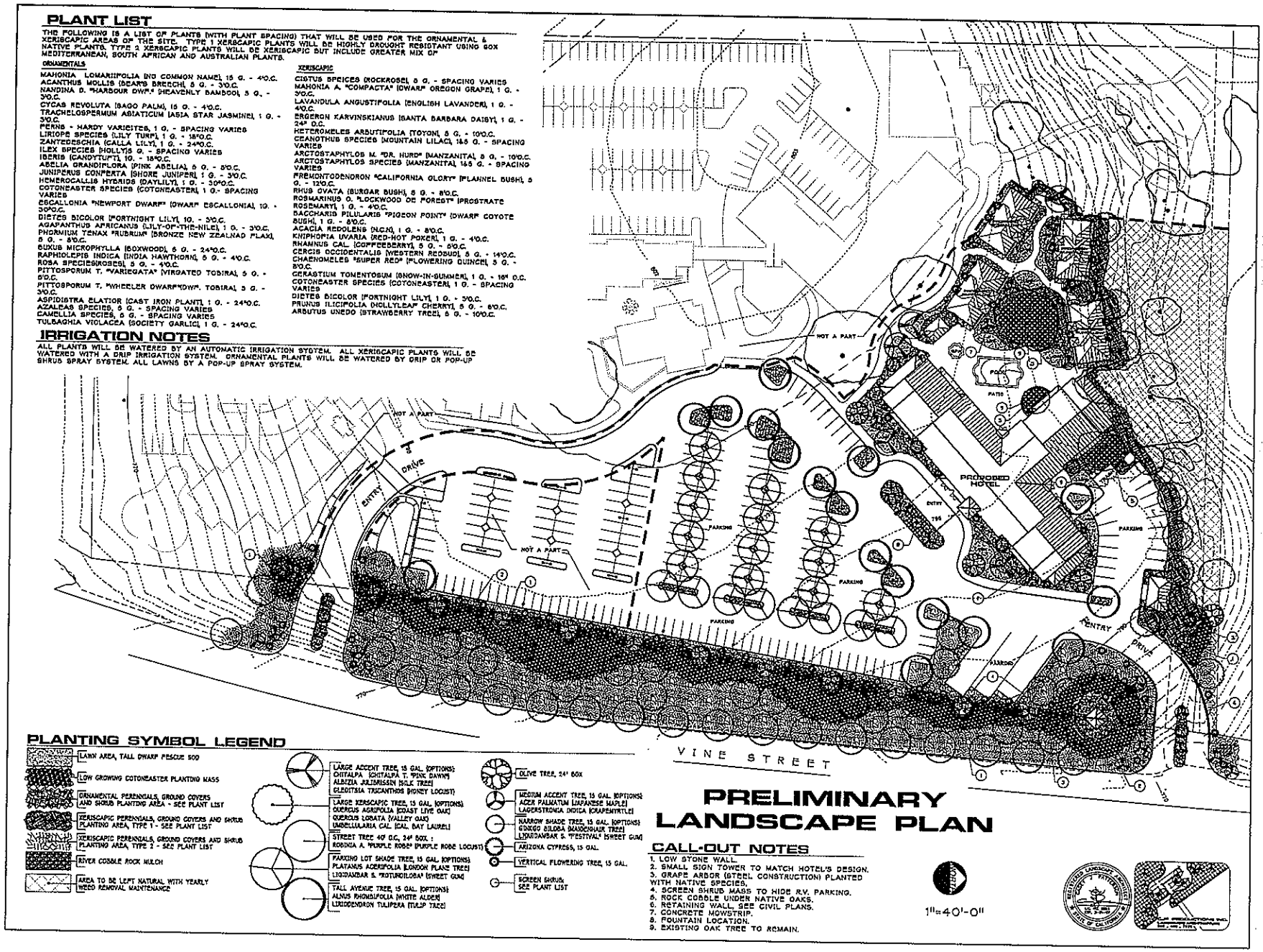
MAHONIA LOMARIIFOLIA (NO COMMON NAME), 15 G. - 4'0.C.
ACANTHUS MOLLIS (BEAR'S BREECH), 5 G. - 3'0.C.
NANDINA D. 'HARBOUR DWF.' (HEAVENLY BAMBOO), 5 G. - 3'0.C.
CYCAS REVOLUTA (SAGO PALM), 15 G. - 4'0.C.
TRACHELOSPERMUM ASIATICUM (ASIA STAR JASMINE), 1 G. - 3'0.C.
FERNS - HARDY VARIETIES, 1 G. - SPACING VARIES
LIRIOPE SPECIES (LILY TURF), 1 G. - 18"0.C.
ZANTEDESCHIA (CALLA LILY), 1 G. - 24"0.C.
ILEX SPECIES (HOLLY)S G. - SPACING VARIES
IBERIS (CANDYTUFT), 1G. - 18"0.C.
ABELIA GRANDIFLORA (PINK ABELIA), 5 G. - 5'0.C.
JUNIPERUS CONFERTA (SHORE JUNIPER), 1 G. - 3'0.C.
HEMEROCALLIS HYBRIDS (DAYLILY), 1 G. - 30"0.C.
COTONEASTER SPECIES (COTONEASTER), 1 G.- SPACING VARIES
ESCALLONIA 'NEWPORT DWARF' (DWARF ESCALLONIA), 1G. - 30"0.C.
DIETES BICOLOR (FORTNIGHT LILY), 1G. - 3'0.C.
AGAPANTHUS AFRICANUS (LILY-OF-THE-NILE), 1 G. - 3'0.C.
PHORMIUM TENAX 'RUBRUM' (BRONZE NEW ZEALNAD FLAX), 5 G. - 5'0.C.
BUXUS MICROPHYLLA (BOXWOOD), 5 G. - 24"0.C.
RAPHIOLEPIS INDICA (INDIA HAWTHORN), 5 G. - 4'0.C.
ROSA SPECIES(ROSES), 5 G. - 4'0.C.
PITTOSPORUM T. 'VARIEGATA' (VIRGATED TOBIRA), 5 G. - 5'0.C.
PITTOSPORUM T. 'WHEELER DWARF'DWF. TOBIRA), 5 G. - 3'0.C.
ASPIDISTRA ELATIOR (CAST IRON PLANT), 1 G. - 24"0.C.
AZALEAS SPECIES, 5 G. - SPACING VARIES
CAMELLIA SPECIES, 5 G. - SPACING VARIES
TULBAGHIA VIOLACEA (SOCIETY GARLIC), 1 G. - 24"0.C.

XERISCAPIC

CISTUS SPECIES (ROCKROSE), 5 G. - SPACING VARIES
MAHONIA A. 'COMPACTA' (DWARF OREGON GRAPE), 1 G. - 3'0.C.
LAVANDULA ANGUSTIFOLIA (ENGLISH LAVANDER), 1 G. - 4'0.C.
ERGERON KARVINSKIANUS (SANTA BARBARA DAISY), 1 G. - 24" O.C.
HETEROMELES ARBUTIFOLIA (TOYON), 5 G. - 10'0.C.
CEANOTHUS SPECIES (MOUNTAIN LILAC), 15 G. - SPACING VARIES
ARCTOSTAPHYLOS M. 'DR. HURD' (MANZANITA), 5 G. - 10'0.C.
ARCTOSTAPHYLOS SPECIES (MANZANITA), 15 G. - SPACING VARIES
FREMONTODENDRON 'CALIFORNIA GLORY' (FLANNEL BUSH), 5 G. - 12'0.C.
RHUS OVATA (SUGAR BUSH), 5 G. - 8'0.C.
ROSMARINUS O. 'LOCKWOOD DE FOREST' (PROSTRATE ROSEMARY), 1 G. - 4'0.C.
BACCHARIS PILULARIS 'PIGEON POINT' (DWARF COYOTE BUSH), 1 G. - 8'0.C.
ACACIA REDOLENS (N.CH), 1 G. - 8'0.C.
KNIPHOFIA UVARIA (RED-HOT POKER), 1 G. - 4'0.C.
RHAMNUS CAL. (COFFEEBERRY), 5 G. - 6'0.C.
CERCIS OCCIDENTALIS (WESTERN REDBUD), 5 G. - 14'0.C.
CHAENOMELES 'SUPER RED' (FLOWERING QUINCE), 5 G. - 8'0.C.
CERASTIUM TOMENTOSUM (SNOW-IN-SUMMER), 1 G. - 18" O.C.
COTONEASTER SPECIES (COTONEASTER), 1 G. - SPACING VARIES
DIETES BICOLOR (FORTNIGHT LILY), 1 G. - 3'0.C.
PRUNUS ILICIFOLIA (HOLLYLEAF CHERRY), 5 G. - 6'0.C.
ARBUTUS UNEDO (STRAWBERRY TREE), 5 G. - 10'0.C.

IRRIGATION NOTES

ALL PLANTS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL XERISCAPIC PLANTS WILL BE WATERED WITH A DRIP IRRIGATION SYSTEM. ORNAMENTAL PLANTS WILL BE WATERED BY DRIP OR POP-UP SHRUB SPRAY SYSTEM. ALL LAWNS BY A POP-UP SPRAY SYSTEM.



PLANTING SYMBOL LEGEND

- LAWN AREA, TALL DWARF FESCUE SOD
- LOW GROWING COTONEASTER PLANTING MASS
- ORNAMENTAL PERENNIALS, GROUND COVERS AND SHRUB PLANTING AREA - SEE PLANT LIST
- XERISCAPIC PERENNIALS, GROUND COVERS AND SHRUB PLANTING AREA, TYPE 1 - SEE PLANT LIST
- XERISCAPIC PERENNIALS, GROUND COVERS AND SHRUB PLANTING AREA, TYPE 2 - SEE PLANT LIST
- RIVER COBBLE ROCK MULCH
- AREA TO BE LEFT NATURAL WITH YEARLY WEED REMOVAL MAINTENANCE

- LARGE ACCENT TREE, 15 GAL. (OPTIONS): CATALPA (CATALPA T. 'PINK DAWN'); ALBIZIA JULIBRISSEN (SILK TREE); GLEDITSIA TRIACANTHOS (HONEY LOCUST)
- LARGE XERISCAPIC TREE, 15 GAL. (OPTIONS): QUERCUS AGRIFOLIA (COAST LIVE OAK); QUERCUS LOBATA (VALLEY OAK); UMBELLULARIA CAL. (CAL. BAY LAUREL)
- STREET TREE 40' OC, 24" BOX : ROBINIA A. 'PURPLE ROBE' (PURPLE ROBE LOCUST)
- PARKING LOT SHADE TREE, 15 GAL. (OPTIONS): PLATANUS ACERIFOLIA (LONDON PLANE TREE); LIQUIDAMBAR S. 'ROTUNDILOBA' (SWEET GUM)
- TALL AVENUE TREE, 15 GAL. (OPTIONS): ALNUS RHOMBIFOLIA (WHITE ALDER); LIRIODENDRON TULIPERA (TULIP TREE)
- OLIVE TREE, 24" BOX
- MEDIUM ACCENT TREE, 15 GAL. (OPTIONS): ACER PALMATUM (JAPANESE MAPLE); LAGERSTRONIA INDICA (CRAPEMYRTLE)
- NARROW SHADE TREE, 15 GAL. (OPTIONS): GINKGO BILOBA (MAIDENHAIR TREE); LIQUIDAMBAR S. 'FESTIVAL' (SWEET GUM)
- ARIZONA CYPRESS, 15 GAL.
- VERTICAL FLOWERING TREE, 15 GAL.
- SCREEN SHRUB, SEE PLANT LIST

PRELIMINARY LANDSCAPE PLAN

CALL-OUT NOTES

1. LOW STONE WALL.
2. SMALL SIGN TOWER TO MATCH HOTEL'S DESIGN.
3. GRAPE ARBOR (STEEL CONSTRUCTION) PLANTED WITH NATIVE SPECIES.
4. SCREEN SHRUB MASS TO HIDE R.V. PARKING.
5. ROCK COBBLE UNDER NATIVE OAKS.
6. RETAINING WALL, SEE CIVIL PLANS.
7. CONCRETE MOWSTRIP.
8. FOUNTAIN LOCATION.
9. EXISTING OAK TREE TO REMAIN.

1"=40'-0"

RJA RICHMOND LUKER ARCHITECTS
441 Higuera Street, Ste 201
San Luis Obispo, CA 93401
Tel (805) 541-6293
Fax (805) 541-2514

The Inns at Vintners Village

Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
SCALE: 24x36 Sheet 1" = 40'-0" / 11x17 Sheet 1" = 80'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO.: R05109

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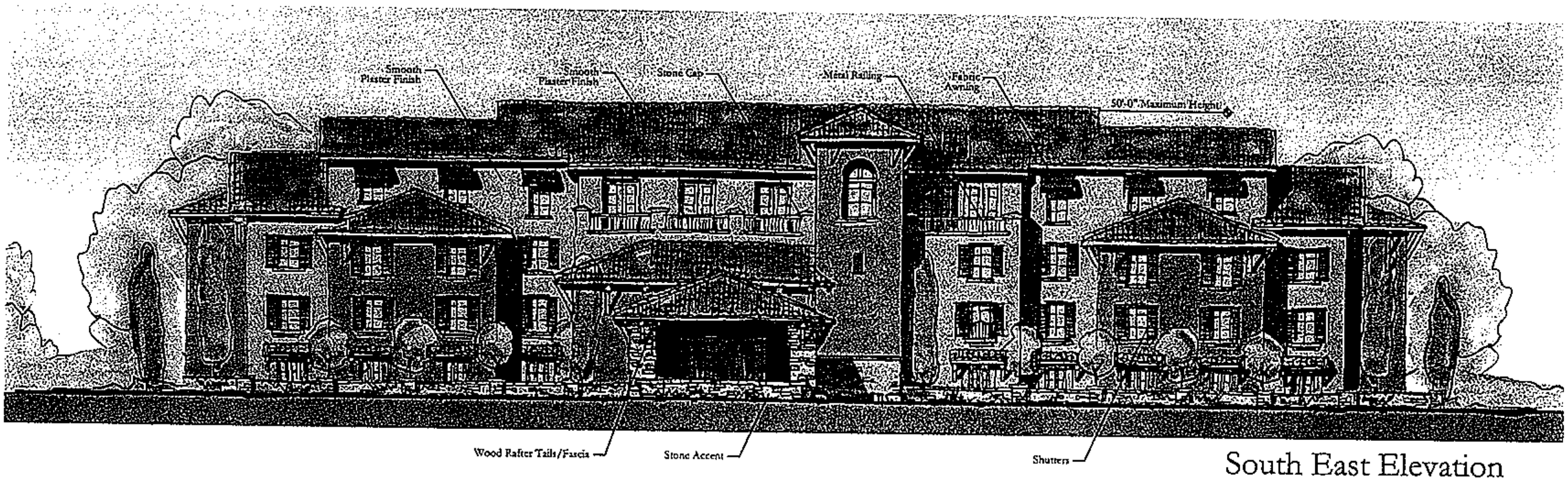
EXHIBIT G

Landscape Plan

PD 05-010 & CUP 05-006

(CENCO Investment, LLC)



South East Elevation
Front Elevation (Facing Parking Lot)

Conceptual Character Sketches

Hotel Building

The Inns at Vintners Village
Paso Robles, CA
Development Review Package
Resubmittal

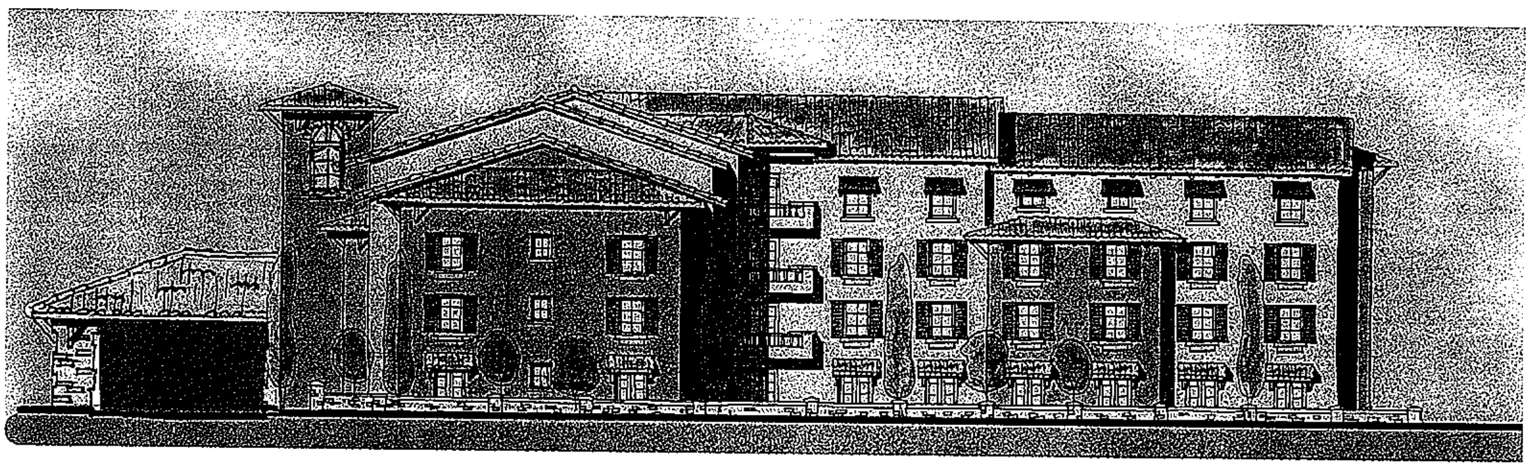
SHEET TITLE: Conceptual Character Sketches
SCALE: 24x36 Sheet: 1" = 20'-0"
11x17 Sheet: 1" = 40'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO.: R05109

R²L ARCHITECTS
REA RICHMOND LUKER
1141 Higuera Street, Ste 201
San Luis Obispo, CA
Tel: (805) 541-6294
Fax: (805) 541-2739

SHEET 12
OF 17 SHEETS

EXHIBIT H1

Architectural Elevations
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)



North East Elevation
Side Elevation (Facing Vine Street)

Conceptual Character Sketches
Hotel Building

The Inns at Vintners Village

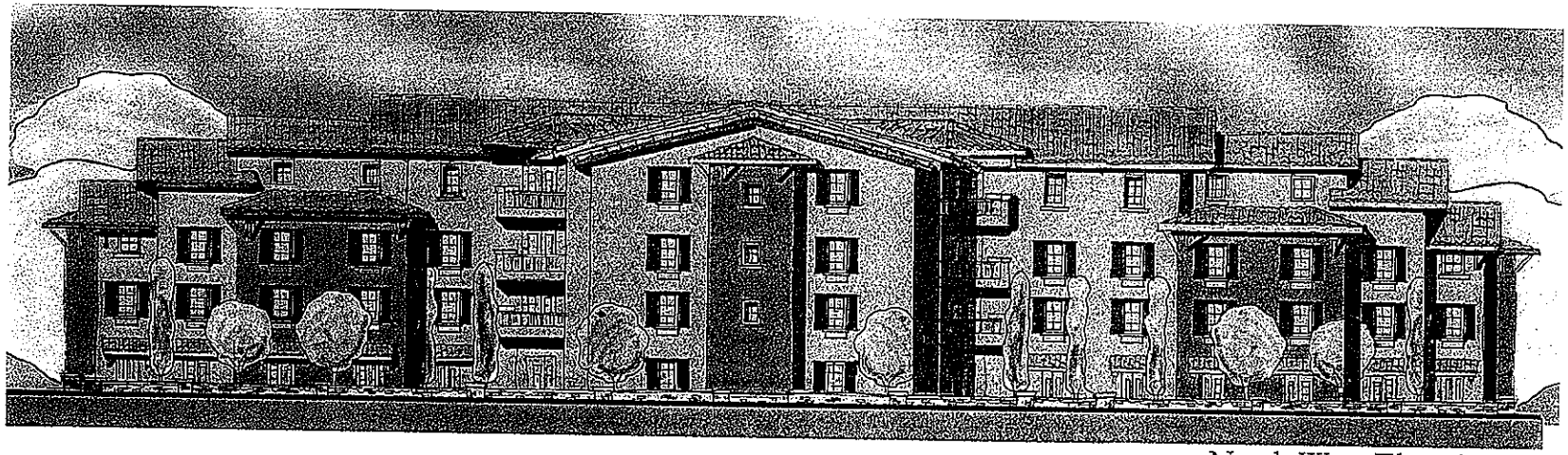
Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE: Conceptual Character Sketches
SCALE: 24x36 Sheet: 1" = 20'-0"; 11x17 Sheet: 1" = 40'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO.: R05109

RRL Architects
RRM RICHMOND LOKER

SHEET 13
OF 17 SHEETS

EXHIBIT H2
Architectural Elevations
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)



North West Elevation

Rear Elevation

Conceptual Character Sketches

Hotel Building

The Inns at Vintners Village

Paso Robles, CA

Development Review Package

Resubmittal

RL ARCHITECTS

R I A R I C H M O N D L U K E R

111 Higuera Street, Ste 201

San Luis Obispo, CA

Tel (805) 541-2391

Fax (805) 541-2739

SHEET TITLE: Conceptual Character Sketches

SCALE: 24x36 Sheet: 1" = 20'-0"
11x17 Sheet: 1" = 40'-0"

CLIENT: CENCO Investment, LLC

PLOT DATE: June 24, 2005

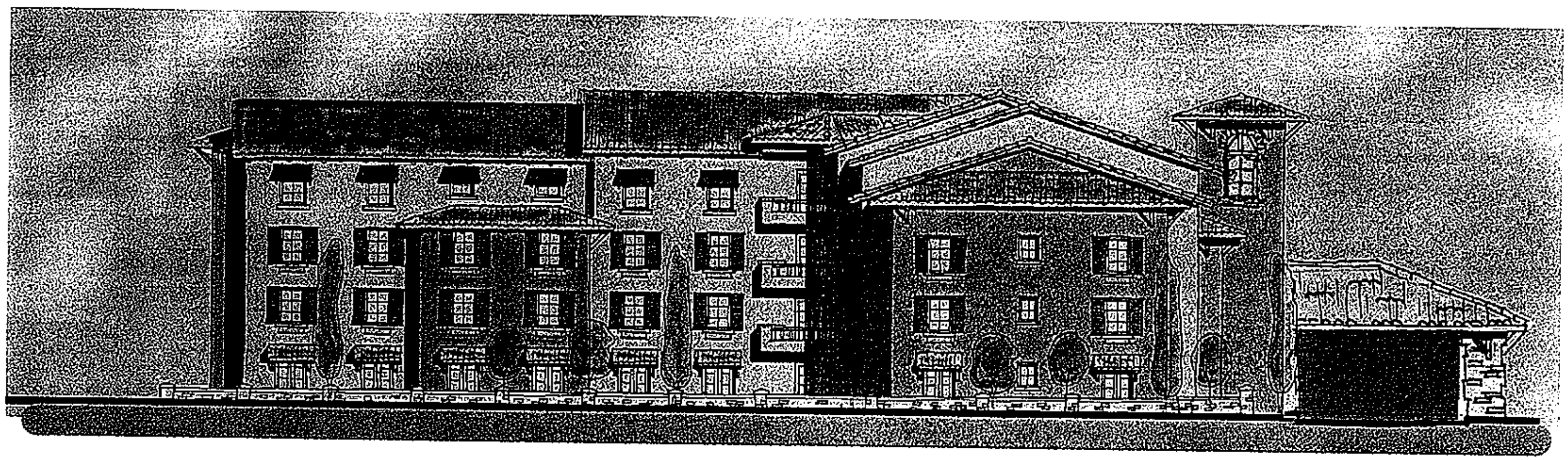
PROJECT NO.: R05109

EXHIBIT H3

Architectural Elevations

PD 05-010 & CUP 05-006

(CENCO Investment, LLC)



North West Elevation
Side Elevation

Conceptual Character Sketches
Hotel Building

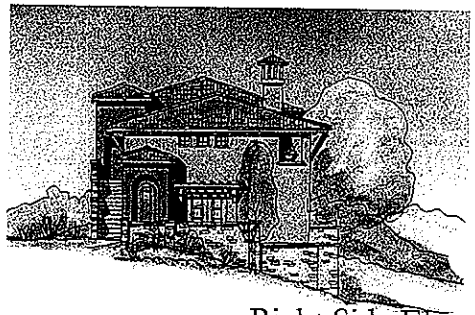
The Inns at Vintners Village
Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE: Conceptual Character Sketches
SCALE: 24x36 Sheet: 1" = 20'-0"; 11x17 Sheet: 1" = 40'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO.: R05109

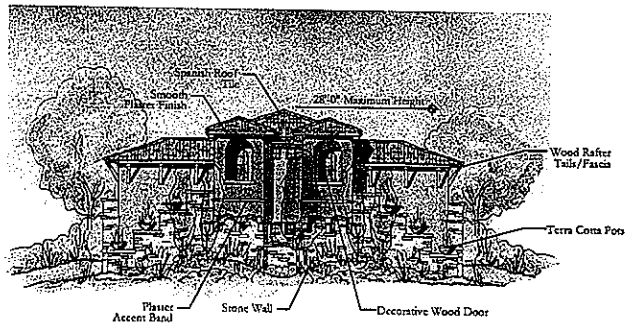
R2L ARCHITECTS
REA RICHMOND LUKER

SHEET 15
OF 17 SHEETS

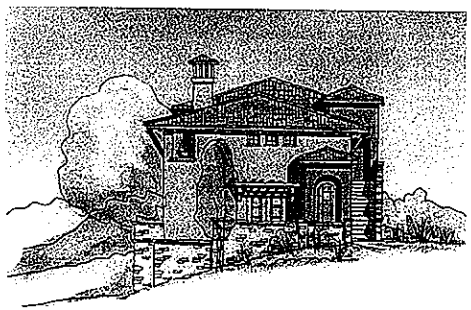
EXHIBIT H4
Architectural Elevations
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)



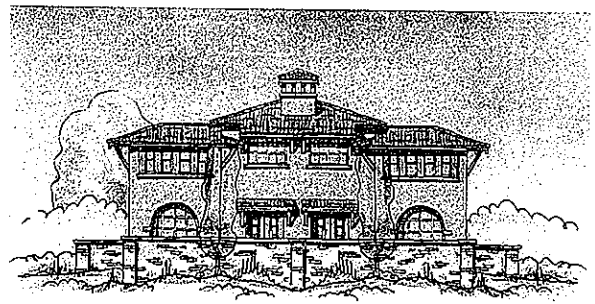
Right Side Elevation



Front Elevation



Left Side Elevation



Rear Elevation

Conceptual Character Sketches

Bungalow Buildings

R2L ARCHITECTS
REA RICHMOND LUKER
414 Higuera Street, Ste 201
San Luis Obispo, CA
Tel (805) 541-2228
Fax (805) 541-2230

The Inns at Vintners Village

Paso Robles, CA

Development Review Package

Resubmittal

SHEET TITLE: Conceptual Character Sketches

SCALE: 24x36 Sheet: 1" = 20'-0"
11x17 Sheet: 1" = 40'-0"

CLIENT: CENCO Investment, LLC

PLOT DATE: June 24, 2005

PROJECT NO.: R05109

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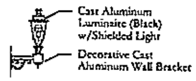
EXHIBIT H5

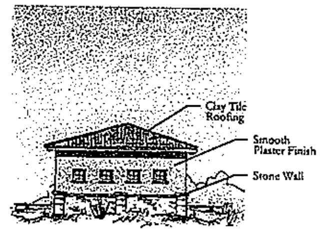
Architectural Elevations

PD 05-010 & CUP 05-006

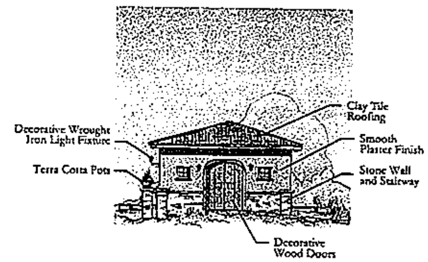
(CENCO Investment, LLC)



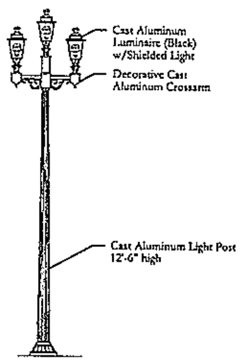
Wall Mounted Light



North Elevation

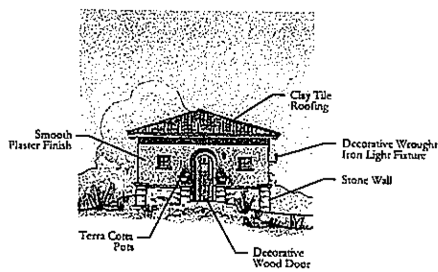


South Elevation

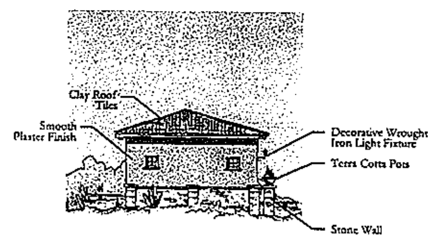


Pole mounted Light

Light Standards based off of:
ANTIQUE Street Lamps
2011-B W. Rundberg Ln.
Austin, TX 78758
Ph (512) 977-8444



West Elevation



East Elevation

Conceptual Character Sketches
Maintenance Building & Light Standards

RL ARCHITECTS

The Inns at Vintners Village

Paso Robles, CA
Development Review Package
Resubmittal

SHEET TITLE: Conceptual Character Sketches
SCALE: 24x36 Sheet: 1" = 20'-0"
11x17 Sheet: 1" = 40'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 24, 2005
PROJECT NO.: R05109

SHEET 17
OF 17 SHEETS

EXHIBIT H6
Architectural Elevations
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)

E. Wesley Conner, PROF. EMERITUS, CAL POLY
CONSULTANT: ARBORICULTURE, LANDSCAPE ARCHITECTURE

RECEIVED
JUN 17 2005
Community Development

TREE SURVEY REPORT

The Inns at Vintners Village
Paso Robles, CA
CENCO Investment, LLC
800 Pollard Road, Bldg C, Suite 36
Los Gatos, CA 95032-1431

May 30, 2005

Prepared for:

REA·RICHMOND·LUKER, Architects (R^2L)
444 Higuera Street, Suite 201
San Luis Obispo, CA 93401

EXHIBIT I
Arborist Report
PD 05-010 & CUP 05-006
(CENCO Investment, LLC)

216 Albert Drive, San Luis Obispo, CA 93405
Ph: 805-543-8182 Fax: 805-547-1281 email: wconner@calpoly.edu

ASCA American Society of Consulting Arborists
ASLA American Society of Landscape Architects
ISA International Society of Arboriculture

CONTENTS

SCOPE OF WORK

A request was made for me to examine the trees on Phase One on Property of CENCO Investment, LLC near the corner of Vine Street and Highway 46W to develop a Tree Preservation Plan as required by the City of Paso Robles. Particular attention was to be paid to the Critical Root Zone (CRZ) of oaks on the property

REPORT SUMMARY

Result of examination: I found there are ~~thirty-one~~ twenty nine (29) oaks subject to impact on the property in Phase One, all shown to be preserved. There are eight (8) non-oaks that are not included as required to be preserved. Careful attention was paid for the need of protection during demolition, grading, and new construction to ensure preservation of the oaks.

Other trees shown to be preserved include three (3) willows. These are not now existing; one that may be mis-identified is an Almond, not a willow. Under the Ordinance, the latter need not be preserved. There are four (4) Hinds (Black) walnuts and one (1) pine that are shown to be removed.

PURPOSE OF THE REPORT:

This Consulting Arborists has inspected and identified all the trees oaks indicated, showing their CRZ[s], to insure preservation or mitigation. This statement is made to indicate that great efforts are taken to maintain the heritage and character of the City of Paso Robles as shown in *The Oak Tree Preservation Ordinance* (See Appendix "C"). There are some instances of going beyond requirements to ensure optimum esthetics for this project.

INTRODUCTION and DISCUSSION

As a result of my being associated for many years in National, State, County and City Parks, and making numerous evaluations elsewhere, it is this professional arborists

intent to preserve trees, especially ones native to the area. When this is not practical or feasible, it is his intent to provide information for others to make critical decisions regarding abatement or removal.

When it is possible to apply corrective procedures in order to prolong the usefulness of a tree without allowing a hazard to exist, he gives mitigation measures. In saying that, he recognizes there is often sentimental value that asks for trees, especially oaks, to be preserved. This sentiment should be followed only if safety is not compromised.

This report is a result of my inspections.

OAK TREE DESCRIPTIONS:

The three species of oaks on this property are:

1. Coast live oak, (*Quercus agrifolia*), abbreviated as **LO** on charts and plans in this report. Live oaks are so called because they are evergreen. Its growth habit is a low canopy of dense dark green shiny leaves, some with spiny edges. Its trunk divides into either erect limbs that sometimes touch or trail along the ground, or short trunks, often massive. The bark is smooth when young, and furrowed with age. Coast live oaks commonly exceed 250 years of age, are most often found with maximum heights of 60 feet, and widths that may exceed 100 feet. Root systems are extensive, with anchors extending up to 2-1/2 times the canopy width; feeder roots are usually found in the top three feet of soil and should not be disturbed. They grow best with no understory planting, and no compaction within the critical root zone.

2. White oak, AKA Valley oak (*Quercus lobata*), abbreviated as **WO** on charts and plans in this report. White oak is the monarch of California oaks by virtue of its size, age, and beauty, as seen in trees numbered 29 & 30 on this site. These deciduous trees have somewhat open canopies that create dappled shade underneath. The deeply lobed leaves are matte-green above and pale green below. They appear in early spring on clusters of twigs. The bark of white oak is grayish arranged in checked patterns, and on old limbs and trunks can be very dark and deeply fissure. White oaks can attain an age over 400 years. Their structural roots extend well beyond the critical root zone; feeder roots

are found within the critical root zone near the surface. Because of their openness, this oak is often seen with shrubby native plants underneath, usually planted by birds dropping seeds from above. Compaction is not so critical as with live oaks.

3. Blue oak, (*Quercus douglasii*), abbreviated as **BO** on charts and plans in this report, is a small to medium-sized deciduous tree. It reaches a maximum height of 60 feet, with a trunk that is seldom more than 2 feet in diameter. The canopy is compact and round, though not dense. Leaves are shallowly lobed and bluish-green – hence its common name. The bark is a light gray, or whitish and in narrow strips, deeply furrowed and scaly on older trunks. Often found on older trunks and limbs are lichens of various colors, adding to the attractiveness. This oak is one of the more endangered species due to clearing, fuel-wood cutting, grazing, and development – Paso Robles is very protective of these. They can withstand very high temperatures, often accompanied with desiccating winds. Since they grow in such droughty areas, their root systems must be extensive to gather water and nutrients; structural roots may extend great distances into shallow and poor soil, and rock. Blue oak roots are more opportunistic, growing rapidly to attain their needs. Because of these and other factors, blue oaks do not attain great age, often lasting no more than a century.

METHODS EMPLOYED AND INFORMATION TAKEN

1. Each tree was visually inspected and measured from the ground and viewed from all angles. The trunk and main scaffolds were inspected with the naked eye. Photos were taken of some of the trees. All trees are marked with Surveyors tape showing their numbers found on the plan and Table #1, Appendix "A" & "B"; Yellow green indicates "protect and preserve; blue indicates "to be removed".
2. A brief description of each tree is shown in the Appendix. Table #1. Basic information for this was taken from the Tree Removal Plan (See Appendix

5. Gravity retaining walls, requiring no footing, may be used within CRZ^s, in which case root pruning as noted above shall take place. (See Appendix "B", Drawing #4)
6. In no instances will lawns (turf) be installed or maintained within CRZ^s. Rather, natural litter, or introduced organic mulch shall be used. This is to ensure a natural habitat for the oaks, and to prevent excessive water from percolating to the root zone, thereby decreasing the potential for pathogens that can reduce the health, or ultimately, kill oaks. Lawns may be utilized between CRZ^s, so long as grading is designed to avoid surface drainage into these zones (See 10.01.070.4).
7. In locations where foundations for walls are within CRZ^s, it will be necessary to avoid cutting live structural roots greater then two inches (2") in diameter. Special "bridging" methods may be used to avoid cutting.
8. If roots two inches (2") or larger are cut, do not paint the cut ends; keep them moist by covering excavation edge with plastic sheeting (or burlap, wetted daily). Backfill the excavation as soon as possible.
9. Table #1 shows numerous trees where Monitoring by a Certified Arborist will be required (see 10.01.070.A.6.a & b of Ordinance). When that occurs, there shall be ample notification time given to allow scheduling.
10. In the Field Notes column of Table #1, there are indications that some trees are to be pruned. This means that only Sanitary Pruning or Crown Cleaning is required. No other pruning should be necessary, except where trees are adjacent to structures, in which case pruning for minimal clearance of branches may be done. All tree pruning shall take place under the guidance and control of a Certified Arborist. (See 10.01.090.A.1 thru 10)
11. Protection measures recommended by this Consultant include:
    a. Install protective fencing around all CRZ^s. Fences shall be as specified in Appendix "B.1", and Drawing #1; no grading, trenching, materials storage, debris, or site disturbance shall occur within the protected area.

The fencing shall be installed prior to any site disturbance, parking of vehicles, or construction, and shall remain in place until construction is complete, including landscaping.

b. No concrete, stucco, mortar, plaster, or paint washout, nor any foreign chemicals shall be allowed within the CRZ[s]

c. All utilities shall be routed to areas outside the CRZ, or augured. If trenching within this zone is unavoidable, utilities shall be installed using a directional (auger) boring method rather than an open trench. The bore should be at least thirty-six inches (36") below grade to avoid roots. (See Appendix "B", Drawing #6.)

CONCLUSION:

It is my professional opinion that no significant damage will result to subject trees if above recommendations are followed; the total impact from construction is minimal, and the existing oak forest should not suffer

RECOMMENDATION:

I recommend familiarity of the *OAK TREE PRESERVATION ORDINANCE,* Chapter 10.01 (See Appendix "C"). It should be thoroughly read and understood by all parties involved before application is made for construction. I also recommend that the areas covered by litter or mulch (within the CRZ) be moistened sufficiently to prevent drying in the top one-inch (1") of soil for a period from commencement of construction until natural rainfall occurs.

APPENDIX B

TABLE #1 (See Tree Removal Plan; R²L)

Tree. No.	Name	DBH	CRZ radius	Condition Status	Construction Impact %	CRZ Impact	Construction Required	Monitoring	Field Notes
12	BO	20"	20'r	mature Good Condition	not impacted	none	none; no fill in CRZ	No	Protect, though off site
13	LO	26"	26'r	mature Good Condition	not impacted	none	none; no fill in CRZ	No	Protect, though off site
14	BO	18"	18'r	mature Good condition	impacted	>100%	paving (for future?)	Yes	Protect roots
23	BO	34"	34'r	required	Dead, on the ground				
24	BO	34"	34'r	mature	<30%	<20%	paving	Yes	Protect roots, Pruning required
25	BO	12"	12'r	mature	<20%	<20%	bldg	Yes	Protect as a group
26	BO	20"	20'r	mature	<20%	<20%	bldg	Yes	Protect as a group
27	BO	12"	20'r	mature	<20%	<20%	bldg	Yes	Protect as a group
28	LO	6", 9" multi-trunk	9'r	immature	<20%	<20%	bldg	Yes	Protect as a group
29	LO	30"	30'r	mature	<20% possible	<20% possible	grading	No	maintain CRZ Fence, Sanitary Pruning
30	BO	46"	46'r	mature	<5%	none		No	maintain CRZ Fence, Sanitary Pruning
31	HW	28"	X	Removal	walnut				
32	HW	36"	X	Removal	Walnut				
33	MP	24"	X	Removal	Pine				

Abbreviations: LO = Coastal live oak (*Quercus agrifolia*); BO Blue oak (*Quercus douglasii*); WO = White oak (*Quercus lobata*); HW = Hinds walnut (*Juglans hindsii*); MP - Monterey pine (*Pinus radiata*); AW = Arroyo willow (*Salix lasiocarpa*) DBH = diameter at breast height; CRZ = Critical Root Zone to be protected; r = radius of CRZ from trunk;

Tree. No.	Name	DBH	CRZ radius	Condition Status	Construction Impact %	CRZ Impact	Construction Required	Monitoring	Field Notes
34	LO	20"	20'r	semi-mature	100%	none if pervious paving is used		Yes	Pruning required to raise skirt
35	HW	24"	X	Removal	Walnut				
36	HW	36"	X	Removal	Walnut				
37	BO	12"	12'r	mature	<20%	<20%	bldg	Yes	Protect as a group
38	BO	14"	14'r	mature	<20%	<20%	bldg	Yes	Protect as a group
39	BO	10"	10'r	mature	<20%	<20%	bldg	Yes	Protect as a group
40	BO	12", multi 8" & 10"	12'r	mature	<20%	<20%	bldg	Yes	Protect as a group
41	BO	8"	8'r	mature	<20%	<20%	bldg	Yes	Protect as a group
42	BO	12"	12'r	mature	none	none	none	No	Sanitary pruning
43	LO	4"	4'r	Immature	none	none	none	No	no pruning
44	LO	4"	4'r	immature	none	none	none	No	no pruning
45	LO	4"	4'r	immature	none	none	none	No	no pruning
46	LO	10"	10'r	mature	none	none	none	No	Sanitary pruning
47	BO	6"	6'r	mature	none	none	none	No	Sanitary pruning
48	BO	12"	12'r	mature	none	none	none	No	Sanitary pruning
49	young oaks & 10" AW, (not found)				save oaks	none	none	No	Sanitary pruning

Abbreviations: LO = Coastal live oak (*Quercus agrifolia*); BO Blue oak (*Quercus douglasii*); WO = White oak (*Quercus lobata*); HW = Hinds walnut (*Juglans hindsii*); MP – Monterey pine (*Pinus radiata*); AW = Arroyo willow (*Salix lasiocarpa*) DBH = diameter at breast height; CRZ = Critical Root Zone to be protected; r = radius of CRZ from trunk;

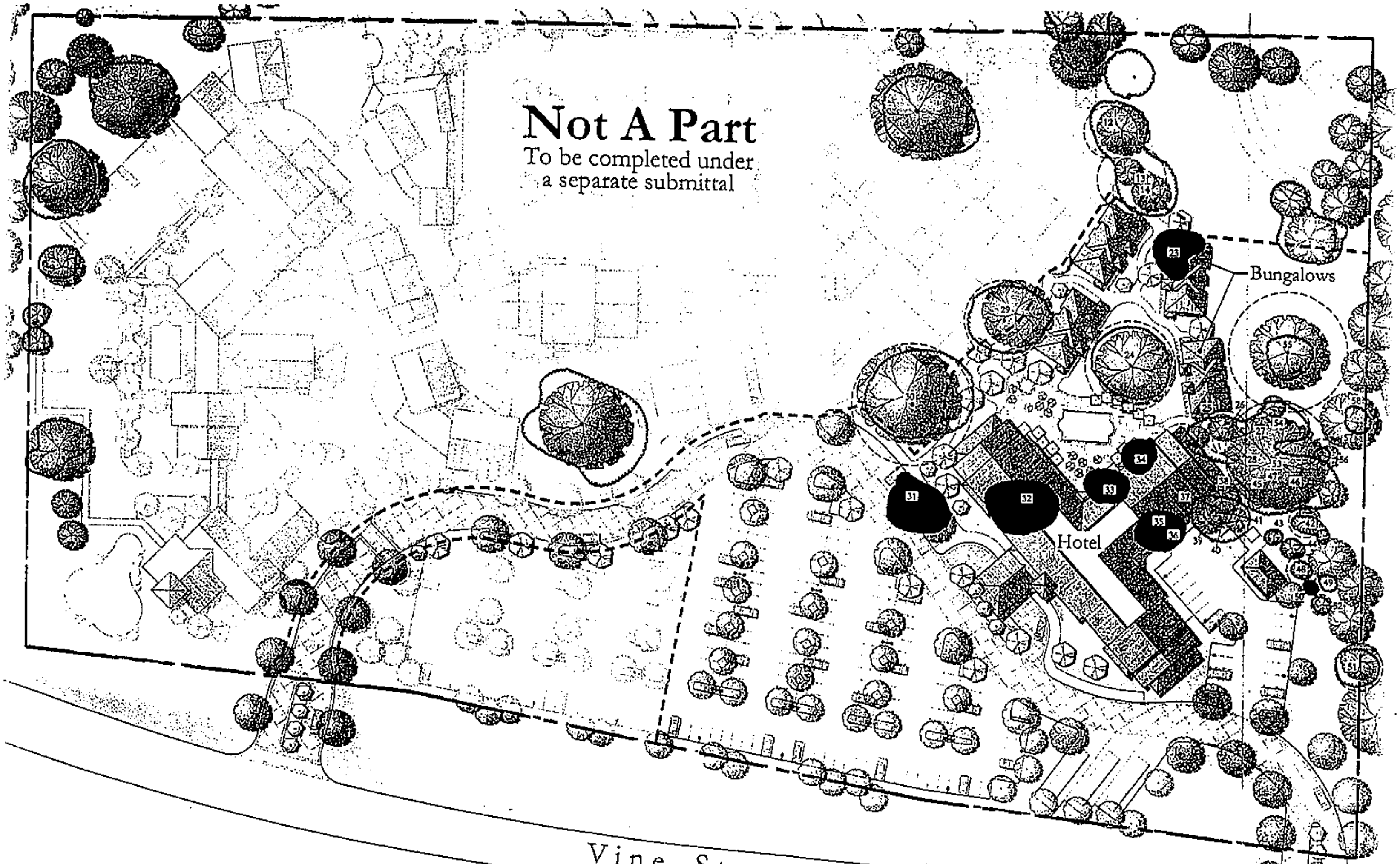
Tree. No.	Common Name	DBH	CRZ radius	Condition Status	Construction Impact %	CRZ Impact	Construction Required	Monitoring	Field Notes
50	AW	(not found; possibly Almond)		Removal	Willow				
51	BO	18"	18'r	Off site - Protect	none	none	No		
52	LO	8" multi-trunk	8'r	,mature	protect from grading	none	No		Sanitary pruning
53	BO	40"	40'r	mature	protect from grading	none	No		Sanitary pruning
54	BO	22"	22'r	mature	protect from grading	none	No		Sanitary pruning
55	BO	45"	45'r	mature w/two boles	protect from grading	none	No		Sanitary pruning
56	BO	12"	12'r	mature	protect from grading	none	No		Sanitary pruning
57	AW	8"	off site not impacted						
58	MP	8"	off site not impacted						

Abbreviations: LO = Coastal live oak (*Quercus agrifolia*); BO Blue oak (*Quercus douglasii*); WO = White oak (*Quercus lobata*); HW = Hinds walnut (*Juglans hindsii*); MP - Monterey pine (*Pinus radiata*); AW = Arroyo willow (*Salix lasiocarpa*) DBH = diameter at breast height; CRZ = Critical Root Zone to be protected; r = radius of CRZ from trunk;

RECAPITULATION

LO Oak Removals; to be mitigated = **0**
LO Oaks Impacted; need to be monitored during construction = **13**

LO Oaks Avoided: incorporated into landscape design, or not impacted; may need special monitoring for pruning = **16**
Other species removed = **6**
Other species not removed = **2**



Tree Removal Plan

SCALE
0 20' 40' 80'

Tree Legend

#	Botanical Name - Common Name / Notes	Trunk Diameter	Critical Root Zone Radius	Save or Remove?
12	Quercus douglasii - Blue oak mature/good condition	20"	20' radius	Save
13	Quercus agrifolia - California live oak mature/good condition	24"	24' radius	Save
14	Quercus douglasii - Blue oak mature/good condition	18"	18' radius	Save
22	Quercus douglasii - Blue oak dead on ground	34"	34' radius	Save
24	Quercus douglasii - Blue oak mature	34"	34' radius	Save
25	Quercus douglasii - Blue oak mature	12"	12' radius	Save
26	Quercus douglasii - Blue oak mature	20"	20' radius	Save
27	Quercus douglasii - Blue oak mature	12"	12' radius	Save
28	Quercus agrifolia - California live oak immature - multi-trunk	6",5"	9' radius	Save
29	Quercus lobata - California white oak mature	30"	30' radius	Save
30	Quercus lobata - California white oak mature	45"	46' radius	Save
31	Juglans hindsii - Hinds walnut	28"		Remove
32	Juglans hindsii - Hinds walnut	36"		Remove
33	Pinus radiata - Monterey pine	24"		Remove
34	Quercus agrifolia - California live oak semi-mature	20"		Remove
35	Juglans hindsii - Hinds walnut	26"		Remove
36	Juglans hindsii - Hinds walnut	32"		Remove
37	Quercus douglasii - Blue oak mature	12"	12' radius	Save
38	Quercus douglasii - Blue oak mature	14"	14' radius	Save
39	Quercus douglasii - Blue oak mature	19"	19' radius	Save
40	Quercus douglasii - Blue oak mature - multi-trunk	8",10" & 12"	12' radius	Save
41	Quercus douglasii - Blue oak mature	8"	8' radius	Save
42	Quercus douglasii - Blue oak mature	12"	12' radius	Save
43	Quercus agrifolia - California live oak immature	4"	4' radius	Save
44	Quercus agrifolia - California live oak immature	4"	4' radius	Save
45	Quercus agrifolia - California live oak immature	4"	4' radius	Save
46	Quercus agrifolia - California live oak mature	10"	10' radius	Save
47	Quercus douglasii - Blue oak mature	6"	6' radius	Save
48	Quercus douglasii - Blue oak mature	12"	12' radius	Save
49	Salix lasiolepis - Arroyo willow & young oaks	10"	10' radius	Save Oaks
50	Salix lasiolepis - Arroyo willow tree not found	10"		Remove
51	Quercus douglasii - Blue oak mature	16"	16' radius	Save
52	Quercus agrifolia - California live oak mature - multiple trunk	8"	8' radius	Save
53	Quercus douglasii - Blue oak mature	40"	40' radius	Save
54	Quercus douglasii - Blue oak mature	22"	22' radius	Save
55	Quercus douglasii - Blue oak mature w/two holes	45"	45' radius	Save
56	Quercus douglasii - Blue oak mature	12"	12' radius	Save
57	Salix lasiolepis - Arroyo willow	8"	8' radius	Save
58	Pinus radiata - Monterey pine	6"	6' radius	Save

The Inns at Vintners Village

Paso Robles, CA
Development Review Package

SHEET TITLE: Conceptual Tree Removal Plan
SCALE: 24x36 Sheet: 1" = 40'-0"; 11x17 Sheet: 1" = 80'-0"
CLIENT: CENCO Investment, LLC
PLOT DATE: June 10, 2005
PROJECT NO.: R05109

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Tel: (805) 541-4294
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SHEET 5
OF 17 SHEETS

APPENDIX B.1
NOTES FOR FOLLOWING DRAWINGS 1 thru 7:

Number 1, **Protective Fencing around Trees**; Fence must be a minimum of 4' above grade; fabric may be safety -type, chain link, or snow. Stake at location of CRZ (see Plan Drawing) of each tree or group of trees. Fence must be installed before any construction or earth moving begins. Where encroachment of paving or walls into CRZ is allowed, fence may allow one foot (1') of working space; compensation of space must be made on the other side of encroachment.

Number 2, 3, & 4, **Retaining Walls**; These may be of three types, all designed to protect trees and their the CRZ.
#2; **Wall made of Wood** parts with horizontal timbers behind vertical posts set approximately four feet (4') on center; no excavation for footings.
#3; **Masonry Wall with Footing**; engineered to avoid encroaching on CRZ. Wall must be a minimum of 1'-0" from CRZ. If unavoidable, encroachment may be up to 20% of canopy of healthy trees with 24" dbh or less; larger trees may not be encroached. Roots encountered of 2" diameter or greater must be hand cut and protected while exposed (See Protection Impacts, ¶8).
#4; **Gravity Retailing Walls** are an excellent solution for grade changes around oaks. There are various manufacturers of stackable and interlocking masonry units, most not requiring footings, just shallow leveling coarse material, requiring minimal soil disturbance. Encroachment of CRZ may be up to 20% of canopy of healthy trees with 24" dbh or less; larger trees may not be encroached. Roots encountered of 2" diameter or greater must be hand cut and protected while exposed (See Protection Impacts, ¶8).

Number 5; **Fill around Trees;** backfill must be of a texture and consistency to existing, or coarser. Scarification of existing before filling will eliminate an interface. This should be no deeper than 2". Perforated drainpipe must be installed at base of wall. No encroachment of CRZ will be permitted. Roots encountered of 2" diameter or greater must be hand cut and protected while exposed (See Protection Impacts, ¶8).

Number 6; **Utility and Main Irrigation Lines within CRZ**; Augering & Trenching within CRZ must:

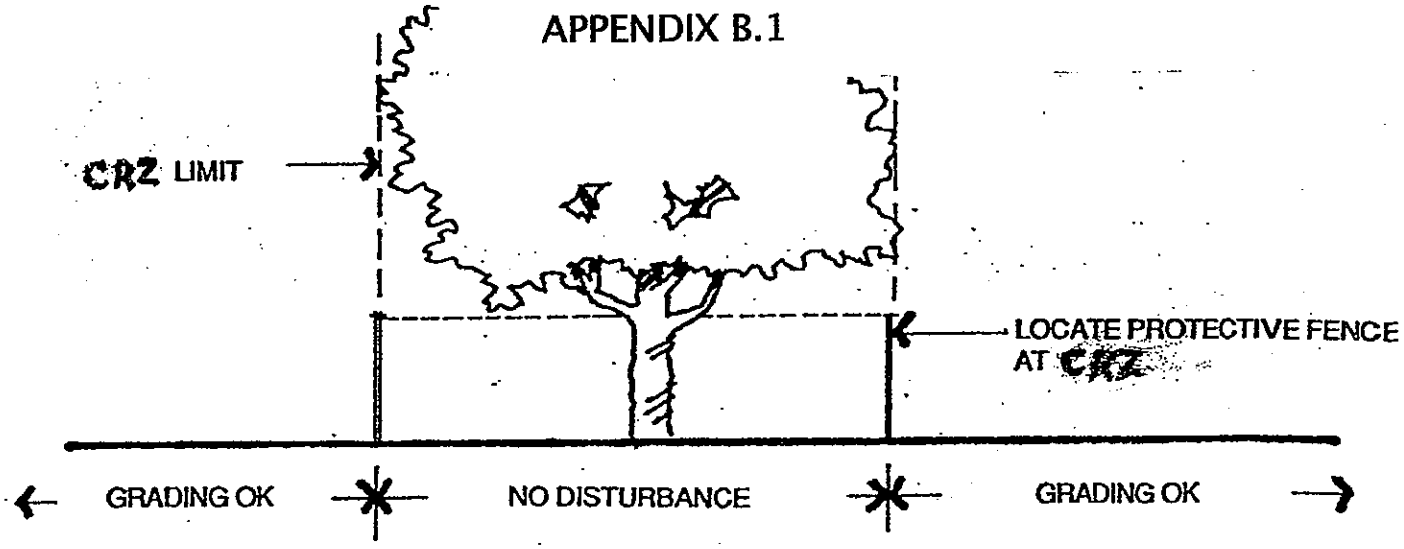
- Attempt to cluster underground lines in the same location away from trees;
- Larger pipes and conduits, such as storm drains, may require trenching. If 50% of the CRZ roots must be severed, consider removing and using mitigation measures;
- Hand digging short trench segments can save roots over 2" diameter.
- Always protect exposed roots with burlap and plastic to avoid drying (See Protection Impacts, ¶8);
- Augering can be done for lines up to eight inches (8"0) diameter. Depth must be thirty inches (36") in order to be below structural roots.

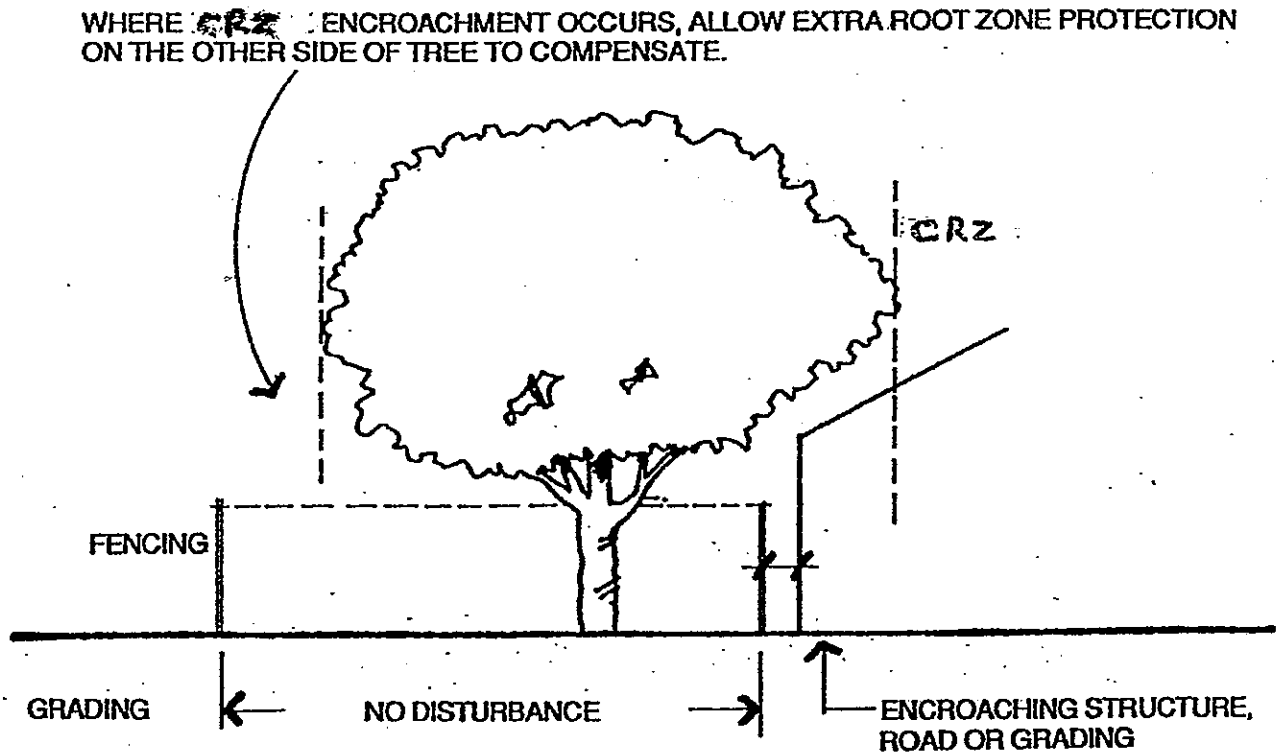
Number 7; **Pervious Paving within CRZ**; paving systems is permitted over CRZ^s with the following conditions:

- Headers must be staked wood or flexible material – not concrete;
- Porous, Permeable (Pervious) surfacing includes brick on sand (open joints), concrete interlocking pavers, specialized pre-cast blocks with openings for planting, gravel, mulch, and wood decking;
- Brick pavers, concrete pavers, "turf-block" and other mortarless pavers are generally suitable for driveways, parking lots and storage areas;
- Avoid disturbing more than the top two inches (2") of soil within CRZ^s;
- No power-machine compacting of soil within CRZ^s will be permitted. Pervious blankets are allowed;
- No soil sterilant or plastic cover is permitted under paving within CRZ^s.

Impervious (non-porous) paving (Asphalt/monolithic Concrete) is permitted outside of CRZ^s

APPENDIX B.1



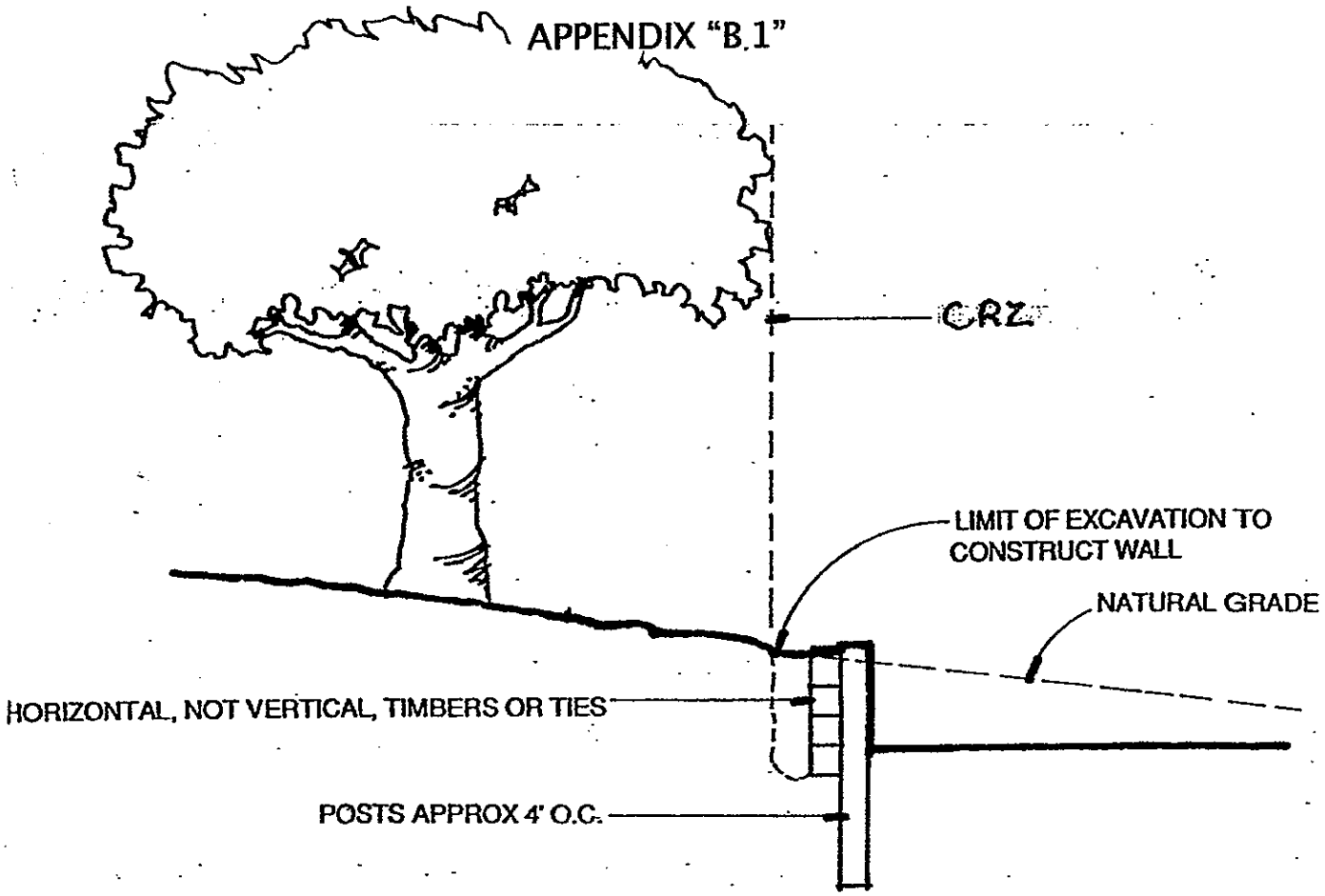


NOTE: FENCE ALL AROUND TREE EVEN IF NO GRADING TO AVOID COMPACTION FROM VEHICLES AND MATERIALS DURING CONSTRUCTION!

Protective Fencing around Trees

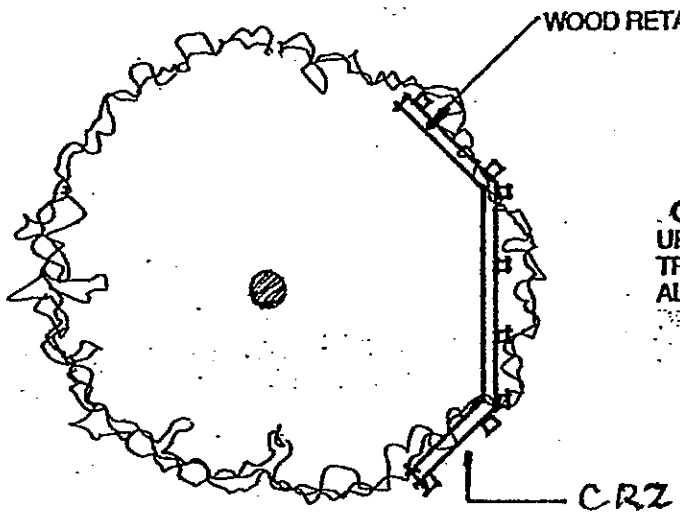
Tree Protection
Drawing #1

APPENDIX "B.1"



WOOD WALL ADVANTAGE : NO EXCAVATION FOR FOOTING

SECTION



CRZ ENCROACHMENT:
UP TO 20% OF CANOPY ON HEALTHY TREES UP TO 24" dbh.
ALL OTHER TREES, STAY OUT OF

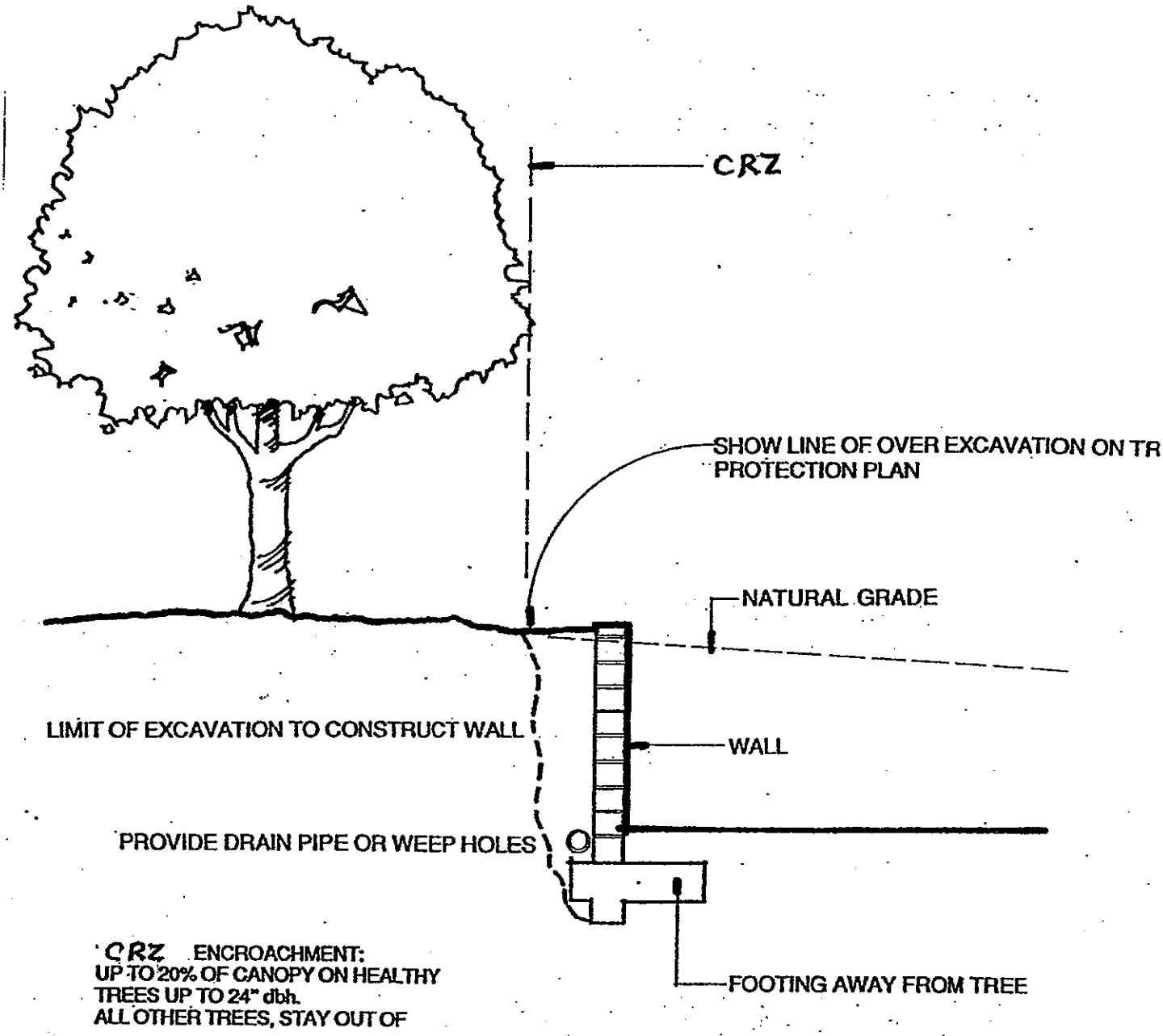
PLAN VIEW

NOTE : WALLS OVER 3 FEET HIGH MUST BE ENGINEERED FOR STRUCTURAL SAFETY.

Wood Retaining Wall

Tree Protection
Drawing #2

APPENDIX B.1

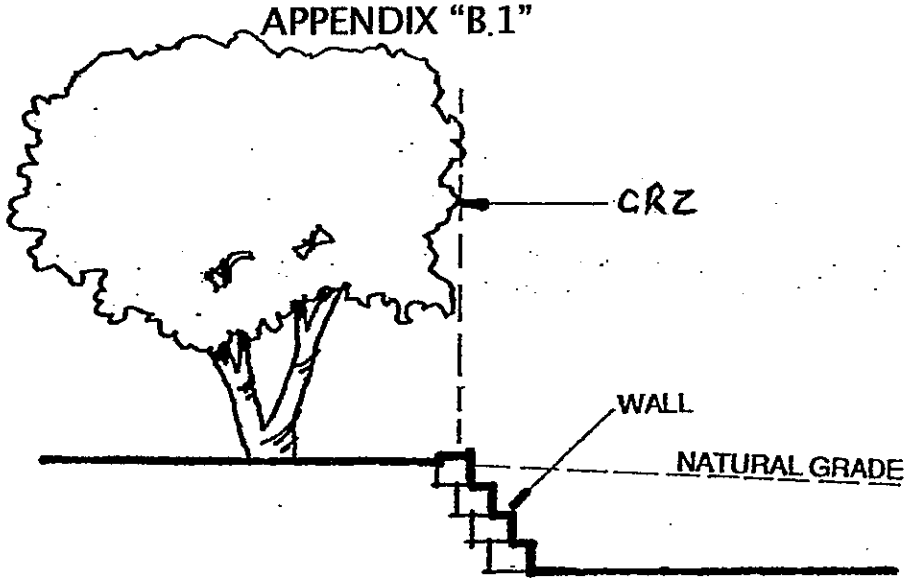


NOTE : WALLS OVER 3 FEET HIGH MUST BE ENGINEERED FOR STRUCTURAL SAFETY.

Masonry Retaining Wall, w/Footing

Tree Protection
Drawing #3

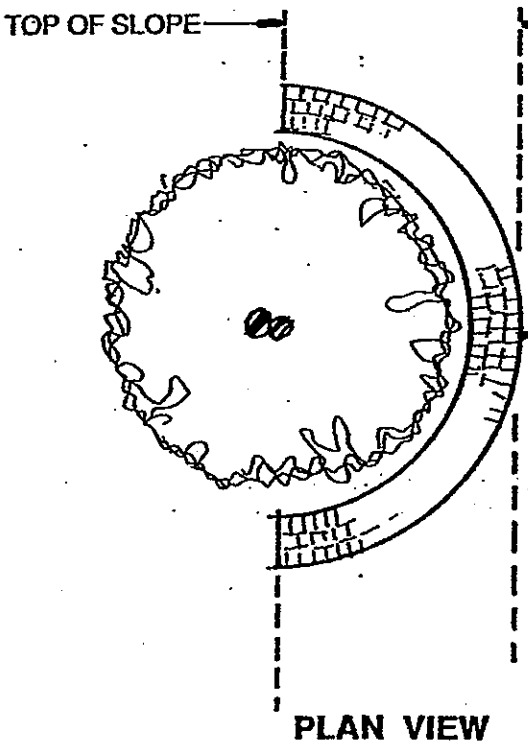
APPENDIX "B.1"



SECTION

NOTE : WALLS OVER 3 FEET HIGH MUST BE ENGINEERED FOR STRUCTURAL SAFETY

ENCROACHMENT:
UP TO 20% OF CANOPY ON HEALTHY
TREES UP TO 24" dbh.
ALL OTHER TREES, STAY OUT OF CRZ



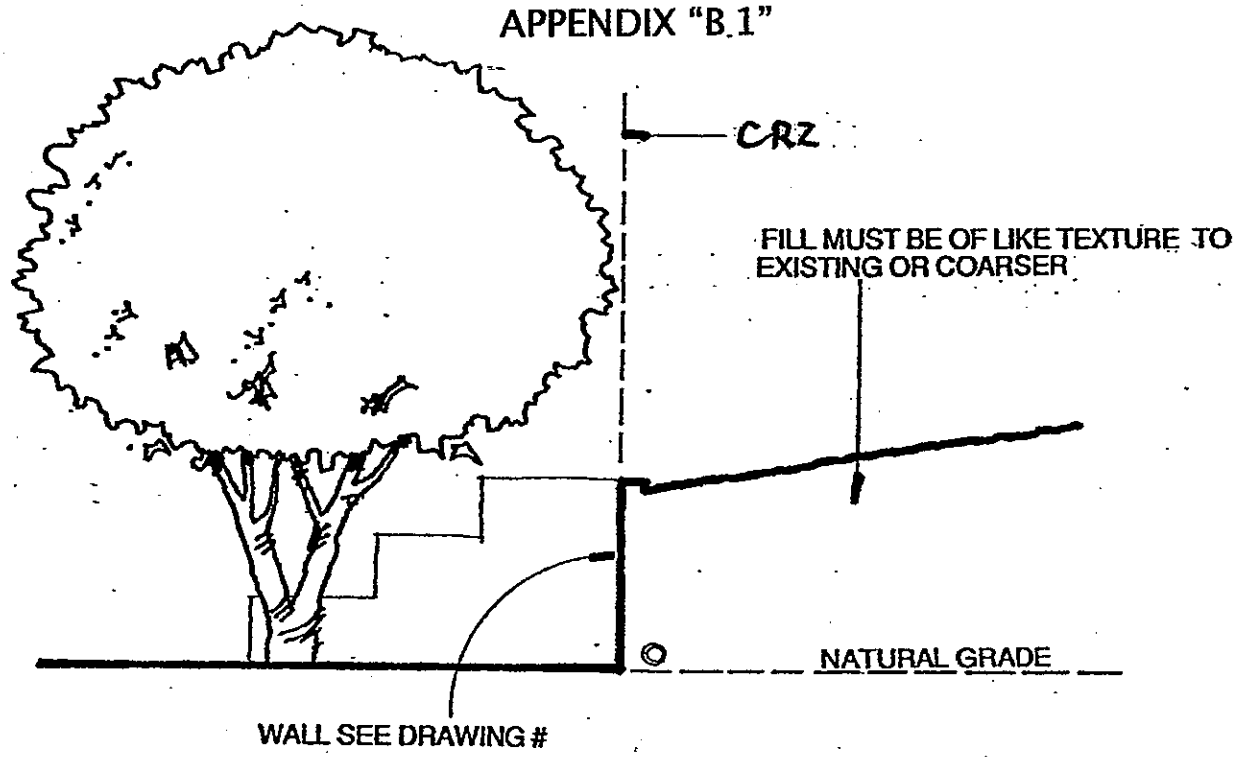
VARIOUS STACKABLE AND INTERLOCKING
WALL SYSTEMS AVAILABLE.
ADVANTAGES: SOME REQUIRE NO FOOTING.
CURVED WALLS POSSIBLE

PLAN VIEW

Gravity Retaining Wall, w.o./Footing

Tree Protection
Drawing #4

APPENDIX "B.1"



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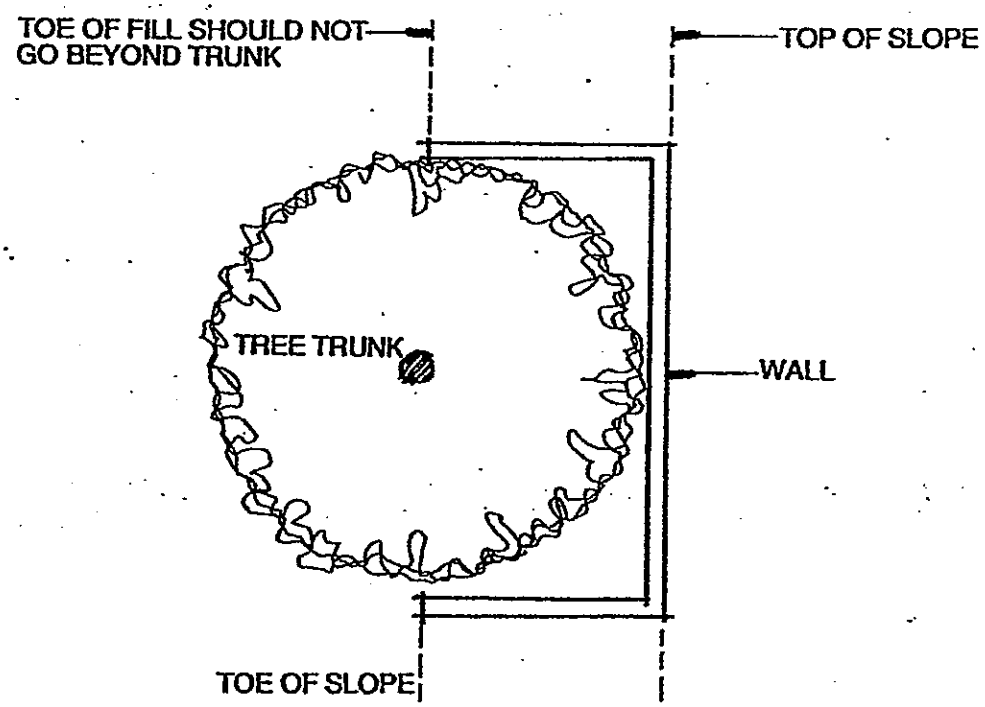


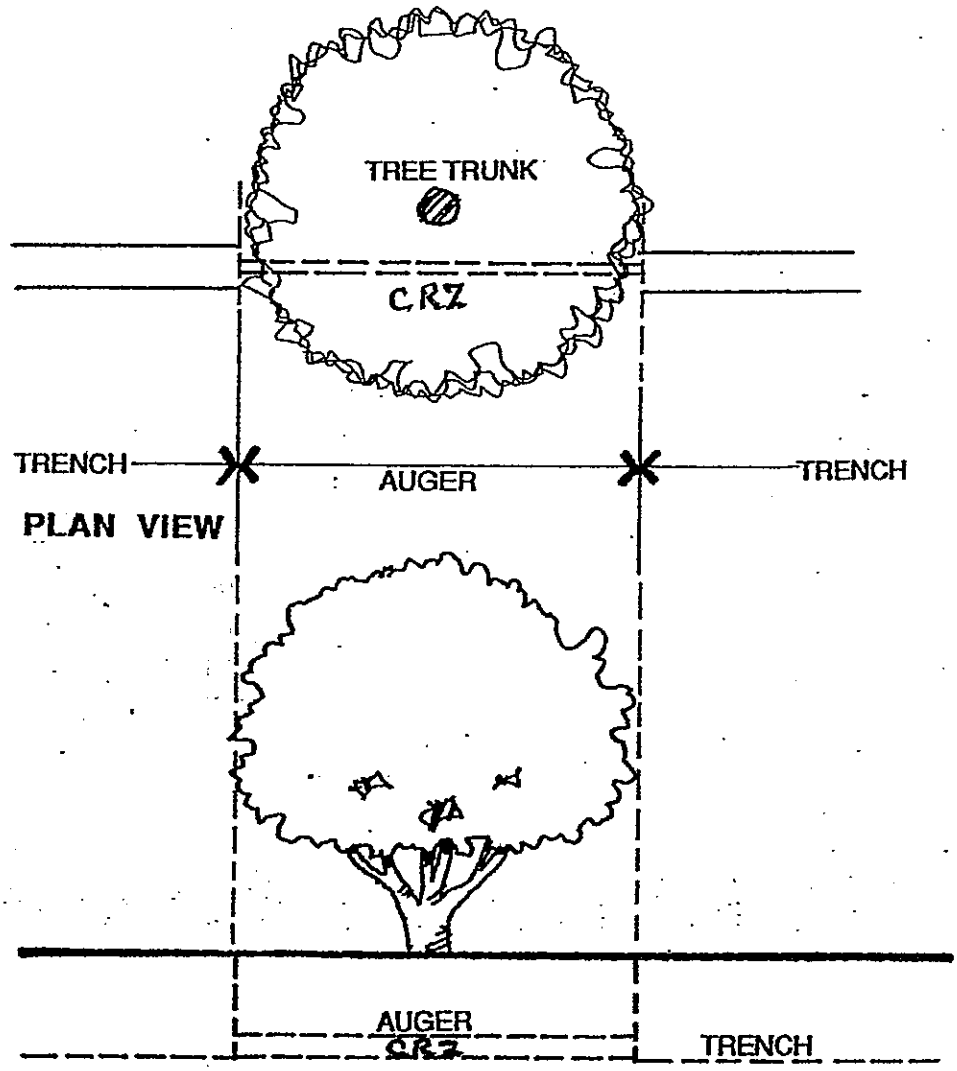
PLAN VIEW

Fill Soil around Trees

Tree Protection
Drawing #5

APPENDIX "B.1"

- Attempt to cluster underground lines in the same or parallel trenches away from trees
- Larger pipes, such as storm drains, require trenching. If 50% of a tree's roots must be severed, consider removing the tree.
- Hand digging short trench segments can save all roots over 2".
- Always cover exposed roots with plastic to avoid drying!
- Augering can be done for lines up to 6" diameter. Depth should be 36" in order to be below roots.

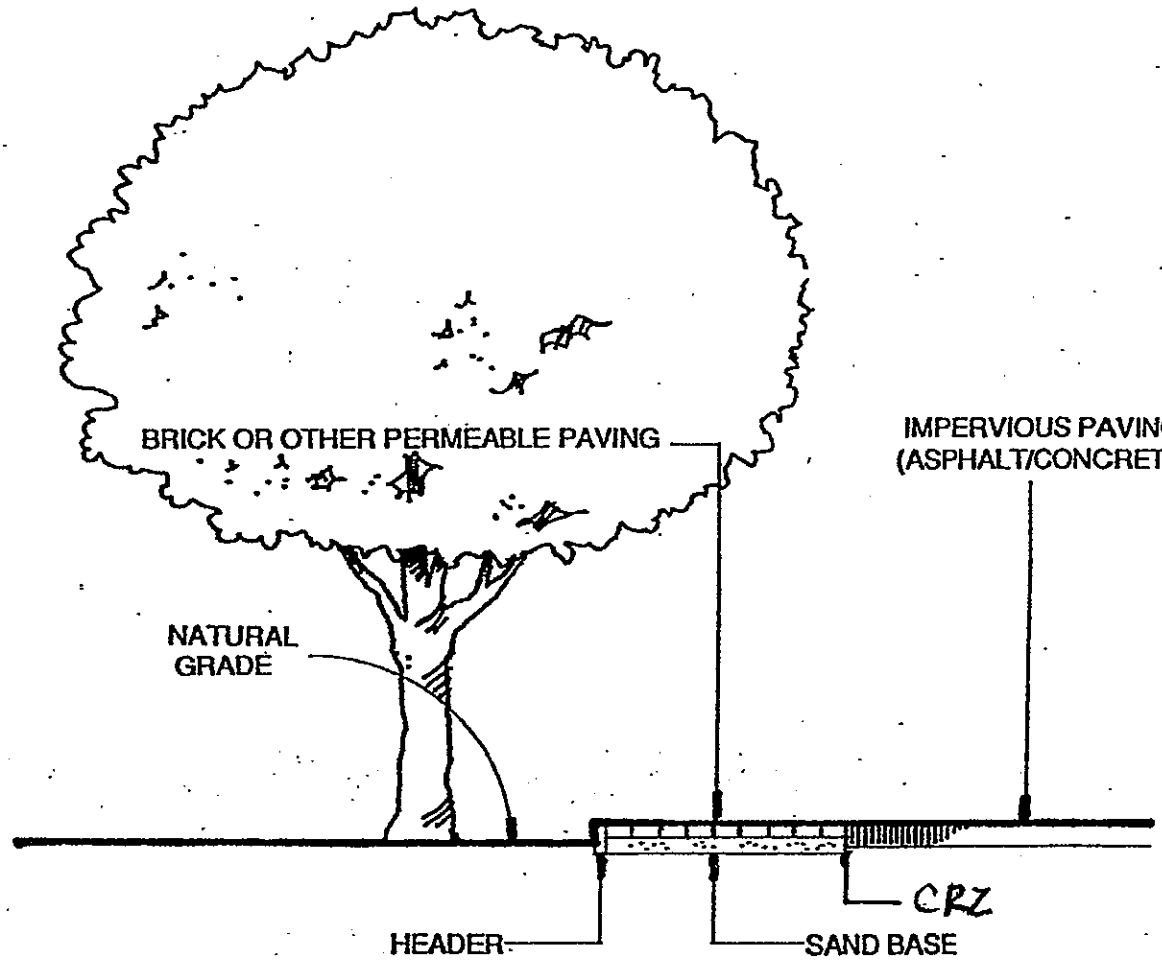


Burying Utility Lines within CRZ

Tree Protection
Drawing #6

APPENDIX B.1

- Porous surfacing includes brick on sand, concrete interlocking pavers, specialized blocks with large openings for turf planting, gravel, mulch, and wood decks. The appropriate material depends on the application.
- Brick pavers, concrete pavers, "turf-block" and other mortarless pavers are generally suitable for driveways, parking lots and boat/RV storage areas and patios.
- Loose materials such as decomposed granite, gravel and mulch are suitable for gardens, walkways, boat/RV parking and other light traffic areas.
- Always avoid disturbing more than the top 2" of soil under the tree.
- Never machine compact soil under trees before paving!
- Never apply soil sterilant under trees before paving!



Paving within CRZ

Tree Protection
Drawing #7

City of El Paso de Robles
Oak Tree Preservation Ordinance

10.01.010 Purpose and Intent.

A. It is declared that the public interest and welfare requires that the city establish a program for the preservation of oak trees in order to maintain the heritage and character of the City of El Paso de Robles ("The Pass of the Oaks") as well as preserve the beauty and identity of the community.

B. This chapter provides policies, regulations and specifications necessary to govern the preservation of oak trees within the city and to control their pruning and/or removal. This code also prescribes measures to preserve existing oak trees. These provisions apply to private property owners and to tree maintenance services and arborists. These provisions also apply to new development, redevelopment and any discretionary considerations by the City of Paso Robles that could result in development of intensities that could impact existing oak trees.

C. It is the intent of this ordinance to hold private property owners strictly liable for removing oak trees within the City without a required permit, and to avoid endangerment of oak trees that are to be preserved. Further, it is the intent of this ordinance that "tree maintenance services" and "Arborists" shall be Certified and licensed by the City and should be aware of the provisions of this ordinance and shall be held accountable for violation of the terms of this ordinance. Further, it is the intent of the City of Paso Robles to be construed as the "aggrieved party" in regards to any criminal enforcement of this manner in which restitution can be obtained.

D. The policies and procedures contained in this chapter apply equally to private property and to projects being pursued by public agencies, including but not limited to the City of El Paso de Robles. It shall be the City's policy to encourage other agencies to comply with these provisions even when the City does not have legal jurisdiction over the actions of that agency.

E. The permits required under this Chapter fall into two categories: permits for pruning oak trees, which are the purview of the Public Works Department, and permits for oak tree removal, which are processed by the Community Development Department.

F. Preservation of existing oak trees and opportunities to promote the establishment of new oak trees shall be a focus of the Planning Commission and/or City Council in conjunction with consideration of any development project or development related entitlement. Public education regarding the value of preserving oaks and other trees shall be promoted by the City of Paso Robles.

more oak tree(s) or which is impacted by the CRZ of an oak on an adjacent property. The function of a monitor is to insure that grading activities are conducted in a manner consistent with the approved development plan relative to oak tree preservation issues.

J. "Permit to Prune," means a written authorization by the Director of Public Works that specifically designates the location, number, type and size of oak trees that a person has permission to prune.

K. "Permit to Remove" means a written authorization by the director or the city council that specifically designates the location, number, type and size of oak trees that a person has permission to remove.

L. "Person" means individuals, associations, corporations, public agencies, and their agents and employees.

M. "Pruning" means the removal of any dead parts of a tree, and/or normal seasonal maintenance shaping or thinning of a tree necessary to its health, growth and view maintenance. The intent is to clean the crown of the tree and enhance the tree's structural strength. Foliage reduction shall not exceed one quarter of the total tree foliage.

10.01.020 Permits Required

A. Permit to Prune: No person shall prune an oak tree growing on private or public property within the City Limits of the City of Paso Robles if said pruning involves cutting a portion of the tree that is six (6) inches or greater diameter unless they have first received approval of a Permit to Prune issued by the City's Public Works Director. The Director of Public Works is authorized to establish standards for pruning of oak trees. Pruning of tree limbs of less than six (6) inches diameter does not require a permit.
Exception to requirement for Permit to Prune: Owners of developed properties (parcels with existing buildings and related improvements) that are not being considered for new construction or other development entitlements may prune oak trees on their property without the need for a permit and without limitation as to limb size as long as the pruning does not endanger the health of the oak tree.

B. Permit to Remove: No person shall remove or otherwise destroy an oak tree of six (6) inches or greater diameter (DBH) growing on private or public property within the City Limits of the City of Paso Robles unless they have first received approval of a Permit to Remove as authorized by the Director of Community Development or the City Council.

> See "Removal of Oak Tree - Application Process". Removal of oak trees of less than six (6) inches DBH does not require a permit from the City of Paso Robles.

may be diseased shall be subject to evaluation by an Arborist.
Based on the recommendation of an Arborist the director may authorize removal of a tree that is diseased beyond correction.

E. If a request is being made to remove one or more healthy oak trees for which a Permit to Remove is required, the director shall prepare a report to the city council, outlining the proposal and his recommendation, considering the following factors in preparation of his recommendation.

1. The condition of the oak tree with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;

2. The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall be made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees;

3. The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural watercourses that provide a habitat for oak trees shall not be disturbed:

4. The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;

5. Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.

F. Conditions, Including Replacement Requirements: In conjunction with the intended decision made on an application for a Permit, the director shall attach or recommend for city council consideration reasonable conditions to ensure compliance with the stated purposes of this chapter, and a condition requiring replacement trees of the same species as the tree(s) requested for removal, based on the replacement oaks being equivalent to 25 percent of the diameter of the removed tree(s). (For example, the replacement requirement for removal of two trees of 15 inch DBH (30 total diameter inches), would be 7 1/2 inches (30" removed x 0.25

[redacted]

A. Any person or agent of any person wishing to prune one or more oak trees in a manner that would involve cutting limbs of six (6) or more inches in diameter on any parcel within the City shall apply in writing to the Public Works Department for a permit. A processing fee in an amount to be established by City Council Resolution shall be made for each tree at the time of the application. For large numbers of trees or forested areas, the Director of Public Works shall have the authority to adjust the fee to reflect the City's actual costs for administrating the permitting and inspection process, and shall be authorized to establish an oak tree management program for the subject property. (Please note exceptions to Permit to Prune requirements under Section 10.01.030A) A Permit to Prune application shall contain a description of the subject tree and shall identify with specificity the limbs to be removed. If a request is being made to prune one or more healthy, oak trees that would require a "Permit to Prune", the Director of Public Works shall approve or deny the request considering the factors described in Section 10.01.050 of this Code Section. The Public Works Director may, at his or her discretion, require an arborist report prepared under contract to the City at the applicant's cost.

10.01.055 Planning Commission Role in Implementing the Oak Tree Preservation Ordinance.

A. The first step in the City's consideration of any development entitlement that could impact existing oak trees that have a DBH of six (6) inches or greater shall be an inventory and map of the location, size and CRZ of any potentially impacted oak trees. The inventory shall be prepared by a registered civil engineer or land surveyor. The size or configuration of proposed parcels of land, and the extent of development on such parcels, shall be planned in a manner so as not to encroach into the CRZ of any oak tree with a DBH of six (6) inches or greater size unless the Planning Commission can make findings of extenuating circumstances that warrant exception to the rule of not encroaching into the CRZ. In addition to the inventory, a photographic record shall be provided to the City illustrating the nature of oak trees on the subject property.

B. The Planning Commission may act as an advisory committee for the director and city council and may, in the course of reviewing development applications before them, require that certain trees be retained and/or protected from destruction. Their decision can be appealed to the city council in the same manner as described within this chapter.

C. The planning commission shall not have the authority to approve removal of any oak trees that have a DBH of six (6) inches or greater. The commission may, however, as part of a development review process, recommend to the city council

A. As a general rule, the existing ground surface within the CRZ of any oak tree shall not be cut, filled, compacted or pared. Excavation adjacent to any oak tree shall not be permitted where, in the judgment of the director, damage to the root system will result. Exceptions may be approved by the director based on consultation with a Certified Arborist from the City's list of approved arborists, at the cost of the developer, resulting in reasonable assurance that the tree will not be damaged. Anticipated exceptions include making allowances to construct planned public improvements such as roads and sidewalks when it is not feasible to design the public improvements in a manner that will avoid encroachment into the CRZ. The following criteria are to be used when considering permission to encroach into the CRZ of an oak tree:

1. When proposed developments encroach into the CRZ of any oak tree, whether the tree is located on the property being developed or on an adjacent property, special construction techniques to protect the roots shall be required by the director with respect to any application for a building, grading or development permit. During construction, such protection measures may include, but not be limited to, installing a tree protection fence around the CRZ(s) of a tree or trees to be preserved. All development applications, where oak trees may be affected by development, shall include a certification by a registered civil engineer or land surveyor attesting to the accuracy of the tree trunk and CRZ locations.

2. In connection with a proposed subdivision of land into two or more parcels, the subdivider shall design the lots such that development within the CRZ of any remaining oak trees can be entirely avoided. Details showing the footprint of the buildings shall be submitted at the time of tentative map approval to satisfy this requirement, and constructive notice shall be required to be recorded to advise future property owners of the limitation on development of the subject parcel(s).

3. Except unless specifically approved by a Certified Arborist from the City's list of approved Arborists, no trenching whatsoever shall be allowed within the CRZ(s) of oak trees. If it is absolutely necessary to install underground utilities within the CRZ(s) of an oak tree, the trench shall be either bored or drilled unless the Certified Arborist determines that the trenching can be accomplished without endangering the oak tree.

4. Landscaping beneath oak trees may include non-plant materials such as boulders, cobbles, wood chips, etc. The only plant species which shall be located within the CRZ(s) of oak trees are plants that are indigenous to the Paso Robles area. All landscaping shall be subject to the approval of the City.

5. Paving within the CRZ(s) of oak trees shall be stringently minimized. When it

1. Prior to issuance of a grading or building permit, all oak trees in a construction area shall be inventoried by the owner of such site or by the contractor as to size and location on the site. Such inventory shall be submitted to the director, and field checked by city staff or contract assistance at the applicant's cost to verify the number, size and location of the trees and the adequacy of protective fencing.

2. Damage to any tree during construction shall be immediately reported to the director. The property owner shall be responsible for correcting any damage to oak trees on the property in a manner specified by an Arborist hired by the City at the applicant's cost.

3. Oil, gasoline, chemicals and other construction materials or equipment which might be harmful to certain oak trees shall not be stored within the CRZ of the tree.

4. Drains shall be installed according to city specifications so as to avoid harm to the oak trees due to excess watering.

5. Wires, signs and other similar items shall not be attached to the oak trees.

6. Cutting and filling within the CRZ of an oak tree shall be done only after consultation with the director, and then only to the extent authorized.

7. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or waste water shall be dumped on the ground or into any grate between the CRZ and the base of the oak trees, or uphill from any oak tree where such substance might reach the roots through a leaching process.

8. Tree protection fences, of a type and design subject to the approval of the director or his/her designated representative shall be installed at the CRZ to prevent compaction and injury to a tree's surface roots.

9. Wherever cuts are made in the ground near the roots of any oak tree, appropriate measures shall be taken to prevent exposed soil from drying out. All cuts within the CRZ of a tree are to be made with hand tools (no backhoes or graders).

10. All root pruning is to be done by hand.

B. If the director has reason to believe that construction or development activities may endanger an oak tree, he may seek professional consultation, at the expense of the applicant seeking to undertake construction or development of the property, to recommend measures necessary to safeguard the tree(s).

If a violation occurs in the absence of development, or while an application for building permit or discretionary development approval for the lot upon which the tree is located is pending, the Director may issue a temporary moratorium on the development of the subject property, not to exceed 18 months from the date the violation occurred. The purpose of this moratorium is to provide the City an opportunity to study and determine the appropriate mitigation measures for the tree removal, and to insure measures are incorporated into any future development approvals for the property. Mitigation measures as determined by the Director shall be imposed as a condition of any subsequent permits for the development on the subject property.

2. Civil Penalties – As a part of a civil action brought by the City, a court may assess against any person who commits, allows, or maintains a violation of any provision of this chapter a civil penalty in an amount not to exceed $5,000.00 per violation.

a. Where the violation has resulted in the removal of a tree, the civil penalty shall be an amount not to exceed $5,000.00 per tree unlawfully removed or the replacement value of such tree, whichever amount is higher. Such amount shall be payable to the City. The replacement value for the purpose of this section shall be determined utilizing the most recent addition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

3. Injunctive Relief – A civil action may be commenced to abate, enjoin, or otherwise compel the cessation of such violation.

4. Costs – Any civil action brought pursuant to this chapter in which the City prevails, the Court shall award to the City all costs of investigation and preparation for trial, the costs of trial, reasonable expenses including overhead and administrative costs incurred in prosecuting the action and reasonable attorneys' fees.

5. Criminal Citation – Any person violating any provision of this chapter is guilty of a crime. The crime may be charged as an infraction or a misdemeanor.

6. The remedies in this section shall be deemed to be cumulative and not mutually exclusive.

B. Against Tree Trimming Services and Arborists:

1. Any tree trimming service or arborist violating any provision of this chapter is guilty a crime. This crime can be charged as either an infraction or a misdemeanor. It shall be a separate violation for each oak tree trimmed, removed or destroyed.

CERTIFICATION OF PERFORMANCE

I, E. Wesley Conner, certify:

- That I have personally inspected the trees and property referred to in this report, and have stated my findings accurately;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared by me, according to commonly accepted arboricultural and landscape architectural practices;
- That no one provided significant professional assistance to this consultant except as indicated within the report.

I further certify that I am a member of the American Society of Consulting Arborists, that I am a Certified Arborist (#WE 0559A) of the International Society of Arboriculture and that I am a Registered Landscape Architect in the State of California (RLA #1272). I have been involved in the practice of landscape architecture and arboriculture, and have taught at the university level the study and of trees for over 40 years.

Signed: _____

E. Wesley Conner, **ASLA, ASCA, ISA**

Date: 6·1·05

My personal conduct in professional matters holds to the codes of ethics of the American Society of Landscape Architects, the International Society of Arboriculture, the Standards of Professional Practice of American Society of Consulting Arborists, and Rotary International. The last is most important, and, without details, covers all the others with the *Four Way Test of What We Think, Say, or Do*: 1. Is it the TRUTH? 2. Is it FAIR to all concerned? 3. Will it build GOODWILL and better friendship? 4. Will it be BENEFICIAL to all concerned? I will always try to be impartial.

DEFINITION OF TERMS

This list contains words that are used primarily in arboriculture per se, and some that are used in other sciences and arts such as Botany, Entomology, Forestry, Landscape, Pathology, and Soil Sciences, etc. The definitions given are from various authorities and my own vocabulary; some are combinations. Authors are designated, with references given at the end. Edited by *E. Wesley Conner, M.Ph,* ASLA, ASCA, ISA

ANCHOR ROOTS:

A term defining the collective root system formed from rootlets to hold the plant to the earth. In many cases this term replaces the form term of "taproot"., which are better described as "sinker roots" [3].

ARBORIST; CERTIFIED ARBORIST:

One who is versed (and trained) in the art of arboriculture, including tree surgery, the prevention and cure of tree diseases, and the control of insects. [6&7] One who is knowledgeable in selecting, planting, and maintaining woody plants (trees, shrubs, and vines).[3]; A person possessing the technical competence through experience and related training/education to provide for or supervise the management of trees and other woody plants. [87]; A certified arborist is one who has proven abilities and knowledge as defined by a recognized organization such as the International Society of Arboriculture. [3]

BARK:

The exterior protective tissue or covering of a woody trunk or stem, from the cambium outward, and consisting mainly of dead tissue. [6]

BRANCH:

An outgrowing shoot or stem that grows from the main stem or trunk. [6] A division of a limb. [3]; Secondary shoot or stem arising from the main stem or trunk. [8]

BROADLEAF EVERGREEN:

Woody plants with relatively broad leaves which remain green throughout the year. (Contrast with Deciduous.) [6, modified by 3]

CANOPY:

The overhanging part of a tree which shades areas beneath it; the collection of foliage which creates the crown. The term canopy refers to the leaves and small twigs of a tree. [5]

CRITICAL ROOT ZONE (CRZ):

The root system of a tree that is generally considered to be within (under) the dripline of the crown.. [3]

CROWN CLEANING - CROWN CLEAN PRUNING:

The removal of dead, dying, diseased, rubbing, structurally unsound (weak) branches from a tree to eliminate safety hazards. [4, (modified by 3)].

dbh: DBH (DSH):

Diameter of the trunk, measured at Breast Height (54 inches [4 1/2 ft] above the ground). [4] Newer term is Diameter of trunk at Standard Height,. Although DBH is normally understood in the industry, it can be nebulous to others, and to get around the question of unit of measurement.

DESICATION:

The dehydration of plants or their parts, often causing deformities or death. [3]

EVERGREEN:

Plants which maintain green, or live, foliage throughout the year; not necessarily coniferous. [6, modified by 3]. Retaining foliage throughout the year. This term is applied to both most coniferous and many broadleaf plants which have this characteristic. Almost all tropical and semi-tropical plants are evergreen. [7, modified by 3].

FEEDER ROOTS:
Secondary roots, usually fibrous in nature, (as opposed to woody), which provide water gas, and essential elements from the soil through absorption. They store energy reserves. In most species they grow in the top twelve inches of soil. [3]

FOLIAGE:
Collectively, the mass of leafage of a plant as produced in nature. [6] All parts of a woody plant that have not developed into wood; including leaves, petioles (peduncle), bud scales, buds, flowers, seeds and fruit, and small twigs. [3].

FOREST:
An extensive area of vegetation in which the dominant plants are trees, often two or three species predominating..

GRADING OPERATION: GRADE CHANGE; EXCAVATION:
A location on the ground where soil has been cut away and removed, leaving the ground lower or higher than its original elevation. [3]

LIMB:
Same as branch, but usually larger and more prominent. [8]

LITTER:
Partially decomposed organic materials accumulated on the ground under plants. Litter forms a mulch of considerable value to the soil below. [7, modified by 3].

MULCH; MULCHING:
Any loose material used as a protective covering over soil; i.e. wood chips, shredded bark, leaves, litter, stones, etc. The application of mulch is to conserve moisture, moderate soil temperature, reduce erosion, evaporation, and to improve aeration, provide organic material to the soil upon decomposition, and to discourage weed growth. [6&3].

MULTI-TRUNK:
Woody plant having more than one trunk emerging from the root system. [6].

ORGANIC; ORGANIC MATTER:
A substance produced by plants or animals that contain carbon compounds; [6].Derived from dead or dying material. [3]

PRUNING:
The removal of living or dead parts of a plant, especially branches, meant to reduce size, to maintain shape, health, flowering, or to regulate growth. [2] The selective cutting of plant parts to encourage new growth; to remove old stems, dead wood; to shape plants. [6]

ROOT PRUNING:
A technique to stimulate the development of a branched root system; a technique used to control roots near man-made structures. [6&3]

ROOT CROWN:
Area at the base of a stem where the roots and trunk merge. [4]

ROOT ZONE:
The volume or area of the soil which is penetrated by root of plants. [6&3]

SANITARY PRUNING:
The removal of dead, dying diseased wood, or branches that interfere with the health and growth of other parts of the plant. [3]

SHALL:
As used in the ANSI A-300 standard, denotes a mandatory requirement. [1]

SHOULD:
As used in the ANSI A-300 standard, denotes a recommendation. [1]

SPECIES:

A group of plants that resemble each other closely and that interbreed freely. A unit in the botanical classification of plants. Contrast with Family, the next higher unit, and variety or cultivar, the next lower unit of classification. [6&3]

TRIMMING:

(See pruning.)

UNDERSTORY:

The small(er) trees, shrubs and other vegetation growing beneath the canopy of (forest) trees. [6 modified by 3].

SOURCES

1. *ANSI A-300 Tree Pruning Standards Summary,* Western Arborist, vol. 29, No 2; Bruce Hagen

2. *A New Tree Biology Dictionary* . Alex L. Shigo

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STATEMENT OF QUALIFICATIONS and RÉSUMÉ

Mr. Conner is Professor Emeritus of the Horticulture and Crop Science [formerly Ornamental Horticulture] Department, California Polytechnic State University, San Luis Obispo, California.

Wes has been professionally involved in landscape architecture, horticulture and arboriculture since 1953. Among his accomplishments is the publication of two books and one vocational film. For six years he was Resident Landscape Architect for Yosemite Park & Curry, Yosemite National Park, CA.

As a Landscape Architect, registered in the State of California, a Member of American Society of Landscape Architects (ASLA), American Society of Consulting Arborists (ASCA), and an Arborist certified by the International Society of Arboriculture, (ISA) Wes has been involved in tree and woody-plant problem-solving, and litigation; landscape preservation, design, maintenance and enhancement programs. He has designed commercial, recreational, industrial and residential landscape sites, resorts, and civic projects. He has been on city, county, and state park advisory boards and commissions, (including initiating tree ordinances for the Cities of San Luis Obispo and Atascadero); he has been a professional consultant since 1970, with assignments in fifteen different counties in California, as well as in Colombia, Costa Rica, Guatemala, China, and New Zealand.

Wes has a B Sc, Agriculture – Ornamental Horticulture from California Polytechnic State University; a M. Ph in Landscape Architecture from The University of Nottingham, England.

Wes' professional work has been with Landscape Architecture firms, Grounds Manager for Yosemite Park & Curry Company, other Resorts, and numerous Home Owners Associations and, other landscape maintenance/management firms; Professor at Cal Poly, Visiting Professor in England and New Zealand; as a consultant to numerous architectural firms, attorneys and insurance firms; and as an expert witness to attorneys throughout California.
Wes is affiliated with many professional and industry-wide organizations, including these:
American Society of Consulting Arborists (ASCA)
American Society of Landscape Architects (ASLA
International Society of Arboriculture
American Forestry Association (AFA)
California Urban Forests Council, (CUFC)
Royal Horticulture Society (RHS), Fellow
Arbor Day Foundation
California Oaks Foundation
Obispo Beautiful Association
Friends of San Luis Obispo Botanical Garden
Friends of Hearst Castle, past Vice Chairman, Board of Directors
Jack House Advisory Board, City of San Luis Obispo
San Luis Obispo Tree Advisory Committee
Rotary Club of San Luis Obispo

A full Résumé is available on request.

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RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES DENYING AN APPEAL BY QUORUM REALTY FUNDS III, LLC AND APPROVING CONDITIONAL USE PERMIT 05-006 FOR THE INNS AT VINTNERS VILLAGE HOTEL PROJECT (CENCO INVESTMENT - APN 009-631-011)

WHEREAS, Section 21.13.030 of the Zoning Code which requires approval of a Conditional Use Permit for commercial use of C2 PD-zoned properties in the Theatre Drive area so as to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, in conjunction with Planned Development 05-010, R2L Architects on behalf of CENCO Investment, LLC, has filed Conditional Use Permit 05-006, seeking authorization to operate a hotel in the C2 PD (Highway Commercial, Planned Development) Zoning District; and

WHEREAS, the Project site is located in the vicinity of the northwest corner of Highway 46 West and South Vine Street; and

WHEREAS, the General Plan Land Use Designation of this site is Regional Commercial (RC) and it is in the Highway Commercial, Planned Development Overlay Zoning District (C2, PD); and

WHEREAS, the Planned Development would establish the site plan, development standards, architectural theme, landscaping, and required infrastructure for the site; and

WHEREAS, the Conditional Use Permit would allow for operation of a hotel if found not to have a significant adverse effect on the economic vitality of Downtown Paso Robles; and

WHEREAS, at its September 13, 2005 meeting, the Planning Commission held a duly noticed public hearing on the proposed Project, to accept public testimony on the proposal, including Conditional Use Permit 05-006, Planned Development 05-010 and environmental determination therefore; and

WHEREAS, at its September 13, 2005 meeting, the Planning Commission on a 5-1 vote (one Commissioner in opposition and one Commissioner was absent) adopted the resolution approving Conditional Use Permit 05-006; and

WHEREAS, on October 6, 2005, Gregory W. Sanders, Esq. on behalf or Quorum Realty Funds III, LLC, appealed the Vintners Village Project; and

WHEREAS, at its November 15, 2005 meeting, the City Council held a duly noticed public hearing on the appeal application filed by Quorum Realty Funds III, LLC, to accept public testimony on the appeal of Planned Development, Conditional Use Permit and environmental review therefore; and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the City Council finds, subject to the conditions of approval set forth herein this Resolution, that:

1. The establishment, maintenance and operation of the proposed project, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of persons residing or working in the neighborhood of the proposed hotel, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

2. The proposed project will not have significant adverse impacts on the economic vitality of the downtown, based on the fact that hotels would not have a significant impact on the economic vitality of the downtown based on the following:

   (a) Development and operation of a hotel on this site is consistent with the City's Economic Strategy; and

   (b) Development and operation of a hotel on this site at the northwest corner of Highway 46West and Vine Street takes advantage of its accessibility to, and visibility from, Highway 101 and Highway 46 West; and

   (c) The hotel will cater to area visitors and shoppers, thereby improving the Paso Robles market share of the San Luis Obispo County highway commercial tourism business and regional shoppers.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Conditional Use Permit 05-006 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 05-010 and its exhibits.

2. This Development Plan for PD 05-010, together with the application for Conditional Use Permit 05-006 allows for development and operation of the 69,225 square foot, 118 room, four story hotel and a 20 bungalow rooms totaling 12,450 square feet (total of 138 rooms) with ancillary pool, landscaping, and parking.

3. No outdoor storage of recreational vehicles, besides those of overnight visitors of the facility shall be permitted.

4. Approval of this CUP does not preclude the property owner from applying for independent Temporary Use Permit(s) for special events/activities that would be outside of the general scope of this CUP approval. Any approval of such a TUP would be subject to an independent set of conditions as deemed necessary, per Chapter 21.23C of the Municipal Code (Temporary Use Permits).

5. Approval of this conditional use permit shall run concurrently with the Planned Development approval, and shall expire under the same conditions of that entitlement (2 years, with additional on year time extension increments permitted to be considered). However, once the project/site development is complete, the CUP will run indefinitely (in accordance with the Zoning Code provisions).

6. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses) - attached as Exhibit "A" to this resolution.

7. Any site specific condition imposed by the Planning Commission or City Council in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on this 15th day of November 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Sharilyn M. Ryan, Deputy City Clerk