

RESOLUTION NO. 95-91
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 94006
(PACIFIC MANAGEMENT DEVELOPMENT CORPORATION)
APN: 09-261-03

WHEREAS, Planned Development 94006 has been filed by Pacific Management and Development Corporation to demolish 21 existing motel units and to construct in their place a 65 unit hotel with an approximate 800 square foot meeting room area, located at 416 Spring Street, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 13, 1995, and based upon the facts and analysis presented in the staff reports, public testimony received and subject to specific mitigating conditions of approval, the Planning Commission made the necessary findings to adopt resolutions granting a Negative Declaration status and approving the Planned Development application, and

WHEREAS, on February 22, 1995 the applicant, Pacific Management and Development Corporation, filed an appeal of the Planning Commission's conditions of approval for the project, and

WHEREAS, a public hearing was conducted by the City Council on March 21, 1995 and July 18, 1995, to consider facts and analysis presented in the staff reports prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, the attached memorandum from the Engineering Division (Exhibit H), illustrates the relationship of the physical impacts attributable to this project on the City's sewer infrastructure and that the condition called for within the resolution to upgrade downstream sewer capacity is necessary because it will mitigate those impacts, and

WHEREAS, there is a rough proportionality between the mitigation measure of increasing downstream sewer capacity to the increase in sewage volume created by this proposed development, and

WHEREAS, this project will increase traffic generation at this site by approximately 32 percent as described in the staff's environmental analysis of traffic impacts for the project, and

WHEREAS, the installation of curb, gutter, sidewalk and driveway apron improvements along the project's frontage and the payment of traffic signalization fees (planned for and required within the City's General Plan) will mitigate the traffic impacts of this project by improving sight distance at ingress-egress points to the projects and by providing a smooth transition of travel and turning lanes adjacent to the project's frontage, and

WHEREAS, based upon the facts and analysis presented in the staff reports prepared for this project, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. 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 this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. Subject to the conditions of approval within this resolution, the proposed project will be designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area, provided that project is redesigned with increased set backs as called for within this resolution;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve Planned Development 94006 subject to the following conditions:

STANDARD CONDITIONS:

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

ENGINEERING SITE SPECIFIC CONDITIONS:

2. Applicant shall submit details of his proposal to mitigate the inadequate sewer pipeline capacity prior to the submittal of any improvement (utility) plans for review. Once the mitigation plans are approved, applicant shall be responsible for its construction in accordance to the City's Standards and Specifications.
3. Applicant shall apply for and record a lot line adjustment to delete various existing lot lines in the property prior to the issuance of a building permit.
4. Applicant shall submit details of his grading design along the perimeter of his property prior to the submittal of any construction plans for review.
5. Applicant shall remove the existing curb and gutter along Spring Street and shall install new curb, gutter, sidewalk, streetlight, and parkway landscaping all in accordance to the Spring Street Master Plan . Transition improvements to the existing streets beyond the applicant's property frontage is also required both on Spring and Fourth Streets.
6. The applicant's engineer shall submit a conceptual grading and drainage design for the City Engineer to review and approve prior to submitting any plans for plan check. The conceptual design shall include the provision of an on-site detention basin unless otherwise approved by the City Engineer.
7. The applicant shall install a manhole at its connection to the sewer mainline in accordance to the City's Standards and Specifications.
8. The applicant shall obtain an easement for the project's off-site sewer connection. The easement shall be recorded and a copy provided to the City Engineer prior to issuance of a grading permit.
9. Applicant shall abandon the existing galvanized water service line at the 4-inch main. Applicant shall install new service lines off the existing 10-inch line in Spring Street to serve his project.

COMMUNITY DEVELOPMENT DEPARTMENT SITE SPECIFIC CONDITIONS:

10. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Site Plan
C*	Preliminary Grading and Drainage
D	Landscape Plan
E1-E2	Building Elevations
F1-F3	Floor Plans
G*	Building Materials Sample Board
H	Memorandum from Engineering Division

* Indicates plans/materials that are on file in the Community Development Department.

11. The project plans shall be modified as follows and submitted to the Development Review Committee (DRC) for final review and approval prior to submittal/issuance of building permits:
- a. The building shall be relocated to the east by approximately 65 feet, exchanging the location of the northeasterly parking area to the northwesterly portion of the site.
 - b. A minimum of 15 feet of landscaped planter shall be provided adjacent to Spring Street. This planter shall be designed with mounded/contoured berms to provide a visual screen of the parking area.
 - c. A minimum of 68 parking spaces shall be provided. All parking areas shall be designed to meet the City's adopted parking dimensions, including ratios of compact and handicapped stalls. One (1) stall can be credited for the pick-up/drop-off area under the porte-corchiere.
 - d. The landscaping palette shall be modified to eliminate plant species that are marginal performers in the Paso Robles climate zone 7, and replaced with climate-appropriate species.
 - e. The tree palette shall be modified to eliminate the Raywood Ash and replace it with a spreading canopy species that is hardier in this area, to be used on the interior portion of the lot. In order for the project to be consistent with the approved Master Plan for Spring Street, a combination of Aristocrat Pear and London Plane shall be used along the Spring Street frontage.
 - f. A minimum of 5 gallon sized shrubs shall be utilized, unless specifically waived by the DRC.

12. The following additional project details shall be provided for review by the Development Review Committee (DRC) in conjunction with building permit applications and shall be approved by the DRC prior to issuance of building permits:
 - a. Sign details for both building mounted sign(s) and the monument sign, including colors and materials, and method of illumination.
 - b. Details of building mounted lighting, including proposed methods of shielding of glare (no exposed light source), and color of fixtures; the same for the freestanding parking lot lighting, including height and fixture dimensions.
 - c. Details of building colors, stucco texture finish, roof materials and color blend, fascia color, decorative wainscot tiling, decorative metal railing, and decorative pavers under the porte-corchiere.
 - d. Trash enclosure, including a decorative cap treatment, and visually compatible screening doors.
 - e. Color of building mounted air conditioning units, customized to match the stucco coloring.
13. In the event the applicant is unable to redesign the parking area to provide the 68 parking stalls in compliance with the zoning code, the hotel size will be reduced by the corresponding number of rooms (either rooms combined or indicated for storage only), until such time that the applicant can obtain an off-site reciprocal parking agreement for the required number of parking spaces.
14. Prior to occupancy, the applicant's Landscape Architect shall inspect and certify that the project planting and irrigation system has been installed in accordance with the approved DRC plans.
15. The developer shall comply with all applicable Building and Fire Code requirements, including full fire sprinklering of the building.
16. If it is necessary for the applicant to provide on-site detention of storm water, and such a design would eliminate parking spaces, it shall be necessary for the applicant to either reduce the number of hotel units in accordance with parking standards, or shall submit documentation of a recorded reciprocal off-site parking agreement (per City's minimum standards) for the correlating number of displaced parking stalls prior to issuance of building permits.

17. If the applicant proposes to utilize an alternative roof material, such as decorative metal similar to the City Library project, revised drawings and material information shall be provided to the Development Review Committee for their review and approval.

PASSED AND ADOPTED THIS 18th day of July, 1995 by the following Roll Call Vote:

AYES: Heggarty, Iversen, Martin, and Macklin


NOES: None

ABSTAIN: Picanco

ABSENT: None


MAYOR, WALTER MACKLIN

ATTEST:


RICHARD J. RAMIREZ, CITY CLERK

ATTACHMENT A OF RESOLUTION 95 - 91

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

PROJECT #: PLANNED DEVELOPMENT 94006
APPROVING BODY: CITY COUNCIL
DATE OF APPROVAL: JULY 18, 1995
APPLICANT: PACIFIC MANAGEMENT AND DEVELOPMENT CO.
LOCATION: 416 SPRING STREET

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS:

- X 1. This project approval shall expire on February 13, 1997 unless a time extension request is filed with the Community Development Department prior to expiration.
- X 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.
- X 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Development 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.
- X 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.

5-22

- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- X 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).
- X 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. A detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See site specific conditions for DRC review requirements
3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

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

APPLICANT: PACIFIC MGMT & DEV. CO. PREPARED BY: D. ESPERANZA

REPRESENTATIVE: JIM SAUNDERS CHECKED BY: _____

PROJECT: PD 94006 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.

5-23

- 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:

<u>SPRING STREET</u>	<u>SPRING STREET MASTER PLAN</u>	
Street Name	City Standard	Standard Drawing No.
- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.

- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.

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

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

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

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

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

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

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

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

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

5 - 21

- X 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).
- X 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.
- X 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.
- X 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.
- X 12. A blackline clear Mylar (0.4 MIL) copy and a blue line 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.
- X 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.

5-28

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

I. GENERAL CONDITIONS

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

EXHIBIT "C" - PRELIMINARY GRADING AND DRAINAGE
IS ON FILE IN COMMUNITY DEVELOPMENT DEPARTMENT

PLANT LIST:

- 1 1 1/4" ACER PACIFICATUM
- 2 TRINITY FLOWERING PEAR
- 3 BAYWOOD ASH
- 4 1 1/2" WANGZAN FLOWERING DOGWOOD
- 5 3/4" C. ZANZIBAR PINE
- 6 5/8" VIBURNUM TIBETICUM
- 7 2 1/2" AZALEA VAR.
- 8 2 1/2" AZALEA VAR.
- 9 2 1/2" AZALEA VAR.
- 10 5 1/2" GARDENIA VICTORIA
- 11 1 1/2" ESCALLONIA
- 12 1 1/2" AEROLIUM OLEANDER
- 13 1 1/2" PINUS FLEXILIS PUMILO
- 14 3 1/2" PHOTINIA FRASERI
- 15 5 1/2" SASANQUA COEQUIA VAR.
- 16 3 1/2" NACHA DOMESTICA NANA
- 17 1 1/2" CLEMATIS 'YAMMET POINT'
- 18 5 1/2" HOLLYWOOD JUMPER
- 19 3 1/2" PURPLE HOP BUSH

SPECIFICATIONS:

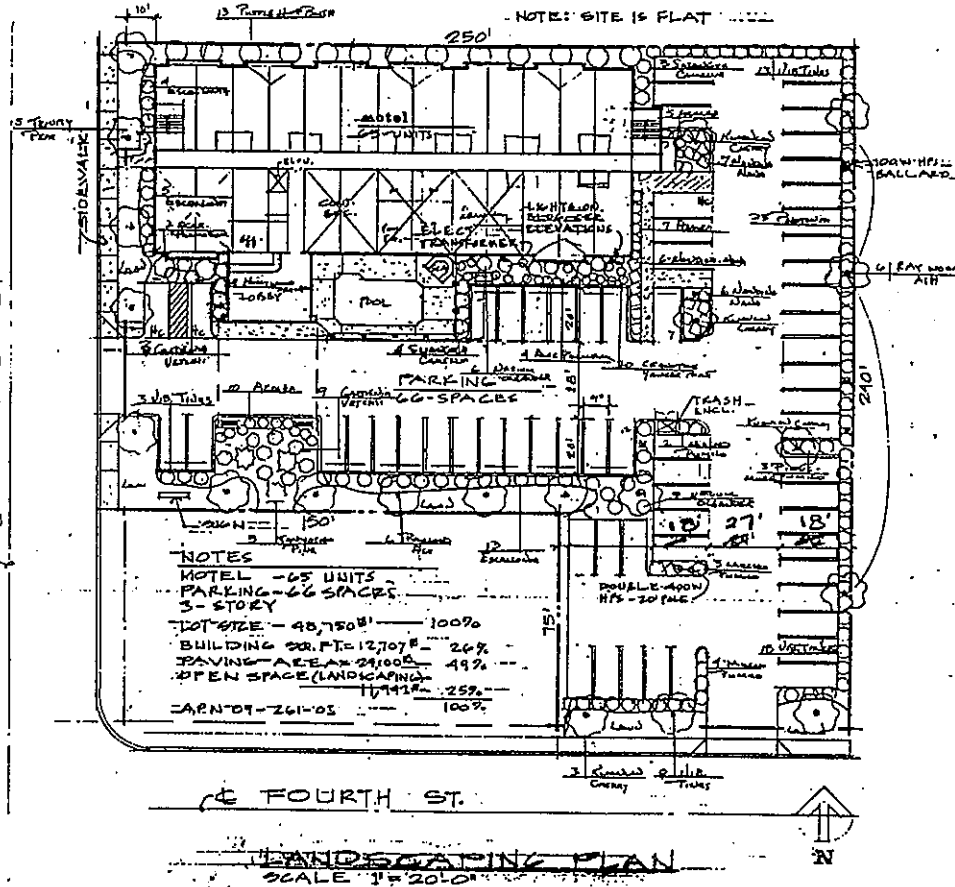
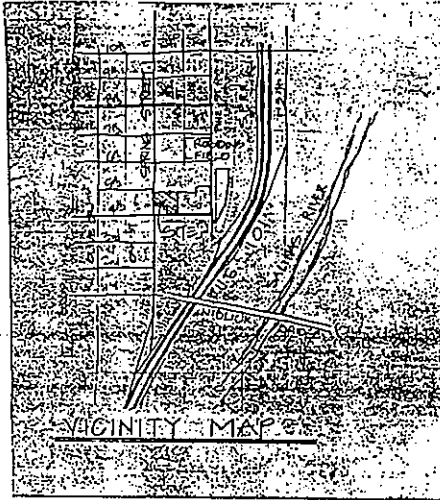
1. SPECIES: UNLESS OTHERWISE SPECIFIED, ALL PLANTS SHALL BE PROVIDED BY THE CONTRACTOR. SPECIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. SPECIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. SPECIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER.

2. PLANTING: ALL PLANTS SHALL BE PLANTED IN THE SPRING. PLANTS SHALL BE PLANTED IN THE SPRING. PLANTS SHALL BE PLANTED IN THE SPRING.

3. MAINTENANCE: ALL PLANTS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR AFTER PLANTING. MAINTENANCE SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR AFTER PLANTING.

DRAWN BY

R.E. DYCE
 2072 E W. CHAPMAN RD
 BLENHEIM, OR 97710
 525-4741
 FAX 525-2144



CHARLES C. HAGE
 7033 S.W. HAMPTON ROAD, OREGON 97223
 503-525-9723

JOB NO. 2023
 DATE 10/24/94
 TIME 8:00 AM
 DRAWN BY
 CHECKED BY
 APPROVED BY

MOTEL - 65 UNITS
 805 238-1945

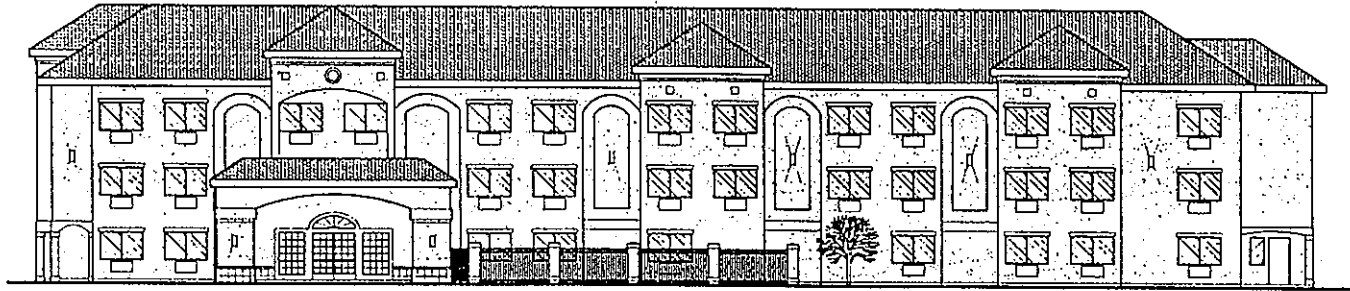
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 2ND FLOOR PLAN

SHEET NO.

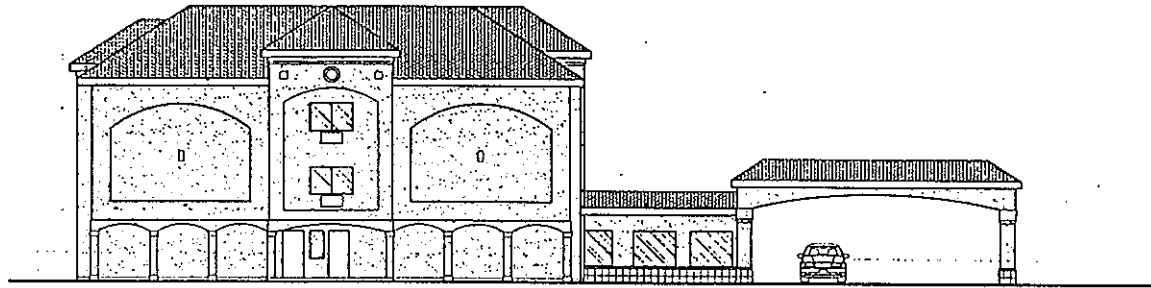
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 132

PLANNED DEVELOPMENT 94006
 (PACIFIC MANAGEMENT AND DEVELOPMENT)

EXHIBIT "D"
 LANDSCAPING



SOUTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

X

CHARLES C. HAZEL
 11380 S.W. 67TH 670-4858
 TIGARD, OREGON 97133

JOB NO. 3238	DATE 7/9/84
DRAWN BY J.S.	CHECKED
	INSTR.

65 UNIT HOTEL

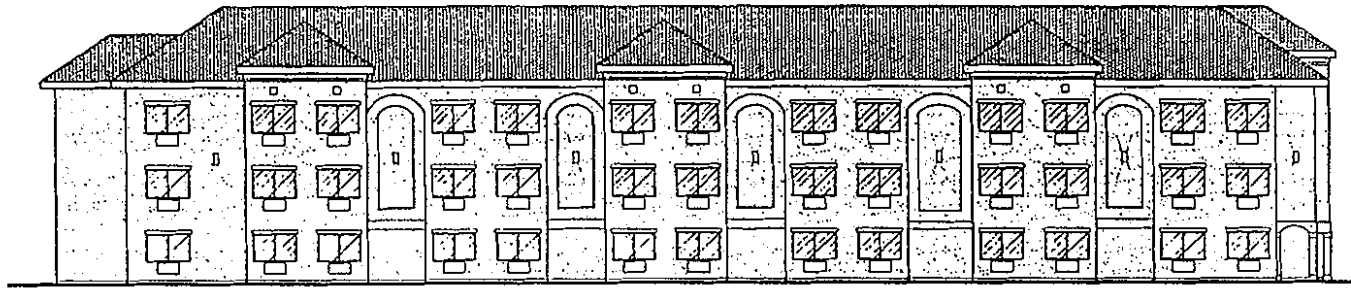
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 ELEVATIONS

SHEET NO.
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 OF 5

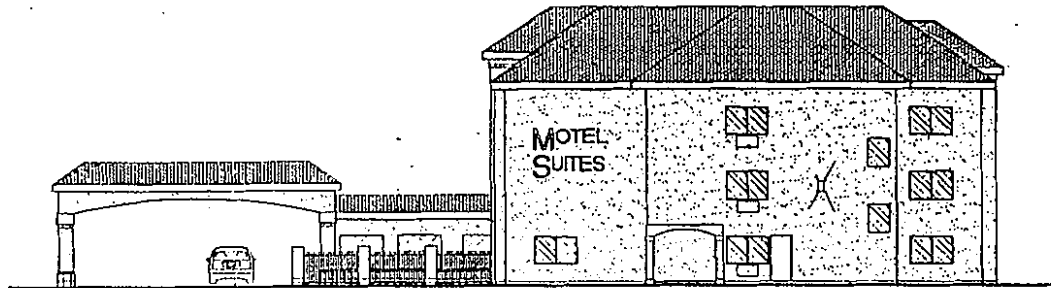
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PLANNED DEVELOPMENT 94006
 (PACIFIC MANAGEMENT AND DEVELOPMENT)

EXHIBIT "E-1"
 ELEVATIONS



NORTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

CHARLES C. HAGEL
11500 S.W. 87TH
TIGARD, OREGON 97123



JOB NO. 94-35
DATE 7/20/94
SCALE 1/4" = 1'-0"
DRAWN BY
CHECKED BY
NOTED BY

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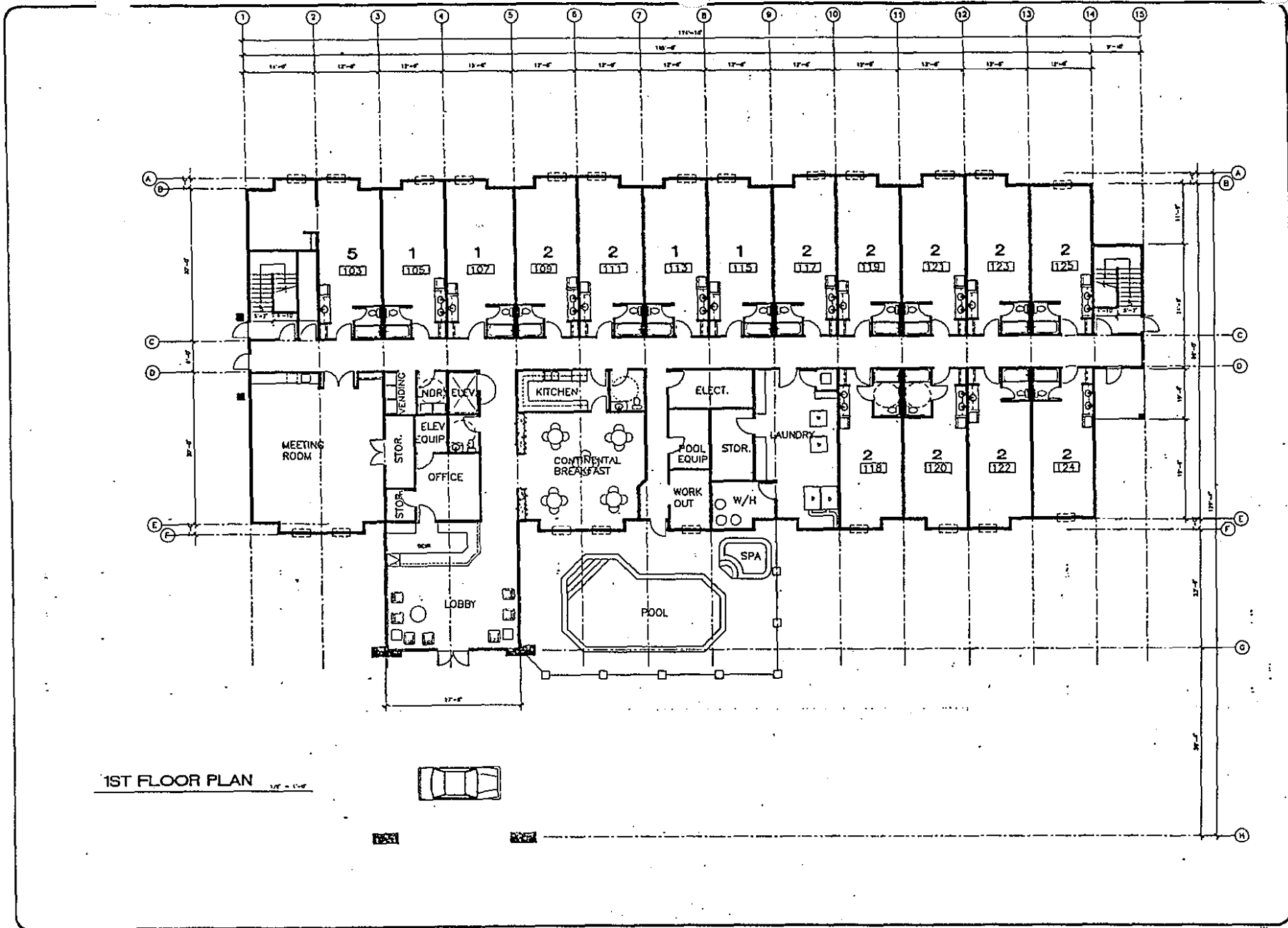
DRAWING TITLE
ELEVATIONS

SHEET NO.
3

PLANNED DEVELOPMENT 94006
(PACIFIC MANAGEMENT AND DEVELOPMENT)

EXHIBIT "E-2"
ELEVATIONS

5
-514



CHARLES C. HACE
 11540 S.W. 87TH
 TIGARD, OREGON 97223



JOB NO. 3413
 DATE 10/11/84
 PWN. BY: DS
 CADD. PRO.

66 UNIT HOTEL

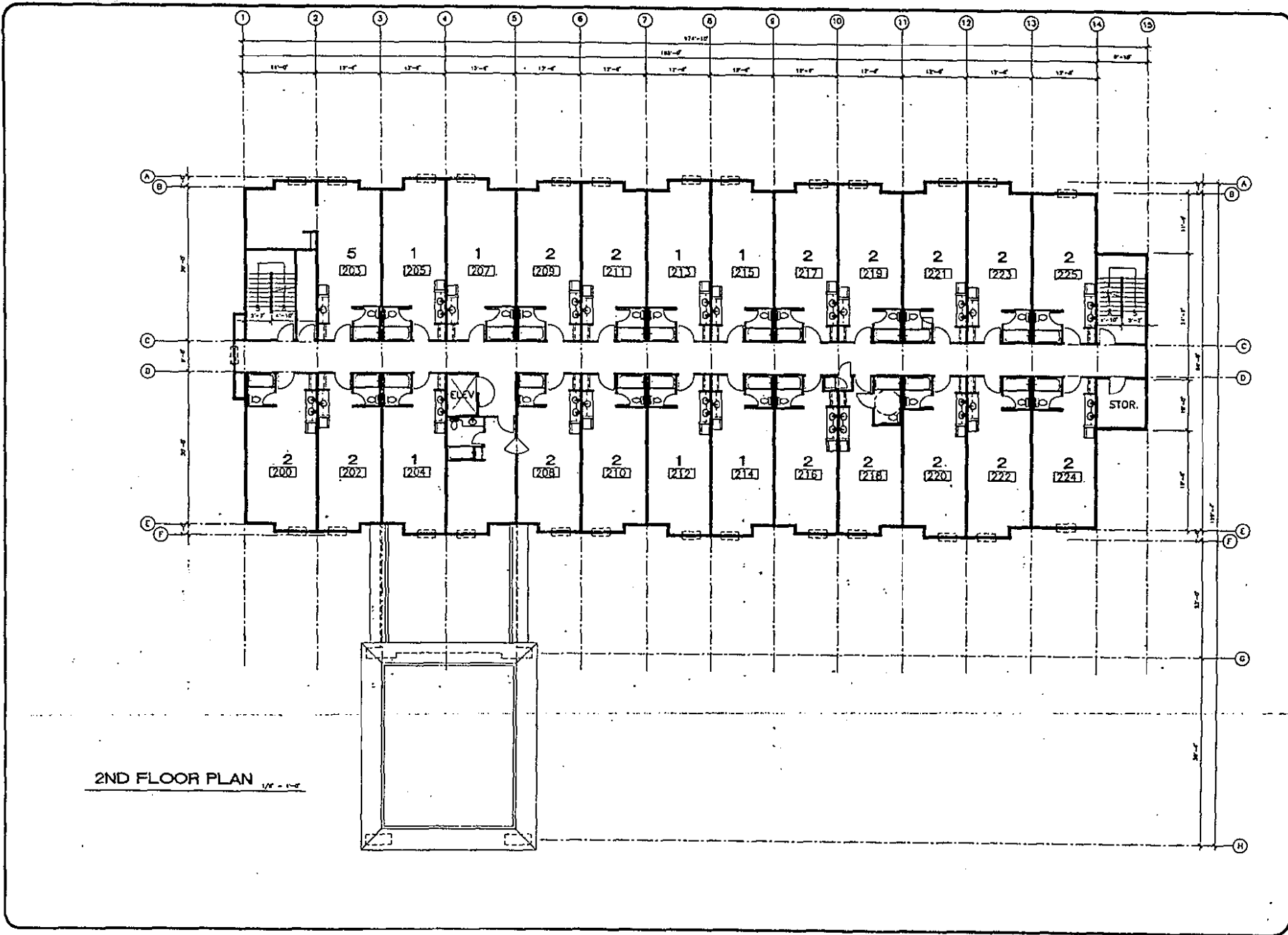
DRAWING TITLE
 1ST FLOOR PLAN

SHEET NO.
 2

PLANNED DEVELOPMENT 94006
 (PACIFIC MANAGEMENT AND DEVELOPMENT)

EXHIBIT "F-1"
 FLOOR PLANS

5-35



CHARLES C. HACE
CH
 11580 S.W. 87TH ST. - 3823
 TULSA, OKLA. 74133

JOB NO. 9435
 DATE 11/2/84
 DRAWN BY: JDS
 CHECKED BY: JDS
 1980

65 UNIT HOTEL

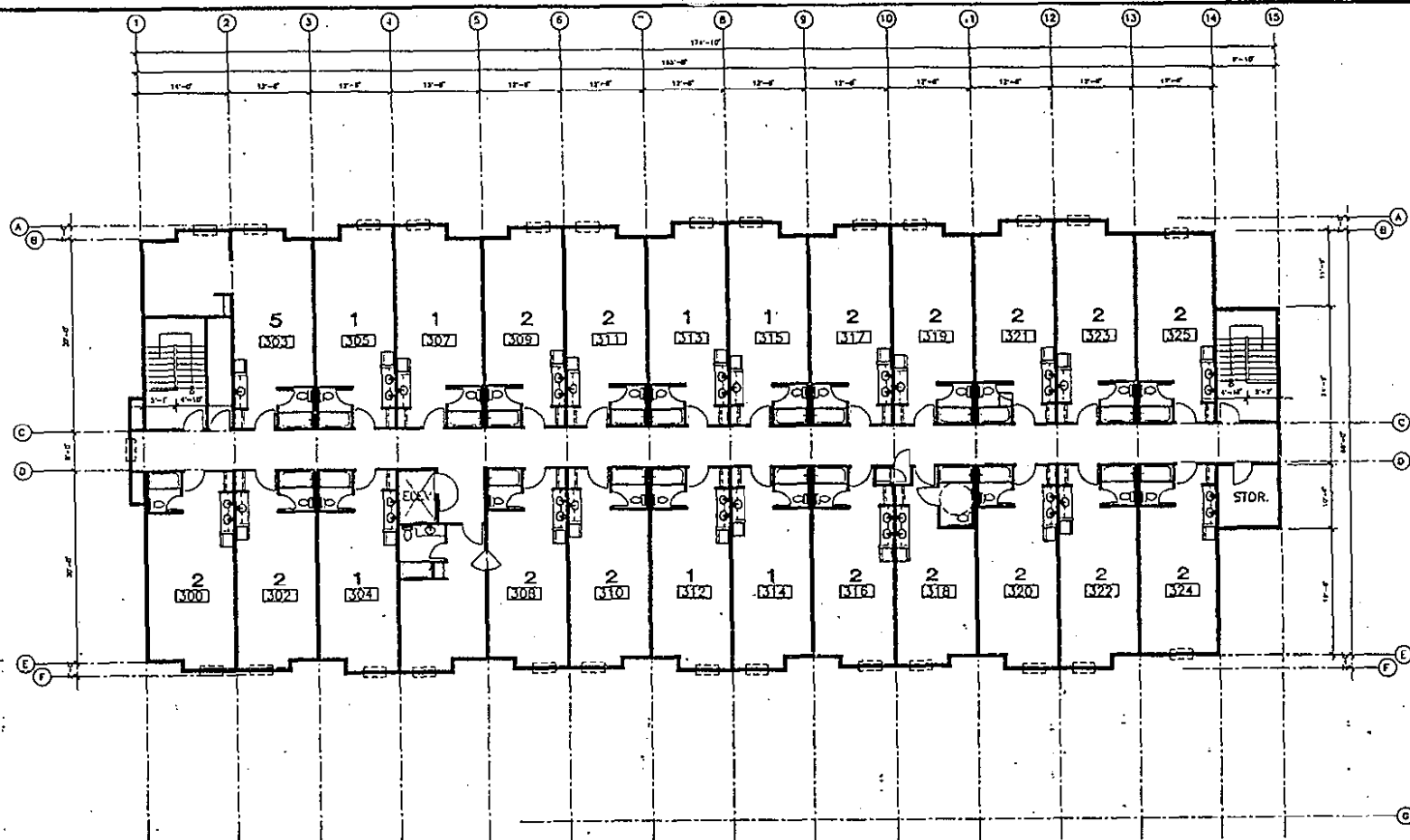
DRAWING TITLE
 2ND FLOOR PLAN

SHEET NO.
3

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 -316

PLANNED DEVELOPMENT 94006
 (PACIFIC MANAGEMENT AND DEVELOPMENT)

EXHIBIT "F-2"
 FLOOR PLANS



3RD FLOOR PLAN

CHARLES C. HAGEL
 1180 S.W. 6TH ST. #10-252
 PORTLAND, OREGON 97239

J.W. 9436
 11/9/94
 J.F. 05
 1-98

60 UNIT HOTEL

DRAWING TITLE
 3RD FLOOR PLAN

SHEET NO.
 1
 OF 1

5-37

PLANNED DEVELOPMENT 94006
 (PACIFIC MANAGEMENT AND DEVELOPMENT)

EXHIBIT "F-3"
 FLOOR PLANS

EXHIBIT "G" - COLORS AND MATERIALS

IS ON FILE IN COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: Meg Williamson, Principal Planner
From: Ditas Esperanza, City Engineer *DE*
Subject: PD 94-006 (Pacific Management and Development)
Date: March 8, 1995

In late January, you and I met with the Pacific Management & Development Company to discuss how we could review this project for approval. We indicated to Mr. Saunders that one of the major issues that would need to be addressed is the impact of the proposed project to the City's sewer systems. From a cursory review, it appeared that the pipeline in Pine Street from 8th Street to 10th Street is a problem. The cost to mitigate the impact could not be determined until a more thorough analysis is performed. Therefore, the range could not even be determined, i.e., is it \$10,000 or \$3 million?

Mr. Saunders, however, indicated that time is of the essence and that he wanted his project to be placed on the Planning Commission meeting of February 13. We then told him that we could accommodate his request but that we would have to write a very broad condition of approval for his project rather than being specific.

Therefore, we recommended to the Planning Commission that the project be approved with the condition that the mitigation plan for the sewer be addressed prior to submitting improvement plans for review. I understand the applicant is now appealing this condition before the City Council, as well as the condition requiring him to improve Spring Street along his property frontage.

The following is additional information for your use in preparing the staff report for the City Council meeting.

Sewer

The 1993 Sewer Master Plan has identified that the sewerline, as shown on the attached exhibit, has inadequate capacity. This pipeline is currently flowing at 87-95% full. Typically, standard engineering practice is to design sewer pipes at 50-80% full in order to allow for peak flows, especially during a storm when some storm water seeps into the sewer pipes.

In discussions with City Sewer Maintenance Crew, they indicated that the under capacity problem is much greater and recommended that pipeline that should be replaced with a larger diameter should be as shown on the attached exhibit.

The Master Plan also includes a rating of the recommended improvements to the City's Sewer System into three stages of implementation to reflect the timing of the anticipated needs. Each of these stages provides a set of improvements intended to meet service requirements expected to occur at the time. The three stages are defined as follows: (Underlined portions are my own for emphasis).

Stage 1 improvements provide upgrades to existing facilities which are undersized or which otherwise cannot meet existing design requirements. The upgrades are designed to correct the existing deficiency and to be compatible with servicing the ultimate need. These improvements should be implemented within a five year time frame.

Stage 2 improvements are facilities which are certain to be needed within the General Plan 20 year planning period. This period ends in the year 2010 and anticipates a population of 35,000. Because the City has a large expansion area, it is difficult to predict which geographic area will develop within this planning period. For this reason, the State 2 improvements are limited to those facilities common to several areas with a higher likelihood that potential growth will occur before the year 2010. These improvements should be implemented within a ten year time frame.

Stage 3 improvements are improvements which may be needed within the General Plan 20 year planning period. The need for these facilities will be determined based on the geographical pattern of growth and related system expansion. Some, but not all of these facilities should be constructed by the year 2010, as the pattern of growth warrants.

The pipeline, as shown on the attached exhibit, has been identified as a Stage 3 improvement. Therefore, the need to upgrade this reach would be "as the pattern of growth warrants."

The existing use for the property at Fourth and Spring Street contributes about 3,900 gallons/day of sewer calculated as follows:

$$\begin{aligned} 21 \text{ units} \times 2.0 \text{ persons/unit} \times 93 \text{ gallons/person/day} \\ = 3,906 \text{ gallons/day} \end{aligned}$$

The proposed 65 unit hotel would contribute about 12,000 gallons/day - a four-fold increase from the existing land use, calculated as follows:

$$\begin{aligned} 65 \text{ units} \times 2.0 \text{ persons/unit} \times 93 \text{ gallons/person/day} \\ = 12,090 \text{ gallons/day*} \end{aligned}$$

*The equivalent of adding a 35 unit residential subdivision to the system.

Since the existing sewerlines are already approximately 95% full, these pipelines cannot accommodate the increased flow. Therefore, asking the applicant to mitigate the impact of his project to the City's system is appropriate.

Preliminary calculations indicate that about 1,400 feet of existing 8-inch line would need to be replaced. If this is replaced with a 10-inch line, costs for this could be as much as \$250,000. However, the applicant should perform a more thorough analysis to determine what size pipe would be required to accommodate his project needs.

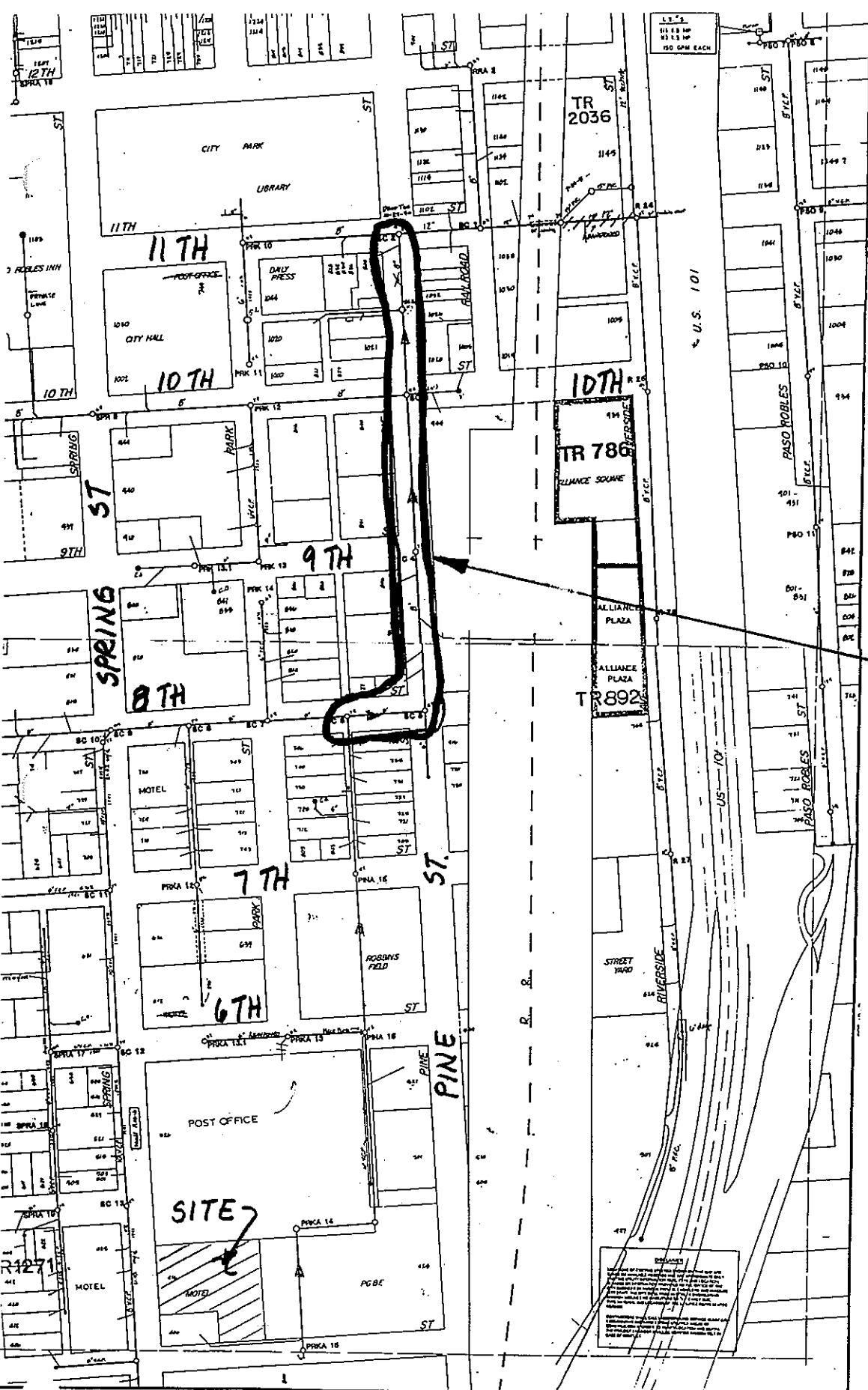
Spring Street

As you know, there have been numerous projects along Spring Street which have been conditioned to construct curb, gutter, pavement and sidewalk. Just to list a few, these projects are: The Clouson property immediately north of the proposed 65 unit hotel, the development at the Northeast corner of 6th and Spring (Chelsea's Bookstore, etc.), the development at the Northwest corner of 7th and Spring (Heritage Oaks, etc.), the Lube Factory at 15th and Spring. It has been the City's policy to require developers to improve streets along their property frontage in order to mitigate the additional traffic that would be created by the proposed development. The Initial Study prepared for the proposed hotel has identified that there would be an increase of approximately 32% in the average daily trips to the hotel.

Therefore, there is a rough proportionality between the required street improvements and the project's impact to the existing traffic. Cost for these improvements could be up to \$15,000.

I hope the above helps you. Please let me know if you need additional information.

cc: John McCarthy



INADEQUATE SEWER PIPE

SEE 19-C
 JOHN L. WALLACE & ASSOCIATES
 CONSULTING CIVIL ENGINEERS
 1000 UNIVERSITY DRIVE
 EL PASO, TEXAS 79902

SEWER SYSTEM
CITY OF EL PASO DE ROBLES

DATE: 1-82
 SCALE: 1"=100'
 SHEET: 18-C