

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 03-016 AMENDMENT – LA QUINTA HOTEL (ARCIERO & SONS) APN: 025-391-083 & 084

DATE: APRIL 12, 2011

Needs: For the Planning Commission to consider a request filed by Pults & Associates on behalf of Arciero & Sons, Inc., to construct a 37-room hotel project expansion to the existing 100-room La Quinta Hotel.

Facts:

1. The project is located at 2615 Buena Vista Drive (See attached Vicinity Map).
2. The Land Use and Zoning designations for the site are Residential Single Family (R-1), with a Resort Lodging Overlay.
3. The site is located within Sub Area D of the Borkey Area Specific Plan.
4. On February 24, 2004, the Planning Commission approved Resolution 04-022 approving construction of the 61,074 square foot 70-room La Quinta hotel.
5. On August 12, 2008, the Planning Commission approved Resolution 08-035 approving construction of a 30-room expansion to the hotel for a total of 100 rooms.
6. The application at this time is to construct a detached 3-story 37 room hotel project addition. The rooms are proposed to have kitchens and would be available for extended stay guests.
7. The project will be required to pay Transient Occupancy Tax (TOT) and be limited to continuous overnight lodging of no longer than 30 days.
8. The new building is proposed to be constructed on the existing (approximate 14,000 square foot) lawn area located at the northwest corner of the site. The area was graded with the original site development and has been used as an outdoor pet area for hotel guests. The area was originally shown as a parking area on the original development plan. However parking requirements can be met (including the new project) without the need for additional parking.
9. The building architecture, colors and materials have been designed to match the existing hotel building.

10. The Development Review Committee (DRC) reviewed the project at their meeting on March 14, 2011. The Committee recommended that the Planning Commission approve the addition, including the requested 15-foot side setback to Buena Vista Drive.
11. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Mitigated Negative Declaration was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study (and comments and responses thereto), a determination has been made that the project may be approved with a Mitigated Negative Declaration.

**Analysis
and
Conclusions:**

The proposed building has been designed to be consistent with the existing hotel architecture, colors and materials. Additionally, the existing driveways and parking lots can accommodate the new building without the need for major site redesign or the need to add additional parking spaces.

The proposed building would be three stories, but because of the site topography, only two stories will be visible when looking at the building from Highway 46 East (the south elevation). The views from Experimental Station Road will be three stories; however the existing oak trees will screen the buildings north elevation.

The project is proposing a 15-foot setback to the property line adjacent to Buena Vista Drive. The Borkey Area Specific Plan requires that buildings that front the street need a 20-foot setback and that buildings on corner lots may have a street side yard setback of 15-feet. Staff, with confirmation by the DRC, interpret that the setback is a side yard setback and may be allowed to be setback 15-feet for the following reasons:

- The building and site plan is designed with the side (west elevation) of the building oriented towards Buena Vista Drive;
- Since the lot fronts both Highway 46 East and Buena Vista Drive, it can be considered a corner lot;
- The Buena Vista right of way (property line) jogs into the site about 10-feet, and the existing curb and gutter does not jog, therefore even though the building would be 15-feet from the property line, the building will be set back approximately 26 feet from the back of the curb which is consistent with the setback of the proposed restaurant building that is entitled at the southeast corner of the site.

The Mitigated Negative Declaration identified that mitigation measures were necessary to address traffic and air quality impacts as noted below:

- **Traffic:** Additional traffic generated by this development will have limited impact on the intersection or the mainline highway. Traffic impact fees will provide adequate mitigation. Existing improvements on Buena Vista Drive are adequate to support the development.
- **Air Quality:** Staff reviewed the project with the Air Pollution Control District (APCD), CEQA Handbook. The addition of the 37 rooms does not result in exceeding the APCD's threshold that requires mitigation for the on-going operation of the hotel. The project will be required to apply standard mitigation related to fugitive dust during construction.

The proposed project is consistent with the requirements for development in the Resort Lodging zoning overlay district. It meets the intent of the General Plan Land Use Element, Borkey Area Specific Plan and Economic Strategy Plan by providing a highway-oriented use to provide accommodations for travelers.

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

Fiscal Impact: None.

Options: After consideration of all public testimony, the Planning Commission by separate actions should consider the following options:

1. a. Adopt the attached resolution granting approval of a Mitigated Negative Declaration for the project; and
- b. Adopt the attached resolution granting approval to Planned Development 03-016 Amendment, allowing the 37- room extended stay hotel expansion, subject to standard and site-specific development conditions; or
2. Amend, modify, or reject the above-listed action.

Attachments:

1. Vicinity Map
2. Draft Resolution to Approve a Mitigated Negative Declaration
3. Draft Resolution to Approve the Planned Development 03-016 Amendment
4. Newspaper and Mail Notice Affidavits

Experimental Station Rd

Buena Vista Dr

HWY 76 EAST



Site Plan
PD 03-016 Amendment
2615 Buena Vista Drive
(La Quinta)

RESOLUTION NO.
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
A MITIGATED NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 03-016 AMENDMENT
(LA QUINTA)
APN: 025-391-083 & 084

WHEREAS, the Planning Commission on February 24, 2004 adopted Resolution 04-022 approving PD 03-016 allowing for the construction of the 70 room La Quinta hotel; and

WHEREAS, the Planning Commission on August 12, 2008 adopted Resolution 08-035 approving PD 03-016 allowing for the construction of 30 room expansion to hotel for a total of 100 rooms; and

WHEREAS, the La Quinta project is located on the 1.4 acre site located on the northeast corner of Highway 46 East and Buena Vista Drive; and

WHEREAS, Pults & Associates on behalf of Arciero & Sons, Inc. have filed an application to amend PD 03-016, to add an additional 37 rooms to the existing 100 room Hotel; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on April 12, 2011, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Mitigated Negative Declaration for Planned Development 03-016 Amendment subject to the applicant complying with the conditions of approval outlined in the resolution approving PD 03-016 Amendment:

PASSED AND ADOPTED THIS 12th day of April, 2011, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN STEVE GREGORY

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

Exhibit A

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES**

- 1. PROJECT TITLE:** **La Quinta Inn – 37 Room Expansion
(PD 03-016 Amendment)**
- Concurrent Entitlements:** **None**
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Darren Nash
Phone: (805) 237-3970
Email: dnash@prcity.com
- 3. PROJECT LOCATION:** **2615 Buena Vista Drive, northeast corner of
Buena Vista Drive and Hwy 46 East. (See
attached location map.)**
- 4. PROJECT PROPONENT:** **Stephen D. Pults, AIA & Associates,LLP**
- Contact Person:** **Shana Reiss**
- Phone:** **(805) 541-5604**
Email: **sreiss@pults.com**
- 5. GENERAL PLAN DESIGNATION:** **Single Family Residential, Resort Lodging
Overlay (RSF-RL)**
- 6. ZONING:** **R-1,B4 (Residential Single Family, 20,000
lots)**
- 7. PROJECT DESCRIPTION:** Request to construct detached three-story, 37
room expansion to existing 100 room hotel
project.

- 8. ENVIRONMENTAL SETTING:** The building would be constructed on an approximate 14,000 square foot area within the existing project site. The building site was proposed to be an expansion parking area in the original plan (PD 03-012). The new building will be accessed by existing driveways and utilize existing parking areas.

Although the parking lot was never constructed, the site was graded with the original project and planted in lawn. The area has been used as an outdoor pet area for patrons of the hotel. There are no native trees or plants located in the proposed development area.

- 9. OTHER AGENCIES WHO'S APPROVAL IS REQUIRED (AND PERMITS NEEDED):**

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. 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. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” 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 “Earlier Analyses,” as described in (5) below, 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). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:

- a. the significance criteria or threshold, if any, used to evaluate each question; and
- b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City’s General plan does not recognize this site as being a scenic vista.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The building would be constructed as part of an existing hotel facility. There are not scenic resources or historic buildings located in the area where this project is proposed to be constructed; furthermore State Highway 46 East is not considered a scenic highway within the boundaries of the City of Paso Robles.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed building is proposed to be three stories and would include 37 rooms. The scale, architecture, colors and materials will be consistent with the existing buildings on site. Therefore this project will not degrade the existing visual character or quality of the site and its surroundings.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Besides minimal exterior lighting, which will be required to be shielded fixtures, there will not be a significant increase in exterior lighting with the addition of this building.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not categorized as farmland.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? Discussion: The site is not zoned AG, nor is it included in a Williamson Act contract.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? Discussion (c-e):The site is not considered timberland, forest land, and is not being used for agriculture uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion (a-d):

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. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

According to Table 1.1 the CEQA Air Quality Handbook (Dec. 2009) a 137 room hotel would fall below the 25 lbs/day of ROG+NOx threshold for operational air quality impacts, and therefore mitigation is not required.

Regarding construction phase mitigation, because the project site is within 1,000 feet of a sensitive receptor (existing residential to the west, northwest and east) the following mitigation measures shall be implemented to minimize nuisance impacts and to significantly reduce fugitive dust:

- AQ-1. Reduce the amount of the disturbed area where possible.
- AQ-2 Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- AQ-3. All dirt stockpile areas should be sprayed daily as needed.
- AQ-4. 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;
- AQ-5 Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast germinating, non-invasive grass seed and watered until vegetation is established;
- AQ-6 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.
- AQ-7 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.
- AQ-8 Vehicle speed for all construction vehicles shall not exceed 15mph on any unpaved surface at the construction site.
- AQ-9 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;

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AQ-10	Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment before leaving site;				
AQ-11	Sweep streets and the end of the day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.				
AQ-12	All of these fugitive dust mitigation measures shall be shown on grading and building plans; and				
AQ-13.	The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in process. The name and telephone number or such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.				
e.	Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Discussion: Both short term and long term operations of this project will not create objectionable odors affecting a substantial number of people.				

IV. BIOLOGICAL RESOURCES: Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
-

Discussion: The 14,000 square foot area where the new building is proposed to be placed has been planted with irrigated turf and used as a pet area for patrons of the existing hotel. The area was originally graded with the hotel site and does not contain native plants or trees.

The Mitigated Negative Declaration that was approved for the original development plan in 2003 did not indicate any significant biological resources on the site.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
-

Discussion: The area where the new building is proposed to be built will not have an effect on any riparian habitat or other sensitive natural community.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>Discussion: There is a seasonal creek within the oak woodland located on the northern edge of the site. This area was required to have an open space easement placed over it with the approval of the original project. The easement is in place at this time and this project will not encroach into that easement area, therefore there will not be an impact to the seasonal creek with this project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Discussion: The area of the site was graded as part of the original hotel project and has been planted with irrigated turf for use as open space for hotel patrons. The construction of the new building on this site will not interfere with the movement of any native resident or migratory fish or wildlife species.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Discussion: There are native oak trees located on this project site along the northern edge. An open space easement was recorded with the approval of the original hotel project. The proposed project would not encroach into the easement or encroach into any oak tree critical root zone. Therefore, this project will not be in conflict with local policies or ordinances protecting biological resources.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p> <p>Discussion: The project would not conflict with any HCP or NCCP or any other conservation plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d):

The area of the site where the new building is proposed to be placed is in an area of the site that was originally intended to be permanent parking area once the hotel and restaurant were built-out. Although the parking lot was never constructed, the site was graded with the original project and planted in irrigated lawn. The area has been used as an outdoor pet area for patrons of the hotel.

If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.

VI. GEOLOGY AND SOILS: Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles 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 and geotechnical 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. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii. Strong seismic ground shaking? (Sources: 1, 2, & 3) Discussion: 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3) Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides? Discussion: As mentioned above, soils and geotechnical reports will be required to determine if there are any soil issues and incorporation of the recommendations of said reports into the design of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Discussion: See response to item a.iii, above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Discussion: See response to item a.iii, above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: This project will be required to tie in to the City sewer system for the disposal of wastewater.

VII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: This project consists of 37 hotel suites that have kitchen facilities in each room. The units are considered long-stay (30 day stay or less) and will provide hotel accommodations for workers that come to Paso Robles to work during the week then leave on the weekends. By providing kitchen facilities it allows guests to stay at the hotel to prepare meals rather than having to travel to restaurants each day for meals, which reduces trips. The fact that these rooms are long-stay suites; the turnover of occupancy of each room is reduced, which also reduces trips.

This project is also subject to the 2010 California Green Building Code which will require specific construction techniques and products that will increase energy efficiency of the on-going operations of the building.

The location of this hotel is in the vicinity of the city that many other amenities such as restaurants, shopping, entertainment and the community college. The short distances to these amenities from the hotel will allow for reduced vehicle miles traveled for patrons of the hotel.

Based on the factors listed above related to trip reduction and energy efficiency, it is not anticipated that the addition of 37 hotel rooms to the existing 100 room hotel will generate an amount of greenhouse gas emissions that would be considered significant.

b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Based on the above determination that greenhouse gas emissions will be less than significant, there would not be conflicts with applicable plans, policies or regulations.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d):

There won't be any hazardous materials associated with this project besides the common use of cleaning materials and chemicals associated with the existing swimming pool. The use of these chemicals will be done in a manner as required by State Law. There will be no impact to the public, environment or schools in relation to the use of hazardous materials.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is located over 2 miles away from the City of Paso Robles Municipal Airport and is located out of the airport safety zones.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not in the vicinity of a private air strip.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project would not impair or interfere with adopted emergency response plans.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: the project site is not considered a wildland and it is not adjacent to any wildlands, therefore there is not impact related to wildland fires.				

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources, and the proposed uses do not utilize materials or methods that would result in reduced groundwater quality. This project will not affect the quality of storm water run-off 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.				

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The property has Resort Lodging Overlay Zoning, which allows for the hotel use. Since the use would comply with the zoning and land use designations, as well as comply with the Borkey Area Specific Plan, the addition of the 37 hotel units will not have a significant impact on the City's supply of ground water. This project will be served by the City water system and will not have a well. Therefore the addition of this project will not have a significant impact on the amount of water taken from the Paso Robles Groundwater Basin.				
Additionally, this project will be removing approximately 8,400 square feet of irrigated turf. It is anticipated that the amount of water saved with the removal of the turf, will be approximately 50 percent of the water projected to be used by the 37 hotel units in a year.				
The foot print of the building is relatively small and there is a significant amount of open space on the lot that will remain with the development of this project, therefore rainfall infiltration or groundwater recharge will not be reduced to a level that would be considered significant.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)</p> <p>Discussion: The project includes structures and parking areas which will increase the amount of surface runoff and decrease absorption rates. However, a grading and drainage analysis will be required prior to issuance of building permits that will evaluate the site specific drainage patterns and absorption rates. This study will determine the necessary low impact development practices that will be required for post-construction storm-water management which will ensure that potential impacts due to storm-water runoff are mitigated. A grading and drainage plan shall be required to be approved by the City Engineer prior to commencement of site grading.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)</p> <p>Discussion: See response to item c, above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)</p> <p>Discussion: See response to item c, above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f. Otherwise substantially degrade water quality?</p> <p>Discussion: As mentioned in Section c above indicating that the project will be required to implement low impact design features related to surface drainage and run off. With the use of LID the storm water run-off will be filtered through LID designed features that will clean the water prior to the water filtering back into the ground. Therefore this project will not substantially degrade water quality.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Discussion: There is no residential housing units associated with this project, beyond transient occupancy hotel units. The project is not located within the 100 year flood hazard area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p>Discussion: See response in Section g. above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p>Discussion: The site is not located in an area that would be affected by a dam failure.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>j. Inundation by mudflow?</p> <p>Discussion: Given the topography of the site and the existing development and drainage system, addition the proposed 37 room addition will not create mudflow.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?</p> <p>Discussion: The plans for the project include design features that meet the intent of the interim hydro-modification criteria in accordance with the City's adopted Storm Water Management Plan. Low Impact Development best manage practices have been included in the project design, therefore there is no conflict with the City's SWMP.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?</p> <p>Discussion: As noted above, the project has been designed in accordance with the City's SWMP, by utilizing LID best management practices that handle additional surface runoff from this project . As result of the drainage plan, watershed storage, wetlands, riparian area, aquatic habitat, or associated buffer zones will not be substantially decreased or degraded.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING: Would the project:

<p>a. Physically divide an established community?</p> <p>Discussion: This project is a 37 room expansion to an existing 100 room hotel. The project is located on the same site as the existing hotel and will not divide an established community.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The hotel use is consistent with the Resort/Lodging Overlay zoning designation for this property. The project would not be in conflict with regulations established by other agencies.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no HCP or NCCP that relate to this property, therefore there is no conflict.

XI. MINERAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
(Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: there is no loss in mineral resources associated with this project.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This site is not delineated as a mineral resource recovery site.

XII. NOISE: Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

A Noise Survey was performed by David Lord, Ph.D. on March 30, 2011 for the 37 room expansion project and it was determined that based on the distance of the building from Highway 46, that the average sound level is 59ldn and therefore the noise levels are below the City requirements that would require mitigation.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: there will be noise from construction equipment during the construction of this project. However, it is not anticipated that the noise will be significant, since this project is relatively small and should not take more than 6 months to construct. The rules and regulations of the Building Department including the hours of the day which construction may occur will be in effect for this project.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. A substantial permanent increase in ambient | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise levels in the project vicinity above levels existing without the project?

Discussion: Once the construction of the addition is completed, the addition of the 37 room expansion will not increase noise levels above the current levels in the vicinity.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion for Section b. related to construction noise.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
(Sources: 1, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not located within 2 miles of the Airport, however there are aircraft flight patterns in the City. The City has recorded an aviation easement over this portion of the City where this project is located. That being said, the noise from the airport would not be considered excessive, given the type of aircraft and the infrequent use of the airport.

XIII. POPULATION AND HOUSING: Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The addition of 37 hotel rooms to the existing 100 room facility would not induce growth.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: the subject site is vacant and therefore there will be no displacement of existing housing.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: this project will not necessitate the need to displace housing since there are no existing housing located on the subject site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-e): The addition of 37 hotel rooms to the existing 100 room hotel will not necessitate the need to increase public services or alter existing service ratios, response times or other performance objectives for any public services.

XV. RECREATION

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The addition of 37 hotel rooms to the existing 100 room hotel will not create a significant increase in the use of parks or recreational facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing hotel currently provides recreational amenities for its tenants such as an exercise room and swimming pool that will be available for the new 37 room addition. No new facilities are proposed.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Discussion: A traffic study was prepared for the original 100 room hotel project. The study utilized the Institute of Transportation Engineers, Trip Generation, 6th Edition, 1997, to determine trip generation rates, which was calculated to be 892 average daily trips. The Study also calculated the trips associated with the proposed 5,000 square foot sit-down restaurant which was an additional 450 trips. The total average daily trips for the 100 room hotel and the proposed restaurant was 1,342.

Based on the 1,342 trips and the existing operation of the surrounding streets and state highway, mitigation measures, including street widening, striping, signage, and the payment of the projects pro-rata share of improvements with the Highway 46 and Buena Vista Drive intersection were required. All mitigation work has been completed, including Highway 46 and Buena Vista Drive improvements.

According to the ITE Manual, the addition of the 37 room hotel addition would add 330 average daily trips to the 1,342 trips mentioned above. Additional traffic generated by this development will have limited impact on the intersection or the mainline highway. Traffic impact fees will serve as adequate mitigation. The following mitigation measure will be added to the project:

T-1 Prior to the issuance of a Certificate of Occupancy all necessary Traffic Impact Fees will need to be paid to the City of Paso Robles Building Department.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion for Section a above, the installation of 37 hotel rooms to the existing 100 room project will have less than significant impacts to designated roads and highways.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will not affect air traffic patterns.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The 37 room hotel addition will be constructed on the existing hotel site. There will not be an increase in hazards or the creation of incompatible uses.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will utilize the existing drive areas and parking lots. The project will be required to comply with all entrance, exiting and circulation required by the State Building Code. The existing on-site circulation system will adequately provide the necessary emergency access.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project will comply with the Parking Ordinance related to parking capacity.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The current shuttle system and bike racks provided for by the existing hotel will be available for use by the hotel addition.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | Comply with federal, state, and local statutes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and regulations related to solid waste?

Discussion (a-g): The project consists of the addition of the existing 100 unit hotel facility with an additional 37 hotel units. The current project is served by City water and sewer service. The addition of 37 rooms will not increase the need to alter the existing water, waste water, storm water or landfill capacities as a result of this project.

XVIII. 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?

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

Discussion: The addition of 37 rooms to the existing 100 room hotel, on an approximate 14,000 square foot portion of the developed site will not cause an impact.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

Discussion: The addition of 37 rooms to the existing 100 room hotel, on an approximate 14,000 square foot portion of the developed site will not cause an impact Discussion:

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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

Discussion: The addition of 37 rooms to the existing 100 room hotel, on an approximate 14,000 square foot portion of the developed site will not cause an impact.

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).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Attachment 1

Mitigation Monitoring and Reporting Plan

Project File No./Name: PD 03-016 Amendment - La Quinta Hotel
 Approving Resolution No.: _____ by: Planning Commission City Council Date: April 12, 2011

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
AQ1-AQ13 – Air Quality	Project	City Building Dept.			
T1 – Traffic Impact Fee	Project	City Building/City Engineer			

(add additional measures as necessary)

Explanation of Headings:

- Type: Project, ongoing, cumulative
- Monitoring Department or Agency: Department or Agency responsible for monitoring a particular mitigation measure
- Shown on Plans: When a mitigation measure is shown on the plans, this column will be initialed and dated.
- Verified Implementation: When a mitigation measure has been implemented, this column will be initialed and dated.
- Remarks: Area for describing status of ongoing mitigation measure, or for other information.

DRAFT RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT 03-016 FOR THE LA QUINTA HOTEL PROJECT
(ARCIERO & SONS, INC.)
APN: 025-391-083 & 84

WHEREAS, the Planning Commission on February 24, 2004 adopted Resolution 04-022 approving PD 03-016 allowing for the construction of the 70 room La Quinta hotel; and

WHEREAS, the Planning Commission on August 12, 2008 adopted Resolution 08-035 approving PD 03-016 allowing for the construction of 30 room expansion to hotel for a total of 100 rooms; and

WHEREAS, the La Quinta project is located on the 1.4 acre site located on the northeast corner of Highway 46 East and Buena Vista Drive; and

WHEREAS, Pults & Associates on behalf of Arciero & Sons, Inc. have filed an application to amend PD 03-016, to add an additional 37 rooms to the existing 100 room Hotel; and

WHEREAS, at its April 12, 2011 meeting, the Planning Commission held a duly noticed public hearing on the La Quinta Project, to accept public testimony on the proposal including Planned Development 03-016 Amendment; and

WHEREAS, a resolution was adopted by the Planning Commission approving a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

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

1. The proposed La Quinta 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 La Quinta 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 La Quinta 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 La Quinta 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. Based on the project site being bounded by the wine tasting room to the west, the vacant 20 acre R2 property to the north, Highway 46 East to the south and large lot, 1-acre minimum lot size single family residential to the east, the Project would not be disharmonious or disruptive to the surrounding area.
- E. The La Quinta project is consistent with the purpose and intent of the Planned Development and Resort/Lodging Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.
- F. The 15 foot setback to the property line adjacent to Buena Vista Road is warranted since the parcel is a corner lot (therefore it could be considered a street side yard setback), the portion of the building oriented to Buena Vista Drive is the side of the building, and since the property line jogs into the lot at the building location and the street does not widen, the building will be the same distance from the back of the curb as the proposed future building on the existing pad at the front corner of the lot.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 03-016 Amendment, subject to the following conditions:

1. The La Quinta 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	Title Sheet
B	Schematic Site Plan
C	Schematic Grading Plan
D	First Floor Plan
E	Second Floor Plan
F	Third Floor Plan
G	Enlarged Floor Plan
H	Exterior Elevations
I	Exterior Elevations

2. Planned Development PD 03-016 Amendment, allows for the addition of a separate hotel structure accommodating 37 rooms, to the existing 100 room hotel project site. The project shall be substantially compliant with the above listed Exhibits A-I.
3. All conditions of approval (except for mitigation measures which are outlined in this resolution for the 37 room expansion project) within Resolutions 04-021 & 04-022 and 08-035 shall remain in full effect, except that PD 03-016 will now allow for the construction of a total of 137 rooms.

4. Regarding construction phase mitigation, because the project site is within 1,000 feet of a sensitive receptor (existing residential to the west, northwest and east) the following mitigation measures shall be implemented to minimize nuisance impacts and to significantly reduce fugitive dust:

- AQ-1. Reduce the amount of the disturbed area where possible.
- AQ-2 Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- AQ-3. All dirt stockpile areas should be sprayed daily as needed.
- AQ-4. 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;
- AQ-5 Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast germinating, non-invasive grass seed and watered until vegetation is established;
- AQ-6 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.
- AQ-7 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.
- AQ-8 Vehicle speed for all construction vehicles shall not exceed 15mph on any unpaved surface at the construction site.
- AQ-9 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;
- AQ-10 Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment before leaving site;
- AQ-11 Sweep streets and the end of the day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- AQ-12 All of these fugitive dust mitigation measures shall be shown on grading and building plans.

- AQ-13. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in process. The name and telephone number or such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
5. (T-1) Prior to the issuance of a Certificate of Occupancy all necessary Traffic Impact Fees will need to be paid to the City of Paso Robles Building Department.
 6. The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 2 projects.
 7. All existing improvements on Buena Vista Drive along the frontage of the property will be reviewed for ADA compliance. Any improvements not complying with current ADA standards must be improved accordingly.

PASSED AND ADOPTED THIS 12th day of April, 2011 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

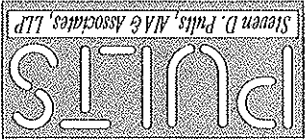
ABSTAIN:

CHAIRMAN STEVE GREGORY

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/2008/ LaQuintaPDRes



Steven D. Pulls, MAE Associates, LLP
 Architectural, Planning & Civil
 1000 West Street, Suite 100
 San Jose, CA 95128
 (408) 291-1000
 Fax: (408) 291-1001

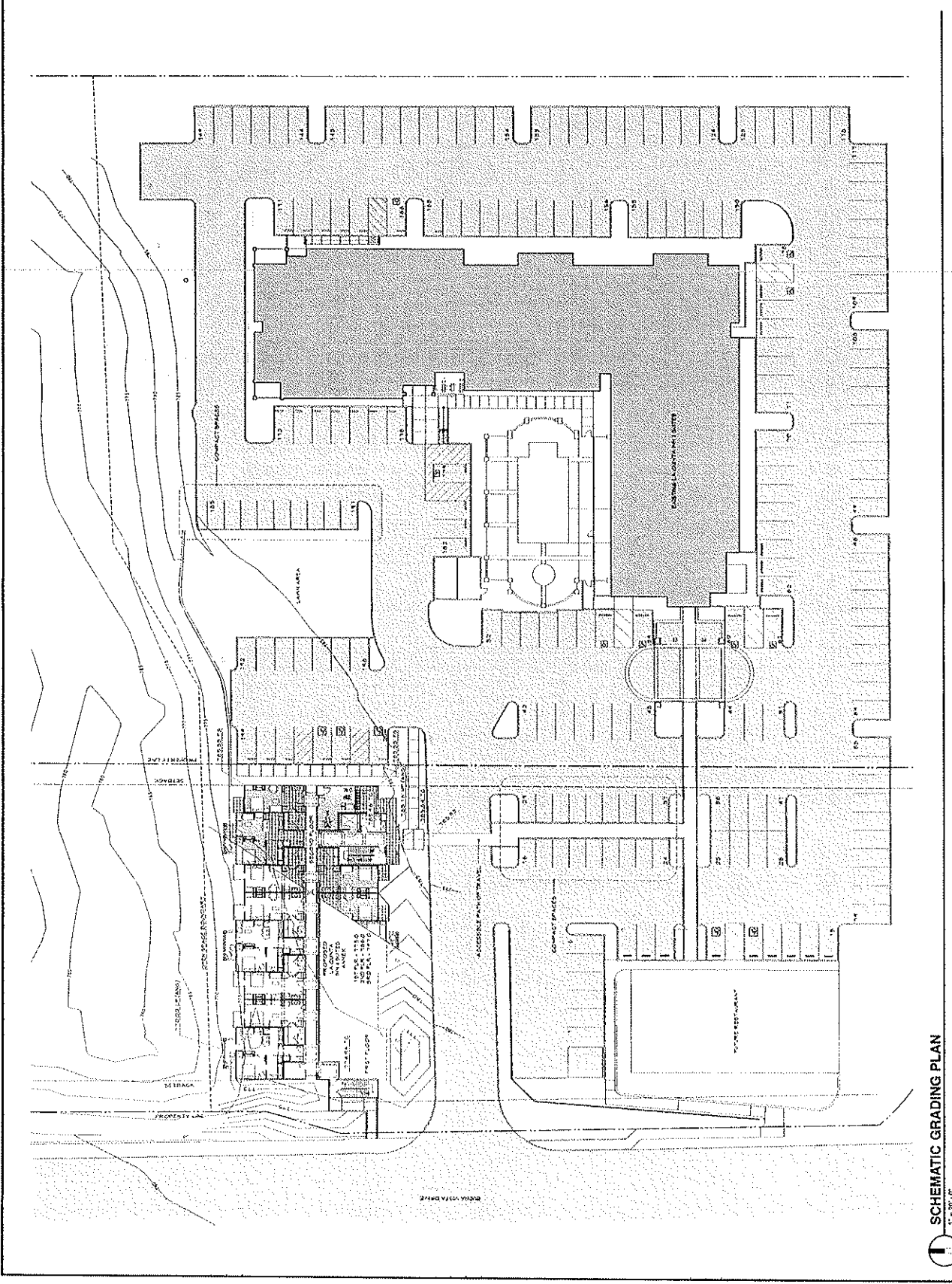
**LA QUINTA
 INN & SUITES
 ANNEX**

Client:
ARCIERO & SONS, INC.
 1540 LARK STREET
 SUITE 107
 PALO ALTO, CA 94303
 (650) 951-7534

Drawn by:
**SCHEMATIC
 GRADING PLAN**



Date: 03/26/11
 Project:
 1044
 Sheet:
C-2



SCHEMATIC GRADING PLAN
 11-2-2010

Exhibit C
 Schematic Grading Plan
 PD 03-016 Amendment
 2615 Buena Vista Drive
 (La Quinta)

PULLITS
 Steven D. Pullis, M.A. & Associates, LLP
 Architects, Planners & Engineers
 1522 Bond Street, Suite 200
 San Jose, CA 95128
 (408) 291-1500
 (408) 291-1501 Fax

Professional Seal
 Steven D. Pullis, M.A. & Associates, LLP
 License No. 10000
 State of California
 Architectural License
 Exp. 12/31/2018

**LA QUINTA
 INN & SUITES
 ANNEX**

BUENA VISTA DRIVE
 PASO ROBLES
 CA 92460

Client:
ARCIERO & SONS, INC.

1541 OAK STREET
 SUITE 107
 PASO ROBLES
 CA 92465
 (805) 237-7924

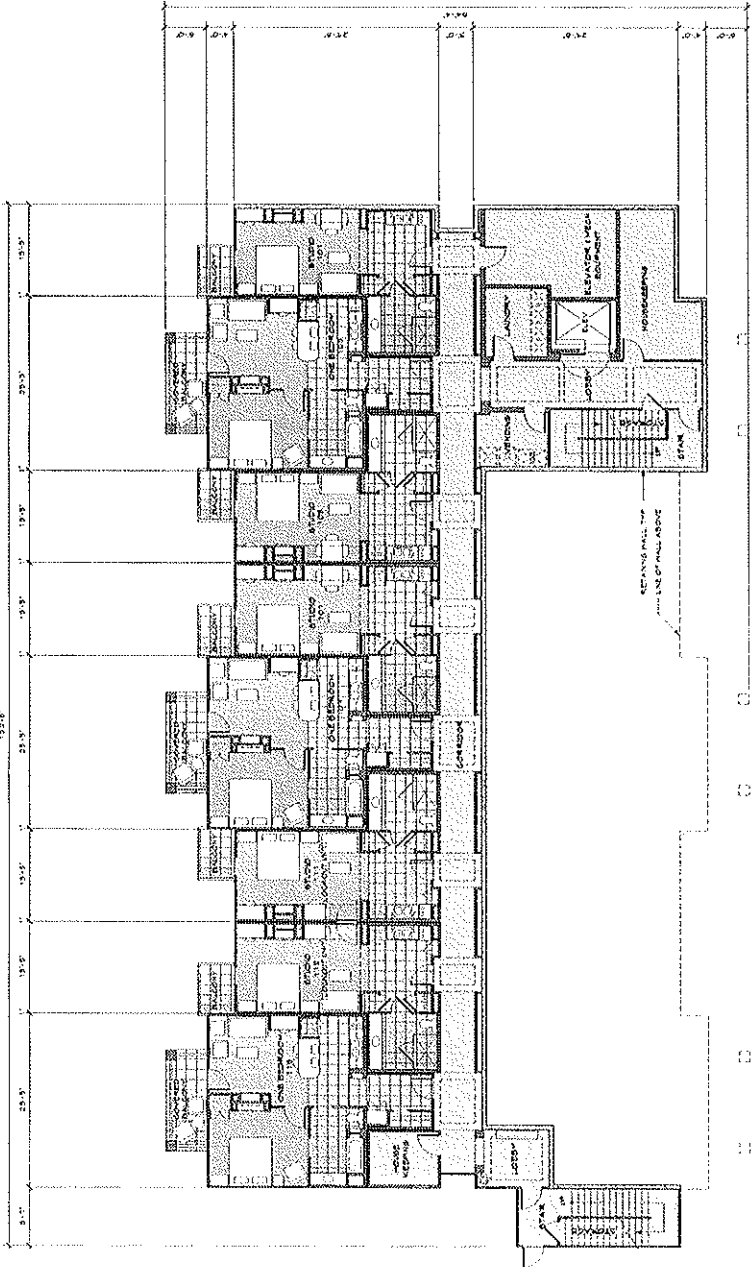
Architect:
PULLITS
 FIRST
 FLOOR PLAN



Date: 02/16/11
 Project:

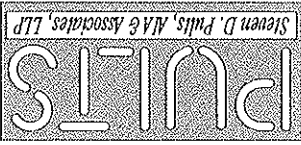
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A-1



FIRST FLOOR PLAN
 1/8" = 1'-0"

Exhibit D
 First Floor Plan
 PD 03-016 Amendment
 2615 Buena Vista Drive
 (La Quinta)



Professional Planning & Consulting
 512 Peach Street, 4th Floor
 San Francisco, CA 94102
 (415) 774-1100
 (415) 774-1101
 (415) 774-1102
 (415) 774-1103
 (415) 774-1104
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 (415) 774-1197
 (415) 774-1198
 (415) 774-1199
 (415) 774-1200

**LA QUINTA
 INNOVATES
 ANNEX**

2615 BUENA VISTA DRIVE
 PASO ROBLES
 CA 94646

Client:
ARCHERO & SONS, INC.

1044 OAK STREET
 SUITE 101
 PALM SPRINGS
 CA 92264

(865) 837-7834

Architect:
STEVEN D. POTTS, MA & ASSOCIATES, LLP

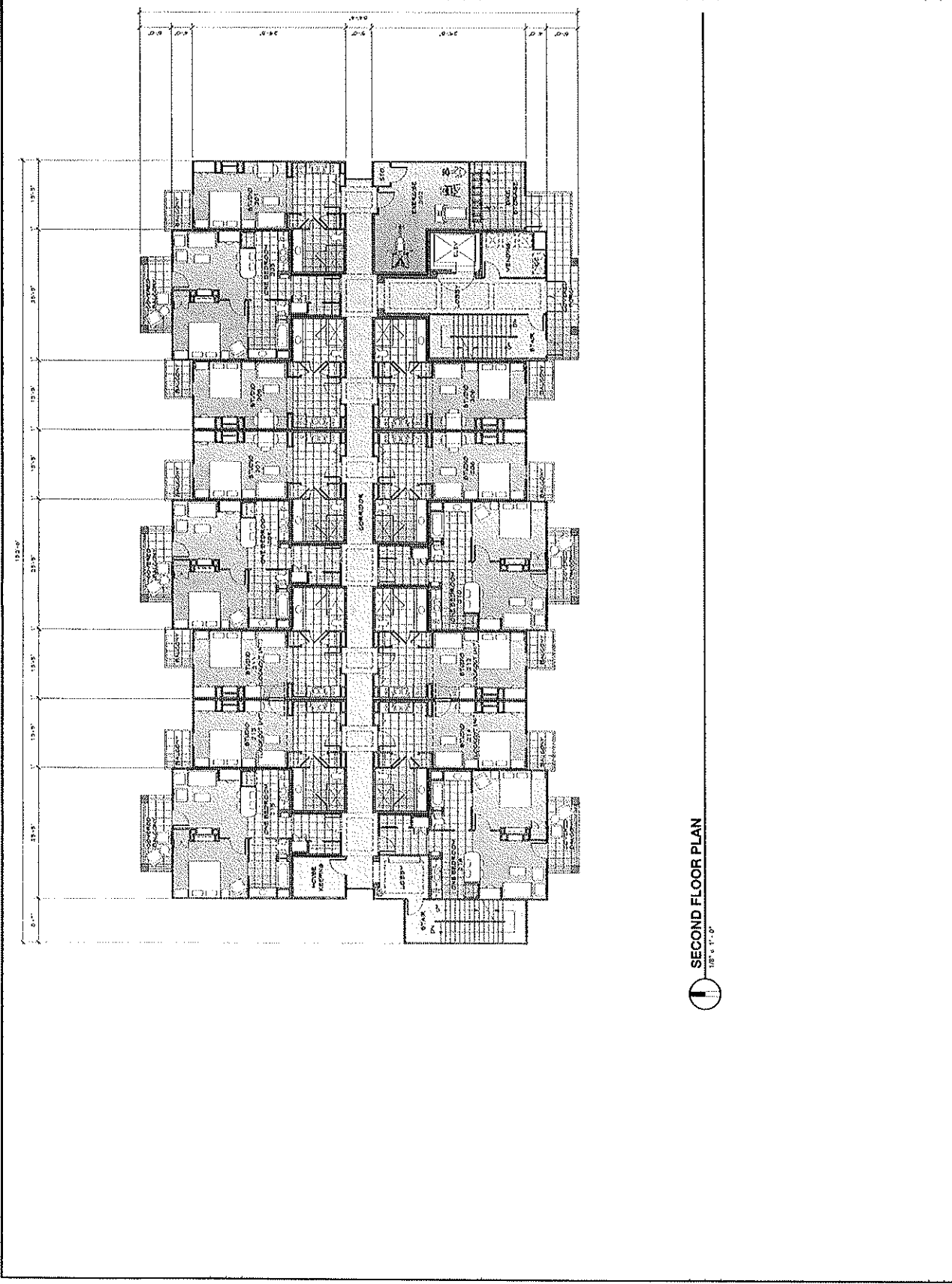
Project:
SECOND FLOOR PLAN



Date: 22 FEB 11
 Printed:

Scale: 1/8" = 1'-0"

A-2



SECOND FLOOR PLAN
 1/8" = 1'-0"

Exhibit E
 Second Floor Plan
 PD 03-016 Amendment
 2615 Buena Vista Drive
 (La Quinta)

**LA QUINTA
INN & SUITES
ANNEX**

2615 BUENA VISTA DRIVE
PASO ROBLES
CA 93646

Architect
ARCERO & SONS, INC.

10404 G STREET
SUITE 107
PASO ROBLES
CA 93646
(805) 237-7334

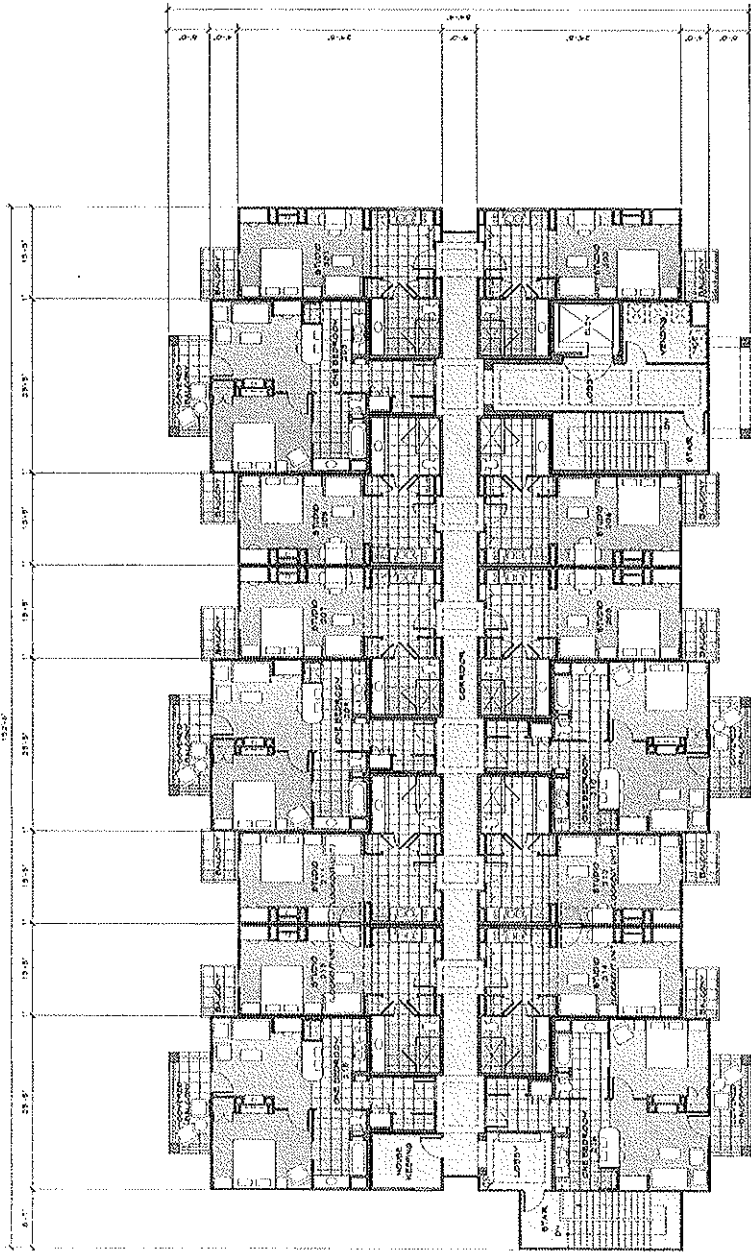
Scale: As Shown
**THIRD
FLOOR PLAN**



Date: 22 FEB 11
Project:

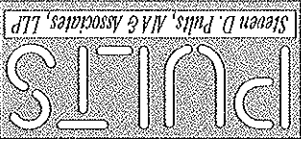
Sheet: 104
Drawn:

A-3



THIRD FLOOR PLAN
1/8" = 1'-0"

Exhibit F
Third Floor Plan
PD 03-016 Amendment
2615 Buena Vista Drive
(La Quinta)



Steven D. Pulls, AIA & Associates, LLP
 Architects, Planners & Engineers
 215 South Street, Suite 205
 Los Angeles, California 90012
 (213) 481-1111 FAX
 (213) 481-1111 TEL

**LAQUINTA
 INN & SUITES
 ANNEX**

2615
 BUENA VISTA DRIVE
 PASO ROBLES
 CA 94646

Client:
ARBERO & SONS, INC.

164044 STREET
 SUITE 10100
 SAN JOSE
 CA 95131
 (408) 237-7934

Scale: General
**ENLARGED
 FLOOR PLANS**



Date: 23 FEB 11
 Author: JRP/JS

Drawn: JRP/JS

A-5

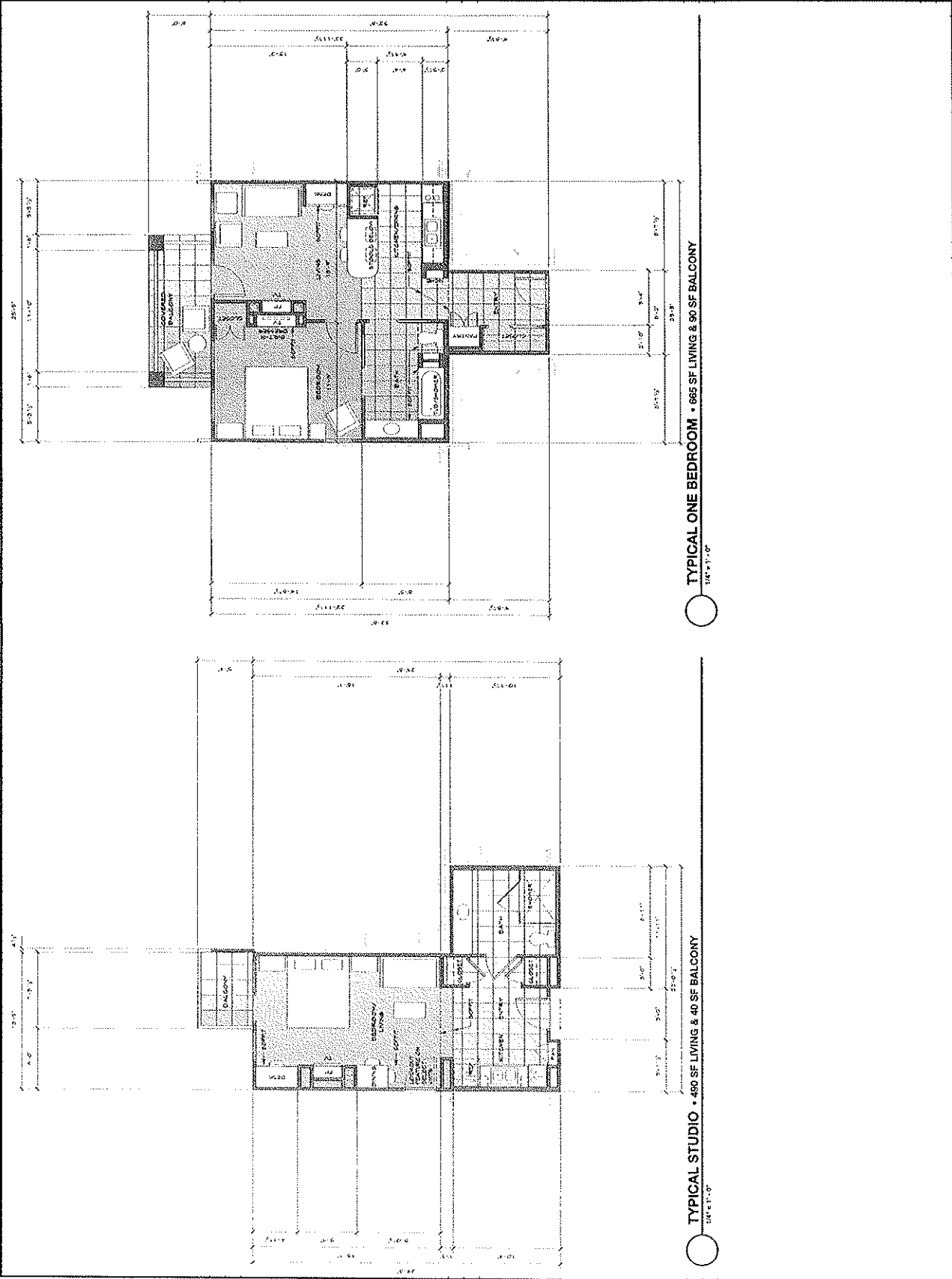
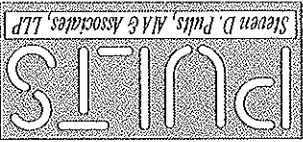


Exhibit G
 Enlarged Floor Plan
 PD 03-016 Amendment
 2615 Buena Vista Drive
 (La Quinta)



Architectural, Planning & Graphic
 2155 Central Expressway, Suite 200
 San Jose, CA 95128
 (408) 253-1000
 (408) 253-1001
 (408) 253-1002
 Fax: (408) 253-1003
 www.pults.com

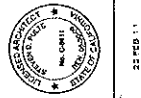
**LAQUINTA
 INN & SUITES
 ANNEX**

2115
 BUENA VISTA DRIVE
 PASO ROBLES
 CA 94644

Client:
ARCIERO & SONS, INC.

1341 OAK STREET
 SUITE 101
 PASO ROBLES
 CA 94644
 (925) 837-7634

Architect:
STEVEN D. PULTS, AIA & ASSOCIATES, LLP



Date: 22 FEB 11
 Project:

Sheet:
 1944

A-7

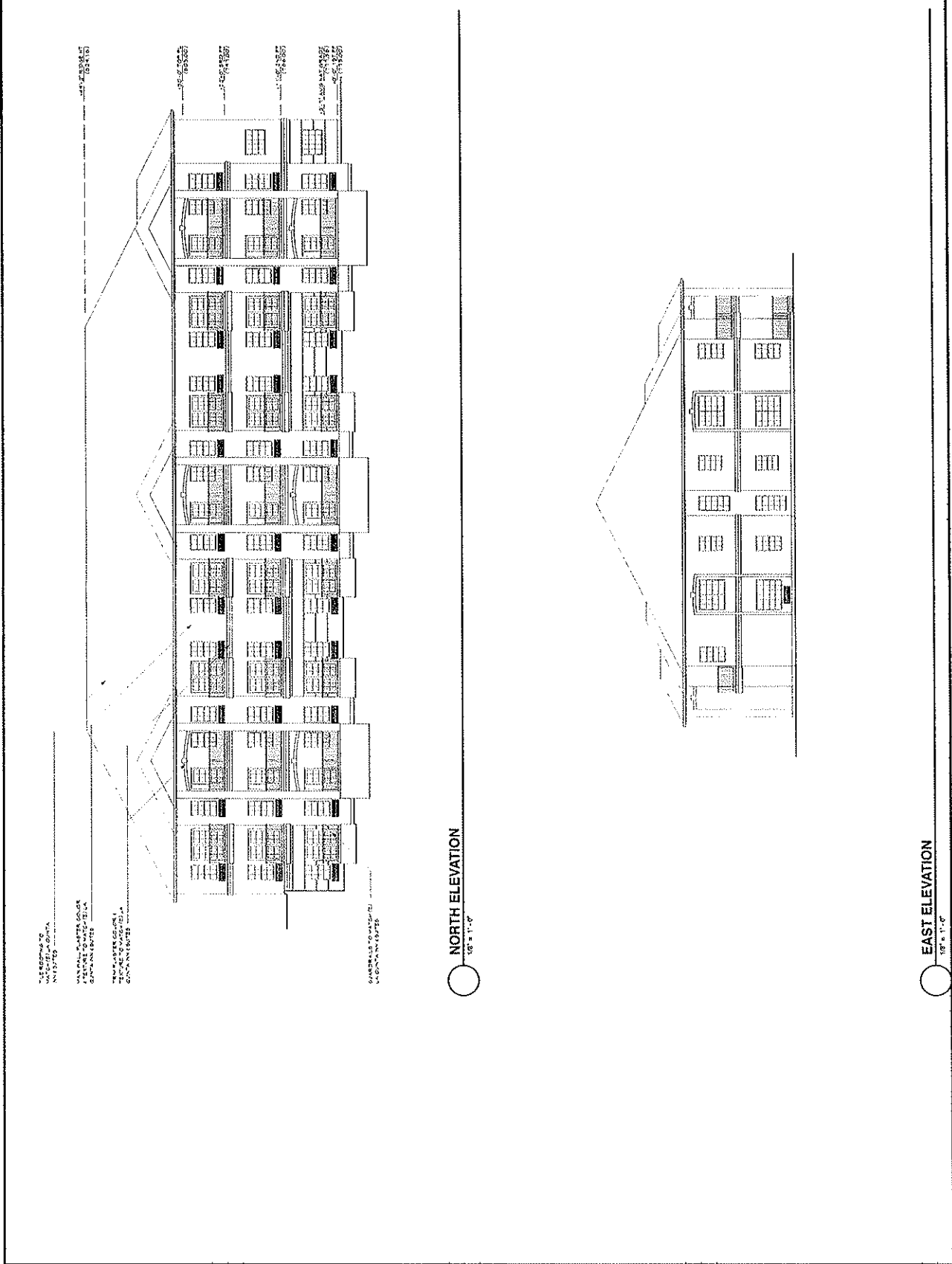


Exhibit I
 Exterior Elevations
 PD 03-016 Amendment
 2615 Buena Vista Drive
 (La Quinta)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

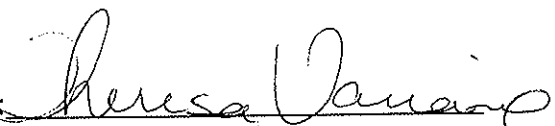
Newspaper: Tribune

Date of Publication: March 22, 2011

Hearing Date: April 12, 2011
(Planning Commission)

Project: Notice of Intent to Adopt a Mitigated
Negative Declaration and Planned
Development 03-016 Amendment

I, Theresa Variano, 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: 
Theresa Variano

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE
DECLARATION AND PLANNED
DEVELOPMENT 03-016 Amendment

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, April 12, 2011. The meeting will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider an adoption of a Planned Development Amendment and the associated Mitigated Negative Declaration (statement that there will be no significant environmental effects if certain mitigation measures are implemented) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

Planned Development 03-016 Amendment: a request to construct a 37 room expansion to the existing 100 room La Quinta Hotel.

The project has been filed by Rults and Associates on behalf of Arciero and Sons, Inc. The site is located at 2615 Buena Vista Drive (APN: 025-391-083).

The public review period for the Mitigated Negative Declaration (MND) is March 22, 2011 through April 12, 2011. The proposed MND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

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

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or prior to the public hearing.


Darren Nash, Associate Planner
 March 22, 2011 6934386

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 03-016

Amendment (La Quinta Inn) on this 21st day of March, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano