City of Paso Robles
Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: Planned Development (PD 16-005) Homewood Suites Hotel – a new 105-room hotel, 4-story, 74,000± sf hotel on Dallons Drive, APN 025-423-019 & 002
Applicant – Ace Design LLC

Date: November 14, 2017

Facts

1. Rene Rolin, on behalf of Ace Design & Construction, has submitted an application for PD 16-005 a proposal to construct a 105-room, 4-story, 74,000± sf hotel. The hotel is proposed on a vacant infill parcel that is approximately 2-acres in area, located on the North side of Dallons Road, approximately 230-feet west of Golden Hill Road. See Attachment 1, Location Map.

2. The site was previously approved as part of a development plan and tentative parcel map (PD 00-008, PR 00-076) for a three-lot commercial subdivision for the development of an industrial/business park (Nanometer), including eight separate buildings totaling 72,380 square feet. A Mitigated Negative Declaration was adopted for the project and since its approval, only one of the three lots (at the corner of Dallons Drive and Golden Hill Road) was developed.

3. The General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). The C3 zone accommodates a wide variety of commercial and light industrial development, including the highway-oriented commercial, retail commercial, and light industrial uses already typical of the Golden Hill Road/Highway 46 intersection. The project site is also located within Sub Area E of the Borkey Area Specific Plan (BASP) where commercial and highway-oriented uses uses are encouraged.

4. The 4-story hotel is designed to be no taller than 50-feet in height which complies with the height limits for the C3 zone.

5. The project would require 105 parking spaces for guest rooms and an additional 6 employee parking spaces, for a total of 111 parking spaces. 111 parking spaces have been provided.

6. The Development Review Committee (DRC) reviewed this project on multiple occasions, with the latest meeting on July 24, 2017. Rene Rolin of ACE Design presented the project plans which included some revised elevations addressing Staff concerns with roof design. Staff indicated that there is concern with the height and setbacks of the proposed hotel with proximity to the large lot residential parcels on the northern project boundary. There was discussion on trying to get additional room along the rear property line to provide additional landscape buffer. It was also discussed that if there is no additional room for landscaping that a wall or fence be provided. The DRC seemed open to allowing a chain link and slat fence to be installed that would be consistent with the proposed Tidwell storage yard proposed on the adjacent lot to the west. The DRC recommended approval of the Black Oak Lodge project to the Planning Commission.

7. An environmental initial study was prepared for this project (see Attachment 7) that concluded that environmental mitigation measures related to Traffic, Biolgical (oak tree protection) Air Quality (dust control during construction) and Green House Gas (on going GHG impacts related to the on-going operation of the hotel) are necessary to reduce the project environmental impacts to less than significant.

8. A traffic study was prepared by Associated Traffic Engineers (ATE) for the Homewood Suites Hotel project (See Attachment __ to the Initial Study, Attachment 6). The Study concludes that the project will add 45 A.M. peak hour trips and 53 P.M. peak hour trips to the intersection. The project will be required to pay traffic mitigation fees to the City to offset its impact to the intersection. More specifically the City will utilize the mitigation fees, anticipated to be around $295,000, on the Tractor Street/Wisteria Lane connection. As a result of the payment of traffic Impact Fees, this project impacts on Transporation will be less than significant with mitigation incorporated.

9. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Mitigated Negative Declaration (MND) was prepared and circulated for public review and comment (see Attachment 9, Exhibit B to Draft Resolution A). 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.

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project as follows:
    a. Approve draft Resolution A; certifying the Mitigated Negative Declaration for the project; and
    b. Approve draft Resolution B; approving Planned Development 16-005 subject to site-specific conditions of approval.
2. Approve the project with modifications to either Resolution A and / or Resolution B.
3. Refer back to staff for additional analysis.
4. Deny the project by adopting findings of denial for draft Resolution A and draft Resolution B.

Analysis and Conclusions

Project Summary

For the Planning Commission to consider a request to establish a 105-room, 4-story, 74,000± sf hotel on an approximately 2-acre site. Accessory amenities to the hotel include an outdoor swimming pool and sport court.

General Plan / Zoning Consistency

The General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). In general, C3 zoned properties provide for commercial and highway oriented uses, such as hotels. The proposed use seems reasonable and consistent with the anticipated uses in this area of the City. The project site is also located within Sub Area E of the Borkey Area Specific Plan (BASP) where highway oriented uses are encouraged.

Neighborhood Compatibility

As mentioned above, the hotel use in this area of the City would be consistent with the General Plan, Zoning and Borkey Area Specific Plan. However, the City limit line between the City and the County of San Luis Obispo is located along the northern boundary of the site. The properties to the north of the site are large lot residential uses are located in the County. Staff worked with the applicant and the DRC to discuss project design elements that would lessen this projects impact to the adjacent county properties, such as increasing the building setback to the northern property line, increasing architectural details on the hotels north elevations, requiring light shielding.

The project was sent to the County for comment, where the following suggestions were provided (See County Letter, Attachment 2):

- Locate truck docks/delivery areas and waste enclosures away from adjacent residential: the delivery doors to the kitchen and laundry area are located in the area of the building just south of the pool, which is over 200-feet from the northern property line. The trash enclose is located about 70-feet from the northerly property line.

- During grading and construction: do not allow do not allow diesel idling, or equipment staging areas within 1,000 feet of sensitive receptors. Since the entire site is within 1000-feet of a sensitive receptor (closest residence) the construction, equipment will at times be idling and staging within 1000 feet. Mitigation measures applied to the project related to air quality, limit idling and staging. Additionally staff included a condition that any staging and idling not be allowed on the rear 50-percent of the lot.

- Life of the project: the following suggestions have been added as conditions to the project as requested by the County:

    - Vehicle idling, outdoor activities such as deliveries, and ground maintenance not be allowed between 10pm and 7am.

    - Exterior light fixtures be effectively shielded;

    - Noise levels not exceed City of Paso Robles regulations.

Biological Resources

San Joaquin Kit Fox

The project site is located within an area that is considered an important migration area for the San Joaquin Kit Fox. The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. Since the 2.78 acre area will be disturbed for the hotel, the disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio. Staff has included mitigation measures as suggested by the project Biologist to reduce potential impacts to San Joaquin Kit Fox habitat and other biological resources. These mitigation measures are listed in the Mitigation Monitoring and Reporting Program (MMRP) as Exhibit A to Attachment 5 (Draft Resolution A).

Oak Trees

As discussed in the Arborist Report, there is one mature oak tree located within the project boundary, and one tree located off site that has a canopy that encroaches on to the site. The hotel project has been designed in a manner that will project the trees. Oak protection measures have been added to the project as suggested by the project Arborist.

Options

Option 1. Option 1 takes into account that approval of the request to construct a 105-room, 4-story, 74,000± sf hotel on a vacant infill parcel, would be consistent with the City's land use and zoning for commercial and light industrial uses at this location.

Option 2. Option 2 takes into account the potential for the Planning Commission to make changes to the conditions of approval for compatibility with surrounding uses.

Option 3. The Commission may wish to make suggestions to the site plan or architecture, and continue the public hearing to provide staff and the applicant time to address issues raised.

Option 4. If the Planning Commission decides to deny approval of the project, the Commission must make specific findings as to how the project is not consistent with City policies and/or standards.

Fiscal Impact

The City of Paso Robles anticipates a net financial benefit to result from this hotel project through payment of Transient Occupancy Taxes (TOT) to the City's General Fund.

Recommendation

Option 1 - Approval of the project as follows:

a. Approve draft Resolution A; certifying the Mitigated Negative Declaration for the project; and

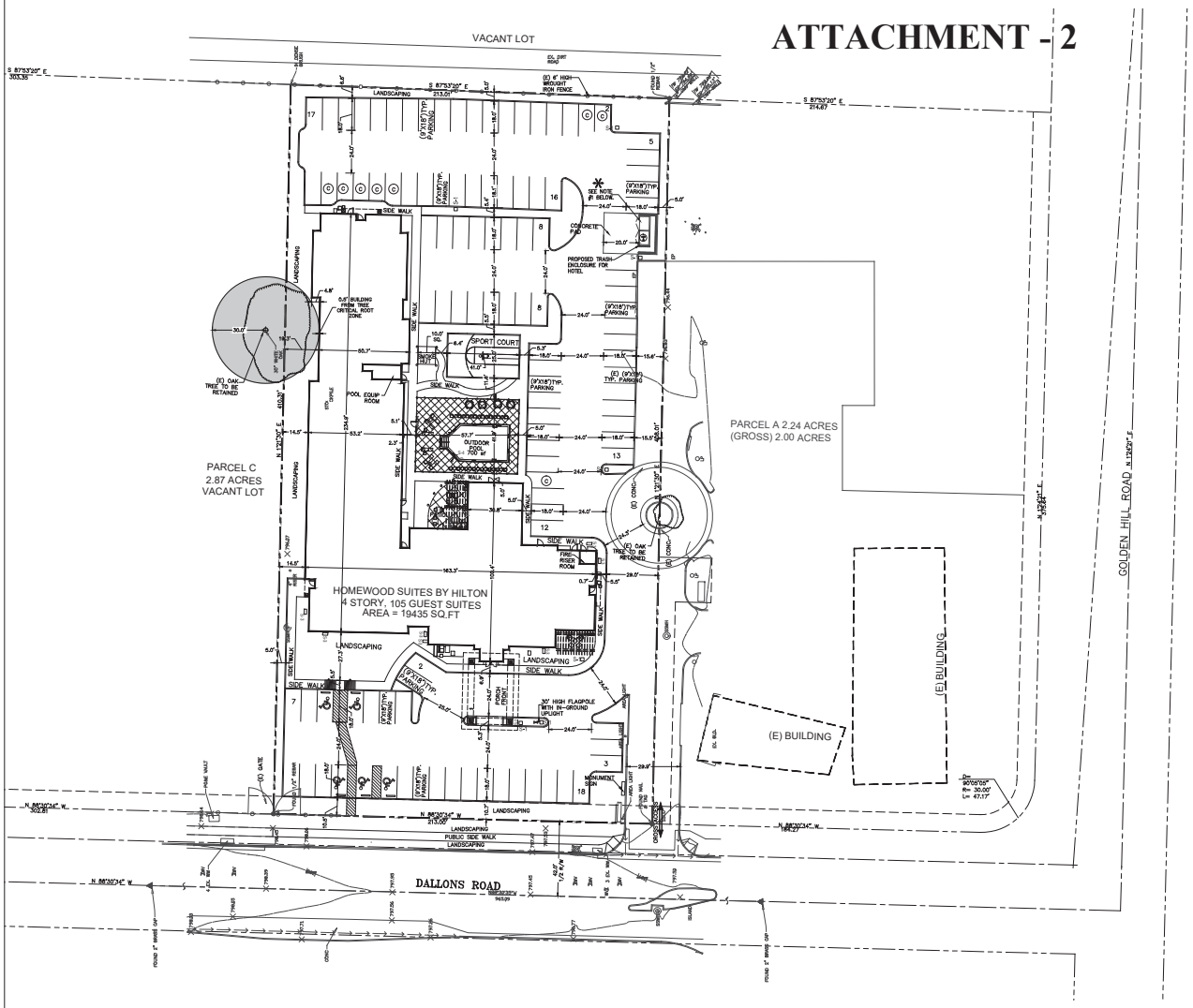
b. Approve draft Resolution B; approving Planned Development 16-005 subject to site-specific conditions of approval.

Attachments

1. Location Map
2. Site Plan
3. Color Elevation
4. County Letter
5. Draft Resolution A, to approve MND
6. Draft Resolution B, to approve PD 16-007
   - Exhibit A – Project Conditions of Approval
7. Initial Study / Mitigated Negative Declaration
8. Public Hearing Notices

ATTACHMENT - 1

ATTACHMENT - 2



OWNER/APPLICANT

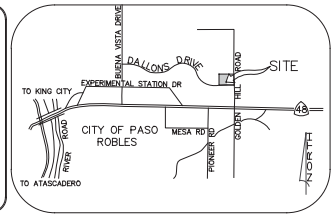
SVB HOSPITALITY LLC
Raju Verma (Managing Member)
TEL: 559-274-8693
email: vermaraju@gmail.com
Contact: Raju Verma
2300 Granite Falls Dr.,
Bakersfield, CA. 93302
TEL: 559-274-8693
vermaraju@gmail.com

DESIGN CONSULTANTS

ACE DESIGN LLC
6283 DEAN MARTIN DRIVE, SUITE B
LAS VEGAS, NEVADA 89118
PHONE: (702) 396-5114,
FAX: (702)446-8155

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A HOTEL DEVELOPMENT CONSISTING OF A 105 ROOM FOUR STORY HOTEL COMPLEX WITH BUILDINGS, PARKING AREAS, AND AMENITIES ADJACENT TO HOTEL BUILDINGS.



VICINITY MAP:

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE AISLE

PROJECT DATA

ASSESSOR'S PARCEL NUMBER :..... 025-423-002
ADDRESS:..... DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447
PROJECT DESCRIPTION:..... 105 ROOMS 4 STORY HOTEL
ZONING :..... C3
JURISDICTION :..... COUNTY OF SAN LUIS OBISPO
LAND USE:..... COMMERCIAL

CODE ANALYSIS

PLEASE REFER "OCCUPANCY R-1 AND TYPE OF CONSTRUCTION V-A" DATA IN A0.0.1 SHEET.

1. FIRE SPRINKLERS:..... ENTIRE BUILDING. NFPA-13
2. BUILDING HEIGHT:
   ACTUAL:..... 50'-0" (4 STORIES)
   ALLOWABLE:..... 70'-0" (4 STORIES) (TABLE 503, 504.2)
3. STORIES (MAXIMUM)
   ACTUAL.....4 ALLOWABLE.....4 (TABLE 503, 504.2)
4. AREA:
   TOTAL SITE AREA.....87151.60 SQ.FT = (2.0 AC)
   PLEASE REFER "ALLOWABLE AREA CALCULATION" DATA IN A0.0.1 SHEET.
   1ST FLOOR AREA..... 19435 SQ.FT
   2ND FLOOR AREA..... 17196 SQ.FT
   3RD FLOOR AREA..... 17803 SQ.FT
   4TH FLOOR AREA..... 17803 SQ.FT
   TOTAL BUILDING AREA..... 72237 SQ.FT
   PORTE COCHERE AREA.....1353 SQ.FT
   BASIC ALLOWABLE AREA.....12,000 SF FOR R-1, 11,500 SF FOR A-2
   TOTAL MAXIMUM ALLOWABLE AREA EQUATION (506.1):
   Aa = At+[Not Used]+[As x Is].....; Aa = 12,000+[Not Used]+[12000X200%]
   Aa = 12,000 + 0 + 24,000 = 36,000 SF
   TOTAL MAXIMUM ALLOWABLE AREA PER STORY= 36,000 SF
   TOTAL MAXIMUM ALLOWABLE BUILDING AREA = 36,000 SFx3 = 108,000 SF

PROPOSED AREA:		STORY	ACTUAL AREA	ALLOWABLE AREA	At/Aa
R-1	Non Separated A-2	1ST FLOOR -19,435+1353 S.F.	34,500 S.F.	0.60	
R-1	Non Separated A-2	2ND FLOOR - 17,196 S.F.	36,000 S.F.	0.48	
R-1	Non Separated A-2	3RD FLOOR - 17,803 S.F.	36,000 S.F.	0.49	
R-1	Non Separated A-2	4TH FLOOR - 17,803 S.F.	36,000 S.F.	0.49	
		GROSS BLDG. AREA - 73,590 S.F., (INCLUDING VENT SHAFTS)	142,500 S.F., OK PER 506.5.2	2.06< 3	

4. LOT COVERAGE
   PROVIDED LANDSCAPE AREA..... 19530 SQ.FT (22.40%)
   TOTAL BUILDING FOOTPRINT..... 19435 SQ.FT (22.30%)
   POOL DECK & SPORT COURT..... 3250 SQ.FT (3.73%)
   TOTAL PAVED AREA..... 44936 SQ.FT (51.56%)
5. EXIT REQUIRED FOR BUILDING (PLEASE REFER OTHER "EXITS REQUIREMENTS" DATA ON A0.0.1 SHEET.)
   EXIT ON 1ST/2ND FLOOR:
   REQUIRED:.....1 PROVIDED:.....1 (FOR MEETING ROOM)
   REQUIRED:.....2 PROVIDED:.....2 (FOR POOL AREA)
6. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY.....YES
7. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS.....YES
8. SPECIAL INSPECTIONS REQUIRED:.....YES (REFER SHEET A0.0.0 FOR SPECIAL TESTING REQUIREMENT)
9. CODE YEAR/TYPE:..... 2013 CALIFORNIA BUILDING CODE,
   2013 CALIFORNIA PLUMBING CODE,
   2013 CALIFORNIA MECHANICAL CODE,
   2013 CALIFORNIA ELECTRICAL CODE,
   2013 CALIFORNIA FIRE CODE,
   2013 CALIFORNIA GREEN BUILDING STANDARDS CODE &
   2008 CALIFORNIA ENERGY CODE
10. PROPOSED BUILDING USE:.....HOTEL
11. HOURS OF OPERATION:.....24 HRS.

PARKING ANALYSIS

a) PARKING FOR FOUR STORY 105 ROOM MOTEL (1 SPACE:1 ROOM)
   +1 PARKING PER EMPLOYEE ON MAXIMUM SHIFT.....6
   TOTAL PARKING REQUIRED..... 111 SPACES
   STANDARD PARKING PROVIDED (9'x18').....103 SPACES
   COMPACT PARKING PROVIDED (9'x16').....8 SPACES
   TOTAL PARKING PROVIDED..... 111 SPACES
   NOTE: NO CROSS ACCESS PARKING USED.
   ACCESSIBLE PARKING FOR HOTEL
   REQUIRED:..... 5
   PROVIDED:..... 5
   (INCLUDING ONE VAN ACCESSIBLE PARKING)

NOTE:

1. FOR SELF RETAINING AREAS AND STORM WATER CONTROL MEASURE AREAS, PLEASE REFER SC1 CIVIL PLAN SHEET.

*** NOTES:**

1. RECYCLING STATION DEDICATED TO THE COLLECTION, SEPARATION AND STORAGE OF MATERIALS FOR RECYCLING INCLUDING, AT A MINIMUM, PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, AND METALS.
2. THE WALKING SURFACE OF THE ACCESSIBLE ROUTE SHALL HAVE A SLOPE NOT TO EXCEED 5% WITH A CROSS SLOPE OF 2% AS PER CBC 11B-403.3. RAMPS SHALL BE PROVIDED WHERE THE WALKING SURFACE EXCEEDS 5% SLOPE.

EXTERIOR LIGHTING

- S-1 LIGHT STANDARD (30' MAX.) SHALL BE DOWNCAST (FULL CUTOFF TYPE) WITH HOUSE SIDE SHIELD
- S-2 BUILDING FLOODLIGHT, GROUND MOUNTED
- S-3 LIGHTED BOLLARD

NORTH

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET) 1 INCH = 30 ft.

REVISIONS:

REVISION ISSUE	DATED
1	
2	
3	
4	

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

DESIGN DEVELOPMENT PLANS

TITLE: SITE PLAN

PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. STOUT
56924
EXP.06/30/2019
CIVIL
STATE OF CALIFORNIA

DATE: 10/28/2017
JOB: 16-09
DWG. BY: HS
CHK. BY: MG

A1PR1
SHEET
2 OF 63

ATTACHMENT - 3

1 EAST ELEVATION

2 SOUTH ELEVATION

LEGEND

- EGGWHITE SW6364
- RESTRAINED GOLD SW 6129
- SALUTE SW 7582
- LATTE SW 6108
- CLIFFSTONE

DESIGN DEVELOPMENT PLANS

EXTERIOR ELEVATIONS

HOMEWOOD SUITES

DALLONS DRIVE

CITY OF PASO ROBLES, CA 93447

ACE Design LLC

DATE: 08/04/2017

A2.0.0

SHEET 1 OF 1

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, *INTERIM DIRECTOR*

Date: August 15, 2017

To: Community Development Department
1000 Spring Street
Paso Robles, CA, 93446

From: Holly Phipps, Planner III

Subject: Referral Response for PD 16-005 – Homewood Suites Hotel

Summary
Thank you for the opportunity to comment on the proposed 105 room, 4-story hotel to be located behind Lowe's, off Golden Hill Road. The Department of Planning and Building recommends the following to minimize land use incompatibilities that could affect the Residential Rural property adjacent to the project site:

Recommendations

- Locate truck loading docks/delivery areas and waste enclosures away from the adjacent residential areas.
- During grading/construction:
  - Diesel idling within 1,000 feet of sensitive receptors should not be permitted.
  - Staging and queuing areas should not be permitted within 1,000 feet of sensitive receptors.
- Life of the project:
  - No idling of vehicles should be permitted.
  - There should be no nighttime (10:00 p.m. – 7 a.m.) activities within the loading areas. This includes but not limited to: all truck traffic, deliveries, loading/unloading, and grounds maintenance (e.g. leaf blowers, sweepers).
  - All lighting fixtures should be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding residential properties.
  - Noise impacts can occur as a result of construction activates, stationary noise sources, and amplified music from outdoor events if the noise source occurs within the vicinity of sensitive receptors (e.g., residences). Noise levels should not exceed the exterior noise levels standards stated in The City of Paso Robles Noise Element of the General Plan.

Attachment 5
Draft Resolution A

RESOLUTION NO. PC 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO ADOPT A MITIGATED NEGATIVE DELCARATION
AND MITIGATION MONITORING AND REPORTING PROGRM
FOR THE HOMEWOOD SUITES HOTEL PROJECT
(PLANNED DEVELOPMENT 16-005)
APN: 025-423-002

WHEREAS, an application for Planned Development (PD 16-005), has been filed by Ace Design, LLC, requesting to establish a 105-room, 4-story, 74,000± sf hotel on the vacant infill parcel located on the North side of Dallons Road, approximately 230-feet west of Golden Hill Road; and

WHEREAS, the project is consistent with the applicable policy and regulatory documents of the City, including the following:

- **General Plan Commercial Service land use designation** – The project would provide development of an hotel which is consistent with the Commercial Service (CS) land use designation; and

- **Zoning District of Commercial/Light Industrial**– The project is a "*permitted*" use in the C3 district; and

- **Airport Land Use Plan** – Table 6, Land Use Compatibility Matrix, Zone 6, allows for hotels; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration (MND) was prepared and circulated for a 30-day public review period beginning on October 16, 2017 through November 14, 2017. Public comments were received on the MND prior to the Planning Commission meeting and addressed during the hearing. A copy of the Draft MND/Initial Study is included in Exhibit B (Attachment 9 of the project staff report) of this Resolution, and it is on file at the Paso Robles Community Development Department; and

WHEREAS, mitigation measures have been incorporated into the MND and will be imposed on the project through the City's adoption of a Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed on the project to address potential environmental effects from: aesthetic resources and biological resources. With the implementation of this mitigation, all potential environmental effects will be reduced to a less than significant level. These mitigation measures are provided in Exhibit A, "Mitigation Monitoring and Reporting Program" attached to this Resolution; and

WHEREAS, mitigation measures set forth in the MMRP are specific and enforceable. The MMRP adequately describes implementation procedures, monitoring responsibility, reporting actions, compliance schedule, and verification of compliance in order to ensure that the Project complies with the adopted mitigation measures; and

WHEREAS, the mitigation measures contained in the MMRP will also be imposed as enforceable conditions of approval; and

WHEREAS, the applicant has executed a Mitigation Agreement whereby the applicant has agreed to incorporate all of the mitigation measures listed in Exhibit B into the project. A copy of the executed Mitigation Agreement is on file in the Community Development Department; and

WHEREAS, public notice of the proposed Draft MND was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 14, 2017 to consider the Initial Study and the Draft MND prepared for the proposed project, and to accept public testimony on the Planned Development and environmental determination. At the close of this public hearing, the Planning Commission adopted the MND approving the proposed project; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence supporting a fair argument that there would be a significant impact on the environment with mitigation measures imposed on the project; and

WHEREAS, pursuant to CEQA the Planning Commission has independently reviewed the Initial Study, the Mitigated Negative Declaration, and all comments received regarding the Mitigated Negative Declaration, and based on the whole record before it finds that the Mitigated Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment with the incorporation of mitigation, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of El Paso de Robles, based on its independent judgment and analysis, has adopted the Mitigated Negative Declaration (Exhibit B) for the Homewood Suites project and adopted a Mitigation Monitoring and Reporting Program (Exhibit A), and imposes each mitigation measure as a condition of approval, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 14th day of November 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
JOHN DONALDSON, CHAIRPERSON

ATTEST:

_____
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibits:

A. Exhibit A – Mitigation Monitoring and Reporting Program
B. Exhibit B – Mitigated Negative Declaration / Initial Study (refer to Attachment 7 of the Planning Commission staff report)

EXHIBIT - A
MMRP

Mitigation Monitoring and Reporting Plan – Homewood Suites Hotel

Project File No./Name: Homewood Suites
Approving Resolution No.:____ by: ☒ Planning Commission ☐ City Council Date: NOVEMBER 14, 2017

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.

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.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BR-1: Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered by a qualified biologist and a licensed land surveyor. Data for each tree should include date, species, number of stems, diameter at breast height (DBH) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed.	Project	CDD		Notes shown on construction documents. documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.
BR-2: An oak tree protection plan shall be prepared and approved by the City of Paso Robles.	Project	CDD		Notes shown on construction documents. documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.
BR-3: Impacts to the oak canopy or critical root zone (CRZ) should be avoided where practicable. Impacts include	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.				documenting payment of in-lieu fees.	
BR-4: Impacted oaks shall be mitigated for by planting one 24 inch boxed tree for impacts up to 25 percent of the root zone or canopy. Two 24 inch boxed trees shall be planted for trees with impacts up to 50 percent of the tree, and so on. The mitigation trees shall be incorporated into the landscape plan.	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-5: Replacement oaks for removed trees must be equivalent to 25 percent of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches DBH (30 total diameter inches), would be 7.5 inches (30 inches removed x 0.25 replacement factor). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees shall be required for each oak tree removed.	Project	CDD		Notes shown on construction documents. Approval letter from	Prior to site disturbance, grading permit issued.
BR-6: Replacement trees should be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least 7 years.	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-7: Within one week of ground disturbance activities, **if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged.** A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
shall have the authority to reduce or increase the recommended buffer depending upon site conditions.					
BR-8. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented: a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 6.0 acres (2 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities. b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory	Project	CDD		Notes shown on construction documents. Approval letter from CDFW and receipt from TNC documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total: $15,000 (6 multiplied by $2,500) This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities. c. Purchase 6 credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total: $15,000 (6 multiplied by $2,500) This fee is calculated based on the current cost-per-credit of $2,500 per acre of mitigation. The fee is established by the conservation bank owner and may					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.					
BR-9. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities: i. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits. ii. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason. When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City. iii. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work. If incidental take of kit fox during project activities is possible, **before project activities commence,** the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities. iv. In addition, the qualified biologist shall implement the following measures: 1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances: ▪ Potential kit fox den: 50 feet ▪ Known or active kit fox den: 100 feet ▪ Kit fox pupping den: 150 feet 2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.					
BR-10. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.	On-going	CDD			Ongoing during construction.
BR-11. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.	Project	CDD		Note on plans.	Prior to issuance of grading permit.
BR-12. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.	Project	CDD			Prior to issuance of a grading permit.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BR-13. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-14. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-15. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-16. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.					
BR-17. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-18. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage: i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches. ii. If a more solid wire mesh fence is used, 8 by 12 inch openings near the ground shall be provided every 100 yards iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-19 Prior to the issuance of a Grading Permit get any necessary permits from the Regional Water Quality Control Board related to the vernal pool wetland that occurs in the study area.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak -1: Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner or their designee shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sage and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.					
Oak-2: Soil Aeration Methods: Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include adding specialized soil conditioners, water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak-3: Chip Mulch: All areas within the CRZ of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak-4: Trenching Within CRZ: All trenching/excavation for foundations within the CRZ of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is talking place. Any landscape architects and contractors	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
involved shall not design any irrigation or other features within any drip line unless previously approved by the project arborist.					
Oak-5 Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak- 6: Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 7: Paving Within The CRZ: The preferred method on paving within the drip line consists of placing base material on existing grade. Any grade lowering removes important surface roots. Pavers can be used with limitations. The base material must be above natural grade and the curbing to retain the pavers shall not be trenched any deeper than six inches into the natural grade.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 8: Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist. All soil compaction within drip line areas shall be mitigated as described previously.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 9: Existing Surfaces: The existing ground surface within the CRZ of all native trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 10: Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.					
Oak – 11: Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities. ● pre-construction fence placement ● any utility or drainage trenching within any CRZ ● All grading and trenching near trees requiring monitoring on the spreadsheet	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 12: Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 13: Landscape: All landscape under the CRZ shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines;					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.					
Oak – 14: Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 15: Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots**. Roots greater than 2 inches in diameter shall **not** be cut.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 16: Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health. The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
T-1: Transportation: Prior to the issuance of a Certificate of Occupancy for the hotel, Traffic Impact Fees shall be paid to the City.		Building/Planning			Prior to C of O.

(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.

Attachment 6
Draft Resolution B

RESOLUTION NO. PC 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 16-005
(HOMEWOOD SUITES)
APN: 025-423-002

WHEREAS, an application for Planned Development (PD 16-005), has been filed by Ace Design, LLC, requesting to establish a 105-room, 4-story, 74,000± sf hotel on the vacant infill parcel located on the North side of Dallons Road, approximately 230-feet west of Golden Hill Road; and

WHEREAS, the site was previously approved as part of a development plan and tentative parcel map (PD 00-008, PR 00-076) for a three-lot commercial subdivision for the development of an industrial/business park, including eight separate buildings totaling 72,380 square feet. Since the previous project's approval, only one of the three lots was developed. The current project would supersede the previous entitlements for this lot; and

WHEREAS, the General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). The C3 zone accommodates a wide variety of commercial and light industrial development. The project site is also located within Sub Area E of the Borkey Area Specific Plan (BASP) where highway oriented uses are encouraged; and

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

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on November 14, 2017, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan and Zoning Ordinance, since the project would provide for areas for commercial service and highway oriented uses, such as hotels; and

2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, as a result of enhanced architectural design; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; based on the mixture of quality materials and landscaping; and

4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

6. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses including commercial/light industrial, and the existing rural residential in the vicinity; and

Section 3 - Environmental Determination: Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project. Based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA

Section 4 - Approval: Planned Development 16-005 is approved subject to the following:

EXHIBIT	DESCRIPTION
A	Site Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan
D	First Floor Plan
E	Second Floor Plan
F	Third Floor Plan
G	Fourth Floor Plan
H	Elevations – East & West
I	Elevations – North & South
J	Elevation – Colored
K	Roof Plan
L	Landscape Plan
M	Irrigation Plan
N	Preliminary Grading Plan

PASSED AND ADOPTED THIS 14th day of November 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

JOHN DONALDSON, CHAIRPERSON

ATTEST:

_____

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Site Specific Conditions of Approval – PD 16-005

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, attached to Res. No 17- ____ as "Exhibit B" and incorporated herein by reference.

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

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by Res. No. 17-_____ and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan
D	Elevation (west – east)
E	Elevation (north – south)
F	Color Elevation
G	Roof Plan
H	Landscape Plan 1
I	Landscape Plan 2

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

4. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 16-005 shall expire on November 14, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.

5. In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find, work shall be suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

6. Prior to the issuance of a Building Permit the final landscape and fencing details for the landscape planter along the rear (northern) property line shall be reviewed by the Development Review Committee.

7. Locate truck docks/delivery areas and waste enclosures away from adjacent residential: the delivery doors to the kitchen and laundry area are located in the area of the building just south of the pool, which is over 200-feet from the northern property line. The trash enclose is located about 70-feet from the northerly property line.

8. During grading and construction: do not allow do not allow diesel idling, or equipment staging areas within 1,000 feet of sensitive receptors. Since the entire site is within 1000-feet of a sensitive receptor (closest residence) the construction, equipment will at times be idling and staging within 1000 feet. Mitigation measures applied to the project related to air quality, limit idling and staging. Additionally staff included a condition that any staging and idling not be allowed on the rear 50-percent of the lot.

9. Life of the project: the following suggestions have been added as conditions to the project as requested by the County:

    - Vehicle idling, outdoor activities such as deliveries, and ground maintenance not be allowed between 10pm and 7am.

    - Exterior light fixtures be effectively shielded;

    - Noise levels not exceed City of Paso Robles regulations.

Engineering Division Conditions:

1. Frontage improvements are required. Frontage improvement shall be designed and constructed according to the satisfaction of the City Engineer. An Encroachment Permit is required for the proposed work in the public right-of-way.

2. The applicant shall provide a R7-9a No Parking Bike Lane sign, installed per City Standard C-15, after the drive approach nearer to Golden Hill Road. Use Punch Post and install in the landscape area.

3. Any new utilities shall be installed underground.

4. The applicant shall submit a stormwater control plan prior to issuance of a grading permit. The stormwater control plan shall address post construction stormwater runoff management to the satisfaction of the City Engineer.

5. Prior to grading permit issuance, the applicant shall enroll in the Stormwater Control Measure Maintenance Program.

6. The double check valve assembly must be screened and installed according to the satisfaction of the City Engineer.

Mitigation Measures – Conditions of Approval:

BR-1. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information

below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 6 acres (2 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities.

b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total: $15,000 (6 multiplied by $2,500).

   This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.

c. Purchase credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total: $15,000 (6 multiplied by $2,500).

   This fee is calculated based on the current cost-per-credit of $2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

BR-2. In accordance with the County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be

included on development plans. The following summarizes those that are applicable to this project:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows(e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential kit fox dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each work day.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides should be applied in the project area.
- Permanent fences shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).

BR-3. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-4. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such

animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

BR-5. Impacts to oak trees shall be assessed by a licensed Arborist on the City's Certified Arborist List. Prior to issuance of a grading and/or construction permit, the Arborist Report shall be updated reflecting tree protection measures for Trees #2, 3, and 4 in accordance with the City of Paso Robles Oak Tree Preservation Ordinance. Tree protection measures during construction as well as post-construction shall be included in the report. All oak tree protection measures outlined in the updated Arborist Report shall be complied with to the satisfaction of the Project Arborist. An acknowledgement from the Arborist will be required prior to the issuance of a permit.

BR-6. Prior to issuance of a grading and/or construction permit, the project owner shall obtain an Oak Tree Removal Permit from the Community Development Department for the removal of Tree #1.

Exhibit B

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Planned Development ☐ Conditional Use Permit

☐ Tentative Parcel Map ☐ Tentative Tract Map

Approval Body: PC Date of Approval: November 14, 2017

Applicant: Homewood Suites Location: Dallons Dr. west of Golden Hill Rd.

APN: 025-423-002

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

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

A. GENERAL CONDITIONS – PD/CUP:

☒ 1. This project approval shall expire on November 14, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.

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

☒ 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

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

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

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

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

☒ 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☐ 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).

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

☒ 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution _____)

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

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

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

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

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

☒ 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☐ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

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

(Adopted by Planning Commission Resolution _____)

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

☒ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences, light fixtures and trash enclosures;
☒ b. A detailed landscape plan;
☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
☐ d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☐ 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☐ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☐ 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.

☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

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

_____

_____.

****

(Adopted by Planning Commission Resolution _____)

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

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

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

☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

☐ 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.

☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Strom Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

☐ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.

☒ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

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

☒ 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.

☐ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.

☐ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

☐ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

☐ 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

☒ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

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

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

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

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

☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

☒ 12. All final property corners shall be installed.

☐ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

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

(Adopted by Planning Commission Resolution _____)

☒ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

****

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

1. ☒ Prior to the start of construction:
   - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
   - ☒ Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
   - ☒ Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
   - ☒ A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
   - ☐ Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
   - ☐ Dead-End: Project shall provide secondary access of approved fire access road(s).

2. ☒ Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

   ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

3. ☒ Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

4. ☒ If required by the Fire Chief, provide on the address side of the building if applicable:

   ☐ Fire alarm annunciator panel in weatherproof case.
   ☒ Knox box key entry box or system.

☒ Fire department connection to fire sprinkler system.

5. ☒ Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.

6. ☒ Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.

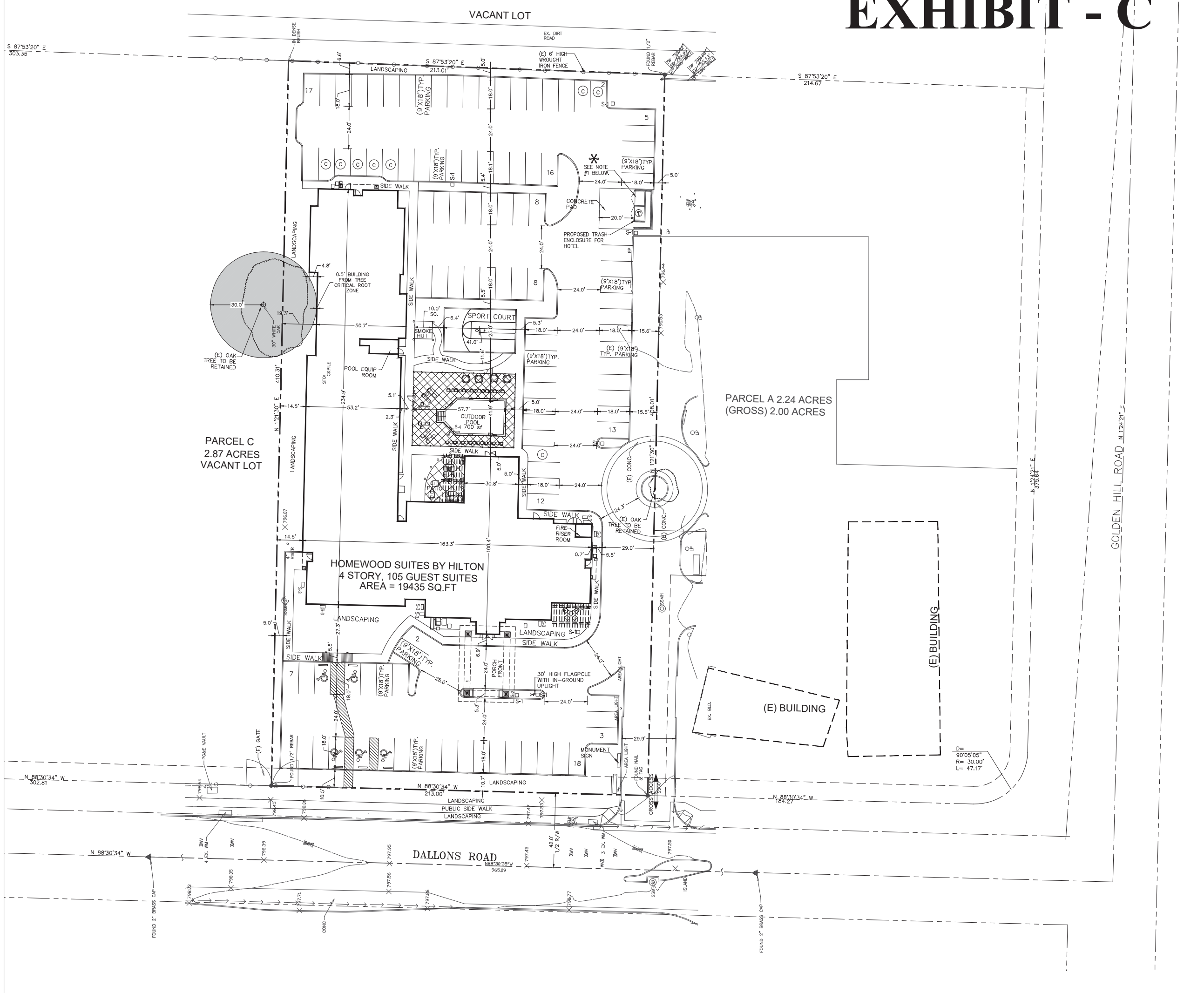
7. ☒ Prior to the issuance of Certificate of Occupancy:

   ☒ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.

   ☒ Final inspections shall be completed on all buildings.

Note: Driveway access into the parking area appears to exceed 150' allowable distance thus compelling a permanent turn around. Ladder truck access requires minimum 26' feet width throughout entire parking area. Hydrant location not clear on preliminary drawings, minimum dependent on fire flows and CFC requirements.

EXHIBIT - C

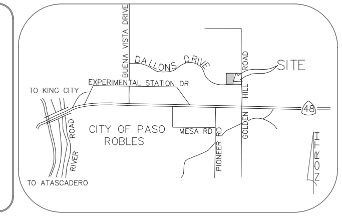


OWNER/APPLICANT

SVB HOSPITALITY LLC
Raju Verma (Managing Member)
TEL: 559-274-8693
email: vermaraju@gmail.com
Contact: Raju Verma
8300 Granite Falls Dr.,
Bakersfield, CA, 93302
TEL: 559-274-8693
vermaraju@gmail.com

DESIGN CONSULTANTS

ACE DESIGN LLC
6283 DEAN MARTIN DRIVE, SUITE B
LAS VEGAS, NEVADA 89118
PHONE: (702) 396-5114,
FAX: (702)446-8155



VICINITY MAP:
N.T.S.

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A HOTEL DEVELOPMENT CONSISTING OF A 105 ROOM FOUR STORY HOTEL COMPLEX WITH BUILDINGS, PARKING AREAS, AND AMENITIES ADJACENT TO HOTEL BUILDINGS.

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE AISLE

PROJECT DATA

ASSESSOR'S PARCEL NUMBER : 025-423-002
ADDRESS: .... DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447
PROJECT DESCRIPTION: .... 105 ROOMS 4 STORY HOTEL
ZONING : C3
JURISDICTION : .... COUNTY OF SAN LUIS OBISPO
LAND USE: .... COMMERCIAL

CODE ANALYSIS

PLEASE REFER "OCCUPANCY R-1 AND TYPE OF CONSTRUCTION V-A" DATA IN A0.0.1 SHEET.

1. FIRE SPRINKLERS: .... ENTIRE BUILDING. NFPA-13
2. BUILDING HEIGHT:
   ACTUAL: .... 50'-0" (4 STORIES)
   ALLOWABLE: .... 70'-0" (4 STORIES) (TABLE 503, 504.2)
3. STORIES (MAXIMUM)
   ACTUAL .... 4 ALLOWABLE ...... 4 (TABLE 503, 504.2)
4. AREA:
   TOTAL SITE AREA .... 87151.60 SQ.FT = (2.0 AC)
   PLEASE REFER "ALLOWABLE AREA CALCULATION" DATA IN A0.0.1 SHEET.
   1ST FLOOR AREA .... 19435 SQ.FT
   2ND FLOOR AREA .... 17196 SQ.FT
   3RD FLOOR AREA .... 17803 SQ.FT
   4TH FLOOR AREA .... 17803 SQ.FT
   TOTAL BUILDING AREA .... 72237 SQ.FT
   PORTE COCHERE AREA .... 1353 SQ.FT
   BASIC ALLOWABLE AREA: .... 12,000 SF FOR R-1, 11,500 SF FOR A-2
   TOTAL MAXIMUM ALLOWABLE AREA EQUATION (506.1):
   Aa = At+[Not Used]+[At x Is] .... Aa = 12,000+[Not Used]+[12000X200%]
   Aa = 12,000 + 0 + 24,000 = 36,000 SF
   TOTAL MAXIMUM ALLOWABLE AREA PER STORY= 36,000 SF
   TOTAL MAXIMUM ALLOWABLE BUILDING AREA = 36,000 SFx3 = 108,000 SF

PROPOSED AREA:		STORY	ACTUAL AREA	ALLOWABLE AREA	At/Aa
	Non Separated A-2	1ST FLOOR	-19,435+1353 S.F.	34,500 S.F.	0.60
R-1	Non Separated A-2	2ND FLOOR	- 17,196 S.F.	36,000 S.F.	0.48
R-1	Non Separated A-2	3RD FLOOR	- 17,803 S.F.	36,000 S.F.	0.49
R-1	Non Separated A-2	4TH FLOOR	- 17,803 S.F.	36,000 S.F.	0.49
		GROSS BLDG. AREA - (INCLUDING VENT SHAFTS)	73,590 S.F.,	142,500 S.F., OK PER 506.5.2	2.06< 3

4. LOT COVERAGE
   PROVIDED LANDSCAPE AREA .... 19530 SQ.FT (22.40%)
   TOTAL BUILDING FOOTPRINT .... 19435 SQ.FT (22.30%)
   POOL DECK & SPORT COURT .... 3250 SQ.FT (3.73%)
   TOTAL PAVED AREA .... 44936 SQ.FT (51.56%)
5. EXIT REQUIRED FOR BUILDING (PLEASE REFER OTHER "EXITS REQUIREMENTS" DATA ON A0.0.1 SHEET.)
   EXIT ON IST/2ND FLOOR:
   REQUIRED: .... 1 PROVIDED: ...... 1 (FOR MEETING ROOM)
   REQUIRED: .... 2 PROVIDED: ...... 2 (FOR POOL AREA)
6. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY .... YES
7. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS .... YES
8. SPECIAL INSPECTIONS REQUIRED: .... YES (REFER SHEET A0.0.0 FOR SPECIAL TESTING REQUIREMENT)
9. CODE YEAR/TYPE: .... 2013 CALIFORNIA BUILDING CODE,
   2013 CALIFORNIA PLUMBING CODE,
   2013 CALIFORNIA MECHANICAL CODE,
   2013 CALIFORNIA ELECTRICAL CODE,
   2013 CALIFORNIA FIRE CODE,
   2013 CALIFORNIA GREEN BUILDING STANDARDS CODE &
   2008 CALIFORNIA ENERGY CODE
10. PROPOSED BUILDING USE: .... HOTEL
11. HOURS OF OPERATION: .... 24 HRS.

PARKING ANALYSIS

a) PARKING FOR FOUR STORY 105 ROOM MOTEL (1 SPACE:1 ROOM)
   +1 PARKING PER EMPLOYEE ON MAXIMUM SHIFT 6
   TOTAL PARKING REQUIRED .... 111 SPACES
   STANDARD PARKING PROVIDED (9'x18') .... 103 SPACES
   COMPACT PARKING PROVIDED (9'x16') .... 8 SPACES
   TOTAL PARKING PROVIDED .... 111 SPACES
   NOTE: NO CROSS ACCESS PARKING USED.
   ACCESSIBLE PARKING FOR HOTEL
   REQUIRED: 5
   PROVIDED: 5
   (INCLUDING ONE VAN ACCESSIBLE PARKING)

NOTE:

1. FOR SELF RETAINING AREAS AND STORM WATER CONTROL MEASURE AREAS, PLEASE REFER SC1 CIVIL PLAN SHEET.

* NOTES:

1. RECYCLING STATION DEDICATED TO THE COLLECTION, SEPARATION AND STORAGE OF MATERIALS FOR RECYCLING INCLUDING, AT A MINIMUM, PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, AND METALS.
2. THE WALKING SURFACE OF THE ACCESSIBLE ROUTE SHALL HAVE A SLOPE NOT TO EXCEED 5% WITH A CROSS SLOPE OF 2% AS PER CBC 11B-403.3. RAMPS SHALL BE PROVIDED WHERE THE WALKING SURFACE EXCEEDS 5% SLOPE.

EXTERIOR LIGHTING

- S-1 LIGHT STANDARD (30' MAX.) SHALL BE DOWNCAST (FULL CUTOFF TYPE) WITH HOUSE SIDE SHIELD
- S-2 BUILDING FLOODLIGHT, GROUND MOUNTED
- S-3 LIGHTED BOLLARD

NORTH

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET) 1 INCH = 30 ft.

REVISIONS:
REVISION ISSUE | DATED

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

DESIGN DEVELOPMENT PLANS

TITLE: SITE PLAN

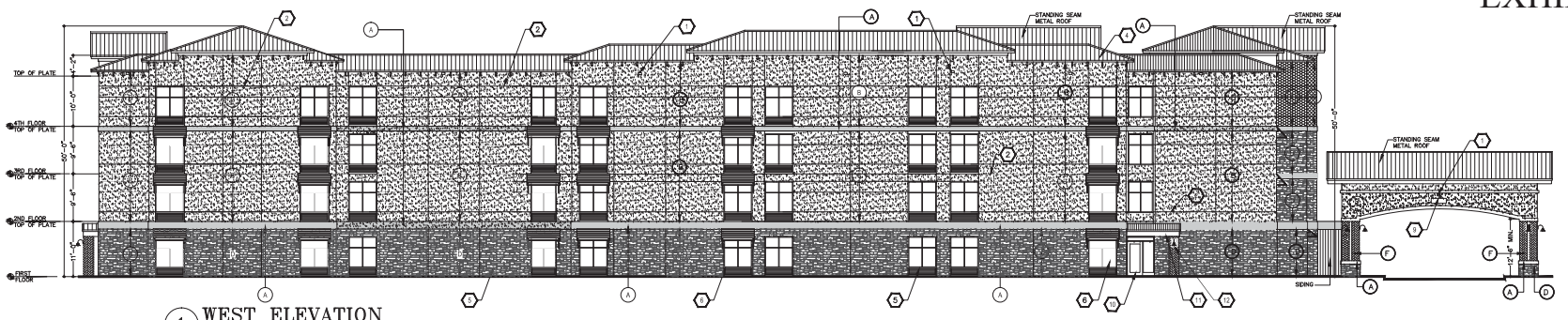
PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER
S. SINGH
56924
EXP.06/30/2019
CIVIL
STATE OF CALIFORNIA

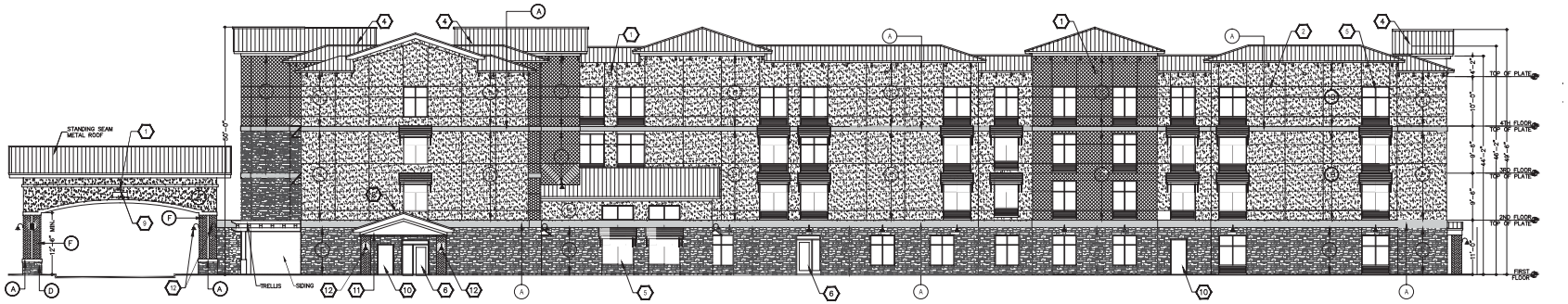
DATE: 10/28/2017
JOB : 16-09
DWG. BY: HS
CHK. BY: MG

A1PR1
SHEET
2 OF 63

EXHIBIT - D



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:
ALL STUCCO FINISH WILL BE SMOOTH STUCCO

EXTERIOR MATERIAL LEGEND

MATERIAL 1 COLOR 'A'	TRIM	WHITE SW7005	
MATERIAL 1 COLOR 'B'	ENVELOP	EGGWHITE SW6364	
MATERIAL 1 COLOR 'C'	ENVELOP	FINE WINE COLOR SW6307	
MATERIAL 2 COLOR 'D'	BASE ACCENT BAND	MANZINITA CLIFFSTONE MANZINITA CLIFFSTONE	
MATERIAL 1 COLOR 'E'	ENVELOP	RESTRAINED GOLD SW6129	
MATERIAL 1 COLOR 'F'	ENVELOP	LATTE SW6108	

GENERAL NOTES:

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. DO NOT EXCEED (5) STRUCTURAL BAYS WITHOUT INTRODUCING A VERTICAL ELEMENT (I.E. BUILDING OFFSET, PILASTER, ETC.)
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.

KEY NOTES:

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. CONTROL JOINT-LOCATE PER MFR'S RECOMMENDATIONS
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE - REFER ALSO TO 'BUILDING SIGNAGE' BELOW
4. STANDING SEAM METAL ROOF
5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS,
6. ALUMINUM STOREFRONT
7. PARAPET AT LOW ROOF
8. AUTOMATIC SLIDING DOORS
9. CLEARANCE SIGN
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. COVERED SECONDARY ENTRY
12. EXTERIOR WALL SCONCE

BUILDING SIGNAGE

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

DESIGN DEVELOPMENT PLANS

REVISIONS

	REVISION ISSUE	DATED
1		

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning ● Civil Engineering ● Architectural Design ● Structural Engineering

TITLE: EXTERIOR ELEVATIONS

PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SWIFT
56924
EXP.06/30/2019
CIVIL
STATE OF CALIFORNIA

DATE: 08/04/2017
JOB : 16-09
DWG. BY: HS
CHK. BY: MG

A2.0.0
SHEET
17 OF 63

EXHIBIT - E

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:
ALL STUCCO FINISH WILL BE SMOOTH STUCCO

EXTERIOR MATERIAL LEGEND

MATERIAL 1 COLOR 'A'	TRIM	WHITE SW7005	
MATERIAL 1 COLOR 'B'	ENVELOP	EGGWHITE SW6364	
MATERIAL 1 COLOR 'C'	ENVELOP	FINE WINE COLOR SW6307	
MATERIAL 2 COLOR 'D'	BASE ACCENT BAND	MANZINITA CLIFFSTONE MANZINITA CLIFFSTONE	
MATERIAL 1 COLOR 'E'	ENVELOP	RESTRAINED GOLD SW6129	
MATERIAL 1 COLOR 'F'	ENVELOP	LATTE SW6108	

GENERAL NOTES:

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. DO NOT EXCEED (5) STRUCTURAL BAYS WITHOUT INTRODUCING A VERTICAL ELEMENT (I.E. BUILDING OFFSET, PILASTER, ETC.)
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.

KEY NOTES:

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. CONTROL JOINT-LOCATE PER MFR'S RECOMMENDATIONS
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE - REFER ALSO TO BUILDING SIGNAGE' BELOW
4. STANDING SEAM METAL ROOF
5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS,
6. ALUMINUM STOREFRONT
7. PARAPET AT LOW ROOF
8. AUTOMATIC SLIDING DOORS
9. CLEARANCE SIGN
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. COVERED SECONDARY ENTRY
12. EXTERIOR WALL SCONCE

BUILDING SIGNAGE

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

DESIGN DEVELOPMENT PLANS

REVISIONS
REVISION ISSUE | DATED
A

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning ● Civil Engineering ● Architectural Design ● Structural Engineering

TITLE: EXTERIOR ELEVATIONS
PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SWIFT
56924
EXP.06/30/2019
CIVIL
STATE OF CALIFORNIA

DATE: 08/04/2017
JOB : 16-09
DWG. BY: HS
CHK. BY: MG

A2.1.0
SHEET
18 OF 63

EXHIBIT - F

1 EAST ELEVATION

2 SOUTH ELEVATION

LEGEND

- EGGWHITE SW6364
- RESTRAINED GOLD SW 6129
- SALUTE SW 7582
- LATTE SW 6108
- CLIFFSTONE

DESIGN DEVELOPMENT PLANS

REVISIONS

	REVISION ISSUE	DATED
1		

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning ● Civil Engineering ● Architectural Design ● Structural Engineering

TITLE: EXTERIOR ELEVATIONS

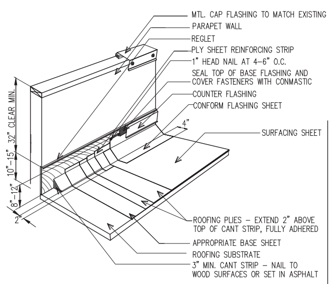
PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SWETT
56924
EXP.06/30/2018
CIVIL
STATE OF CALIFORNIA

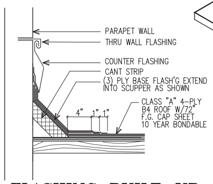
DATE: 08/04/2017
JOB : 16-09
DWG. BY: SONAM
CHK. BY: MG

A2.0.0
SHEET 1 OF 1

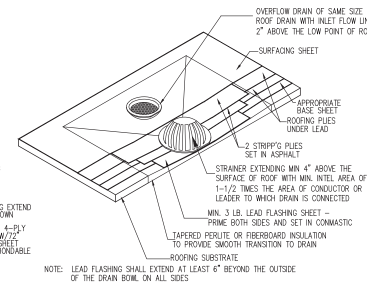
EXHIBIT - G



1 TYP. PARAPET FLASHING
SCALE: NTS.

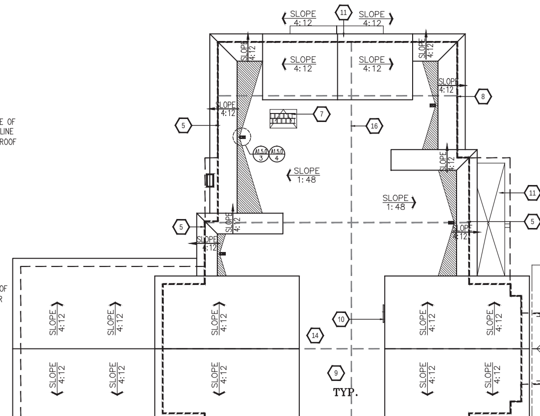
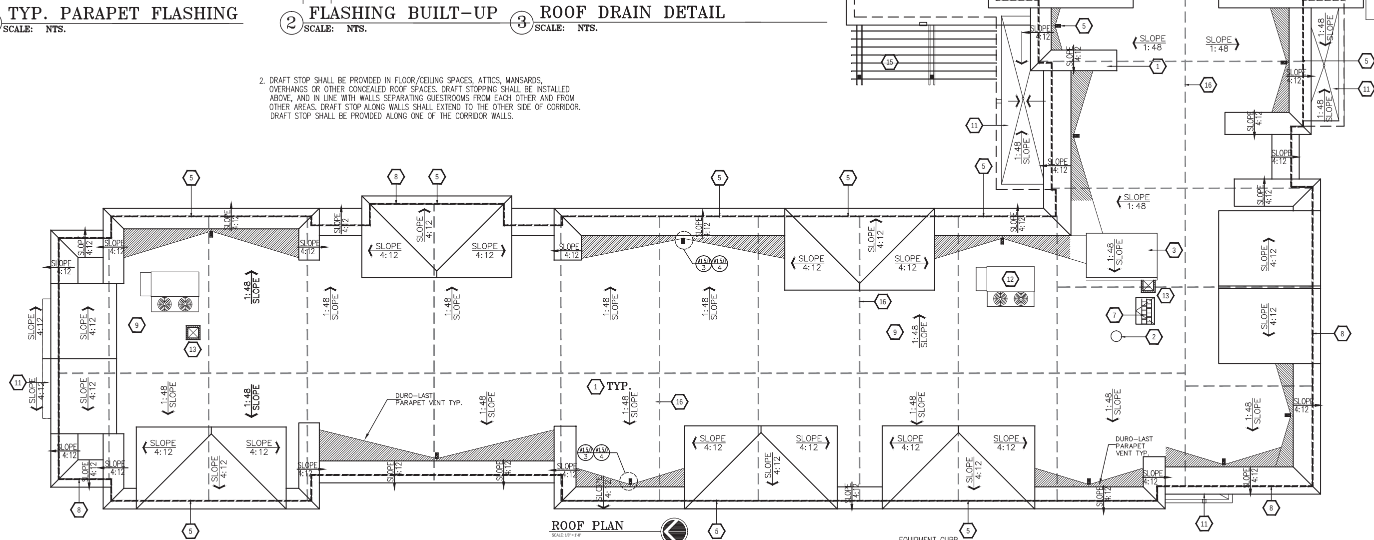


2 FLASHING BUILT-UP
SCALE: NTS.



3 ROOF DRAIN DETAIL
SCALE: NTS.

2. DRAFT STOP SHALL BE PROVIDED IN FLOOR/CEILING SPACES, ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES. DRAFT STOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH WALLS SEPARATING GUESTROOMS FROM EACH OTHER AND FROM OTHER AREAS. DRAFT STOP ALONG WALLS SHALL EXTEND TO THE OTHER SIDE OF CORRIDOR. DRAFT STOP SHALL BE PROVIDED ALONG ONE OF THE CORRIDOR WALLS.

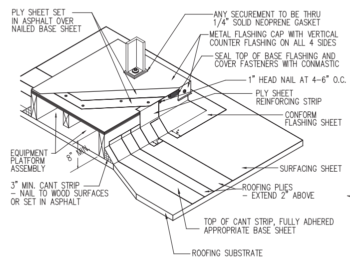
ROOF PLAN

GENERAL NOTES:

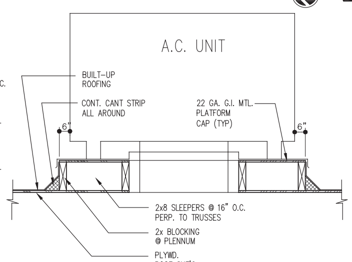
1. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILER FLUES, ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS
2. KEEP ROOF MOUNTED EQUIPMENT AWAY FROM PARAPETS TO REDUCE SIGHT LINES
3. (IF APPLICABLE) PROVIDE CONDUIT FROM COMPUTER ROOM TO ROOF FOR SATELLITE DISH ON SEPARATE CIRCUIT.

KEY NOTES:

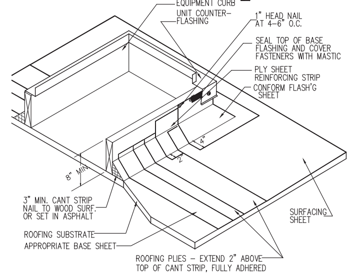
1. STUCCO CORNICE TO TURN 90 DEGREES TO BACK SIDE OF PARAPET BEFORE TERMINATING, (TYP).
2. LINEN CHUTE VENT
3. ELEVATOR PENTHOUSE - MUST BE SCREENED FROM VIEW. IF TALL ENOUGH TO BE VIEWED ABOVE PARAPETS, FACE WITH STUCCO AND CORNICE TREATMENT TO MATCH PARAPET WALL. IF NOT, RUN ROOFING MEMBRANE UP AND OVER.
4. NOT USED
5. ROOF SCUPPER (R.S.), (TYP-DETAIL 1/A3.1.0)
6. NOT USED.
7. ROOF HATCH
8. LINE OF WALL BELOW
9. EXHAUST FAN, (TYP)
10. PROVIDE ACCESS DOOR FOR SIGNAGE POWER.
11. ROOF BELOW
12. MAKEUP AIR UNIT
13. MAKEUP AIR UNIT SHAFT
14. FIREPLACE FLUE
15. PERGOLA BELOW
16. DRAFT STOP SHALL BE PROVIDED IN FLOOR/CEILING SPACES, ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES. DRAFT STOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH WALLS SEPARATING GUESTROOMS FROM EACH OTHER AND FROM OTHER AREAS. DRAFT STOP ALONG WALLS SHALL EXTEND TO THE OTHER SIDE OF CORRIDOR. DRAFT STOP SHALL BE PROVIDED ALONG ONE OF THE CORRIDOR WALLS.



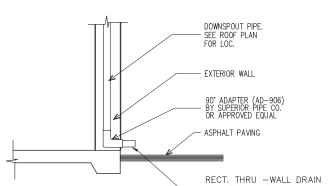
6 EQUIPMENT PLATFORM
SCALE: NTS.



7 EQUIPMENT PLATFORM FRAMING
SCALE: NTS.

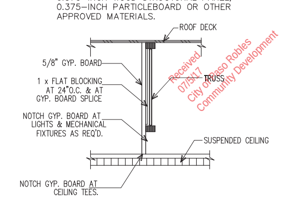


8 EQUIPMENT CURB
SCALE: NTS.



4 DOWN SPOUT
SCALE: NTS.

NOTE:- DRAFT STOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD OR OTHER APPROVED MATERIALS.



5 DRAFT STOP DETAIL
SCALE: NTS.

Received 07/06/17 City of Paso Robles Community Development

REVISIONS: | REVISION ISSUE | DATED

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

DESIGN DEVELOPMENT PLANS

TITLE: ROOF PLAN

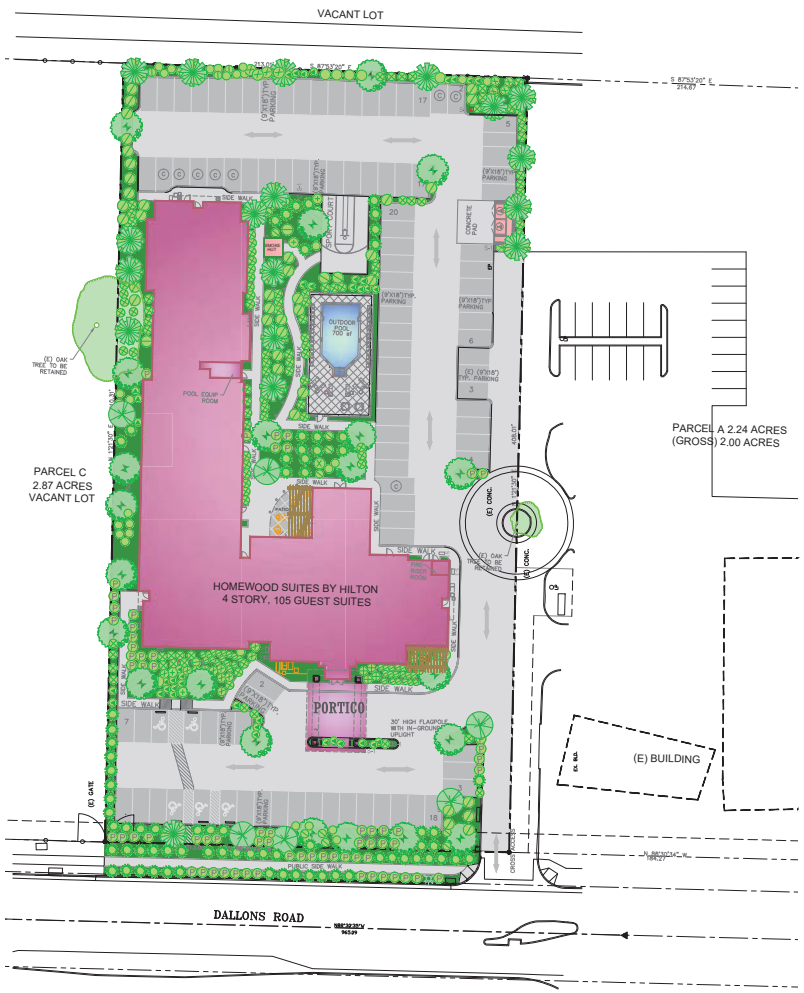
PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

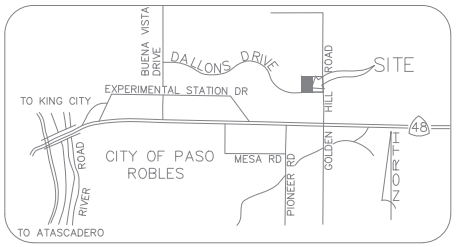
REGISTERED PROFESSIONAL ENGINEER 56924 EXP.06/30/2019 CIVIL STATE OF CALIFORNIA

DATE: 07/05/2017
JOB: 16-09
DWG. BY: HS
CHK. BY: MG

A1.5.0
SHEET 12 OF 63

EXHIBIT - H





VICINITY MAP:

NORTH

GRAPHIC SCALE

(IN FEET) 1 INCH = 30 ft.

DESIGN DEVELOPMENT PLANS

REVISIONS

REVISION ISSUE	DATED
1	

ACE Design LLC
6283 Decon Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning ● Civil Engineering ● Architectural Design ● Structural Engineering

TITLE: COLORED LANDSCAPING PLAN

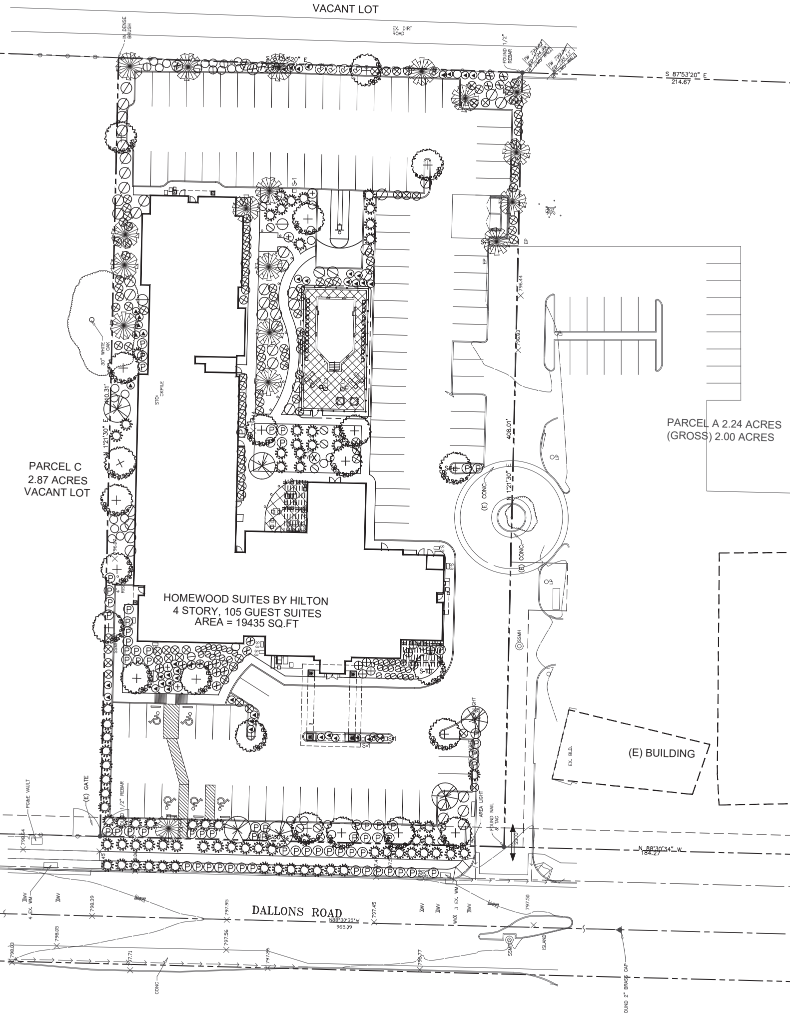
PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

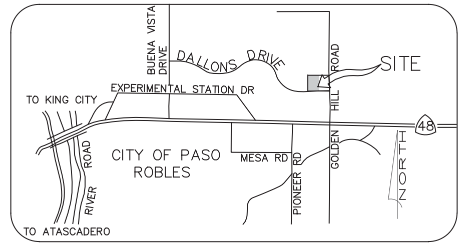
REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SWIFT
56924
EXP.06/30/2017
CIVIL
STATE OF CALIFORNIA

DATE: 03/30/2017
JOB : 16-09
DWG. BY: HS
CHK. BY: MG

L1.0.0
SHEET
1 OF 3

EXHIBIT - I





VICINITY MAP:
N.T.S.

PLANTING LEGEND

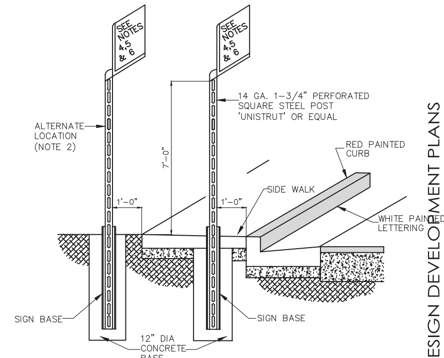
SYMBOL	BOTANICAL NALE	COMMON NAME	SIZE	QTY
TREES				
	CLADRASTIS LUTEA	YELLOWWOOD	24" BOX	6
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	22
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	18
SHRUBS				
	LAVATERA X KEW ROSE	BUSH MALLOW	5 GAL	123
	LUPINUS ARBOREUS	YELLOW BUSH LUPINE	5 GAL	47
	PHYSOCARPUS CAPITATUS	WESTERN NINE BARK	5 GAL	4
	SATUREJA DOUGLASII	YERBA BUENA	5 GAL	43
	CEANOTHUS THYRSIFLORUS	WILD LILAC	5 GAL	77
	ERYTHRONIUM TUOLUMNENSE	FAWN LILY	5 GAL	10
(P)	SIDALCEA MALVAEFLORA	CHECKERBLOOM	5 GAL	70
	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL	32
	SEDUM TELEPHIUM 'AUTUMN JOY'	STONECROP	1 GAL	47
(R)	PENSTEMON 'FIREBIRD'	BEARD TONGUE	1 GAL	5
(X)	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	21

SHADE CALCULATIONS

1. NET PAVED AREA UNDER CAR PARKING TO BE CONSIDERED FOR SHADE CALCULATIONS = 32940 SQ.FT.
2. TOTAL SHADE REQUIRED (50% OF #1) = 16470 SQ.FT.

ITEM	CALCULATIONS	AREA IN SQ.FT.
# OF TREES @ FULL SHADE	11x962 SQ. FT.	10582
# OF TREES @ 3/4 SHADE	20x482 SQ. FT.	9640

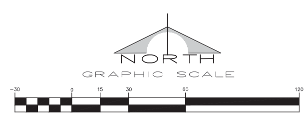
TOTAL SHADE PROVIDED =20222 SQ.FT.
WHICH IS MORE THAN REQUIRED, HENCE OK



1 'NO STOPPING FIRE LANE' SIGN ASSEMBLY

NOTES

1. EXISTING TREE MARKED ON LANDSCAPE PLAN TO REMAIN.
2. EXISTING TREES NOT MARKED OR SHOWN ON PLAN WILL BE REMOVED.
3. NO TREES SHALL BE LOCATED WITHIN 8' OF THE WATER MAIN. ALL WATER MAINS WITHIN AN EASEMENT SHALL BE CLEARLY MARKED WITH SIGNAGE ABOVE INDICATING THE EXACT LOCATION AND TYPE OF FACILITY BELOW.



PLANTING NOTES

1. FOR NEW PLANTING AREAS PROVIDE 4 CUBIC YARDS OF NITROLIZED WOOD SHAVINGS AND 20# OF 16-6-8 FERTILIZER PER 1,000 SQUARE FEET OF PLANTING AREA. ROTOTILL INTO TOP 6 INCHES.
2. STAKE EACH TREE WITH 2-2" DIAMETER x 10' TREE STAKES TIED IN TWO (2) PLACES WITH CINCH TIES.
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR FROM DATA OF OWNER'S ACCEPTANCE.
4. PROVIDE 3" LAYER OF SHREDDED BARK AS TOP DRESSING FOR ALL PLANTER AREAS.

NOTE

1. SIGN STANDARD TO BE LOCATED 12" BACK OF CURB WITH A 7 FT. VERTICAL CLEARANCE FROM SURFACE OF SIDEWALK.
2. IN AREAS WHERE SIDEWALK ARE 5 FT. OR LESS IN WIDTH, SIGN STANDARD SHALL BE LOCATED 12" BEHIND SIDEWALK.
3. SIGN STANDARDS SHALL BE PLACED 150 FT. O.C. FOR LENGTH OF FIRE LANE WITH A MINIMUM OF TWO (2) PER BLOCK.
4. SIGN SHALL BE R26F (CA). 2 SIDED SIGN.
5. SIGN BRACKET SHALL BE A "HAWKINS" SET SCREW TYPE L-BRACKET (CAT. # M2G-2LBS.).
6. SIGN BRACKET AND SIGN SHALL BE INSTALLED PARALLEL TO THE DIRECTION OF TRAFFIC FLOW.
7. "FIRE LANE" SHALL BE STENCILED IN WHITE PAINT 25' INTERVALS ALONG FACE OF RED CURB.

REVISIONS: | # | REVISION ISSUE | DATED

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

DESIGN DEVELOPMENT PLANS

TITLE: LANDSCAPING PLAN

PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER · 56924 · EXP.06/30/2017 · CIVIL · STATE OF CALIFORNIA

DATE: 03/29/2017
JOB : 16-09
DWG. BY: HS
CHK. BY: MG

L1.0.0

SHEET 1 OF 3

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
HOMEWOOD SUITES HOTEL
Public Review Period: October 16, 2017 – November 14, 2017

1.	**PROJECT TITLE:**	Homewood Suites Hotel Planned Development 16-005
2.	**LEAD AGENCY:**	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
	Contact: **Phone:** **Email:**	Darren Nash, Associate Planner (805) 237-3970 Dnash@prcity.com
3.	**PROJECT LOCATION:**	Dallons Drive west of Golden Hill Road; APN: 025-423-002
4.	**PROJECT PROPONENT:**	Ace Design LLC
	Project Representative: **Contact Person:** **Phone:** **Email:**	Rene Rolin (702) 396-5114 rene@aceconstructionlv.com
5.	**GENERAL PLAN DESIGNATION:**	CS (Commercial Service)
6.	**ZONING:**	C3 (Commercial/Light Industrial)

7. **PROJECT DESCRIPTION:**

This is a proposal to establish a 4-story, 105 room hotel. The project includes 109 parking spaces, which complies with the Zoning Code requirement for 105 spaces allowing for one space per guest room and 4 spaces for employees. Parking spaces include standard, compact, EV charger, and handicapped accessible parking stalls, in addition to motorcycle spaces, and bicycle parking facilities.

The project plans indicate that 4-story hotel will not exceed the 50-foot height limit established for the C3 zoning district. The project shares a common driveway with the neighboring "Nano-Meter" project to the east. (See Attachments: 2 - Site Plan, and 3 – Elevations)

The hotel will include ancillary guest facilities including:

- lounge for hotel guests
- meeting rooms
- fitness center
- outdoor pool

8. ENVIRONMENTAL SETTING:

The proposed project would be located on a vacant 2-acre site west of the intersection of Dallons Drive and Golden Hill Road. The site was previously approved as part of a development plan and tentative parcel map (PD 00-008, PR 00-076) for a three-lot commercial subdivision for the development of an industrial/business park, including eight separate buildings totaling 72,380 square feet. A Mitigated Negative Declaration was adopted for the project and since its approval, only one of the three lots was developed. The current proposal for the Homewood Suites, 4-story 105-room hotel would supersede the previous entitlements for this lot.

Surrounding properties to the south, east and west are all zoned C-3. The adjacent lots to the east and west are currently vacant. To the south is the Regency Center, a regional commercial shopping center consisting of approximately 300,000 square feet in retail and restaurant uses (upon build out). This shopping center represents one of the main gateways into the City limits. Property to the north is rural residential and is located within San Luis Obispo County. A residence is located approximately 500-feet to the northeast of the project site.

The project site is located within the Borkey Area Specific Plan (BASP), Subarea E, for which an Environmental Impact Report exists for the specific plan area. A majority of the mitigation measures within the EIR have already been implemented by previous development within Subarea E.

The project site is within the Airport Land Use Plan, Zones 5&6, Outer Airport Influence, which allows hotel uses.

9. OTHER AGENCIES WHOSE 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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities / Service Systems	☐ 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 10/12/17

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities / Service Systems	☐ 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
I. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Discussion (a): The project site is not located within a designated scenic vista and is located immediately behind a major retail shopping center. However, since the site is in proximity to rural residential uses to the north, the massing of the four-story building is a concern when viewed from the residential to the north. The project has been designed in a manner that orients the hotel building in an 'L' shape, where the narrow end of the building is the closest to the northern property line. The closest portion of the building is 50-feet wide and is 72-feet from the northern property line. The architectural end of this portion of the building provides architectural elements including awnings, windows and variations in materials and color. Based on the orientation of the building along with the architectural design, the project's impacts on scenic vistas from the rural residential uses will be less than significant.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Discussion (b): There are two mature oak trees located on the project site. The project has been designed around the trees, so removal is not being proposed. However, there is encroachments into the Critical Root Zone (CRZ) an Arborist Report (Attachment 6) has been prepared to evaluate the trees and potential impacts. See Section IV. Biological Resources that addresses impacts to oak trees and required mitigation.

Based on the location of the trees, their size and condition, the two trees are not considered significant scenic resources. Therefore, this projects impacts on scenic resources is less than significant.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

Discussion (c): The project requires a development plan to be reviewed and approved by the Planning Commission. Since this site is in proximity to commercial uses to the south and east, as well as rural residential uses to the north, through the development plan review process, conditions can be added to improve the aesthetics of the project and to reduce impacts on neighboring uses. This project's impacts on visual character will be less than significant.

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)	☐	☐	☒	☐

Discussion (d): This project is proposing parking lot pole lights and some exterior lights mounted on the building. Standard conditions require that all new lighting be adequately shielded. A condition of approval requires Staff to review light fixtures for proper shielding prior to the issuance of a building permit. Therefore, this project's impacts on day or nighttime views in the area will be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

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? ☐ ☐ ☐ ☒

Discussion (a): The project site is designated in the General Plan and is zoned on the City's Zoning Map for commercial development. The property is not identified in the City General Plan, Conservation Element (Figure OS-1, Important Farmland) as having either prime or unique farmland of statewide importance. Therefore, the project would not result in impacts on converting prime or other significant soils to urban land uses.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☐ ☐ ☐ ☒

Discussion (b): The project would not conflict with zoning for agricultural use. The Project Site is not zoned for agriculture and is not under a Williamson Act Contract.

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))? ☐ ☐ ☐ ☒

Discussion (c): There are no forest land or timberland resources within the City of Paso Robles.

d. Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion (d): See response to II.c.

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 (e): No farmland is located within the near vicinity of the project site. Properties to the east, west, and south of the property are zoned commercial and properties to the north, which are in the County, are zoned rural residential. The commercial properties that surround the subject site are intended to be developed with commercial and light-industrial uses. Use of the site for future development would not have a significant impact to agricultural or forestry resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	☐	☐	☒	☐
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)	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	☐	☐	☒	☐

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.

The project would result in short term impacts associated with grading for the proposed construction, however, standard conditions required by the City, as well as the APCD, will be implemented which will address these impacts.

An Air Quality Impact Analysis (IA) has been prepared by SWCA Environmental Consultants, See Attachment 5. Air quality impacts were analyzed with the aid of the California Emissions Estimator Model (CalEEMod) version 2016.3.1. CalEEMod is used to calculate air and Greenhouse Gas emissions associated wit land use projects. Emissions from the project were estimated and compared against their respective impact thresholds.

Construction Emissions: The IA evaluated construction emissions including construction equipment engine exhaust, emissions from worker vehicles commuting trips, materials delivery, and fugitive dust from earthmoving activities. The data received from the CalEEMod calculations was comparted to the thresholds outlined in the SLOAPCD 2012 Handbook as noted in Table 8 of the IA (Pg. 9). The IA concluded that the construction of the project will not cause emissions above the APCD significance thresholds for combined ROG and NOx, DPM or PM10.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Operation Emissions: the CalEEmod calculations were compared to the thresholds outlined in the SLOAPCD 2012 Handbook, as noted in Table 10 of the IA (Pg. 10) the proposed project would not generate emissions exceeding SLOAPCD thresholds during operation (both daily and annual).

Based on the conclusions of the IA indicating that neither construction or operations emissions would exceed the thresholds, this projects impact on applicable air quality plans, standards, including cumulative considerable impacts, would be less than significant. Standard Air Quality emission and dust control measures will be added as conditions of approval for the project.

e. Create objectionable odors affecting a substantial number of people? (Source: 11)	☐	☐	☐	☒

Discussion (e): It is not anticipated that there will be any objectionable odors as a result of development of the hotel project.

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 (a): The project site is located within the Borkey Area Specific Plan (BASP), Subarea E, for which an Environmental Impact Report exists for the specific plan area. The BASP concluded that in general development of the suburban land uses proposed by the specific plan would result in the loss of agricultural lands and pastures that provided a resource base for local wildlife populations. Much of the plan area has since been developed with a majority of the mitigation measures within the EIR already implemented. The BASP did not identify development of Subarea E as a significant impact to wildlife besides the general comments described for the specific plan as a whole. Specific biological resources identified in the EIR in relation to the project site include several mature oak trees. There are two mature oak trees located on the project site for which an Arborist Report was prepared which includes measures to protect three of the trees (Attachment 6).

Beyond the BASP EIR, a Biological Report was prepared by Althouse and Meade (October 2016), to evaluate the impacts associated with the hotel project on the site, See Attachment 7.

The Report indicates that the project site is located within an area that is considered an important migration area for the San Joaquin Kit Fox, although no presence of kit fox has been detected in the project area (BASP). The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. Since the 2 acre area will be disturbed for the hotel project, the disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio.

The mitigation measures are provided in the Mitigation Monitoring and Reporting Table, Attachment 8 to this Initial Study. With the incorporation of the mitigation measures this project's impacts on kit fox habitat, will be less than significant. **See Mitigation Measure BR 8-18 in the MMRP, Attachment 4.**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (b): The Biological Report indicates that one vernal pool wetland occurs in the Study Area. The feature appears to be created by a previous excavation. The Report indicates that removal of the vernal pool wetland may require a Non-jurisdictional General Waste Discharge Requirement (WDR) permit from the Regional Water Quality Control Board (RWQCB) to fill a potential water of the State. The RWQCB usually requires mitigation for the impact, to be determined through the permitting process. Prior to application a wetland delineation and protocol surveys for rare branchiopods (fairy shrimp) should be conducted.

A mitigation measure has been added to the project that requires WDR permit to be obtained as required, prior to the issuance of a grading permit. Following the procedures for applying for the WDR permit and working with the RWQCB will mitigate the vernal pool. No other wetlands or waters were identified in the study area, therefore with proper mitigation of the vernal pool, this projects impacts on riparian habitat or sensitive natural community, will be less than significant. **See Mitigation Measure BR-19 in the MMRP, Attachment 4.**

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?	☐	☒	☐	☒

Discussion (c): An isolated vernal pool wetland is located within the Study Area, as mentioned above, that would be removed by the project. The Biological Report indicates that there is no indication of connectivity or adjacency to federal waters, it does not appear to be within federal jurisdiction under Section 404 or the Clean Water Act. It may qualify as a State wetland under the Porter-Cologne Act and be regulated by the RWQCB. As noted above a mitigation measure will be added to the project that requires a WDR permit from the RWQCB prior to the issuance of a grading permit for this project.

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?	☐	☒	☐	☐

Discussion (d): The project site is located within an area that is considered an important migration area for the San Joaquin Kit Fox. The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. Since the 2 acre area will be disturbed for the hotel project, the disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio.

The mitigation measures are provided in the Mitigation Monitoring and Reporting Table, Attachment 4 to this Initial Study. With the incorporation of the mitigation measures this project's impacts on kit fox habitat, will

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	be less than significant.				
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

Discussion (e): There are two mature oak trees located on the project site. An Arborist Report was prepared to evaluate the trees and potential impacts. The project has been designed to accommodate the oak trees and protect them with the construction of the project. Oak protection measures during construction and with the ongoing operations of the project have been evaluated in both the Arborist Report, Attachment 6, and Biological Report, Attachment 7.

Mitigation measures are provided in the Mitigation Monitoring and Reporting Table, Attachment 4 to this Initial Study to further protect the oak trees during construction and ongoing operations of the site. With the incorporation of the mitigation measures, this project's impacts on oak trees will be less than significant. **See Mitigation Measures BR 1-7 and Oak 1-16 in the MMRP, Attachment 4.**

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?	☐	☐	☐	☒

Discussion (f): There are no Habitat Conservation Plans or other related plans applicable in the City of Paso Robles.

V. CULTURAL RESOURCES: Would the project:

a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 15)	☐	☐	☒	☐

Discussion (a):

The project site is located in an area that is not adjacent to a creek or stream, or in an area that has been considered culturally significant. As described in section 3.10 of the EIR for the Borkey Area Specific Plan (BASP), based on a Phase One Survey of the approximately 650 acres within the Specific Plan area, no significant potential archeological or cultural resources were identified to be impacted by development of the plan area (BASP EIR Section 3.10, pgs. 67 & 68).

Although no significant potential archaeological or cultural resources have been identified which would be impacted by development of the plan area, a condition will be added to the project that would require that a qualified Archeologist be on site if cultural resources are found during grading activities and appropriate recommendations made regarding their treatment and/or disposition.

There are also no archaeological or paleontological resources known to be present on the site or in the near vicinity. Since the property is not located within proximity to a creek or river or known cultural resource it is unlikely that there are resources located on the site.

There are no known human remains on the project site, however, per conditions of approval incorporated into the project, if human remains are found during site disturbance, all grading and/or construction activities shall stop, and the County Coroner shall be contacted to investigate.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Therefore, this project will result in less than significant impacts on cultural resources.

AB 52 – Initial Study will be circulated to the 6 tribes that have requested consultation. As mentioned above given that the site has been previously disturbed with development, and given its location, and since a Phase I survey was done at the time of the EIR for the BASP, impacts to cultural resources is anticipated to be less than significant.

b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒

Discussion (b): See response to V.a.

c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion (c): See response to V.a.

d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion (d): See response to V.a.

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)	☐	☐	☐	☒

Discussion (a-i): 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 River 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 California Building Code (CBC) 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 (a-ii)**:** The proposed project will be constructed to current CBC 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. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)	☐	☐	☒	☐

Discussion (a.iii): Per the General Plan EIR, the project site is located in an area with soil conditions that have a low to moderate 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 the reports into the design of the project.

b. Landslides?	☐	☐	☒	☐

Discussion (b): Per the General Plan Safety Element, the project site is in an area that is designated a low-risk area for landslides. Therefore, potential impacts due to landslides is less than significant.

c. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	☐	☐	☒	☐

Discussion (c): 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 the development proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur.

d. 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 (d): See response to item VI.a.iii, above.

e. 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 (e): See response to item VI.a.iii, above.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f.	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?	☐	☐	☐	☒

Discussion (f): The development will be connected to the City's municipal wastewater system, therefore there would not be impacts related use of septic tanks.

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?	☐	☐	☒	☐
b.	Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☒	☐

Discussion (a-b):

An Air Quality Impact Analysis (IA) has been prepared by SWCA Environmental Consultants, See Attachment 5. Air quality impacts were analyzed with the aid of the California Emissions Estimator Model (CalEEMod) version 2016.3.1. CalEEMod is used to calculate Greenhouse Gas emissions associated with land use projects. Emissions from the project were estimated and compared against their respective impact thresholds.

SWCA concluded that for the proposed project, the combined annual emissions would total approximately 793.46 metric tons of CO2e per year. The combined annual emissions do not exceed the applicable threshold of 1,150 metric tons per year. Therefore, the proposed project does not include any elements that would conflict with state or local regulations intended to reduce GHG emissions from new development and impacts resulting from GHG emissions would be less than significant.

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?	☐	☐	☐	☒

Discussion (a): The proposed project is not expected to result in impacts from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor is it expected to result in impacts from accidental release of materials into the environment. During construction, the proposed project would involve the transport of general construction materials. Construction activities would involve the use of fuels and greases for the construction equipment, however, the use, storage, transport and disposal of these materials will be carried out in accordance with federal, state, and local laws, ordinances and regulations. Upon completion of construction, the office and contractor's storage yard would not include hazardous materials, therefore, the project will not have an impact to this environmental factor.

	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?	☐	☐	☐	☒

Discussion (b): See response to VIII.a above.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Discussion (c): Property owned by the San Luis Obispo County College District (Cuesta College North County Campus) is located within ¼ mile of the project. However, the hotel project would not include hazardous emissions or handle hazardous materials, the project will not have an impact to this environmental factor.

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?	☐	☐	☐	☒

Discussion (d): The project site is not identified as a hazardous site per state Codes.

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?	☐	☐	☐	☒

Discussion (e): The project site is approximately 1.8 miles southwest of the Paso Robles Municipal Airport and is Within the Airport Land Use Plan, Zone 5 & 6, Outer Airport Influence, which encourages limitations of residential densities, to avoid potential noise conflicts, and discourages noise-sensitive receptors and uses such as hospitals, schools, convalescent homes, etc. The proposed project is compatible with the Zone 5 & 6 Outer Airport Influence since it does not include residential uses, schools, convalescent homes or similar sensitive uses. Therefore, the project will not have an impact to this environmental factor.

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?	☐	☐	☐	☒

Discussion (f): See response to VIII.e. above.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Discussion (g): The City does not have any adopted emergency response plans. As proposed, the development would not interfere with emergency response.

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?	☐	☐	☐	☒

Discussion (h): The site is not located in an area that is considered wildland, therefore, the project will not be impacted by wildland fires.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

Discussion (a): The project consists of the development of a hotel along with parking lot areas on the 2 acre site. Runoff from the project will be managed onsite via a bio-retention areas and a basin to be built under the front parking lot area and will not add to offsite drainage facilities. This project is not anticipated to violate water quality or discharge requirements since it will not result in releasing water or wastewater discharge from the site. Therefore, considering these factors, the project will have less than significant impacts on water quality standards or waste discharge.

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)	☐	☐	☒	☐

Discussion (b): The project site is within the City limits and it is zoned to allow for commercial and light industrial development. The City's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project.

The project proponent would be required to pay development impact fees for water service expansion and availability to mitigate its proportionate share of related impacts. The project is consistent with the 2016 Urban Water Management Plan (UWMP). Since the UWMP has accounted for land uses at the project site, the project will have adequate water supply available, and will not further deplete or in any way affect, change or increase water demands planned for use in the basin.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	☐	☐	☒	☐

Discussion (c): The project grading and drainage plan is designed to maintain similar historical drainage conditions as the existing condition. Additionally, in compliance with State and local regulations, during construction erosion and/or stormwater control measures will be implemented during site disturbance; therefore the project is not expected to result in substantial erosion or siltation.

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)	☐	☐	☒	☐

Discussion (d): Under existing conditions, there is no stormwater runoff from the site. The proposed project requires minimal grading, and the grading plan for hotel is designed to maintain similar drainage conditions as the existing condition and to divert site runoff from the parking lot areas and hotel building to a water retention basin located under the front parking lot area. Since drainage resulting from development of this property will be maintained onsite and will not contribute to flooding on- or off-site, impacts from the project are considered less than significant.

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)	☐	☐	☒	☐

Discussion (e): As noted in Response IX a. above, surface drainage will be managed onsite and will not add to offsite drainage facilities. Additionally, onsite LID drainage facilities will be designed to clean pollutants before they enter the groundwater basin. Therefore, drainage impacts that may result from this project would be less than significant.

f. Otherwise substantially degrade water quality?	☐	☐	☒	☐

Discussion (f): The project's potential to degrade water quality is addressed in IX.a. above. The project does not have reasonably foreseeable potential to substantially degrade water quality.

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?	☐	☐	☐	☒

Discussion (g): The project does not involve placement of housing. None of the site is within the 100-year flood plain as currently mapped by Federal Emergency Management Agency (FEMA).

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
	Discussion (h): None of the site is within the 100-year flood plain as currently mapped by Federal Emergency Management Agency (FEMA).				
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?	☐	☐	☐	☒
	Discussion (i): See Response IX h. above. Additionally, there are no levees or dams in the City.				
j.	Inundation by mudflow?	☐	☐	☐	☒
	Discussion (j): In accordance with the Paso Robles General Plan, there is no mudflow hazards located on or near the project site. Therefore, the project could not result in mudflow inundation impacts.				
k.	Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	☐	☐	☐	☒
	Discussion (k): The project will implement the City's Storm Water Management Plan - Best Management Practices, and would therefore not conflict with these measures.				
l.	Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	☐	☒	☐	☐
	Discussion (l): The project will incorporate all feasible means to manage water runoff on the project site. As mention in Section IV. Biological Resources, there is a small wetland on the site that will be required to be addressed with RWQCB, prior to the issuance of a grading permit. There is no wetland or riparian areas in the near vicinity, and the project could not result in impacts to aquatic habitat. See Section b and c of Section IV of this Initial Study for associated mitigation measure.				
X. LAND USE AND PLANNING: Would the project:					
a.	Physically divide an established community?	☐	☐	☐	☒
	Discussion (a): The project would not physically divide an established community since it is surrounded by commercial/light industrial zoned vacant lots immediately to the east and west of the site, and the regional commercial shopping center (Regency Center) to the south. The property to the north is within the County.				
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? (Sources: 15)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion (b): The proposed project would be within Subarea E of the Borkey Area Specific Plan (BASP) where light industrial uses are encouraged. The zoning for the project site is C-3 and accommodates a wide variety of commercial and light industrial development, including the highway-oriented commercial, retail commercial, and light industrial uses already typical of the Golden Hill Road/Highway 46 intersection. At this location, the C-3 zoning district specifically allows hotel uses, which is consistent with land use and zoning designations.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion (c): There are no conservation plans associated with this property.

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)	☐	☐	☐	☒
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)	☐	☐	☐	☒

Discussion (a-b): There are no known mineral resources at this project 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)	☐	☐	☒	☐

Discussion (a): Construction would generate noise on the project site consistent with typical construction activities. In general, the grading phase of project construction tends to create the highest noise levels because of the operation of heavy equipment. Short-term construction noise would only occur during daytime hours. Once construction is completed, ongoing operations of the site would generate minimal noise. Since the project is located adjacent to predominantly commercial/industrial uses which are not sensitive to noise, this projects impact related to the noise levels in the vicinity will be less than significant.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Discussion (b): The project may result in short term construction noise and vibration from machinery, however, the construction noise is not anticipated to be excessive nor operate in evening hours. Therefore, impacts from groundborne vibration noise would be considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion (c): Construction noise impacts would be short term and, therefore, would not result in a permanent increase of ambient noise. Operation of the office would generate low noise levels during the daytime. These daytime noise levels would not be substantial due to the low-level noise sources and surrounding environment characteristics described in the response to Response XII.a, above. Considering these factors, the project would not result in a substantial permanent increase in ambient noise levels.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion (d): Construction would result in a temporary increase in ambient noise levels as described in response XII.a above. However, these activities would not be significant since the site is surrounded by primarily commercial/industrial uses. The applicant would need to comply with noise standards in the zoning ordinance, and not create nuisance noise between 7:00 pm and 7:00 am.

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)	☐	☐	☐	☒

Discussion (e): The project site is within the Airport Land Use Plan, Zone 5 & 6, Outer Airport Influence, which encourages limitations of residential densities, to avoid potential noise conflicts, and discourages noise-sensitive receptors and uses such as hospitals, schools, convalescent homes, etc. As described in Response XII.a. above, the project is located adjacent to predominantly commercial/industrial uses which are not sensitive to noise, therefore, the project will not have an impact to this environmental factor.

XIII. POPULATION AND HOUSING: Would the project:

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)	☐	☐	☐	☒

Discussion (a): The proposed project will create employment for four (4) full-time office staff. These jobs can be absorbed by the local and regional employment market, and will therefore not create the demand for new housing or population growth or displace housing or people.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion (b): The project would not displace any housing. No housing occurs on the project site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion (c): See response XIII b.

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)	☐	☐	☒	☐
b. Police protection? (Sources: 1,10)	☐	☐	☒	☐

Discussion (a-b): The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large-scale development, and the incremental impacts to services can be mitigated through payment of development impact fees. Therefore, impacts that may result from this project on fire and police services are considered less than significant.

c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities? (Sources: 1,10)	☐	☐	☐	☒

Discussion (c-e): The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large-scale development, and the incremental impacts to services can be mitigated through payment of development impact fees. As described in Response XIII.a. above and XV.a below, the project is not expected to generate population growth due to the minimal number of jobs that can be absorbed by the local and regional employment market. Additionally, no increase is expected in the use of parks, schools, or recreational facility. Therefore, there would be no impact on these services.

XV. RECREATION

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?	☐	☐	☐	☒

Discussion (a): As described in Response XIII.a, above, the project is not expected to generate population growth due to the minimal number of jobs that can be absorbed by the local and regional employment market. Therefore, no increase is expected in the use of any park or recreational facility. Therefore, there would be no impact on park capacities, service levels or performance objective.

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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion (b): The project does not include recreational facilities. Furthermore, as described in Response XIII.a, above, the project is not expected to generate population growth. Therefore, it would not require the construction or expansion of any recreational facility.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

a.	Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐

Discussion (a-b):

A Traffic Impact Analysis was prepared by Associated Transportation Engineers (ATE), dated September 25, 2017. See Attachment 8. The traffic and circulation study contains an analysis of potential traffic impacts associated with development of a Homewood Suites proposed in the City of Paso Robles. The study reviews Existing, Existing+ Project, Cumulative and Cumulative+ Project and Summer Friday traffic conditions in the vicinity of the site.

The study-area roadways analyzed include State Route 46 (East), Buena Vista Drive, Golden Hill Road and Dallons Drive. The facilities analyzed are summarized on Table 1.

Table 1
Study-Area Transportation Facilities

Roadways	Intersection
State Route 46E	State Route 46E/Golden Hill Road
Golden Hill Road	State Route 46E/Buena Vista Drive
Buena Vista Drive	Buena Vista Drive/Dallons Drive
Dallons Drive	Golden Hill Road/Dallons Drive
	Golden Hill Road/Shopping Center Driveway

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Intersection Operation

Intersection operation of the existing and existing + project conditions during the A.M. and P.M. peak hour periods are shown in Table 7 of the TIA. The level of service calculation worksheets are contained in the Technical Appendix of the TIA, See Attachment 8.

Table 7
Existing + Project Intersection Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	Existing	Existing + Project	Existing	Existing + Project
State Route 46E/Buena Vista Drive	12.3 sec./LOS B	12.4 sec./LOS B	12.6 sec./LOS B	12.8 sec./LOS B
Buena Vista Drive/Dallons Drive	9.2 sec./LOS A	9.2 sec./LOS A	8.6 sec./LOS A	8.6 sec./LOS A
Golden Hill Road/Dallons Drive	9.6 sec./LOS A	9.8 sec./LOS A	10.8 sec./LOS B	11.2 sec./LOS B
Golden Hill Road/Shopping Center	9,7 sec./LOS A	10.0 sec./LOS B	12.1 sec./LOS B	12.2 sec./LOS B
State Route 46E/Golden Hill Road	21.3 sec./LOS C	21.7 sec./LOS C	24.5 sec./LOS C	24.7 sec./LOS C

LOS based on average delay per vehicle in seconds.

The project's addition to peak hour traffic would have only a minor effect on the study-area intersection, as illustrated in Table 7, of the TIA. The study-area intersection would continue to operate in the LOS "C" range with the addition of traffic from the project. The intersection analyses show that the existing street system works well and has reserve capacity available.

ATE utilized the Synchro software to evaluate the operation and queues at of the State Route 46E/Golden Hill Road inter section. Traffic generated by the Homewood Suites was added to the existing P.M. peak hour traffic volumes. Table 8 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the existing + project P.M. peak hour volumes. The 95th percentile queue length is the queue that is exceeded 5% of the time during the peak hour. For example, the State Route 46E/Golden Hill Road intersection runs at a 90- second cycle length, or 40 cycles per hour. The 95th percentile queue length would occur 2 times during the peak hour (40 cycles x 5% = 1.5 cycles) at this location.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Table 8
Left-turn Storage Requirements at the State Route 46E/Golden Hill Road Intersection
Existing + Project P.M. Peak Hour Traffic Volumes

Movement	Existing Storage Length	95% Queue Length
Northbound Left-Turn	155 feet	98 feet
Southbound Left-Turn	135 feet	82 feet
Eastbound Left-Turn	545 feet	87 feet
Westbound Left-Turn	465 feet	32 feet

Table 8 shows that the 95th percentile queue lengths will not exceed the left-turn storage length with existing + project P.M . peak hour volumes.

Short Term Commulative

The TIA evaluated the short term commulative project trip volumes during the AM and PM peak hour periods. See Tables 13 and 14 in the TIA, Attachment 8. The TIA indicates that the State Route 46E/Golden Hill Road intersection is forecast to operate in the LOS "C" range with short-term cumulative and short-term cumulative + project volumes during the A.M. and P.M. peak hour periods as shown in Table 13. The intersection analyses show that the existing street system works well and has reserve capacity available. Additionally, Table 14 of the TIA shows that the 95th percentile queue lengths will not exceed the left-turn storage length with short-term cumulative + project P.M. peak hour volumes. The left-turn vehicle queues can be accommodated by the existing left-turn storage lengths. Traffic generated by the Homewood Suites was added to the short-term cumulative P.M . peak hour traffic volumes. Table 14 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the short-term cumulative + project P.M. peak hour volumes.

Summer Friday PM Peak Hour

At the request of the City, ATE updated their original TIA with supplemental analysis for the two study-area intersections along State Route 46 (East). See TIA dated September 25, 2017, Attachment 8.

Traffic volumes along the State Route 46 (East) corridor are higher on Friday evenings during the Summer months when people are traveling from the San Joaquin Valley to the Central Coast for weekend recreation. Traffic counts were collected at the signalized intersections along the State Route 46 (East) corridor during the Summer Friday P.M . peak period (traffic counts are included in Technical Appendix). The Summer Friday counts were collected from 4:00 P.M. to 6:00 P.M.

Traffic generated by the proposed Homewood Suites Hotel Project was added to the short- term cumulative Summer Friday P.M. peak hour volumes to assess potential cumulative project-impacts during the short-term cumulative Summer Friday P.M. peak hour time period. Figure 13 illustrates the short-term cumulative + project Summer Friday P.M. peak hour traffic volumes. Table 19 lists the short-term cumulative + project Summer Friday P.M. peak hour levels of service along the State Route 46 (East) corridor. P.M. peak traffic

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

volumes along State Route 46 (East) are higher when compared to the typical weekday P.M. peak hour period. These higher volumes are typical for the Friday evening period during the peak Summer months when people from the San Joaquin Valley travel to the coast for weekend recreation.

Table 19
Short-Term Cumulative + Project Summer Friday P.M. Peak Hour Intersection Operations

Intersection	Control	Delay Per Vehicle/LOS(a)	
		Weekday PM Peak Hour	Summer Friday PM Peak Hour
State Route 46(E)/Buena Vista Drive	Signal	16.4 Sec./LOS B	28.6 Sec./LOS C
State Route 46 (E)/Golden Hill Road	Signal	31.9 Sec./LOS C	44.9 Sec./LOS D

As shown in Table 19, the study-area intersections are forecast to continue to operate at LOS "D" or better assuming the short-term cumulative + project Summer Friday P.M. peak hour traffic volumes.

ATE utilized the Synchro software to evaluate the operation and queues at of the State Route 46E/Golden Hill Road intersection. Traffic generated by the Homewood Suites was added to the short-term cumulative Summer Friday P.M. peak hour traffic volumes. Table 20 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the existing + project P.M. peak hour volumes. The 95th percentile queue length is the queue that is exceeded 5% of the time during the peak hour. For example, the State Route 46E/Golden Hill Road intersection runs at a 90-second cycle length, or 40 cycles per hour. The 95th percentile queue length would occur 2 times during the peak hour (40 cycles x 5% = 1.5 cycles) at this location.

Table 20
Left-turn Storage Requirements at the State Route 46E/Golden Hill Road Intersection
Short-Term Cumulative + Project Summer Friday P.M. Peak Hour Traffic Volumes

Movement	Existing Storage Length	95% Queue Length
Northbound Left-Turn	155 feet	151 feet
Southbound Left-Turn	135 feet	165 feet
Eastbound Left-Turn	545 feet	161 feet
Westbound Left-Turn	465 feet	47 feet

Table 20 shows that the 95th percentile queue lengths will exceed the left-turn storage length for the southbound left-turn movement with short-term cumulative + project Summer Friday P.M. peak hour volumes.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation:

The segment of State Route 46E between U.S. Highway 101 and Union Road is forecast to operate above 100 percent of capacity. The 2008 Comprehensive Corridor Study (CCS) prepared by Caltrans established that widening of State Route 46E to accommodate General Plan Builout traffic would be ineffective without capacity and operational enhancements to

U.S.Highway 101 and the U.S. Highway 101/State Route 46E interchange. The CCS also recognizes that capacity improvements to State Route 46E such adding more lanes are in conflict with the City's small town character, convenience for non-auto modes of transportation, safety and cost/benefit goals. To mitigate impacts to State Route 46E the CCS endorsed the development of a paraIlel route system of local roads north and south of State Route 46E between Jardine Road and River Road that would reduce the demand for travel on the highway.

Routes have been identified by the City of Paso Robles in the 2008 State Route 46E Parallel Route Study. The alignment of the route(s) will be studied by the City, and constructed with development of the land uses north and south of State Route 46E. The Parallel Route Study developed the following recommendations:

- A connection between Airport Road and Golden Hill Road via Wisteria Road corridor, including a bridge over Huerhuero Creek.
- A connection between the northern terminus of Golden Hill Road and the western terminus of Dry Creek Road, including a bridge over Huerhuero Creek.
- Improvements to the intersection of State Route 46E and Union Road. The City shall monitor and plan for a grade separated interchange and interim improvements as needed. The improvement of this intersection will require that the north leg be extended to connect to Airport Road so that access to uses in the Airport area would be provided via the new intersection at State Route 46E/Union Road. At this time there is no conceptual design, funding or construction schedule for an interchange at the location.
- Improvement to facilities serving non-auto modes of travel will also reduce the auto demand along this corridor.

The ATE Traffic Impact Analysis for the The Homewood Suites Hotel project concludes that the project will add 45 A.M. peak hour trips and 53 P.M. peak hour trips to the intersection. The project will be required to pay traffic mitigation fees to the City to offset its impact to the intersection. More specifically the City will utilize the mitigation fees, anticipated to be around $295,000, on the Tractor Street/Wisteria Lane connection. As a result of the payment of traffic Impact Fees, this project impacts on Transporation will be less than significant with mitigation incorporated. **See Mitigation Measure T-1 in the MMRP, Attachment 4.**

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?	☐	☐	☐	☒

Discussion (c): This project will not require a change in air traffic patterns, result in an increase in air traffic levels, or change the location of the current air traffic patterns, therefore there would be no impacts to air traffic.

d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

Discussion (d): There are no hazardous design features associated with this project that could result in safety

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

hazard impacts from this project.

e. Result in inadequate emergency access? ☐ ☐ ☐ ☒

Discussion (e): The project will not impede emergency access, and has been designed in compliance with all emergency access safety features and to City emergency access standards. Therefore, since this project has been designed to provide adequate access, there is no impact.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☐ ☒

Discussion (f): There is existing curb, gutter, sidewalk and bike lanes along the frontage of the site, however, the project will comply with any policies related to additional road improvements on Dallons Drive. Therefore, the project will not have an impact to this environmental factor.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ☐ ☐ ☐ ☒

Discussion (a): The project will comply with all applicable wastewater treatment requirements required by the City, Regional Water Quality Control Board and the State. Therefore, there will be no impacts resulting from wastewater treatment from this project.

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? ☐ ☐ ☐ ☒

Discussion (b): Per the City's General Plan EIR, Urban Water Management Plan, and Sewer System Management Plan, the City's water and wastewater treatment facilities are adequately sized, including planned facility upgrades, to provide water needed for this project and treat effluent resulting from this project. Therefore, this project will not result in the need to construct new facilities.

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? ☐ ☐ ☐ ☒

Discussion (c): All new stormwater resulting from this project will be managed on the project site, and will not enter existing storm water drainage facilities or require expansion of new drainage facilities. Therefore, the project will not impact the City's storm water drainage facilities.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Discussion (d): The hotel project is permitted in the current land use and zoning designations; therefore the project can be served with existing water resource entitlements available and will not require expansion of new water resource entitlements.

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?	☐	☐	☐	☒

Discussion (e): Per the City's Sewer System Management Plan (SSMP) the City's wastewater treatment facility has adequate capacity to serve this project as well as existing commitments.

f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

Discussion (f): Per the City's Landfill Master Plan, the City's landfill has adequate capacity to accommodate construction related and operational solid waste disposal for this project.

g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion (g): The project will comply with all federal, state, and local solid waste regulations.

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?	☐	☐	☒	☐

Discussion (a): As noted within this environmental document, and with the mitigation measures outlined in the document, the projects future development impacts related to habitat for wildlife species (e.g. San Joaquin Kit Fox) and oak tree preservation will be less than significant with mitigation incorporated. The project would not result in impacts to fish habitat or impacts to fish and wildlife populations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No 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)?	☐	☐	☒	☐

Discussion (b): The analyses prepared for this project demonstrate that potentially significant impacts that may result from implementation of this project will not:

- individually; and/or
- in connection with effects of past projects, and/or
- in connection with current projects; and/or
- in connection with probable future projects, result in cumulatively considerable significant impacts.

Based on substantial evidence, potential impacts identified related to San Joaquin Kit Fox and oak trees are not cumulatively considerable. With mitigation measures applied to this project it will not result in impacts that are individually limited or cumulatively considerable.

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

Discussion (c): The project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

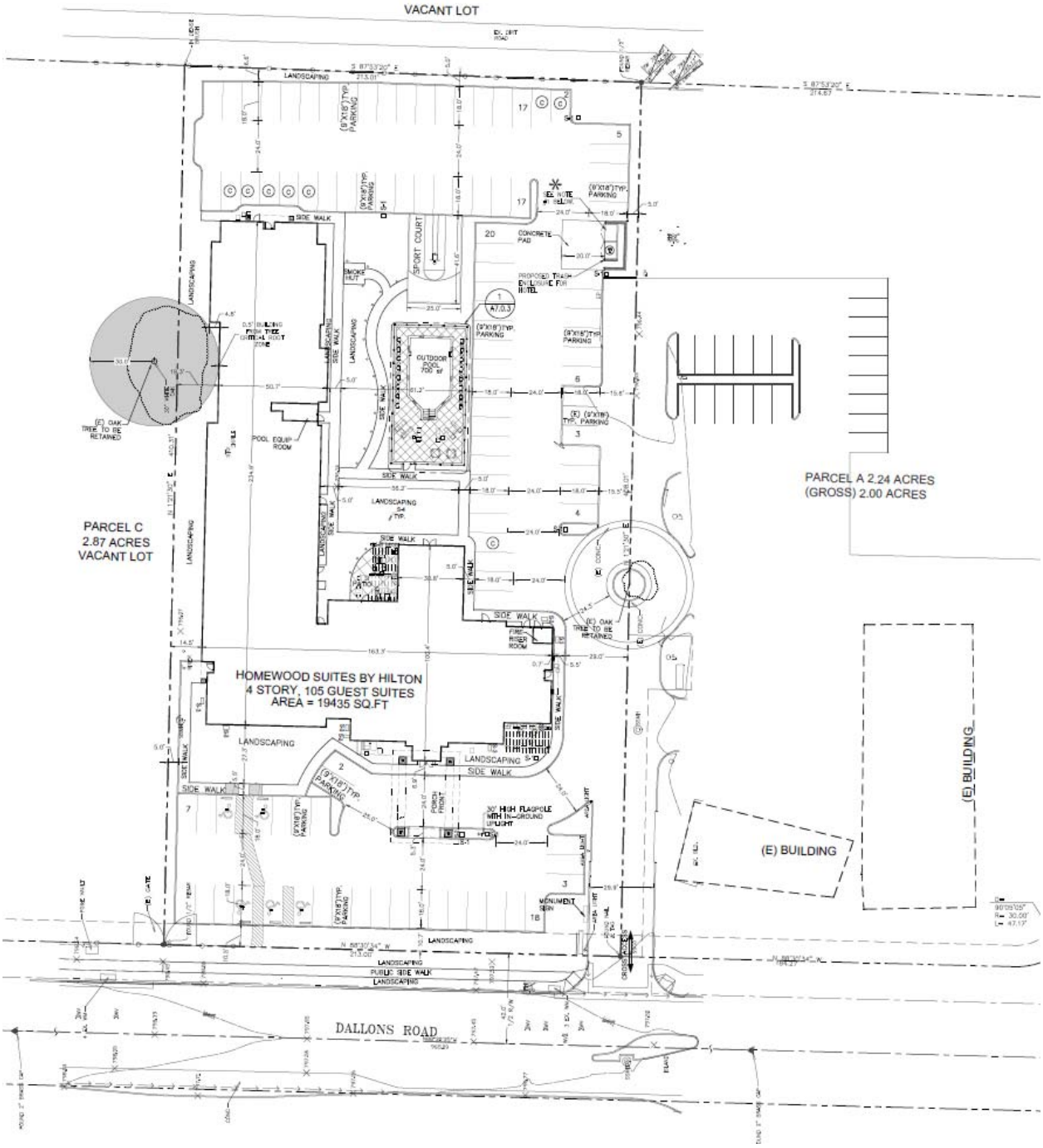
Reference #	Document Title	Available for Review at:
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2007 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	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
15	Environmental Impact Report for the Borkey Area Specific Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446

Attachments:

1. Vicinity Map
2. Site Plan
3. Building Elevation
4. Mitigation Monitoring and Reporting Plan
5. Air Quality Assessment
6. Arborist Report
7. Biological Study
8. Traffic Impact Analysis

ATTACHMENT - 2

ATTACHMENT - 3



ATTACHMENT - 3

1 EAST ELEVATION

2 SOUTH ELEVATION

LEGEND

- EGGWHITE SW6364
- RESTRAINED GOLD SW 6129
- SALUTE SW 7582
- LATTE SW 6108
- CLIFFSTONE

DESIGN DEVELOPMENT PLANS

EXTERIOR ELEVATIONS

HOMEWOOD SUITES

DALLONS DRIVE

CITY OF PASO ROBLES, CA 93447

ACE Design LLC

DATE: 08/04/2017

A2.0.0

SHEET 1 OF 1

ATTACHMENT – 4
MMRP

Mitigation Monitoring and Reporting Plan – Homewood Suites Hotel

Project File No./Name: Tidwell Contractor Storage Yard
Approving Resolution No.:____ by: ☒ Planning Commission ☐ City Council Date: NOVEMBER 14, 2017

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.

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.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BR-1: Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered by a qualified biologist and a licensed land surveyor. Data for each tree should include date, species, number of stems, diameter at breast height (DBH) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed.	Project	CDD		Notes shown on construction documents. documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.
BR-2: An oak tree protection plan shall be prepared and approved by the City of Paso Robles.	Project	CDD		Notes shown on construction documents. documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.
BR-3: Impacts to the oak canopy or critical root zone (CRZ) should be avoided where practicable. Impacts include	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.				documenting payment of in-lieu fees.	
BR-4: Impacted oaks shall be mitigated for by planting one 24 inch boxed tree for impacts up to 25 percent of the root zone or canopy. Two 24 inch boxed trees shall be planted for trees with impacts up to 50 percent of the tree, and so on. The mitigation trees shall be incorporated into the landscape plan.	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-5: Replacement oaks for removed trees must be equivalent to 25 percent of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches DBH (30 total diameter inches), would be 7.5 inches (30 inches removed x 0.25 replacement factor). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees shall be required for each oak tree removed.	Project	CDD		Notes shown on construction documents. Approval letter from	Prior to site disturbance, grading permit issued.
BR-6: Replacement trees should be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least 7 years.	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-7: Within one week of ground disturbance activities, **if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged.** A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
shall have the authority to reduce or increase the recommended buffer depending upon site conditions.					
BR-8. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented: a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 6.0 acres (2 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities. b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory	Project	CDD		Notes shown on construction documents. Approval letter from CDFW and receipt from TNC documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total: $15,000 (6 multiplied by $2,500) This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities. c. Purchase 6 credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total: $15,000 (6 multiplied by $2,500) This fee is calculated based on the current cost-per-credit of $2,500 per acre of mitigation. The fee is established by the conservation bank owner and may					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.					
BR-9. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities: i. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits. ii. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason. When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City. iii. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work. If incidental take of kit fox during project activities is possible, **before project activities commence,** the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities. iv. In addition, the qualified biologist shall implement the following measures: 1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances: ▪ Potential kit fox den: 50 feet ▪ Known or active kit fox den: 100 feet ▪ Kit fox pupping den: 150 feet 2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.					
BR-10. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.	On-going	CDD			Ongoing during construction.
BR-11. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.	Project	CDD		Note on plans.	Prior to issuance of grading permit.
BR-12. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.	Project	CDD			Prior to issuance of a grading permit.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BR-13. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-14. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-15. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-16. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.					
BR-17. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-18. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage: i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches. ii. If a more solid wire mesh fence is used, 8 by 12 inch openings near the ground shall be provided every 100 yards iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
BR-19 Prior to the issuance of a Grading Permit get any necessary permits from the Regional Water Quality Control Board related to the vernal pool wetland that occurs in the study area.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak -1: Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner or their designee shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sage and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.					
Oak-2: Soil Aeration Methods: Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include adding specialized soil conditioners, water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak-3: Chip Mulch: All areas within the CRZ of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak-4: Trenching Within CRZ: All trenching/excavation for foundations within the CRZ of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is talking place. Any landscape architects and contractors	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
involved shall not design any irrigation or other features within any drip line unless previously approved by the project arborist.					
Oak-5 Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak- 6: Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 7: Paving Within The CRZ: The preferred method on paving within the drip line consists of placing base material on existing grade. Any grade lowering removes important surface roots. Pavers can be used with limitations. The base material must be above natural grade and the curbing to retain the pavers shall not be trenched any deeper than six inches into the natural grade.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 8: Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist. All soil compaction within drip line areas shall be mitigated as described previously.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 9: Existing Surfaces: The existing ground surface within the CRZ of all native trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 10: Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.					
Oak – 11: Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities. ● pre-construction fence placement ● any utility or drainage trenching within any CRZ ● All grading and trenching near trees requiring monitoring on the spreadsheet	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 12: Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 13: Landscape: All landscape under the CRZ shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines;					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.					
Oak – 14: Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 15: Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots**. Roots greater than 2 inches in diameter shall **not** be cut.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
Oak – 16: Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health. The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.					

Mitigation Measure PD 17-007 (Homewood Suites Hotel)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
T-1: Transportation: Prior to the issuance of a Certificate of Occupancy for the hotel, Traffic Impact Fees shall be paid to the City.		Building/Planning			Prior to C of O.

(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.

ATTACHMENT - 5

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

Phoenix Office
3033 North Central Avenue, Suite 145
Phoenix, AZ 85012
Tel 602.274.3831 Fax 602.274.3958
www.swca.com

Technical Memorandum

To: **Jaz Diamond**, Ace Design & Construction

From: Carlos Ituarte-Villarreal, SWCA

Date: April 5, 2017

Re: **Proposed Homewood Suites Project - Air Quality Impact Assessment**

This technical memorandum details an air quality impact assessment and the estimated emissions from the construction and operation of the proposed Homewood Suites Project on Dallons Drive, within the city of Paso Robles, CA.

The proposed project consists of the construction of a 105-room hotel under the Homewood Suites brand. The proposed hotel will cater to both leisure and business travelers. It will employ an estimated 10 full-time-equivalent employees. The project also includes the construction of a 104-parking space parking lot to service the proposed hotel.

Air quality impacts were analyzed with the aid of the California Emissions Estimator Model (CalEEMod) version 2016.3.1. CalEEMod was designed in collaboration with the South Coast Air Quality Management District (SCAQMD) and other California air districts to calculate air and GHG emissions associated with land use projects (CalEEMod 2013). Emissions from the proposed alternative were estimated and compared against their respective impact threholds.

PROJECT DESCRIPTION

The Homewood Suites Paso Robles hotel project would involve the construction of a 105-room hotel on a 2-acre vacant parcel in the City of Paso Robles. The site is generally situated on Dallons Drive. The proposed hotel will cater to both leisure and business travelers. It will employ an estimated 10 full-time employees. Project access will be from Dallons Road.

The project involves the construction of a new 4-story, 105 room hotel and a parking lot. The site is currently vacant therefore no demolition would be required in order to construct the project. The site would be graded in order to construct the project, however, cut and fill would be balanced on site.

GREENHOUSE GAS EMISSIONS

This section describes potential greenhouse gas (GHG) emissions associated with the project construction, operation, and maintenance. GHG emissions were calculated and reported in carbon dioxide equivalents (CO_2e) for carbon dioxide (CO_2), methane (CH_4) and nitrous oxide (N_2O) emissions.

Regulatory Background

Federal

CLEAN AIR ACT

The U.S. Environmental Protection Agency (USEPA) has the authority to list GHGs as pollutants and to regulate emissions of GHGs under the federal Clean Air Act (CAA). On April 17, 2009, USEPA established that CO_2, CH_4, N_2O, hydrofluorocarbons, perfluorocarbons, and SF_6 may contribute to air pollution and may endanger public health and welfare. Reporting regulations that require specific facilities and industries to report their GHG emissions annually under Code of Federal Regulations (CFR) Title 40.

- 40 CFR Part 98. Mandatory Reporting of Greenhouse Gases Rule. This rule requires mandatory reporting of GHG emissions for facilities that emit more than 25,000 metric tons (MT) of CO_2e emissions per year.
- 40 CFR Part 52. Proposed Prevention of Significant Deterioration and Title V Greenhouse Gas Tailoring Rule. USEPA has mandated that Prevention of Significant Deterioration (PSD) and Title V requirements applies to facilities whose stationary source CO_2e emissions exceed 100,000 tons per year.

State

EXECUTIVE ORDER S-3-05

State Executive Order S-3-05 established GHG reduction targets for the state of California. The targets called for a reduction of GHG emissions to 2000 levels by 2010; a reduction of GHG emissions to 1990 levels by 2020; and a reduction of GHG emissions to 80% below 1990 levels by 2050.

GLOBAL WARMING SOLUTIONS ACT OF 2006 (AB 32)

In 2006, the California State Legislature signed the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), which provides the framework for reducing GHG emissions in California. This law requires the California Air Resources Board (CARB) to design and implement a scoping plan that describe emission limits, regulations, and other measures such that statewide GHG emissions are reduced in a technologically feasible and cost-effective manner to 1990 levels by 2020.

The scoping plan includes a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program (CARB 2008a).

CARB's Regulation for the Mandatory Reporting of Greenhouse Gas Emissions came into effect in January 2009. CARB issued a Preliminary Draft Staff Proposal titled Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act in October 2008 that included a proposal that non-transportation-related sources with GHG emissions less than 7,000 MT CO_2e per should be presumed to have a less-than-significant impact (CARB 2008b).
On December 30, 2009, the California Resources Agency adopted amendments to the CEQA Guidelines to include analysis of GHG emissions in CEQA documents. The amendments became effective on March 18, 2010.

EXECUTIVE ORDER B-30-15

In April 2015, Governor Brown signed Executive Order B-30-15 that added the intermediate target of reducing GHG emissions to 40% below 1990 levels by 2030.

SENATE BILL 32 AND ASSEMBLY BILL 197

On September 8, 2016, Governor Brown signed Senate Bill 32 (SB 32) and Assembly Bill 197 (AB 197), which provides CARB with a statutory basis for expands the scoping plan, requiring California to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030

AB 197 requires CARB to make the annual emissions of GHGs, criteria pollutants, and toxic air contaminants available on its web site for each facility that reports to the state board and air districts. Finally, this bill requires CARB to approve a statewide GHG emissions limit equivalent to the statewide GHG emissions level in 1990 to be achieved by 2020.

Regional

SAN LUIS OBISPO COUNTY AIR POLLUTION CONTROL DISTRICT

The San Luis Obispo County Air Pollution Control District (SLOAPCD) regulates local air quality and air quality sources in San Luis Obispo County. SLOAPCD created the CEQA Air Quality Handbook to assist lead agencies, planning consultants, and project proponents in assessing the potential air quality impacts from industrial, residential, and commercial development (SLOAPCD 2012b). This handbook provides information on SLOAPCD's GHG thresholds for determining the significance of GHG emission impacts from proposed development and provides recommendations on the level of mitigation necessary to reduce those impacts.

Significance Criteria

As defined in Section 15002(g) of the CEQA Guidelines, a significant effect on the environment is "a substantial adverse change in the physical conditions which exist in the area affected by the proposed project." As stated in Section 15064(b) of the CEQA Guidelines, the significance of an activity may vary with the setting. CEQA allows for significance criteria established by the applicable air pollution control district(s) to be used to assess the impact of a project related to GHG emissions, at the discretion of the CEQA Lead Agency.

GHG emissions from construction projects must be quantified and amortized over the life of the project as required SLOAPCD's CEQA Air Quality Handbook. The amortized construction emissions must be added to the annual average operational emissions and then compared to the operational thresholds in Section 3.5.1, Significance Thresholds for Project-Level Operational Emissions. The operational threshold of significance for GHGs as defined by SLOAPCD for land use development projects is 1,150 metric tons per year (MT/yr) of CO_2e or 4.9 MT of CO_2e/service population. Land use development projects include residential, commercial and public land uses and facilities.

Methodology

GHG emissions were analyzed using the California Emissions Estimator Model (CalEEMod) version 2016.3.1. CalEEMod was designed in collaboration with the South Coast Air Quality Management District (SCAQMD) and other California air districts to calculate air and GHG emissions associated with land use projects. This software analyzes both construction (short-term) and operational (long-term) emissions by utilizing both project-specific values such as construction schedules and equipment rosters as well as default values for specific geographic areas and typical land use projects.

GHG emission calculations in this document are based on worst-case estimates of emissions to ensure presentation of a conservative analysis. GHG calculations are provided in Appendix A.

Potential Impacts

Potential project impacts related to GHG emissions were assessed against the CEQA significance criteria and are discussed in further detail in the following sections. The impact analysis evaluates potential project impacts during the construction phase and the operation and maintenance phase.

Construction Emissions

Construction activity is assumed to occur over a period of approximately 11 months. Construction related CalEEMod results for the project would generate an estimated 402.68 metric tons of CO_2e. When amortized over a 30-year period, construction of the proposed project would generate approximately 13.42 metric tons of CO_2e per year. Table 1 presents a summary of the total construction related emissions.

Table 1. Construction – Estimated GHG Emissions

	Annual Emissions (CO_2e)
Total GHG construction emissions	402.68 MT
GHG Emissions amortized over 30 years	13.42 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

Operation and Maintenance Emissions

GHG emissions for operation and maintenance emissions were estimated for the proposed project. Emissions from electricity and natural gas use, consumer products, landscape maintenance, architectural coating, water use and solid waste disposal were estimated and added together for comparison with the applicable emission thresholds.

Energy Use

Operational emissions from electricity and natural gas use for the proposed project were estimated using CalEEMod (see Appendix A for calculations). Is estimated that electricity consumption associated with the project would generate approximately 174.91 metric tons of CO_2e per year. Natural gas use would generate approximately 172.69 metric tons of CO_2e per year. Thus, overall energy use at the project site would generate approximately 347.60 metric tons of CO_2e per year. Table 2 summarizes these results.

Table 2. Energy-Related GHG Emissions

Emission Source	Annual Emissions (CO_2e)
Electricity	174.91 MT
Natural Gas	172.69 MT
Total	347.60 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

Area Sources

Emissions associated with consumer products, landscape maintenance, and architectural coating, were calculated in CalEEMod based on standard emission rates from the CARB, USEPA, and emission factors used for each equipment type from OFFROAD2011 (CalEEMod User's Guide, 2016). Estimated area source-related emissions are summarized in table 3.

Table 3. Area Sources GHG Emissions

Emission Source	Annual Emissions (CO_2e)
Area Sources Total	0.00053 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

Solid Waste

Emissions from waste generation were also calculated in CalEEMod. In order to estimate the eventual contribution of GHG emissions from solid waste disposed by a land use annually, the total amount of carbon dioxide and methane that would be evolved over the span of many years is calculated based on IPCC's methods for quantifying GHG emissions using the degradable organic content of the waste generated. The project is estimated to dispose of 57.49 tons of solid waste in landfills. As shown in Table 4, based on this estimate, the project would result in approximately 28.91 metric tons of CO_2e per year.

Table 4. Solid Waste-Related GHG Emissions.

Emission Source	Annual Emissions (CO_2e)
Solid Waste	28.91 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

Water Use

CalEEMod estimates the projects contribution of GHG emissions associated with supplying and treating water and wastewater. Emissions from water and wastewater usage were based on the default electricity intensity from the CEC's 2006 Refining Estimates of Water-Related Energy Use in California using the average values for Northern and Southern California. As shown in Table 5, the project would generate approximately 8.14 metric tons of CO_2e per year.

Table 5. Water and Wastewater-Related GHG Emissions

Emission Source	Annual Emissions (CO_2e)
Water use	8.14 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

Mobile Sources

Mobile emissions were estimated using CalEEMod using the default values in the software for trip lengths, trip purpose, and trip type percentages for the land use subtype. Default trip lengths were adjusted to match the estimated hotel occupation and number of workers per day. Table 6 presents a summary of the total operational mobile emissions.

Table 6. Mobile Sources GHG Emissions

Emission Source	Annual Emissions (CO_2e)
Mobile Emissions	375.97 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

Combined GHG Emissions

Per SLOAPCD's *CEQA Air Quality Handbook*, GHG construction emissions were amortized over a 30-year project lifetime, added to the operational GHG emissions, and then the combined amortized construction and operational GHG emissions was compared to the significance threshold of 1,150 MT of CO_2e per year. Table 7 combines the construction and operational GHG emissions associated with the proposed project.

Table 7. Combined GHG Emissions

Emission Source	Annual Emissions (CO_2e)
Construction	13.42 MT
Operational	
Energy	347.60 MT
Area Sources	<0.1 MT
Solid Waste	28.91 MT
Water	8.14 MT

Mobile	375.97 MT
Total	793.46 MT/year

Source: Emissions were calculated using CalEEMod version 2016.3.1. See Appendix A for detailed report.

For the proposed project, the combined annual emissions would total approximately 793.46 metric tons of CO_2e per year. The combined annual emissions do not exceed the applicable threshold of 1,150 metric tons per year. Therefore, the proposed project does not include any elements that would conflict with state or local regulations intended to reduce GHG emissions from new development and impacts resulting from GHG emissions would be less than significant.

AIR QUALITY IMPACTS

This section describes the existing air quality conditions and potential impacts on air quality as a result of construction, operation, and maintenance of the project. The analysis discusses issues associated with the project construction, and project operation and maintenance, including both regional and site-specific concerns. Primary air emissions from the projects include construction emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the project site. Air emissions evaluated include reactive organic gases (ROG), oxides of nitrogen (NO_X), particulate matter (PM), and diesel particulate matter (DPM).

Emission calculations in this document were based on worst-case estimates of pollutant emissions to ensure presentation of a conservative environmental analysis.

Regulatory Background

Federal

The federal Clean Air Act (CAA) establishes the statutory framework for regulation of air quality in the United States. Pursuant to this act, the U.S. Environmental Protection Agency (EPA) has established various regulations to achieve and maintain acceptable air quality, including the adoption of National Ambient Air Quality Standards (NAAQS), mandatory State Implementation Plans (SIPs) or maintenance plan requirements to achieve and maintain NAAQS, and emission standards for both stationary and mobile sources of air pollution. National ambient air quality standards were established in 1970 for six pollutants: carbon monoxide (CO), ozone (O_3), particulate matter (PM_{10} and $PM_{2.5}$), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead (Pb). These pollutants are commonly referred to as criteria pollutants because they are considered the most prevalent air pollutants known to be hazardous to human health.

State

The California Air Resources Board (CARB) is the state agency responsible for California air quality management, including establishment of California Ambient Air Quality Standards (CAAQS), mobile source emission standards, and GHG regulations, as well as oversight of regional air quality districts and preparation of implementation plans, including regulations for stationary sources of air pollution. California specifies four additional criteria pollutants: visibility reducing particles (VRP), sulfates, hydrogen sulfide (H2S), and vinyl chloride.

Regional

The project is located within the jurisdiction of SLOAPCD, which is the regional agency charged with preparing, adopting, and implementing emission control measures and standards for stationary sources of air pollution pursuant to delegated state and federal authority.

Under the California Clean Air Act (CCAA), SLOAPCD is required to develop an air quality plan to achieve and/or maintain compliance with federal and state non-attainment criteria pollutants within the air district. The SLOAPCD adopted the APCD Strategic Action Plan (SAP) in January 2004. This plan establishes a 5-year plan to achieve and maintain attainment with the federal and state air quality standards, manage toxic air contaminants to protect public health, increase public awareness and participation in achieving clean air goals, and to ensure the districts resources are used effectively to accomplish the goals. This plan was updated in 2007 and 2012 (SLOAPCD 2012a).

SLOAPCD created the SLOAPCD CEQA Air Quality Handbook to assist lead agencies, planning consultants, and project proponents in assessing the potential air quality impacts from industrial, residential, and commercial development (SLOAPCD 2012b). This handbook provides information on SLOAPCD's thresholds for determining the significance of potential air quality impacts from proposed development and provides recommendations on the level of mitigation necessary to reduce those impacts.

As required by the CCAA, SLOAPCD adopted the 2001 Clean Air Plan San Luis Obispo County (CAP) on March 26, 2002. The CAP outlines SLOAPCD's strategies to reduce ozone precursor emissions from a wide variety of stationary and mobile sources (SLOAPCD 2001). In an effort to reduce public exposure to PM, CARB consulted with local air pollution control districts to develop a list of PM reduction strategies. SLOAPCD adopted the Particulate Matter Report, Implementation of SB 656 Requirements in July 2005 (SLOAPCD 2005).

Local

No local (County of San Luis Obispo and City of El Paso de Robles) air quality regulations are applicable to this project.

Significance Criteria

The SLOAPCD CEQA Air Quality Handbook establishes significance level thresholds for short-term construction operations for combined ROG and NOx emissions, DPM, and fugitive dust PM_{10} (particulate matter less than 10 microns in diameter). Daily CO significance level thresholds have been defined for operational emissions, but not construction operations.

A project's air quality impact is considered significant if the project generates construction or operational emissions that exceed the thresholds of significance found in the SLOAPCD CEQA Air Quality Handbook. These significance thresholds are listed in Table 8, SLOAPCD Thresholds of Significance.

Table 8. Thresholds of significance

Pollutant	Construction Activity Threshold			Operations Threshold	
	Daily (pounds)	Quarterly Tier 1 (tons)	Quarterly Tier 2 (tons)	Daily (pounds)	Annual (tons)
ROG + NOx (combined)	137	2.5	6.3	25	25
Diesel Particulate Matter (DPM)	7	0.13	0.32	1.25	N/A
Fugitive Particulate Matter (PM_{10}), Dust	N/A	2.5	N/A	25	25
CO	N/A	N/A	N/A	550	N/A

Source: SLOAPCD 2012b.

Methodology

Air quality impacts were analyzed employing the same methodology and assumptions as for the calculation of GHG emissions. Air quality emissions were estimated with the aid of the California Emissions Estimator Model (CalEEMod) version 2016.3.1. by utilizing both default values for specific geographic areas and typical land use projects as well as project-specific values such as construction schedules and equipment rosters.

Potential Impacts

Potential project impacts related to air quality impacts were assessed against the CEQA significance criteria and are discussed in further detail in the following sections. The impact analysis evaluates potential project impacts during the construction phase and the operation and maintenance phase.

Construction Emissions

Construction of the project is expected to occur for approximately 11 months, with the project being completed and in-service by 2019. Construction activities were modeled based on a 8-hour workday, 5-day workweek. Construction was modeled using CalEEMod. Sources of construction-related emissions include construction equipment engine exhaust, emissions from worker vehicle commuting trips, materials delivery, and fugitive dust from earthmoving activities. Variables factored into estimating the total construction emissions and other assumptions are listed in following sections.

Table 9 - Construction-Related Emissions, shows a summary of daily and quarterly construction related emissions.

Table 9. Construction-Related Emissions

Emissions Source	Pollutant		
	ROG + NOx	DPM	PM_{10}
Unmitigated Emissions (pounds per day)	97.59	4.58	N/A
Mitigated Emissions (pounds per day)	97.59	4.58	N/A
SLOAPCD Daily Significance Thresholds (lb)	**137**	**7**	**N/A**
Is Daily Threshold Exceeded?	No	No	N/A
Unmitigated Emissions – Tons per Quarter[1]	**1.8656**	**0.06**	**0.12**
Mitigated Emissions – Tons per Quarter[1]	**1.8656**	**0.06**	**0.12**
SLOAPCD Quarterly Tier 1 Significance Thresholds (tons)	**2.5**	**0.13**	**2.5**
SLOAPCD Quarterly Tier 2 Significance Thresholds (tons)	**6.3**	**0.32**	**N/A**
Is Quarterly Tier 1 or 2 Threshold Exceeded?	No	No	No

Note: Emissions were calculated using CalEEMod version 2016.3.1 and are presented for maximum emitting day per pollutant. See Appendix A for detailed report.

[1] Taken from summary Annual emissions outputs presented in Appendix A.

The construction of the project will not cause emissions above SLOAPCD significance thresholds for combined ROG and NOx, DPM or PM_{10}.

Operation and Maintenance Emissions

As shown in Table 10 below, the proposed project would not generate emissions exceeding SLOAPCD thresholds during operation (both daily and annual).

Table 10. Operation-Related Emissions

Emissions Source	Pollutant			
	ROG + NOx	DPM	PM_{10}	CO
Unmitigated Emissions (pounds per day)	9.24	0.65	2.09	12.57
Mitigated Emissions (pounds per day)	9.42	0.65	2.09	12.57
SLOAPCD Daily Significance Thresholds (lb)	**25**	**1.25**	**25**	**550**
Is Daily Threshold Exceeded?	***No***	***No***	***N/A***	***No***
Unmitigated Emissions (tpy)	1.58	0.02	0.36	2.12
Mitigated Emissions (tpy)	1.58	0.02	0.36	2.12
SLOAPCD Annual Significance Thresholds (tpy)	**25**	**N/A**	**25**	**N/A**
Is Annual Threshold Exceeded?	***No***	***N/A***	***No***	***N/A***

CALEEMOD MODEL INPUTS

Model inputs and assumptions are discussed below:

- **Project Characteristics**
  - Wind speed: 3.2 m/s
  - Precipitation: 44 days
  - Climate zone: 4
  - Land use: Urban
  - Operational Year: 2019
  - Utility company: Pacific Gas & Electric Company

- **Land Use**
  - Land Use type: Parking
  - Land use Subtype: Parking Lot
  - Metric: Space
  - Unit Amount:104
  - Lot Acreage: 0.94
  - Land Use type: Recreational
  - Land use Subtype: Hotel
  - Metric: Room
  - Unit Amount:105
  - Lot Acreage: 1.06

- **Construction**
  - **Construction Phases** – Used 5 construction phases.

Table 11. Construction Phases

Phase name	Phase Type	Construction Schedule			Description
		Phase Start Date	Phase End Date	Number of days	
Site Preparation	Site Preparation	09/18/2017	09/28/2017	9	Involves clearing vegetation (grubbing and tree/stump removal) and removing stones and other unwanted material or debris prior to grading.
Grading	Grading	09/29/2017	10/06/2017	6	Involves the cut and fill of land to ensure that the proper base and slope is created for the foundation
Building Construction	Building Construction	10/07/2017	06/27/2018	188	Involves the construction of the foundation, structures and buildings
Paving	Paving	06/28/2018	07/06/2018	7	Involves the laying of concrete or asphalt such as in parking lots, roads, driveways, or sidewalks.
Architectural Coating	Architectural Coating	07/07/2018	08/10/2018	25	Involves the application of coatings (paint) to both the interior and exterior of buildings or structures, the painting of parking lot striping, associated signage and curbs, and the painting of the walls or other components

  - **Off-Road Equipment** – The following equipment was assumed for the construction phases. Table 12 presents the off-road equipment roster for the project. CalEEMod program defaults were used for all construction equipment information as amount, hours of operation, horsepower, and load factors by construction phase.

Table 12. Equipment roster

Phase Name	Off-road Equipment Type	Off-road Equipment Unit Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8	187	0.41
	Scrapers	1	8	367	0.48
	Tractors/Loaders/Backhoes	1	7	97	0.37
Grading	Graders	1	8	187	0.41
	Rubber Tired Dozers	1	8	247	0.4
	Tractors/Loaders/Backhoes	2	7	97	0.37
Building Construction	Cranes	1	8	231	0.29
	Forklifts	2	7	89	0.2
	Generator Sets	1	8	84	0.74
	Tractors/Loaders/Backhoes	1	6	97	0.37
	Welders	3	8	46	0.45
Architectural Coating	Air Compressors	1	6	78	0.48
Paving	Cement and Mortar Mixers	1	8	9	0.56
	Pavers	1	8	130	0.42
	Paving Equipment	1	8	132	0.36
	Rollers	2	8	80	0.38
	Tractors/Loaders/Backhoes	1	8	97	0.37

- **Dust from Material Movement** – A total of 2.0 acres were assumed to be disturbed by the project. The site would be graded in order to construct the project, however, cut and fill would be balanced on site.

- **Trips and VMT** –An estimated average distance of 20 miles round-trip per day was assumed for all worker trips and vendor trips. CalEEmod calculated (default) number of worker and vendor trips were used for emissions estimation. Table 13 shows the number of worker, vendor and hauling trips assumed for the project.

Table 13. Trips and VMT

Phase Name	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length
Site Preparation	8	0	0	20	20	20
Grading	10	0	0	20	20	20
Building Construction	48	19	0	20	20	20
Architectural Coating	10	0	0	20	20	20
Paving	15	0	0	20	20	20

- **On-road Fugitive Dust** – All software defaults were used. Percent paved road value was assumed as 100%.

- **Demolition** – No data was entered. No demolition would be required in order to construct the project.
- **Architectural Coatings** – All CalEEMod calculated defaults were used.

- **Operational Phase**
  - **Mobile** – All software defaults were used unless noted below.
    - **Vehicle Trips** – Default values adjusted to 60 daily guest and 10 workers. Default values for trip lengths, trip purpose, and trip type percentages for each land use subtype in the project were assumed.
    - **Road Dust** – Percent paved road value was assumed to be 100%. Default values for road silt loading and average vehicle weight were used.
  - **Mobile** – All CalEEMod defaults were used unless noted below.
    - **Landscape Equipment** – Landscaping equipment will be operated twice in a month.

- **Mitigation** – No mitigation activities were assumed for the project.

NOTE: TECHNICAL APPENDICIES ON FILE IN COMMUNITY DEVELOPMENT DEPARTMENT.

ATTACHMENT - 6

Oak Tree Protection Plan

Homewood Suites

Prepared By

Chip Tamagni
Certified Arborist #WE 6436-A
Certified Hazard Risk Assessor #1209

Steven Alvarez
Certified Arborist #WE 0511-A

P.O. Box 1311
Templeton, CA 93465
(805) 434-0131

A & T ARBORISTS

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

As consulting arborists, we have been hired to inform and educate how to protect trees both during the design phase and construction. Different species can adapt to more impacts than others just as young trees can sustain more root disturbance that older trees. All individuals and firms involved in the planning stages should be made completely aware of the limitations regarding setbacks from critical root zones that are recommended to protect the trees. When we are given a plan, it should show **all** possible disturbances within the critical root zone areas. This includes all cuts, fills, over-excavation limits, building clearances, and all utilities. We will suggest changes if we feel the impacts are too great and it is up to the owner or their designee to follow our recommendations. If the plan we receive is not complete with potential impacts, we will fairly assume any additions will fall completely out of the critical root zone areas. It is the burden of the property owner or their designee to inform us of any changes, omissions, or deletions that may impact the critical root zone area of the trees in any way.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the critical root zone of any native tree. We recommend making it mandatory that the grading/trenching operator have all of his/her employees sign that they have read this plan plans. It is highly recommended that all other contractors sign and acknowledge this tree protection plan as well. In addition, each their respective employees shall be made aware of this tree plan.

The term "critical root zone" is often referred to in this report. The CRZ is an imaginary circle around the trunk of the tree with a radius in feet equal to the tree's diameter in inches. Therefore, a 10 inch diameter tree would have a critical root zone with a 10 foot radius.

This tree evaluation and protection plan is in regard the construction of Homewood Suites on Dallons Drive in Paso Robles. This is a four story, 105 suite property with associated parking. There are two protected oaks potentially impacted from this project. Both trees are valley oaks (*Quercus lobata*) with tree #1 at 30 inches diameter and tree #2 at 12 inches diameter. Tree #2 is located in an existing planter with curbing and concrete where there will be no additional impacts from this project. Tree #1 is located on the west side of the planned hotel. The tree appears to be close to 30 feet from the edge of the foundation. With a standard over-excavation and re-compaction of the soil, disturbance will be within 25 feet of the tree. This encroachment equates to 7.9% of the crz area. The tree will survive this amount of root loss as long as the recommended mitigation measures are followed. It is MANDATORY the project arborist is on site for the excavation and potential root pruning. The project manager shall have a soaker hose or some kind of supplementary water available after the excavation and root pruning is complete. Irrigation will be directed by the project arborist. There is landscaping planned within the critical root zone. It is the project manager's responsibility to have the plant materials approved by the project arborist. Keep in mind, THIS TREE BELONGS

TO THE NEIGHBOR. Utmost care and direction shall be adhered to. The canopy will need some clearance pruning by a certified arborist, preferably the project arborist's crews. No sawsall or skillsaw cutting is allowed period. It is the sole responsibility of the owner or their designee to obtain permission to trim any portion of the tree from the tree's owner. Tree law no longer allows a person to prune a tree that does not belong to them even though the canopy extends over the property line. Seeking permission early on is critical to avoid project delays.

Projects usually require an on-site pre-construction meeting with the city, owner, grading contractor and the arborist. Topics will include fencing, monitoring and requirements for a positive final occupancy letter. It is the owner's responsibility to adequately inform us prior to any meetings where we need to be present.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees whose CRZ edges are greater than 50 feet from site disturbance will generally not be tagged and inventoried. Trees that are inherently protected by other saved trees will also not be tagged. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet.

Determining factors include:

- Previous impacts to tree root zone
- Observation of cavities, conks or other structurally limiting factors
- Pest, fungal, or bacterial disorders
- Past failures
- Current growth habit

The rating system is defined as follows:

Rating	Condition
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.

5	Relatively healthy tree with little visual structural and or pest defects.
6	Healthy tree that probably can be left in its natural state. Future pruning may be required.
7-9	The tree has had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

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

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner or their designee shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sage and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.

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

Chip Mulch: All areas within the CRZ of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within CRZ: All trenching/excavation for foundations within the CRZ of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is talking place. Any landscape architects and contractors involved shall not design any irrigation or other features within any drip line unless previously approved by the project arborist.

Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage

pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

Paving Within The CRZ: The preferred method on paving within the drip line consists of placing base material on existing grade. Any grade lowering removes important surface roots. Pavers can be used with limitations. The base material must be above natural grade and the curbing to retain the pavers shall not be trenched any deeper than six inches into the natural grade.

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

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

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- pre-construction fence placement
- any utility or drainage trenching within any CRZ
- All grading and trenching near trees requiring monitoring on the spreadsheet

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or

trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Landscape: All landscape under the CRZ shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.

Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots**. Roots greater than 2 inches in diameter shall **not** be cut.

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.

If **all** the above mitigation measures are followed, we feel there will be no additional long-term significant impacts to the remaining native trees.

A & T Arborists strongly suggests that the responsible party (owner of their designee) make copies of this report. Any reproduction by A & T Arborists or changes to this original report will require an additional charge.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE	TREE	SCIENTIFIC	TRUNK	TREE	CONST	CRZ %	CONST	MITIGATION	MONT	PRUNING	AESTH.	FIELD	NS	LTSI	USEFUL
#	SPECIES	NAME	DBH	COND.	STATUS	IMPACT	IMPACT	PROPOSAL	REQUIRED	CLASS	VALUE	NOTES	EW	H-M-L-N	LIFE EXP.
1	VO	*Q. lobata*	30	4	I	8%	GR	F,RP,M	YES	IV	good	deadwood	46/40	low	50
2	VO	*Q. lobata*	12	4	A	0%	NONE	NONE	NO		good	prev. impacted	20/20	none	75

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

2 = TREE TYPE: COMMON NAME IE.W.O.= WHITE OAK

3= SCIENTIFIC NAME

4 = TRUNK DIAMETER @ 4'6"

5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT

6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL

7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE

8= CONSTRUCTION IMPACT TYPE: **G**RADING, **C**OMPACTION, **TR**ENCHING, **F**ILL

9 = MITIGATION REQUIREMENTS: **F**ENCING, **M**ONITORING, **R**OOT**P**RUNING,

10 = ARBORIST MONITORING REQUIRED: YES/NO

11 = PERSCRIBED PRUNING: CLASS 1-4

12= AESTHETIC VALUE

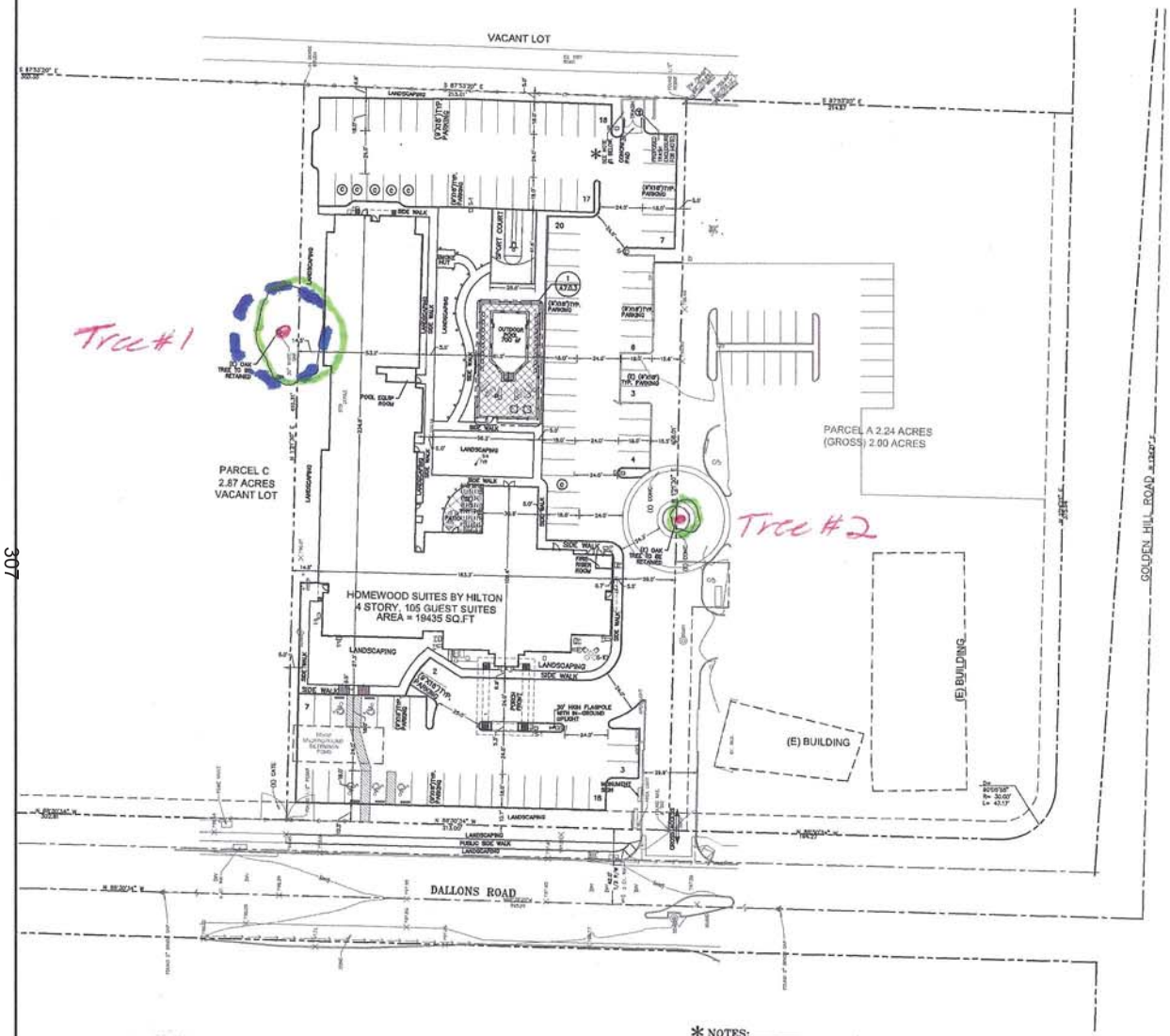
13= FIELD NOTES

13= NORTH SOUTH/ EAST WEST CANOPY SPREAD

14= CANOPY SPREAD

15= LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE

16 = USEFUL LIFE EXPECTANCY



307

* NOTES:

1. RECYCLING STATION DEDICATED TO THE COLLECTION, SEPARATION AND STORAGE OF MATERIALS FOR RECYCLING INCLUDING, AT A MINIMUM, PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, AND METALS.
2. THE WALKING SURFACE OF THE ACCESSIBLE ROUTE SHALL HAVE A SLOPE NOT TO EXCEED 5% WITH A CROSS SLOPE OF 2% AS PER CBC 11B-403.3. RAMPS SHALL BE PROVIDED WHERE THE WALKING SURFACE EXCEEDS 5% SLOPE.

EXTERIOR LIGHTING

SL LIGHT STANDARD (30' MAX.) SHALL BE DOWNCAST
(FULL CUTOFF TYPE) WITH HOUSE SIDE SHIELD

OWNER/APPLICANT

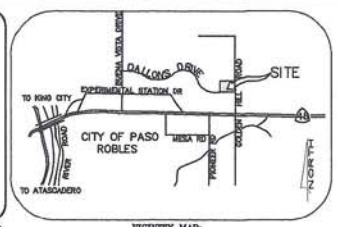
SVB HOSPITALITY LLC
Raju Verma (Managing Member)
TEL: 559-276-8695
email: vermaraju@gmail.com
Contact: Raju Verma
8300 Granite Falls Dr.,
Bakersfield, CA. 93302
TEL: 559-276-8695
vermaraju@gmail.com

DESIGN CONSULTANTS

ACE DESIGN LLC
6283 DEAN MARTIN DRIVE, SUITE B
LAS VEGAS, NEVADA 89118
PHONE: (702) 396-5114,
FAX: (702)446-8155

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A HOTEL DEVELOPMENT CONSISTING OF A 105 ROOM FOUR STORY HOTEL COMPLEX WITH BUILDINGS, PARKING AREAS, AND AMENITIES ADJACENT TO HOTEL BUILDINGS.



VICINITY MAP:

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE AISLE

PROJECT DATA

ASSESSOR'S PARCEL NUMBER : 025-423-002
ADDRESS: DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447
PROJECT DESCRIPTION: 105 ROOMS 4 STORY HOTEL
ZONING : C3
JURISDICTION : COUNTY OF SAN LUIS OBISPO
LAND USE: COMMERCIAL

CODE ANALYSIS

PLEASE REFER "OCCUPANCY R-1 AND TYPE OF CONSTRUCTION V-A" DATA IN A0.0.1 SHEET.

1. FIRE SPRINKLERS: ENTIRE BUILDING. NFPA-13
2. BUILDING HEIGHT:
   ACTUAL: 54'-10" (4 STORIES)
   ALLOWABLE: 70'-0" (4 STORIES) (TABLE 503, 504.2)
3. STORIES (MAXIMUM)
   ACTUAL 4 ALLOWABLE 4 (TABLE 503, 504.2)
4. AREA:
   TOTAL SITE AREA 87151.60 SQ.FT = (2.0 AC)
   PLEASE REFER "ALLOWABLE AREA CALCULATION" DATA IN A0.0.1 SHEET.
   1ST FLOOR AREA 19435 SQ.FT
   2ND FLOOR AREA 17196 SQ.FT
   3RD FLOOR AREA 17803 SQ.FT
   4TH FLOOR AREA 17803 SQ.FT
   TOTAL BUILDING AREA 72237 SQ.FT
   PORTE COCHERE AREA 1353 SQ.FT
   BASIC ALLOWABLE AREA: 12,000 SF FOR R-1, 11,500 SF FOR A-2
   TOTAL MAXIMUM ALLOWABLE AREA EQUATION (506.1):
   Aa = At+[Not Used]+[At x Ia] Aa = 12,000+[Not Used]+[12000X200%]
   Aa = 12,000 + 0 + 24,000 = 36,000 SF
   TOTAL MAXIMUM ALLOWABLE AREA PER STORY= 36,000 SF
   TOTAL MAXIMUM ALLOWABLE BUILDING AREA = 36,000 SFx3 = 108,000 SF

			STORY	ACTUAL AREA	ALLOWABLE AREA	At/Aa
PROPOSED AREA:	Non Separated A-2		1ST FLOOR	=19,435+1353 S.F.	34,500 S.F.	0.60
	R-1	Non Separated A-2	2ND FLOOR	= 17,196 S.F.	36,000 S.F.	0.48
	R-1	Non Separated A-2	3RD FLOOR	= 17,803 S.F.	36,000 S.F.	0.49
	R-1	Non Separated A-2	4TH FLOOR	= 17,803 S.F.	36,000 S.F.	0.49
			GROSS BLDG. AREA = (INCLUDING VENT SHAFTS)	73,590 S.F.,	142,500 S.F., OK PER 506.2.2	2.06< 3

4. LOT COVERAGE
   PROVIDED LANDSCAPE AREA 19530 SQ.FT (22.40%)
   TOTAL BUILDING FOOTPRINT 19435 SQ.FT (22.30%)
   POOL, DECK & SPORT COURT 3250 SQ.FT (3.73%)
   TOTAL PAVED AREA 44936 SQ.FT (51.56%)
5. EXIT REQUIRED FOR BUILDING (PLEASE REFER OTHER "EXITS REQUIREMENTS" DATA ON A0.0.1 SHEET.)
   EXIT ON 1ST/2ND FLOOR:
   REQUIRED: 1 PROVIDED: 1 (FOR MEETING ROOM)
   REQUIRED: 2 PROVIDED: 2 (FOR POOL AREA)
6. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY: YES
7. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: YES
8. SPECIAL INSPECTIONS REQUIRED: YES (REFER SHEET A0.0.0 FOR SPECIAL TESTING REQUIREMENT)
9. CODE YEAR/TYPE: 2013 CALIFORNIA BUILDING CODE,
   2013 CALIFORNIA PLUMBING CODE,
   2013 CALIFORNIA MECHANICAL CODE,
   2013 CALIFORNIA ELECTRICAL CODE,
   2013 CALIFORNIA FIRE CODE,
   2013 CALIFORNIA GREEN BUILDING STANDARDS CODE &
   2008 CALIFORNIA ENERGY CODE
10. PROPOSED BUILDING USE: HOTEL
11. HOURS OF OPERATION: 24 HRS.

PARKING ANALYSIS

a) PARKING FOR FOUR STORY 105 ROOM MOTEL (1 SPACE:1 ROOM) +1 PARKING PER EMPLOYEE ON MAXIMUM SHIFT 4
TOTAL PARKING REQUIRED 109 SPACES
STANDARD PARKING PROVIDED (9'x18') 99 SPACES
COMPACT PARKING PROVIDED (8'x16') 6 SPACES
TOTAL PARKING PROVIDED 105 SPACES

ACCESSIBLE PARKING FOR HOTEL
REQUIRED: 5
PROVIDED: 5
(INCLUDING ONE VAN ACCESSIBLE PARKING)

NORTH

GRAPHIC SCALE
(IN FEET) 1 INCH = 30 ft.

DESIGN DEVELOPMENT PLANS

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:

NO.	REVISION / ISSUE	DATED
A		

TITLE: SITE PLAN
PROJECT: HOMEWOOD SUITES
DALLONS DRIVE
CITY OF PASO ROBLES, CA 93447

REGISTERED PROFESSIONAL ENGINEER RAJU S. VERMA 56924 CIVIL STATE OF CALIFORNIA

DATE: 02/06/2017
JOB : 16-09
DWG. BY: HS
CHK. BY: MG

A1.0.0
SHEET 2 OF 63

Dripline
Critical Root Zone
Tree

Chip Tamagni WE6436-A

ATTACHMENT - 7

Biological Report

for

Homewood Suites

Dallons Drive
APN (025-423-002)

Paso Robles, CA

Prepared for

SVB Hospitality LLC
8300 Granite Falls Drive
Bakersfield, CA 93302

by

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1602 Spring Street
Paso Robles, CA 93446
(805) 237-9626

October 2016

952.01

Table of Contents

List of Tables

List of Figures

Cover Page: Project site view to west Photo taken 9-20-16

Synopsis

- This biological report examines a 2-acre Study Area located on Dallons Drive near Golden Hill Road in Paso Robles, California. The proposed project is a 105 room four story hotel including parking lots, landscaping, and hotel amenities that will occupy the entire parcel (APN 025-423-002).
- Habitat types identified and mapped in the Study Area consist of disturbed California annual grassland and a vernal pool wetland. The California Natural Diversity Database (CNDDB) has records of listed fairy shrimp (*Branchinecta lynchii*), and special status spadefoot toads (*Spea hammondii*) in the vicinity. These species could occur in the vernal pool wetland in the Study Area. Protocol surveys for rare branchiopods are needed to determine presence or absence of fairy shrimp.
- Botanical surveys conducted in September 2016 identified 61 species, subspecies, and varieties of vascular plants in the Study Area. Due to the time of year some plant species were not identifiable. Appropriate habitat and soil conditions are suitable for seven special status plants. No special status plants were observed in the Study Area during the fall survey.
- Wildlife species observed in the Study Area include invertebrates, no amphibians, 1 reptile, birds, and mammal sign. No amphibians were detected, but western toad and spadefoot toad could be present in burrows. Appropriate habitat and soil conditions are present on the property for six special status animals. No state or federally listed animals have been detected in the Study Area; however protocol surveys for fairy shrimp and other rare branchiopods have not been conducted.

1.0 Introduction

This biological report provides information regarding biological resources associated with an approximately 2-acre site (Study Area) in The City of El Paso de Robles. The Study Area encompasses the entire property (APN 025-423-002). Results are reported for botanical and wildlife surveys of the Study Area conducted in September 2016. A habitat inventory and results of database and literature searches of special status species reports within a 5-mile radius of the Study Area are also included. Special status species that could occur in the Study Area or be affected by the proposed project are discussed, and lists of plant and animal species that were identified or are expected in the Study Area are provided.

We provide agencies and stakeholders with information regarding biological resources in the Study Area, and assess potential impacts to biological resources that could occur from the proposed project. An evaluation of the effect of the proposed project on biological resources is included, and mitigation measures are provided.

1.1 Project Location and Description

The Study Area is 2.0 acres located in northeastern Paso Robles in San Luis Obispo County, California. The site is located on Dallons Drive near Golden Hill Road, north of Highway 46 East, in the Paso Robles United States Geological Survey (USGS) 7.5 minute quadrangle (Figure 1). Approximate coordinates for the center of the Study Area are N35.647597° / W120.659376°. Elevation varies across the Study Area by about five feet, from 794 to 799 feet above sea level.

The proposed project is a hotel development consisting of a 105 room four story hotel complex with buildings, parking areas, and amenities adjacent to hotel buildings. Landscaping includes the addition of trees to the property along roads and parking areas. The proposed development would encompass the entire 2 acre Study Area. The Study Area is currently undeveloped. A site plan is provided as Exhibit A. The project is proposed for construction in one phase.

1.2 Responsible Parties

TABLE 1. RESPONSIBLE PARTIES. Applicant, biological consultant, and lead agency are provided.

Applicant	Biological Consultant
SVB Hospitality LLC Raju Verma (Managing Member) 8300 Granite Falls Drive Bakersfield, CA 93302 (559) 274-8693	**Althouse and Meade, Inc.** 1602 Spring Street Paso Robles, CA 93446 (805) 237-9626 Contact: Dan Meade
Agent	**Lead Agency**
Gagan Project Coordinator ACE Design LLC/ ACE Design & Construction Inc. 7582 South Las Vegas Blvd., Suite #133 Las Vegas, NV 89123 Phone (702) 786-0773	City of Paso Robles Community Development Dept. 1000 Spring Street Paso Robles, CA 93446 805- 237-3970

2.0 Methods

The Study Area was surveyed for biological resources on September 20, 27, and 28, 2016. Althouse and Meade biologists Dan Meade, LynneDee Althouse and Shannon Henke conducted the surveys. Biological surveys were conducted on foot in order to compile species lists, to search for special status plants and animals, to map habitats, and to photograph the Study Area. The entire Study Area was surveyed.

Each habitat type occurring in the Study Area was inspected, described, and catalogued (Section 3.3). All plant and animal species observed in the Study Area were identified and recorded (Sections 4.5 and 4.6). Transects were walked that provided complete coverage of the site with emphasis on inspection of habitat appropriate for special status plants and animals. Boundaries were mapped for different vegetation types, and general conditions and dominant species were noted. Species lists were compiled, and habitat evaluated for potential use by special status species. Identification of botanical resources included field observations and laboratory analysis of collected material (Table 7). Botanical surveys were conducted according to agency guidelines (USFWS 2000, California Department of Fish and Game [CDFG] 2009, and CNPS 2001). Botanical surveys were outside of the time frame necessary to identify all special status plant and animal species known from the region (refer to Section 4.1 and 4.2, and Tables 4 and 5) that have potential to occur in the Study Area. Botanical nomenclature used in this document follows the Jepson Manual, Second Edition (Baldwin et al. 2012). We also provide Jepson Manual First Edition names in brackets where nomenclature has recently changed.

Wildlife documentation included observations of animal presence, nests, tracks, and other wildlife sign. Observations of wildlife were recorded during field surveys in all areas of the Study Area (Table 8). Birds were identified by sight, using 10-power binoculars, or by

vocalizations. Reptiles and amphibians were identified by sight, and by hand-captures; traps were not used. Mammals recorded in the Study Area were identified by sight, sign, and tracks.

Mapping efforts utilized hand notation on recent land survey and aerial photos, and hand held GPS units. Maps were created using aerial photo interpretation, field notation, and GPS data imported to ArcGIS 10, a Geographic Information System (GIS) software program. Data were overlaid on a 2012 National Agriculture Imagery Program (NAIP) aerial of San Luis Obispo County (USDA 2012). Biological resource constraints were mapped in the field on site. Hand notation on field maps was incorporated into point and polygon layers and overlaid on high resolution aerial photographs.

We conducted a search of the California Natural Diversity Database (CNDDB September 23, 2016 data) and the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California for special status species known to occur in all four USGS 7.5-minute quadrangles within five miles of the Study Area: Quadrangles included in the CDNNB search were Paso Robles, Estrella, Templeton, and Creston. We reviewed the San Luis Obispo County map of San Joaquin kit fox Standard Mitigation Ratio Area for kit fox habitat range and sightings.

Additional special status species research consisted of reviewing previous biological reports for the area and searching online museum and herbarium specimen records for locality data within San Luis Obispo County. We reviewed online databases of specimen records maintained by the Museum of Vertebrate Zoology at the University of California, Berkeley, the California Academy of Sciences, and the Consortium of California Herbaria. Additional special status species with potential to occur on or near the Study Area were added to our special status species list (refer to Tables 4 and 5).

Special status species lists produced by database and literature searches were cross-referenced with the described habitat types in the Study Area to identify all potential special status species that could occur on or near the Study Area. Each special status species that could occur on or near the Study Area is individually discussed (Sections 4.1.4 and 4.2.3).

3.0 Environmental Setting

The Study Area consists of previously disturbed annual grassland and one vernal pool (Photo 1). Site use history includes deposition of fill material, site grading, mowing, and plowing for weed control . The Study Area is undeveloped except for a block wall that appears to have been intended as a trash enclosure set near the center of the Study Area. A mature valley oak tree occurs along the western property boundary (Photo 2). Some coyote bush shrubs are near Dallons Road and along the northern Study Area boundary along with a roadside swale. Seven dead landscape trees (unknown species) that were planted and supported by tree stakes are along this northern boundary, and a two toyon bushes and seven small (3-inch) Fremont cottonwoods occur near or on the boundary (Photo 3). One dead larger cottonwood (8-inch diameter) is also near or on this boundary. A vernal pool wetland near the center of the Study Area appears to have been created and may collect run-off directed onto the site from the adjacent property to the east (Photo 4). The majority of the Study Area is annual grassland that was not disturbed this year, but has a record of disturbance in previous years that includes vegetation clearance over the last five years by mowing.

3.1 Regional Context

The Study Area is a remnant piece of what was once dry farmed grain crops or grazing land with scattered oak trees (oak savannah habitat) on flat ground. Soil type is San Ysidro loam, 0 to 2 percent slopes (197), a soil with slow permeability that is subject to ponding and vernal pool formation. Connectivity to grassland habitat is present to the east of the Study Area, although recent development has isolated the location with development to the east, south, and north.

3.2 Soils

The United States Department of Agriculture (USDA) Soil Survey Geographic (SSURGO) data (2007) and Soil Survey of San Luis Obispo County, California, Paso Robles Area (1983) and USDA SSURGO Data (Tabular data version 4, Spatial data version 1, 2008) delineate one soil map unit that encompasses the Study Area boundaries (Figure 3). The Study Area is mapped as San Ysidro loam, 0 to2 percent slopes (197). This soil survey was not meant to be applied at the acre-scale, but does indicate the soil map units in the vicinity of small properties.

Soil map units typically encompass one or two dominant soils that cover more than 50 percent of the mapped area, and one to several soils that occur in small patches not differentiated in mapping at the 1 to 24,000 scale used for Natural Resource Conservation Service (NRCS) soil maps. Due to the procedures followed in making a soil survey, users of soil survey data are cautioned that not all areas included within a soil survey are closely sampled using soil pits and site descriptions, and a specific site may not have been sampled at all. Therefore, care must be taken in drawing conclusions regarding site-specific soil resources based solely on NRCS soil survey work. Digitized spatial data from the Paso Robles Area are shown as an overlay of soil map units on an aerial photo of the region with the following caution from NRCS regarding maps: "Enlargement of these maps…could cause misunderstanding of the detail of mapping. If enlarged, maps do not show the small areas of contrasting soils that could have been shown at a larger scale."

San Ysidro loam, 0 to 2 percent slopes (197) occurs on the entire Study Area. This very deep, nearly level, moderately well drained soil formed in alluvium derived from mixed rocks. San Ysidro soil has very slow permeability and moderate to high available water capacity. Surface runoff is slow and hazard of erosion is slight. During periods of heavy rain, this soil is subject to ponding, and vernal pools may form in San Ysidro soils. The subsoil has high shrink-swell potential. This soil has severe limitations for building sites, roads, and streets because of the high shrink-swell potential and low strength of the subsoil. Foundations and footings should be designed to prevent structural damage by shrinking and swelling of the subsoil. San Ysidro loam is in capability units IVs-3 (14) irrigated and non-irrigated. This rating means that this soil has severe limitations for field crops, or requires very careful management, or both (IV). These limitations can be the result of a shallow, droughty, or stony soil that has problems or limitations of slow or very slow permeability of the subsoil or substratum. The clayey subsoil of San Ysidro soils is semi-consolidated (3) and creates such a limitation.

3.3 Habitat Types

Two habitat types occur in the Study Area: annual grassland, and vernal pool wetland (Table 2). Both habitats were in undisturbed condition in 2016 having not been mowed or plowed. Vegetation was identifiable to species in many cases, although floristic survey work was not able to identify all species due to the timing of the survey in September. One valley oak tree occurs along the western boundary of the Study Area with the trunk about ten feet off the property.

3.3.1 Annual grassland

Annual grassland habitat occurs on 1.95 acres of the Study Area. The annual grassland is dominated by non-native annual grass species, including soft chess brome (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), wild oats (*Avena fatua*), foxtail barley (*Hordeum murinum*), annual fescue (*Festuca myuros*), and Italian ryegrass (*Festuca perennis*). Four purple needle-grass plants were found on the Study Area, but are not dense or abundant enough to be a perennial grassland. Typical forbs in the grassland habitat include storkbill filaree (*Erodium botrys*), vinegar weed (*Trichostema lanceolatum*), black mustard (*Brassica nigra*), dove weed (*Eremocarpus setigerus*), and a few scattered Salinas tarplants (*Hemizonia pentactis*).

3.3.2 Vernal pool

One vernal pool lies at the center of the Study Area and is approximately 0.054 acre (2,280 sq. ft.). The pool appears to have been constructed before 2003 based on aerial photography, and may collect water as the result of run-off from property to the east. There is no constructed inlet or outlet to the pool; water may just collect from rainfall and saturated soils surrounding the pool. Seasonal water was present in 2016 as evidenced by biotic crusts and obligate wetland plants. Distinct vegetation rings created by different plant species are present. The 2016 rainfall season was below average in Paso Robles at 13.33 inches (average is 14.11). Actual wet season total was 10.51" inches after subtracting a July anomalous rainfall of 2.82 inches, City of Paso Robles Water Division records).

TABLE 2. HABITAT TYPES. The approximate acreage and location are provided for all habitat types occurring on the Study Area.

Habitat Type	Approximate Acreage	Location
Annual Grassland	1.95	Encompasses most of the Study Area
Vernal Pool	0.05	Near the center of the Study Area

3.4 Potential Wetlands and Jurisdictional Waters

There is one vernal pool on the site with obligate wetland species and hydrologic indicators of standing water. This pool is under the jurisdiction of the State of California by the Porter Cologne Act, and requires a discharge permit under the National Permit Discharge Elimination System (NPDES) if removed. It is not a jurisdictional wetland with respect to the federal Clean Water Act as there is no connection or adjacency to waters of the United States. Vernal pools

are declining habitats in the Paso Robles area. The Study Area location is not included in the USFWS critical habitat area for vernal pool fairy shrimp.

4.0 Results

4.1 Special Status Plant Species

4.1.1 Introduction to California Rare Plant Ranks (Formerly CNPS lists)

Plant species are considered rare when their distribution is confined to localized areas, when there is a threat to their habitat, when they are declining in abundance, or are threatened in a portion of their range. The California Rare Plant Rank (CRPR) categories range from species with a low threat (CRPR 4) to species that are presumed extinct (CRPR 1A). The plants of CRPR 1B are rare throughout their range. All but a few species are endemic to California. All of them are judged to be vulnerable under present circumstances, or to have a high potential for becoming vulnerable.

4.1.2 Introduction to CNDDB Definitions

"Special Plants" is a broad term used to refer to all the plant taxa inventoried by the CNDDB, regardless of their legal or protection status (CDFW October 2016). Special plants include vascular plants and high priority bryophytes (mosses, liverworts, and hornworts).

4.1.3 Potential Special Status Plant List

Table 4 lists 39 special status plant species reported from the region. Federal and California State status, global and State rank, and CNPS rank status for each species are given. Typical blooming period, habitat preference, potential habitat on site, and whether or not the species was observed on the Study Area are also provided. Seven of these species have potential to occur in the Study Area. No special status plants were found in the Study Area during a fall botanical survey conducted in September.

TABLE 3. SPECIAL STATUS PLANT LIST. The 39 special status plants reported from within five miles of the Study Area are listed. Potentially suitable habitat is present on the Study Area for seven special status plant species. One additional species is unlikely to occur, but warrants further discussion. Federal and State listing status is provided when applicable, and the California Rare Plant Rank (CRPR), formerly the California Native Plant Society (CNPS) list, is given.

	Common and Scientific Names	Fed/State Status CRPR	Blooming Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
1.	**Bristlecone Fir** *Abies bracteata*	None/None 1B.3	n/a	Lower montane coniferous forest. Rocky sites in Monterey and SLO Counties. 210-1600 m.	No. Appropriate habitat is not present on the site.	No	No Effect
2.	**Douglas' Fiddleneck** *Amsinckia douglasiana*	None/None 4.2	March – June	Unstable shaly sedimentary slopes; (100) 150–1600 m. SCoR, w WTR	No. Appropriate habitat is not present.	No	No Effect
3.	**Oval-leaved Snapdragon** *Antirrhinum ovatum*	None/None 4.2	May - November	Heavy, adobe-clay soils on gentle, open slopes, also disturbed areas; 200-1000 m. s SnJV, s SCoRI	Unlikely. Recorded on the Chandler Ranch in 1991.	No	No Effect
4.	**Indian Valley Spineflower** *Aristocapsa insignis*	None/None 1B.2	May - September	Foothill woodland; 300-600 m. SCoRI (Monterey, SLO Counties)	No. Appropriate soils are not present on the site.	No	No Effect
5.	**Round-leaved Filaree** *California macrophylla*	None/None 1B.2	March - May	Clay soils in cismontane woodland, valley and foothill grassland; 15-1200 m. ScV, n SnJV, CW, SCo, n ChI	Yes. Appropriate habitat is present on the site.	No	TBD
6.	**La Panza Mariposa-lily** *Calochortus simulans*	None/None 1B.3	April - May	Grassland, oak woodland & pine forest, on sand, granite, or serpentine; <1100 m. Endemic to SLO County	No. Appropriate soils are not present on the site.	No	No Effect
7.	**Dwarf Calycadenia** *Calycadenia villosa*	None/None 1B.1	May - October	Dry, rocky hills, ridges, in chaparral, woodland, meadows and seeps; <1100 m. c&s SCoRO	No. Appropriate soils are not present on the site.	No	No Effect

	Common and Scientific Names	Fed/State Status CRPR	Blooming Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
8.	**Santa Cruz Mountains Pussypaws** *Calyptridium parryi* var. *hesseae*	None/None 1B.1	May – August	Sandy or gravelly openings in chaparral and cismontane woodland. 700-1100 m.	No. Appropriate habitat not present on the site.	No	No Effect
9.	**Hardham's Evening-primrose** *Camissoniopsis hardhamiae*	None/None 1B.2	April - May	Decomposed carbonate soils, in chaparral, cismontane woodland. Monterey, SLO Counties	No. Appropriate carbonate soils are not present on the site.	No	No Effect
10.	**San Luis Obispo Owl's-clover** *Castilleja densiflora* var. *obispoensis*	None/None 1B.2	April	Coastal grassland, <100 m. Endemic to SLO County.	Yes. Appropriate habitat is present on the site.	No	TBD
11.	**Lemmon's Jewelflower** *Caulanthus coulteri* var. *lemmonii*	None/None 1B.2	March – May	Dry, exposed slopes, grassland, chaparral, scrub; 80-1100 m. sw SnJv, se SnFrb, e SCoRO, SCoRI	No. Appropriate soils are not present on the site.	No	No Effect
12.	**Santa Lucia Purple Amole** *Chlorogalum purpureum* var. *purpureum*	FT/None 1B.1	April - June	Cismontane woodland, valley and foothill grassland, often with blue oaks. 300-330 m. Monterey, SLO Counties	No. Appropriate soils are not present on the site.	No	No Effect
13.	**Straight-awned Spineflower** *Chorizanthe rectispina*	None/None 1B.3	May - July	Chaparral, dry woodland in sandy soil; 200-600 m. SCoRO	No. Appropriate soils are not present on the site.	No	No Effect
14.	**Monkey-flower Savory** *Clinopodium mimuloides*	None/None 4.2	June – October	Moist places, streambanks, chaparral, woodland; 400-1800 m. CCo, SCoRO, WTR, SnGb	No. Appropriate soils are not present on the site.	No	No Effect

	Common and Scientific Names	Fed/State Status CRPR	Blooming Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
15.	**Small-flowered Morning-glory** *Convolvulus simulans*	None/None 4.2	April - June	Clay substrates, occ serpentine, ann grassland, coastal-sage scrub, chaparral; 30-875 m.; s SNF, SnFrB, s SCoRO, Sco, ChI, WTR, PR; AZ, Baja CA.	No. Appropriate habitat is not present on the site.	No	No Effect
16.	**Umbrella Larkspur** *Delphinium umbraculorum*	None/None 1B.3	April - June	Moist oak forest; 400-1600 m. SCoRO, WTR.	No. Appropriate habitat is not present on the site.	No	No Effect.
17.	**Koch's Cord Moss** *Entosthodon kochii*	None/None 1B.3	n/a	Cismontane woodland. Moss growing on soil;	No. Appropriate soils are not present on the site.	No	No Effect
18.	**Yellow-flowered Eriastrum** *Eriastrum luteum*	None/None 1B.2	May – June	Bare sandy decomposed granite slopes in cismontane woodland, chaparral, forest; 360-1000 m. SCoR, Monterey, SLO Counties	No. Appropriate soils are not present on the site.	No	No Effect
19.	**Elegant Wild Buckwheat** *Eriogonum elegans*	None/None 4.3	May – November	Sand or gravel; 200 – 1200 m. SnFrB, SCoR, WTR	No. Appropriate soils are not present on the site.	No	No Effect
20.	**Jepson's Woolly Sunflower** *Eriophyllum jepsonii*	None/None 4.3	April – June	Dry oak woodland; 200-1000 m. SnFrB, SCoRI	No. Appropriate habitat is not present on the site.	No	No Effect
21.	**San Benito Poppy** *Eschscholzia hypecoides*	None/None 4.3	March – June	Grassy area in woodland, chaparral; 200-1600 m. SCoRI	No. Appropriate habitat is not present on the site.	No	No Effect
22.	**Hogwallow Starfish** *Hesperevax caulescens*	None/None 4.2	March - June	Clay soils, mesic sites in valley and foothill grassland; 0-505 m.	Yes. Possible, but not likely.	No	TBD

	Common and Scientific Names	Fed/State Status CRPR	Blooming Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
23.	**Mesa Horkelia** *Horkelia cuneata* var. *puberula*	None/None 1B.1	February - September	Dry, sandy coastal chaparral; gen 70-700 m. SCoRO, SCo.	No. Appropriate habitat is not present on the site.	No	No Effect
24.	**Kellogg's Horkelia** *Horkelia cuneata* var. *sericea*	None/None 1B.1	April - September	Old dunes, coastal sand hills; <200 m. CCo	No. Appropriate habitat is not present on the site.	No	No Effect
25.	**Santa Lucia Dwarf Rush** *Juncus luciensis*	None/None 1B.2	April – July	Vernal pools, ephemeral drainages, wet meadow habitats, and streams; 300-1900 m. CaRH, n SNH, SCoRO, TR, PR, MP.	Yes. Suitable wetland habitat may be present on site.	No	TBD
26.	**Pale-yellow Layia** *Layia heterotricha*	None/None 1B.1	March - June	Alkaline or clay soils, open areas, in pinyon-juniper woodland, grassland; 270-1705 m. Teh, SnJV, SCoR, n WTR	No. Appropriate habitat is not present on the site.	No	No Effect
27.	**Jared's Pepper-grass** *Lepidium jaredii* ssp. *jaredii*	None/None 1B.2	March - May	Alkali bottoms, slopes, washes, <500 m. SCoRI, SnJV	No. Appropriate habitat is not present on the site.	No	No Effect
28.	**Davidson's Bush-mallow** *Malacothamnus davidsonii*	None/None 1B.2	June - January	Sandy washes in coastal scrub, riparian woodland, chaparral; 180-855 m. c SCoRO, SCo	No. Appropriate habitat is not present on the site.	No	No Effect
29.	**Jones' Bush-mallow** *Malacothamnus jonesii*	None/None 4.3	May - July	Open chaparral in foothill woodland; 250-830 m. SCoRO (Monterey, SLO Counties).	No. Appropriate habitat is not present on the site.	No	No Effect
30.	**Carmel Valley Malacothrix** *Malacothrix saxatilis* var. *arachnoidea*	None/None 1B.2	March - December	Rock outcrops, steep rocky road cuts in chaparral; 25-1215 m. Endemic to Monterey County	No. Appropriate habitat is not present on the site.	No	No Effect

	Common and Scientific Names	Fed/State Status CRPR	Blooming Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
31.	**Mt. Diablo Cottonweed** *Micropus amphibolus*	None/None 3.2	March - May	Bare, grassy, or rocky slopes; 50-800 m. NCoR, SnFrB, s SCoRO	No. Appropriate habitat is not present on the site.	No	No Effect
32.	**Woodland Woolythreads** *Monolopia gracilens*	None/None 1B.2	March – July	Chaparral, serpentine grassland, cismontane woodland, sandy to rocky soils; SnFrB, SCoR	No. Appropriate habitat is not present on the site.	No	No Effect
33.	**Spreading Navarretia** *Navarretia fossalis*	FT/None 1B.1	April - June	Chenopod scrub, marshes and swamps, playas, and vernal pools; 30-1300m. SCoRO, SCo, to Baja Cal.	Yes. Possible for location in pool.	No	TBD
34.	**Shining Navarretia** *Navarretia nigelliformis* ssp. *radians*	None/None 1B.2	May - July	Vernal pools, clay depressions, dry grasslands; 150-1000 m. SCoR	Yes. Potentially suitable habitat is present on site.	No	TBD
35.	**Prostrate Vernal Pool Navarretia** *Navarretia prostrata*	None/None 1B.1	April - June	Vernal pools or alkaline soils in grasslands; 15-700 m. w SnJV, SCoRI, c SCo, PR	Yes. Potentially suitable habitat is present on site.	No	TBD
36.	**Large-flowered Nemacladus** *Nemacladus secundiflorus* var. *secundiflorus*	None/None 4.3	April – May	Dry, gravelly slopes; 200-2000 m. s SNH, SCoR	No. Appropriate habitat is not present on the site.	No	No Effect
37.	**Hooked Popcornflower** *Plagiobothrys uncinatus*	None/None 1B.2	April - May	Canyon sides, chaparral; on sandstone 300-600 m. n SCoR (Gabilan Range, Santa Lucia Mountains)	No. Appropriate habitat is not present on the site.	No	No Effect
38.	**San Gabriel Ragwort** *Senecio astephanus*	None/None 4.3	January - April	Drying alkaline flats, chaparral, cismontane woodland, coastal scrub; <400 m. CW, SCo, ChI	No. Appropriate habitat is not present on the site.	No	No Effect

	Common and Scientific Names	Fed/State Status CRPR	Blooming Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
39.	**Santa Cruz Microseris** *Stebbinsoseris decipiens*	None/None 1B.2	April - May	Open areas in loose soil derived from sandstone, shale, or serpentine; 10-500 m. n & c CCo	No. Appropriate habitat is not present on the site.	No	No Effect

California Geographic Subregion Abbreviations:

CCo: Central Coast
SCo: South Coast
SCoR: South Coast Ranges
SCoRO: Outer South Coast Ranges
SCoRI: Inner South Coast Ranges
SnFrB: San Francisco Bay
TR: Transverse Ranges
WTR: Western Transverse Ranges
SnJV: San Joaquin Valley
ScV: Sacramento Valley
SLO: San Luis Obispo
SN: Sierra Nevada
SnJt: San Jacinto Mtns
SnBr: San Bernardino
Teh: Tehachapi Mtn Area
CW: Central West
SW: South West
DMoj: Mojave Desert
PR: Peninsular Range

State/Rank Abbreviations:

FE: Federally Endangered
FT: Federally Threatened
PE: Proposed Federally Endangered
PT: Proposed Federally Threatened
CE: California Endangered
CR: California Rare
CT: California Threatened
Cand. CE: Candidate for California Endangered
Cand. CT: Candidate for California Threatened

California Rare Plant Ranks:

CRPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A: Plants presumed extirpated in California, but common elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 4: Plants of limited distribution - a watch list

CRPR Threat Ranks:

0.1 - Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 - Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3 - Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

4.1.4 Special status plants discussion

There are seven special status plant species that could potentially occur in the Study Area based on an analysis of known ecological requirements of these species and the habitat conditions that were observed in the Study Area. There is one additional species that is unlikely to occur, but warrants further discussion. We discuss each species and describe habitat, range restrictions, known occurrences, and survey results for the Study Area. In order to be consistent with regulatory agency botanical survey guidelines (USFWS 2000, CDFG 2009), seasonally timed floristic surveys should be conducted in spring 2017 to coincide with potential special status plant bloom times.

A. Oval-leaved Snapdragon (*Antirrhinum ovatum*) is a CRPR 4.2 species with a limited distribution from Fresno County south to Ventura County. It occurs in a variety of habitats, including cismontane woodlands, grasslands, and vernal pools, where it blooms from May to November. It is thought to require fire and/or wet and dry years to suppress the growth of competing grasses. The closest reported occurrence to the Study Area was approximately one mile to the southeast on the Chandler Ranch in 1991, however there is no formal record of botanical surveys being conducted at that time. Oval-leaved snapdragon was not found on the Study Area, and although very unlikely to occur due to a history of disturbance, a spring survey is necessary to determine presence or absence.

B. Round-leaved Erodium (*California macrophyllum*) is a CRPR 1B.2 species known from sporadic occurrences throughout the interior region of California. It is found in clay soils in woodland and grassland habitats. In San Luis Obispo County this species is found from Pozo and eastern Santa Margarita through Creston, Atascadero, Templeton, and eastern Paso Robles. The closest occurrence of this species to the Study Area is on the Chandler Ranch, approximately 1.3 miles to the southeast of the Study Area. A spring survey for round-leaved erodium is necessary to determine presence or absence.

C. San Luis Obispo Owl's-clover (*Castilleja densiflora* ssp. *obispoensis*) is a CRPR 1B.2 subspecies endemic to San Luis Obispo County. It is an annual wildflower that occurs in coastal grasslands in sandy or clay soils. It is not generally known from inland areas, however there are reports from the Paso Robles region (CNDDB Occurrences 36, 37, and 42). The closest reported occurrence is from 1.2 miles northeast of the Study Area near the intersection of Airport Road and Dry Creek Road (Occ. 42). Appropriate habitat is present in the project areas for this rare subspecies. Appropriate timing for spring survey for Obispo Indian paintbrush is in April.

D. Hogwallow Starfish (*Hesperevax caulescens*) is a CRPR 4.2 species known from clay soils and mesic sites in grassland in several counties in California. This species typically blooms from March through June. Reports from northern San Luis Obispo County include several reports from Nacimiento and Bee Rock (Keil 29299; Schafer [SBBG118086]), Camp Roberts (Green 5322), and from Cholame (Keil 29366; Hoover 7648). It is unlikely that this species occurs on the Study Area since the wetland habitat is not a natural feature. The species is not known from other vernal wetlands in the Paso Robles vicinity.

E. Santa Lucia dwarf rush (*Juncus luciensis*) is a CRPR 1B.2 species known from specimens collected in coastal counties from San Diego north to Monterey, and from scattered localities in northern California. It is a very small annual plant that grows in

wet sandy soils in a variety of seasonally moist environments. It is cespitose, with small leaves and branches arising from the base, and rarely exceeds two inches in height. The closest reported occurrence to the Study Area is approximately 6.5 miles southeast, from damp grain fields six miles east of Paso Robles on Creston Road (CNDDB 8). Suitable wet habitats are located in the vernal pool in the Study for Santa Lucia dwarf rush. Botanical surveys in September 2016 identified toad rush (*Juncus bufonius*), a common and widespread species, in the vernal pool. Like Santa Lucia dwarf rush, toad rush is a small annual rush, but it differs, in part, by having solitary flowers at nodes each with six stamens, instead of a terminal flower with two to three stamens. Santa Lucia dwarf rush could occur on the Study Area..

F. Shining Navarretia (*Navarretia nigelliformis* ssp. *radians*) is a CNPS List 1B.2 subspecies known from vernal pools, valley and foothill grassland, and cismontane woodland habitats in Fresno, Merced, Monterey, San Benito, and San Luis Obispo Counties, where it typically blooms from April to June. There are numerous occurrences of shining navarretia within one mile of the Study Area, including a 2006 report approximately 0.5 miles to the northeast. A spring survey will be required for shining navarretia in May.

G. Prostrate Navarretia (*Navarretia prostrata*) is a CRPR 1B.1 species known from alkaline soils and vernal pools in coastal scrub and grassland habitats from Alameda and Merced Counties south through coastal mountains to San Diego County. The closest reported occurrence to the subject parcels is approximately 10 miles northwest, on Camp Roberts. Potential habitat is present in the vernal pool wetland on the Study Area. Surveys for this species occur in the spring.

4.2 Special Status Animal Species

4.2.1 Introduction to CNDDB definitions

"Special Animals" is a general term that refers to all of the animal taxa inventoried by the CNDDB, regardless of their legal or protection status (CDFW October 2016). The Special Animals list is also referred to by the California Department of Fish and Wildlife (CDFW) as the list of “species at risk” or “special status species”. These taxa may be listed or proposed for listing under the California and/or Federal Endangered Species Acts, but they may also be species deemed biologically rare, restricted in range, declining in abundance, or otherwise vulnerable.

Each species included on the Special Animals list has a corresponding Global and State Rank (refer to Table 5). This ranking system utilizes a numbered hierarchy from one to five following the Global (G-rank) or State (S-rank) category. The threat level of the organism decreases with an increase in the rank number (1=Critically Imperiled, 5=Secure). In some cases where an uncertainty exists in the designation, a question mark (?) is placed after the rank. More information is available at www.natureserve.org.

Animals listed as California Species of Special Concern (SSC) may or may not be listed under California or Federal Endangered Species Acts. They are considered rare or declining in abundance in California. The Special Concern designation is intended to provide the California Department of Fish and Wildlife, biologists, land planners and managers with lists of species that

require special consideration during the planning process in order to avert continued population declines and potential costly listing under federal and state endangered species laws. For many species of birds, the primary emphasis is on the breeding population in California. For some species that do not breed in California but winter here, emphasis is on wintering range. The SSC designation thus may include a comment regarding the specific protection provided such as nesting or wintering.

Animals listed as Fully Protected are those species considered by CDFW as rare or faced with possible extinction. Most, but not all, have subsequently been listed under the California Endangered Species Act (CESA) or the Federal Endangered Species Act (FESA). Fully Protected species may not be taken or possessed at any time and no provision of the California Fish and Game code authorizes the issuance of permits or licenses to take any Fully Protected species.

4.2.2 Potential special status animals list

Table 5 lists 19 special status animal species reported from the region. Federal and California State status, global and State rank, and CDFW listing status for each species are given. Typical nesting or breeding period, habitat preference, potential habitat on site, and whether or not the species was observed on the Study Area are also provided.

TABLE 4. SPECIAL STATUS ANIMAL LIST. The 19 special status animals known or reported from the region are listed. There are6 special status animals that could potentially occur within the Study Area based on review of preferred habitat types.

	Common and Scientific Names	Fed/CA ESA Status CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
1.	**Western Pond Turtle** *Actinemys marmorata pallida*	None/None SSC	April - August	Permanent or semi-permanent streams, ponds, lakes.	No. Appropriate aquatic habitat is not present on site.	No	No Effect
2.	**Tricolored Blackbird** *Agelaius tricolor*	None/None SSC (nesting colonies)	March 15 - August 15	Requires open water, protected nesting substrate, & foraging area with insect prey near nesting colony.	No. Appropriate nesting habitat is not present on the site.	No	No Effect
3.	**Silvery Legless Lizard** *Anniella pulchra pulchra*	None/None SSC	May - September	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	Yes. Potential habitat is present in oak woodland habitat on the site.	No	Potentially Adverse Effect Can Be Mitigated
4.	**Pallid Bat** *Antrozous pallidus*	None/None SSC	Spring - Summer	Rock crevices, caves, tree hollows, mines, old buildings, and bridges.	Yes. Potential roosting habitat is present in oak trees near the site.	No	Potentially Adverse Effect Can Be Mitigated
5.	**Golden Eagle** *Aquila chrysaetos*	None/None FP	March 15 - August 15	Nests in large, prominent trees in valley and foothill woodland. Requires adjacent food source.	No. Appropriate trees for nesting are not present on the site. Eagles could forage in grasslands.	No	No Effect
6.	**Burrowing Owl** *Athene cunicularia*	None/None SSC	February 1 through August 31	Burrows in squirrel holes in open habitats with low vegetation.	No. Burrowing owls are not known to nest in the Paso area.	No	Potentially Adverse Effect Can Be Mitigated
7.	**Vernal Pool Fairy Shrimp** *Branchinecta lynchi*	FT/None None	Rainy Season	Clear water sandstone depression pools, grassed swale, earth slump, or basalt flow depression pools.	Yes. Potential habitat is present in seasonal ponds on the site.	No	Potentially adverse effect

	Common and Scientific Names	Fed/CA ESA Status CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
8.	**Townsend's Big-eared Bat** *Corynorhinus townsendii*	None/Cand. CT SSC	Spring - Summer	Caves, buildings, and mine tunnels. Cave like attics as day roosts. On coast roosts are normally within 100 m. of creeks.	No. Suitable roosting habitat is not present on the site.	No	No Effect
9.	**Bald Eagle** *Haliaeetus leucocephalus*	None/CE FP	March 15 - August 15	Nests within 1 mile of water in tall live tree with open branches.	No. Appropriate habitat is not present on the site.	No	No Effect
10.	**San Joaquin Whipsnake** *Masticophis flagellum ruddocki*	None/None SSC	May	Open, dry, treeless areas, including grasslands and saltbush scrub; takes refuge in burrows and under shaded vegetation	No. Appropriate habitat is not present on the site.	No	No Effect
11.	**Monterey Dusky-footed Woodrat** *Neotoma macrotis luciana*	None/None SSC	n/a	Variety of habitats with moderate to dense understory vegetation	No. Appropriate dense woodland habitat is not present on the site.	No	No Effect
12.	**Salinas Pocket Mouse** *Perognathus inornatus psammophilus*	None/None SSC	n/a	Annual grassland and desert shrub in Salinas Valley, with friable soils	No. Appropriate habitat is not present on the site.	No	No Effect
13.	**Coast Horned Lizard** *Phrynosoma blainvillii*	None/None SSC	May - September	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	No. Appropriate habitat is not present on the site.	No	No Effect
14.	**California Red-legged Frog** *Rana draytonii*	FT/None SSC	January - March	Lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation.	No. Lack of suitable aquatic habitat and known records for the area.	No	No Effect
15.	**Western Spadefoot Toad** *Spea hammondii*	None/none SSC	January – August	Vernal pools in grassland and woodland habitats	Yes. Seasonal ponds on site may provide appropriate breeding habitat.	No	Potentially adverse effect

	Common and Scientific Names	Fed/CA ESA Status CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential Habitat?	Detected Within Study Area?	Effect of Proposed Activity
16.	**Coast Range Newt** *Taricha torosa*	None/None SSC	December - May	Slow moving streams, ponds, and lakes with surrounding evergreen/oak forests along coast.	No. Appropriate habitat is not present on site.	No	No Effect
17.	**American Badger** *Taxidea taxus*	None/none SSC	February – May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	No. The Study Area is too restricted by surrounding development for use by badgers.	No	No Effect
18.	**Least Bell's Vireo** *Vireo bellii pusillus*	FE/CE (nesting) None	March 15 - August 15	Riparian habitat, near water or dry streambed, <2000 ft. Nests in willows, mesquite, Baccharis.	No. Appropriate habitat is not present on the site.	No	No Effect
19.	**San Joaquin Kit Fox** *Vulpes macrotis mutica*	FE/CT None	December – July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	Yes. Grasslands on the site could be used by kit fox.	No	Potentially Adverse Effect Can Be Mitigated

Habitat characteristics are from the Jepson Manual and the CDNNB.
*not listed in the CNDDB or CNPS for the search area, but possibly for the location.

Abbreviations:

FE: Federally Endangered	CE: California Endangered	SA: CDFW Special Animal
FT: Federally Threatened	CT: California Threatened	SSC: CDFW Species of Special Concern
PE: Proposed Federally Endangered	Cand. CE: Candidate for California Endangered	FP: CDFW Fully-Protected
PT: Proposed Federally Threatened	Cand. CT: Candidate for California Threatened	WL: CDFW Watch List

4.2.3 Special Status Animals Discussion

There are six special status animal species that could potentially occur in the Study Area.

A. **Silvery legless lizard** (*Anniella pulchra pulchra*) is a California Species of Special Concern that inhabits friable soils in a variety of habitats from coastal dunes to oak woodlands and chaparral. Legless lizards are known from the Paso Robles area, including the Chandler Ranch and Vina Robles Amphitheater, where they were found in dry blue oak woodland habitat (Althouse and Meade, Inc. unpublished field notes). Appropriate habitat for silvery legless lizard is present in under the valley oak tree canopy leaf litter habitat in the Study Area.

B. **American Badger** (*Taxidea taxus*) is a California Species of Special Concern known from open grassland habitats throughout San Luis Obispo County and elsewhere in California. Badgers occur at the Paso Robles Airport lands near the airport, however the small size of the Study Area and surrounding uses and activity restrict access for badgers and eliminate the likelihood of occurrence for this species. No dens or other sign of badgers were observed on the property during our site surveys.

C. **Pallid Bat** (*Antrozous pallidus*) is a California Species of Special Concern. Pallid bat is a large long-eared bat occurring throughout the state from deserts to moist forests. *A. pallidus* is primarily a crevice roosting species that selects roosts where it can retreat from view. Pallid bats frequently occur in oak woodlands where they may roost in tree cavities and rock outcrops. Attics may be used as roosts. This species could occur in the valley oak tree near the Study Area.

D. **Vernal Pool Fairy Shrimp** (*Branchinecta lynchi*) is a federally listed threatened species known from the vicinity of the subject property. Occurrence #287 and #380 in the CNDDB are from vernal pools approximately a mile southeast of the property. The vernal pool wetland located in the Study Area could support vernal pool fairy shrimp.

E. **Western Spadefoot Toad** (*Spea hammondii*) is a California Species of Special Concern that breeds in ephemeral pools in open grassland habitats across the interior region of San Luis Obispo County. Spadefoot toads remain underground for most of the year, emerging to breed in seasonal wetland pools during the rainy season. Development of the larvae from egg to metamorphosis can be very quick when water temperatures are warm. Spadefoot toads are known to breed in seasonal pools in the vicinity Highway 46 and Airport Road, along Buena Vista Drive, and in ephemeral pools throughout the Paso Robles and Templeton areas. Appropriate breeding habitat for spadefoot toad is found in the vernal pool on the property.

F. **San Joaquin Kit Fox** (*Vulpes macrotis mutica*) is a federally listed endangered species and a state listed threatened species. They occur in the Carrizo Plain, Bitterwater Valley, Cholame Valley, Central Valley, and historically at Camp Roberts and Paso Robles, with transient individuals known to move between locations. The last sighting of SJKF in Paso Robles was in 1991 within one mile of the Study Area. At Camp Roberts the last kit fox sighting was in 2007, and that population is presumed to be locally extinct. Kit fox prefer short annual grassland habitat. Portions of the Paso Robles area, including the Study

Area, are considered to be part of a SJKF movement corridor, and therefore, habitat important for the recovery of the species.

4.3 Special Status Species Not Expected to Occur

The remaining 12 sensitive animal species and 32 sensitive plant species known to be present in the vicinity of the project site are not expected to occur on the property due to the lack of appropriate habitat, or because the project site is substantially outside the known range of the species.

4.4 Potential Sensitive Natural Communities

The CNDDB no longer provides lists of sensitive natural communities. Vernal pool wetland habitats support rare species and are declining in California.

4.5 Botanical Survey Results

Two tables are provided for botanical survey results. Table 5 provides identities for plants that occurred within the vernal pool in the Study Area. Table 6 presents all plant species that were identifiable within the Study Area, including both annual grassland and vernal pool wetland habitats. The 61 species of plants identified in the Study Area consist of 26 native species and 33 introduced species, with two species identified only to genus. No special status species were identified during floristic surveys conducted in September 2016. Due to the timing of the survey not all plants that occur on the Study Area were identifiable.

TABLE 5. VASCULAR PLANTS OCCURRING WITHIN VERNAL POOL/WETLAND HABITAT. A botanical inventory in September 2016 identified 24 vascular plant species within the Vernal Pool/Wetland habitat. Wetland indicator status provided is based on the U.S. Army Corps of Engineers 2016 National Wetland Plant List. The California Invasive Plant Council threat rating (IPC Rating) is provided for invasive plants.

Scientific Name	Wetland Indicator	IPC Rating	Origin	Common Name
Shrubs - 1 Species				
Baccharis salicifolia	FAC	-	Native	Mule fat
Forbs/Herbs - 15 Species				
Acmispon americanus	UPL	-	Native	American bird's foot trefoil
Anagallis arvensis	FAC	-	Introduced	Scarlet pimpernel
Centromadia fitchii	FACU	-	Native	Spikeweed
Crassula connata	FAC	-	Native	Pygmy weed
Epilobium sp.	-	-	Native	Willowherb
Erodium botrys	FACU	-	Introduced	Broad leaf filaree
Eryngium vaseyi	FACW	-	Native	Coyote-thistle
Hypochaeris glabra	-	Limited	Introduced	Smooth cat's-ear

Scientific Name	Wetland Indicator	IPC Rating	Origin	Common Name
Logfia gallica	-	-	Introduced	Daggerleaf cottonrose
Plagiobothrys sp.	-	-	Native	Popcornflower
Spergularia rubra	FAC	-	Introduced	Red sand-spurry
Trichostema lanceolatum	FACU	-	Native	Vinegar weed
Trifolium sp.	-	-	-	Clover
Verbascum virgatum	UPL	-	Introduced	Wand mullein
Veronica peregrina subsp. *xalapensis*	FAC	-	Native	Purslane speedwell
Grasses and Rushes - 8 Species				
Avena fatua	-	Moderate	Introduced	Wild oat
Deschampsia danthonioides	FACW	-	Native	Annual hair grass
Eleocharis macrostachya	OBL*	-	Native	Pale spikerush
Festuca myuros	FACU	Moderate	Introduced	Rattail sixweeks grass
Festuca perennis	FAC	Moderate	Introduced	Rye grass
Hordeum marinum subsp. *gussoneanum*	FAC	Moderate	Introduced	Mediterranean barley
Juncus bufonius var. *occidentalis*	FACW	-	Native	Western toad rush
Polypogon maritimus	OBL	-	Introduced	Mediterranean beard grass

TABLE 6. VASCULAR PLANT LIST. . The 61 taxa of vascular plants identified on the Study Area consist of 26 native and 33 introduced taxa with two species identifiable only to genus. The vascular plant list is separated into general life form categories, with taxa listed alphabetically by family and scientific name.

Scientific Name	Special Status	Origin	Common Name
Trees – 2 Species			
Populus fremontii	None	Native (planted)	Fremont's cottonwood
Quercus lobata	None	Native	Valley oak
Shrubs – 3 Species			
Baccharis pilularis	None	Native	Coyote brush
Baccharis salicifolius	None	Native	Mule fat
Heteromeles arbutifolia	None	Native (planted)	Toyon
Forbs/Herbs – 42 Species			
Achyrachaena mollis	None	Native	Blow wives
Acmispon americanus var. *americanus* *[=Lotus purshianus* var. *purshianus]*	None	Native	Spanish clover

Scientific Name	Special Status	Origin	Common Name
Acmispon brachycarpus *[=Lotus humistratus]*	None	Native	Bird-foot lotus, hill lotus
Agoseris heterophylla	None	Native	Annual mountain dandelion
Amaranthus californicus	None	Native	California pigweed
Amaranthus sp.	None	-	Amaranth
Ambrosia psilostachya	None	Native	Western ragweed
Amsinckia sp.	None	Native	Fireweed
Anagallis arvensis	None	Introduced	Scarlet pimpernel
Asclepias fascicularis	None	Native	Narrow-leaved milkweed
Brassica nigra	None	Introduced	Black mustard
Capsella bursa-pastoris	None	Introduced	Shepherd's purse
Centaurea melitensis	None	Introduced	Tocalote
Centaurea solstitialis	None	Introduced	Yellow star thistle
Centromadia fitchii	None	Native	Fitch's tarweed
Crassula connata	None	Native	Pygmy weed
Crassula tillea	None	Introduced	Moss pygmyweed
Croton [=Eremocarpus] setigerus	None	Native	Turkey-mullein, dove weed
Deinandra pentactis	None	Native	Salinas tarweed
Epilobium sp.	None	Native	Willow-herb
Erodium botrys	None	Introduced	Storksbill filaree
Erodium cicutarium	None	Introduced	Redstem filaree
Eryngium vaseyi var. *vaseyi*	None	Native	Coyote thistle
Hirschfeldia incana	None	Introduced	Summer mustard
Hypochaeris glabra	None	Introduced	Smooth cat's-ear
Lactuca serriola	None	Introduced	Prickly lettuce
Logfia gallica	None	Introduced	Daggerleaf cottonrose
Malva parviflora	None	Introduced	Cheeseweed
Medicago polymorpha	None	Introduced	Common bur-clover
Plantago lanceolata	None	Introduced	English plantain
Plagiobothrys sp.	None	Native	Popcornflower
Polygonum aviculare	None	Introduced	Knotweed
Rumex crispus	None	Introduced	Curly dock
Salsola tragus	None	Introduced	Russian thistle
Silene gallica	None	Introduced	Windmill pink
Sonchus oleraceus	None	Introduced	Common sow thistle
Spergularia rubra	None	Introduced	Sand spurrey
Trichostema lanceolatum	None	Native	Vinegar weed
Trifolium sp.	None	-	Clover

Scientific Name	Special Status	Origin	Common Name
Verbascum virgatum	None	Introduced	Wand mullein
Veronica peregrina subsp. *xalapensis*	None	Native	Purslane speedwell
Vicia villosa	None	Introduced	Winter vetch
Grasses and Rushes – 14 Species			
Avena fatua	None	Introduced	Wild oat
Bromus diandrus	None	Introduced	Ripgut brome
Bromus hordeaceus	None	Introduced	Soft chess brome
Bromus madritensis subsp. *rubens*	None	Introduced	Redtop brome
Deschampsia danthonioides	None	Native	Annual hair grass
Eleocharis macrostachya	None	Native	Pale spikerush
Festuca myuros	None	Introduced	Annual fescue
Festuca perennis	None	Introduced	Italian rye grass
Hordeum marinum subsp. *gussoneanum*	None	Introduced	Mediterranean barley
Hordeum murinum	None	Introduced	Foxtail barley
Juncus bufonius var. *occidentalis*	None	Native	Western toad rush
Nassella pulchra	None	Native	Purple needle-grass
Polypogon maritimus	None	Introduced	Mediterranean beard grass
Polypogon monspeliensis	None	Introduced	Annual beard grass

4.7 Wildlife Survey Results

At least 74 animal species could occur in the Study Area (Table 7). These include at least 5 invertebrates, 4 amphibians, 7 reptiles, 41 birds, and 17 mammals. We provide this list as a guide to the wildlife observed in the Study Area and to the species that could be present at least seasonally. Other species could occur as transients, particularly avian fauna. This list is based on the habitat found in the Study Area and other constraints such as site accessibility and surrounding land use.

TABLE 7. WILDLIFE LIST. At least 74 animal species have the potential to occur within the Study Area. The Special Status column indicates listing status of the organism under the Federal Endangered Species Act, the California Endangered Species Act, or by CDFW. Species observed at the site during our surveys are designated by the check symbol (✓) in the fourth column.

Common Name	Scientific Name	Special Status	Found on Site	Habitat Type
Aquatic Invertebrates - 5 species				
Vernal Pool Fairy Shrimp	*Branchinecta lynchi*	FT		Vernal pools, seasonal ponds
Versatile Fairy Shrimp	*Branchinecta lindahli*	None		Vernal pools, seasonal ponds
Water Flea	*Daphnia* sp.	None		Vernal pools, seasonal ponds
California Fairy Shrimp	*Linderiella occidentalis*	None		Vernal pools, seasonal ponds
Seed Shrimp	Class Ostracoda	None		Vernal pools, seasonal ponds
Amphibians – 4 species				
Black-bellied Slender Salamander	*Batrachoseps nigriventris*	None		Oak woodlands, moist areas
California Toad	*Bufo boreas halophilus*	None		Grassland, woodland
Pacific Chorus Frog	*Pseudacris regilla*	None		Many habitats near water
Western Spadefoot Toad	*Spea hammondii*	SSC		Grasslands with ephemeral pools for breeding
Reptiles - 7 species				
Silvery Legless Lizard	*Anniella pulchra pulchra*	SSC		Oak woodland
California Alligator Lizard	*Elgaria multicarinata multicarinata*	None		Open grassland, woodland, chaparral
California Kingsnake	*Lampropeltis getula californiae*	None		Woodland, grassland, streams
Pacific Gopher Snake	*Pituophis catenifer catenifer*	None	✓	Woodland, grassland
Western Fence Lizard	*Sceloporus occidentalis*	None		Wide range
Valley Garter Snake	*Thamnophis sirtalis fitchii*	None		Many habitats near water
Side-blotched Lizard	*Uta stansburiana*	None		Dry habitats

Common Name	Scientific Name	Special Status	Found on Site	Habitat Type
Birds - 41 species				
Red-winged Blackbird	*Agelaius phoeniceus*	None		Marshes, fields
Western Scrub Jay	*Aphelocoma californica*	None		Oak and riparian woodlands
Great Horned Owl	*Bubo virginianus*	None		Varied habitats
Red-tailed Hawk	*Buteo jamaicensis*	None	✓	Open, semi-open country
Red-shouldered Hawk	*Buteo lineatus*	None		Oak and riparian woodlands
Anna's Hummingbird	*Calypte anna*	None		Oak, riparian woodland, scrub
Lesser Goldfinch	*Carduelis psaltria*	None		Riparian, oak woodlands
American Goldfinch	*Carduelis tristis*	None		Weedy fields, woodlands
House Finch	*Carpodacus mexicanus*	None		Wide habitat range
Turkey Vulture	*Cathartes aura*	None		Open country, oak woodlands
Killdeer	*Charadrius vociferous*	None		Mud flats, stream banks
Red-shafted Flicker	*Colaptes auratus*	None		Woodlands
Rock Dove	*Columba livia*	None		Urban areas
American Crow	*Corvus brachyrhynchos*	None		Open oak, riparian woodland,
Yellow-rumped Warbler	*Dendroica coronata*	None		Riparian, oak woodlands
Townsend's Warbler	*Dendroica townsendii*	None		Riparian, oak woodlands
Pacific-slope Flycatcher	*Empidonax difficilis*	None		Riparian, oak woodlands
Brewer's Blackbird	*Euphagus cyanocephalus*	None		Open habitats
American Kestrel	*Falco sparverius*	None		Open, semi-open country
Barn Swallow	*Hirundo rustica*	None		Open country, farmyards
Acorn Woodpecker	*Melanerpes formicivorus*	None		Oak woodlands
Ash-throated Flycatcher	*Myiarchus cinerascens*	None		Open areas near oaks
Oak Titmouse	*Parus inornatus*	WL		Woodland, riparian, oak, conifer
Savannah Sparrow	*Passerculus sandwichensis*	None		Open habitats, marshes, grasslands
House Sparrow	*Passer domesticus*	None		Urban
Nuttall's Woodpecker	*Picoides nuttallii*	None		Oak woodland, savanna
Downy Woodpecker	*Picoides pubescens*	None		Riparian, oak woodlands
California Towhee	*Pipilo crissalis*	None		Brushy habitats
Bushtit	*Psaltriparus minimus*	None		Oak, riparian, chaparral, scrub
Black Phoebe	*Sayornis nigricans*	None		Near water

Common Name	Scientific Name	Special Status	Found on Site	Habitat Type
Western Bluebird	*Sialia mexicana*	None		Riparian woodland, ranch land
Western Meadowlark	*Sturnella neglecta*	None		Grasslands
European Starling	*Sturnus vulgaris*	None		Agricultural, urban
Bewick's Wren	*Thryomanes bewickii*	None		Shrubby areas
House Wren	*Troglodytes aedon*	None		Shrubby areas
American Robin	*Turdus migratorius*	None		Streamsides, woodlands
Western Kingbird	*Tyrannus verticalis*	None		Open country with scattered trees, farms, roadsides
Orange-crowned Warbler	*Vermivora celata*	None		Oak, riparian woodlands
Mourning Dove	*Zenaida macroura*	None	✓	Open and semi-open area
Golden-crowned Sparrow	*Zonotrichia atricapilla*	None		Shrubby, weedy areas
White-crowned Sparrow	*Zonotrichia leucophrys*	None		Shrubby, weedy areas
Mammals - 17 species				
Pallid Bat	*Antrozous pallidus*	SSC		Riparian, woodland, urban
Coyote	*Canis latrans*	None	✓	Open woodlands, brushy areas, wide ranging
Opossum	*Didelphis marsupialis*	None		Woodlands, streams
Feral Cat	*Felis catus*	None		Varied
Black-tailed Jackrabbit	*Lepus californicus*	None		Grasslands
Striped Skunk	*Mephitis mephitis*	None		Mixed woods, chaparral
California Vole	*Microtus californicus*	None		Grassland meadows
Long-tailed Weasel	*Mustela frenata*	None		Grasslands
California Myotis	*Myotis californicus*	None		Tunnels, hollow trees, crevices
California Mouse	*Peromyscus californicus*	None		Oak woodland, chaparral
Deer Mouse	*Peromyscus maniculatus*	None		All dry land habitats
Raccoon	*Procyon lotor*	None		Streams, lakes, rock cliffs, urban
Western Harvest Mouse	*Reithrodontomys megalotis*	None		Grassland, dense vegetation
California Ground Squirrel	*Spermophilus beecheyi*	None	✓	Grasslands
Desert Cottontail	*Sylvilagus audubonii*	None		Brushy areas
Valley Pocket Gopher	*Thomomys bottae*	None	✓	Variety of habitats
Red Fox	*Vulpes fulva*	None	✓	Forest and open country

FE: Federally Endangered; FT: Federally Threatened; SSC: CDFW Species of Special Concern; WL: CDFW Watch List

5.0 Potential Impacts to Biological Resources

Annual grassland habitat and a vernal pool wetland currently occupy the proposed hotel project site. Two sensitive species could occur associated with the vernal pool wetland: spadefoot toad and vernal pool fairy shrimp. Biological resources on the site that could be affected by development of the hotel project include non-native annual grassland habitat, one valley oak tree, nesting birds, common wildlife, seven special status plant species, and six special status animal species.

Section 5.1 outlines the regulatory framework for impacts to biological resources. Sections 5.2 through 5.7 address potential impacts to biological resources from development of the site. We include in our analysis impacts to both common and special status species, as well as to habitats that are not sensitive. This consideration contributes to understanding cumulative impacts to the environment that may result from the loss of common species and habitat.

5.1 Regulatory Framework

5.1.1 Federal Regulations

Endangered Species Act – The federal Endangered Species Act (ESA) provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered a 'take' under the Endangered Species Act. Take of a federally listed threatened or endangered species is prohibited without a special permit. The Endangered Species Act allows for take of a threatened or endangered species incidental to development activities once a habitat conservation plan has been prepared to the satisfaction of the USFWS and an incidental take permit has been issued. The Endangered Species Act also allows for the take of threatened or endangered species after consultation has deemed that development activities will not jeopardize the continued existence of the species. The federal Endangered Species Act also provides for a Section 7 Consultation when a federal permit is required, such as a Clean Water Act Section 404 permit.

"Critical Habitat" is a term within the federal Endangered Species Act designed to guide actions by federal agencies (as opposed to state, local, or other agency actions) and defined as "an area occupied by a species listed as threatened or endangered within which are found physical or geographical features essential to the conservation of the species, or an area not currently occupied by the species which is itself essential to the conservation of the species."

Section 404 Clean Water Act Regulations – The Clean Water Act provides wetland regulation at the federal level and is administered by the USACE. The purpose of the Clean Water Act is to restore and maintain the chemical, physical, and biological integrity of all waters of the U.S. Permitting is required for filling waters of the U.S. (including wetlands). Permits may be issued on an individual basis, or may be covered under approved nationwide permits.

Migratory Bird Treaty Act – All migratory bird species that are native to the U.S. or its territories are protected under the federal Migratory Bird Treaty Act, as amended under the Migratory Bird Treaty Reform Act of 2004. The Migratory Bird Treaty Act is generally protective of migratory birds.

5.1.2 State Regulations

California Environmental Quality Act (CEQA) – CEQA requires that biological resources be considered when assessing the environmental impacts that are the result of proposed actions. The lead agencies determine the scope of what is considered an impact and what constitutes an "adverse effect" on a biological resource.

California Fish and Game Code – The California Fish and Game Code regulate the taking or possession of birds, mammals, fish, amphibians, and reptiles, as well as natural resources such as wetlands and waters of the state. It includes the California Endangered Species Act, Streambed Alteration Agreement regulations, and California Native Plant Protection Act. Fish and Game Code states that it is "unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto," and "unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird" unless authorized.

California Endangered Species Act – The California Endangered Species Act (CESA), similar to the federal Endangered Species Act, contains a process for listing of species and regulating potential impacts to listed species. State threatened and endangered species include both plants and wildlife, but do not include invertebrates. The designation "rare species" applies only to California native plants. State threatened and endangered plant species are regulated largely under the Native Plant Preservation Act in conjunction with the California Endangered Species Act. State threatened and endangered animal species are legally protected against "take." The CESA authorizes CDFW to enter into a memorandum of agreement for take of listed species to issue an incidental take permit for a state-listed threatened and endangered species only if specific criteria are met. Section 2080 of the CESA prohibits the take of species listed as threatened or endangered pursuant to the Act. Section 2081 allows CDFW to authorize take prohibited under Section 2080 provided that: 1) the taking is incidental to an otherwise lawful activity; 2) the taking will be minimized and fully mitigated; 3) the applicant ensures adequate funding for minimization and mitigation; and 4) the authorization will not jeopardize the continued existence of the listed species.

California Native Plant Protection Act – Section 1900-1913 of the California Fish and Game Code contains the regulations of the Native Plant Protection Act of 1977. The intent of this act is to help conserve and protect rare and endangered plants in the state.

Regional Water Quality Control Board – The RWQCB not only regulates impacts to water quality in federal waters of the U.S. under Section 401 of the Clean Water Act, but they also regulate any isolated waters that are impacted under the state Porter Cologne Act utilizing a Waste Discharge Requirement. Discharge of fill material into waters of the State not subject to the jurisdiction of the USACE pursuant to Section 401 of the Clean Water Act may require authorization pursuant to the Porter Cologne Act through application for waste discharge requirements or through waiver of waste discharge requirements.

California Oak Woodland Conservation Act – This act established the Oak Woodland Conservation Program, administered by the Wildlife Conservation Board, to help local jurisdictions protect and enhance their oak woodland resources. It offers landowners,

conservation groups, and cities/counties and opportunity to obtain funding for projects designed to conserve and restore California's oak woodlands.

City of Paso Robles Oak Tree Preservation Ordinance – The City of Paso Robles requires review of request to remove oak trees with trunk diameter of six inches (dbh) or greater. The Ordinance also requires approval for trimming branches 6 inches or greater on undeveloped or vacant sites, designation of critical root zones, and replacement requirements for tree removals.

5.2 Potential Habitat Impacts

Habitat types are indicated on the Biological Constraints Map provided as Figure 6. The entire Study Area would be impacted by the proposed development. Annual grassland habitat and a vernal pool habitat would be removed. One native valley oak tree would be removed or severely impacted by foundations and alteration of root zone.

TABLE 8. POTENTIAL HABITAT IMPACTS. Approximate areas of impact are provided for temporary and permanent disturbances.

Habitat Type	Temporary Impact Acres	Permanent Impact Acres
California Annual Grassland	0	1.95
Vernal pool/wetland	0	~0.054 (2,278 sq. ft.)*

*Approximate pending a formal wetland delineation.

5.2.1 California annual grassland

Approximately 1.95 acres of annual grassland habitat is mapped in the Study Area. Proposed development on the site would result in a permanent loss of 1.95 acres of annual grassland habitat. Impacts to annual grassland habitat require mitigation for impacts to San Joaquin kit fox habitat in this area of Paso Robles (see Section 5.6.2).

5.2.2 Vernal pool/ wetland

An isolated vernal pool wetland is located within the Study Area that would be removed by the project. The pool is potential habitat for a federally listed species, vernal pool fairy shrimp (*Branchinecta lynchii*). Removal of the pool could result in take of a federally listed species. Protocol level surveys to determine presence or absence of vernal pool fairy shrimp are recommended.

5.3 Potential Impacts to Potential Wetlands and Jurisdictional Waters

An isolated vernal pool wetland is located within the Study Area that would be removed by the project. Because there is no indication of connectivity or adjacency to federal waters, it does not appear to be within federal jurisdiction under Section 404 of the Clean Water Act. It may qualify as a State wetland under the Porter-Cologne Act and be regulated by the Regional Water Quality Control Board (RWQCB).

5.4 Potential Impacts to Nesting Birds

Impacts to or take of nesting birds could occur if grading or tree removal/trimming is conducted during nesting season (March 15 through August 15). Ground nesting birds could be impacted and cavity nesting birds could be affected by the project. Take of common nesting birds is prohibited by federal and state code. Impacts to or take of common nesting birds **c**an be avoided (refer to Section 6.4).

5.5 Potential Oak Tree Impacts

One large (30" dbh) valley oak tree is located near the western boundary of the project and the root zone and possibly some branches would be impacted by placement of hotel foundations, landscaping, and construction activities. The location of the tree is shown on the project site plan as just off the property to the west; however the root zone of the tree extends to the east into the project area.

The critical root zone (CRZ) for oak trees, as defined by the City of Paso Robles, is an area of root space that is within a circle circumscribed around the trunk of a tree using a radius of 1 foot per inch DBH, therefore, a 30-inch diameter tree has a CRZ with a radius of 30 feet as measured from the center of the tree (City of El Paso de Robles - Ordinance No. 835 N.S). The CRZ often extends beyond the actual drip-line of the tree. The single mature oak tree would be impacted by ground preparation and the foundation of the hotel building, and perhaps by trimming. Impacts to oak trees can be mitigated (see Section 6.3).

5.6 Potential Impacts to Special Status Species

5.6.1 Special status plants

There are seven special status plants that could occur within the Study Area. Due to the botanical survey being conducted outside the blooming period, determinations of presence or absence could not be made for any of these species. Spring surveys should be conducted to verify presence or absence.

5.6.2 San Joaquin kit fox

The Study Area is within the 3 to 1 mitigation area for San Joaquin kit fox habitat as shown on the County of San Luis Obispo San Joaquin Kit Fox Standard Mitigation Ratio Areas map. Although San Joaquin kit fox has not been observed in the City of Paso Robles recently, grassland habitats in this area are considered to provide movement corridors for transient foxes and their loss affects the ability of kit fox to repopulation the Camp Roberts satellite population. Therefore, loss of kit fox habitat requires mitigation (see Section 6.5.1).

5.6.3 Special status reptiles and amphibians

Western spadefoot toad is a California species of Special Concern that could breed in the vernal pool onsite. Surveys for this species are conducted during the rainy season, and have not been done for the Study Area. This species could be present. Development of the project would result in the loss of a breeding pool and potential take of individuals.

5.6.4 Special status invertebrates

Vernal pool fairy shrimp is known to occur approximately 1.2 miles from the Study Area. No protocol surveys for rare branchiopods have been conducted in the Study Area, however the pool is capable of harboring the species. Removal of the pool could result in take of a federally listed species, vernal pool fairy shrimp (*Branchinecta lynchii*). Take of this species is regulated by the federal Endangered Species Act and is only allowed with a take permit issued by the United States Fish and Wildlife Service. Protocol surveys are required to determine absence. Protocol surveys consist of a wet season series of surveys when standing water is present, followed by a dry season survey to identify fairy shrimp eggs. This survey would not be complete until late spring or early summer 2017. The survey would also identify any other rare branchiopods if present.

5.7 Potential Impacts to Habitat Connectivity and Wildlife Movement

The proposed development would remove 2 acres of annual grassland habitat from the already restricted landscape in northeastern Paso Robles. Although not of itself a significant impact, it contributes to the overall reduction in habitat connectivity and wildlife movement through the area. Mitigation for loss of potential San Joaquin kit fox habitat compensates for this loss of habitat connectivity and movement for other common wildlife species.

6.0 Recommendations and Mitigations

6.1 Habitats

6.1.1 Annual grassland

Approximately 1.95 acres of annual grassland habitat is mapped in the Study Area. Proposed development on the site would result in a permanent loss of all annual grassland habitat on the site. Impacts to annual grassland habitat require mitigation for impacts to San Joaquin kit fox habitat (see Section 6.5.1).

The grassland habitat on the site is potential habitat for several special status plants and animals. Impacts to annual grassland habitat that affect special status species can be mitigated (refer to Sections 6.4 and 6.5).

6.1.2 Vernal pool /wetland

A vernal pool wetland is located in the middle of the Study Area. This feature appears to have been created by excavation and mounding of a berm around the perimeter, sometime before 2003. In September 2016 the pool contained indicators of standing water earlier in the year including wetland crusts, facultative wetland plants, and at least two obligate wetland plant species.

Removal of the vernal pool wetland may require a Non-jurisdictional General Waste Discharge Requirement (WDR) permit from the RWQCB to fill a potential water of the State. The RWQCB usually requires mitigation for this impact, to be determined in the permitting process. Prior to application a wetland delineation and protocol surveys for rare branchiopods (fairy shrimp) should be conducted.

6.2 Potential Wetlands and Jurisdictional Waters

One vernal pool wetland occurs in the Study Area (discussed above). No other wetlands or waters were identified in the Study Area. A swale feature is associated with a gravel road outside the northern boundary of the Study Area, but had no sign of water flow and does not connect to a drainage or potential jurisdictional water.

6.3 Oak Tree Mitigations

Oak tree impacts and mitigation requirements shall be compiled by the project arborist or botanist. The following mitigation recommendations are modeled after guidelines set forth in the Paso Robles Tree Ordinance (City of El Paso de Robles - Ordinance No. 835 N.S).

BR-1. Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered by a qualified biologist and a licensed land surveyor. Data for each tree should include date, species, number of stems, diameter at breast height (DBH) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed.

BR-2. An oak tree protection plan shall be prepared and approved by the City of Paso Robles.

BR-3. Impacts to the oak canopy or critical root zone (CRZ) should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.

BR-4. Impacted oaks shall be mitigated for by planting one 24 inch boxed tree for impacts up to 25 percent of the root zone or canopy. Two 24 inch boxed trees shall be planted for trees with impacts up to 50 percent of the tree, and so on. The mitigation trees shall be incorporated into the landscape plan.

BR-5. Replacement oaks for removed trees must be equivalent to 25 percent of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches DBH (30 total diameter inches), would be 7.5 inches (30 inches removed x 0.25 replacement factor). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees shall be required for each oak tree removed.

BR-6. Replacement trees should be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least 7 years.

6.4 Common Wildlife Mitigations

6.4.1 Nesting Birds

Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take (as defined therein) of all native birds and their active nests, including raptors and other migratory non-game birds (as listed under the Federal MBTA).

BR-7. Within one week of ground disturbance activities, if work occurs between March 15 and August 15, nesting bird survey**s** shall be conducted**.** If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

6.5 Special Status Species Mitigations

6.5.1 San Joaquin kit fox

San Joaquin kit fox could occur in the project area. The project would result in a net loss of kit fox habitat. The project is in the three to one mitigation area for San Joaquin kit fox. The following mitigation recommendations are designed to reduce the potential for direct impacts to kit fox to a less than significant level.

BR-8. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles (City) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **6.0** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the City.

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

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

   Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total $**15,000**. This fee is calculated based on the current cost-per-unit of $2,500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of

property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.

c. Purchase **6.0** credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total $**15,000**. This fee is calculated based on the current cost-per-credit of $2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

BR-9. **Prior to issuance of grading and/or construction permits**, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

i. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction,** the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

ii. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-10 through BR-19. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (refer to BR-10iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.

iii. **Prior to or during project activities,** if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State

incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence,** the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

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

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

BR-10. **Prior to issuance of grading and/or construction permits,** the applicant shall clearly delineate the following as a note on the project plans: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox"*. Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction.**

BR-11. **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.

BR-12. **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction,** all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include

the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-13. **During the site-disturbance and/or construction phase,** to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-14. **During the site-disturbance and/or construction phase,** any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-15. **During the site-disturbance and/or construction phase,** all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-16. **Prior to, during and after the site-disturbance and/or construction phase,** use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-17. **During the site-disturbance and/or construction phase,** any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

BR-18. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.

ii. If a more solid wire mesh fence is used, 8 by 12 inch openings near the ground shall be provided every 100 yards.

iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

6.5.2 Pallid bat

Roosting bats and/or maternal bat colonies may be present in trees with appropriate cavities or loose bark on the project site. The valley oak tree near the western boundary has cavities with potential to harbor pallid bat. If trimming or removal of the tree is necessary condition BR-19 would

BR-19. Prior to removal or trimming of the valley oak tree, a survey shall be conducted by a qualified biologist to determine if sensitive bat species or maternal bat colonies are present. If found to be present, the tree will not be disturbed until bats are excluded by a qualified biologist. Maternal bat colonies may not be disturbed.

6.5.3 Special status plants

No special status plants have been detected on the Study Area, however full season floristic surveys have not been conducted. Following seasonally appropriate surveys, if any special status plants are found, offsite mitigation may be required.

6.5.4 Special status reptiles and amphibians

Surveys during the rainy season are necessary to determine if spadefoot toad is present in the Study Area and if they utilize pool habitat onsite for breeding. If present, spadefoot toad may be moved from the site to appropriate habitat with the concurrence of the California Department of Fish and Wildlife.

6.5.5 Special status invertebrates

Protocol surveys are necessary to determine whether any rare branchiopods are present in the vernal pool wetland in the Study Area. If found, take of *Branchinecta lynchi* would require a biological opinion and take statement from the United States Fish and Wildlife Service.

7.0 References

Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, editors. 2012. The Jepson manual: vascular plants of California, second edition. University of California Press, Berkeley.

California Department of Fish and Game (CDFG). 2000. Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities. Revised May 8, 2000.

California Department of Fish and Game (CDFG). 2009. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. November 24.

California Department of Fish and Wildlife, Natural Diversity Database (CNDDB). 2016. RareFind version 5.2.7., accessed October 2016.

California Native Plant Society (CNPS). 2001. CNPS Botanical Survey Guidelines. California Native Plant Society. December 9, 1983, revised June 2, 2001

California Native Plant Society (CNPS). 2012. Inventory of Rare and Endangered Plants (online edition, v8-01a). California Native Plant Society. Sacramento, CA. Accessed September 2016.

Consortium of California Herbaria(CCH). 2011. Regents of the University of California. http://ucjeps.berkeley.edu/consortium/ Accessed September 2016

Harvey, Michael J., J. Scott Altenbach, and Troy L. Best. 2011. Bats of the United States and Canada. Johns Hopkins University Press, Baltimore, Maryland.

Holland, V.L. and David J. Keil. 1995. California Vegetation. Kendall/Hunt Publishing Company, Dubuque, Iowa.

Hoover, Robert F. 1970. The Vascular Plants of San Luis Obispo County, California. University of California Press. Berkeley, Los Angeles, and London.

Ingles, Lloyd G. 1965. Mammals of the Pacific States; California, Oregon, Washington. Stanford University Press, Stanford, California.

Jepson Flora Project (eds). 2016. Jepson eFlora, Http://ucjeps.berkeley.edu/IJM.html [accessed September and October 2016].

Kays, Roland W. and Don E. Wilson. 2002. Princeton Field Guides, Mammals of North America. Princeton University Press, Princeton and Oxford.

Murie, Olaus J. 1974. Peterson Field Guides, Animal Tracks. Houghton Mifflin Company, Boston, New York.

San Luis Obispo County. 2007. San Joaquin Kit Fox Standard Mitigation Ratio Areas. Department of Planning and Building, Geographic Technology and Design. Revised December. Available at http://www.sloplanning.org/gis/mapimagepdf/kitfox.pdf [accessed October 3, 2016].

Sawyer, John O., Todd Keeler-Wolf, and Julie M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society, Sacramento, California.

Schuford, David W. and Thomas Gardali, Editors. 2008. California Bird Species of Special Concern: A Ranked Assessment of Species, Subspecies, and Distinct Populations of Bids of Immediate Conservation Concern in California. Studies of Western Birds No. 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento.

Sibley, David Allen. 2001. The Sibley Guide to Bird Life & Behavior. National Audubon Society. Alfred A. Knopf, New York.

Stebbins, Robert C. 2003. Peterson Field Guides Western Reptiles and Amphibians, 3rd edition. Houghton Mifflin Company, Boston, New York.

Soil Survey Staff, Natural Resources Conservation Service (NRCS), United States Department of Agriculture (USDA). 2001-Present. Soil Survey Geographic (SSURGO II). Data available online at https://gdg.sc.egov.usda.gov/.

United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1984. Soil Survey of San Luis Obispo County, California, Coastal Part.

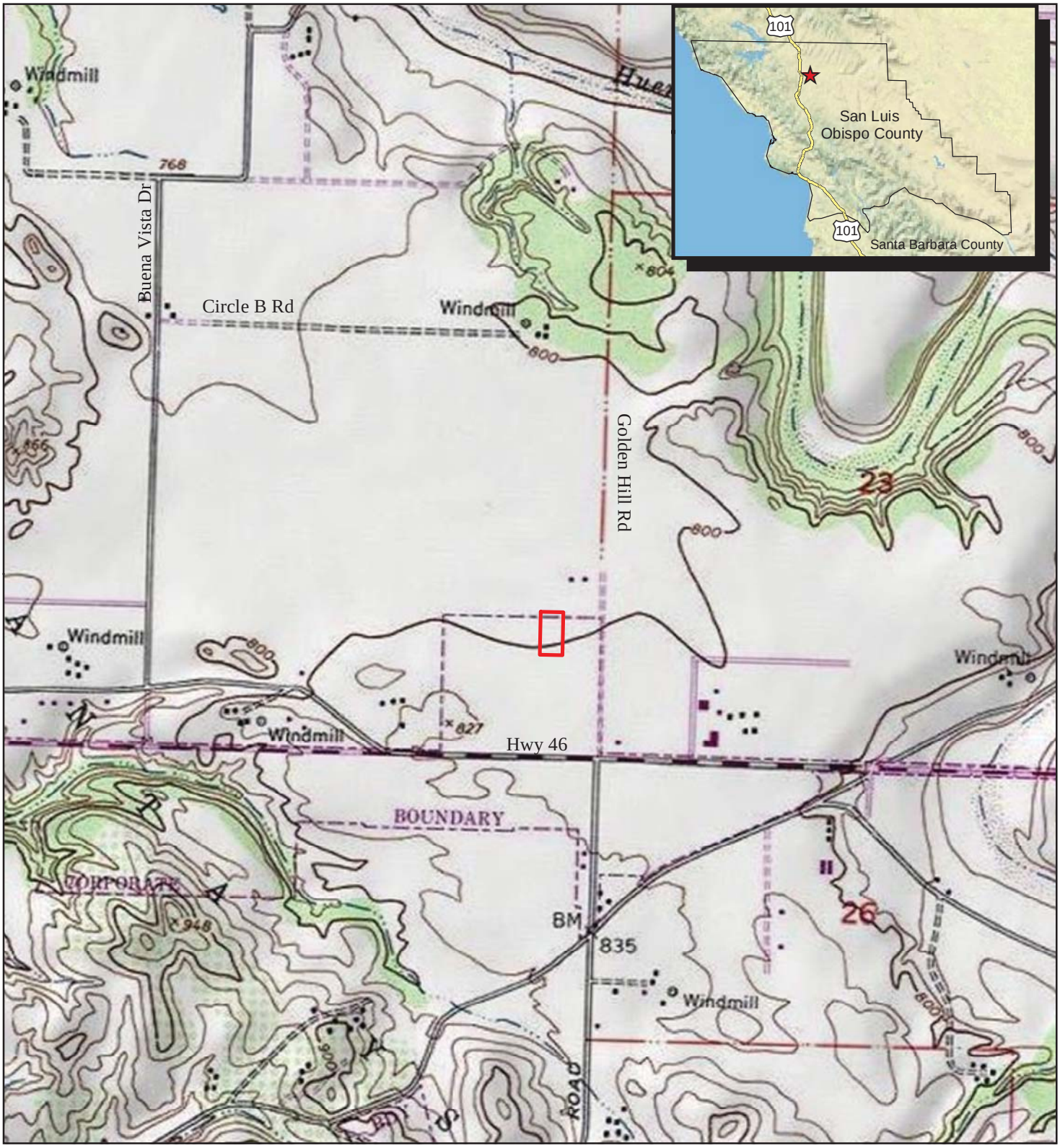
United States Department of Agriculture (USDA). 2012. Aerial photomosaic of San Luis Obispo County. National Agriculture Imagery Program (NAIP).

U.S. Fish and Wildlife Service (USFWS). 2000. Guidelines for Conducting and Reporting Botanical Inventories for Federally, Proposed, and Candidate Species. January.

8.0 Figures

- Figure 1. USGS Topographic Map
- Figure 2. Aerial Photograph
- Figure 3. USDA Soils Map
- Figure 4. Animals - CNDDB & USFWS Critical Habitat Map
- Figure 5. Plants - CNDDB & USFWS Critical Habitat Map
- Figure 6. Biological Resource Map

Figure 1. USGS Topographic Map



0 1,000 2,000 4,000 Feet

Project Boundary

N W E S

Homewood Suites
Golden Hill Road
Paso Robles, CA 93447

Map Updated: September 29, 2016, 10:58 AM

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Figure 2. Aerial Photograph

0 50 100 200 Feet

Project Boundary

N W E S

Homewood Suites
Golden Hill Road
Paso Robles, CA 93447

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Map Updated: September 29, 2016, 10:54 AM

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Figure 3. USDA Soils Map

0 500 1,000 2,000 Feet

Project Boundary

N W E S

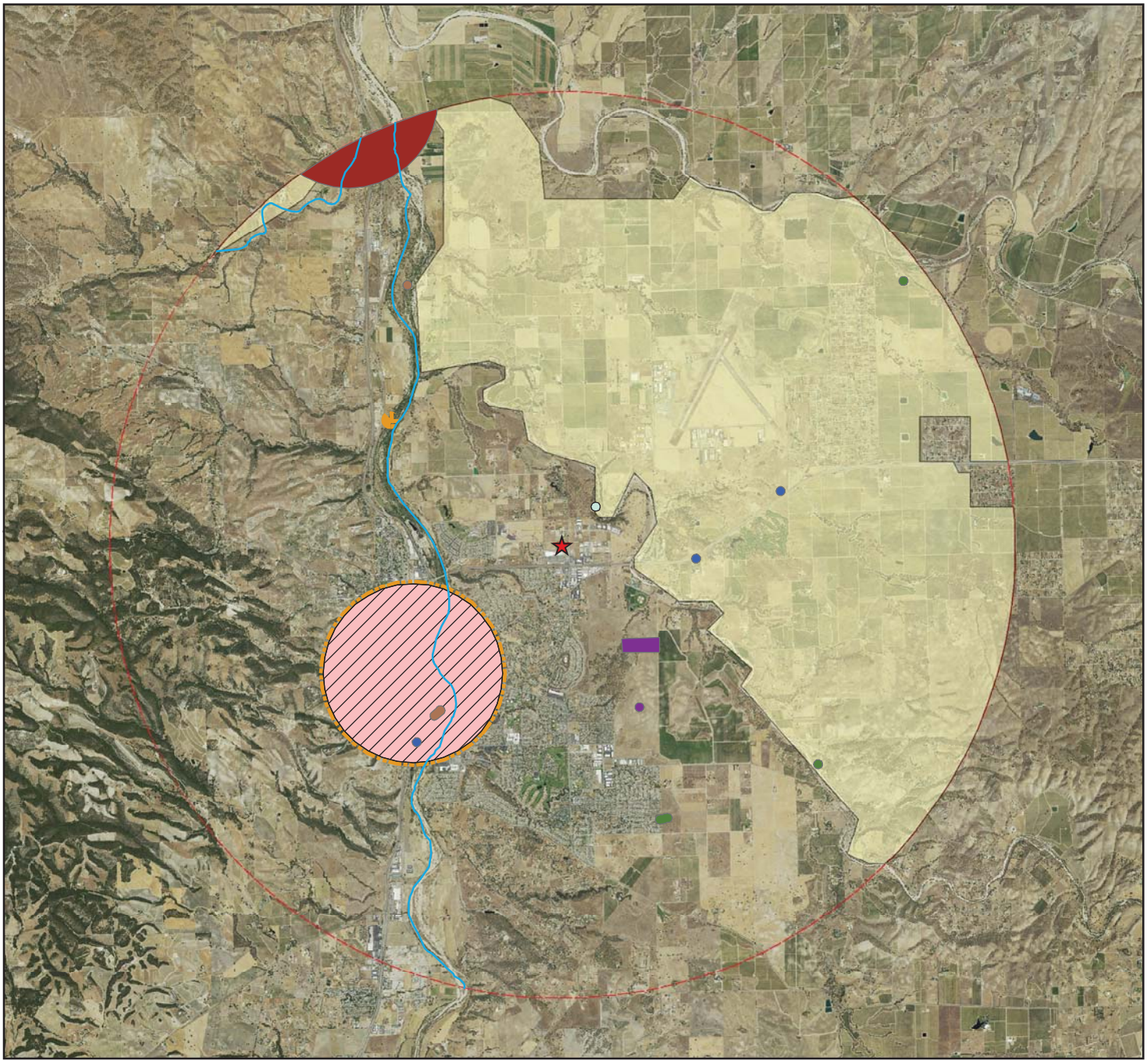
100: Arbuckle fine sandy loam, 0 to 2 percent slopes
102: Arbuckle-Positas complex, 9 to 15 percent slopes
104: Arbuckle-Positas complex, 30 to 50 percent slopes
105: Arbuckle-Positas complex, 50 to 75 percent slopes
106: Arbuckle-San Ysidro complex, 2 to 9 percent slopes
140: Elder loam, 0 to 5 percent slopes, flooded
148: Hanford and Greenfield soils, 2 to 9 percent slopes
149: Hanford and Greenfield gravelly sandy loams, 0 to 2 percent slopes
150: Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes
166: Metz loamy sand, 0 to 5 percent slopes
167: Metz-Tujunga complex, occasionally flooded, 0 to 5 percent slopes
196: San Ysidro sandy loam, 2 to 9 percent slopes
197: San Ysidro loam, 0 to 2 percent slopes
200: Sesame sandy loam, 9 to 30 percent slopes
212: Xerofluvents-Riverwash association

Homewood Suites
Golden Hill Road
Paso Robles, CA 93447

2014 San Luis Obispo County
NAIP Aerial Photography
Map Updated: September 29, 2016, 11:27 AM

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Figure 4. Animals - CNDDB & FWS Critical Habitat Map

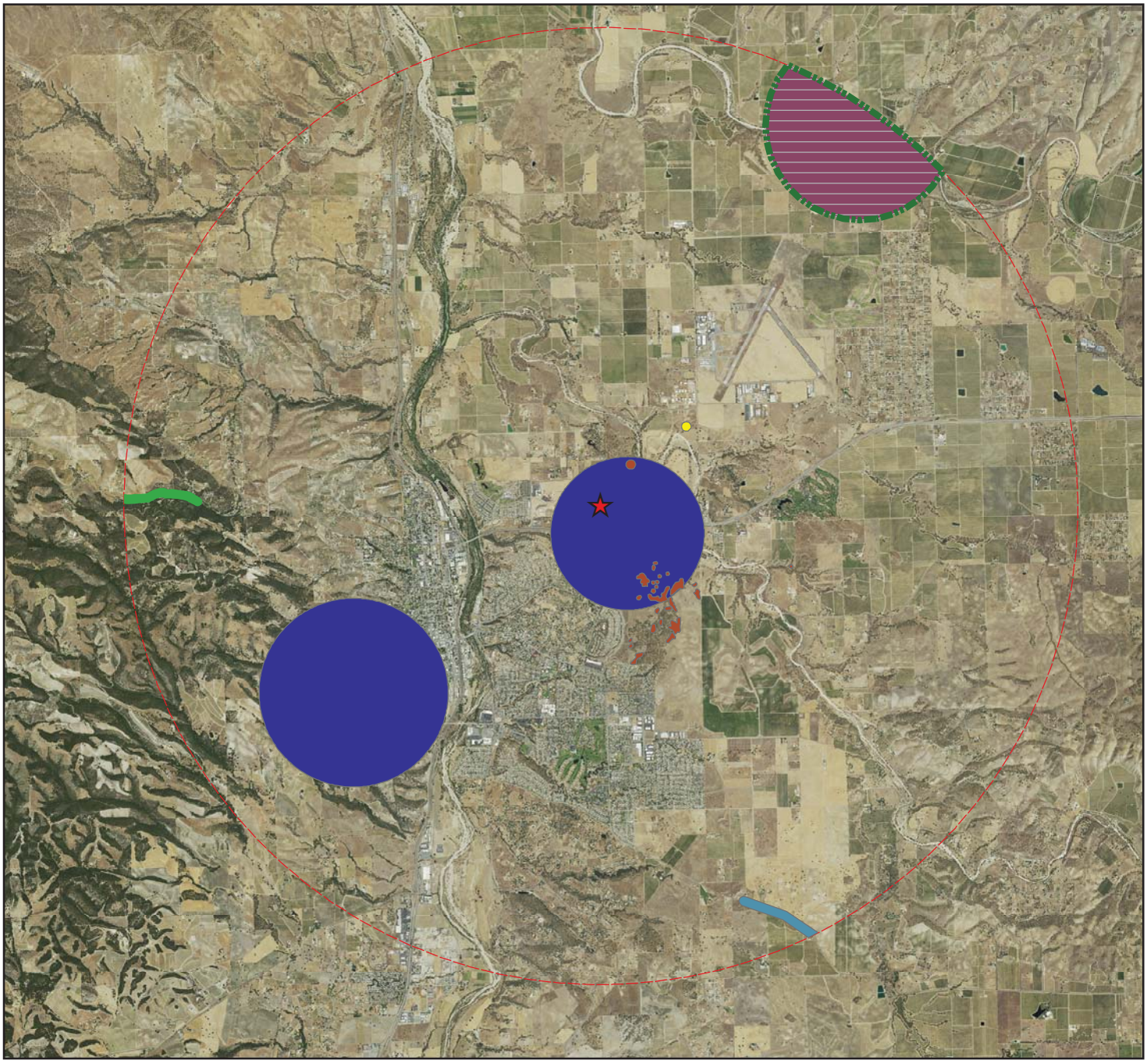


Homewood Suites
Golden Hill Road
Paso Robles, CA 93447

2014 San Luis Obispo County
NAIP Aerial Photography
Map Updated: September 29, 2016, 11:11 AM

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Figure 5. Plants - CNDDB & USFWS Critical Habitat Map



Homewood Suites
Golden Hill Road
Paso Robles, CA 93447

2014 San Luis Obispo County
NAIP Aerial Photography
Map Updated: September 29, 2016, 11:07 AM

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Figure 6. Biological Resource Map

Project Boundary

Habitat

California annual grassland

Vernal pool/wetland

0 100 200 400 Feet

N W E S

Homewood Suites
Golden Hill Road
Paso Robles, CA 93447

2014 San Luis Obispo County
SLOCOG 6 inch
Map Updated: October 03, 2016, 01:17 PM

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

9.0 Photographs

Photo 1. Photo of project area, facing north on 09-27-2016.

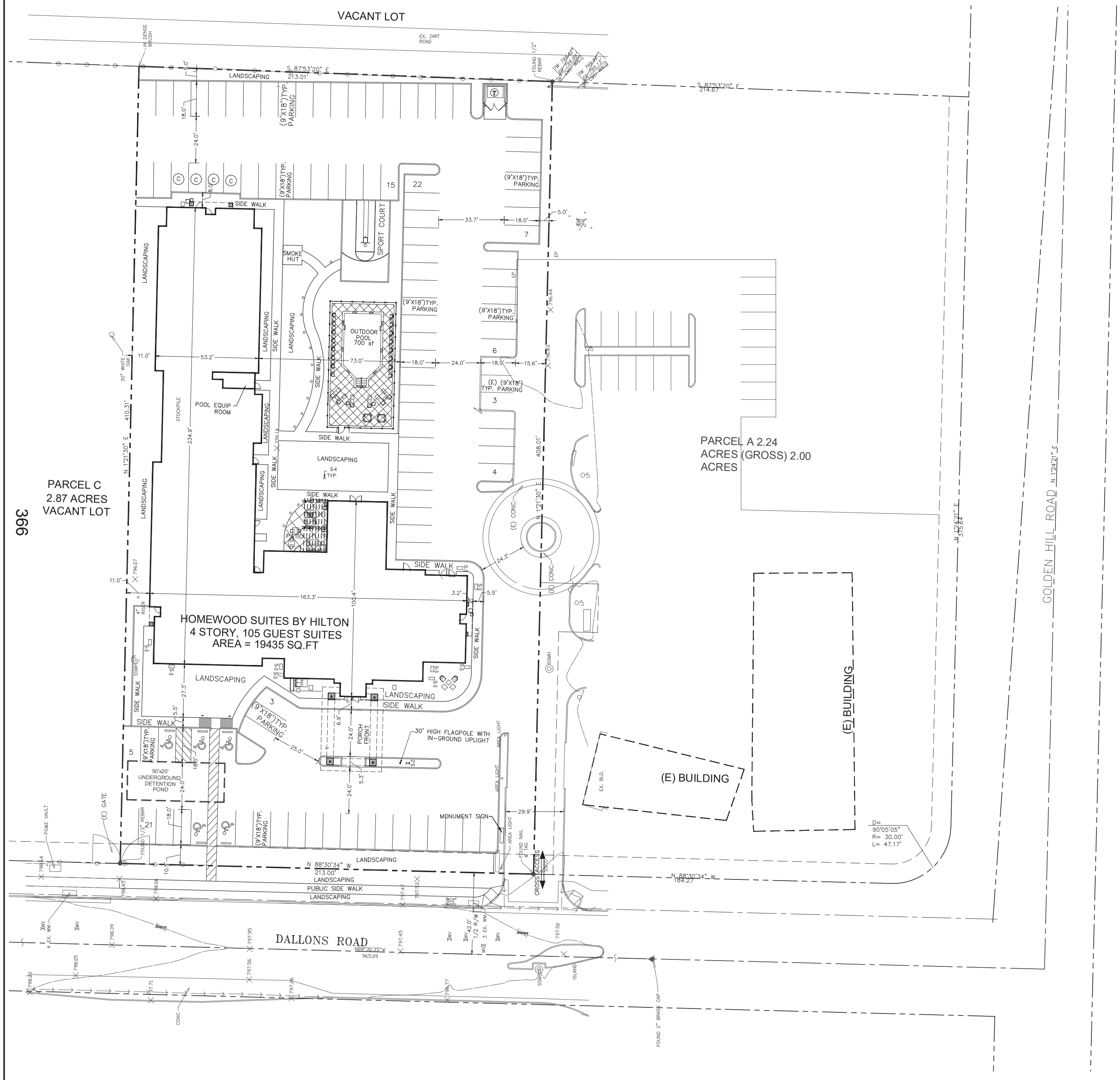
Photo 2. Valley oak tree with trunk located just west of the Study Area. View is to the northeast. Photo taken 9-20-16.

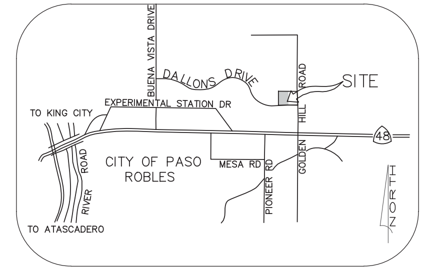
Photo 3. Dead landscape trees, coyote bush and a dead cottonwood in the distance along the northern boundary of the Study Area. The exact location of the property line was not marked. Photo taken 10-5-16.

Photo 4. Photo of vernal pool, facing west, on 09-27-2016.

10.0 Exhibit A – Site Plan

ACE Design, LLC, preliminary plans, site plan for the Homewood Suites, Dallons Road, City of Paso Robles, CA project, dated 7-21-2016.





VICINITY MAP:
N.T.S.

OWNER/APPLICANT

SVB HOSPITALITY LLC
Raju Verma (Managing Member)
TEL: 559-274-8693
email: vermaraju@gmail.com
Contact: Raju Verma
8300 Granite Falls Dr.,
Bakersfield, CA, 93302
TEL: 559-274-8693
vermaraju@gmail.com

DESIGN CONSULTANTS

ACE DESIGN LLC
6283 DEAN MARTIN DRIVE, SUITE B
LAS VEGAS, NEVADA 89118
PHONE: (702) 396-5114,
FAX: (702)446-8155

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE AISLE

PROJECT DATA

ASSESSOR'S PARCEL NUMBER : 025-423-002
ADDRESS: .... DALLONS ROAD
CITY OF PASO ROBLES, CA 93447
PROJECT DESCRIPTION: .... 105 ROOMS 4 STORY HOTEL
ZONING : C3
JURISDICTION : .... COUNTY OF SAN LUIS OBISPO
LAND USE: .... COMMERCIAL

CODE ANALYSIS

PLEASE REFER "OCCUPANCY AND TYPE OF CONSTRUCTION" DATA IN A0.0.1 SHEET.

1. FIRE SPRINKLERS: .... ENTIRE BUILDING. NFPA-13
2. BUILDING HEIGHT:
   ACTUAL: .... 54'-10" (4 STORIES)
   ALLOWABLE: .... 70'-0" (4 STORIES) (TABLE 503, 504.2)
3. STORIES (MAXIMUM)
   ACTUAL .... 4 ALLOWABLE ...... 4 (TABLE 503, 504.2)
4. AREA:
   TOTAL SITE AREA .... 87151.60 SQ.FT = (2.0 AC)
   PLEASE REFER "ALLOWABLE AREA CALCULATION" DATA IN A0.0.1 SHEET.
   1ST FLOOR AREA .... 19435 SQ.FT
   2ND FLOOR AREA .... 17196 SQ.FT
   3RD FLOOR AREA .... 17803 SQ.FT
   4TH FLOOR AREA .... 17803 SQ.FT
   TOTAL BUILDING AREA .... 72237 SQ.FT
   PORTE COCHERE AREA .... 1353 SQ.FT
   BASIC ALLOWABLE AREA: .... 12,000 SF FOR R-1, 11,500 SF FOR A-2
   TOTAL MAXIMUM ALLOWABLE AREA EQUATION (506.1):
   Aa = At+[Not Used]+[At x Is] .... Aa = 12,000+[Not Used]+[12000X200%]
   Aa = 12,000 + 0 + 24,000 = 36,000 SF
   TOTAL MAXIMUM ALLOWABLE AREA PER STORY= 36,000 SF
   TOTAL MAXIMUM ALLOWABLE BUILDING AREA = 36,000 SFx3 = 108,000 SF

PROPOSED AREA:		STORY	ACTUAL AREA	ALLOWABLE AREA	At/Aa
	Non Separated A-2	1ST FLOOR	-19,435+1353 S.F.	34,500 S.F.	0.60
R-1	Non Separated A-2	2ND FLOOR	- 17,196 S.F.	36,000 S.F.	0.48
R-1	Non Separated A-2	3RD FLOOR	- 17,803 S.F.	36,000 S.F.	0.49
R-1	Non Separated A-2	4TH FLOOR	- 17,803 S.F.	36,000 S.F.	0.49
		GROSS BLDG. AREA -	73,590 S.F., (INCLUDING VENT SHAFTS)	142,500 S.F., OK PER 506.5.2	2.06< 3

4. LOT COVERAGE
   PROVIDED LANDSCAPE AREA .... 19530 SQ.FT (22.40%)
   TOTAL BUILDING FOOTPRINT .... 19435 SQ.FT (22.30%)
   POOL DECK & SPORT COURT .... 3250 SQ.FT (3.73%)
   TOTAL PAVED AREA .... 44936 SQ.FT (51.56%)
5. EXIT REQUIRED FOR BUILDING (PLEASE REFER OTHER "EXITS REQUIREMENTS" DATA ON A0.0.1 SHEET.)
   EXIT ON IST/2ND FLOOR:
   REQUIRED: .... 1 PROVIDED: ...... 1 (FOR MEETING ROOM)
   REQUIRED: .... 2 PROVIDED: ...... 2 (FOR POOL AREA)
6. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY .... YES
7. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS .... YES
8. SPECIAL INSPECTIONS REQUIRED: .... YES (REFER SHEET A0.0.0 FOR SPECIAL TESTING REQUIREMENT)
9. CODE YEAR/TYPE: .... 2013 CALIFORNIA BUILDING CODE,
   2013 CALIFORNIA PLUMBING CODE,
   2013 CALIFORNIA MECHANICAL CODE,
   2013 CALIFORNIA ELECTRICAL CODE,
   2013 CALIFORNIA FIRE CODE,
   2013 CALIFORNIA GREEN BUILDING STANDARDS CODE &
   2008 CALIFORNIA ENERGY CODE
10. PROPOSED BUILDING USE: .... HOTEL
11. HOURS OF OPERATION: .... 24 HRS.

PARKING ANALYSIS

a) PARKING FOR FOUR STORY 105 ROOM MOTEL (1 SPACE:1 ROOM)
   TOTAL PARKING REQUIRED .... 105 SPACES
   STANDARD PARKING PROVIDED (9'x18') .... 101 SPACES
   COMPACT PARKING PROVIDED (9'x16') .... 4 SPACES
   TOTAL PARKING PROVIDED .... 105 SPACES

   ACCESSIBLE PARKING FOR HOTEL
   REQUIRED: 5
   PROVIDED: 5
   (INCLUDING ONE VAN ACCESSIBLE PARKING)

NORTH
GRAPHIC SCALE
(IN FEET) 1 INCH = 20 ft.

REVISIONS:
REVISION ISSUE	DATED

ACE Design LLC
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PRELIMINARY PLANS

TITLE: SITE PLAN

PROJECT: HOMEWOOD SUITES
DALLONS ROAD
CITY OF PASO ROBLES,CA

SEAL: REGISTERED PROFESSIONAL ENGINEER, 56924, EXP.06/30/2017, CIVIL, STATE OF CALIFORNIA

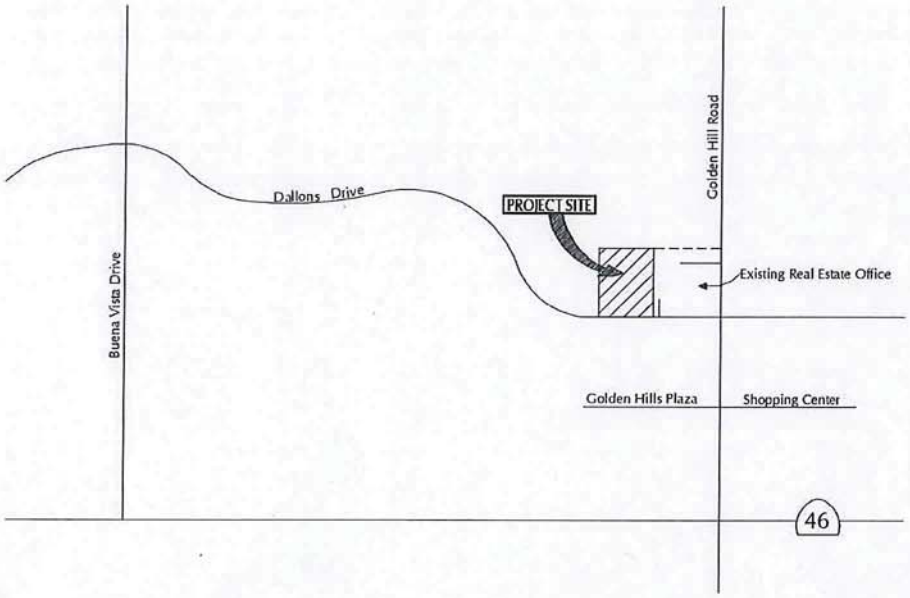
DATE: 07/21/2016
JOB: 16-09
DWG. BY: JSC
CHK. BY: MG

A1.0.0
SHEET 2 OF 10

ATTACHMENT - 8

HOMEWOOD SUITES
CITY OF PASO ROBLES, CALIFORNIA

TRAFFIC AND CIRCULATION STUDY



September 25, 2017 **ATE Project 16084**

Prepared for:

Prepared by:

ACE Design LLC/ACE Engineering
7582 South Las Vegas Boulevard, Suite 113
Las Vegas, NV 89123

Darryl F. Nelson
Under the direction of
Richard L. Pool, P.E.

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. POOL
C 18030
CIVIL
STATE OF CALIFORNIA

ASSOCIATED TRANSPORTATION ENGINEERS
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110-1686 • (805) 687-4418 • FAX (805) 682-8509

ASSOCIATED TRANSPORTATION ENGINEERS
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509
Since 1978

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

September 25, 2017 16084R01

Ms. Gagan Kaur, Project Coordinator
ACE Design LLC/ACE Engineering
7582 South Las Vegas Boulevard, Suite #133
Las Vegas, NV 89123

TRAFFIC AND CIRCULATION STUDY FOR HOMEWOOD SUITES - PASO ROBLES, CALIFORNIA

Associated Transportation Engineers is pleased to submit the following traffic and circulation study for Homewood Suites, located on Dallons Road north of State Route 46 in the City of Paso Robles, California. It is our understanding that the traffic study will be used by the City in processing the development application.

We appreciate the opportunity to assist you with this project.

Associated Transportation Engineers

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

INTRODUCTION

The following traffic and circulation study contains an analysis of potential traffic impacts associated with development of a Homewood Suites proposed in the City of Paso Robles. The study reviews Existing, Existing + Project, Cumulative and Cumulative + Project and Summer Friday traffic conditions in the vicinity of the site.

PROJECT DESCRIPTION

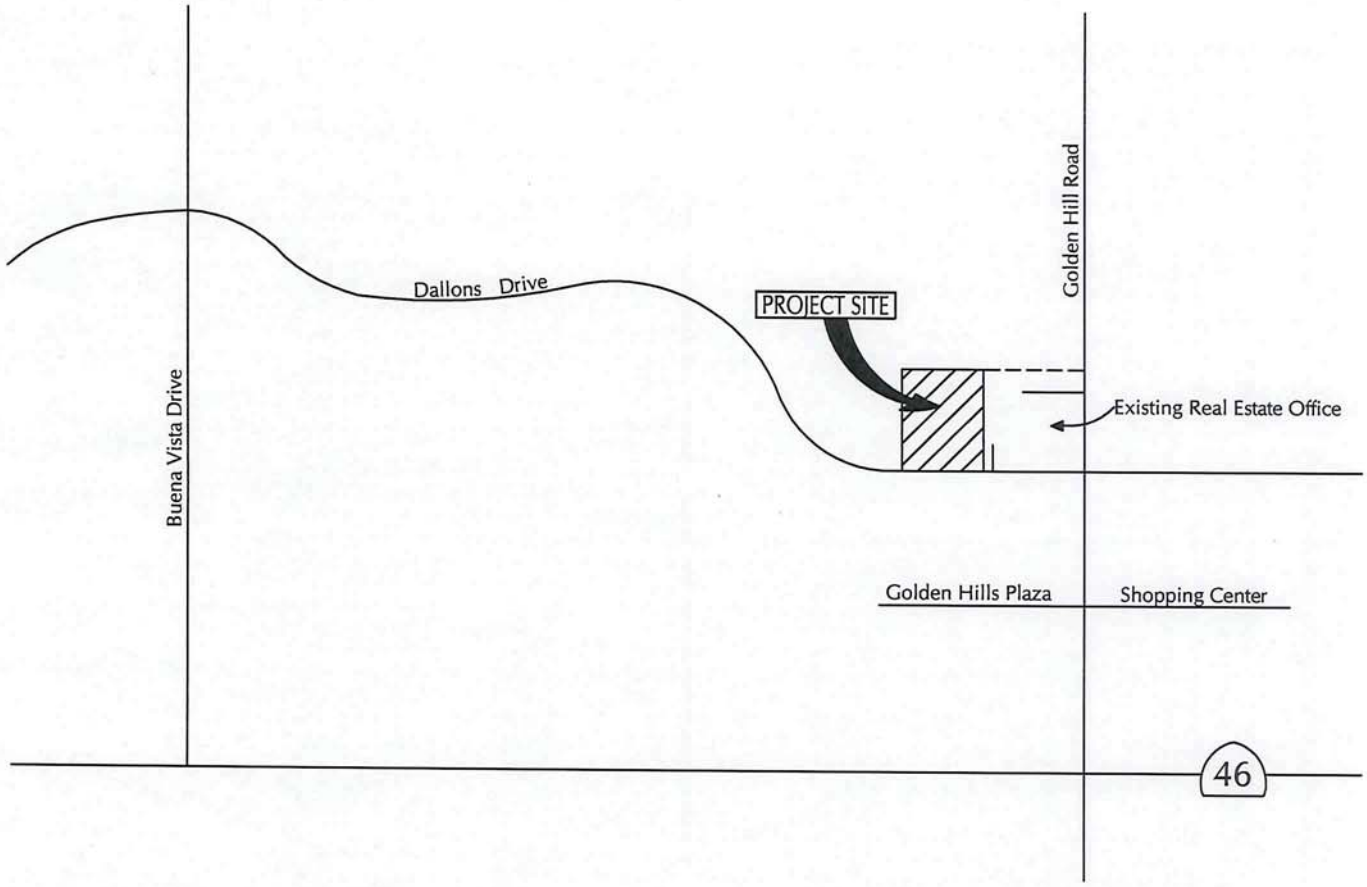
The project site is located on the northwest corner of the Golden Hill Road/Dallons Drive intersection, as shown in Figure 1. The 105 room Homewood Suites Project would be developed on a vacant 2.0 acre parcel. The purpose of the project is to serve the transient visitor and highway travelers passing through the area. The subject property is zoned C-3, the hotel project is consistent with the zoning. Figure 2 illustrates the project site plan. Access to the hotel is provided via shared with an existing real estate office driveways on Golden Hill Road and Dallons Drive.

STUDY AREA

The study-area roadways analyzed include State Route 46 (East), Buena Vista Drive, Golden Hill Road and Dallons Drive. The facilities analyzed are summarized on Table 1.

Table 1
Study-Area Transportation Facilities

Roadways	Intersection
State Route 46E	State Route 46E/Golden Hill Road
Golden Hill Road	State Route 46E/Buena Vista Drive
Buena Vista Drive	Buena Vista Drive/Dallons Drive
Dallons Drive	Golden Hill Road/Dallons Drive
	Golden Hill Road/Shopping Center Driveway



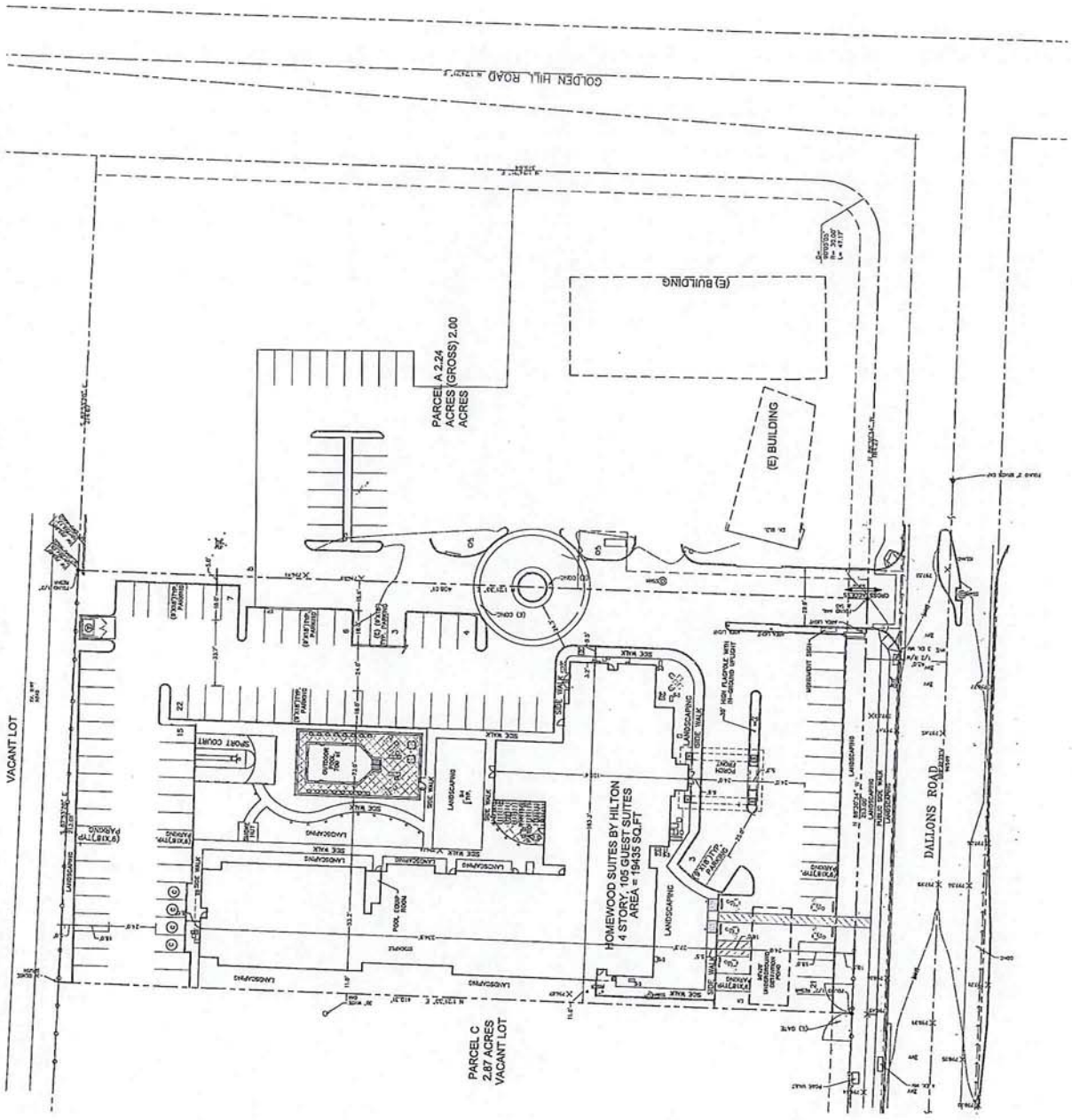
N
NOT TO SCALE

ASSOCIATED
TRANSPORTATION
ENGINEERS

EXISTING STREET NETWORK AND PROJECT SITE LOCATION

FIGURE 1

EKM - ATE#16084



N
NOT TO SCALE

FIGURE 2

PROJECT SITE PLAN

EKM - ATE#16084

ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING CONDITIONS

Street Network

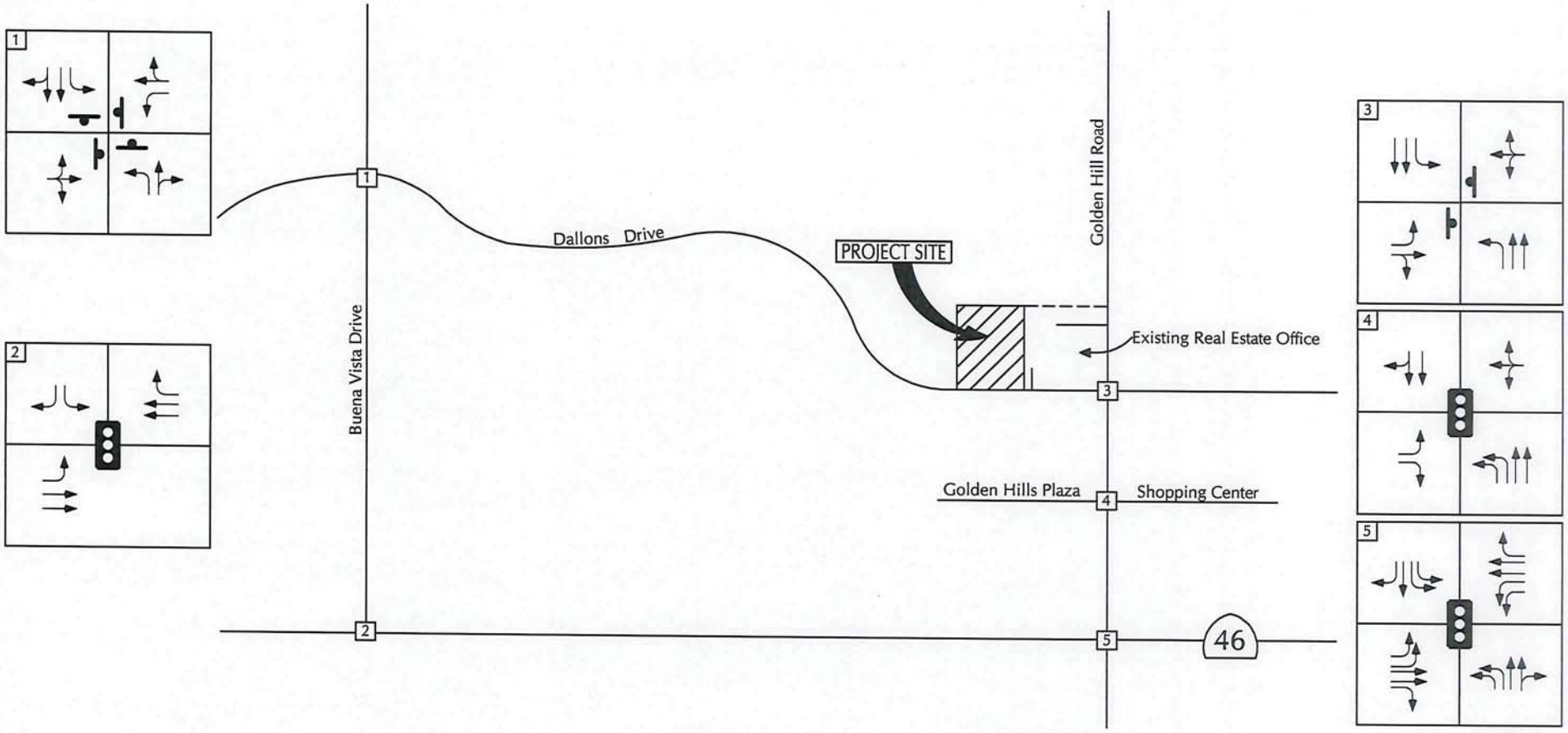
The project site is served by a network of major highways, arterial streets and collector streets, as illustrated in Figure 3. The following text provides a brief discussion of major components of the study-area street network.

State Route 46E, located north of the project site, is an east-west state highway. Within the Paso Robles area, State Route 46E extends as a 4-lane divided expressway west of Union Road and a 4-lane divided highway east of Union Road.

Golden Hill Road, located directly east of the project site is a north-south arterial road. In the study-area, Golden Hill Road is signalized at State Route 46E and the Golden Hills Shopping Center driveway. Golden Hill Road north of State Route 46E is a 4-lane divided road, then narrows to 2-lanes north of Dallons Drive. Golden Hill Road south of State Route 46E is a 4-lane divided road. South of State Route 46E the roadway narrows to 2 lanes as it continues to Union Road. South of Union Road, Golden Hill Road continues as a 3- or 4-lane divided roadway and terminates at Creston Road. Golden Hill Road will provide access to the project site via a shared driveway connection.

Buena Vista Drive, located west of the project site, extends west from Airport Road for approximately one mile then turns south making a dry season crossing of Huero Huero Creek continuing south to connect to State Route 46E. Buena Vista Drive is a 2-lane roadway that provides access to residential development, Cuesta College and a winery. In the study-area Buena Vista Drive is STOP-Sign controlled at Dallons Drive and a signalized at State Route 46E.

Dallons Drive, located adjacent to the project site is an east-west roadway from Golden Hill Road to Buena Vista Drive. West of Buena Vista Drive, Dallons Drive becomes River Oaks Drive and extends west to River Road. East of Golden Hill Road, Dallons Drive becomes Tractor Street and extends east to Combine Street. Dallons Drive is a 2-lane roadway that provides access to residential development, Cuesta College and the Golden Hills Shopping Center. Dallons Drive is STOP–Sign controlled at the Golden Hill Road and Buena Vista Drive intersections. Dallons Drive will provide access to the project site via a shared driveway connection. Left-turns outbound will be restricted from the Dallons Drive driveway.



ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING LANE GEOMETRY AND TRAFFIC CONTROLS

FIGURE 3

EKM - ATE#16084

Roadway Operation

Existing (2014) average daily traffic (ADT) volumes for State Route 46E were obtained from Caltrans[1]. Figure 4 shows Existing Average Daily Traffic volume. The City of Paso Robles has de-emphasized the use of level of service for roadway operations in favor of capacity utilization as a performance measure. The operation of the segment of State Route 46E between U.S. Highway 101 and Union Road was based on the City of Paso Robles roadway engineering design capacities (included in the Technical Appendix). The results show that the segment operates at 46 percent of capacity as shown in Table 2. Per the City's Circulation Element, 46 percent capacity utilization indicates stable operation conditions for motorist.

Table 2
Existing Roadway Operation

Roadway Segment	Geometry	ADT	LOS E Capacity	Capacity Utilization
State Route 46E between U.S. Highway 101 and Union Road	4-Lane	29,500	44,880	66%

Intersection Operation

Figure 4 illustrates the existing (2016) A.M. and P.M. peak hour traffic volumes at the study-area intersections. Existing A.M. and P.M. peak hour traffic volumes for the study-area intersections were counted by ATE in October 2016. The existing A.M. and P.M. peak hour levels of service for study-area intersections are shown in Table 3 (worksheets are contained in the Technical Appendix).

State Route 46E/Golden Hill Road is a Caltrans facility, the level of service for the study-area intersection was calculated using the signalized methodology outlined in the Highway Capacity Manual. The computer program "Synchro" was used to analyze the operation of the study-area intersection. The level of service calculation worksheets, along with a brief discussion of the calculation procedures used, are contained in the Technical Appendix.

[1] 2014 Traffic Volumes on California State Highways, California Department of Transportation, July 2015.

ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING TRAFFIC VOLUMES

FIGURE 4

EKM - ATE#16084

Table 3
Existing Intersection Levels of Service

Intersection	Traffic Control	A.M. Peak Hour	P.M. Peak Hour
State Route 46E/Buena Vista Drive	Signal	12.3 sec./LOS B	12.6 sec./LOS B
Buena Vista Drive/Dallons Drive	STOP-Sign	9.2 sec./LOS A	8.6 sec./LOS A
Golden Hill Road/Dallons Drive	STOP-Sign	9.6 sec./LOS A	10.8 sec./LOS A
Golden Hill Road/Shopping Center Driveway	Signal	9.7 sec./LOS A	12.1 sec./LOS B
State Route 46E/Golden Hill Road	Signal	21.3 sec./LOS C	24.5 sec./LOS C

LOS based on average delay per vehicle in seconds.

The study-area intersections currently operates in the LOS "A" - "C" range for both the A.M. and P.M. peak hour periods as shown in Table 3. The intersection analysis show that the existing street system works well and has reserve capacity available.

IMPACT THRESHOLDS

City of Paso Robles. Intersection operation is focused on specific operation impacts such as queuing and safety.

Caltrans. Caltrans endeavors to maintain a target LOS at the transition between LOS C and D on State highway facilities, however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS D. If an existing State highway facility is operating at less than the appropriate target LOS, the existing measure of effectiveness (MOE) should be maintained. The following criterion is a starting point in determining when a TIS is needed. When a project:

1. Generates over 100 peak hour trips assigned to a State highway facility.

2. Generates 50 to 100 peak hour trips assigned to a State highway facility - and, affected State highway facilities are experiencing noticeable delay; approaching unstable traffic flow conditions (LOS C or D)

3. Generates 1 to 49 peak hour trips assigned to a State Highway facility - the following are examples that may require a full TIS or some lesser analysis;

    a. Affected State highway facilities experiencing significant delay; unstable or forced traffic flow conditions.

b. The potential risk for traffic incident is significantly increased (i.e., congestion related collisions, non-standard sight distance considerations, increase in traffic conflict points, etc.

c. Change in local circulation networks that impact a State highway facility (i.e., direct access to State highway facility, nonstandard highway geometric design, etc.

PROJECT GENERATED TRAFFIC VOLUMES

The following is an evaluation of the A.M. and P.M. peak hour traffic volumes that will be generated by the Homewood Suites.

Project Trip Generation

The trip generation analysis prepared for the project assumes no credit for the land use that currently occupies the project site. Trip generation estimates were calculated for the Homewood Suites Hotel are based on the rates published in the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition for All Suites Hotel (Land-Use Code #311).[2] the average daily trips (ADT), A.M. and P.M. peak hour trip generation estimates for the proposed hotel project are shown the Table 4.

Table 4
Project Trip Generation Comparison

Land Use	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
All Suites Hotel	105 Rooms	6.24	655	0.48	50 (34/16)	0.55	58 (24/34)

The data presented in Table 4 show that the proposed hotel would generate a total of 655 average daily trips, 50 A.M. peak hour trips and 58 P.M. peak hour trips.

[2] Trip Generation, Institute of Transportation Engineers, 9th Edition, 2013.

Trip Distribution and Assignment

The average daily, A.M. and P.M. peak hour trips for the hotel were distributed onto the adjacent study-area roadway system. These percentages were developed based on the existing traffic volumes collected in the study-area, knowledge of the traffic and land use pattern present in the Paso Robles area, and the characteristics of the proposed development. The hotel is a highway serving land use and as such much of the traffic is expected to be regional in nature (using State Route 46E). Employee and service trips will be made in the Paso Robles area. The project trip distribution is present in Table 5. Trip distribution and assignment for the hotel generated traffic is illustrated on Figure 5.

Table 5
Project Trip Distribution

Route	Origin/Destination	Percent
State Route 46E West of Buena Vista Drive	West	45%
State Route 46E East of Golden Hill Road	East	25%
River Oaks Drive West of Buena Vista Drive	North	10%
Golden Hill Road South of State Route 46E	South	20%
	Total:	**100%**

PROJECT-SPECIFIC IMPACTS

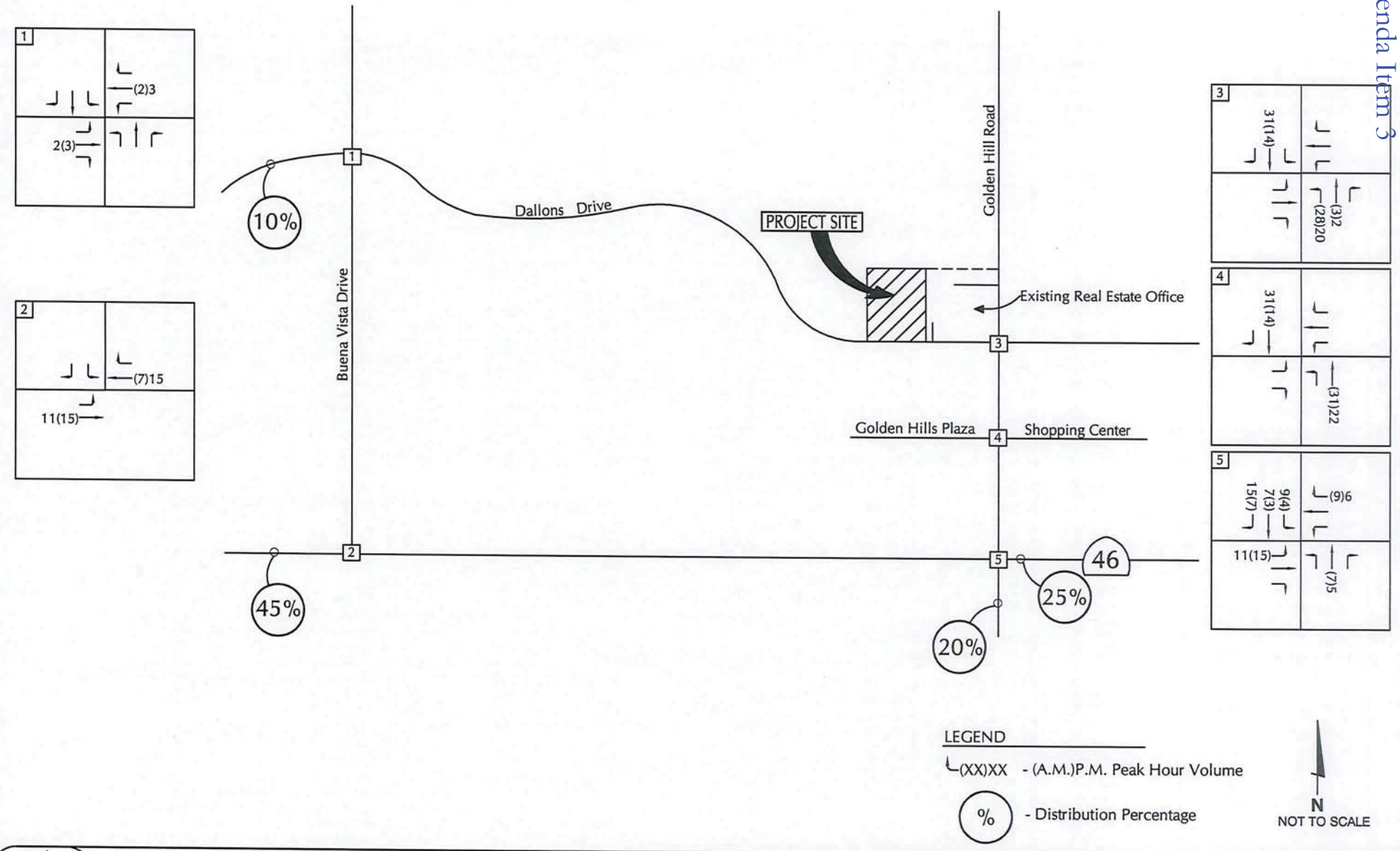
Roadway Operation

The existing + project roadway volumes and capacity utilization are presented in Table 6. The existing + project traffic volumes are illustrated on Figure 6.

Table 6
Existing + Project Roadway Operation

Roadway Segment	Geometry	ADT	LOS E Capacity	Capacity Utilization
State Route 46E between U.S. Highway 101 and Union Road	4-Lane	29,958	44,880	68%

With the addition of project-generated traffic, State Route 46E would operate at 68 percent of capacity as shown in Table 6. The City's Circulation Element states that 68 percent capacity utilization indicates stable operation conditions for motorist. The segment of State Route 46E in the study-area has sufficient reserve capacity to accommodate project traffic.



ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 5

EKM - ATE#16084

ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 6

EKM - ATE#16084

Intersection Operation

Intersection operation of the existing and existing + project conditions during the A.M. and P.M. peak hour periods are shown in Table 7. The level of service calculation worksheets are contained in the Technical Appendix.

Table 7
Existing + Project Intersection Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	Existing	Existing + Project	Existing	Existing + Project
State Route 46E/Buena Vista Drive	12.3 sec./LOS B	12.4 sec./LOS B	12.6 sec./LOS B	12.8 sec./LOS B
Buena Vista Drive/Dallons Drive	9.2 sec./LOS A	9.2 sec./LOS A	8.6 sec./LOS A	8.6 sec./LOS A
Golden Hill Road/Dallons Drive	9.6 sec./LOS A	9.8 sec./LOS A	10.8 sec./LOS B	11.2 sec./LOS B
Golden Hill Road/Shopping Center	9,7 sec./LOS A	10.0 sec./LOS B	12.1 sec./LOS B	12.2 sec./LOS B
State Route 46E/Golden Hill Road	21.3 sec./LOS C	21.7 sec./LOS C	24.5 sec./LOS C	24.7 sec./LOS C

LOS based on average delay per vehicle in seconds.

The project's addition to peak hour traffic would have only a minor affect on the study-area intersection, as illustrated in Table 7. The study-area intersection would continue to operate in the LOS "C" range with the addition of traffic from the project. The intersection analyses show that the existing street system works well and has reserve capacity available.

ATE utilized the Synchro software to evaluate the operation and queues at of the State Route 46E/Golden Hill Road intersection. Traffic generated by the Homewood Suites was added to the existing P.M. peak hour traffic volumes. Table 8 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the existing + project P.M. peak hour volumes. The 95th percentile queue length is the queue that is exceeded 5% of the time during the peak hour. For example, the State Route 46E/Golden Hill Road intersection runs at a 90-second cycle length, or 40 cycles per hour. The 95th percentile queue length would occur 2 times during the peak hour (40 cycles x 5% = 1.5 cycles) at this location.

Table 8
Left-turn Storage Requirements at the State Route 46E/Golden Hill Road Intersection
Existing + Project P.M. Peak Hour Traffic Volumes

Movement	Existing Storage Length	95% Queue Length
Northbound Left-Turn	155 feet	98 feet
Southbound Left-Turn	135 feet	82 feet
Eastbound Left-Turn	545 feet	87 feet
Westbound Left-Turn	465 feet	32 feet

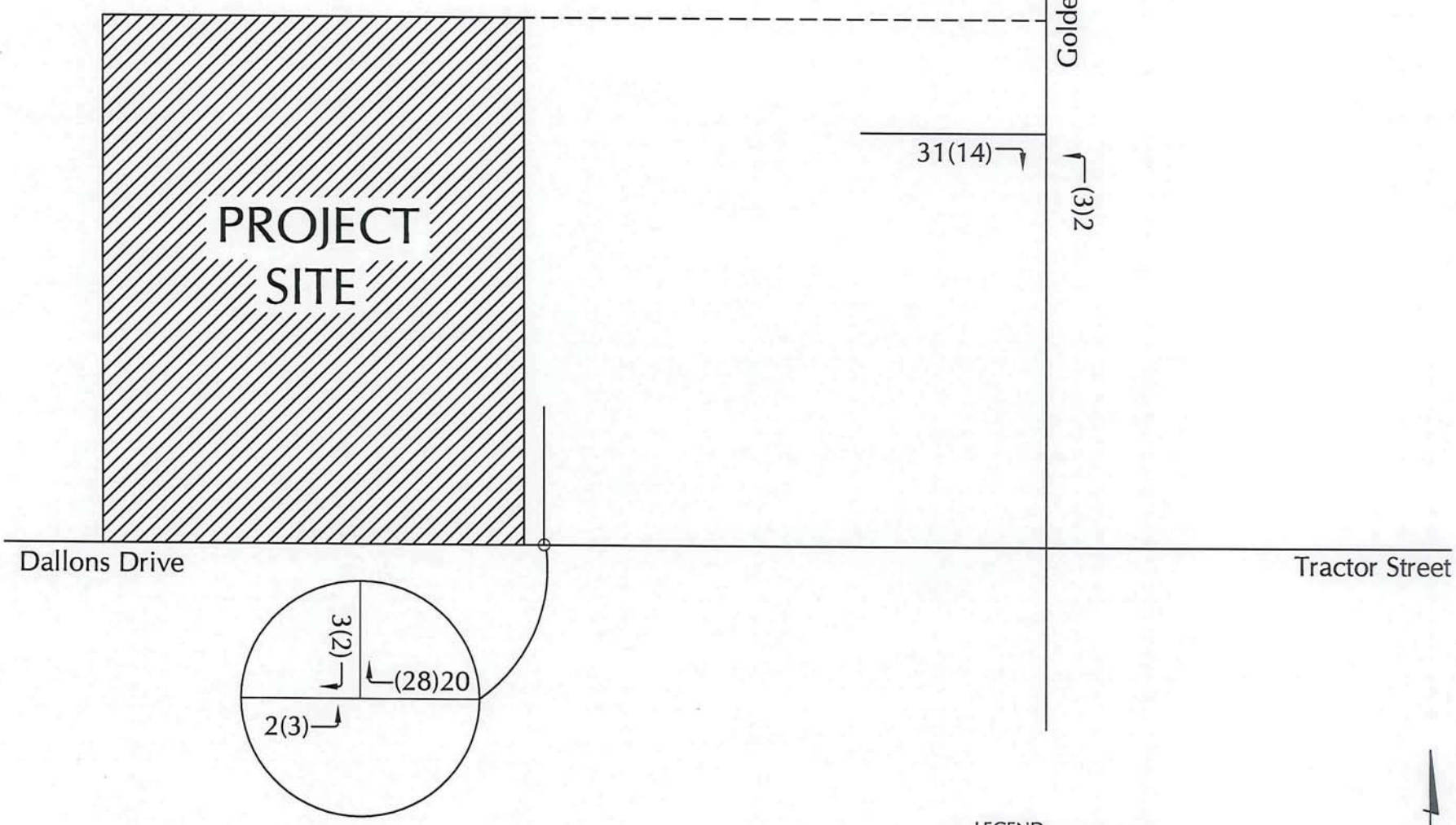
Table 8 shows that the 95th percentile queue lengths will not exceed the left-turn storage length with existing + project P.M. peak hour volumes.

PROJECT SITE ACCESS AND CIRCULATION

Access to the site will be provided by existing driveways on Golden Hill Road and Dallons Drive as illustrated on Figure 7. The driveways would be shared with the Merrill & Associates Real Estate offices. The Golden Hill Road driveway will provide full access and with a left-turn pocket on the northbound approach. Golden Hill Road is straight and level such that adequate sight distance is provided at the driveway. The Dallons Drive driveway will provide left and right-turn inbound access and with a left-turn pocket on the eastbound approach. The driveway however will be restricted to right-tuns outbound only due to the raised channeling device in the median. Dallons Drive is straight and level such that adequate sight distance is provided at the driveway.

Pedestrian and Bicycle Facilities

There are existing pedestrian or bicycle facilities along Golden Hill Road and Dallons Drive in the study-area. The project the project will construct a sidewalk along the its Dallons Drive frontage completing the sidewalk on the north side of Dallons Roads from Golden Hill Road. Pedestrian deficiencies would occur if the project fails to provide safe and accessible pedestrian connections between the project buildings and adjacent street, trails and transit facilities. Since the project would provide an internal pathway system for pedestrians connecting to pedestrian facilities on Dallons Drive, no pedestrian deficiencies are noted.



ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE ACCESS

FIGURE 7

EKM - ATE#16084

Transit Service

The Paso Express provides fixed route and Dial-A-Ride service in the City of Paso Robles. The Dial-A-Ride service provided curb-to-curb service weekdays from 7:00 A.M. to 1:00 P.M. The San Luis Obispo Regional Transit Authority (RTA) provides regional fixed-route and Dial-A-Ride service to San Luis Obispo County. Route 9 service the North County, with a stops in Paso Robles at Cuesta College North, Pine Street/8th Street and the Target Shopping Center. RTA also operates a summer beach shuttle connecting the North County to Cayucos.

Transit deficiencies would occur if the project would disrupt existing or planned transit facilities or service; conflicts with City plan, guidelines or standards; or if the project adds trips to a line already operating at peak hour load capacity. The project is not expected to alter change or disrupt any of the transit facilities or lines, so no transit deficiencies are noted.

SHORT-TERM CUMULATIVE ANALYSIS

The following analysis discusses short-term cumulative (5-10 year period) conditions using information and data contained in traffic studies and environmental documents completed for other development projects in this area of Paso Robles.

Short-Term Cumulative Projects

The short-term cumulative traffic projections for the study-area intersections were developed based on data presented in the traffic study prepared for the Destino Paso Resort Hotel (Central Coast Transportation Consulting, 2016) and the traffic study prepared for the Black Oak Lodge (Associated Transportation Engineers, 2017). The following list of approved and pending project was developed based on the information contained in those studies.

- Paso Robles Union Road Residence Inn - 120 hotel rooms and related amenities located on the Union Road south of State Route 46(East).
- Destino Resort Hotel - 291 hotel rooms and related amenities located at 3340 Airport Road.
- Buena Vista Apartments - 142 apartments located 802 Experimental Station Road.
- San Antonio Winery Development - Tasting room, restaurant, 4 residences, and retail in addition to existing facilities at 2610 Buena Vista Drive.
- San Antonio Wine Processing - 126,000 square foot wine processing facility at 2261 Wisteria Lane.
- River Oaks (next Generation) - 144 active adult homes, 127 single family lots, community center, and fitness/wellness center located north of River Oaks Drive and east of River Road.
- Vina Robles Hotel - 98 hotel rooms , south of the Vina Robles Amphitheater on Mill Road.
- Golden Hill RV Park - 332 RV lots located at the north end of Golden Hill Road.
- Wine Storage - 66,000 square foot wine storage building located at 2261 Wisteria Lane.
- Hilton Garden Inn - 166 hotel rooms located on the southeast corner of State Route 46(East)/Golden Hill Road.
- Discovery Gardens (La Entrada) - East of Airport Road on State Route 46(East) Phases 1 and 1a assumed to be in place.
- Gran Cielo Cluster Development - 42 single family homes in the County south of Union Road and State Route 46 (East).
- Cabernet Links & RV Resort - 290 space RV Park, 60,000 square feet of winery/brewery space, 18 hole golf course and 33.84 acres of vineyard area located on the northwest corner of Jardine Road and Beacon Drive.
- The Oaks Hotel - 66 additional hotel rooms located at 3000 Riverside Avenue.
- Black Oak Lodge - 96 hotel rooms located at 2717 Black Oak Drive.
- Wisteria Lane General Plan Amendment (Tentative Tract 3069) - 466,900 square feet of manufacturing space and 183,200 square feet of business park space located at the east end of Wisteria Lane.

Table 9 presents the trip generation estimates developed for the approved and pending projects located in the Project study area.

Table 9
Approved/Pending Projects Trip Generation Estimates

Project	Land Use	Size/Units	ADT	A.M. Peak Hour	P.M. Peak Hour
Union Road Residence Inn[a]	Hotel	120 Rooms	980	64	72
Vina Robles Hotel	Hotel	98 Rooms	874	66	69
Buena Vista Apartments	Apartments	142 Units	944	72	88
River Oaks[a]	Senior Housing	144 Units 127 Units 5,000 S.F.	654 1,309 165	54 99 7	59 130 18
San Antonio Winery	Single Family Tasting Room Restaurant Commercial Retail	4 Units 4,212 S.F. 6,168 S.F. 2,887 S.F.	38 40 555 128	3 0 5 4	4 4 46 8
San Antonio Winery	Wine Processing	126,000 S.F.	878	116	122
Golden Hill R.V. Resort[b]	R.V. Park	380 Spaces	1,406	76	141
Wine Storage	Light Industrial	66,000 S.F.	460	61	64
Hilton Garden Inn[b]	Hotel	166 Rooms	925(a)	73(a)	88(a)
Gran Cielo Development	Single Family	42 Units	400	32	42
Cabernet Links [b]	R.V. Resort Wine Tasting/Brewery Golf Course Vineyard	290 Spaces 6 Sites 18 Holes 33.84 Acres	720 360 643 68	61 14 12 2	78 41 53 7
Discovery Gardens[b]	Theme Gardens	11,120 attendees 91 employees	920	22	110
Destino[a]	Hotel	291 Rooms	1,657	90	122
Oaks Hotel	Hotel Expansion	66 Rooms	589	44	46
Black Oak Lodge[b]	Motel	96 Rooms	874	61	56
Wisteria Lane G.P.A.[a]	Ma ufacturing Business Park	466,900 S.f. 183,200 S.F	4,452	614	603
		Total:	19,820	1,641	2,073

Note: (a) prepared by Central Coast Transportation Consulting; (b) Prepared by Associated Transportation Engineers.

The data presented in Table 9 indicate that the approved/pending developments will generate 19,820 average daily trips, 1,641 A.M. peak hour trips and 2,073 P.M. peak hour trips. The traffic volumes generated by the approved/pending developments were assigned to the study-area intersections. The resulting short-term cumulative traffic volumes are illustrated on Figure 8.

Short-Term Cumulative Roadway Operation

The short-tern cumulative roadway volumes and capacity utilization are presented in Table 10.

Table 10
Short-Term Cumulative Roadway Operation

Roadway Segment	Geometry	ADT	LOS E Capacity	Capacity Utilization
State Route 46E between U.S. Highway 101 and Union Road	4-Lane	32,850	44,880	73%

State Route 46E would operate at 73 percent of capacity as shown in Table 10. As stated in the City's Circulation Element, 73 percent capacity utilization indicates high density and stable operation conditions for motorist with reduced levels of convenience during peak travel hours. Additional investment in road widening is not warranted.

Short-Term Cumulative Intersection Operation

The short-term cumulative levels of service for the study-area intersection are shown in Table 11. The level of service calculation worksheets are contained in the Technical Appendix.

Table 11
Short-Term Cumulative Intersection Levels of Service

Intersection	A.M. Peak Hour	P.M. Peak Hour
State Route 46E/Buena Vista Drive	17.3 sec./LOS B	16.3 sec./LOS B
Buena Vista Drive/Dallons Drive	10.1 sec./LOS B	9.8 sec./LOS A
Golden Hill Road/Dallons Drive	15.4 sec./LOS C	20.8 sec./LOS C
Golden Hill Road/Shopping Center Driveway	12.7 sec./LOS B	12.2 sec./LOS B
State Route 46E/Golden Hill Road	28.5 sec./LOS C	30.8 sec./LOS C

LOS based on average delay per vehicle in seconds.

LEGEND

└(XX)XX - (A.M.)P.M. Peak Hour Volume

N
NOT TO SCALE

ASSOCIATED
TRANSPORTATION
ENGINEERS

CUMULATIVE TRAFFIC VOLUMES

FIGURE 8

EKM - ATE#16084

The State Route 46E/Golden Hill Road intersection is forecast to operate in the LOS "C" range with short-term cumulative traffic volumes during the A.M. and P.M. peak hour periods. The intersection analyses show that the existing street system works well and has reserve capacity available.

Short-Term Cumulative + Project Roadway Operation

The short-term + project roadway volumes and capacity utilization are presented in Table 12. The short-term cumulative + project traffic volumes are illustrated on Figure 9.

Table 12
Short-Term Cumulative + Project Roadway Operation

Roadway Segment	Geometry	ADT	LOS E Capacity	Capacity Utilization
State Route 46E between U.S. Highway 101 and Union Road	4-Lane	33,308	44,880	74%

With the addition of project-generated traffic, State Route 4E would operate at 74 percent of capacity as shown in Table 12. As stated in the City's Circulation Element, 74 percent capacity utilization indicates high density and stable operation conditions for motorist with reduced levels of convenience during peak travel hours. However, additional investment in road widening is not warranted.

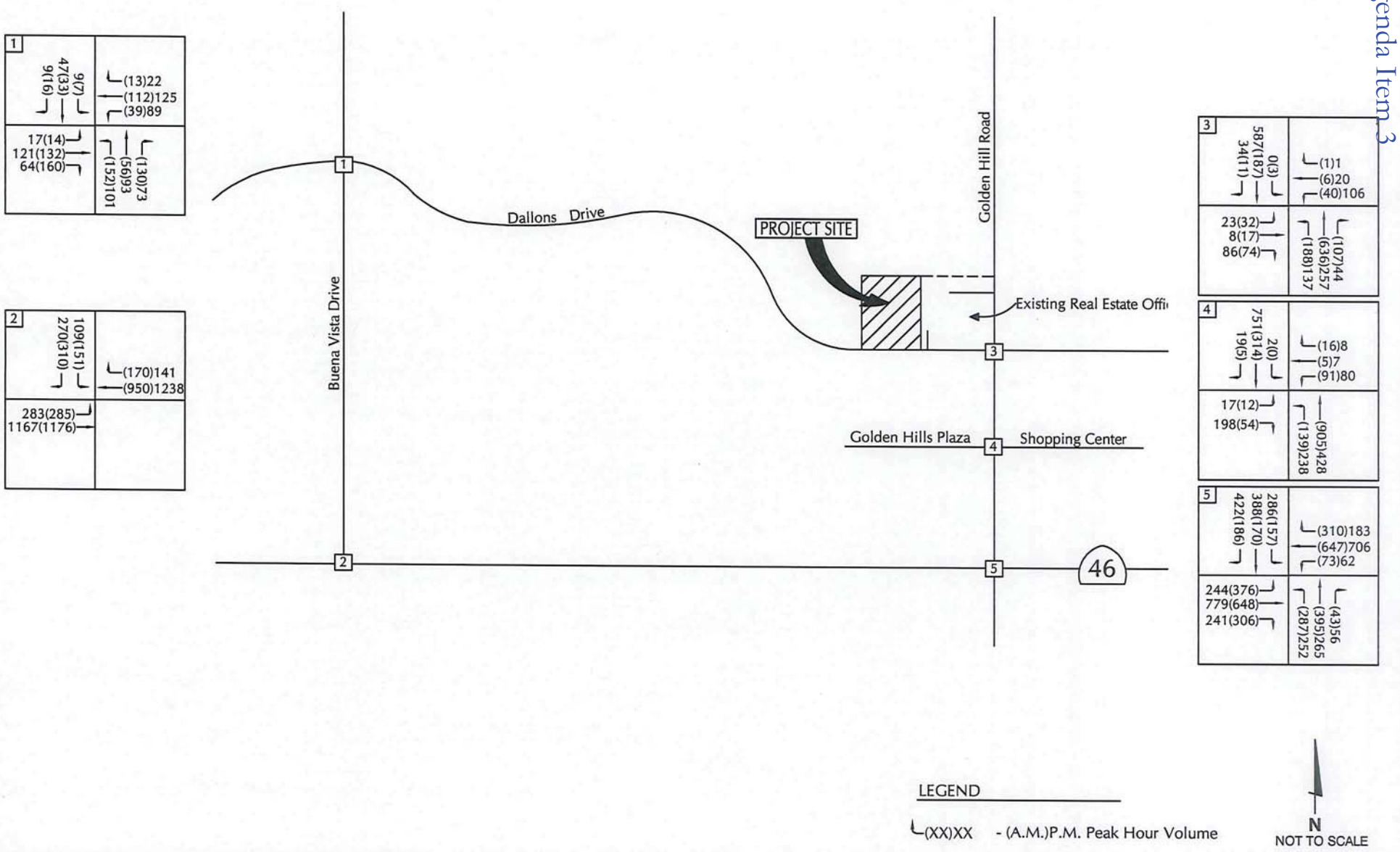
Short-Term Cumulative + Project Intersection Operation

The short-term cumulative + project levels of service for the study-area intersection are shown in Table 13. The level of service calculation worksheets are contained in the Technical Appendix.

Table 13
Short-Term Cumulative + Project Intersection Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	Cumulative	Cum. + Project	Cumulative	Cum. + Project
State Route 46E/Buena Vista Drive	17.3 sec./LOS B	17.3 sec./LOS B	16.3 sec./LOS B	16.4 sec./LOS B
Buena Vista Drive/Dallons Drive	10.1 sec./LOS B	10.2 sec./LOS B	9.8 sec./LOS A	9.9 sec./LOS A
Golden Hill Road/Dallons Drive	15.4 sec./LOS C	16.3 sec./LOS C	20.8 sec./LOS C	23.7 sec./LOS C
Golden Hill Road/Shopping Center Dwy.	12.7 sec./LOS B	13.0 sec./LOS B	12.2 sec./LOS B	12.3 sec./LOS B
State Route 46E/Golden Hill Road	28.5 sec./LOS C	29.6 sec./LOS C	30.8 sec./LOS C	31.9 sec./LOS C

LOS based on average delay per vehicle in seconds.



ASSOCIATED TRANSPORTATION ENGINEERS

CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 9

EKM - ATE#16084

The State Route 46E/Golden Hill Road intersection is forecast to operate in the LOS "C" range with short-term cumulative and short-term cumulative + project volumes during the A.M. and P.M. peak hour periods as shown in Table 13. The intersection analyses show that the existing street system works well and has reserve capacity available.

Traffic generated by the Homewood Suites was added to the short-term cumulative P.M. peak hour traffic volumes. Table 14 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the short-term cumulative + project P.M. peak hour volumes.

Table 14
Left-Turn Storage Requirement at the State Route 46E/Golden Hill Road Intersection
Short-Term Cumulative + Project P.M. Peak Hour Traffic Volumes

Movement	Existing Storage Length	95% Queue Length
Northbound Left-Turn	155 feet	119 feet
Southbound Left-Turn	135 feet	128 feet
Eastbound Left-Turn	545 feet	141 feet
Westbound Left-Turn	465 feet	40 feet

Table 14 shows that the 95th percentile queue lengths will not exceed the left-turn storage length with short-term cumulative + project P.M. peak hour volumes. The left-turn vehicle queues can be accommodated by the existing left-turn storage lengths.

SUMMER FRIDAY P.M. PEAK HOUR ANALYSIS

ATE prepared a supplemental analysis for the two study-area intersections along State Route 46 (East). Traffic volumes along the State Route 46 (East) corridor are higher on Friday evenings during the Summer months when people are traveling from the San Joaquin Valley to the Central Coast for weekend recreation. Traffic counts were collected at the signalized intersections along the State Route 46 (East) corridor during the Summer Friday P.M. peak period (traffic counts are included in Technical Appendix). The Summer Friday counts were collected from 4:00 P.M. to 6:00 P.M.

Existing Summer Friday P.M. Peak Hour

Figure 10 illustrates the Summer Friday P.M. peak hour traffic volumes. The Summer Friday P.M. peak traffic volumes along State Route 46 (East) are higher when compared to the typical weekday P.M. peak hour period. These higher volumes are typical for the Friday evening period during the peak Summer months when people from the San Joaquin Valley travel to the coast for weekend recreation.

Table 15 presents the levels of service for the existing Summer Friday P.M. peak hour period. For comparison, the table also lists the weekday P.M. peak hour levels of service.

Table 15
Existing Summer Friday P.M. Peak Hour Intersection Operations

Intersection	Control	Delay Per Vehicle/LOS(a)	
		Weekday P.M. Peak Hour	Summer Friday P.M. Peak Hour
State Route 46(E)/Buena Vista Drive	Signal	12.6 Sec./LOS B	16.5 Sec./LOS B
State Route 46 (E)/Golden Hill Road	Signal	24.5 Sec./LOS C	29.0 Sec./LOS C

As shown in Table 15, the study-area intersections along State Route 46 (East) operate at LOS "C" or better during the Summer Friday P.M. peak hour period. Although the traffic volumes are higher during the Summer Friday P.M. peak hour than during the weekday P.M. peak hour, the levels of service are LOS "B"/"C" for both time periods.

Existing + Project Summer Friday P.M. Peak Hour

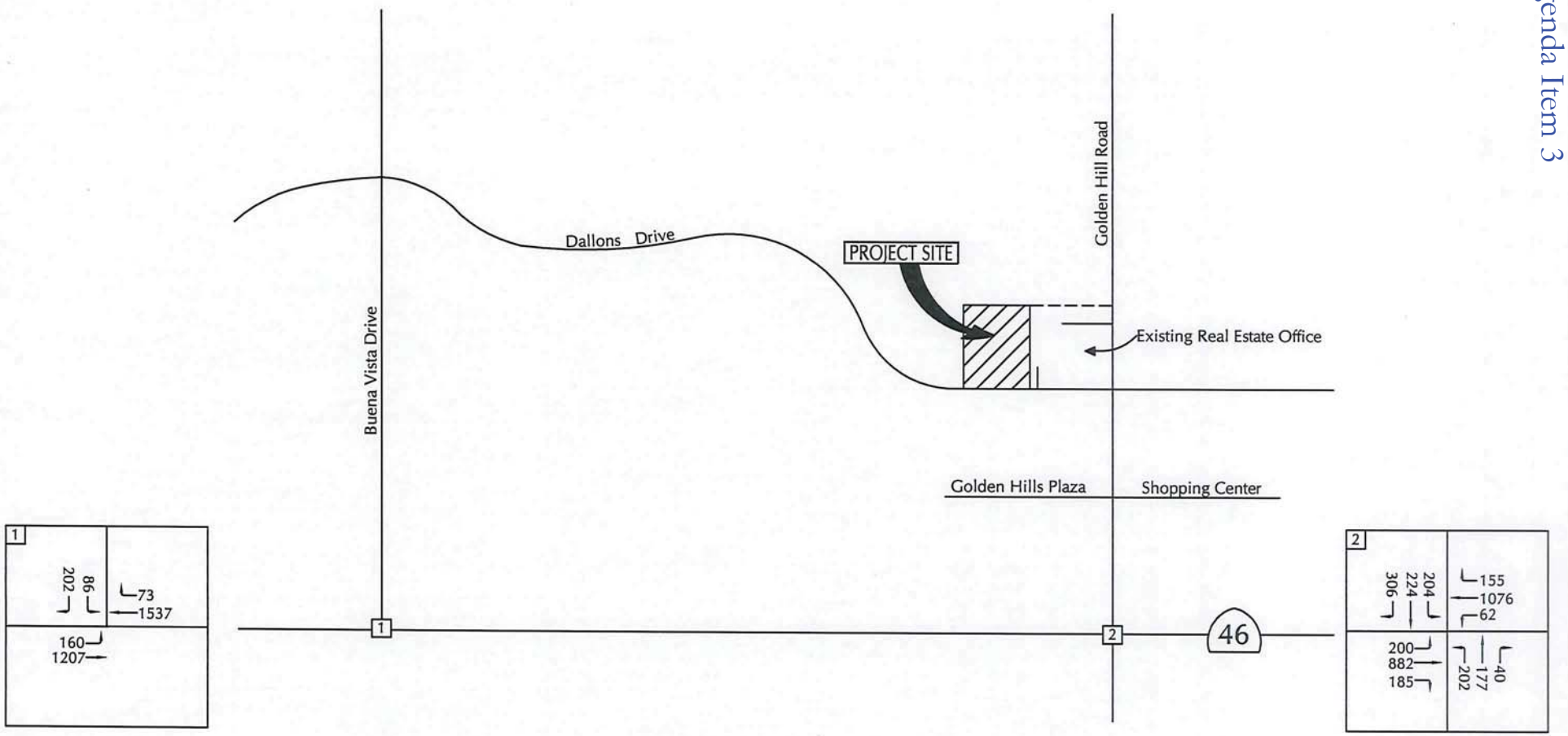
Traffic generated by the proposed Homewood Suites Hotel Project was added to the Existing Summer Friday P.M. peak hour volumes to assess potential project-specific impacts during the Summer Friday P.M. peak hour period. Figure 11 illustrates the existing + project Summer Friday P.M. peak hour traffic volumes. Table 16 lists the existing + project Summer Friday P.M. peak hour levels of service along the State Route 46 (East) corridor.

ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING SUMMER FRIDAY P.M. PEAK HOUR TRAFFIC VOLUMES

FIGURE 10

EKM - ATE#16084



ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING + PROJECT SUMMER TRAFFIC P.M. PEAK HOUR TRAFFIC VOLUMES

FIGURE 11

EKM - ATE#16084

Table 16
Existing + Project Summer Friday P.M. Peak Hour Intersection Operations

Intersection	Control	Delay Per Vehicle/LOS(a)	
		Weekday PM Peak Hour	Summer Friday PM Peak Hour
State Route 46(E)/Buena Vista Drive	Signal	12.8 Sec./LOS B	16.5 Sec./LOS B
State Route 46 (E)/Golden Hill Road	Signal	24.7 Sec./LOS C	29.7 Sec./LOS C

As shown in Table 16, the study-area intersections are forecast to continue to operate at LOS "C" or better assuming the existing + project Summer Friday P.M. peak hour traffic volumes.

ATE utilized the Synchro software to evaluate the operation and queues at of the State Route 46E/Golden Hill Road intersection. Traffic generated by the Homewood Suites was added to the existing P.M. peak hour traffic volumes. Table 17 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the existing + project P.M. peak hour volumes. The 95th percentile queue length is the queue that is exceeded 5% of the time during the peak hour. For example, the State Route 46E/Golden Hill Road intersection runs at a 90-second cycle length, or 40 cycles per hour. The 95th percentile queue length would occur 2 times during the peak hour (40 cycles x 5% = 1.5 cycles) at this location.

Table 17
Left-turn Storage Requirements at the State Route 46E/Golden Hill Road Intersection
Existing + Project Summer Friday P.M. Peak Hour Traffic Volumes

Movement	Existing Storage Length	95% Queue Length
Northbound Left-Turn	155 feet	107 feet
Southbound Left-Turn	135 feet	108 feet
Eastbound Left-Turn	545 feet	109 feet
Westbound Left-Turn	465 feet	40 feet

Table 17 shows that the 95th percentile queue lengths will not exceed the left-turn storage length with existing + project Summer Friday P.M. peak hour volumes.

Short-Term Cumulative Summer Friday P.M. Peak Hour

Table 18 presents the short-term cumulative levels of service for the Summer Friday P.M. peak hour period. For comparison, the table also lists the weekday P.M. peak hour levels of service. Figure 12 illustrates the cumulative Summer Friday P.M. peak hour traffic volumes

Table 18
Short-Term Cumulative Summer Friday P.M. Peak Hour Intersection Operations

Intersection	Control	Delay Per Vehicle/LOS(a)	
		Weekday PM Peak Hour	Summer Friday PM Peak Hour
State Route 46(E)/Buena Vista Drive	Signal	16.3 Sec./LOS B	27.6 Sec./LOS C
State Route 46 (E)/Golden Hill Road	Signal	30.8 Sec./LOS C	43.0 Sec./LOS D

As shown in Table 18, the study-area intersections operate at LOS "D" or better during the short-term cumulative Summer Friday P.M. peak hour period.

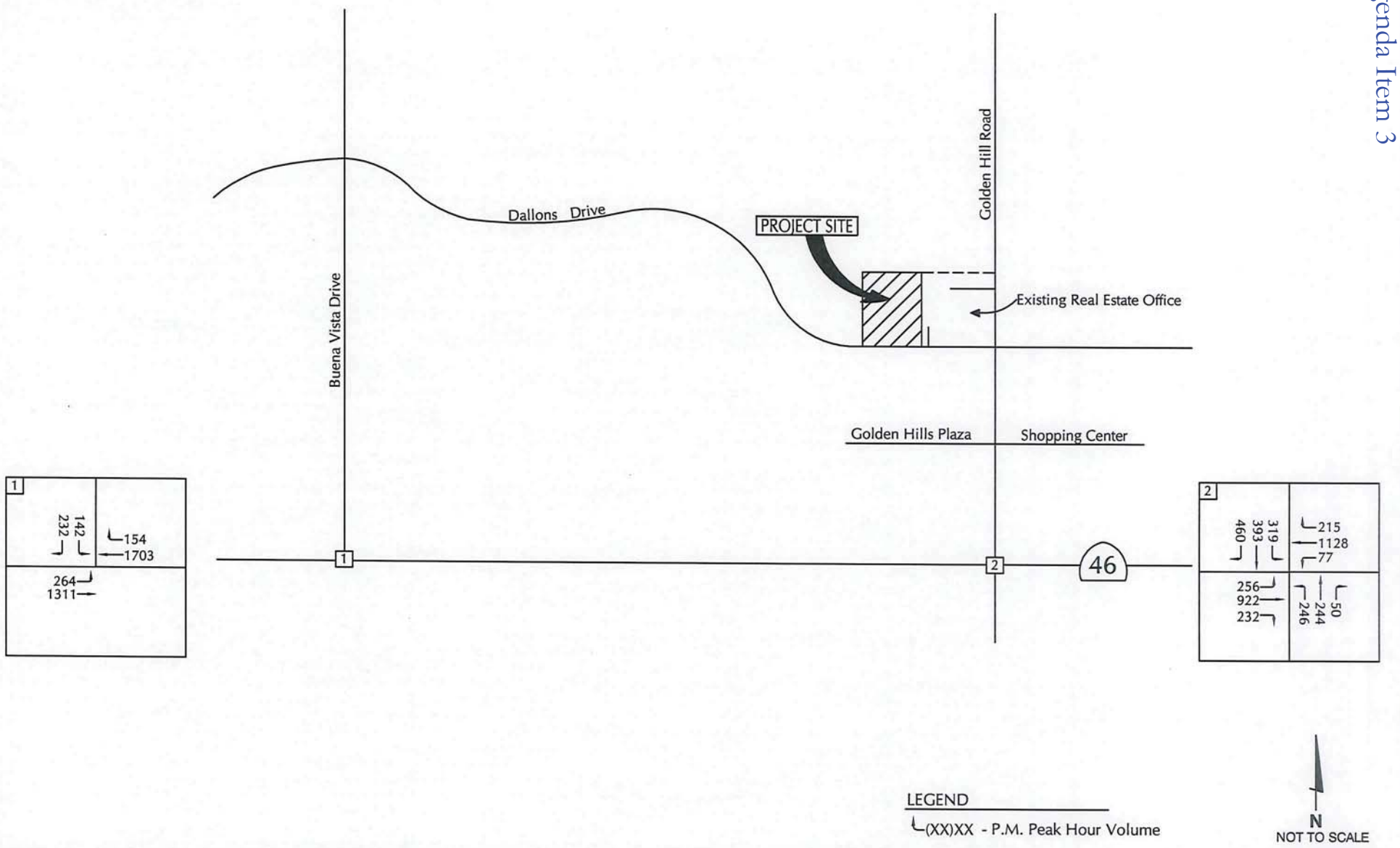
Short-Term Cumulative + Project Summer Friday P.M. Peak Hour

Traffic generated by the proposed Homewood Suites Hotel Project was added to the short-term cumulative Summer Friday P.M. peak hour volumes to assess potential cumulative project-impacts during the short-term cumulative Summer Friday P.M. peak hour time period. Figure 13 illustrates the short-term cumulative + project Summer Friday P.M. peak hour traffic volumes. Table 19 lists the short-term cumulative + project Summer Friday P.M. peak hour levels of service along the State Route 46 (East) corridor.

Table 19
Short-Term Cumulative+Project Summer Friday P.M. Peak Hour Intersection Operations

Intersection	Control	Delay Per Vehicle/LOS(a)	
		Weekday PM Peak Hour	Summer Friday PM Peak Hour
State Route 46(E)/Buena Vista Drive	Signal	16.4 Sec./LOS B	28.6 Sec./LOS C
State Route 46 (E)/Golden Hill Road	Signal	31.9 Sec./LOS C	44.9 Sec./LOS D

As shown in Table 19, the study-area intersections are forecast to continue to operate at LOS "D" or better assuming the short-term cumulative + project Summer Friday P.M. peak hour traffic volumes.

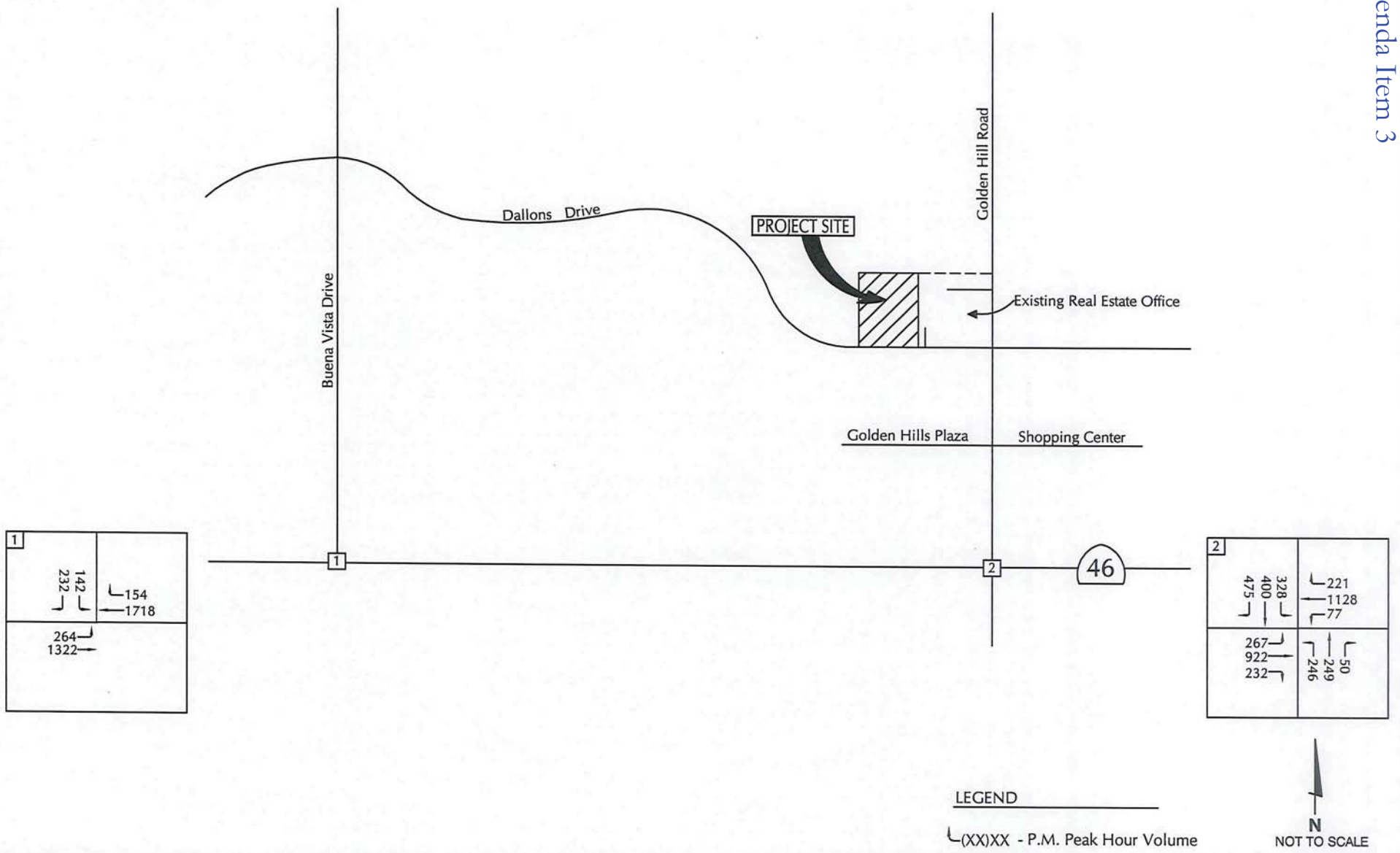


ASSOCIATED TRANSPORTATION ENGINEERS

SHORT-TERM CUMULATIVE SUMMER FRIDAY P.M. PEAK HOUR TRAFFIC VOLUMES

FIGURE 12

EKM - ATE#16084



ASSOCIATED TRANSPORTATION ENGINEERS

SHORT-TERM CUMULATIVE SUMMER FRIDAY + PROJECT P.M. PEAK HOUR TRAFFIC VOLUMES

FIGURE 13

EKM - ATE#16084

ATE utilized the Synchro software to evaluate the operation and queues at of the State Route 46E/Golden Hill Road intersection. Traffic generated by the Homewood Suites was added to the short-term cumulative Summer Friday P.M. peak hour traffic volumes. Table 20 shows the 95th percentile queue lengths for the left-turn movements at the intersection with the existing + project P.M. peak hour volumes. The 95th percentile queue length is the queue that is exceeded 5% of the time during the peak hour. For example, the State Route 46E/Golden Hill Road intersection runs at a 90-second cycle length, or 40 cycles per hour. The 95th percentile queue length would occur 2 times during the peak hour (40 cycles x 5% = 1.5 cycles) at this location.

Table 20
Left-turn Storage Requirements at the State Route 46E/Golden Hill Road Intersection
Short-Term Cumulative + Project Summer Friday P.M. Peak Hour Traffic Volumes

Movement	Existing Storage Length	95% Queue Length
Northbound Left-Turn	155 feet	151 feet
Southbound Left-Turn	135 feet	165 feet
Eastbound Left-Turn	545 feet	161 feet
Westbound Left-Turn	465 feet	47 feet

Table 20 shows that the 95th percentile queue lengths will exceed the left-turn storage length for the southbound left-turn movement with short-term cumulative + project Summer Friday P.M. peak hour volumes.

MITIGATION MEASURES

The segment of State Route 46E between U.S. Highway 101 and Union Road is forecast to operate above 100 percent of capacity. The 2008 Comprehensive Corridor Study (CCS) prepared by Caltrans established that widening of State Route 46E to accommodate General Plan Buildout traffic would be ineffective without capacity and operational enhancements to U.S. Highway 101 and the U.S. Highway 101/State Route 46E interchange. The CCS also recognizes that capacity improvements to State Route 46E such adding more lanes are in conflict with the City's small town character, convenience for non-auto modes of transportation, safety and cost/benefit goals. To mitigate impacts to State Route 46E the CCS endorsed the development of a parallel route system of local roads north and south of State Route 46E between Jardine Road and River Road that would reduce the demand for travel on the highway.

Routes have been identified by the City of Paso Robles in the 2008 State Route 46E Parallel Route Study. The alignment of the route(s) will be studied by the City, and constructed with development of the land uses north and south of State Route 46E. The Parallel Route Study developed the following recommendations.

- A connection between Airport Road and Golden Hill Road via Wisteria Road corridor, including a bridge over Huerhuero Creek.
- A connection between the northern terminus of Golden Hill Road and the western terminus of Dry Creek Road, including a bridge over Huerhuero Creek.
- Improvements to the intersection of State Route 46E and Union Road. The City shall monitor and plan for a grade separated interchange and interim improvements as needed. The improvement of this intersection will require that the north leg be extended to connect to Airport Road so that access to uses in the Airport area would be provided via the new intersection at State Route 46E/Union Road. At this time there is no conceptual design, funding or construction schedule for an interchange at the location.
- Improvement to facilities serving non-auto modes of travel will also reduce the auto demand along this corridor.

When projects are applied for in the General Plan Amendment area, project-specific traffic reports will be prepared. These reports will identify the projects percent traffic contribution to the parallel route roadway and intersection improvements. The project will add 45 A.M. peak hour trips and 53 P.M. peak hour trips to the intersection. The project will be required to pay traffic mitigation fees to the City to offset its impact to the intersection.

■ ■ ■

STUDY PARTICIPANTS AND REFERENCES

Associated Transportation Engineers

Richard L. Pool, P.E., Principal Engineer
Darryl F. Nelson, PTP, Senior Transportation Planner
Erica K. Monson, Traffic Technician I

Persons Contacted

John Falkenstein, City of Paso Robles

References

2014 Traffic Volumes on California State Highways, California Department of Transportation Commission, July 2015.

Highway Capacity Manual, National Research 2010.

Paso Robles Union Road Residence Inn Transportation Impact Analysis, Central Coast Transportation Consulting, May 2016.

Cabernet Links & RV Resort Traffic Study, Associated Transportation Engineers, October 2016.

TECHNICAL APPENDIX

CONTENTS

ATTACHMENT 8 Changed

THE TRIBUNE
Newspaper of the Central Coast

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3337755
CITY OF PASO ROBLES

STATE OF CALIFORNIA
ss.
County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; OCTOBER 15, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Jane E. Durand

(Signature of Principal Clerk)
DATE: OCTOBER 15, 2017
AD COST: $301.29

CITY OF EL PASO DE ROBLES
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT 16-005
(Homewood Suites Hotel)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will consider adopting a Mitigated Negative Declaration in accordance with the California Environmental Quality Act and approval of the following project:

Project Title:	Planned Development 16-005 (Homewood Suites)
Applicant:	Ace Design, LLC
Project Location:	North side of Dallons Road, 230-feet west of Golden Hill Road, Paso Robles, CA. APNs: 025-423-002
Project Description:	**Planned Development 16-005**: a request to develop a 105-room 4-story hotel on an existing 2-acre vacant lot.

The Public Review Period for the proposed Mitigated Negative Declaration will commence on October 16, 2017, and end on November 14, 2017. A public hearing before the Planning Commission is scheduled to take place on Tuesday, November 14, 2017, at the hour of 6:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

FINDING

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental quality Act and has determined that an Environmental Impact Report need not be prepared because:

☐ The proposed project will not have a significant effect on the environment.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project as a part of a Mitigated Negative Declaration.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

NOTICE

The public is invited to provide written comment on the Draft Mitigated Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

Questions about and comments on the proposed project and Mitigated Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@prcity.com provided that any comments are received prior to the time of the Planning Commission hearing. Should you have any questions about this project, please call Darren Nash at (805) 237-3970 or send email to dnash@pricty.com.

October 9, 2017
Darren Nash, Associate Planner
October 15, 2017

3337755

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, 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 16-005, on this 13th day of October, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck