

RESOLUTION NO. 16-023

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
RECOMMENDING THE CITY COUNCIL
ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR THE MARRIOTT RESIDENCE INN
(PD 15-005/CUP 15-020)
2940 UNION ROAD, APN: 025-362-004 APPLICANT - PASO HIGHWAY HOTEL
PARTNERS, LP**

WHEREAS, an application for Planned Development 15-005 with a height exception, Conditional Use Permit 15-020, and an Oak Tree Removal OTR 16-002 has been filed by Paso Highway Hotel Partners, LP for a Marriott Residence Inn hotel with 119 rooms and ancillary site improvements; and

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

- **General Plan Commercial Service (CS) land use designation** - the project would "*provide for highway-related, commercial services...*"; and
- **Zoning District of Commercial/Light Industrial – Planned Development (C3-PD)** – the project is a "*permitted*" use in the C3-PD District, and it can be shown to be consistent with the Planned Development provisions to allow a height limit exception, as determined through specific considerations and findings in Chapter 21.16A.070, and it is in compliance with applicable Zoning Code Standards for site development (e.g. setbacks, parking, etc.) and Special Overlay "F"; and
- **Airport Land Use Plan** – Table 6, Land Use Compatibility Matrix, Zone 4, Hotels and Motels, note 15; and
- **Gateway Design Standards** – the project is designed with the T2 design standards, including building orientation, setbacks, landscaping and fencing materials; and
- **Economic Strategy** – the project advances tourism and employment goals of the Economic Strategy to, "*Improve quality of place to attract investment and knowledge workers stimulate investment by establishing distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome industry, commerce, tourism, employment, and wealth necessary to maintain and enhance quality of life.*"

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 March 11, 2016 and extended to May 3, 2016. No public comments were received on the MND prior to the Planning Commission meeting. A copy of the Draft MND/Initial Study is included in Exhibit A (Attachment 10 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: aesthetics; air quality; traffic; biological resources, greenhouse gas emissions; and noise. 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 B, "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 April 12, 2016 to consider the Initial Study and the draft MND prepared for the proposed project, and to accept public testimony on the Planned Development, Conditional Use Permit, Oak Tree Removal, and environmental determination. At the close of this public hearing, the Planning Commission recommended adoption of the MND and approval of the proposed project to the City Council; 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, recommends the City Council adopt the Mitigated Negative Declaration for the Marriot Residence Inn Project, adopts a Mitigation Monitoring and Reporting Program, 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 26th day of April, 2016, by the following roll call vote:

AYES: Commissioners Brennan, Donaldson, Davis and Barth
NOES: Commissioner Agredano and Chairman Rollins
ABSENT: Commissioner Burgett
ABSTAIN: None



BOB ROLLINS, CHAIRMAN

ATTEST:



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Note: Exhibit A, Initial Study, is contained in Attachment 10 of the Planning Commission staff report.

Exhibit B

Mitigation Monitoring and Reporting Plan

Project File No./Name: PD 15-005, CUP 15-020, OTR 16-002 – The Residence Inn, Marriott (2940 Union Road)

Approving Resolution No.: Resolution No. 16-XXX by: **D** Planning Commission City Council

Date: _____

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 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
AES-1 The project shall be designed in accordance with the attached specific architectural features to ensure visual impacts are mitigated.	Project	CDD			Prior to issuance of building permits.
AQ-1 a. The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions: 1. Reduce the amount of the disturbed area where possible; 2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible; 3. All dirt stock pile areas should be sprayed daily as needed; 4. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;	Project, ongoing	CDD		Notes to be shown on grading plans and construction documents	Prior to site disturbance.

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>5. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;</p> <p>6. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;</p> <p>7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</p> <p>8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</p> <p>9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with EVE Section 23114;</p> <p>10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;</p> <p>11. . Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;</p> <p>12. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite . Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.</p> <p>b. The above mitigation measures shall be shown on Grading and building plans.</p>					
<p>AQ-2</p> <p>a. Implement Mitigation Measure AQ-1</p>	Project	SLOAPCD COD			Prior to issuance of permits for demolition of onsite structures.

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>b. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements. SLOAPCD notification form and reporting requirements are included in Appendix A. Additional information may be obtained at website url: http://slocleanair.org/business/asbestos_.php.</p> <p>c. Maintain all construction equipment in proper tune according to manufacturer's specifications;</p> <p>d. Fuel all of f-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</p> <p>e. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-road Regulation;</p> <p>f. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.</p> <p>g. Electrify equipment when possible:</p> <p>h. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,</p> <p>i. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural Gas (LNG), propane or biodiesel.</p>					
<p>BI0-1 To the maximum extent possible, site preparation, ground-disturbing, and construction activities should be conducted outside of the migratory bird breeding season. If such activities are required during this period, the applicant should retain a qualified biologist to conduct a nestina bird survey and verify that migratory</p>	Project	Qualified Biologist CDD			Prior to issuance of grading permit

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Aaencv	Shown on Plans	Verified Implementation	Timing/Remarks
<p>birds are not occupying the site. If nesting activity is detected the following measures should be implemented:</p> <p>a. The project should be modified or delayed as necessary to avoid direct take of identified nests. eggs, and/or young protected under the MBTA;</p> <p>b. The qualified biologist should determine an appropriate biological buffer zone around active nest sites. Construction activities within the established buffer zone will be prohibited until the young have fledged the nest and achieved independence; and,</p> <p>c. The qualified biologist should document all active nests and submit a letter report to the City documenting project compliance with the MBTA.</p>					
<p>BI0-2</p> <p>Prior to construction, a qualified biologist should conduct a pre-activity survey to identify known or potential dens or sign of San Joaquin kit fox no less than 14 days and no more than 30 days prior to the beginning of the site preparation, ground-disturbing, or construction activities, or any other activity that has the potential to adversely affect the species. If a known or potential den or any other sign of the species is identified or detected within the project area, the biologist will contact USFWS and CDFW immediately. No work will commence or continue until such time that USFWS and CDFW determine that it is appropriate to proceed. Under no circumstances will a known or potential den be disturbed or destroyed without prior authorization from USFWS and CDFW. Within 7 days of survey completion, a report will be submitted to USFWS, CDFW. and the City. The report will include. at a minimum. survey dates, field personnel, field conditions. survey methodology, and survey results.</p>	Project	Qualified Biologist CDD			Prior to issuance of grading permit
<p>BI0-3</p> <p>During the site-disturbance and/or construction phase. to prevent entrapment of the San Joaquin kit fox. all excavation. steep-walled holes. or trenches in excess of 2 feet in depth should be covered at the close of each working day by plywood or similar materials, or provided</p>	On-going	CDD			Prior to issuance of grading permit

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
with one or more escape romps constructed of earth fill or wooden planks. Trenches should 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 or covered, they should be thoroughly inspected for entrapped kit fox. If any kit fox is found, work will stop and USFWS and CDFW will be contacted immediately to determine how to proceed.					
BI0-4 During the site disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of 4 inches or greater stored overnight at the project site should be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, copped, or otherwise used or moved in any way. If any kit fox is found, work will stop and USFWS and CDFW will be contacted immediately to determine how to proceed.	On-going	CDD			Prior to issuance of grading permit
BI0-5 Prior to, during, and after the site disturbance and/or construction phase, use of pesticides or herbicides should be in compliance with all federal, state, and local 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.	On-going	CDD			Prior to issuance of grading permit
BI0-6 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 should 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 should immediately notify USFWS and CDFW by telephone. In addition, formal notification should be provided in writing within 3 working days of the finding of any such animal(s). Notification should include the date, time, location, and circumstances of the incident. Any threatened or endangered species found dead or injured should be turned over immediately to CDFW for core analysis, or disposition.	On-going	CDD			Prior to issuance of grading permit

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency COD	Shown on Plans	Verified Implementation	Timing/Remarks
<p>BI0-7</p> <p>Prior to final inspection, should any long internal or perimeter fencing be proposed or installed, the City should do the following to provide for kit fox passage:</p> <ul style="list-style-type: none"> a. If a wire strand/pole design is used, the lowest strand should be no closer to the ground than 12 inches. b. If a more solid wire mesh fence is used, 8 x 12-inch openings near the ground should be provided every 100 yards. <p>Upon fence installation, the applicant should notify the City to verify proper installation. Any fencing constructed after issuance of a final permit should follow the above guidelines.</p>	Project				Prior to issuing Certificate of Occupancy permit
<p>BI0-8</p> <p>Prior to site disturbance, the CRZ of all oak trees with a DBH of 6 inches or greater must be fenced to protect from construction activities. The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet (See Arborist Report for specific language required for signage). All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.</p>	Project	Certified Arborist COD			Prior to issuing grading permit
<p>BI0-9</p> <p>All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the</p>	On-going	Certified Arborist COD		Notes shown on construction documents.	Prior to issuing grading permit.

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
arborists and grading contractor(s) must take place prior to work start. During the site disturbance and/or construction phase. grading, cutting. or filling within 5 feet of a CRZ of all oak trees with a DBH of 6 inches or greater must be supervised by a certified arborist approved by the City. Such activities beyond 5 feet of a CRZ must be monitored to ensure that activities are in accordance with approved plans. Root pruning outside of the CRZ must be done by hand. Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.					
BI0-10 Oil, gasoline, chemicals, or other construction materials potentially harmful to oak trees may not be stored in the CRZ of any oak tree with a DBH of 6 inches or greater. No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.	On-going	COD		Notes shown on construction documents.	Prior to issuing grading permit.
BI0-11 Drains shall be installed according to City specification so as to avoid harm by excessive watering to oak trees with a DBH of 6 inches or greater.	Project	CDD		Notes shown on construction documents.	Prior to issuing Certificate of Occupancy permit
BI0-12 Landscaping within the CRZ of any oak tree with a DBH of 6 inches or greater is limited to indigenous plant species or non-plant material, such as cobbles or wood chips. All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used.	Project	CDD		Notes shown on construction documents.	Prior to issuing Building Permit.
BI0-13 Wires, signs, or other similar items shall not be attached to oak trees with a DBH of 6 inches or greater.	On-going	CDD		Notes shown on construction documents.	Prior to issuing Building Permit.
BI0-14 For each oak tree removed (DBH of 6 inches or greater), a tree or trees of the same species must be planted with a combined DBH of 25% of the removed tree's DBH within the property's boundary.	Project	CDD			Prior to issuing Certificate of Occupancy permit
BI0-15	Project	CDD			Prior to site disturbance, grading permit issued

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
It is the responsibility of the owner or project manager to provide a copy of the tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. Each contractor must sign and acknowledge this tree protection plan					
810-16 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. 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.	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of grading permit
810-17 As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of Certificate of Occupancy
810-18 Class 4 pruning includes crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of building permit
810-19 An arborist shall be present for selected activities (trees identified in Arborist Report and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department. • pre-construction fence placement inspection	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of building permit

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<ul style="list-style-type: none"> all grading and trenching identified on the spreadsheet any other encroachment the arborist feels necessary 					
<p>BI0-20 Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.</p>	Project	Certified Arborist COD			Prior to issuance of Final Occupancy
<p>GHG-1 Prior to occupancy permit being approved, the project shall complete a CAP consistency report and secure approval of the report from the City Planning Department and SLOAPCD. The consistency report shall provide record of compliance with the mandatory and any substituted measures in the City of Paso Robles CAP Consistency Worksheet (refer to Attachment 4).</p>	Project	COD			Prior to occupancy permit
<p>HD-1 Prior to project construction the owner will provide (1) a commitment to execute any necessary agreements, and (2) a statement accepting responsibility for operation and maintenance of drainage facilities until that responsibility is formally transferred.</p>	Project	COD			Prior to issuance of grading permit.
<p>HD-2 Maintenance items required for the bioretention basin:</p> <ul style="list-style-type: none"> Clean up. Remove any soil or debris blocking inlets or overflows. Remove any trash that collects in the facilities. Vegetation maintenance. Prune or cut back plants for health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary. Weed control. Control weeds by manual methods and soil amendment where possible. In response 	On-going	COD			Prior to issuance of certificate of occupancy

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>to problem areas or threatening invasions, non-selective natural herbicides may be used.</p> <ul style="list-style-type: none"> • Add mulch. Mulch may be added from time to time to maintain a mulch layer thickness of 1 to 2 inches. Maintain the underlying soil surface layer beneath the overflow elevation. • Irrigation. Check irrigation, if any, to confirm it is adequate but not excessive. • Training for Landscape Maintenance. Landscape Maintenance Personnel will be informed of the following: <ul style="list-style-type: none"> o Do not add synthetic fertilizer to bioretention facilities. o Do not apply fertilizer when rain is forecast in the next 48 hours. o Do not use synthetic pesticides on bioretention facilities. 					
<p>HD-3 The following maintenance items are required for the Contech CDS®:</p> <ul style="list-style-type: none"> • Inspect the unit at regular intervals: twice a year at a minimum. • Open both manhole access covers. One cover will allow for the inspection and cleanout of the separation chamber and isolated sump. The other cover allows for inspection and cleanout of sediment captured and retained outside the screen. • Sediment shall be cleaned when the level has reached 75% of the capacity. • Clean during dry weather conditions. • The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. <ul style="list-style-type: none"> o Insert the vacuum hose into the sump. o The system should be completely drained down. o The sump should be fully evacuated of sediment. o The area outside the screen should also be cleaned out if pollutant build-up exists in this area. o Clean the system immediately in the event of an oil or gasoline spill. 	On-going	COD			Prior to issuance of certificate of occupancy

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<ul style="list-style-type: none"> Secure the lids when cleaning and maintenance are completed. 					
N0-1 Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities should be limited to the hours of 7:00am and 7:00pm. Noise-generating construction activities should not occur on Sundays or City holidays	On-going	CDD			
N0-2 Construction equipment should be properly maintained and equipped with noise-reduction intake and exhausted mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.	On-going	CDD			
TR-1 The project will be required to pay traffic mitigation fees to offset its impacts to the citywide transportation network.	Project	CDD			Prior to certificate of occupancy
TR-2 The applicant will implement employee transportation demand measures to reduce traffic congestion, such as providing information on regional rideshare programs, bike racks, well as provide shuttle service to the multi-modal transportation center and downtown for residents and guests.	Project	CDD			Prior to certificate of occupancy
TR-3 The applicant will work with Caltrans to prohibit northbound left turns on the northbound approach to State Route 46E/Union Road to improve operations at this intersection by reducing turning conflicts.	Project	CDD			Prior to certificate of occupancy
TR-4 The project will be required to participate in the SLO Car Free program with SLO County APCD	Project	CDD			Prior to certificate of occupancy

(add additional measures as necessary) Explanation of Headings:

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12 of 12 - Page intentionally left blank