

RESOLUTION 16-053

**A RESOLUTION OF
THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL
PLANNED DEVELOPMENT AMENDMENT (PD 08-002),
AND CONDITIONAL USE PERMIT AMENDMENT (CUP 08-002)
FOR DESTINO PASO RESORT
3350 AIRPORT ROAD, APN: 025-436-029 & 025-346-030**

WHEREAS, an application for an amendment to Planned Development 08-002 and Conditional Use Permit 08-002 has been filed by Karen Stier for development of a resort with four (4) hotels and up to 291 rooms, and ancillary site improvements, as shown in the proposed Site Plan in Exhibit B; and

WHEREAS, this project was considered by the Planning Commission on October 11, 2016, and was continued to provide time for the applicant and staff to address specific concerns regarding the Traffic Impact Analysis (TIA) and associated mitigation measures, and to reconsider the site design near hotel #4 to determine if oak tree #155 could be preserved; and

WHEREAS, the TIA and proposed traffic mitigation was modified to address issues raised by the Planning Commission and comments received from Caltrans. The Site Plan for hotel #4 and the Oak Tree Preservation Plan were modified to preserve oak tree #155. No other modifications to the plans were incorporated; and

WHEREAS, the subject property is designated in the General Plan, Land Use Element as Parks and Open Space with Resort Lodging/Airport Overlays (POS/RL/AP), and the proposed project is consistent with the intent of the land use designation since the project would provide development of "... hotels in close proximity to golf courses and commercial recreation...and provide resorts, lodging and related ancillary land uses..."; and

WHEREAS, in accordance with the Paso Robles Zoning Map, the property is located in the Parks and Open Space zoning district with Resort Lodging/Airport Overlays (POS/RL/AP), and the proposed hotel project is a conditionally permitted land use, and it is consistent with the applicable zoning district and development standards, with Conditions of Approval applied as provided in Exhibit A; and

WHEREAS, the subject property is partially located in three (3) different Airport Safety Zones, including Zones 2, 3, and 4, and the proposed development project is compatible with the land uses identified for each safety zone and the applicable density limitations; and

WHEREAS, the proposed architectural design and site layout are complementary with the rural nature of the property incorporating natural materials of wood and stone, with minimal site disturbance preserving the majority of the property in its natural open space condition with no impacts to the oak woodland area, as shown in Exhibit D; 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 October 11, 2016 and on December 13, 2016, on this project to accept public testimony on the Mitigated Negative Declaration and the proposed project. Comments were received from Caltrans regarding the TIA and proposed traffic mitigations. The traffic mitigation measures were modified, and incorporated into the Mitigation Monitoring and Reporting Program and incorporated into the in compliance with CEQA; and

WHEREAS, at the conclusion of the October 11, 2016 Planning Commission meeting, the Commission recommended that the City Council adopt the Mitigated Negative Declaration, and approve Planned Development Amendment 08-002 and Conditional Use Permit Amendment 08-002; and

WHEREAS, 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 and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The goals and policies established by the general plan, since the project would provide hotels in proximity to commercial recreation uses such as Barney Schwartz Park, the water park, golf courses, horse park and other amenities.
2. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located since the POS/RL/AP district conditionally permits hotels, and the site will maintain a significant portion of the site in natural open space while minimizing disturbance of natural features on the property.
3. The proposed project complies with all other adopted codes, policies, standards, and plans of the city including the zoning district height limitations, setbacks, and parking requirements, and it would comply with the land uses and applicable density provided for in the Paso Robles Airport Land Use Plan.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is not located in close proximity to other residents or neighborhoods, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors since it proposes to utilize high-quality architectural design with elements of "Prairie" architectural style that fits in with and is compatible with the site, and will provide an attractive view as would be seen from surrounding properties and streets.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts, since it is proposed to be a low-intensity development on the rural landscape, and would mitigate potentially significant environmental impacts.

7. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, drainage courses, oak tree woodlands, vistas, and historic buildings, as noted in #5 and #6 above.
8. 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 agricultural land uses, a recreational vehicle park, open space areas of the Huer Huero Creek, and other uses in the vicinity.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby recommend approval of Planned Development Amendment 08-002 and Conditional Use Permit Amendment 08-002 to the City Council, subject to the following conditions:

STANDARD CONDITIONS:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit "A" and incorporated herein by reference.

SITE SPECIFIC CONDITIONS:

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

Planning Division Conditions:

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

EXHIBITS	DESCRIPTION
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|----|---|
| A. | Standard Conditions of Approval |
| B. | Architectural Appearance Renderings |
| C. | Project Description |
| D. | Site Plan |
| E. | Elevations / Plot Plans |
| F. | Color and Materials |
| G. | Landscape Plan |
| H. | Tentative Tract Map / Preliminary Grading and Drainage Plan |
| I. | Floor Plans / Airport Land Use Plan Consistency Study |
| J. | Architect's Statement of Airport Land Use Plan consistency |

3. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development Amendment 08-002 and Conditional Use Permit Amendment 08-002 shall expire on December 13, 2018. 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. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
9. Prior to occupancy, all overhead utilities adjacent to the property shall be relocated underground.
10. The use and occupancy of the hotel and common shall conform to the floor plans as shown in Exhibits I and J. Occupancy of the hotel shall comply with density limitation of the Airport Land Use Plan, Zones 2, 3, and 4 as follows:

Zone 2: No development shall be permitted.

Zone 3 The use intensity of this activity shall not exceed an average of 60 persons per gross acre, maximum 120 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside. The building density will be calculated on an average of 1.8 persons per room or group of rooms to be occupied as a suite; plus one person per 60 sq. ft. floor area of any restaurants, coffee shops, bars, or night clubs; plus one person per 10 sq. ft. of floor area of meeting rooms shall be permitted.

Zone 4 The use intensity of this activity shall not exceed an average of 40 persons per gross acre, maximum 120 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside. The building density will be calculated on an average of 1.8 persons per room or group of rooms to be occupied as a suite; plus one person per 60 sq. ft. floor area of any restaurants, coffee shops, bars, or night clubs; plus one person per 10 sq. ft. of floor area of meeting rooms shall be permitted.

Engineering Division Conditions:

11. Stormwater Control Measures shall be constructed in accordance with the Stormwater Control Plan.
12. Airport Road shall be improved in accordance with plans designed in accordance with the recommendations of the Traffic Impact Analysis and as approved by the City Engineer. A cross-walk shall be established at the entrance road in accordance with plans approved by a Traffic Engineer. The walking path on the west side of Airport Road shall be extended south to the Ravine Water Park parking lot.

13. No development shall occur after Phase I until an updated TIA demonstrates that Transportation Demand Management (TDM) measures are effective. If it is determined that they are not effective, the applicant shall coordinate with the Community Development Director to develop alternative TDM measures.
14. Prior to occupancy of any development, a gravity sewer main must be constructed in Airport Road consistent with the Master Plan of the area, along with a lift station and force main to an appropriate connection point as determined by the Wastewater Division Manager. All of the regional sewer infrastructure will be subject to a reimbursement agreement for collection from future development interests.
- 16.a Self-generating water softener equipment shall be prohibited.

Mitigation Monitoring and Reporting:

15. AES – 1 The project shall be designed in accordance with the attached specific architectural features to ensure visual impacts are mitigated.
16. BIO - 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 nesting bird survey and verify that migratory birds are not occupying the site. If nesting activity is detected the following measures should be implemented:
 - 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;
 - 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,
 - c. The qualified biologist should document all active nests and submit a letter report to the City documenting project compliance with the MBTA.
17. BIO-2 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.
18. BIO-3 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 with one or more escape ramps 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.

19. BIO-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, capped, 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.
20. BIO-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.
21. BIO-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 care, analysis, or disposition.
22. BIO-7 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:
 - 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 × 12-inch openings near the ground should be provided every 100 yards. 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.
23. BIO-8 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.
24. BIO-9 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 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. BIO-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.

25. BIO-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.
26. BIO-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.
27. BIO-13 Wires, signs, or other similar items shall not be attached to oak trees with a DBH of 6 inches or greater.
28. BIO-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.
29. BIO-15 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.
30. BIO-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.
31. BIO-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.
32. BIO-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.
33. BIO-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
 - all grading and trenching identified on the spreadsheet
 - any other encroachment the arborist feels necessary
34. BIO-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.
35. GHG-1 The proposed project shall implement, at a minimum, the following GHG-reduction measures:
- a. Install high efficiency lights in parking lots, streets, and other public areas.
 - b. Comply with mandatory California Green Building Standards Code bicycle parking standards.
 - c. Install bicycle facilities and/or amenities beyond those required in building standards.
 - d. Incorporate a pedestrian access network that internally links all uses and connects all existing or planned external streets and pedestrian facilities contiguous with the project site.
 - e. The project site shall be designed to minimize barriers to pedestrian access and interconnectivity.
 - f. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.).
 - g. Comply with CALGreen Tier 1 or Tier 2 standards for water efficiency and conservation.
 - h. Divert 65 percent of non-hazardous construction or demolition debris.
 - i. Include the planting of native and drought tolerant trees beyond those required as mitigation for tree removal.
 - j. Implement Mitigation Measure AQ-2.
 - k. Implement Mitigation Measure AQ-3,e-k.
36. AQ-1 The following measures shall be implemented to minimize construction-generated emissions. These measures shall be shown on grading and building plans:
- a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
 - c. All dirt stock pile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are 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.

- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
 - j. Install wheel washers at the construction site entrance, wash off the tires or tracks of all trucks and equipment leaving the site, or implement other SLOAPCD-approved methods sufficient to minimize the track-out of soil onto paved roadways.
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - l. The burning of vegetative material shall be prohibited.
 - m. 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 SLOAPCD Compliance Division prior to the start of any grading, earthwork or demolition.
 - n. Construction of the proposed project shall use low-VOC content paints not exceeding 50 grams per liter.
37. AQ-2 To reduce operational emissions, the proposed project shall implement the following measures. The project proponent shall submit proof to the Paso Robles Community Development Department Staff that implementation of all measures have been met in accordance with a time schedule deemed appropriate by Community Development Department staff.
- a. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.
 - b. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance native drought resistant trees.
 - c. Pave and maintain roads in parking areas.
 - d. Plant drought tolerant native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.
 - e. Provide native and drought tolerant trees beyond those required as mitigation for tree removal.
 - f. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.
 - g. Install high-efficiency heating and cooling systems.
 - h. Utilize high-efficiency gas or solar water heaters.
 - i. Utilize built-in energy efficient appliances (i.e., Energy Star rated).
 - j. Utilize double- or triple-paned windows.
 - k. Utilize low energy street lights (i.e., sodium, light-emitting diode [LED]).
 - l. Utilize energy-efficient interior lighting.
 - m. Install door sweeps and weather stripping (if more efficient doors and windows are not available).
 - n. Install energy-reducing programmable thermostats.

- o. Install low water consumption landscape. Use native plants that do not require watering after they are well established or minimal watering during the summer months and are low ROG emitting.
 - p. Provide a designated parking space for alternatively fueled vehicles.
 - q. Provide a shuttle service for guests to local destinations, including Paso Robles Transit/Amtrak Station
 - r. Install energy-saving systems in guest rooms that reduce energy usage when rooms are not occupied.
 - s. Provide a pedestrian access network that internally links all uses and connects all existing or planned external streets and pedestrian facilities contiguous with the project site
 - t. Provide on-site bicycle parking beyond those required by California Green Building Standards Code and related facilities to support long-term use (lockers, or a locked room with standard racks and access limited to bicyclists only).
 - u. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.)
38. AQ-3 The following measures shall be implemented to reduce exposure of sensitive receptors to substantial pollutant concentrations. These measures shall be shown on grading and building plans:
- a. Implement Mitigation Measure AQ-1, as identified in "Impact AQ-C", above.
 - 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>.
 - c. If during demolition of existing structures, paint is separated from the construction materials (e.g. chemically or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. Contact the SLOAPCD Enforcement Division at (805) 781-5912 for more information. Approval of a lead work plan and permit may be required. Lead work plans, if required, will need to be submitted to SLOAPCD ten days prior to the start of demolition
 - d. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - 1) Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and, 2) Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than

5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

- e. Maintain all construction equipment in proper tune according to manufacturer's specifications;
 - f. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 - g. 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;
 - h. 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.
 - i. Electrify equipment when possible;
 - j. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,
 - k. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
39. TR-1 A sidewalk is proposed along Airport Road between Hotels 3 and 4. A four foot or greater aggregate base walking path is shown on the west side of Airport Road from Destino Paso Way to the northernmost Ravine Water Park parking area. Detailed construction documents should be reviewed once they are ready to ensure that adequate sight distance is provided at the driveways serving Hotels 1 and 3, which are located on the inside of horizontal curves. Landscaping and other features should be restricted near these driveways to provide clear sight lines to approaching traffic.
40. TR-2 The applicant will be required to pay traffic mitigation fees to offset to offset its impacts to the citywide transportation network.
41. TR-3 The applicant will implement employee transportation demand measures to reduce traffic congestion, such as:
- (1) The applicant shall implement a program to direct eastbound guest traffic to the Jardine Road/SR 46E intersection, and not be permitted to develop Phase II without additional traffic analysis demonstrating effectiveness of this TDM.
 - (2) Provide information on regional rideshare programs, bike racks, well as provide shuttle service to the multi-modal transportation center and downtown for residents and guests.
- (3) TR-4 The project will be required to participate in the SLO Car Free program with SLO County APCD.

PASSED AND ADOPTED THIS 13th day of December, 2016 by the following Roll Call Vote:

AYES: Commissioners Donaldson, Brennan, Barth and Davis.
NOES: Commissioners Agredano, Burgett and Chairman Rollins.
ABSENT:
ABSTAIN:



Bob Rollins, Chairperson

ATTEST:



Warren Frace, Secretary of the Planning Commission

EXHIBIT A

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Planned Development _____ ☒ Conditional Use Permit _____
☐ Tentative Parcel Map _____ ☐ Tentative Tract Map _____
Approval Body: Planning Commission Date of Approval: December 13, 2016
Applicant: Destino Paso Resort Location: 3350 Airport Road
APN: 025-436-029 & 025-346-030

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 October 11, 2018 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 **(Conditional Use Permit)** 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.

- ☒ 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. 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.
- ☒ 16. 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.
- ☒ 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- ☒ 18. 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.
- ☒ 19. 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.
- ☒ 20. Prior to the issuance of building permits, the
☒ Development Review Committee shall approve the following:
☐ Planning Division Staff shall approve the following:

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

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:

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.

(Adopted by Planning Commission Resolution _____)

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 Storm 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 Airport Road 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.
- ☐ 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.
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.

(Adopted by Planning Commission Resolution _____)

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.

VIEW 1: RENDERING PROVIDED AUGUST 30TH. SHOWS PROPOSED SITE AFTER CONSTRUCTION OF THE FIRST HOTEL, HOTEL 1. HOTEL 2, 3 AND 4 ARE NOT INCLUDED AS THEY OCCUR IN LATER PHASES. VIEW 1 IS INCLUDED ON PAGE AR-2.

VIEW 2: RENDERING REQUESTED BY THE CITY SEPTEMBER 2ND. VIEW FROM THE SOUTHWEST CORNER OF THE SITE. THIS VIEW INCLUDES HOTEL 4 AND IS TAKEN AFTER ALL HOTELS HAVE BEEN CONSTRUCTED, AS HOTEL 4 WOULD BE THE FINAL PHASE OF THE PROPOSED PROJECT. VIEW 2 WILL BE PROVIDED TO THE CITY ONCE IT HAS BEEN COMPLETED.

VIEW 3: RENDERING REQUESTED BY THE CITY SEPTEMBER 2ND. SHOWING THE SCALE OF THE PROJECT ON THE HILLSIDE FROM THE APPROXIMATE CENTER OF THE PROPERTY, AT AIRPORT ROAD. VIEW 3 WILL BE PROVIDED TO THE CITY ONCE IT HAS BEEN COMPLETED.

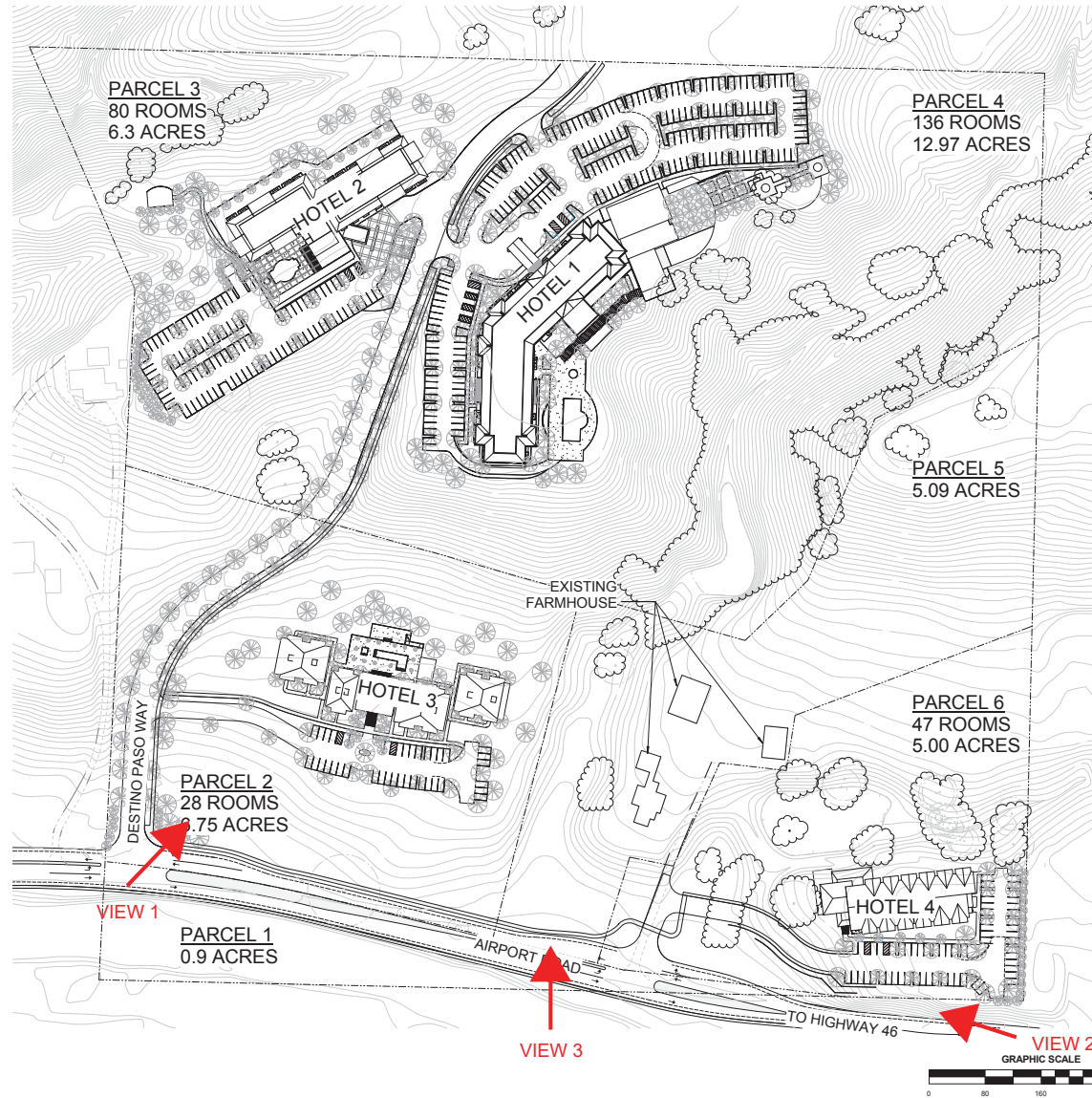
PROJECT LOCATION



DOWNTOWN PASO ROBLES

VICINITY MAP
N.T.S.

2



SITE PLAN
1

SLA

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805.746.5437 • www.jettdesign.com

DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH

Exhibit B

DRAWING TITLE
RENDERING VIEWING KEY

JOB NO. 15029
DRAWN BY SBC
SHEET NO.

AR-1

SLA

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(707) 441-1111

DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH



VIEW 1: VIEW OF HOTEL #1 FROM THE THE ENTRANCE OF DESTINO PASO WAY

DRAWING TITLE
VIEW 1

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AR-2



VIEW OF THE POOL DECK

SA

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805.224.5437 - www.jettdesign.com

DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH

DRAWING TITLE
REVISED HOTEL #1 RENDERING

JOB NO.	15029
DRAWN BY	SBC
SHEET NO.	

AR-3



VIEW FROM PARKING LOT



VIEW OFF POOL DECK

SA

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DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH

DRAWING TITLE
REVISED HOTEL #1 RENDERING

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AR-4



VIEW FROM RESTAURANT DECK



VIEW FROM OLIVE TREE GARDEN (VIEW REMAINS UNCHANGED)

SLA

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DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH

DRAWING TITLE
REVISED HOTEL #1 RENDERING

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AR-5



VIEW 2: VIEW OF HOTEL #4 FROM THE SOUTHWEST CORNER OF THE PROPERTY ALONG NORTHBOUND AIRPORT ROAD.

SLA

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DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH

DRAWING TITLE
VIEW 1

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AR-6



VIEW 3: VIEW OF THE PROPOSED DEVELOPMENT FROM THE APPROXIMATE CENTER OF THE PROPERTY ALONG AIPOINT ROAD.

SLA

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DESTINO PASO
REVISED RENDERINGS

SEPTEMBER 9TH

DRAWING TITLE
VIEW 1

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AR-7

DESTINO PASO

Exhibits C - I

SA

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DESTINO PASO RESUBMITTAL

JULY 21ST, 2016



PROJECT DIRECTORY

ARCHITECT

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DRAWING TITLE
COVER SHEET

JOB NO.	15029
DRAWN BY	SBC
SHEET NO.	

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DESTINO PASO
RESUBMITTAL

JULY 21ST, 2016

Exhibit C

DRAWING TITLE
TABLE OF CONTENTS

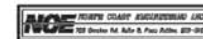
JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

TC

INTRODUCTION	DETAILED DESCRIPTION OF PROPOSED DEVELOPMENT
<p>Destino Paso, a destination resort, was approved by the City of Paso Robles in 2009. The purpose of this submittal is to modify the previous City of Paso Robles approvals for the Destino Paso development. Specifically, this submittal seeks to modify:</p> <ul style="list-style-type: none"> the Vesting Tentative Map Tract 2962 (PC Resolution 09-008 as modified by PC Resolution 09-015), the Conditional Use Permit (PC Resolution 09-007), and the Existing Planned Development (PC Resolution 09-006 supported by Mitigated Negative Declaration PC Resolution 09-005) 	<p>Following is a description of the proposed development on each of the proposed new parcels of Destino Paso:</p> <p>Parcel 1 – Parcel 1 is a .090-acre site at the northwest corner of the site on the western side of Airport Road. Except for roadway configuration modifications, no development is proposed for this parcel. It will be dedicated as Open Space along Huerhuero Creek.</p> <p>Parcel 2 – Parcel 2 is located east of Parcel 1 across Airport Road and is bisected by Destino Paso Way. Consisting of 6.75 acres, proposed development on this parcel is a small 28-room hotel with 34 parking spaces, a swimming pool and a breakfast room. Access will be from Destino Paso Way, and a portion of Parcel 2 will provide on-site storm water retention and dissipation for Parcels 3 and 4.</p> <p>Parcel 3 – Parcel 3, a 6.30-acre site located at the northeast corner, is the proposed site of an 80-room, limited-service hotel. This hotel, a single three-level building, is envisioned to complement the larger full-service hotel to be developed on Parcel 4 (described next). This hotel will have approximately 93 parking spaces for guests and employees. Hotel amenities will be limited to a small fitness room, a breakfast room, and an outdoor swimming pool.</p> <p>Parcel 4 – Parcel 4, a 12.97-acre site south of Parcel 3 across Destino Paso Way, will be the location of the Main Hotel, the first hotel to be built. This three-story 136 room full-service hotel will feature a small three-meal restaurant with adjacent outdoor deck, a lobby bar for tasting local wines, a small function space with an adjacent landscape terrace, and a south-facing pool and deck. The hotel will overlook the ravine with its oak trees that will remain in their natural state. Its adjacent surface parking for about 196 cars will be located on an open mesa at the top of the hill.</p> <p>Parcel 5 – Parcel 5, a 5.09-acre site, includes the existing farmhouse and support buildings currently on the site accessed via an easement from Parcel 6 from Airport Road. No new development is proposed for this parcel.</p> <p>Parcel 6 – Parcel 6, a 5.0 acre site located at the southwest corner, will house a two-level 47-room hotel with about 53 surface parking spaces. This will be a rooms-only hotel with a breakfast room and deck as its guest amenities. Access to this parcel will be from the current road accessing the existing farm house on Parcel 5. This road will be improved at the time this hotel is developed. A portion of Parcel 6 east of Airport Road will provide on-site storm water retention and dissipation.</p>
SITE	
<p>Destino Paso is a 40.3-acre site bordering the east side of Airport Road (A.P.N. 025-436-029 and 030) and immediately north of the Wine Country R.V. Park. The site consists of several flat mesa areas and an oak-filled ravine. An existing farmhouse, outbuildings, and livestock pond are accessed via an easement from Airport Road, while a house and large garage at the site's northeastern end has an access road.</p>	
SUMMARY OF EXISTING APPROVALS	
<p>The currently approved development calls for 291 visitor-serving accommodations on this site. These accommodations were to be spread amongst a 16- room boutique hotel, 175 individual casitas clustered in two locations, and two fifty-room hotels that would feature separate swimming pools as well as on-site retail and recreational facilities. These overnight accommodations were to be supplemented by a spa, a restaurant, a recreation center and pool complex, and an event pavilion. As approved, Destino Paso would comprise of approximately 59 individual buildings. The existing Vesting Tentative Map for Destino Paso divides the 40.3-acre site into nine separate parcels that would roughly correspond to anticipated phases of development. The existing access road to the site was proposed to be improved to be a new public street called "Beijo Way" that would connect both the site and the adjacent property to the east owned by William and Kenneth Mundee to Airport Road.</p>	
SUMMARY OF PROPOSED MODIFICATIONS TO EXISTING APPROVALS	
<p>The modifications to the approved Destino Paso project proposed in this submittal are:</p> <ul style="list-style-type: none"> Elimination of the casitas and the reconfiguration of the currently approved 291 visitor-serving accommodations into four hotels, Consolidation and reduction in overall area of the approved restaurant, recreation center, and event center. Elimination of the spa. Relocation of the proposed new development to the east to get further visual separation from Airport Road. The renaming of Beijo Way to Destino Paso Way. Adjusting the currently approved nine parcels to create six new parcels on the site. <p>These modifications will have a number of positive features over the current approved design. The reconfiguration of the approved 291 visitor-serving accommodations will bring the proposed development more in line with the operational requirements of national hotel chains, thus improving both the economic viability of the project, its benefits to the growing tourist market in Paso Robles, and its ability to create jobs for local residents. By concentrating the development into four hotels, a greater percentage of the site can be left in its natural state as open space. The proposed modifications to the existing development plan have been carefully laid out to maintain all the existing oak trees on the site with the exception of trees to be removed for improvements to Airport Road and trees identified by the arborist as being in poor condition and one tree removal that is necessary to construct the access road to Hotel 4.</p>	



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DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
PROJECT DESCRIPTION

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A-1

DESCRIPTION OF PROPOSED ARCHITECTURAL CONCEPTS	DESCRIPTION OF PROPOSED LANDSCAPE CONCEPTS
<p>The design of the hotels that will be built at Destino Paso will evoke the best of the cordial hospitality venues found throughout California wine country.</p> <p><u>Siting</u> – Destino Paso has been planned to blend smoothly into the topography and vegetation of its handsome location. Great care has been taken to site the structures so they will have minimal impact on the native flora and fauna of the site.</p> <p><u>Materials</u> – The structures will be built using the traditional materials found in wine country. The walls of the buildings will be finished with stained wood siding, ashlar stone, and cement plaster. High quality prefinished metal roofing with deep roof overhangs will cover the buildings. The designs will be further enriched by the use of loose stone site walls, exposed heavy-timber construction, and accents of high-quality materials.</p> <p><u>Sustainability</u> – Destino Paso will be an environmentally responsible project incorporating the best practices in sustainability. Locally sourced and renewable materials will be used to the greatest extent possible. State-of-the-art plumbing fixtures that reduce water consumption will be specified. The buildings will incorporate passive systems to further reduce energy consumption.</p> <p><u>Style</u> – The buildings of Destino Paso will be contemporary interpretations of the best architecture found in the wine regions of California, providing fresh and congenial accommodations for use by the visitors and residents of Paso Robles.</p>	<p>The Landscape Design for Destino Paso embodies the essence of El Paso de Robles – Pass of the Oaks –and reflects the client's and project team's commitment to conserving native habitat, regional plant ecology, and water resources throughout.</p> <p>At Destino Paso, architecture, gardens, roads, pathways, infrastructure, and amenities are carefully and thoughtfully nestled into the rolling golden slopes of the Huerhuero Creek watershed. Taking advantage of the existing large flat mesa areas for development, the landscape borrows the scenery that abounds: native hillsides composed of grasslands, oak woodlands, ravines, and picturesque views to nearby wineries. These are expressed in the landscape through the use of natural stone, wood, metal, native and appropriate plant materials to provide ample opportunities for guests to enjoy and immerse themselves in the landscape.</p> <p>After a day of exploring the local community, culture and attractions of the region guests are greeted with a range of opportunities at Destino Paso. Subtle project signage built of regionally appropriate materials marks the project entrance on Airport Road. Turning onto Destino Paso Way, the road gracefully winds up the hillside bordered with large canopy shade trees and an adjacent pedestrian walk with a generous landscape buffer, to provide a safe and scenic approach. Pedestrian scale, dark-sky compliant lighting subtly lights the way in the evening.——</p> <p>The contemporary landscapes provide stunning California Mediterranean resort gardens celebrating the native Oak Woodland ecosystem and creating visual, material, and spatial continuity between the hotels, the landscape, and the natural setting beyond. Ample shade trees, pathways covered by grape arbors, and lounge areas provide distinctive opportunities for weddings, family gatherings, relaxing around a pool, strolling, dining, and play.</p> <p>The proposed development has been designed to minimize impacts to the native oaks and ecology of the site. An arborist has surveyed 155 of the 300+ trees found on the site. Of these, seven are being proposed for removal: two are in poor health and are being removed due to safety concerns; four are located directly adjacent to Airport Road and will be impacted due to roadway widening; one additional tree is being removed, due to steep hillside constraints, in order to provide access to Hotel 4.</p> <p>More than a hundred new native and appropriate trees will be added to the site in the initial phases of the project to provide shade and to add beauty and character to the site. Each new planting is meant to provide the public with direct contact to the regional ecology. Plants are utilized to attract pollinators and other beneficial insects. Grasses capture the movement of the wind. The aromas of lavenders and sages awaken the senses. An abundance of new oak trees planted throughout the project complements the existing native majestic oak woodlands. Olive trees and grape-covered arbors scale the garden spaces and frame views to the natural landscape beyond.</p> <p>A carefully considered site drainage strategy heightens the experience of stormwater infrastructure and is responsive to seasonal inundations typical of the region. Subtle manipulation of grades directs rainwater along vegetated swales and into larger detention basins, planted with native plants to naturally filter and absorb rainwater captured from the site and slow its return to the water table and ultimately, Huerhuero Creek. Permeable ground plane surfaces such as pavers and decomposed granite allow for additional opportunity for groundwater recharge.</p>

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JULY 21ST, 2016

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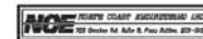
JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

A-2

DESCRIPTION OF PROPOSED CIVIL ENGINEERING CONCEPTS	ECONOMIC STRATEGY AND BENEFITS
<p><u>Site Access</u> - The Destino Paso project is located on Airport Road north of the intersection of Highway 46 East and Airport Road. Proposed site access is taken from Airport Road in two places. The main access point is on Destino Paso Way which is proposed as a City Standard road in a 50-foot Offer-of-Dedication bisecting the property and connecting to the Mundee property to the east. The road is proposed to be 34 feet wide from curb to curb with a sidewalk on the south side connecting Parcels 2, 3 and 4 to Airport Road. When the hotel on Parcel 6 is constructed, a sidewalk along Airport road will be constructed connecting the hotel to the Destino Paso Way/Airport Road intersection. Airport Road is proposed to be widened to include two 12-foot travel lanes, two 5-foot bike lanes with a 2-foot striped buffer and a 12-foot median. The median will collect drainage from the east side of the road and act as an infiltration area.</p> <p><u>Water</u> -Currently there is an existing 16-inch water line in Airport Road and a 12-inch water line that crosses the site under the proposed alignment of Destino Paso Way. Both domestic and fire water will be accessed from these lines.</p> <p><u>Sewer</u> -There currently is no sewer adjacent to the site. To serve the project a sewer line will be constructed in Destino Paso Way and a sewer line will be constructed in Airport Road. The closest sewer connection is in Dry Creek Road, approximately 3,750 feet from the northerly property line. Due to the topography the sewer will be a gravity line to the low point in Airport Road approximately half way to the Dry Creek connection point. At that point a sewer lift station will be constructed and the sewage will be pumped in a force main line to Dry Creek road. The sewer line will be constructed in Airport Road for the frontage of the property at which point it will be available for the Ravine Water Park, the Wine Country RV Park and the Firestone Winery. This will provide sewer service for these existing projects which are currently using septic systems. Since this sewer will provide a regional benefit the existing projects and any future projects that may use the sewer line will become part of an Assessment District to share in the cost of the sewer construction. The existing projects were conditioned to not oppose the future formation of an Assessment District when their projects were approved.</p> <p><u>Site Grading and Stormwater</u> -The proposed hotels are located on the flatter areas of the site so that grading is minimized. Due to the grading required for the access road to the Parcel 6 hotel, stepped retaining walls will be required in order to accommodate the change of grade. There will be a small retaining wall at the back of the hotel on Parcel 3 to provide outside areas for the adjacent rooms. The site will contain a number of stormwater retention basins for the purpose of stormwater retention and stormwater quality to comply with the requirements of the Regional Water Quality Control Board. Due to the extensive site coverage and topography of Parcels 3 and 4, the majority of the stormwater will be piped down to the lower portion of the site along Airport Road where the soils have higher infiltration rates. This will serve to recharge the local aquifer as opposed to piping the stormwater directly into the Huerhuero.</p> <p><u>Site Utilities</u> - Existing telephone and electrical services are located along Airport Road in front of the site. There is an existing overhead line that serves the existing farm house. A gas line is located in Airport Road to serve the site.</p>	<p>Consistent with the City's 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."</p> <p>The economic benefits and impacts would be significant for Paso Robles. Among the positive economic impacts of the development of Destino Paso Resort Hotel will be:</p> <ul style="list-style-type: none"> · The direct benefit of the purchases of local resources (labor, equipment, goods and services) for the construction and operations of the hotel and its infrastructure. · The economic benefits of construction are projected to be 40 full time equivalent (FTE)construction jobs for a period of 12-14 months. · When the hotel starts its operations, it will generate an estimated 130-150 FTE jobs for professionals, skilled labor and services. The hotel will further generate other expenses for its various operational units such as food and beverage, landscape services,pool maintenance, supplies, and the like. · The operation of the hotel will further generate significant fiscal benefits and revenue to the City through the payment of lodging tax (Transient Occupancy Tax - TOT), sales taxes, and property tax revenues.



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A-3



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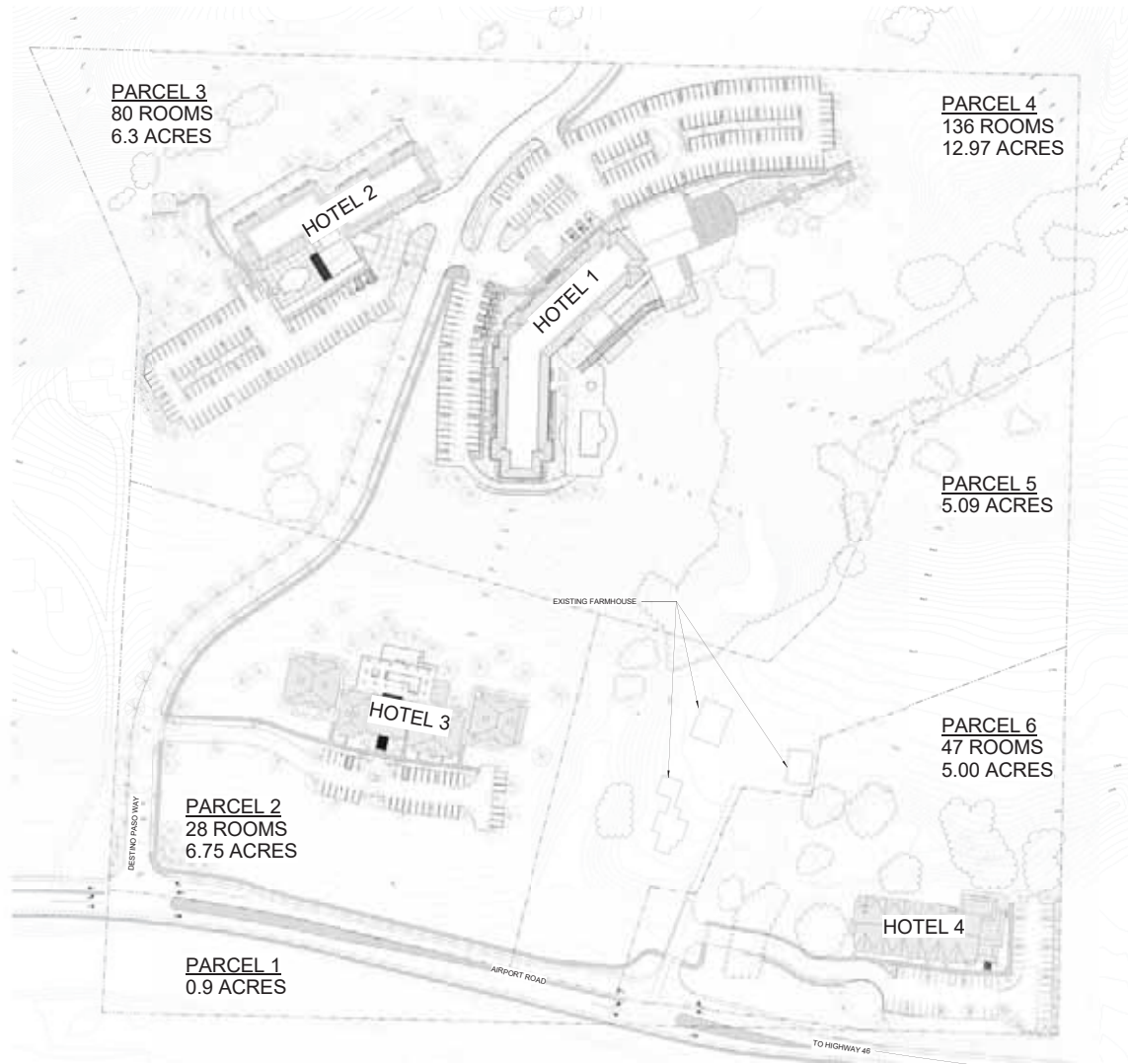
NOVEMBER 22ND, 2016

Exhibit D

DRAWING TITLE
SITE PLAN

JOB NO. 15029
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SHEET NO.

A-4



PROJECT LOCATION



DOWNTOWN PASO ROBLES

VICINITY MAP
N.T.S.

2

SITE PLAN
1" = 80'-0"

1

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DRAWING TITLE
COMPARISON SITE PLAN TO
APPROVED PLAN
JOB NO. 15029
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A-5



PROPOSED SITE PLAN
1"= 120' 0"

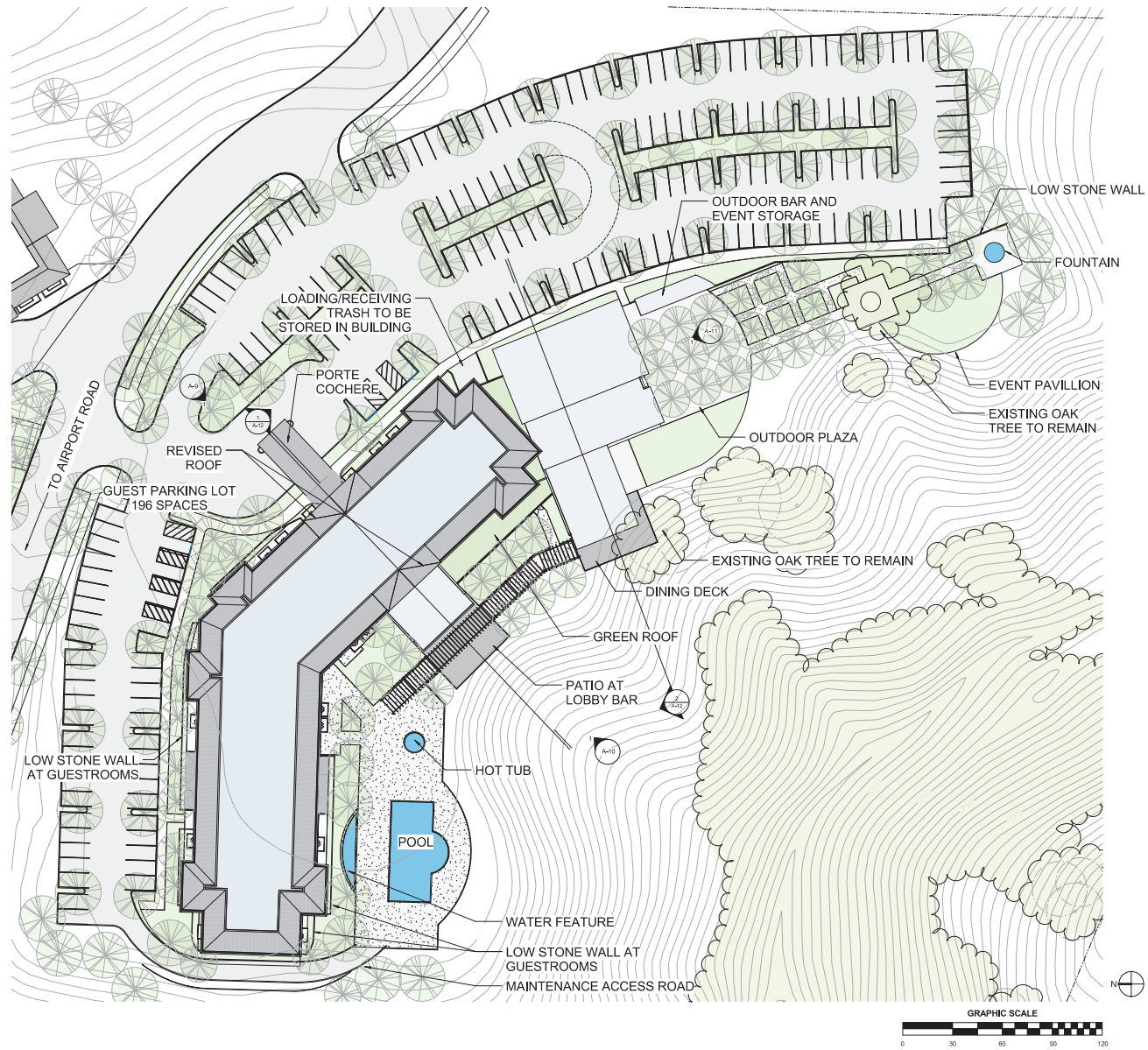
2



APPROVED SITE PLAN
1"= 120' 0"

1

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Exhibits E and F

DRAWING TITLE
HOTEL 1 - ENLARGED SITE PLAN

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SHEET NO.

A-6

HOTEL 1 - SITE PLAN

1



VIEW FROM PARKING LOT



VIEW OFF POOL DECK

NOTE: RENDERINGS HAVE NOT BEEN UPDATED TO REFLECT ROOF REVISIONS

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DRAWING TITLE
HOTEL 1 - PERSPECTIVE VIEWS

JOB NO.	15029
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A-7



VIEW FROM RESTAURANT DECK



VIEW FROM OLIVE TREE GARDEN

NOTE: RENDERINGS HAVE NOT BEEN UPDATED TO REFLECT ROOF REVISIONS

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DRAWING TITLE
HOTEL 1 - PERSPECTIVE VIEWS

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

A-8

MATERIALS



BLACKENED METAL PANEL



PREFINISHED WOOD SIDING



ASHLAR STONE



REDWOOD
STOREFRONT TRIM



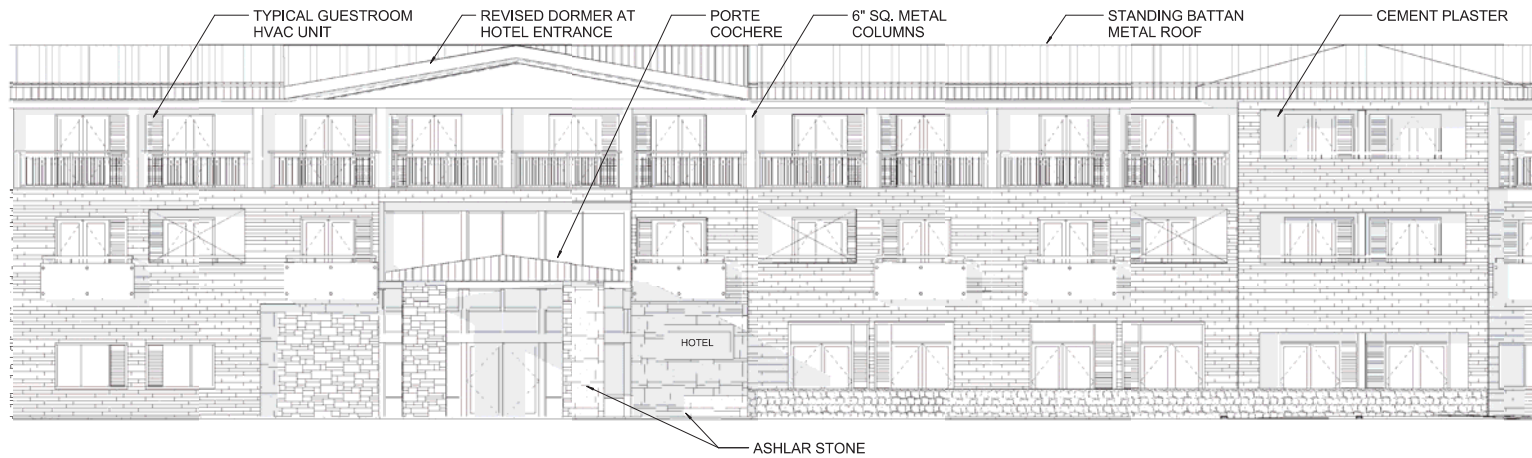
LOOSE STONE WALL



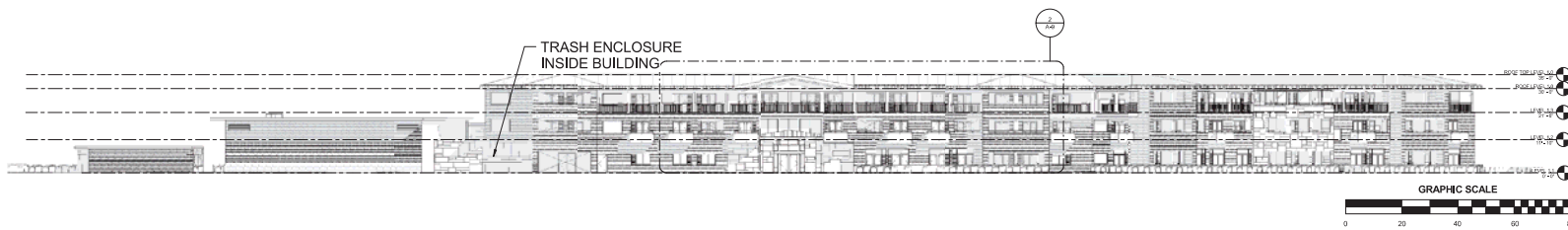
CEMENT PLASTER



STANDING BATTAN METAL
ROOF



ENLARGED NORTHWEST ELEVATION
NTS 2



MAIN HOTEL - NORTHWEST ELEVATION 1

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HOTEL 1 - ELEVATIONS

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A-9

MATERIALS



BLACKENED METAL PANEL



PREFINISHED WOOD SIDING



ASHLAR STONE



REDWOOD
STOREFRONT TRIM



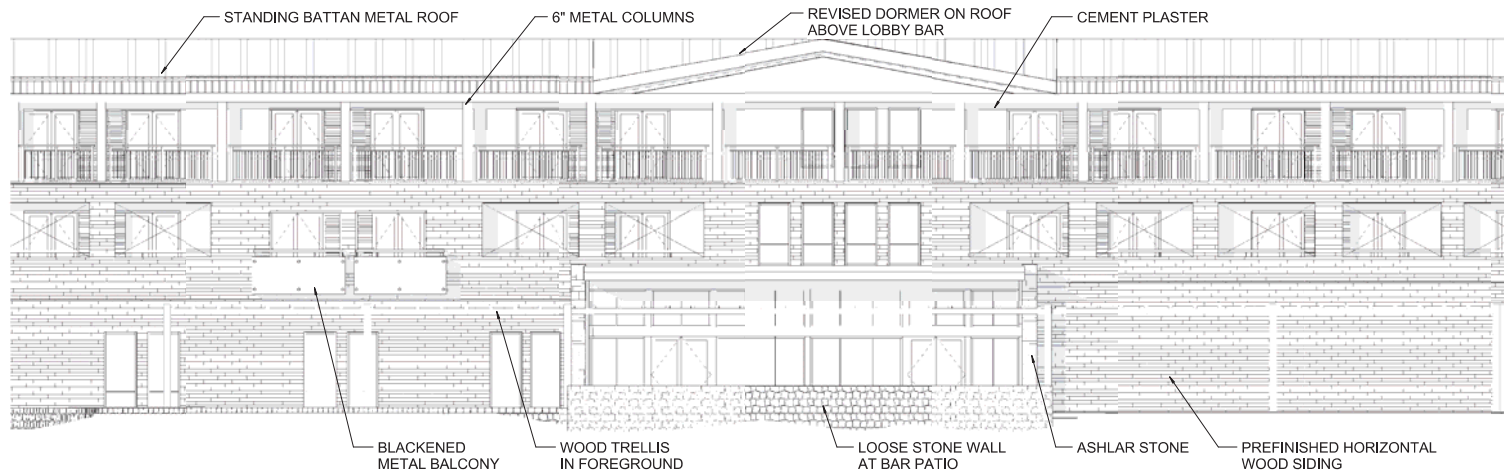
LOOSE STONE WALL



CEMENT PLASTER

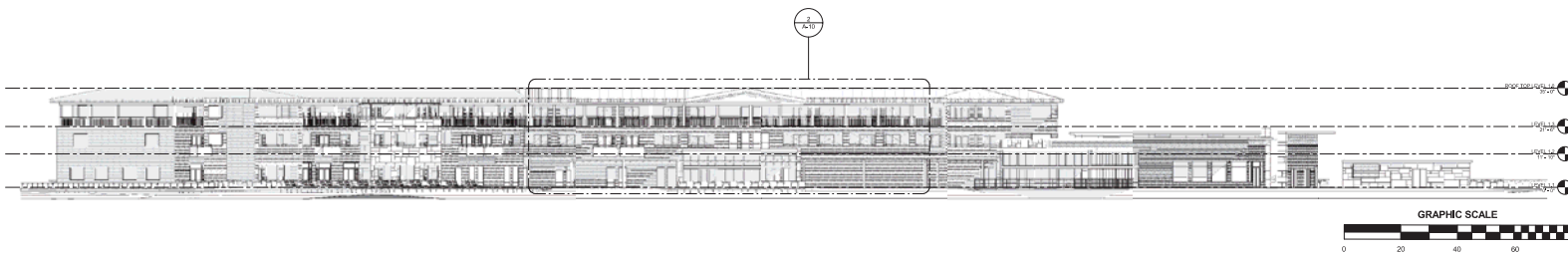


STANDING BATTAN METAL
ROOF



ENLARGED SOUTHEAST ELEVATION
NTS

2



MAIN HOTEL - SOUTHEAST ELEVATION

1

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DRAWING TITLE
HOTEL 1 - ELEVATIONS

JOB NO. 15029
DRAWN BY Author
SHEET NO.

A-10

MATERIALS



BLACKENED METAL PANEL



PREFINISHED WOOD SIDING



ASHLAR STONE



REDWOOD
STOREFRONT TRIM



STANDING BATTAN METAL
ROOF

SLA

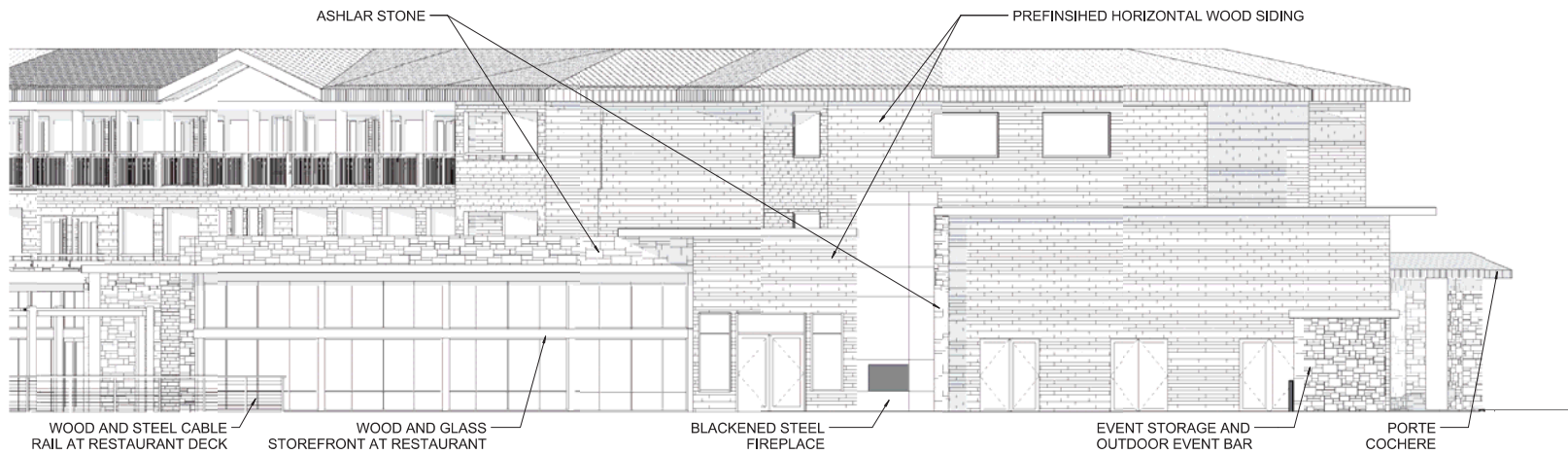
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00.000.000 - www.jett.com

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ENLARGED SOUTHWEST ELEVATION
NTS

2



HOTEL 1 - SOUTHEAST ELEVATION

1

DRAWING TITLE
HOTEL 1 - ELEVATIONS

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JULY 21ST, 2016



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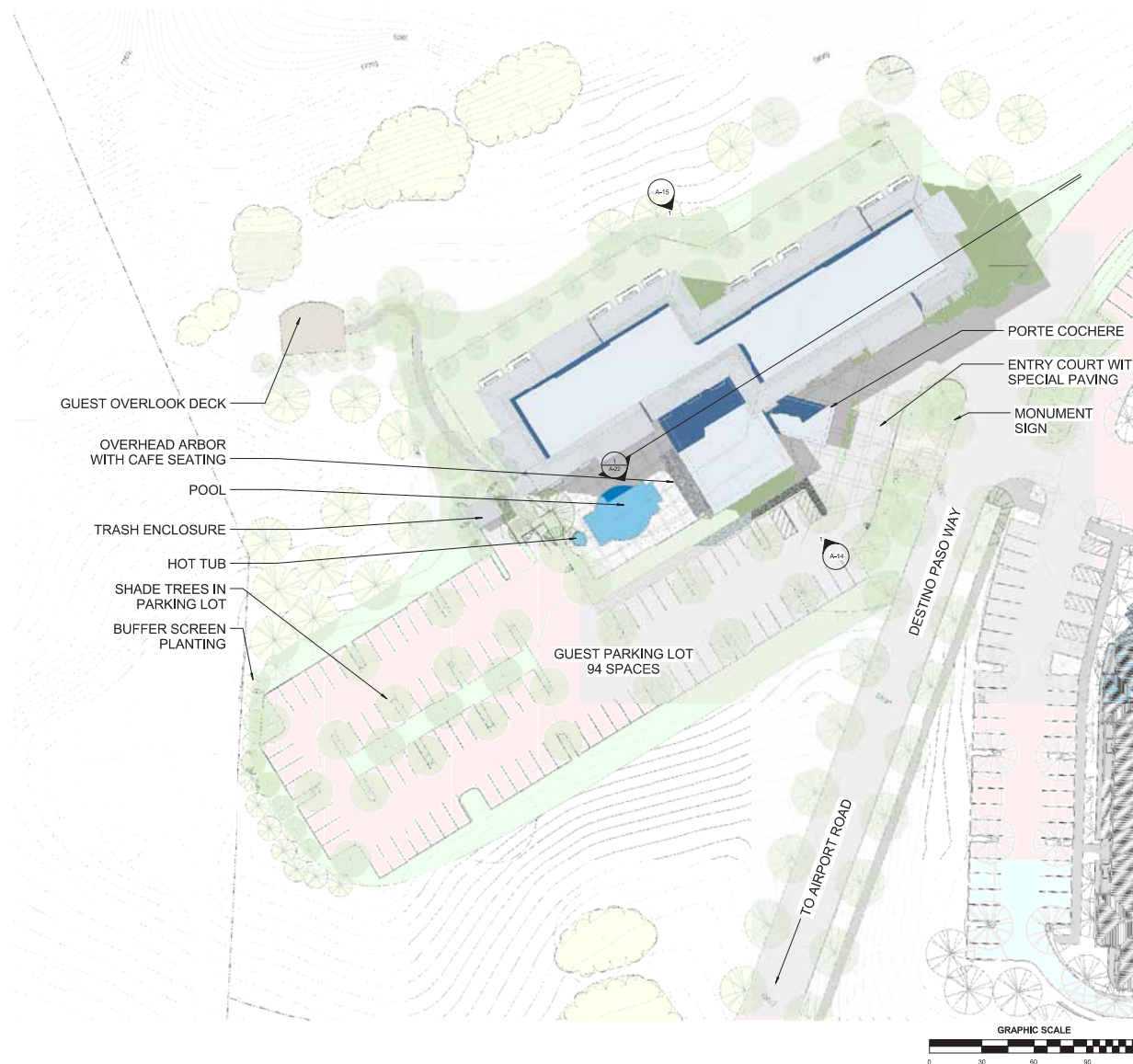
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DRAWING TITLE
HOTEL 2 - ENLARGED SITE PLAN

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A-13



HOTEL 2 - ENLARGED SITE PLAN

1

MATERIALS



PREFINISHED WOOD SIDING



ASHLAR STONE



CEMENT PLASTER



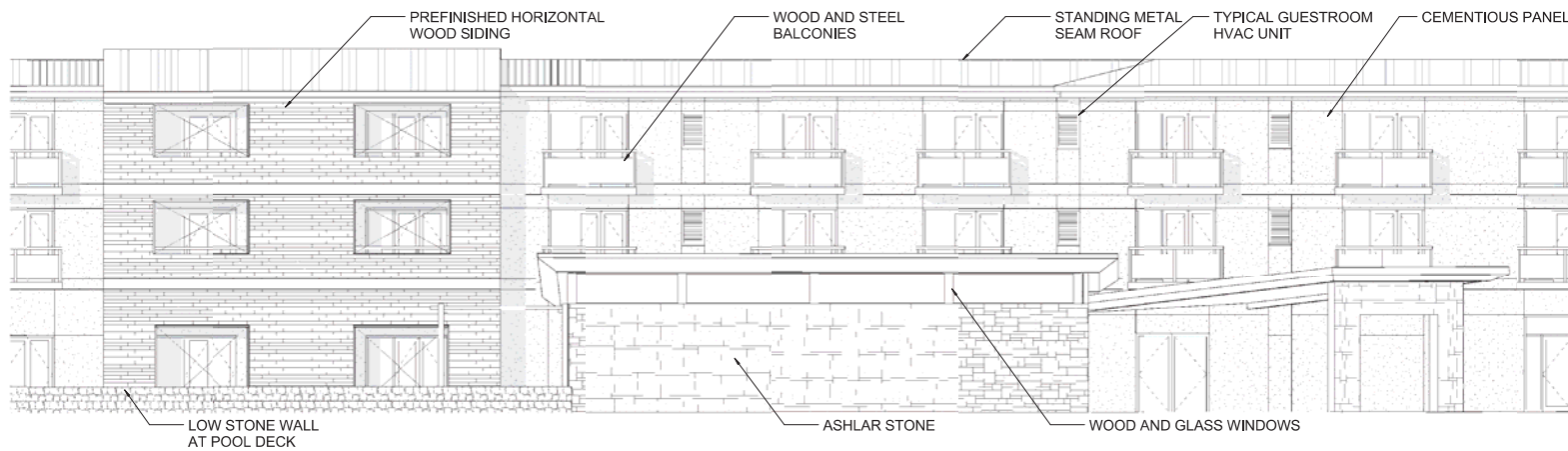
REDWOOD
STOREFRONT TRIM



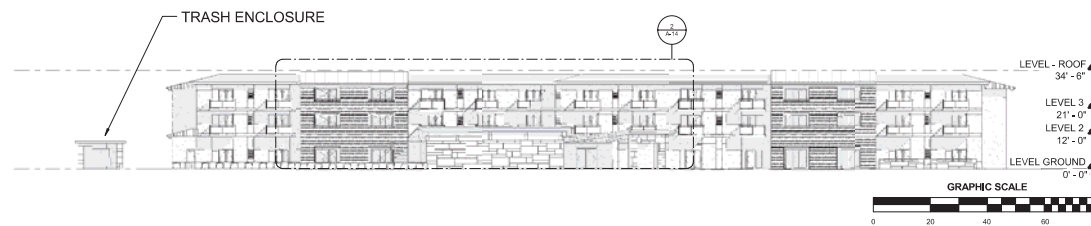
LOOSE STONE WALL



STANDING BATTAN METAL
ROOF



ENLARGED WEST ELEVATION
NTS 2



HOTEL 2 - WEST ELEVATION 1

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HOTEL 2 - ELEVATIONS

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A-14

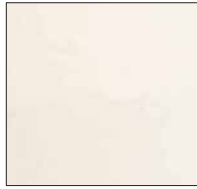
MATERIALS



PREFINISHED WOOD SIDING



ASHLAR STONE



CEMENT PLASTER



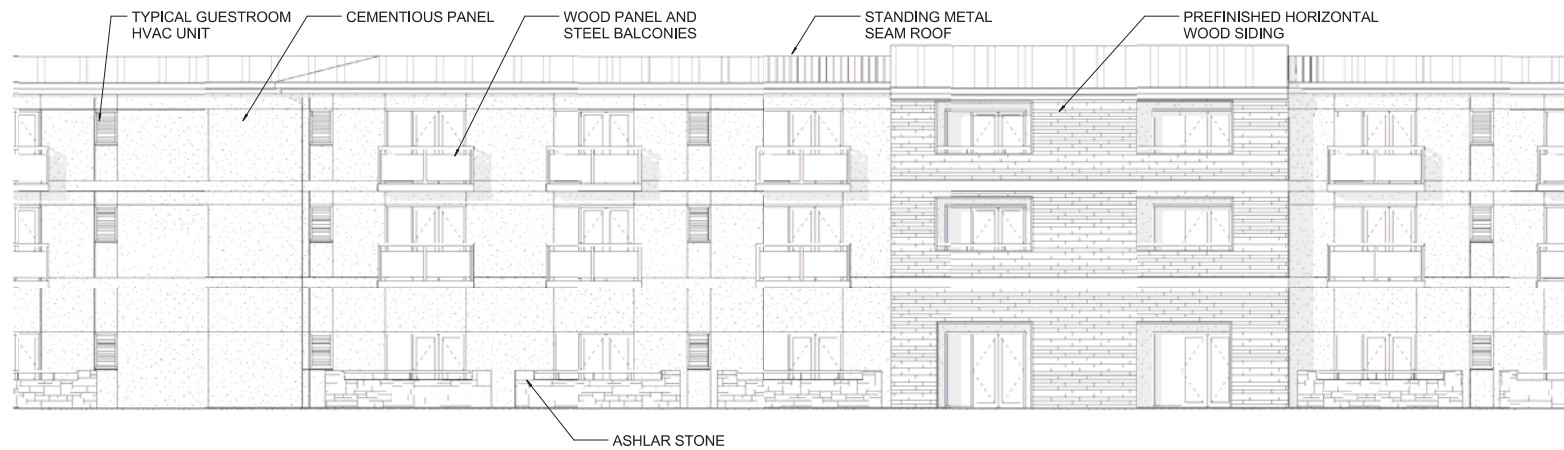
REDWOOD
STOREFRONT TRIM



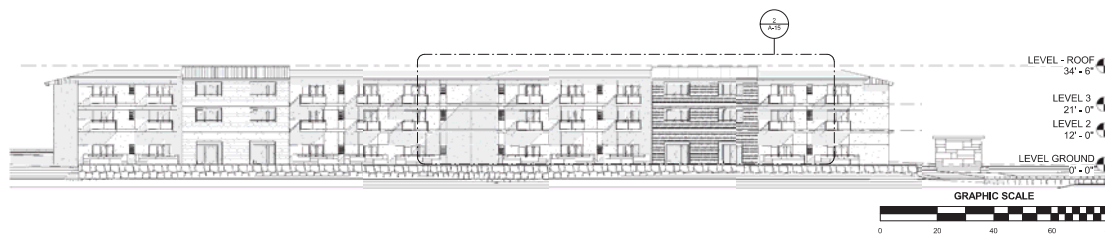
LOOSE STONE WALL



STANDING BATTAN METAL
ROOF



ENLARGED EAST ELEVATION
NTS 2



HOTEL 2 - EAST ELEVATION 1

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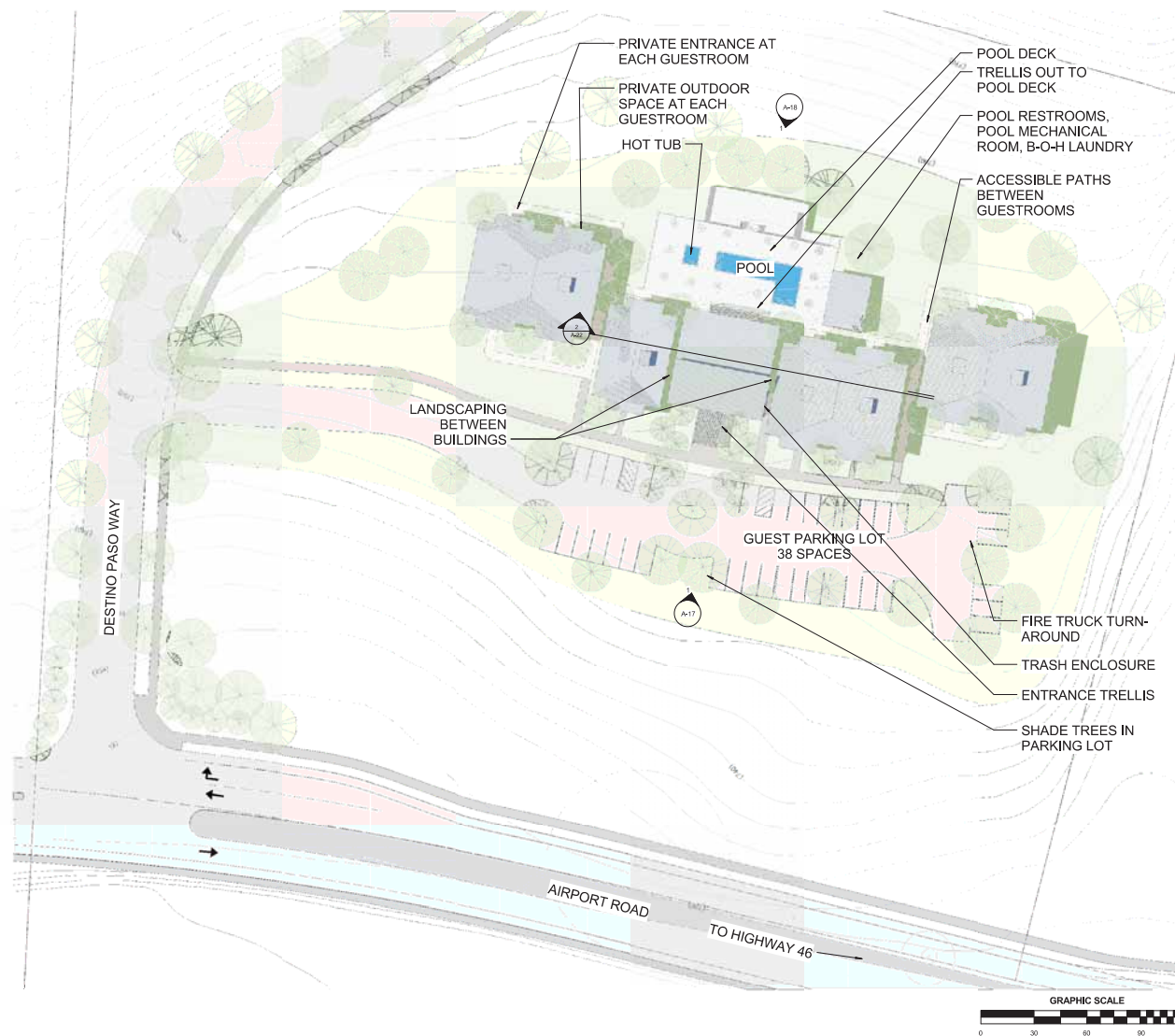
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JULY 21ST, 2016

DRAWING TITLE
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JOB NO. 15029
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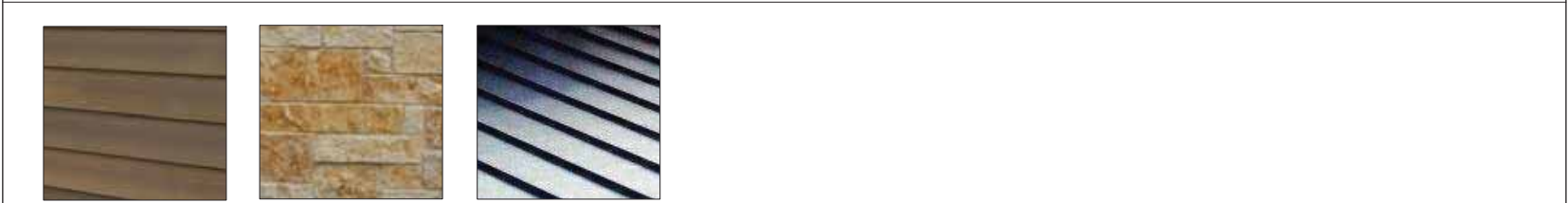
A-16



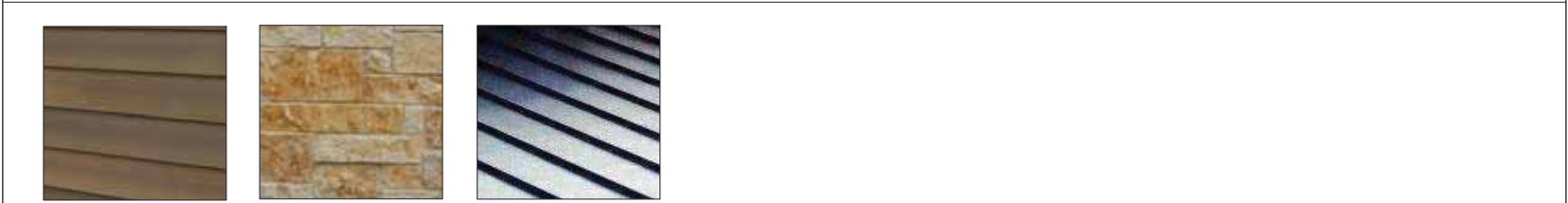
HOTEL 3 - SITE PLAN

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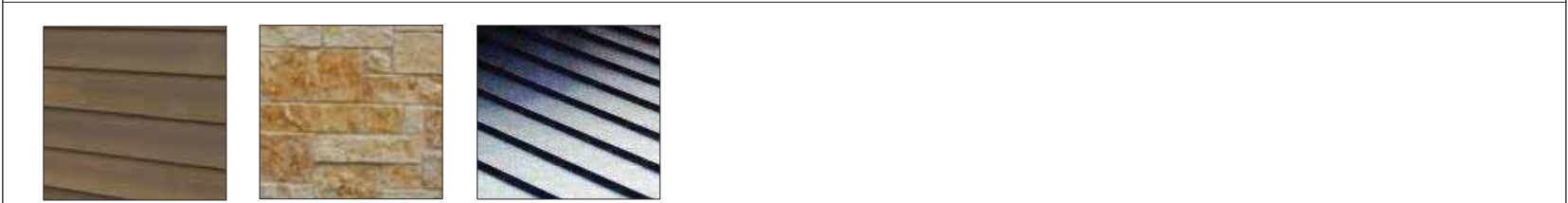
MATERIALS



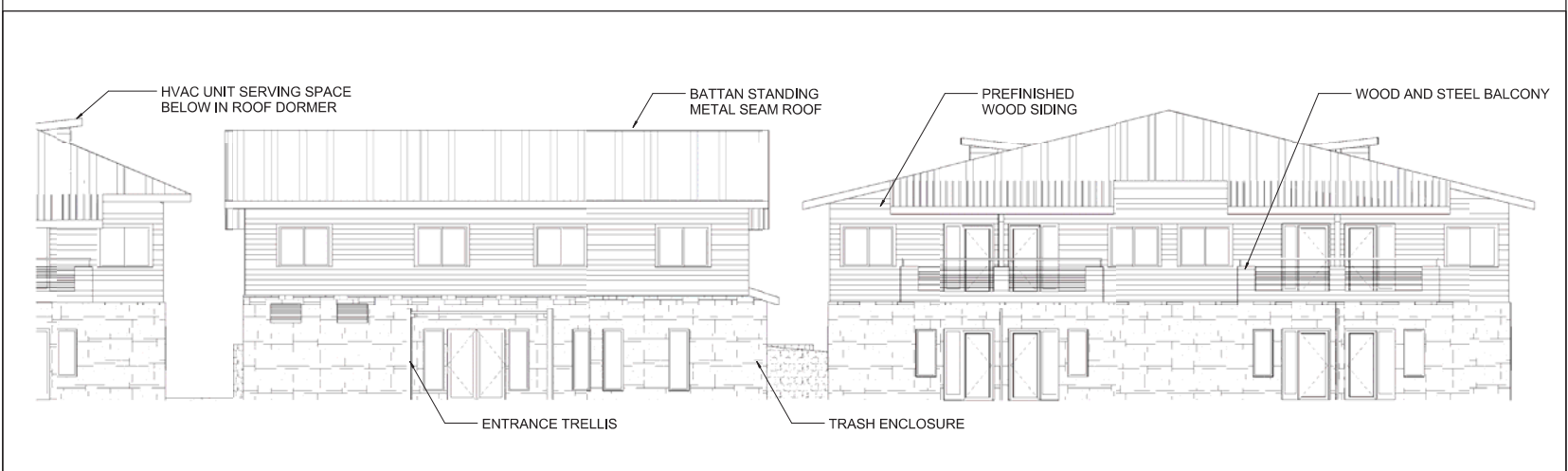
PREFINISHED WOOD SIDING	ASHLAR STONE	STANDING BATTAN METAL ROOF
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PREFINISHED WOOD SIDING	ASHLAR STONE	STANDING BATTAN METAL ROOF
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PREFINISHED WOOD SIDING	ASHLAR STONE	STANDING BATTAN METAL ROOF
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		ENLARGED WEST ELEVATION	2
		NTS	

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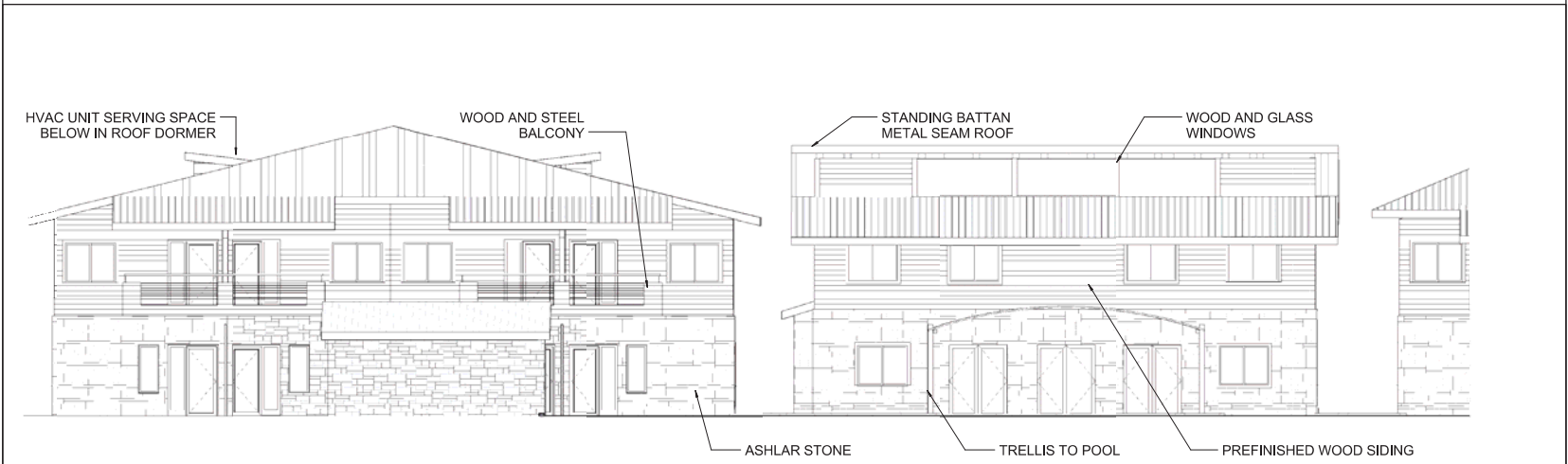




MATERIALS



REDWOOD
STOREFRONT TRIM



4	2
6	



1	
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A-18

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NOVEMBER 22ND, 2016

DRAWING TITLE
HOTEL 4 - ENLARGED SITE PLAN

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A-19



HOTEL 4 - SITE PLAN
1" = 30'-0"

1

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Community Development Dept.
12/6/16

MATERIALS



PREFINISHED WOOD SIDING



CEMENT PLASTER



STANDING BATTAN METAL
ROOF

MATERIALS



ENLARGED WEST ELEVATION
NTS 2



HOTEL 4 - WEST ELEVATION
1" = 10'-0" 1

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HOTEL 4 - ELEVATIONS

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A-20

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MATERIALS



PREFINISHED WOOD SIDING



CEMENT PLASTER



STANDING BATTAN METAL ROOF



ENLARGED EAST ELEVATION
NTS 2



HOTEL 4 - EAST ELEVATION
1" = 10'-0" 1

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**DESTINO PASO
RESUBMITTAL**

NOVEMBER 22ND, 2016

DRAWING TITLE
HOTEL 4 - ELEVATIONS

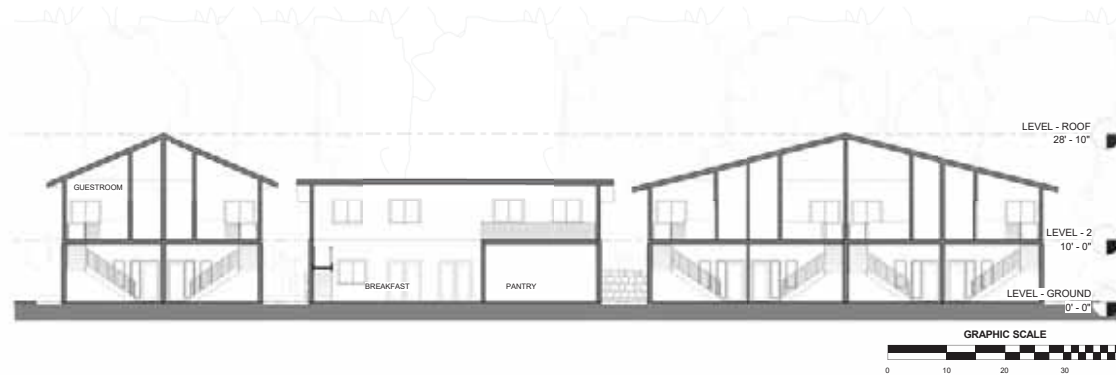
JOB NO. 15029
DRAWN BY Author
SHEET NO.

A-21

RECEIVED
12/6/16
City of Paso Robles
Community Development Dept.



SECTION THROUGH HOTEL 4
1" = 10'-0" 3



SECTION THROUGH HOTEL 3
1" = 10'-0" 2



SECTION THROUGH HOTEL 2
1" = 10'-0" 1

RECEIVED
7/26/16
City of Paso Robles
Community Development Dept.



VIEW OF PROPOSED PROJECT FROM AIRPORT ROAD



VIEW OF PROPOSED PROJECT FROM AIRPORT ROAD

RECEIVED
City of Paso Robles
12/6/16
Community Development Dept.

SLA

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DESTINO PASO RESUBMITTAL

NOVEMBER 22ND, 2016

DRAWING TITLE
ADDITIONAL RENDERINGS

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

A-24



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DESTINO PASO RESUBMITTAL

DECEMBER 05, 2016

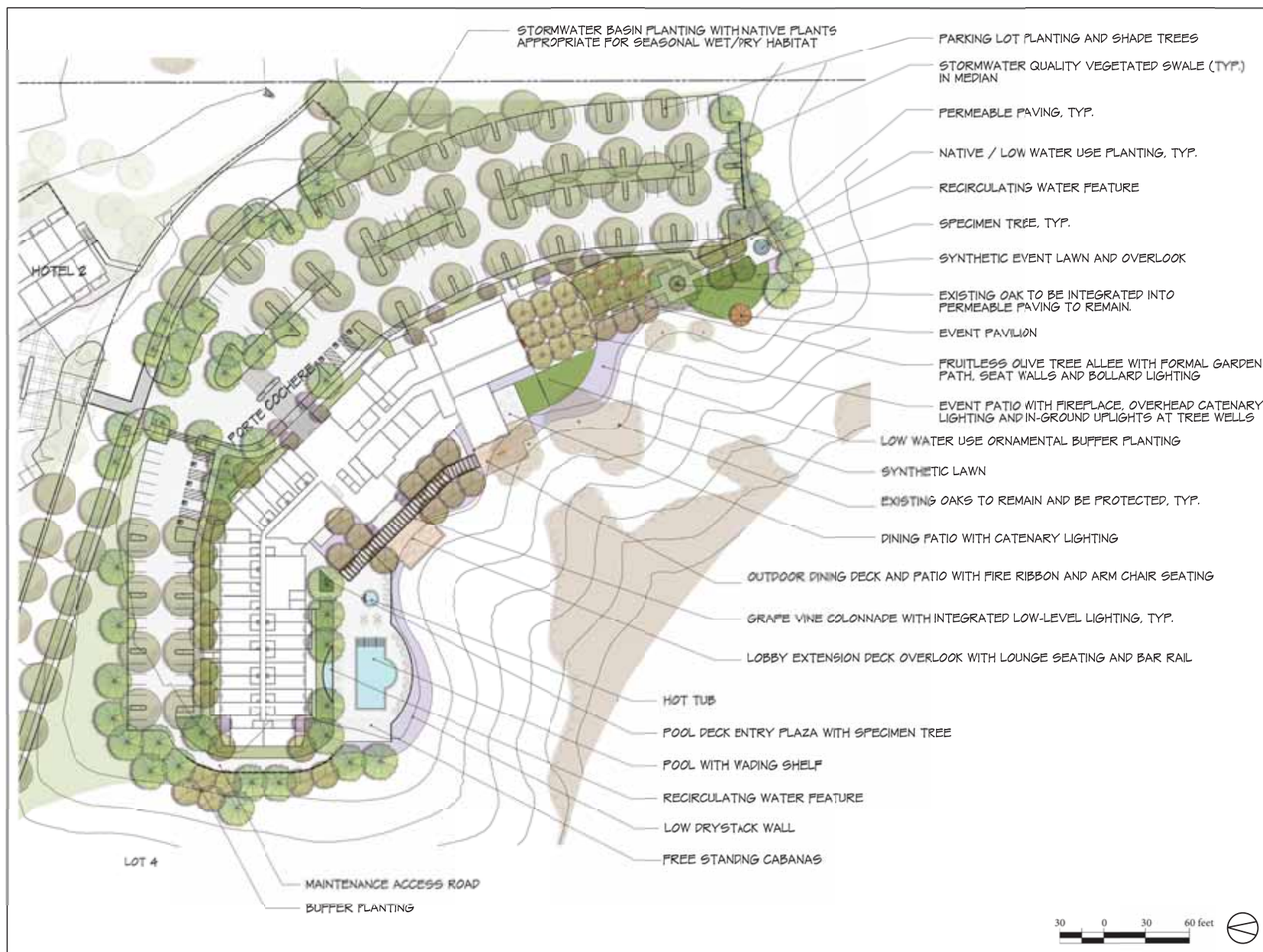
Exhibit G

LANDSCAPE SITE PLAN

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-1



SA

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DESTINO PASO RESUBMITTAL

JULY 21, 2016

HOTEL 1
LANDSCAPE SITE PLAN

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-2

30 0 30 60 feet





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DESTINO PASO RESUBMITTAL

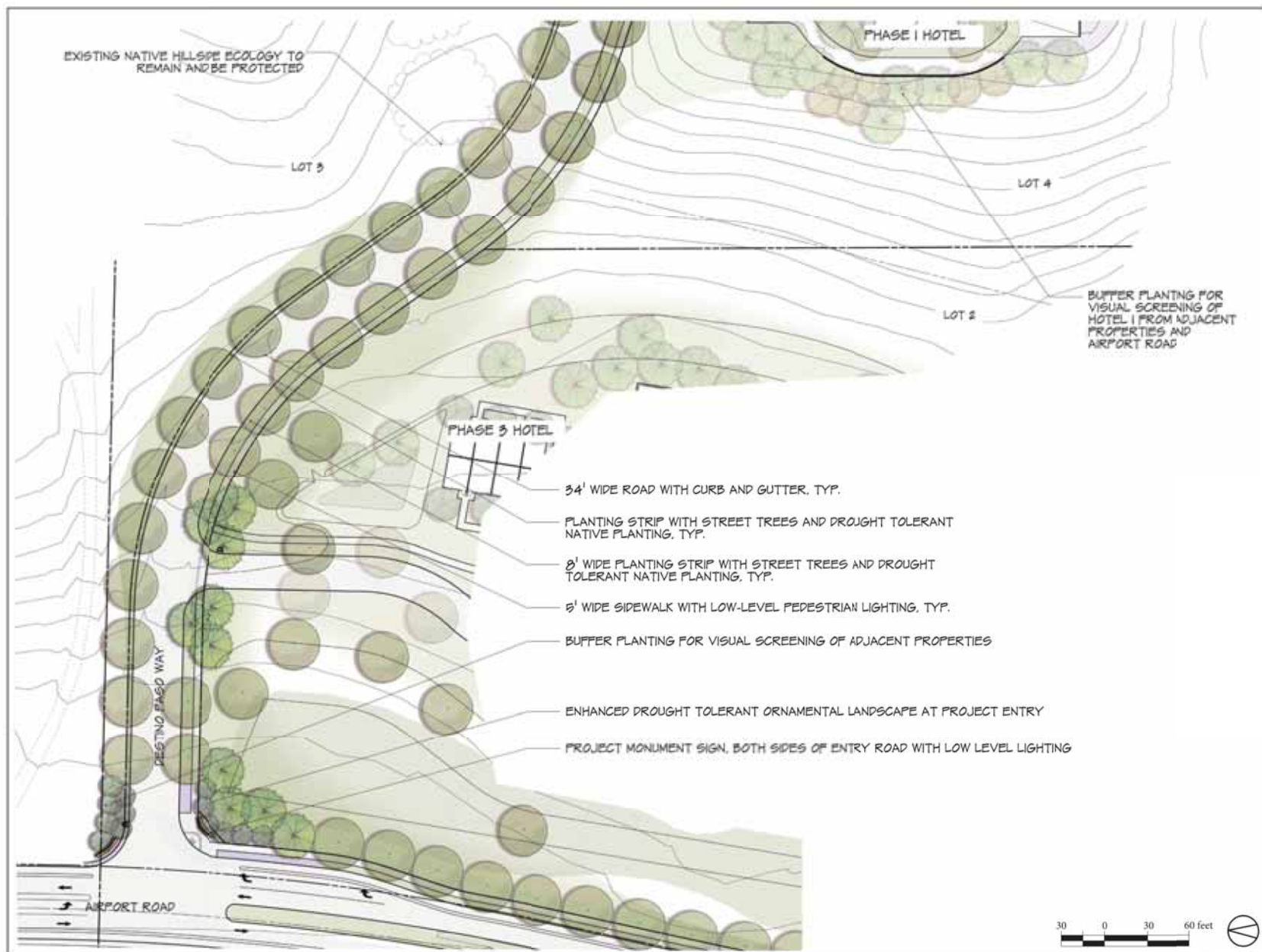
JULY 21, 2016

HOTEL 2
LANDSCAPE SITE PLAN

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-3



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LANDSCAPE ARCHITECTURE + DESIGN

DESTINO PASO RESUBMITTAL

JULY 21, 2015

DENSTINO PASO WAY
LANDSCAPE SITE PLAN

DRAWING TITLE

JOB NO. 2015-015
DRAWN BY
SHEET NO.

L-4



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DESTINO PASO RESUBMITTAL

JULY 21, 2016

HOTEL 3
LANDSCAPE SITE PLAN

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-5



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DESTINO PASO RESUBMITTAL

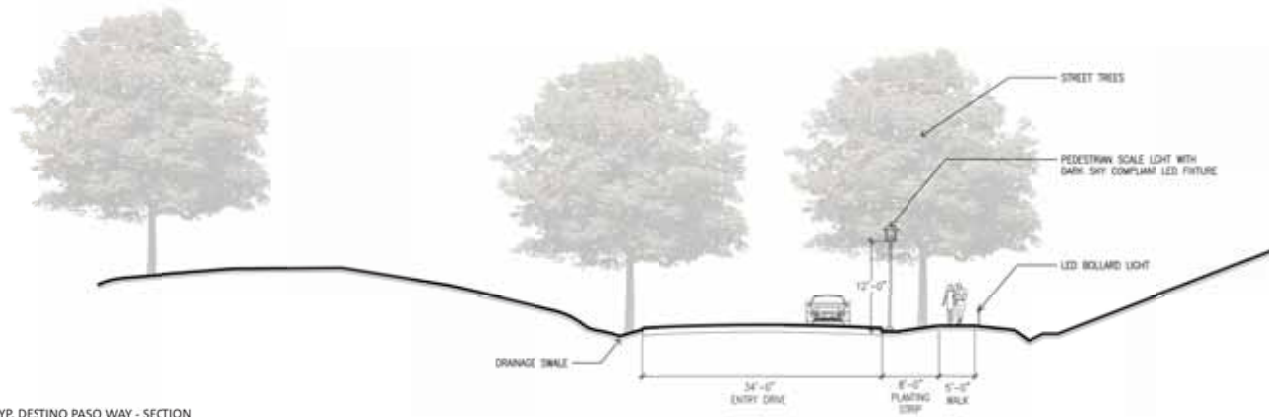
DECEMBER 05, 2016

HOTEL 4
LANDSCAPE SITE PLAN

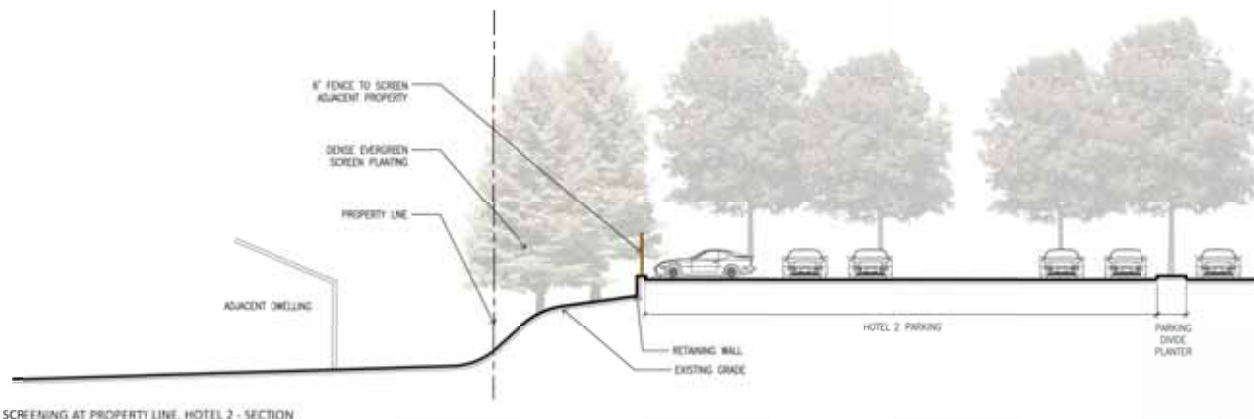
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JOB NO. 2016-015
DRAWN BY
SHEET NO.

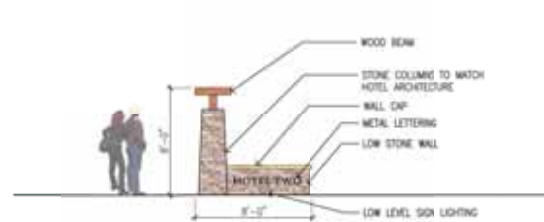
L-6



TYP. DESTINO PASO WAY - SECTION
1/8"=1'-0"



TYP. SCREENING AT PROPERTY LINE, HOTEL 2 - SECTION
1/8"=1'-0"



HOTEL SITE SIGNAGE
1/4"=1'-0"



MAIN PROJECT SIGNAGE

SA

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DESTINO PASO RESUBMITTAL

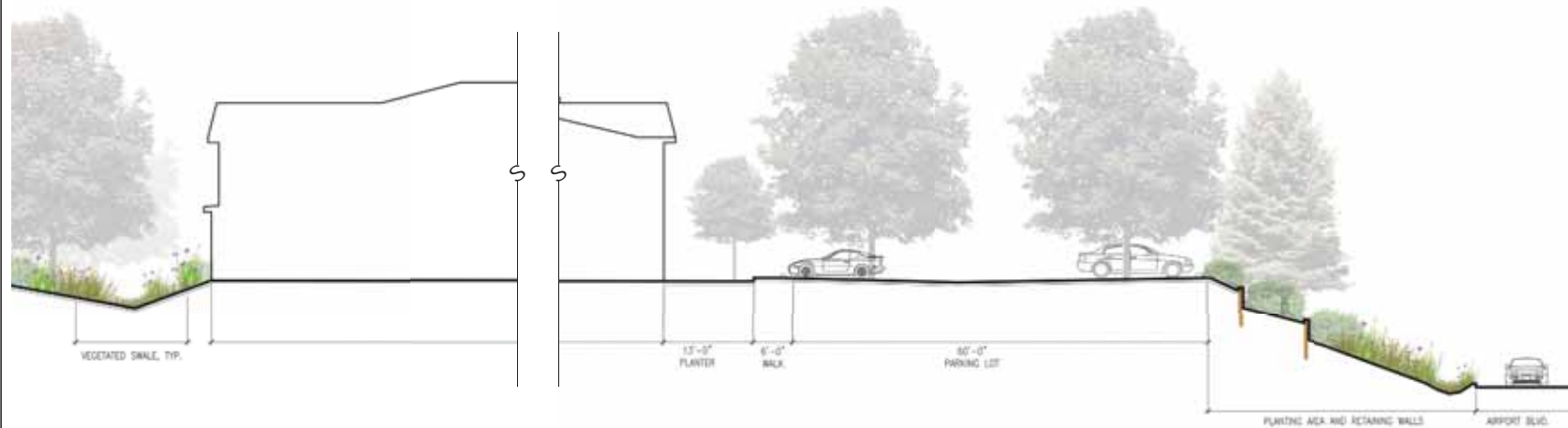
JULY 21, 2016

SECTIONS &
MONUMENT SIGNAGE

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-7



HOTEL 4 SECTION
1/8"=1'-0"

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DESTINO PASO RESUBMITTAL

DECEMBER 05, 2016

SECTIONS

DRAWING TITLE

JOB NO.	2016-015
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L-7.1



LOBBY EXTENSION DECK OVERLOOK BAR RAIL



DINING PATIO WITH CATENARY LIGHTING



OLIVE TREE ALLEY



SPECIMEN TREE & FIRE RIBBON



RECIRCULATING WATER FEATURE



DINING DECK



FREE STANDING CABANAS



DINING PATIO WITH FIRE PIT & ARM CHAIR SEATING



FORMAL GARDEN



EVENT PATIO FIREPLACE



EVENT LAWN & WATER FEATURE



TREE WELLS WITH IN-GROUND UPLIGHTING



POOL DECK PLAZA

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DESTINO PASO RESUBMITTAL

JULY 21, 2016

PRECEDENT IMAGES

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-8



CATENARY LIGHTING



DRY-STACKED WALL



BUFFER PLANTING & DRYSTACK WALL



BOLLARD LIGHT -
LED ROUND PATH LIGHT



STABILIZED DECOMPOSED GRANITE



EVENT PAVILION



PERMEABLE PAVING



GRAPE VINE COLONNADE WITH INTEGRATED LIGHTING



12' BLACK POLE LIGHT -
SELUX SATURN CUTOFF LE, DARK SKY COMPLIANT



IN-GROUND UPLIGHT

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**DESTINO PASO
RESUBMITTAL**

JULY 21, 2016

MATERIALS &
LIGHT FIXTURES

DRAWING TITLE

JOB NO.	2016-015
DRAWN BY	
SHEET NO.	

L-9

PLANT MATERIAL

Botanical Name	Common Name	Notes
Trees		
A	Arbutus 'marina'	NCN Medium evergreen tree
B	Lagerstroemia indica	Crape Myrtle Medium deciduous flowering tree
C	Cercis 'Forest Pansy'	Forest Pansy Redbud Small deciduous tree for dappled shade and color
D	Chitalpa tashkentensis	Chitalpa Pink flowers, deciduous
E	Cupressus sempervirens	Italian Cypress Conifer classic specimen
F	Fraxinus onycarpa 'Raywood'	Raywood Ash Medium, deciduous, vigorous grower
G	Olea europaea 'Swan Hill'	Fruitless Olive Medium evergreen tree (Fruitless variety)
H	Pinus sabiniana	Grey Pine Large, fast-growing, coniferous tree
I	Pistache chinensis	Chinese Pistache Medium, deciduous tree
J	Platanus acerifolia	London Plane Tree Large deciduous tree for parking lot shade
K	Platanus racemosa	California Sycamore Large deciduous
L	Quercus agrifolia	California Live Oak Evergreen native oak
M	Quercus lobata	Valley Oak Deciduous native oak
N	Robinia ambigua 'Purple Robe'	Purple Robe Locust Medium, deciduous, purple flowers
Shrubs		
A	Artemisia 'Powis Castle'	Wormwood Evergreen low shrub
B	Buxus sempervirens	Boxwood Medium to low box hedge
C	Carpenteria californica	Bush Anemone Medium, evergreen shrub
D	Cistus x purpureus	Rockrose Tough, evergreen shrub
E	Heteromeles arbutifolia	Toyon Large, evergreen shrub
F	Levandula x gingslei 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender Silver-grey foliage, perennial, purple flowers
G	Penstemon heterophyllus ssp.	Foothill Penstemon Pink & Purple Flowers
H	Photinia fraseri	Fraser's Photinia Medium shrub, hedge or screen
I	Prunus ilicifolia	Holly-Leaved Cherry 14' evergreen shrub
J	Rhamnus californica	Coffeeberry Large, evergreen shrub
K	Salvia sp.	Sage Red / Pink / Purple flowers
L	Vitis vinifera	Grape vine (various species) For display vineyard
M	Zauschneria californica	California Fuchsia low-growing perennial, red flowers
Groundcovers		
A	Baccharis pilularis	Dwarf Coyote Brush 1'x12' dark green groundcover
B	Cotoneaster 'Lowfast'	Barberry Cotoneaster Large scale, red berries
C	Euonymus japonicus 'Aureomarginatus'	Golden Euonymus Evergreen, upright growth, variegated foliage
D	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle Shrubby, semi-evergreen groundcover
E	Rosmarinus officinalis 'PROS'	Dwarf Trailing Rosemary Large Scale, light purple flowers
F	Santolina chamaecyparissus	Lavender Cotton Dense mound, yellow flowers, evergreen
G	Rosa 'Flower Carpet'	Flower Carpet Rose Red / Pink / White Flowers
Grasses		
A	Festuca idahoensis 'Siskiyou Blue'	Blue Fescue Grass Blue-green foliage
B	Calamagrostis 'Karl Forester'	Feather Reed Grass Upright foliage
C	Pennisetum 'Fairy Tale'	Fairy Tale Fountain Grass Bright green foliage
Stormwater Basins		
A	Juncus patens	California Grey Rush Vertical growth
B	Leymus condensatus 'canyon Prince'	Blue Foliage Blue foliage
C	Muhlenbergia rigens	Deer Grass Green foliage, cream flower stalks
D	Sisyrinchium bellum	Blue eyed grass Seasonal flowering native

IRRIGATION NOTES

1. ALL NEW PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER AND SOIL MOISTURE BASED CONTROLLER WITH LOW-FLOW EMITTER HEADS AND SHALL COMPLY WITH ALL LOCAL AND STATE WATER REGULATIONS.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH AND GROWTH.
3. IRRIGATION CONTROLLER SHALL BE PROGRAMMED TO COMPENSATE FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
4. CALIFORNIA NATIVES SHALL BE PLACED ON STATIONS DESIGNED TO PROVIDE MINIMAL/NO IRRIGATION DURING SUMMER (DRY) MONTHS.
5. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
6. SET IRRIGATION HEADS PERPENDICULAR TO FINISH GRADE AND SLOPES; LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

TREES



SHRUBS



GROUNDCOVERS



GRASSES



STORMWATER BASIN



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**DESTINO PASO
RESUBMITTAL**

JULY 21, 2016

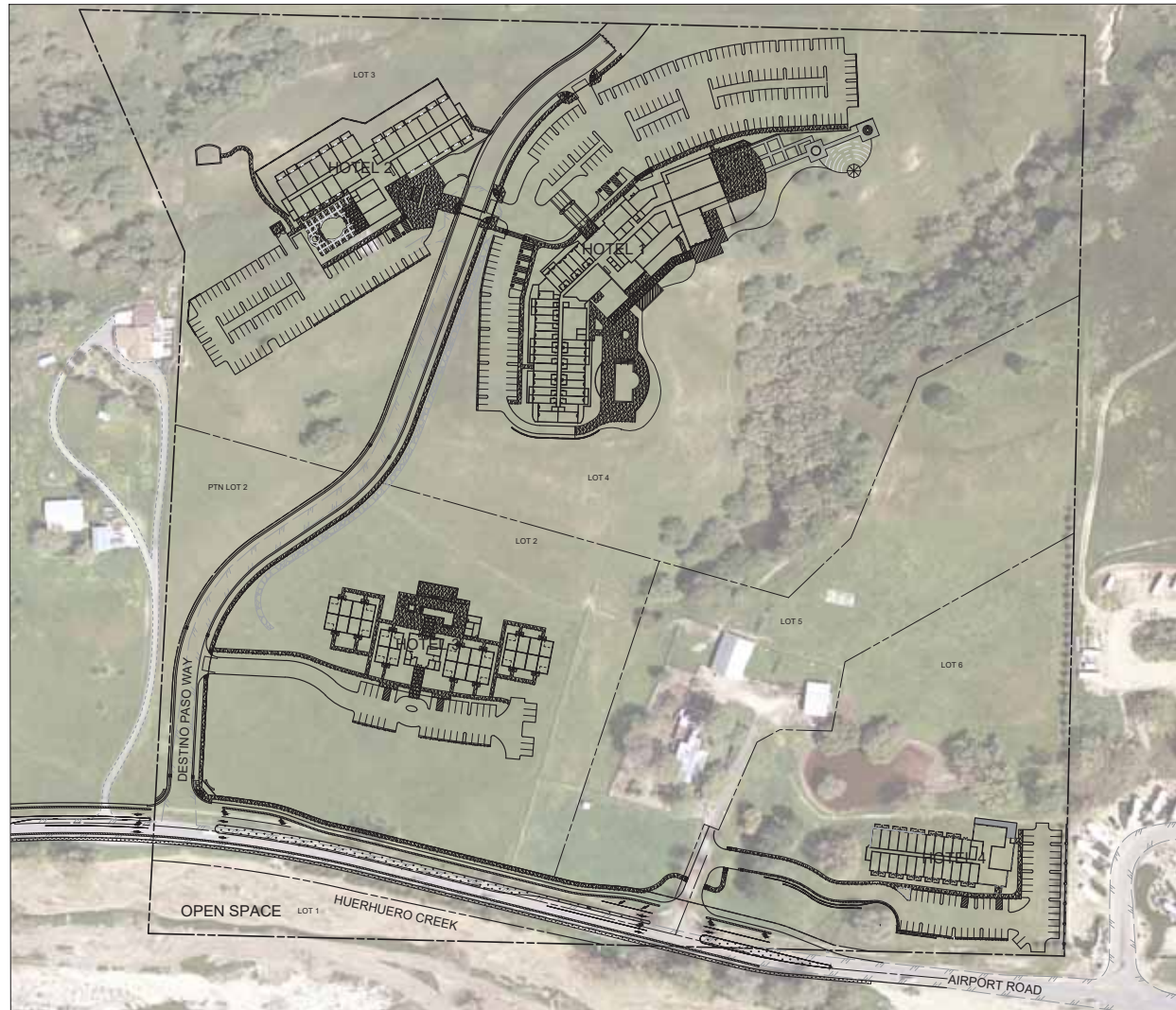
PLANT LIST &
IRRIGATION NOTES

DRAWING TITLE

JOB NO. 2016-015
DRAWN BY
SHEET NO.

L-10

DEVELOPMENT PLAN FOR DESTINO PASO RESORT HOTEL



SITE STATISTICS - OVERVIEW

TOTAL GROSS AREA	40.3 ACRES
NET AREA	37.1 ACRES
RECORD OWNERS:	KAREN STIER 4301 VALLEY MEADOW ROAD ENCINO, CA 91436
	JERRY & KATHIE HANDLEY P.O. BOX 1011 PASO ROBLES, CA 93447
APPLICANT	KAREN STIER 4301 VALLEY MEADOW ROAD ENCINO, CA 91436
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B PASO ROBLES, CA 93446 CHRISTY GABLER R.C.E. 64821 EXP. 6/30/09
A.P.N.	025-436-029 & 030
EXISTING USE	VACANT / AG / RESIDENCE
EXISTING GENERAL PLAN DESIGNATION	POS
EXISTING ZONING	POS
PROPOSED USE	RESORT / EXISTING HOUSE

SHEET INDEX

1	COVER SHEET	
2	VESTING TENTATIVE MAP	
3	PRELIMINARY GRADING	WEST
4	PRELIMINARY GRADING	EAST
5	PRELIMINARY UNDERGROUND	WEST
6	PRELIMINARY UNDERGROUND	EAST
7	SITE CROSS SECTIONS	

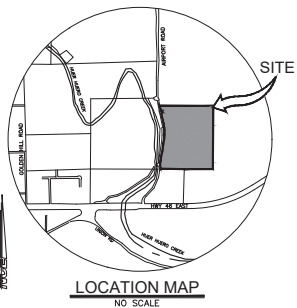
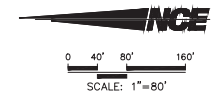
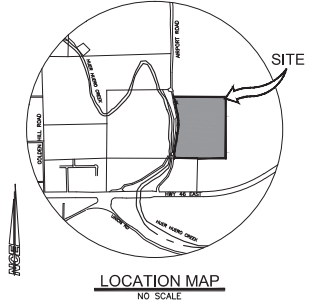
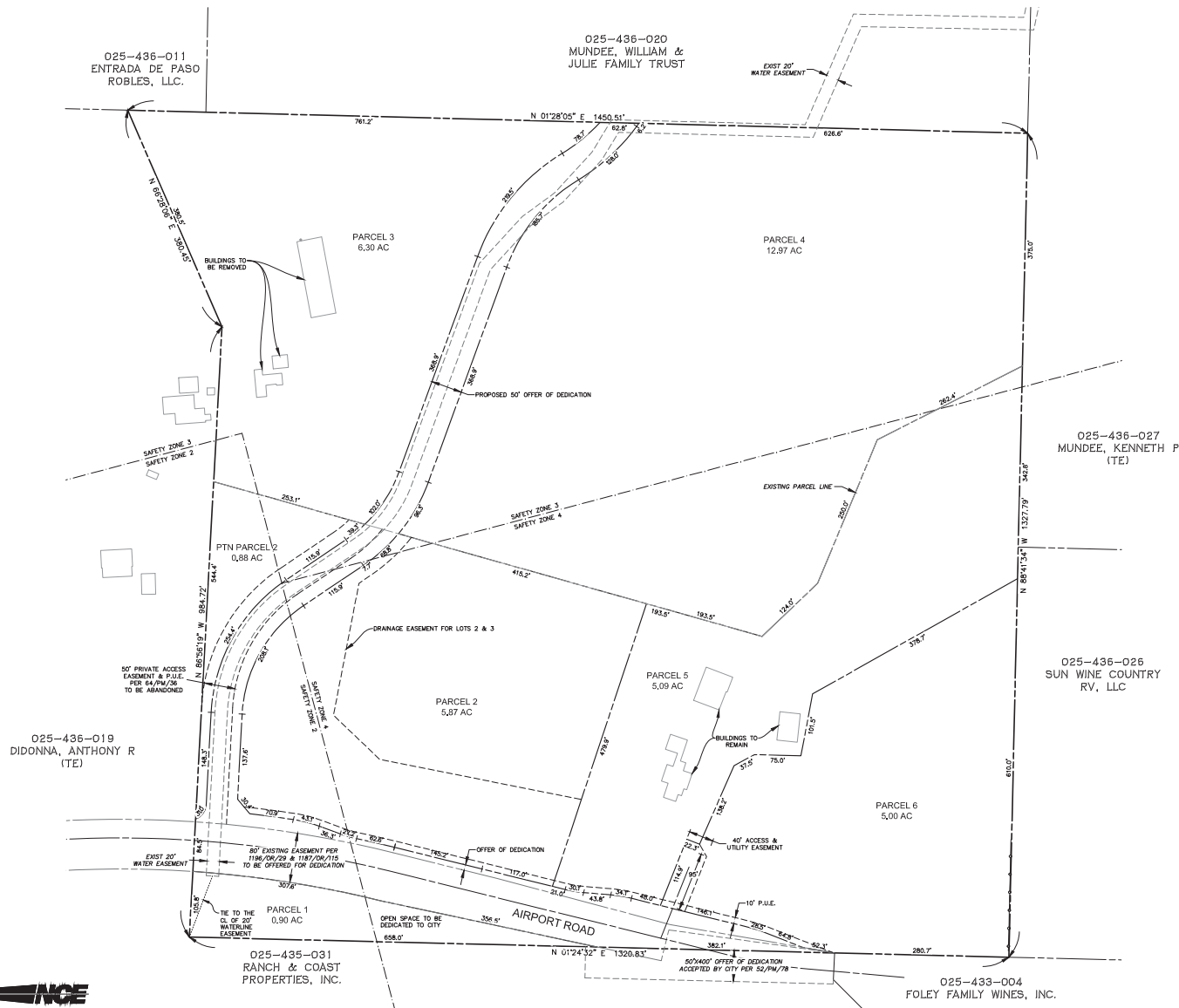


Exhibit H



SITE STATISTICS - OVERVIEW

TOTAL GROSS AREA	40.3 ACRES
NET AREA	37.1 ACRES
RECORD OWNERS:	KAREN STIER 4301 VALLEY MEADOW ROAD ENCINO, CA 91436
JERRY & KATHIE HANDLEY P.O. BOX 1011 PASO ROBLES, CA 93447	
CHRISTY A. GABLER	
APPLICANT	KAREN STIER 4301 VALLEY MEADOW ROAD ENCINO, CA 91436
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B, PASO ROBLES, CA 93448 CHRISTY GABLER R.C.E. 64821 EXP. 6/30/09
A.P.N.	025-436-029 & 030
EXISTING USE	VACANT / AG / RESIDENCE
EXISTING GENERAL PLAN DESIGNATION	POS
EXISTING ZONING	POS
PROPOSED USE	RESORT / EXISTING HOUSE

PRELIMINARY

LEGEND

---	RIGHT-OF-WAY
---	PROPERTY LINE
---	AIRPORT SAFETY ZONE LINE
---	EASEMENT LINE
---	BOUNDARY LINE

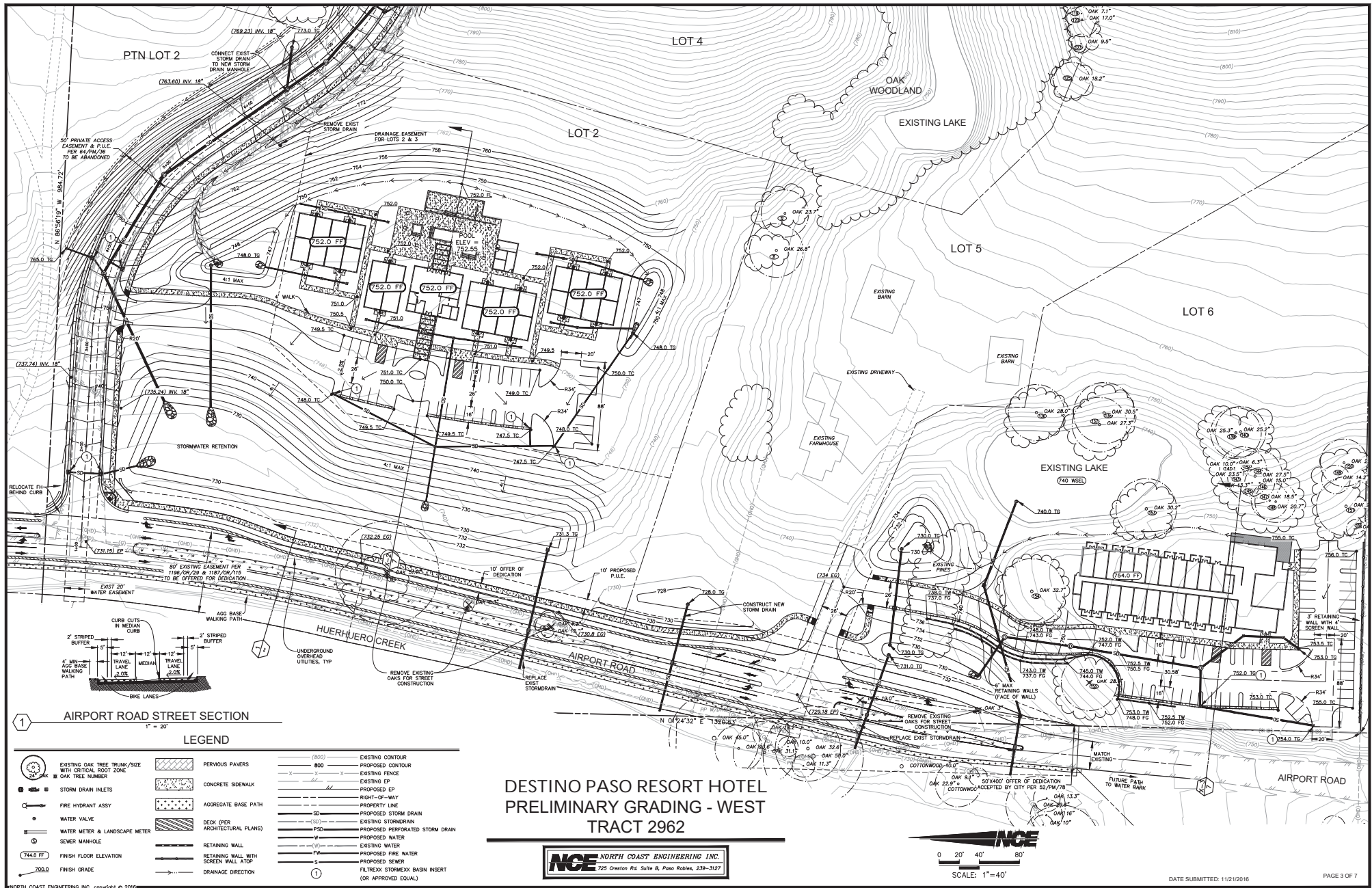
DESTINO PASO RESORT HOTEL VESTING TENTATIVE MAP TRACT 2962

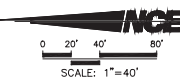
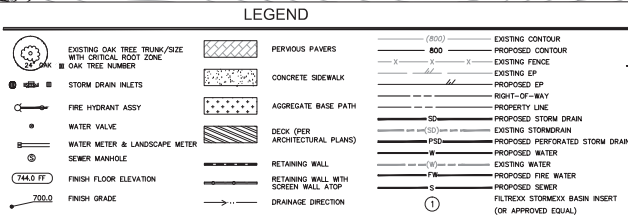
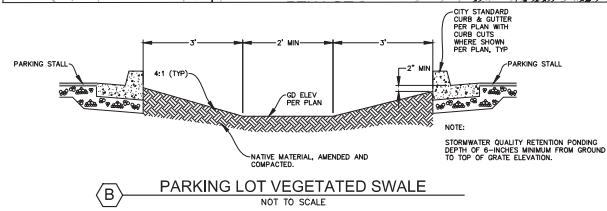
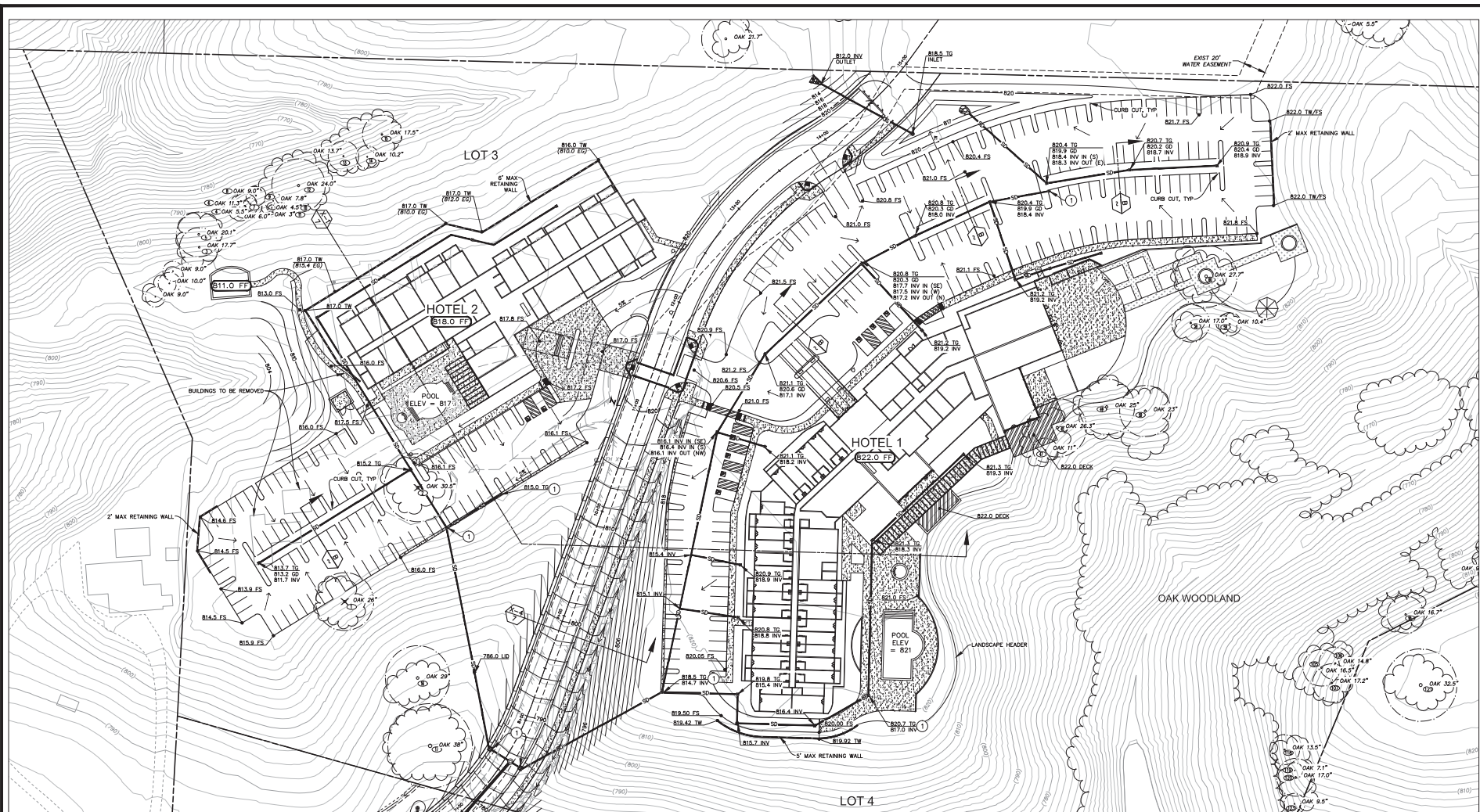
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0133, ACCORDING TO THE MAP RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGES 36-37 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DATE SUBMITTED: 06/03/2016

PAGE 2 OF 7



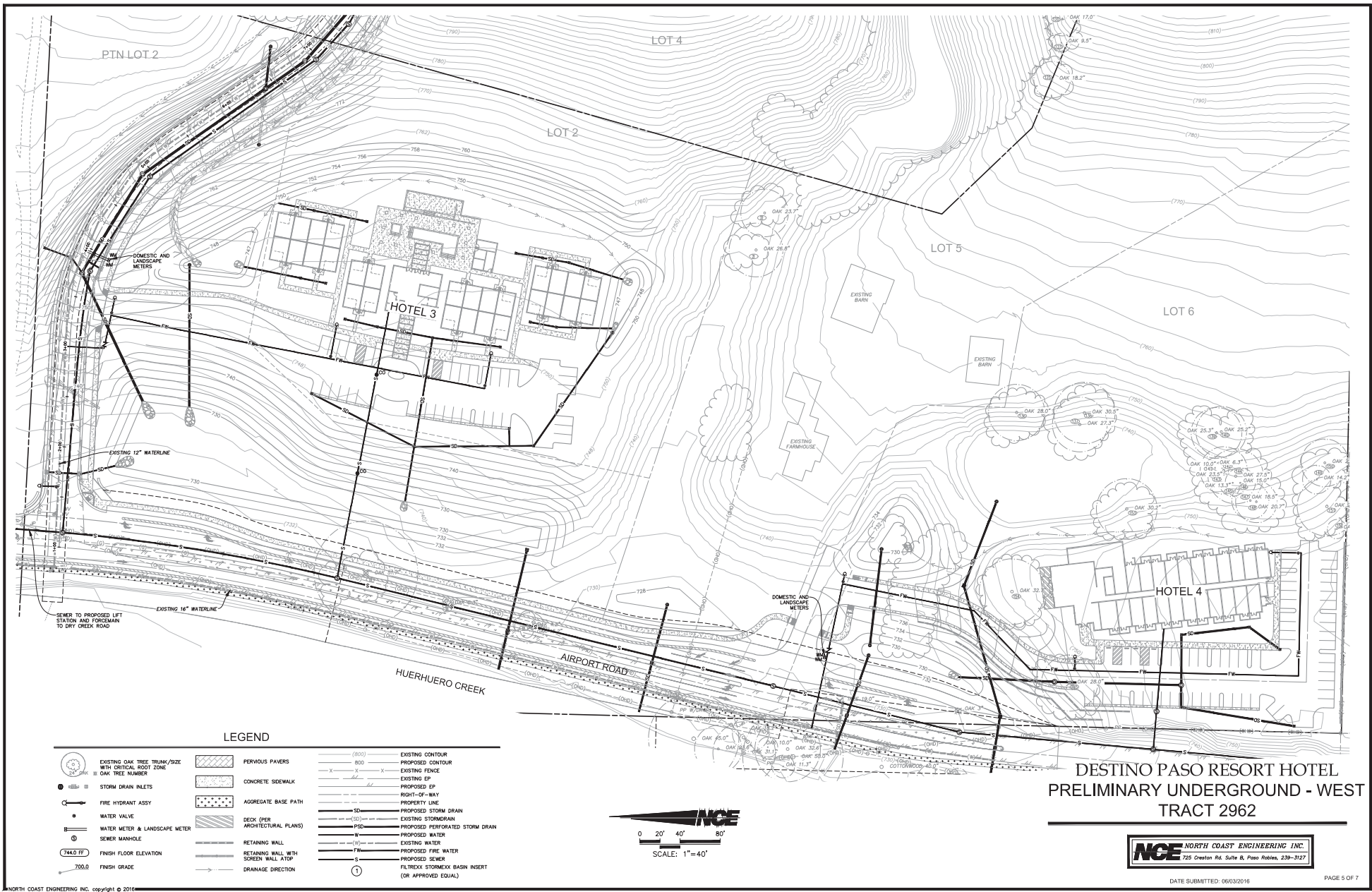


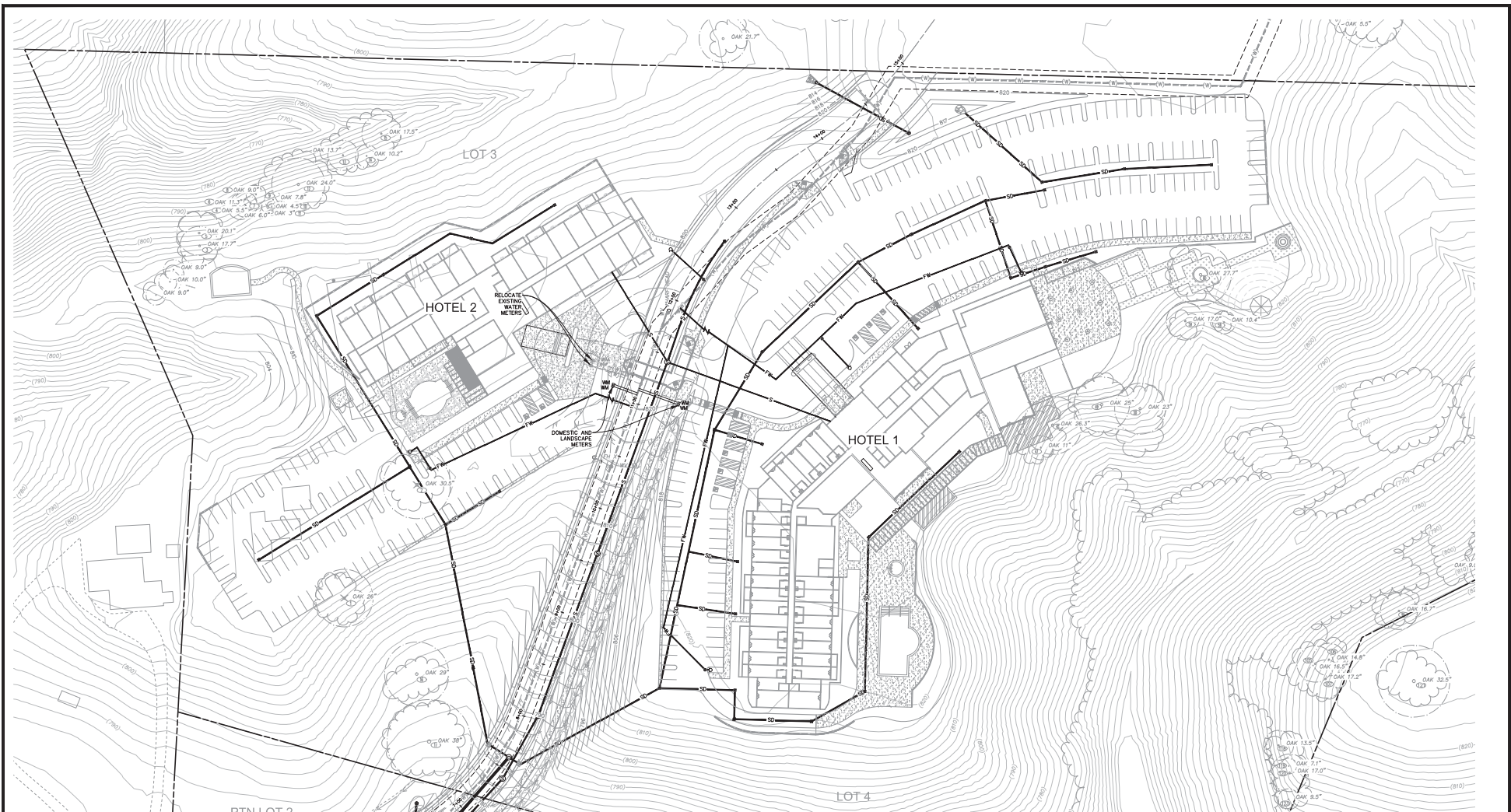
DESTINO PASO RESORT HOTEL PRELIMINARY GRADING - EAST TRACT 2962



DATE SUBMITTED: 06/03/2016

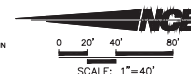
PAGE 4 OF 7





LEGEND

	EXISTING OAK TREE TRUNK/SIZE WITH CRITICAL ROOT ZONE OAK TREE NUMBER		PERVIOUS PAVERS		EXISTING CONTOUR
	STORM DRAIN INLETS		CONCRETE SIDEWALK		PROPOSED CONTOUR
	FIRE HYDRANT ASSY		AGGREGATE BASE PATH		EXISTING FENCE
	WATER VALVE		DECK (PER ARCHITECTURAL PLANS)		EXISTING EP
	WATER METER & LANDSCAPE METER		RETAINING WALL		PROPOSED EP
	SEWER MANHOLE		RETAINING WALL WITH SCREEN WALL AT TOP		RIGHT-OF-WAY
	744.0 FF FINISH FLOOR ELEVATION		DRAINAGE DIRECTION		PROPERTY LINE
	700.0 FINISH GRADE				PROPOSED STORM DRAIN
					EXISTING STORM DRAIN
					PROPOSED PERFORATED STORM DRAIN
					PROPOSED WATER
					EXISTING WATER
					PROPOSED FIRE WATER
					PROPOSED SEWER
					FILTERBOX STORMBOX BASIN INSERT (OR APPROVED EQUAL)

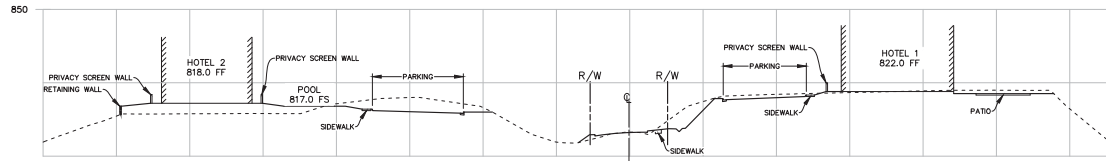


DESTINO PASO RESORT HOTEL PRELIMINARY UNDERGROUND - EAST TRACT 2962

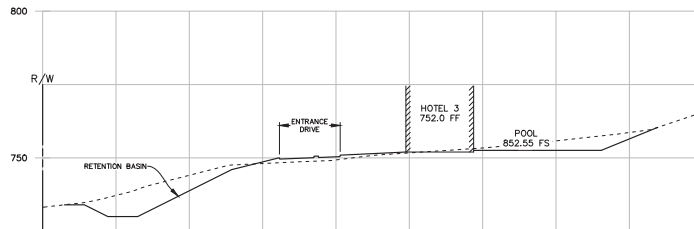


DATE SUBMITTED: 06/03/2016

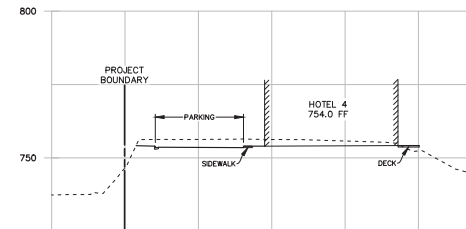
PAGE 6 OF 7



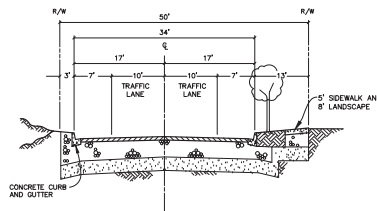
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 X-1
 VERTICAL: 1" = 20
 HORIZONTAL: 1" = 40



SITE CROSS SECTION
 X-2
 VERTICAL: 1" = 20
 HORIZONTAL: 1" = 40



SITE CROSS SECTION
 X-3
 VERTICAL: 1" = 20
 HORIZONTAL: 1" = 40



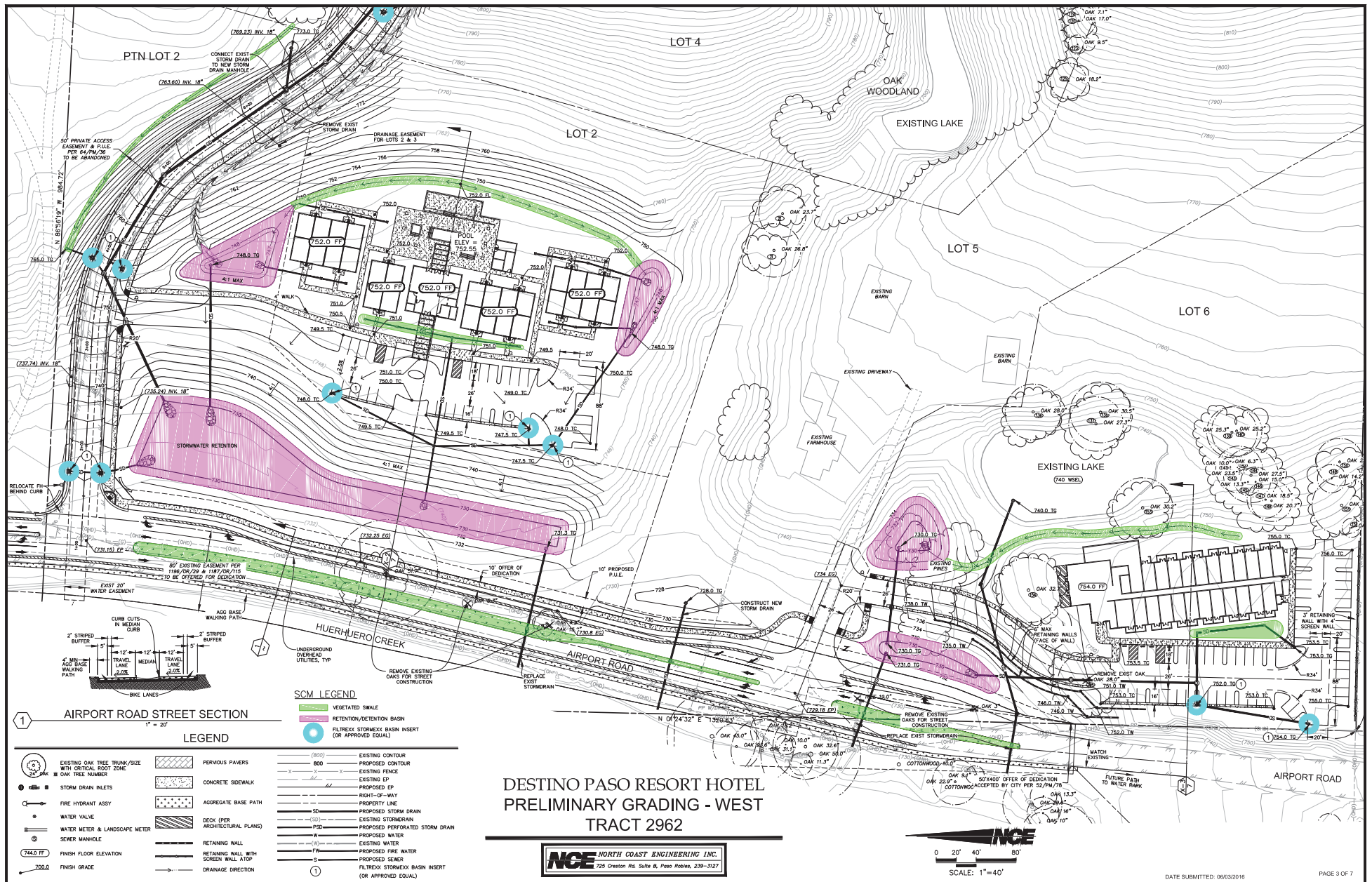
PUBLIC ROAD TYPICAL SECTION
 X-4
 NOT TO SCALE

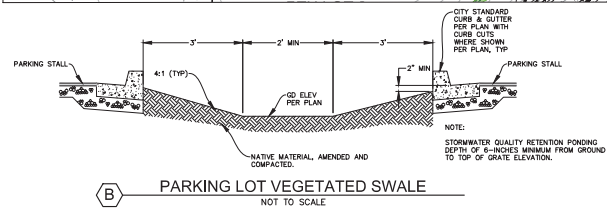
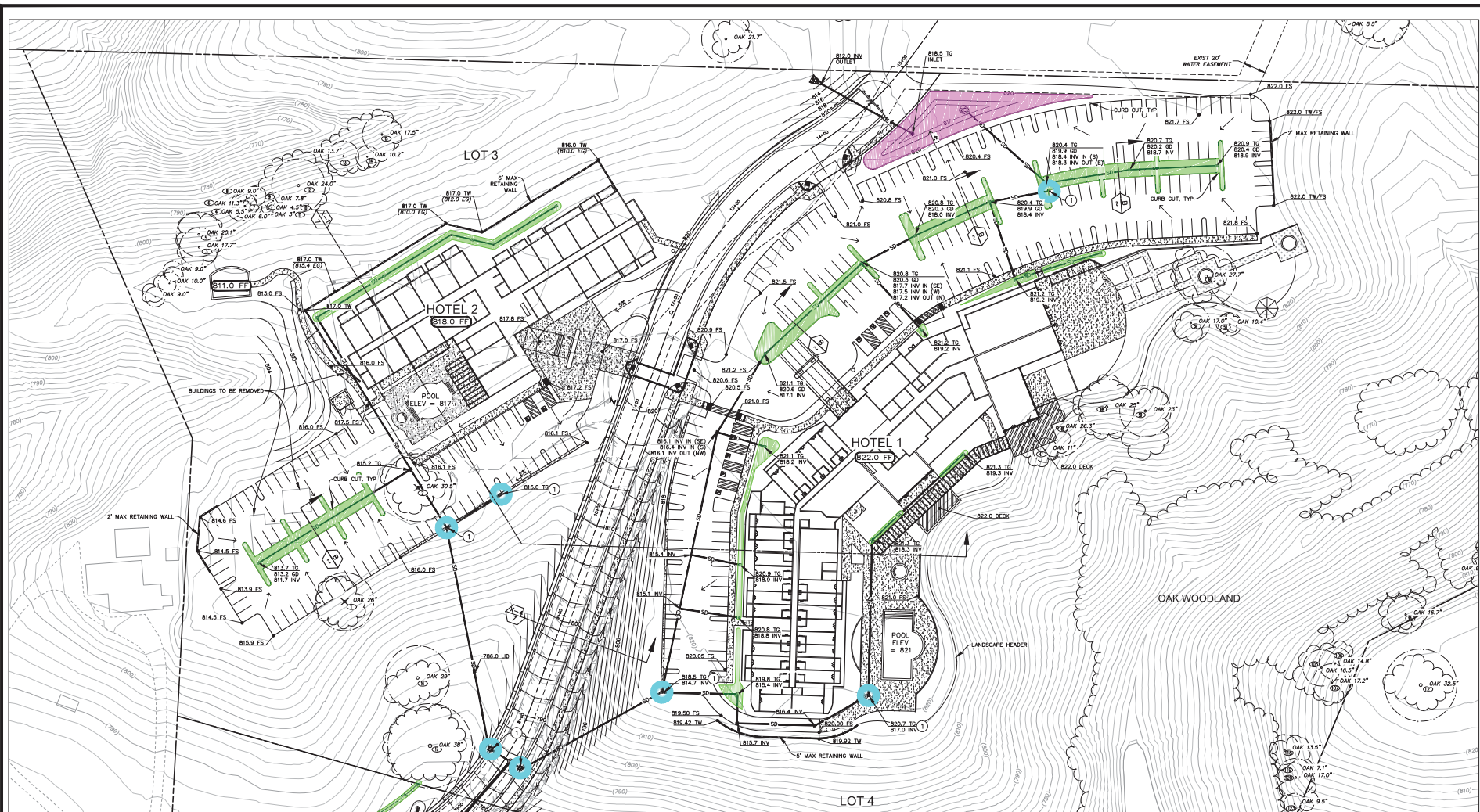
DESTINO PASO RESORT HOTEL SITE CROSS SECTIONS TRACT 2962



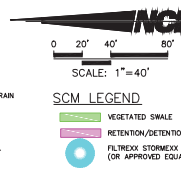
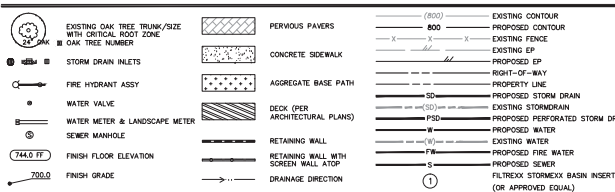
DATE SUBMITTED: 11/21/2016

PAGE 7 OF 7





LEGEND

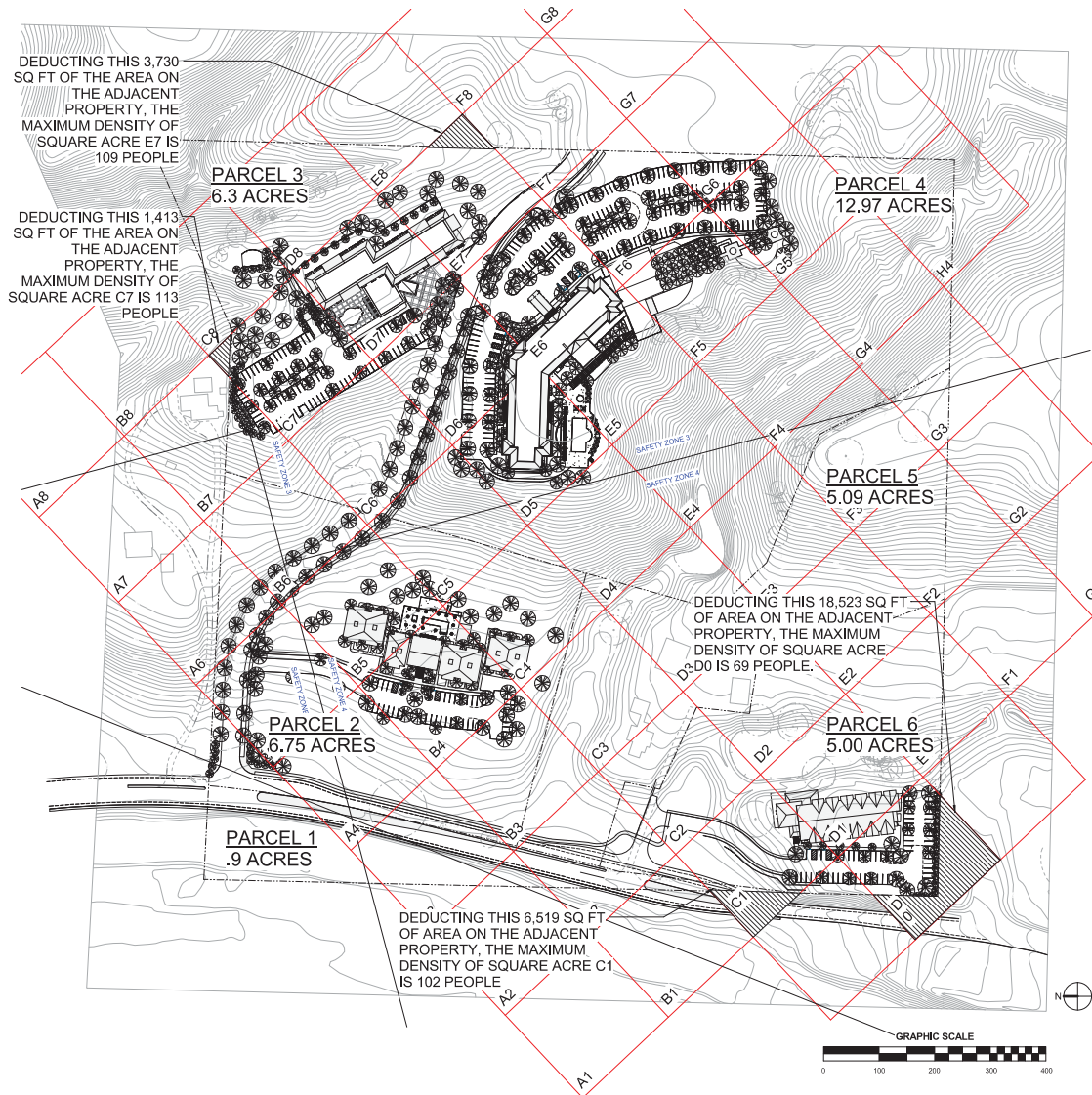


DESTINO PASO RESORT HOTEL PRELIMINARY GRADING - EAST TRACT 2962



DATE SUBMITTED: 06/03/2016

PAGE 4 OF 7



PROJECT DESCRIPTION

The new owners are seeking to modify the approved project known as "Destino Paseo" located on Airport Road (Parcel Map PR 04-0133). As currently approved, "Destino Paseo" is a phased development on two parcels that would, upon the completion of the eighth and final phase, consist of 291 visitor serving overnight accommodations and related support and recreational facilities. The new property owners are seeking to reallocate the approved 291 overnight accommodations onto three new parcels and keep the balance of the property in its current agricultural use. The site plan at the left indicates the proposed new parcels. The size and proposed development on each of these parcels will be

PARCEL 1:

TOTAL SIZE: 0.9 ACRES

PROPOSED LAND USE: EXISTING AGRICULTURAL OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION

PARCEL 2:

TOTAL SIZE: 6.75 ACRES

PROPOSED LAND USE: LIMITED SERVICE HOTEL (KNOWN AS HOTEL #3)

PARCEL 3:

TOTAL SIZE: 6.3 ACRES

PROPOSED LAND USE: LIMITED SERVICE EXTENDED STAY HOTEL (KNOWN AS HOTEL #2)

PARCEL 4:

TOTAL SIZE: 12.97 ACRES

PROPOSED LAND USE: FULL SERVICE VISITOR SERVING HOTEL (KNOWN AS HOTEL #1)

PARCEL 5:

TOTAL SIZE: 5.09 ACRES

PROPOSED LAND USE: EXISTING AGRICULTURAL OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION

PARCEL 6:

TOTAL SIZE: 5.00 ACRES

PROPOSED LAND USE: LIMITED SERVICE HOTEL (KNOWN AS HOTEL #4)

This submittal is intended to demonstrate that the proposed modification of the "Destino Paseo" project will satisfy the requirements for maximum allowable non-residential land use densities and the minimum required open space as defined by the *Airport Land Use Plan* of 2007.

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DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

Exhibit I

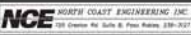
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AIRPORT OVERLAY PLAN

JOB NO.	15029
DRAWN BY:	Author
SHEET NO.	

AO-1



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DESTINO PASO RESUBMITTAL

NOVEMBER 22ND, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

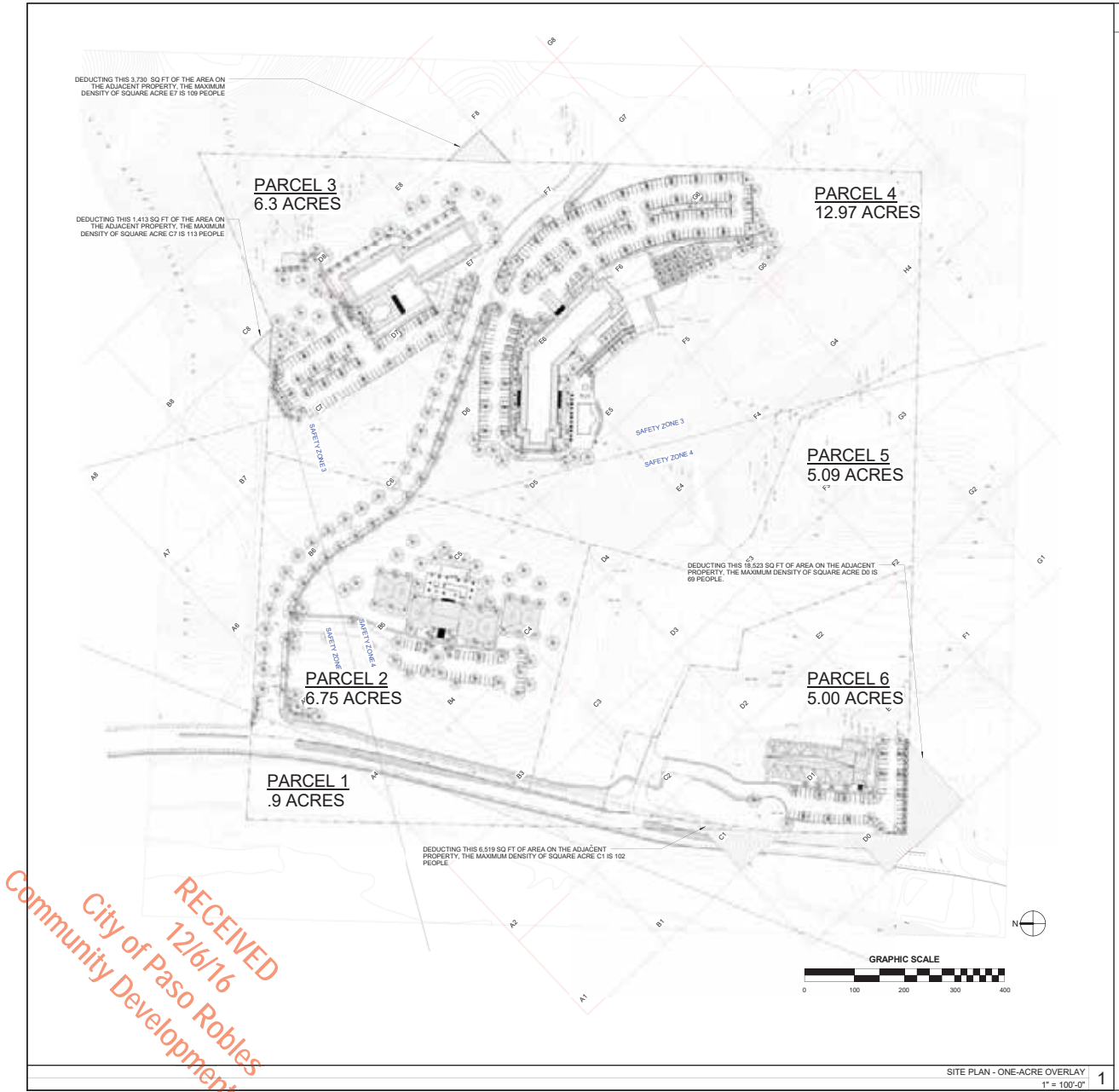
AO-1

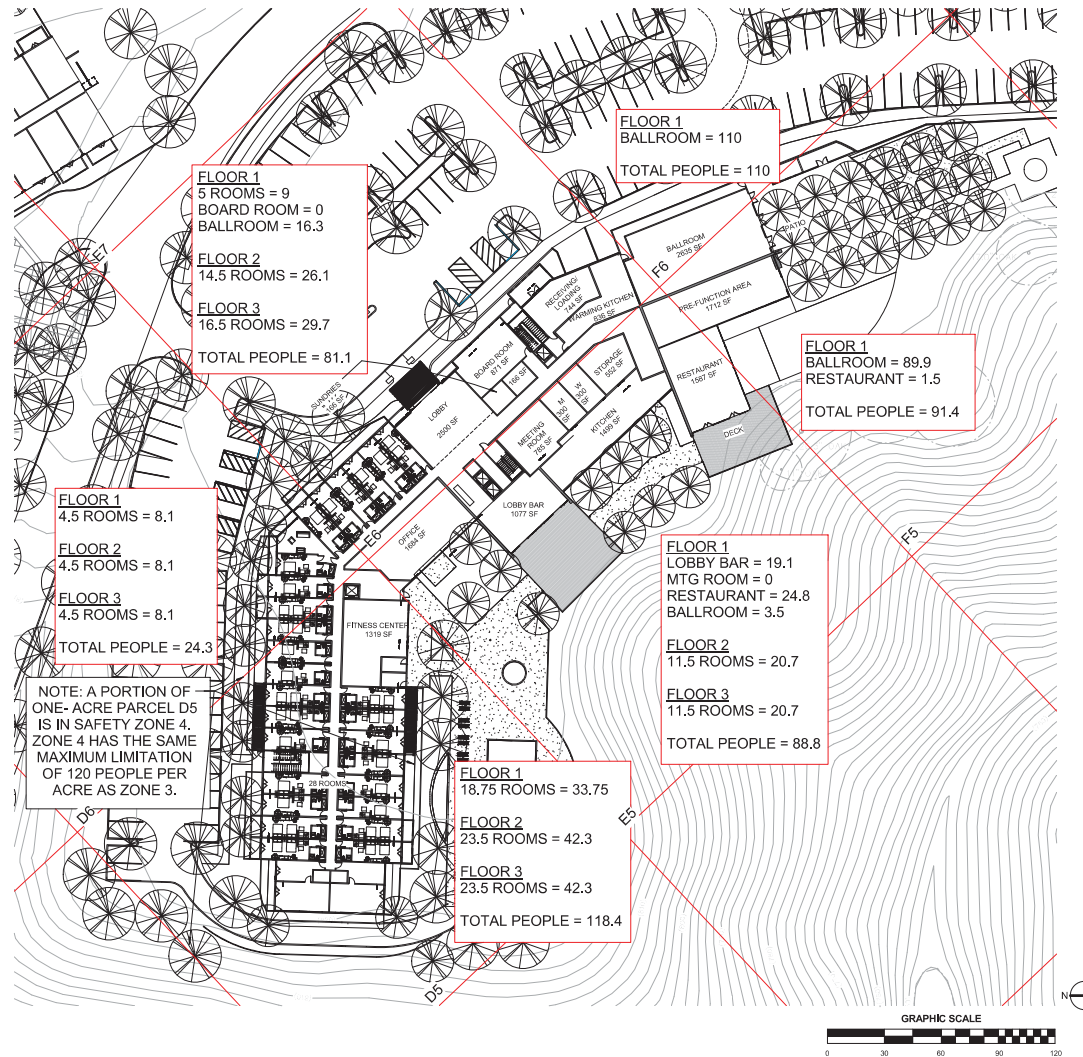
PROJECT DESCRIPTION

The new owners are seeking to modify the approved project known as "Destino Paso" located on Airport Road (Parcel Map PR 04-0133). As currently approved, "Destino Paso" is a phased development on two parcels that would, upon the completion of the eighth and final phase, consist of 291 visitor serving overnight accommodations and related support and recreational facilities. The new property owners are seeking to reallocate the approved 291 overnight accommodations onto three new parcels and keep the balance of the property in its current agricultural use. The site plan at the left indicates the proposed new parcels. The size and proposed development on each of these parcels will be:

- PARCEL 1:**
TOTAL SIZE: 0.9 ACRES
PROPOSED LAND USE: EXISTING AGRICULTURAL OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION
- PARCEL 2:**
TOTAL SIZE: 6.75 ACRES
PROPOSED LAND USE: LIMITED SERVICE HOTEL (KNOWN AS HOTEL #3)
- PARCEL 3:**
TOTAL SIZE: 6.3 ACRES
PROPOSED LAND USE: LIMITED SERVICE EXTENDED STAY HOTEL (KNOWN AS HOTEL #2)
- PARCEL 4:**
TOTAL SIZE: 12.97 ACRES
PROPOSED LAND USE: FULL SERVICE VISITOR SERVING HOTEL (KNOWN AS HOTEL #1)
- PARCEL 5:**
TOTAL SIZE: 5.09 ACRES
PROPOSED LAND USE: EXISTING AGRICULTURAL OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION
- PARCEL 6:**
TOTAL SIZE: 5.00 ACRES
PROPOSED LAND USE: LIMITED SERVICE HOTEL (KNOWN AS HOTEL #4)

This submittal is intended to demonstrate that the proposed modification of the "Destino Paso" project will satisfy the requirements for maximum allowable non-residential land use densities and the minimum required open space as defined by the Airport Land Use Plan of 2007.





HOTEL #1 Analysis of Maximum Occupancy on One-Acre

This hotel will be located within the Airport Planning Area of the City of Paso Robles. The site is identified as primarily in "Safety Zone 3 – Turning and Sidelane Zones." The 2007 **Airport Land Use Plan** describes the uses that are permitted in Safety Zone 3. A hotel is a permitted use in Safety Zone 3 subject to the limitation that the density of the hotel will not exceed a maximum of 120 people per single acre per Section 4.2.8 and Table 6.

The densities for hotel activities given in **Appendix E-Nonresidential Land Use Densities to the Airport Land Use Policy** are:

- 1.8 persons per guestroom
- 1 person per 60 square feet of restaurant space
- 1 person per 60 square feet of bar space
- 1 person per every 12 square feet of public assembly

The diagram at the left indicates that the proposed hotel #1 does not result in the density limitation being exceeded on any one acre section of the proposed development.

In preparing this analysis, the following assumptions were made:

- The hotel was assumed to be at 100 percent occupancy with all guestrooms rented.
- No occupancy was assigned to the fitness room, to the board room, or to the small meeting room because these rooms are not typically leased to the general public and are almost always reserved for use by the hotel guests.
- In addition to the occupancy of all of the guestrooms, the analysis assumed that the junior ball room would be fully occupied by people not staying at the hotel.
- In addition to the occupancy of all of the guestrooms, the analysis assumed that the lobby bar would be fully occupied by people not staying at the hotel.
- In addition to the occupancy of all of the guestrooms, the analysis assumed that the restaurant would be fully occupied by people not staying at the hotel.

The last three assumptions listed above are very conservative way of estimated the total occupancy of this, or any other hotel. It is usually the case that at least fifty percent of the patrons in a hotel bar or restaurant would be staying at the hotel. Further, if the junior ball room was fully occupied as it would be for, say, a weekend wedding, it would normally be the case that a significant number of the patrons attending that function would also be staying at the hotel.

Even using the conservative interpretation of density by individual function discussed in the previous paragraph, the proposed new hotel provides densities that are less than or equal to the maximum densities for Safety Zone 3.



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LANDSCAPE ARCHITECTURE + DESIGN
1000 North Oak Rd. Suite 100, Paso Robles, CA 93426
805.426.1000 www.jettinc.com

DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 1

JOB NO. 15029
DRAWN BY: Author
SHEET NO.

AO-2

HOTEL 1 - ENLARGED PLAN
1" = 30'-0"

1



AO-3



AO-5

HOTEL #3 Analysis of Maximum Occupancy on One-Acre

Hotel #4 will be located within the Airport Planning Area of the City of Paso Robles. The site is identified as in Safety Zone 4. The 2007 Airport Land Use Plan describes the uses that are permitted in Safety Zone 4. A hotel is a permitted use in Safety Zone 4 subject to the limitation that the density of the hotel will not exceed a maximum of 120 people per acre.

The densities for hotel activities given in **Appendix B: Nonresidential Land Use Densities to the Airport Land Use Policy** are:

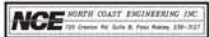
- 1.8 persons per guestroom

The diagram at the left indicates that the proposed hotel does not result in the density limitation being exceeded on any one acre section of the proposed development.

In preparing this analysis, the following assumptions were made:

- The lodge was assumed to be at 100 percent occupancy with all guestrooms rented.
- No occupancy was assigned to the fitness room, because this room is not typically leased to the general public and is always reserved for use by the hotel guests.

The proposed new hotel provides densities that are less than the maximum densities for Safety Zone 4.



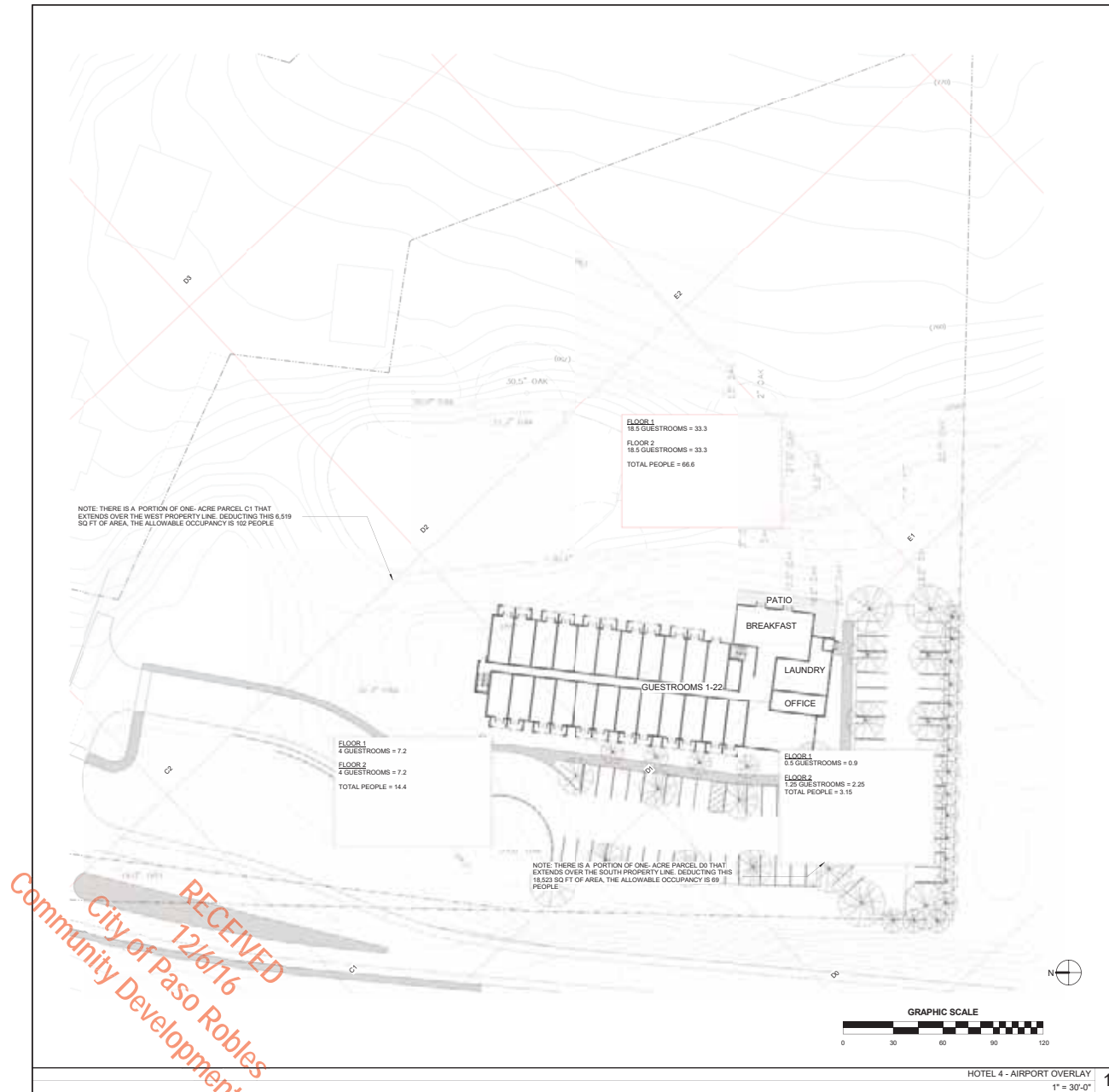
DESTINO PASO RESUBMITTAL

NOVEMBER 22ND, 2016

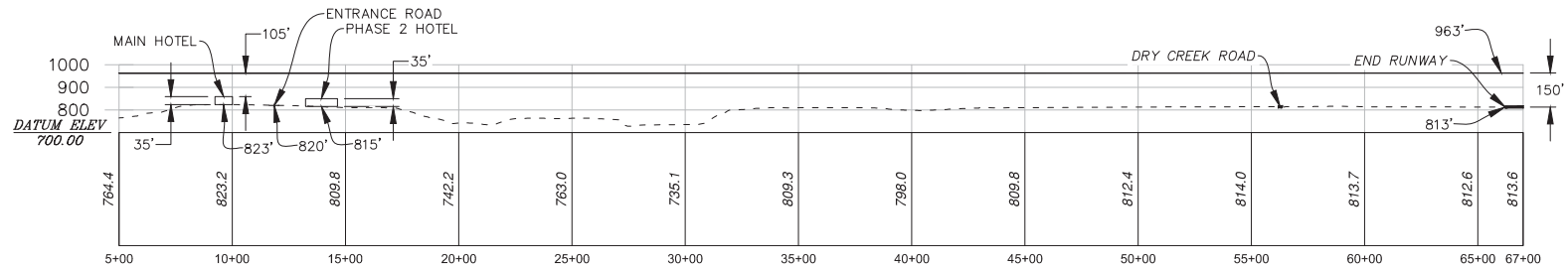
DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 4

JOB NO. 15029
DRAWN BY Author
SHEET NO.

AO-5

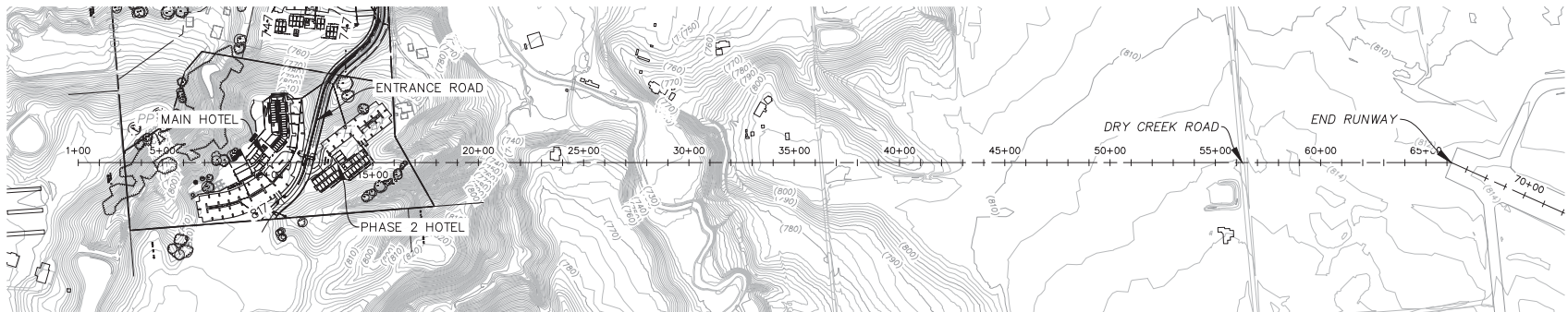


RECEIVED
City of Paso Robles
Community Development Dept.
12/6/16

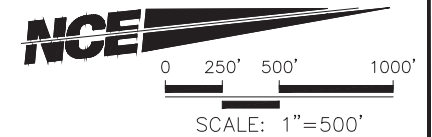


PROFILE

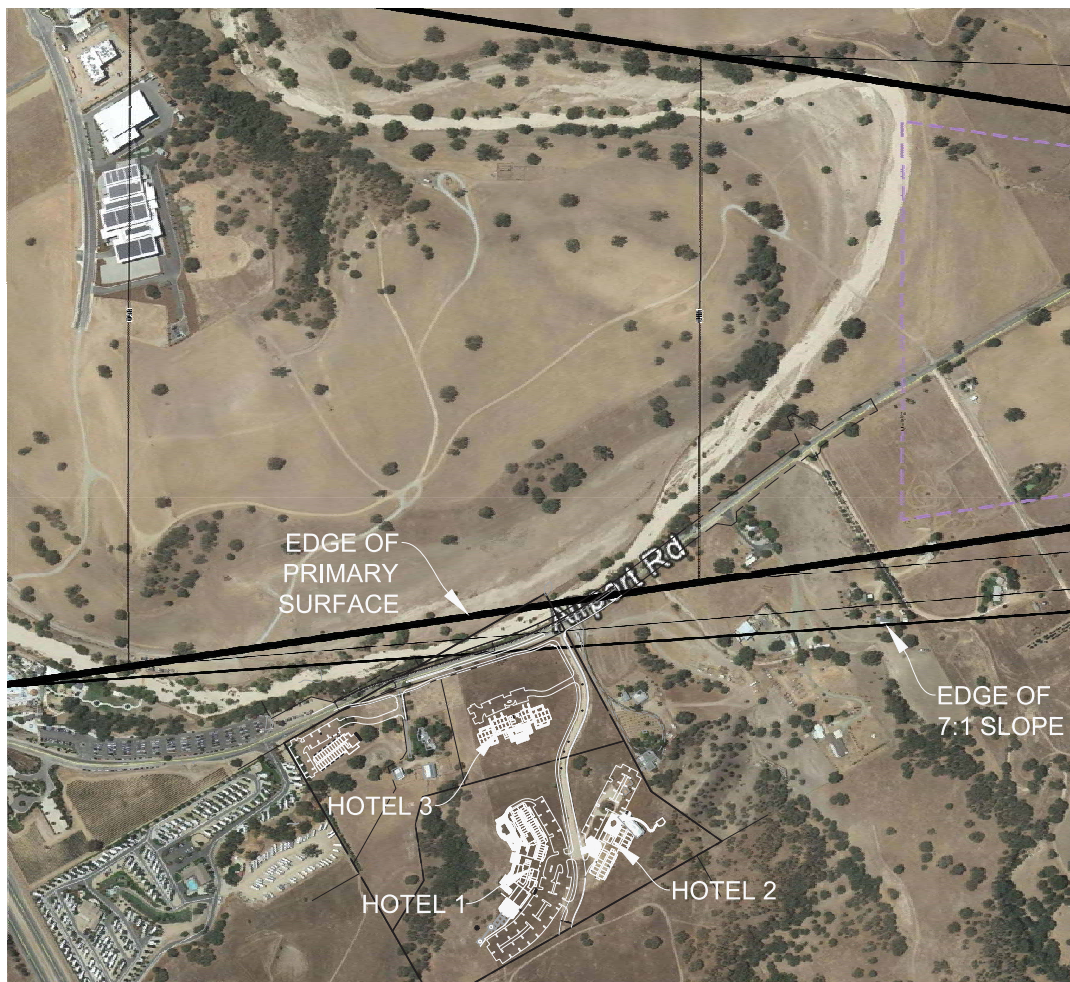
VERTICAL 1" = 500'
HORIZONTAL 1" = 500'



AIRPORT APPROACH ANALYSIS DESTINO RESORT



BASED ON INFORMATION PROVIDED BY THE AIRPORT MANAGER AND TARTAGUJA ENGINEERING. THE PROPOSED PROJECT IS NOT WITHIN THE APPROACH ZONE. IN THE AREA WHERE THE HOTELS ARE PROPOSED, THE ELEVATION WHERE VERTICAL OBSTRUCTIONS ARE LIMITED IS 150' ABOVE THE ELEVATION OF THE RUNWAY. THE PROPOSED HOTEL MAXIMUM HEIGHT IS APPROX. 45' ABOVE THE ELEVATION OF THE RUNWAY.



DESTINO PASO APPROACH ZONE DETAIL



0 250' 500' 1000'
SCALE: 1"=500'



SHEET 2 OF 2



MEMORANDUM

TO: City of El Paso de Robles

FROM: Michael Stanton FAIA, Stanton Architecture

DATE: 28 September 2016

PROJECT: Destino Paso, Destino Paso Way, Paso Robles

REFERENCE: Proposed Density - Destino Paso

Subject:

The following memo and supporting reports summarizes the proposed density of the Destino Paso Resort for the review by City Staff for the proposed project's Development Plan entitlement.

Brand Introduction:

The Radisson Paso Robles by Carlson Rezidor will provide the ideal setting for business and leisure travelers to Paso Robles. Guests of Destino Paso will typically stay 2-4 nights, and will range from 'weekend getaways', to extended celebrations such as weddings, parties and events. The Destino Paso aims to attract travelers looking for leisure both at the hotel and the greater Paso Robles area. The hotel has been designed to accommodate the prospective guests with extensive grounds amenities as well as a bar, restaurant and event wing. It is located a short drive to downtown Paso Robles and various wineries, allowing guests to enjoy what the City of El Paso De Robles has to offer.

Density:

The project's overall density has been carefully planned in accordance with the Paso Robles Airport Land Use Plan (ALUP), which indicates as follow:

1. The maximum number of persons shall not exceed an average of 40 persons per gross acre and;
2. The maximum number of persons shall not exceed 120 per single acre.

As suggested by City Staff, we used the following approach so determine the maximum density per single acre.

Allowable Maximum Density:

37.1 acres (Gross Site Area) x 40 (persons per acres) = 1,480.4 persons total.

Allowable Maximum Density per Safety Zone:

Zone 3: 17.8 Acres x 40 (persons per acres) = 712 Persons total.

Zone 4: 19.2 Acres x 40 (person per acres) = 768 Persons total.

Safety Zone 2 has been omitted from calculation as there is no calculated occupied density for this zone.

	Parcel	Acre	Calculated Occupancy
Safety Zone 3	3	D7	115.9
	3	E7	43.2
	4	D5	118.4
	4	D6	24.3
	4	E5	87.7
	4	E6	81.1
	4	F5	91.5
	4	F6	110
Total:			672.1

	Parcel	Acre	Calculated Occupancy
Safety Zone 4	2	B4	18.9
	2	B5	18
	2	C4	13.5
	6	C1	5.4
	6	D0	12.6
	6	D1	66.6
Total:			135

As illustrated in the tables above, the occupants per gross acres within each safety zone are well below the allowable maximum density per zone. Please note that the calculated occupancy was derived from the provided Occupant Load Data Table, which breaks down the occupiable space and corresponding occupancy load per acre.

Allowable Density per Single Acre: See Airport Analysis Diagram

Land Use Intensity Factors:

1. 1.8 Persons per room or group of rooms to be occupied as a suite.
2. 1 Person per 60 sq. ft. of floor area of any restaurants, coffee shops, bars, or night clubs
3. 1 Person per 12 sq. ft. of floor area of public assembly

Proposed maximum Density:

Parcel 1: No development proposed on this parcel

Parcel 2:

- Acre B4: 1.8 persons per room x 10.5 Rooms = 18.9 Persons
 - Acre B5: 1.8 persons per room x 10 Rooms = 18 Persons
 - Acre C4: 1.8 persons per room x 7.8 Rooms = 13.5 Persons
- Each defined acre below 120 persons per acre.

Parcel 3:

- Acre D7*: 1.8 persons per room x 56 (Levels 1-3) Rooms = 100.8 Persons
 - Acre E7: 1.8 persons per room x 24 (Levels 1-3) Rooms = 43.2 Persons
- Each defined acre below 120 persons per acre.

Parcel 4:

- Acre D5: 1.8 persons per room x 65.75 (Levels 1-3) Rooms = 118.4 Persons
 - Acre D6: 1.8 persons per room x 13.5 (Levels 1-3) Rooms = 24.3 Persons
 - Acre E5*: 1.8 persons per room x 23 (Levels 1-2) Rooms = 41.4 Persons
 - Acre E6*: 1.8 persons per room x 31 (Levels 1-2) Rooms = 55.8 Persons
 - Acre F5*: No Guestrooms.
 - Acre F6*: No Guestrooms.
- Each defined acre below 120 persons per acre.

Parcel 5: No development proposed on this parcel

Parcel 6:

- Acre C1: 1.8 Persons per room x 3 (Levels 1-2) Rooms = 5.4 Persons
 - Acre D0: 1.8 Persons per room x 7 (Levels 1-2) Rooms = 12.6 Persons
 - Acre D1: 1.8 Persons per room x 37 (Levels 1-2) Rooms = 66.6 Persons
- Each defined acre below 120 persons per acre

**This defined acre has occupiable space that includes a restaurant, coffee shop, bar or night club with a defined occupancy of one person per 60 sq. ft. of floor area. Please see attached "Occupant Load Data Table" for the complete breakdown of each defined acre for both guestroom occupancy and common area occupancy.*

Density of Common Areas: Due to the unique function of the hotel as both a business/leisure destination and an event destination, the hotel has been carefully planned to provide ample space for hotel and function guests for both privacy, enjoyment, and safety. Considering the hotel will both accommodate hotel guests as well as a small portion of the general public visiting the site for dining or special functions, the hotel takes advantage of the natural mesa that occurs at the top of the oak tree ravine on the proposed Parcel 4. It mediates the large density of persons by amassing the majority of the guestrooms at the north end of the mesa, while the event space and restaurant are grouped at the south end of the mesa, distributing the density through a number of acres.

Common areas include the following:

Parcel 1:

- No proposed common areas.
- No proposed guestrooms.

Parcel 2:

- A lobby/reception for use by hotel guests
- A breakfast area, continental breakfast and seating area for use by hotel guests
- 28 proposed guestrooms distributed across 3 acres

Parcel 3:

- A lobby/reception for use by hotel guests
- A fitness center for use by hotel guests
- A lobby bar for use by both hotel guests and the general public (904 sq. ft.)
- 80 proposed guestrooms distributed across 2 acres

Parcel 4:

- A lobby/reception for use by hotel guests
- A board room for use by hotel guests
- A function room for use by special event guests, consisting of both hotel guests and the general public (2,635 sq. ft.)
- A pre-function space for use by special event guests prior to events in the ballroom. The ballroom and pre-function will not be occupied simultaneously, so the pre-function space is omitted from our calculations.
- A restaurant for use by hotel guests and the general public (1,587 sq. ft.)
- A meeting room for use by hotel guests
- A lobby bar for use by hotel guests and the general public (1,077 sq. ft.)
- 136 proposed guestrooms distributed across 4 acres

Parcel 5:

- No proposed common areas.
- No proposed guestrooms.

Parcel 6:

- A lobby/reception for use by hotel guests
- A breakfast area, continental breakfast and seating area for use by hotel guests
- 47 proposed guestrooms distributed across 3 acres

Common Area Total:

Parcel 1: No development proposed on this parcel

Parcel 2: No common areas open to the general public.

Parcel 3: 904 sq. ft. of common area on one acre

Parcel 4: 5,299 sq. ft. of common area distributed over 4 acres

Parcel 5: No development proposed on this parcel

Parcel 6: No common areas open to the general public

Please note the following:

- The areas specified above as designated 'for use by hotel guests' only have been omitted from our common space calculations. The spaces designated as such are reserved for exclusive use by hotel guests and are not generally leased to the public so the occupants of these are accounted for in the 1.8 occupants assumed for each guestroom.
- For occupancy calculation purposes, all hotels are assumed to have 100 percent occupancy.
- For the purposes of determining maximum occupancy, the areas listed above as available for use by the general public are calculated as 100 percent occupied by non-hotel guest patrons. Since these types are areas open to the public (such as the bar, restaurant and function room), will normally be occupied by a mix of hotel guests and the general public, this assumption is very conservative.

Occupant Load Data Table:

Included with this memo is an **Occupant Load Data Table** describing the proposed spaces and breaks down both the guestroom occupancy and common space occupancy for each defined acre. As is clearly indicated in this enclosure, all occupied acres have a calculated density below the maximum occupancy of 120 persons per acre.

Parking:

We have also looked into the limiting factor that parking may have on our site. The number of parking spaces provided also indicates that the occupancy of this project will be far below the allowable maximums. The project is proposing a total of approximately 388 parking spaces distributed across two Airport Safety Zones. Using an assumed occupancy of 1.5 people per car, the following total site occupancy results:

290 parking spaces in Safety Zone 3 x 1.5 persons/parking space** = 435 Persons
98 parking spaces in Safety Zone 4 x 1.5 person/parking spaces**= 147 Persons

***The assumption regarding the number of people per vehicle is based on the methodology recently presented to Paso Robles for the Residence Inn Project on Union Road that was, in turn, based on the parking requirements in the "Riverside County Airport Land Use Compatibility Plan - Appendix C: Methods for Determining Concentrations of People."*

This total occupancy based on parking spaces is 277 persons below the maximum occupancy of 712 persons based on the gross site area in Safety Zone 3 and 621 persons below the maximum occupancy of 768 persons based on the gross site area in Safety Zone 4.

In summary, our conservative approach to accounting for the various occupancies on the both guestrooms and public area indicates the proposed development will be well below the maximum gross site density and within the 120 persons per single acre.

We thank you for your time and help with this matter.

Michael Stanton FAIA, Principal
Stanton Architecture



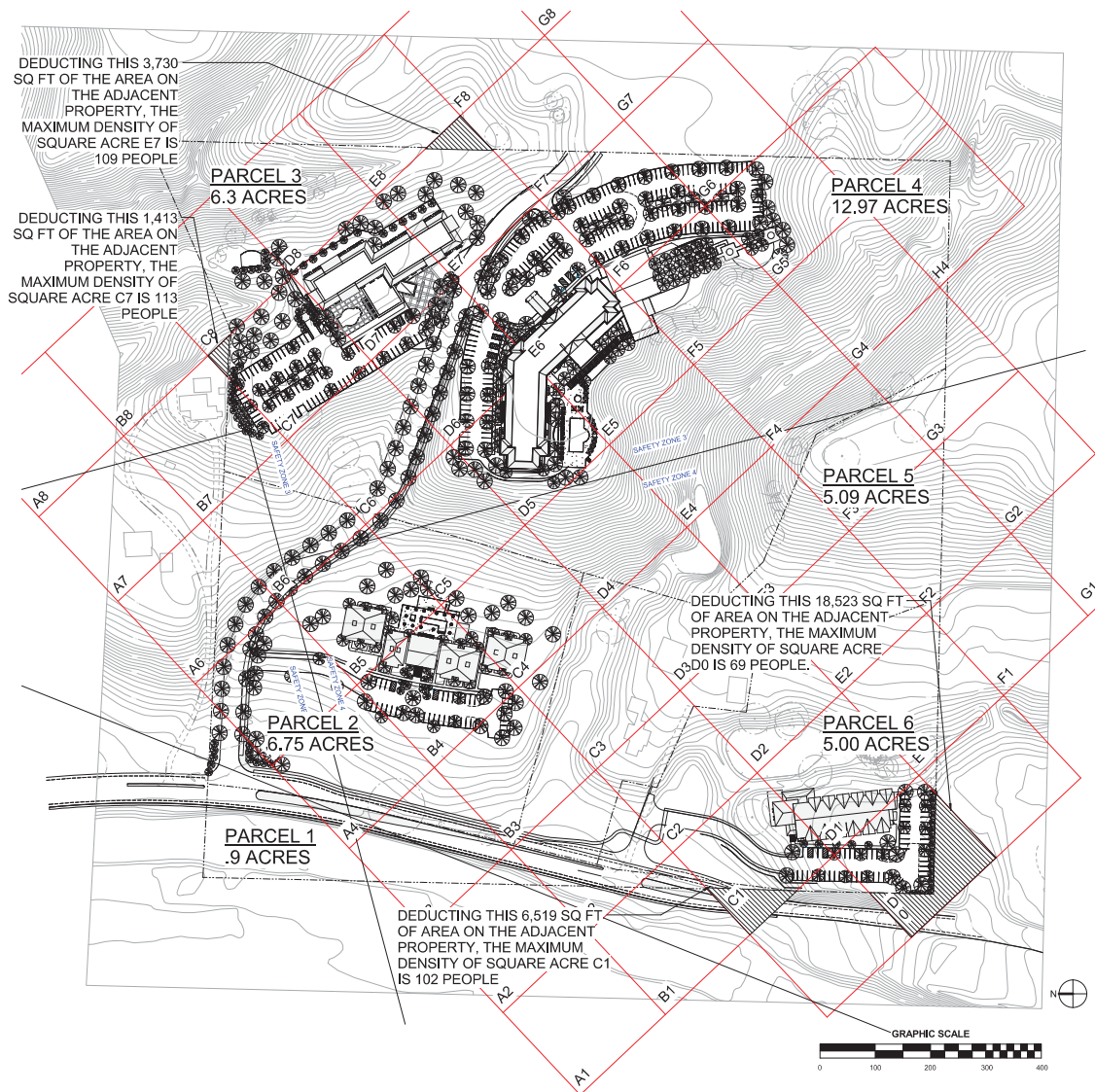


Occupant Load Data Table

Per the ALUP Appendix E "Non-Residential Land Use Densities, the occupancy calculations have been defined using the following use and density definitions:

1.8 persons per room or group of rooms to be occupied as a suite
one person per 60 sq. ft. floor area of any restaurants, coffee shops, bars, or night clubs
one person per 12 sq. ft. of gross floor area of any public assembly (ballroom/event space)

Parcel #	Acre	Area Type	Area Description	Area (sf) of Common Space	Number of Rooms	Load Factor (sf/Occ)	Load Factor (1.8 Occ per Room)	Number of Occupants	Total Occupants per Acre
Parcel 1	N/A							N/A	N/A
Parcel 2	B4	Guestroom	Guestroom		10.5		1.8	18.9	18.9 - B4
	B5	Guestroom	Guestroom		10		1.8	18	18 - B5
	C4	Guestroom	Guestroom		7.5		1.8	13.5	13.5 - C4
Parcel 3	D7	Guestroom	Guestroom		56		1.8	100.8	100.8
	D7	Common Area	Lobby Bar	904		60		15.1	15.1
Parcel 4	E7	Guestroom	Guestroom		24		1.8	43.2	115.9 - D7
	D5	Guestroom	Guestroom		65.75		1.8	118.4	118.4 - D5
	D6	Guestroom	Guestroom		13.5		1.8	24.3	43.2 - E7
	E5	Guestroom	Guestroom		23		1.8	41.4	24.3 - D6
	E5	Common Area	Lobby Bar	1077		60		18.0	41.4
	E5	Common Area	Restaurant	1488		60		24.8	18.0
	E5	Common Area	Ballroom	42		12		3.5	24.8
Parcel 5	E6	Guestroom	Guestroom		36		1.8	64.8	87.7 - E5
	E6	Common Area	Ballroom	195		12		16.3	64.8
	F5	Common Area	Restaurant	99		60		1.65	81.1 - E6
	F5	Common Area	Ballroom	1078		12		89.8	1.65
Parcel 6	F6	Common Area	Ballroom	1320		12		110	91.5 - F5
Parcel 5	N/A							N/A	110 - F6
Parcel 6	C1	Guestroom	Guestroom		3		1.8	5.4	5.4 - C1
	D0	Guestroom	Guestroom		7		1.8	12.6	12.6 - D0
	D1	Guestroom	Guestroom		37		1.8	66.6	66.6 - D1



SITE PLAN - ONE-ACRE OVERLAY
1" = 100'-0"

PROJECT DESCRIPTION

The new owners are seeking to modify the approved project known as "Destino Paseo" located on Airport Road (Parcel Map PR 04-0133). As currently approved, "Destino Paseo" is a phased development on two parcels that would, upon the completion of the eighth and final phase, consist of 291 visitor serving overnight accommodations and related support and recreational facilities. The new property owners are seeking to reallocate the approved 291 overnight accommodations onto three new parcels and keep the balance of the property in its current agricultural use. The site plan at the left indicates the proposed new parcels. The size and proposed development on each of these parcels will be

PARCEL 1:

TOTAL SIZE: 0.9 ACRES

PROPOSED LAND USE: EXISTING AGRICULTURAL
OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION

PARCEL 2:

TOTAL SIZE: 6.75 ACRES

PROPOSED LAND USE: LIMITED SERVICE HOTEL
(KNOWN AS HOTEL #3)

PARCEL 3:

TOTAL SIZE: 6.3 ACRES

PROPOSED LAND USE: LIMITED SERVICE EXTENDED
STAY HOTEL (KNOWN AS HOTEL #2)

PARCEL 4:

TOTAL SIZE: 12.97 ACRES

PROPOSED LAND USE: FULL SERVICE VISITOR SERVING
HOTEL (KNOWN AS HOTEL #1)

PARCEL 5:

TOTAL SIZE: 5.09 ACRES

PROPOSED LAND USE: EXISTING AGRICULTURAL
OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION

PARCEL 6:

TOTAL SIZE: 5.00 ACRES

PROPOSED LAND USE: LIMITED SERVICE HOTEL
(KNOWN AS HOTEL #4)

This submittal is intended to demonstrate that the proposed modification of the "Destino Paseo" project will satisfy the requirements for maximum allowable non-residential land use densities and the minimum required open space as defined by the *Airport Land Use Plan* of 2007.

SLA

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ONE #1000 - 17000 South 10th - 33409-1000
JETTARCHITECT.COM

DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

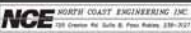
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AIRPORT OVERLAY PLAN

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

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DESTINO PASO RESUBMITTAL

NOVEMBER 22ND, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN

JOB NO. 15029
DRAWN BY Author
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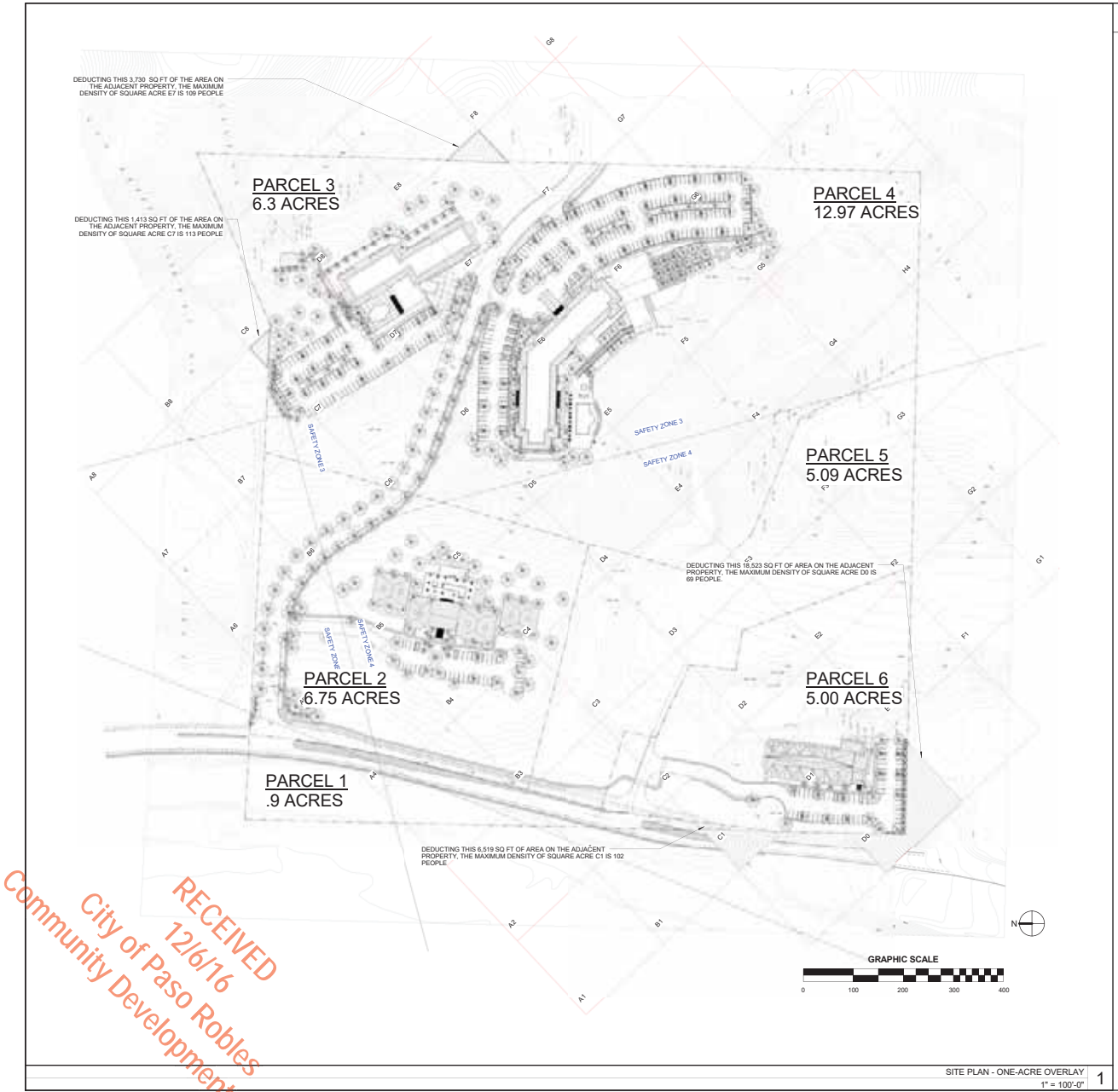
AO-1

PROJECT DESCRIPTION

The new owners are seeking to modify the approved project known as "Destino Paso" located on Airport Road (Parcel Map PR 04-0133). As currently approved, "Destino Paso" is a phased development on two parcels that would, upon the completion of the eighth and final phase, consist of 291 visitor serving overnight accommodations and related support and recreational facilities. The new property owners are seeking to reallocate the approved 291 overnight accommodations onto three new parcels and keep the balance of the property in its current agricultural use. The site plan at the left indicates the proposed new parcels. The size and proposed development on each of these parcels will be:

- PARCEL 1:**
TOTAL SIZE: 0.9 ACRES
PROPOSED LAND USE: EXISTING AGRICULTURAL OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION
- PARCEL 2:**
TOTAL SIZE: 6.75 ACRES
PROPOSED LAND USE: LIMITED SERVICE HOTEL (KNOWN AS HOTEL #3)
- PARCEL 3:**
TOTAL SIZE: 6.3 ACRES
PROPOSED LAND USE: LIMITED SERVICE EXTENDED STAY HOTEL (KNOWN AS HOTEL #2)
- PARCEL 4:**
TOTAL SIZE: 12.97 ACRES
PROPOSED LAND USE: FULL SERVICE VISITOR SERVING HOTEL (KNOWN AS HOTEL #1)
- PARCEL 5:**
TOTAL SIZE: 5.09 ACRES
PROPOSED LAND USE: EXISTING AGRICULTURAL OCCUPANCY TO REMAIN, NO CHANGE IN USE, NO NEW CONSTRUCTION
- PARCEL 6:**
TOTAL SIZE: 5.00 ACRES
PROPOSED LAND USE: LIMITED SERVICE HOTEL (KNOWN AS HOTEL #4)

This submittal is intended to demonstrate that the proposed modification of the "Destino Paso" project will satisfy the requirements for maximum allowable non-residential land use densities and the minimum required open space as defined by the Airport Land Use Plan of 2007.



HOTEL #3 Analysis of Maximum Occupancy on One-Acre

Hotel #4 will be located within the Airport Planning Area of the City of Paso Robles. The site is identified as in Safety Zone 4. The 2007 Airport Land Use Plan describes the uses that are permitted in Safety Zone 4. A hotel is a permitted use in Safety Zone 4 subject to the limitation that the density of the hotel will not exceed a maximum of 120 people per acre.

The densities for hotel activities given in **Appendix B: Nonresidential Land Use Densities to the Airport Land Use Policy** are:

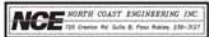
- 1.8 persons per guestroom

The diagram at the left indicates that the proposed hotel does not result in the density limitation being exceeded on any one acre section of the proposed development.

In preparing this analysis, the following assumptions were made:

- The lodge was assumed to be at 100 percent occupancy with all guestrooms rented.
- No occupancy was assigned to the fitness room, because this room is not typically leased to the general public and is always reserved for use by the hotel guests.

The proposed new hotel provides densities that are less than the maximum densities for Safety Zone 4.



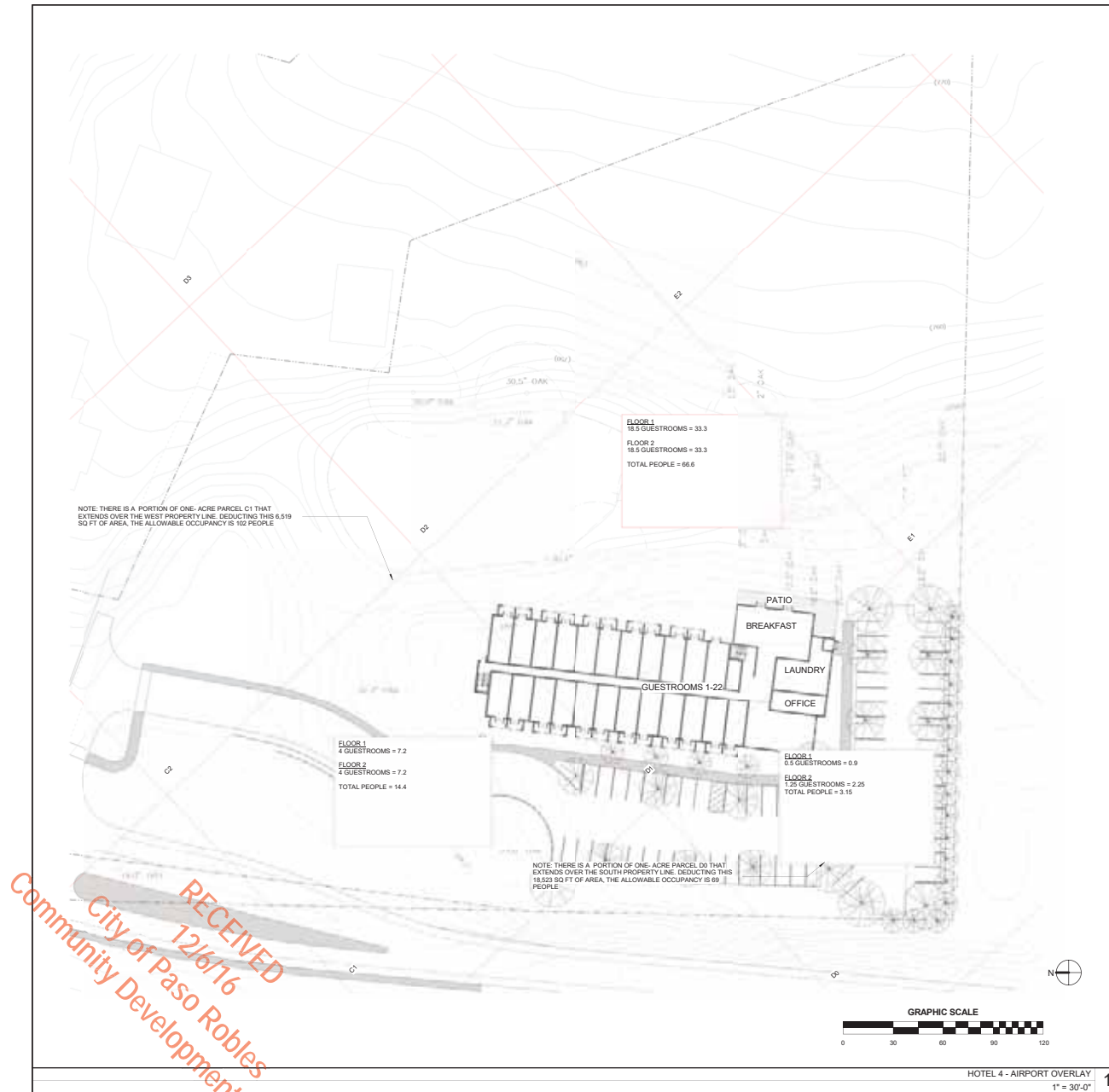
DESTINO PASO RESUBMITTAL

NOVEMBER 22ND, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 4

JOB NO. 15029
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