

RESOLUTION PC17-045

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
ADOPTING PLANNED DEVELOPMENT 13-008 AMENDMENT
APPLICANT – MICHAEL MULLAHEY
APN: 025-423-005 and 023**

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- **General Plan Amendment 16-001:** to change the existing land use designations as follows:
 - **Parcel 1 (PR 16-0231):** Business Park to Commercial Services
 - **Parcel 2 (PR 16-0231):** no change, remains Business Park

- **Rezone 16-002:** to change the existing zoning designations as follows (See Rezone Exhibit, Attachment 4):
 - **Parcel 1 (PR 16-0231):** PM (Planned Industrial) to C3 (Commercial/Light Industrial)
 - **Parcel 2 (PR 16-0231):** no change, remains PM (Planned Industrial)

- **Vesting Tentative Parcel Map 16-0231:**
to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre,

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, will not result in significant environmental impacts, and a 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 September 12, 2017, on this project to accept public testimony on the Negative Declaration and the proposed project; and

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report 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 commercial, light-industrial, which include automobile sales in the area of Golden Hill Road and Highway 46 East.
2. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located since the C3 district allows for automotive sales and service uses.
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 the development area of the lot will be interior to street frontages and utilize architecture and materials complementary to the existing dealership buildings, 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 auto dealerships, regional commercial and light-industrial uses in the vicinity.

Section 3. Conditions. The City Council of the City of El Paso de Robles does hereby approved Planned Development 13-006 amendment, subject to the following Conditions of Approval:

1. This project shall comply with the Project Specific Conditions of Approval attached hereto as Exhibit A, and the checked Standard Conditions of Approval, attached hereto as Exhibit B, and incorporated herein by reference.

PASSED AND ADOPTED THIS 12th day of September, 2017 by the following Roll Call Vote:

AYES: Commissioners Barth, Davis, Agredano, Jorgensen, Brennan and Chairman Donaldson
NOES: Commissioner Rollins
ABSENT:
ABSTAIN:



Chairman, John Donaldson

ATTEST:



Warren Frace, Planning Commission Secretary

Exhibits:

- A Project Conditions of Approval

PROJECT 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:

1. 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
Exhibit A	Project Conditions
Exhibit B	Standard Conditions of Approval
Exhibit C	Site Development Plan
Exhibit D	Preliminary Grading Plan
Exhibit E	Conceptual Building Elevations
Exhibit F	Preliminary Landscape Plan

2. The project shall be designed and constructed to be in substantial conformance with the site plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
3. 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 13-006 amendment shall expire on October 3, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
4. Prior to the issuance for a building permit for the new auto service building, an application for a Major Site Plan review shall be reviewed and approved by the Development Review Committee (DRC).
5. A final Stormwater Control Plan needs to be submitted with the grading plan for the project.
6. 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.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. 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.
9. 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).

EXHIBIT B OF RESOLUTION

**CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS**

Planned Development Conditional Use Permit

Tentative Parcel Map Tentative Tract Map

Approval Body: City Council

Date of Approval: Oct. 3, 2017

Applicant: Michael Mullahey

Location: Danely Ct.

APN: 025-423-005, 013

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 3, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

- 4. Any site specific condition imposed by the Planning Commission in approving this project **(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. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 13006 Amendment Res. _____

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.

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 _____ 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.

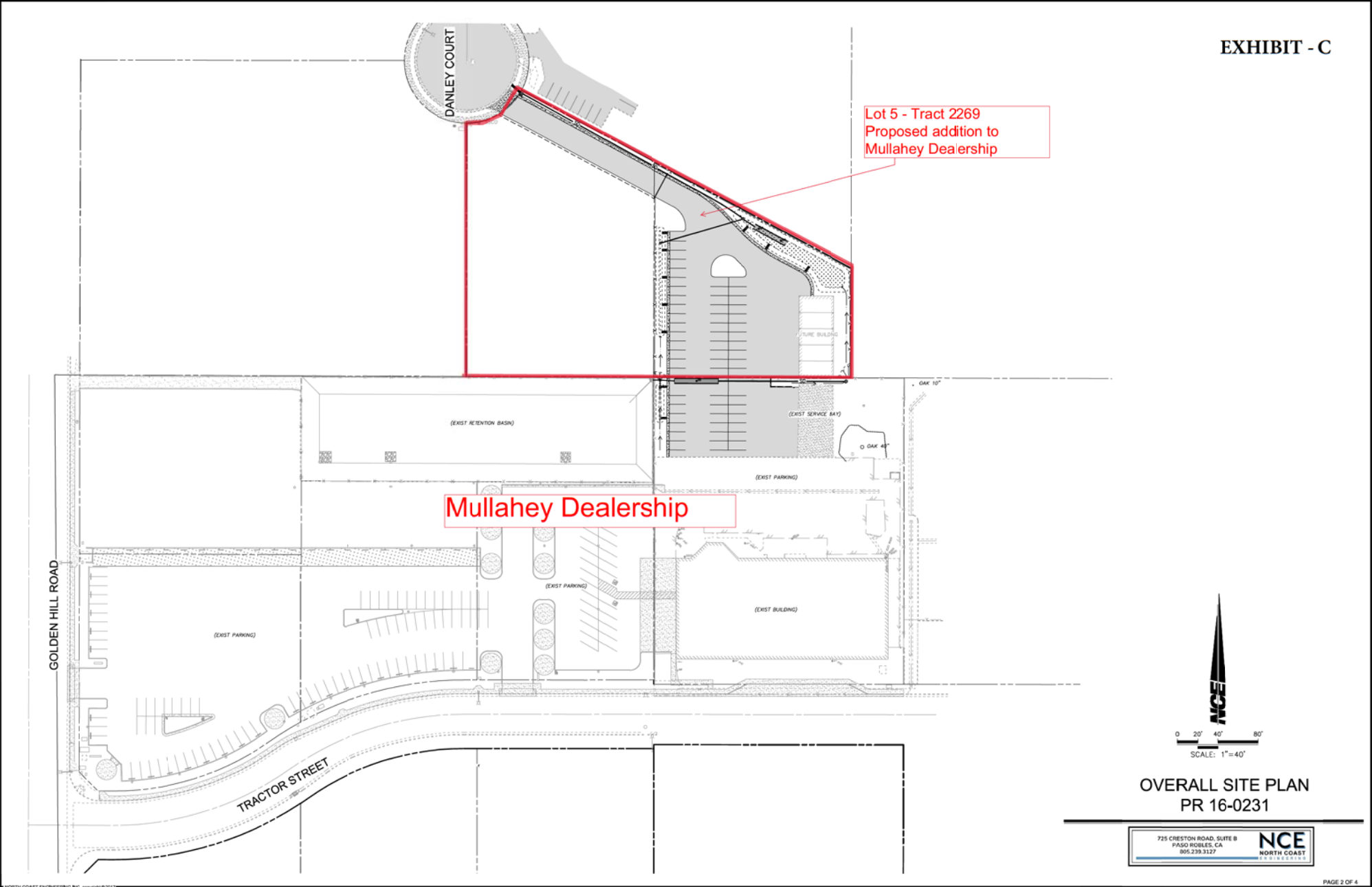
3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

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.
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.

Lot 5 - Tract 2269
Proposed addition to
Mullahey Dealership

Mullahey Dealership



OVERALL SITE PLAN
PR 16-0231

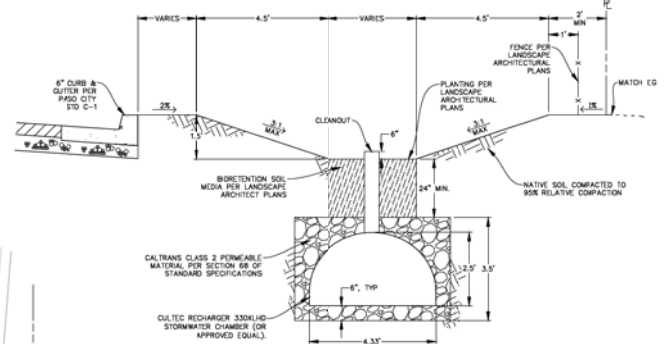
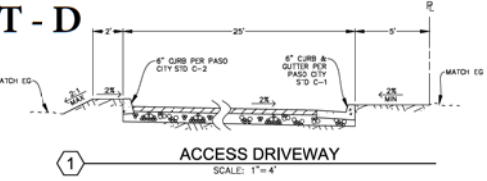
725 CRESTON ROAD, SUITE B
PASO ROBLES, CA
805.239.3127

NCE
NORTH COAST
ENGINEERS

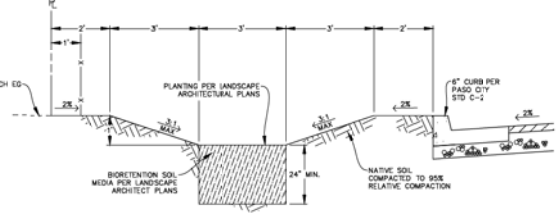
EXHIBIT - D

GRADING AND DRAINAGE / UTILITY LEGEND

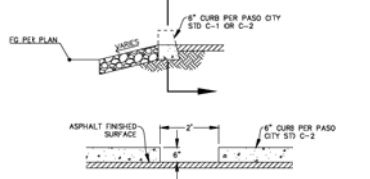
10	LOT NUMBER	(---)---	EXISTING CONTOUR	---	SEWER LINE
101.1	PAD ELEVATION	---	PROPOSED CONTOUR	---	EXISTING SEWER LINE
(---)	EXISTING GRADE	---	RETAINING WALL	---	WATER LINE
---	FINISHED GRADE	---	CHECK DAM	---	EXISTING WATER LINE
---	2:1 SLOPE, UNON	---	EXISTING EDGE OF PAVEMENT	---	SD
---	36" ODP STEEL PIPE INLET PER CALTRANS STD PLAN 075A	---	EDGE OF PAVEMENT	---	EXISTING STORM DRAIN
---	18" CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE	---	EXISTING FENCE	---	G
---	WATER VALVE	---	RIGHT-OF-WAY	---	EXISTING GAS LINE
---	DRAINAGE DIRECTION	---	PROPERTY LINE	---	(---)---
		---	EASEMENTS	---	EXISTING OVERHEAD POWER/TTL
		---		---	GB
		---		---	GB



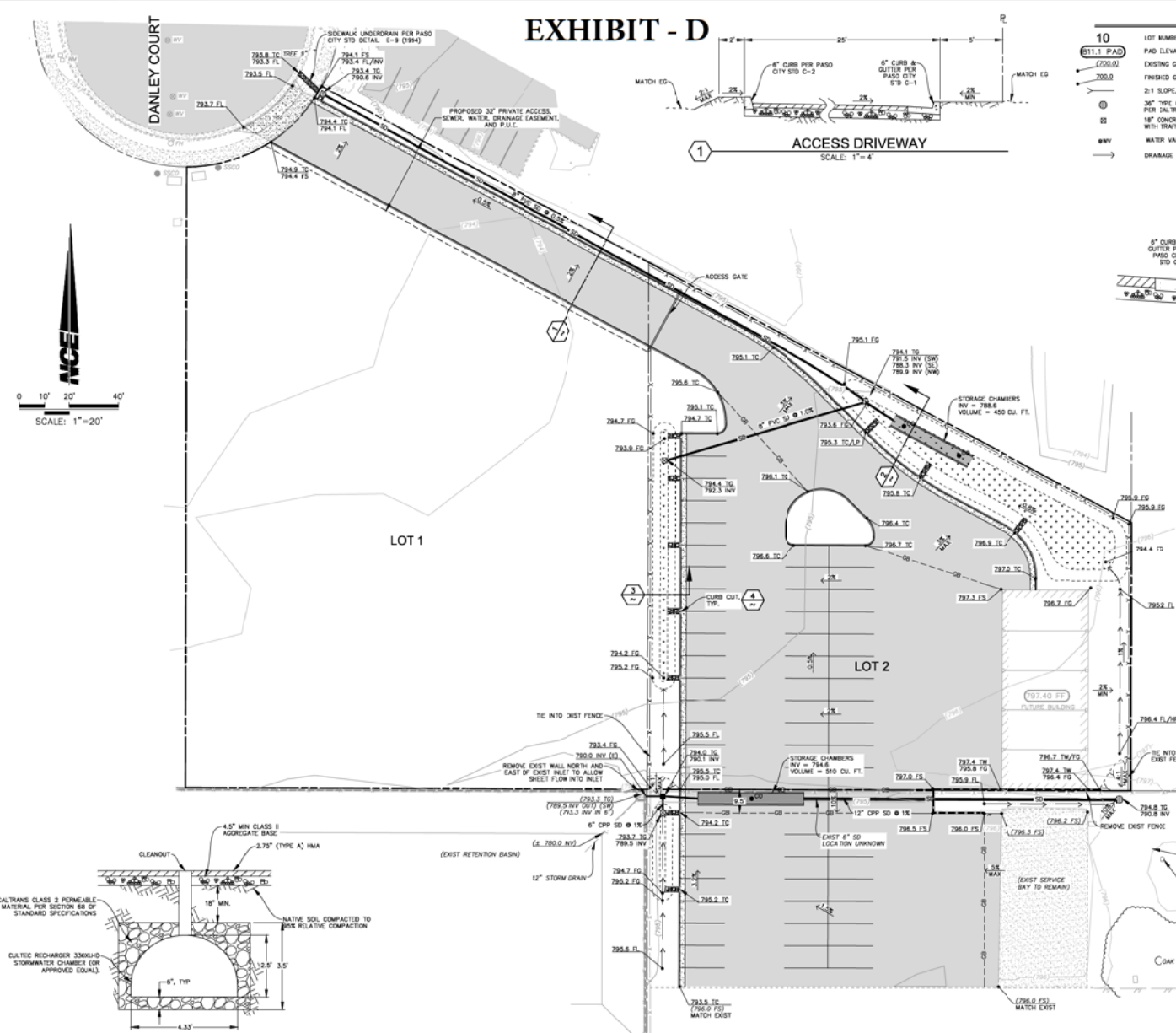
2 EAST BIOSWALE BIO-RETENTION AREA
SCALE: 1"=2"



3 WEST BIOSWALE BIO-RETENTION AREA
SCALE: 1"=2"



4 CURB CUT
SCALE: 1"=2"



5 SOUTHERN UNDERGROUND STORAGE
SCALE: 1"=2"

PRELIMINARY GRADING & DRAINAGE PLAN PR 16-0231

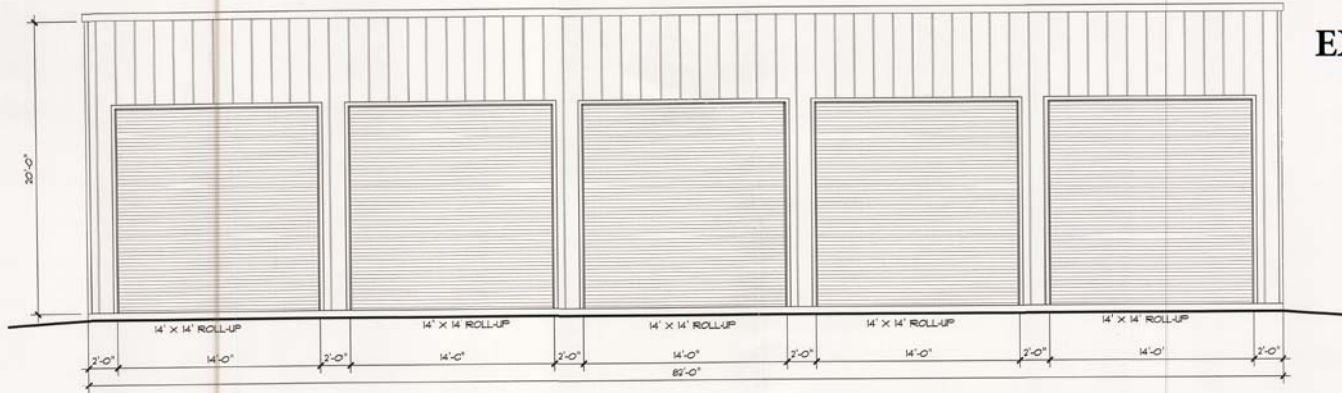
725 CRESTON ROAD, SUITE B
PASO ROBLES, CA
805.239.3127

NCE
NORTH COAST
ENGINEERS

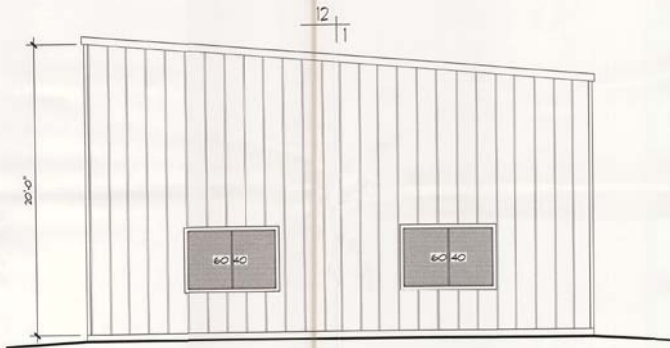
EXHIBIT - E

**JIM REED
C.A.D.
SERVICE**
610 1375 ST
UNIT C
PUEBLO, CO
PHONE: (303) 874-6270
FAX: (303) 874-1156
WWW:
jimreedcadd.com

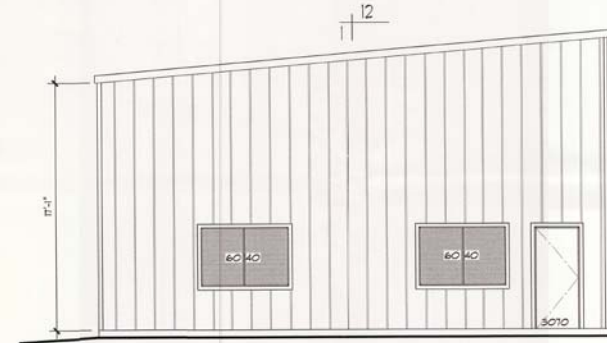
**ARMINTA
CONSTRUCTION**
550-5194



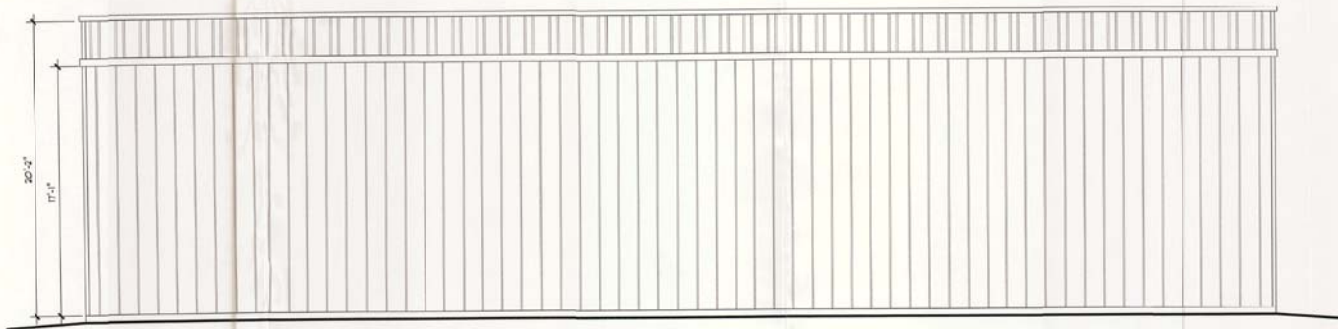
○ FRONT ELEVATION



○ RIGHT ELEVATION



○ LEFT ELEVATION



○ BACK ELEVATION

PLAN PREPARED FOR:

Job No.
Drawn By: Date
JRL
Checked By: Date
Drawing No.
Scale: 1/4" = 1'
Sheet

A 2



Brachycton acerifolius
Flame Tree



Pistacia chinensis
Chinese Pistache



Ulmus parvifolia
Evergreen Elm



Arbutus 'Marina'
Strawberry Tree



Gleditsia triacanthos
Honey Locust



Chilopsis linearis
Desert Willow



Quercus agrifolia
Coast Live Oak

SUMMERS MURPHY & PARTNERS			
Multahey Dodge			
12/12/2016			
Hydzone Chart & Landscape Water Use Summary			
Maximum Annual Water Allowance (MAWA)			
the total square footage of landscape = 10,275 S.F.			
the Hyd. ETto for the area = 47			
MAWA = 334 ccf / yr			
MAWA = 249,832 gal / yr			
Hydzone Chart			
Hydzone # 1 (Shrub Drip) Plant Factor = 0.2 (Low)			
square footage of hydzone = 10,275			
hydzone irrigation efficiency = 0.0			
EAWU = 93 ccf / yr			
Estimated Annual Water Use (EAWU)			
Sub-Total EAWU = 93 ccf / yr			
Irrigation System Efficiency Factor = 0.85 %			
EAWU = 109 ccf / yr			
EAWU = 81,840 gal / yr			
Landscape Water Use Summary			
MAWA	249,832 gal / yr	334 ccf / yr	EAWU < MAWA = 225 ccf saved
EAWU	81,840 gal / yr	109 ccf / yr	(this number must be positive)
Percentage of MAWA used 33%			

Statement of Water Conserving Irrigation Design

The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydzones shall be adjusted according to water needs and weather.
- Utilization of irrigation system master valve.
- Utilization of irrigation system "smart controller" with water budgeting feature.
- Utilization of irrigation system flow sensor.
- Utilization of rain shut-off device connected to irrigation controller.

To help maintain the irrigation efficiency as intended in the design, Irrigation system shall be tested and maintained on a monthly basis by the maintenance staff.

Plant List

ACCENT TREES
BRACHYCTON ACERIFOLIUS / FLAME TREE
PISTACIA CHINENSIS / CHINESE PISTACHE
ULMUS PARVIFOLIUS / EVERGREEN ELM

PARKING LOT / GROVE TREES
ARBUTUS 'MARINA' / STRAWBERRY TREE
CHILOPSIS LINEARIS / DESERT WILLOW
GLEDITSIA TRIACANTHOS / HONEY LOCUST
QUERCUS AGRIFOLIA / COAST LIVE OAK

ACCENT SHRUBS
BOUSSINGUILLA SPP. / BOUSSINGUILLA
CISTIS SPP. / ROCKROSE
ECHIN CANCENCO / PRIDE OF MADERA
ANDROEDA EDWARDS / RED-HOT POKER
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / BLUE BEDDER
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE

SHRUBS and PERENNIALS
ARBUTUS UNICO 'LITTLE KNOX' DWARF STRAWBERRY TREE
CALLISTEMON 'LITTLE JOBY' / DWARF BOTTLEBRUSH
HETEROMELES ARBUTIFOLIA / TOYON
RHAPHIS CALIFORNICA 'THE CARD' / COFFEEBERRY
RHAPHIS INDECA 'PINK LADY' / INDIA HAWTHORN (PINK)

GROUNDCOVERS
BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH
ERIGRON KARVINICANUS / FLEABANE
HYPOCHOERIS PAVONICOLOR 'PINK CREEK' / TRAILING HYPOCHOERIS
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / (M)N
SALVIA 'DARBY'S CHOICE' / DARBY'S CHOICE SAGE

BIOFILTRATION BASINS (use Bioretention Soil Media per City Standard):
ACHILLEA MILLEFOLIUM 'SUNNY SEDUCTION' / YELLOW YARROW
CAREX DIVULSA / BENELEY SEDGE
IRIS DOUGLASSIANA / DOUGLAS IRIS
JUNCUS PATENS 'TIG BLUE' / CALIFORNIA GRAY RUSH
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
SALVIA SPATHACEA / HUMMINGBIRD SAGE
SATUREIA DOUGLASSII / YERBA BUENA

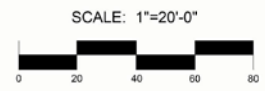
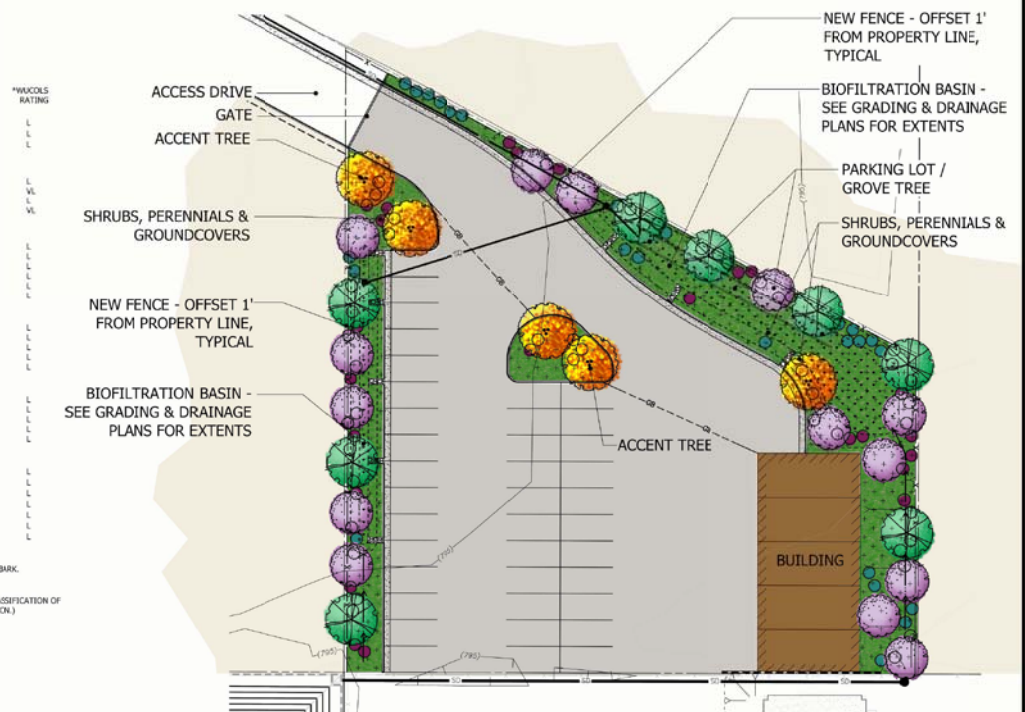
MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Water conserving plants, defined as "Low" or "Very Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 100% of the total plant area.
- Irrigation system shall be separated into distinct hydzones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is not used.



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