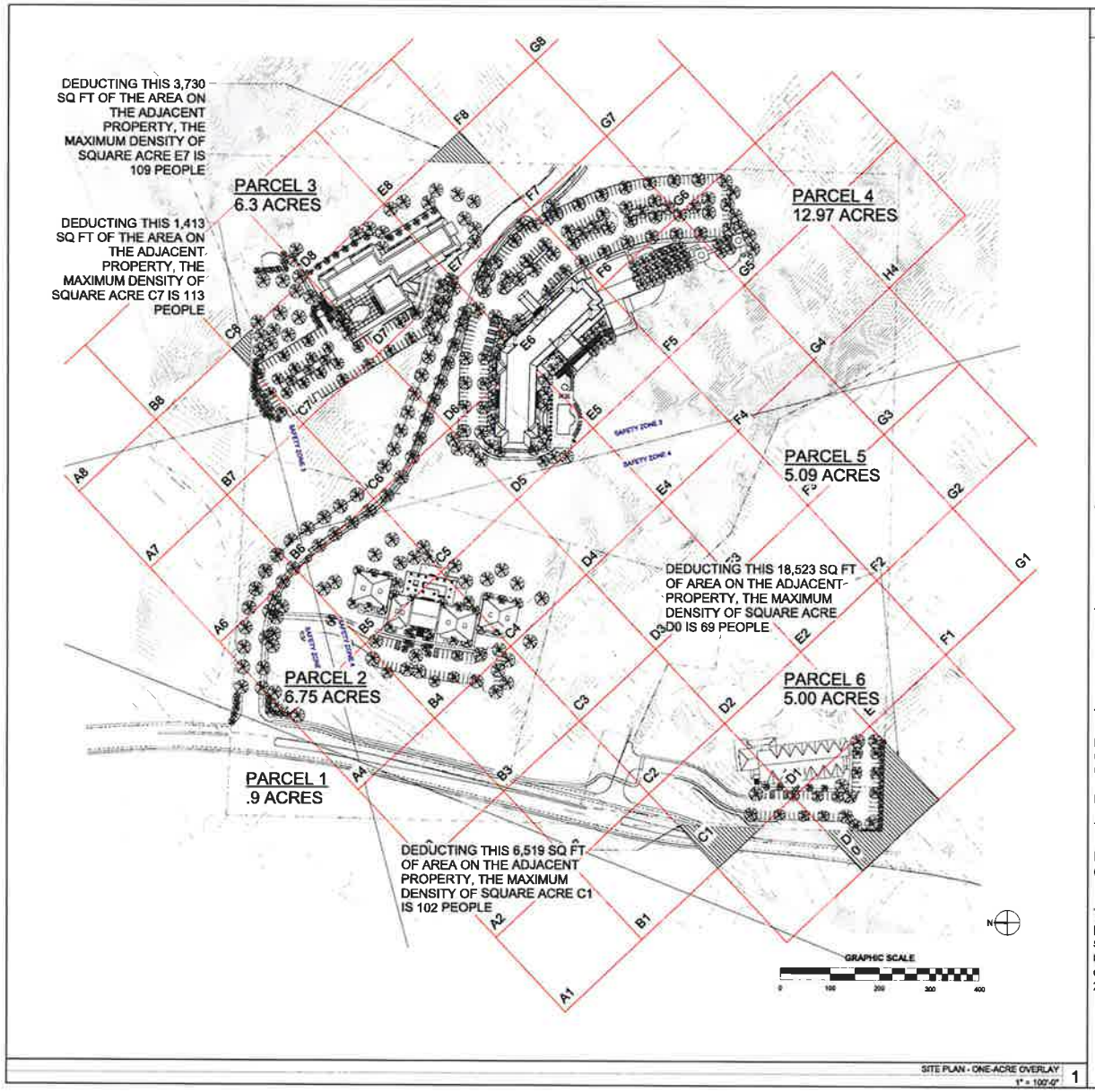


SITE PLAN - ONE-ACRE OVERLAY
1" = 100'-0"
1

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 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.

S/A

STANTONARCHITECTURE.COM

JETT LANDSCAPE ARCHITECTURE + DESIGN

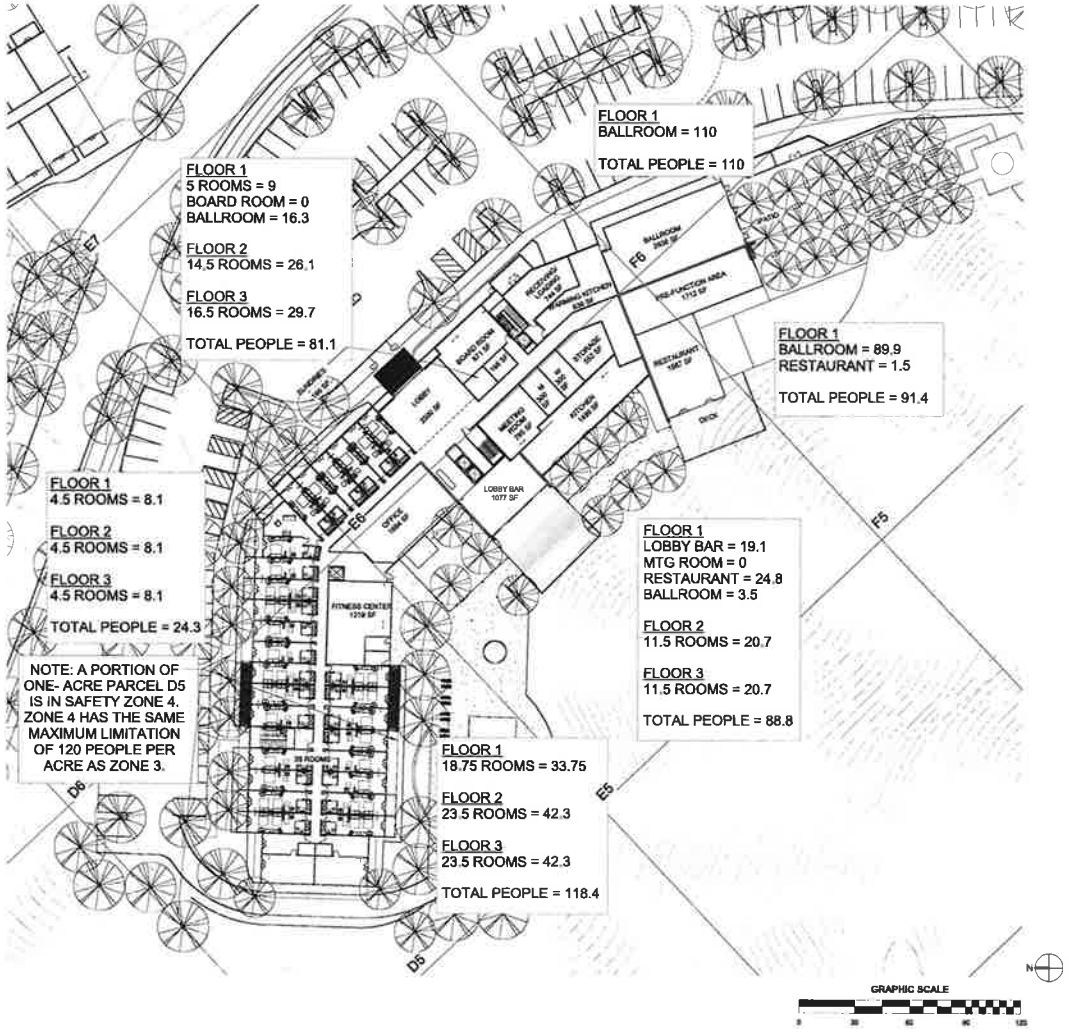
DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AO-1



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 Sideline 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.

STANTONARCHITECTURE.COM

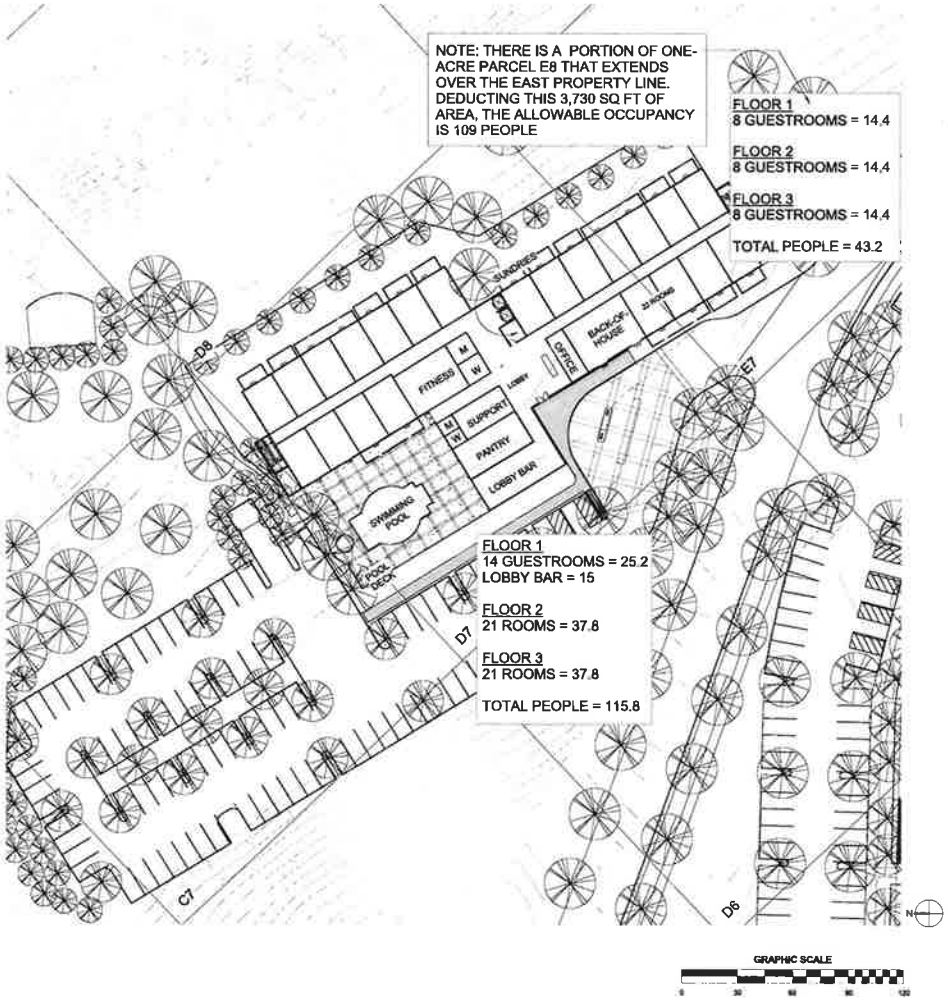
DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 1

JOB NO.	15025
DRAWN BY	Author
SHEET NO.	

AO-2



CITY APP - AIRPORT OVERLAY - HOTEL 2
1" = 30'-0"
1

HOTEL #2
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 Sideline 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 bar space

The diagram at the left indicates that the proposed hotel # 2 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, because this room is not typically leased to the general public and is always reserved for use by the hotel guests.
- 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.

The last assumption listed above is a 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 would 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.

STANTONARCHITECTURE.COM

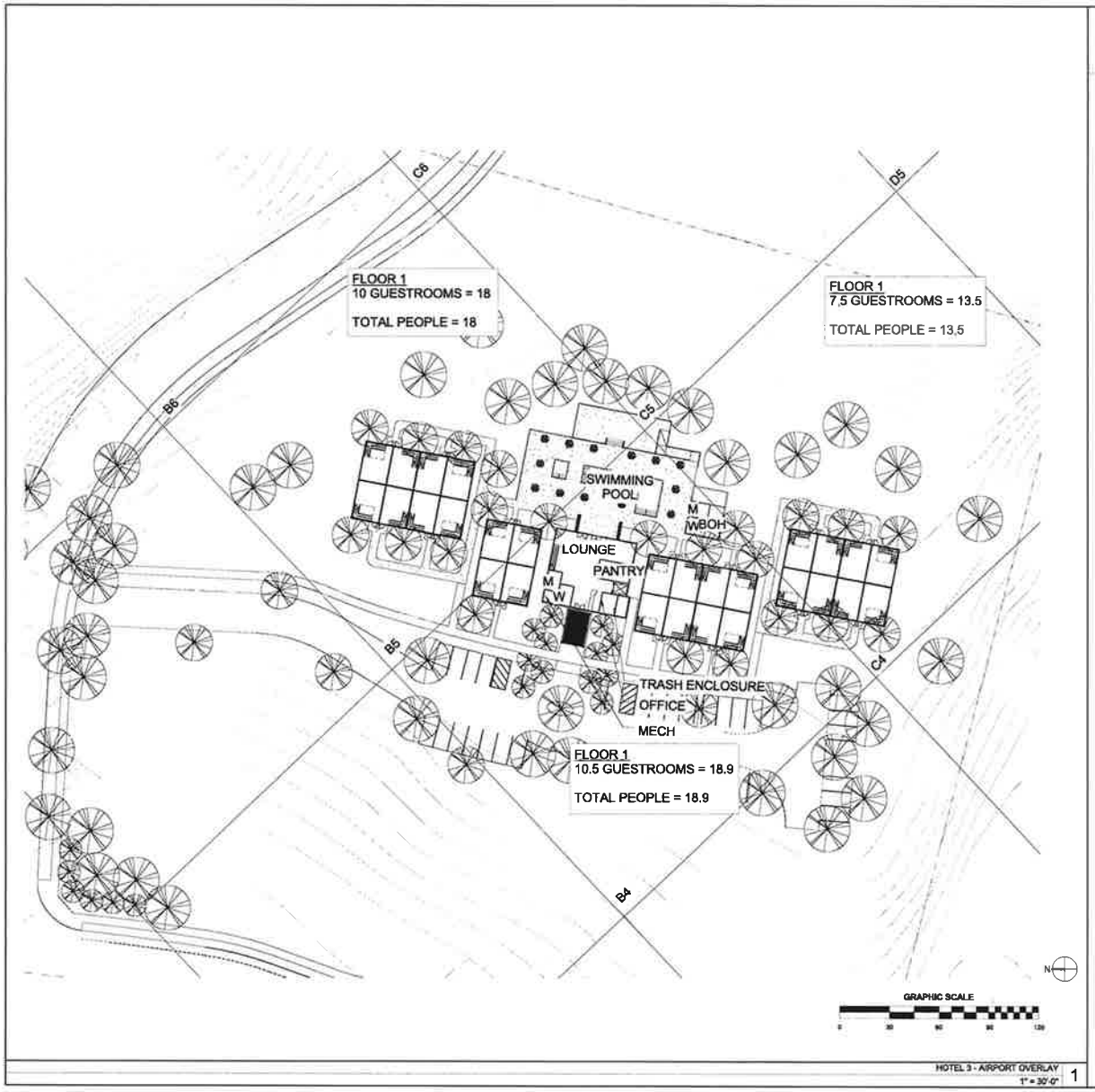
DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 2

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AO-3



HOTEL 3 - AIRPORT OVERLAY
1" = 30'-0"
1

HOTEL #3
Analysis of Maximum Occupancy on One-Acre

Hotel #3 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 single acre.
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

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.

S/A
STANTONARCHITECTURE.COM

JETT
LANDSCAPE ARCHITECTURE & DESIGN

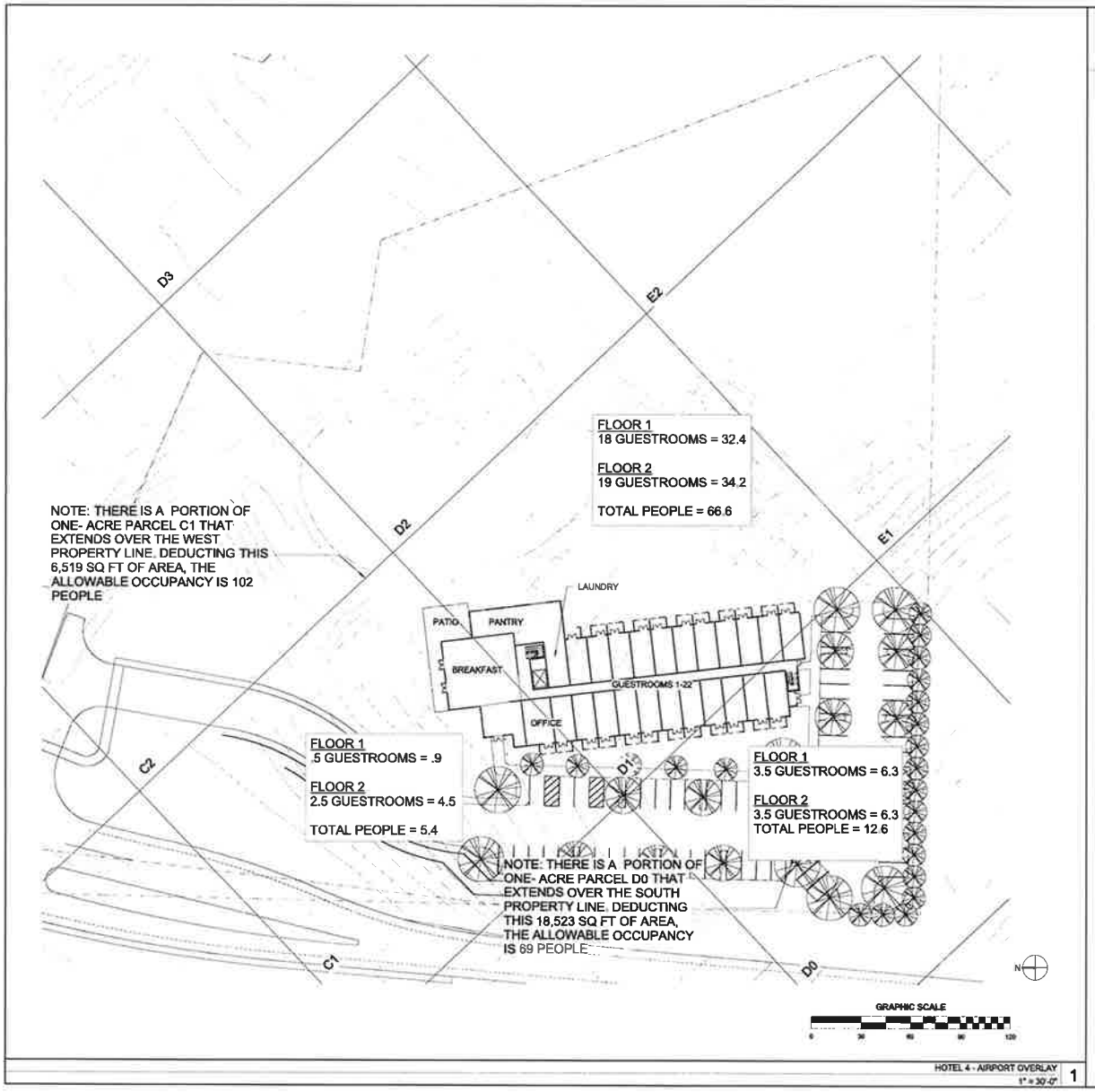
DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 3

JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AO-4



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 single acre.
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

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.

S/A
STANTONARCHITECTURE.COM

JETT
LANDSCAPE ARCHITECTURE & DESIGN

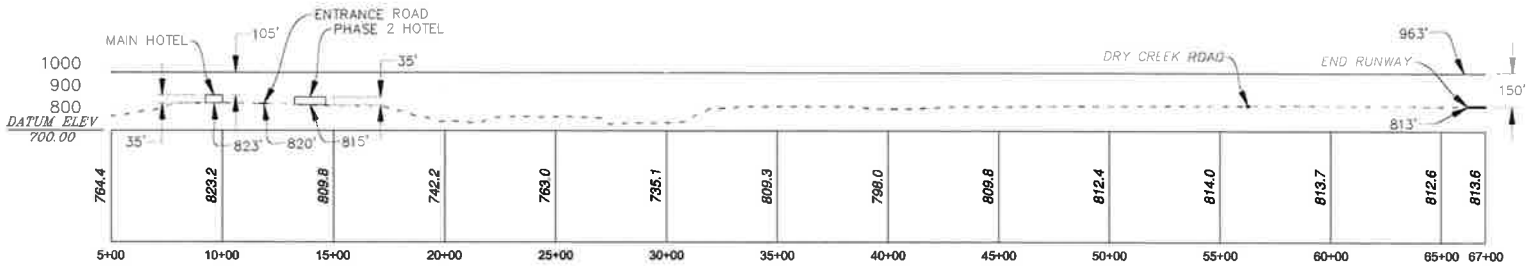
DESTINO PASO RESUBMITTAL

JULY 21ST, 2016

DRAWING TITLE
AIRPORT OVERLAY PLAN - HOTEL 4

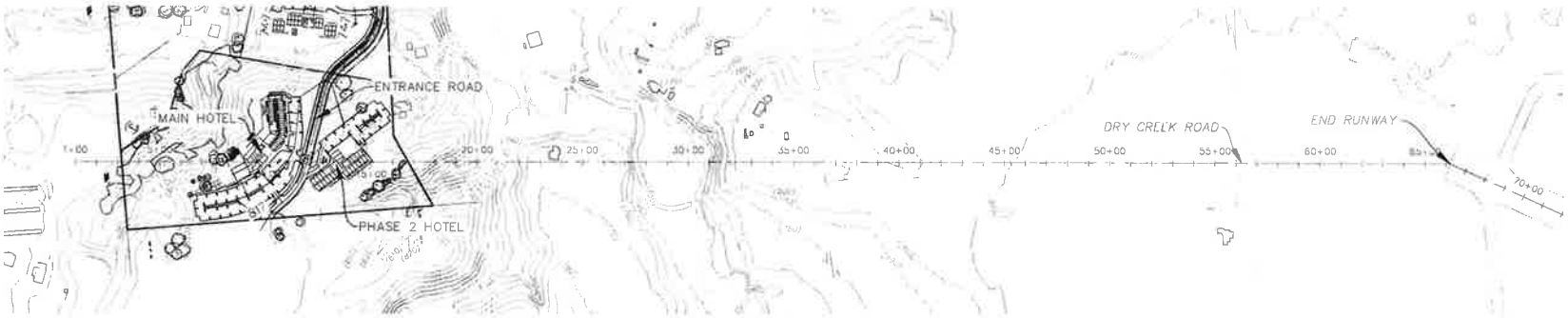
JOB NO.	15029
DRAWN BY	Author
SHEET NO.	

AO-5



PROFILE

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



NCE

0 250' 500' 1000'

SCALE: 1"=500'

AIRPORT APPROACH ANALYSIS
DESTINO RESORT

NCE NORTH COAST ENGINEERING INC.
725 Creston Rd. Suite B, Paso Robles, 239-3127

SHEET 1 OF 2

NORTH COAST ENGINEERING INC. copyright © 2016

BASED ON INFORMATION PROVIDED BY THE AIRPORT MANAGER AND TARTAGULIA 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.

NCE

0 250' 500' 1000'

SCALE: 1"=500'

DESTINO PASO
APPROACH ZONE DETAIL

NCE NORTH COAST ENGINEERING INC.
775 Creston Rd. Suite B, Paso Robles, 239-3127

SHEET 2 OF 2

NORTH COAST ENGINEERING INC. copyright © 2016