

# Exhibit A

## Site Specific Conditions of Approval – PD24-07, MOD25-09, TR 3254, and OTR25-04 (P24-0100)

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B”.

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Architectural Plans
D	Landscape Plan
E	Grading and Drainage Plan
F	Tentative Tract Map 3254
G	Arborist Report
H	CEQA Notice of Exemption

3. Development Plan 24-07 shall allow for the construction of 12 duplex buildings totaling 24 residential units including an Affordable Housing Density Bonus. The base density for the project is 20 residential units, before density bonuses are applied. Consistent with California Government Code Section 65915(b)(1)(B), the applicant shall deed restrict 5% of the base density units (1 dwelling unit) for a very low-income household. Consistent with California Government Code Section 65915(f)(2), the applicant is entitled to a density bonus of 20% of the base density units (4 dwelling units for a total of 24 dwelling units). Consistent with California 65915(d)(2)(A), the applicant is entitled to 1 incentive or concession. The City hereby concedes the applicant’s requirement to provide a playground amenity as specified in Paso Robles Municipal Code Section 21.33.060.E.
4. Site Plan Modification 25-09 shall allow a 42-inch-tall fence in the front yards of Buildings 1 and 2.
5. Tentative Tract Map 3254 is a one-lot tract map for the purpose of creating 24 air space condominiums.
6. Oak Tree Removal Permit 25-04 shall allow for the removal of 10 native oak trees totaling 176 inches in diameter.
7. Approval of the project is valid for a period of two (2) years from the date of approval. Unless construction permits have been issued and site work has begun, the approval of PD24-07, MOD25-09, TR 3254, and OTR25-04 shall expire on March 3, 2028. The Planning Commission may extend the expiration date if a time extension(s) application has been filed with the City along with the required fee before the expiration date.

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8. Any condition imposed by the City Council in approving this Development Plan may be modified or eliminated, or new conditions may be added, provided that the City Council shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the City Council makes the same findings for the modification as were made for the original approval and 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.

## **Planning Division Conditions:**

9. The applicant shall ensure the continued affordability of the very low-income unit that qualified the applicant for the award of the density bonus for a period of no less than 55 years, as required by California Government Code Section 65915 et seq. Before issuance of a building permit for the deed restricted unit, the applicant shall execute and record whatever deed restriction, regulatory agreement, restrictive covenant, or other instrument the City Attorney deems appropriate to implement this requirement.
10. Before issuance of the building permit for the very low-income unit, the applicant shall enter into a density bonus housing agreement in conformance with the density bonus approved herein and Municipal Code Chapter 21.61, in a form deemed appropriate and approved by the City Attorney. The agreement shall run with the land and shall be binding on the restricted dwelling.
11. The very low-income unit shall have a floor area equal to or greater than the mean floor area of all market-rate dwellings approved by this development plan.
12. The very low-income unit shall be constructed of comparable quality to the market-rate dwellings.
13. The very low-income unit shall have equal access to and enjoyment of all common spaces, amenities, and facilities.
14. If the market-rate dwellings are for sale, the very low-income unit shall also be for sale.
15. The very low-income unit shall receive its certificate of occupancy before the City will issue the certificate of occupancy for the 11<sup>th</sup> market-rate unit.
16. To the satisfaction of the Director of Community Development, the Covenants, Conditions, and Restrictions (CC&Rs) shall include:
  - a. The ongoing right for all residents of the project to pedestrian access to the open space area at the rear of the lot either via the common lot or recordation of an access easement.
  - b. An ongoing requirement that 6-foot fences be constructed of consistent fencing materials throughout the project; and
  - c. An ongoing requirement that all fences between Buildings 1 and 2 as labeled on Sheet A2.0 shall be limited to 42 inches in height unless a site plan modification is approved by the City

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- to allow a 48-inch-tall fence. The front fences shall be constructed of consistent materials that shall include equally spaced gaps totaling at least 20% of face of the fence; and
- d. An ongoing requirement for maintenance of all landscaping outside of private yards.
17. An unobstructed pedestrian walkway shall be provided to the open space. The walkway shall be shown on construction documents to the satisfaction of the Director of Community Development.
  18. Before issuance of the first building permit, the applicant shall submit a precise landscaping and irrigation plan for the entire site that complies with Paso Robles Municipal Code Chapters 21.45 and 21.56 to be reviewed by the Staff. The landscaping plan shall include a Landscape Documentation Package including a Water Efficient Landscape Worksheet.
  19. Prior to issuance of a certificate of occupancy, the applicant shall submit a Certificate of Completion for the landscaping and irrigation installed.
  20. The landscaping adjacent to each dwelling shall be completed prior to its final occupancy to the satisfaction of the Director of Community Development.
  21. Before occupancy of the last dwelling in Buildings 1 and 2, street trees from the City's list of approved trees shall be planted within 6 feet of the sidewalk at a spacing that allows the tree canopies to touch at maturity (e.g., a tree anticipated to have a canopy spread of 30 feet shall be planted at an average spacing of 30 feet on center). The trees shall be 15-gallon with a diameter of 1.5 inches or greater, provided irrigation, and planted in conformance with Engineering Standard L-3.
  22. Before occupancy of the last dwelling in Buildings 1 and 2, at least 1 shade trees with an expected height of at least 30 feet shall be planted in each of the landscape planters immediately adjacent to the uncovered parking area. Shade trees with an expected height of at least 30 feet shall be planted in the 5-foot-wide landscape street west of the driveway where adjacent to the parking area at a spacing that allows the tree canopies to touch at maturity
  23. In mitigation for removing 10 native oaks totaling 176 inches in diameter, the applicant shall plant at least twenty-nine (29) 24-inch box (1.5-inch diameter) oak trees on the site at the direction of the project arborist to the satisfaction of the Director of Community Development.
    - a. Before issuance of the certificate of occupancy for the first dwelling, the applicant shall plant at least 6 oak trees of the required 29 oak trees between the stormwater basin and the rear yards of Buildings 8-12. The trees shall be provided with irrigation and protection from gophers, deer, rabbits, and other animals known to damage young oak trees for at least 5 years.
    - b. One additional oak tree (of the required 29) shall be planted before final occupancy of each of the remaining 23 dwellings. At least 12 of the 29 required oak trees shall be planted north of buildings 8-12.
    - c. At least 12 (of the required 29) oak trees shall be planted north of buildings 8-12.
  24. Before the City issues certificates of occupancy for any dwelling in Buildings 1 and 2 as labeled on Sheet A2.0, a deed restriction or deed restrictions that runs or run with the land shall be recorded alerting future owners that fences between the buildings and the street are limited to

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42 inches in height unless a site plan modification is approved by the City to allow a 48-inch-tall fence. The front fences shall be constructed of consistent materials that shall include equally spaced gaps totaling at least 20% of the fence.

25. Before issuance of a building permit, any proposed signage shall be reviewed by the Development Review Committee for compliance with Paso Robles Municipal Code Chapter 21.52.
26. Building eaves on all buildings shall project at least 24 inches from the adjacent wall.
27. The applicant shall provide at least 15% transparencies (windows and other openings) in all building faces.
28. The applicant shall provide a front porch for each dwelling unit in Buildings 1 and 2 in the elevation facing Creston Road. The porch shall be a minimum of 4 feet deep and 6 feet wide, with height (porch surface to ceiling) between 8 and 12 feet.
29. Before issuance of a certificate of occupancy for any dwelling in Buildings 1 or 2, a pedestrian walkway shall be provided from the Creston Road sidewalk to each front porch.
30. Exterior HVAC equipment for dwellings in Buildings 1 and 2 shall be screened from view on Creston Road consistent with Paso Robles Municipal Code Chapter 21.47.
31. The applicant shall provide raised curb at the edge of driveways and parking areas. Limited curb cuts to encourage stormwater infiltration in landscape areas shall be permitted.
32. Prior to issuance of a certificate of occupancy, the applicant shall install conduit in the Creston Road right-of-way or a dedicated public utility easement for the future undergrounding of overhead utility lines running parallel to Creston Road to the City Engineer's satisfaction. The applicant shall enter into an agreement, in a form approved by the City Attorney, not to protest the formation of an assessment district to underground the lines.

## **Engineering Division Conditions:**

### GENERAL ENGINEERING REQUIREMENTS

33. **General Code, Engineering, and Utility Compliance.** For each phase of the project, the Applicant shall design, permit, and construct all required public and private improvements, in accordance with the City of Paso Robles Municipal Code, adopted Ordinances, City Standard Details and Specifications, the approved exhibits, all Engineering Conditions of Approval, and all other applicable local, State and Federal regulations.
34. **City Standards.** All improvements, both public and private, shall be consistent with the latest edition of the City Standard Details and Specifications except where the Applicant has requested and been granted a formal design exception by the City Engineer. Design exceptions shall be submitted, as required by the City Engineering Standard Details and Specifications, and shall be accompanied by the required application and review fee. The Applicant shall summarize the need for the request, alternatives, and may be asked to propose final construction details, specifications, and minimum construction tolerances/testing for review and approval by the

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City Engineer in support of the request. The request shall be approved by the City Engineer prior to submittal of complete improvement plans.

35. **Substantial Conformance.** The project shall be constructed in substantial conformance with these Conditions of Approval, and it shall be constructed in substantial conformance with the following exhibits:
  - a. Preliminary Grading and Drainage Plan
36. **Concept Utility Plans.** The locations, alignments, and sizes of all utilities shown on the site plan, including but not limited to water, recycled water, sewer, fire lines, and storm drains, are schematic only and subject to change. Final utility design and placement shall be determined upon submittal of improvement plans for review and approval by the City, ensuring compliance with all applicable City standards and requirements.
37. **Utilities Serving Property.** Separate utilities, including water, recycled water, sewer, gas, electricity, telephone, and internet shall be served to the facility to the satisfaction of the City Engineer and serving utility companies and Utilities Department. All public and private wet utility mains/laterals shall be shown on the public improvement plans and shall be constructed in accordance with the latest edition of the City Standard Details and Specifications unless a waiver or alternate standard is approved by the City Engineer. The plans shall clearly delineate and distinguish public and private improvements.
38. **Public Right-of-Way Encroachment Permit.** All work within or affecting the public right-of-way shall require an encroachment permit issued by the City. Such work shall not commence until the required encroachment permit has been obtained and all applicable Improvement Plans have been approved by the City Engineer. All work shall be performed in accordance with the approved permit, City standards, and applicable State and Federal regulations.
39. **Insurance – Work Within Public Right-of-Way.** Prior to the issuance of any encroachment permit or commencement of work within the public right-of-way, the Applicant and its contractors shall procure and maintain insurance in forms and amounts acceptable to the City's Risk Manager. Such insurance shall include, at a minimum, commercial general liability, automobile liability, and workers' compensation coverage, naming the City, its officers, officials, employees, and agents as additional insureds. Certificates of insurance and required endorsements shall be submitted to the City for review and approval prior to permit issuance and shall remain in effect for the duration of the permitted work. Coverage limits, endorsements, and any additional requirements shall be subject to approval by the City and may be adjusted based on the scope and risk of the work consistent with the terms of the City Encroachment Permit.
40. **Fee Agreement.** Prior to the submittal of any plans for City plan review, the Applicant shall enter into a Fee Agreement with the City, included within the City's standard application, to reimburse the City for all costs associated with review, inspection, administration, and implementation of the project.

## PUBLIC IMPROVEMENT PLANS

41. **Public Right-of-Way & City Easement Improvement Plans.** The Applicant shall prepare and submit complete Public Improvement Plans within public right-of-way including separate

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easement areas and on and off-site public infrastructure, to the satisfaction of the City Engineer. Improvement Plans shall include, as applicable, public street frontage improvements, encroachments within the public right-of-way, public utilities, storm drain facilities within or discharging to the public right-of-way, traffic control devices, signing and striping, ADA facilities, and related appurtenances. Private on-site improvements not within or affecting the public right-of-way are excluded from this condition.

All public right-of-way Improvement Plans shall be submitted to and approved by the City Engineer prior to issuance of any grading permit, encroachment permit, engineering permit, or building permit that relies upon or impacts the public right-of-way. No grading, demolition, excavation, utility installation, or construction activities within the public right-of-way, or affecting public streets, sidewalks, drainage facilities, or utilities, shall commence until all applicable public improvement plans have been approved and all required City permits have been issued.

The applicant shall locate all retaining walls, handrails, and stairs on private property and out of the City right of way.

42. **Improvement Plan Approval Required Prior to Building Permits.** All required improvement plans for the project—including public right-of-way improvement plans, on and off-site public infrastructure plans, and consolidated on-site improvement plans—shall be reviewed and approved by the City Engineer prior to issuance of any building permit, unless otherwise expressly approved by the City Engineer.

No building permit shall be issued for any structure that relies upon, is served by, or impacts required public or private improvements until the applicable improvement plans have been approved and all related engineering conditions have been satisfied to the City's satisfaction.

43. **Public Street Frontage, Driveway & Pedestrian Improvements.** The Applicant shall design, permit, bond, and construct all public street frontage, driveway, and pedestrian improvements shown or required by the approved plans, to the satisfaction of the City Engineer. Such public improvements shall include, but are not limited to, the following:

- Public street frontage improvements along Creston Road, including pavement, curb, gutter, sidewalk, parkway, and related roadway features;
- All driveways connecting to public streets, including driveway aprons, curb returns, sidewalk reconstruction, and transitions between public and private improvements;
- Sidewalks, curb ramps, and pedestrian facilities within the public right-of-way, including all ADA-compliant improvements and upgrades required as a result of the project;
- Signing, striping, pavement markings, traffic control devices, and street lighting necessary to serve the project or maintain public safety; and
- Any other frontage or access-related improvements within or affecting the public right-of-way that are shown on the approved plans or determined to be necessary by the City Engineer.

All frontage and access improvements shall be fully detailed on Improvement Plans approved by the City Engineer and shall be constructed or bonded for prior to occupancy of any building served by such improvements, unless an alternative timing is expressly approved by the City.

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44. **Public Utilities & Storm Drain Improvements within the Public Right-of-Way.** The Applicant shall design, permit, and construct, all public utility and storm drain improvements located within, crossing, or discharging to the public right-of-way, as shown on the approved plans or as required by the City Engineer. Such improvements include, but are not limited to:
- Public water and sewer facilities within the public right-of-way, including mains, services, valves, manholes, cleanouts, and appurtenances;
  - Public storm drain facilities within or discharging to the public right-of-way, including inlets, laterals, pipes, energy dissipation features, and connections to existing public systems;
  - Utility relocations, abandonments, and protections necessary to accommodate the project and avoid conflicts within the public right-of-way; and
  - Any other public utility improvements required to support the project or protect public infrastructure, as determined by the City Engineer.

All public utility and storm drain improvements shall be shown on Improvement Plans approved by the City Engineer. No construction, trenching, or discharge affecting the public right-of-way shall occur until all applicable plans are approved and all required permits are issued.

The Applicant shall design underground utilities within the roadway prism in conformance with Municipal Code section 11.20.090 prior to issuance of building and grading permits. Timing for installation of improvements shall be consistent with that section, or as directed by the City Engineer.

45. **Driveway Improvements.** All proposed driveways shall be designed and constructed in accordance with the approved project plans and shall be submitted to the City for review and approval as part of the public right-of-way Improvement Plans, to the satisfaction of the City Engineer.

The Applicant shall demonstrate through the Improvement Plans and supporting technical analysis that adequate sight distance is provided for any proposed left-turn-out movements at the driveways, consistent with City standards and applicable engineering standards for new driveways. The Applicant shall construct project driveways to ensure that County of San Luis Obispo Sight Distance Standards are met including the corner sight distance consistent with County Standard Drawing A-5a. If adequate sight distance cannot be demonstrated to the satisfaction of the City Engineer, the affected driveway(s) shall be restricted to right-in and right-out vehicular movements only, with geometrics, channelization, signing, and striping designed to physically enforce such restriction. If required by the City Engineer to achieve adequate sight distance, the Applicant shall provide and record a sight-distance easement triangle or other appropriate access restriction, in a form acceptable to the City.

All driveways shall comply with City of Paso Robles standards, including driveway spacing, grades, vertical curves, curb returns, sidewalk crossings, ADA requirements, and traffic safety criteria. No driveway shall be constructed or modified until the required Improvement Plans are approved, and all applicable permits are issued.

46. **Sidewalk, Curb, and Gutter Improvements.** The Applicant shall design and construct all sidewalk, curb, and gutter improvements in conformance with applicable City standard plans and specifications. The timing and limits of required removal and replacement shall be

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coordinated with the City Engineering Inspector and shall occur at the completion of building construction or at another time approved by the City Engineer.

## EASEMENTS, DEDICATIONS & CERTIFICATE OF COMPLIANCE

47. **Easement Dedications.** The applicant shall dedicate any necessary easements shown on the project plans or required by the project. Easements shall be reviewed and approved by the City, and dedicated by separate easement document, or as shown on the Final Map, prior to issuance of any building permit. Required easements shall include, but are not limited to:
- 10-foot Public Utility Easement (PUE) along Creston Road
  - Drainage
  - Access / Reciprocal Access
  - Public Utility Easement across the project site
  - Other easements determined necessary to support the project improvements as shown on the project exhibits and in accordance with the City's adopted codes, ordinances and standards.

## PUBLIC IMPROVEMENTS, UTILITIES & LANDSCAPING

48. **Public Improvements Constructed Prior to Occupancy.** All required public improvements—including streets, utilities, and drainage—shall be constructed before final occupancy or financial assurances secured subject to the City's satisfaction.
49. **Undergrounding of Utilities.** All utilities shall be installed underground unless otherwise approved by the City Engineer. Existing powerlines along the project frontage will be allowed to remain.
50. **Landscaping Within Rights of Way.** The Applicant shall design and construct planting and irrigation within the City right-of-way along the project frontage to the satisfaction of the City Engineer, and shall be included as part of the on-site landscape improvements, including installation of street trees as required by the Planning Department, and shall be consistent with the Conceptual Landscape Plan.

The Applicant shall be responsible for the ongoing maintenance of all landscaping and irrigation improvements located within the public right-of-way, in accordance with City standards and the Project Conditions of Approval.

51. **Right-of-Way Landscape Maintenance Agreement.** The Applicant and the Homeowner's Association shall enter into an agreement with the City, in a form acceptable to the City Engineer and Community Development Director, to maintain in perpetuity all landscaping installed within the public right-of-way, including but not limited to street trees, irrigation systems, and associated appurtenances.

The agreement shall clearly assign responsibility for ongoing operation, maintenance, repair, and replacement of the landscaping and irrigation improvements, and shall be executed and approved prior to issuance of the first building permit, unless otherwise approved by the City.

52. **Sight Distance For Planned Driveways.** The Applicant shall provide City approved public improvement plans showing corner and stopping sight distance requirement are met prior to grading permit issuance. The public improvements for sight distance shall be fully constructed

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prior to building permit issuance. All planting adjacent to driveways and intersections shall comply with the County of San Luis Obispo Sight Distance Standards and A-5 Series Drawings. No vegetation, wall, fence, monument, or other sight distance obstruction shall be placed within the restricted area at the corner of any public road intersection, or inside curve of any knuckle. An obstruction is anything higher than 2.5 feet above either the nearest pavement surface or the nearest traveled way (where there is no pavement).

53. **On-Site Pedestrian Circulation.** The Applicant shall design and construct continuous and safe pedestrian circulation within the project site, including clearly defined pedestrian pathways connecting buildings, parking areas, open spaces, and site access points to the Public Right of Way, to the satisfaction of the Community Development Director and City Engineer.

## GRADING, GEOLOGY & EARTHWORK

54. **Grading Plans, Geotechnical Compliance, and Certifications.** No grading activities shall commence until issuance of a grading permit. The Applicant shall comply with the following requirements to the satisfaction of the City Engineer:

### Pre-Grading Requirements (Prior to Grading Permit Issuance)

- a. **Grading Plans:** Rough Grading Plans shall be prepared and submitted for review and approval by the City Engineer.
  - b. **Geotechnical Report:** A geotechnical report prepared by a qualified geotechnical engineer or certified engineering geologist shall be submitted to support the proposed grading and improvements. The report shall address site-specific soil conditions and include recommendations for grading, foundations, slope stability, compaction, drainage, stormwater basin infiltration, and bioretention features, as applicable.
  - c. **Geologic and Seismic Compliance:** All geologic hazard mitigation measures, over-excavation requirements, seismic hazard mitigation measures, and soils report recommendations identified in the approved Geotechnical/Soils Report shall be incorporated into the grading plans and satisfied prior to issuance of grading permits.
  - d. **Geotechnical Review:** The grading plan(s) shall be reviewed and approved by the project geotechnical engineer and/or soils engineer. A confirmation letter verifying that all recommendations of the approved Geotechnical/Soils Report have been incorporated into the project shall be submitted to the City Engineer prior to issuance of grading permits.
  - e. **Haul Route Approval:** If grading operations include import or export of material, a haul route plan shall be submitted and approved by the City prior to issuance of grading permits.
55. **Grading Operations and Post-Rough Grading Requirements.**
- a. **Geotechnical Compliance:** All grading activities shall be performed in conformance with the recommendations of the approved Geotechnical/Soils Report.
  - b. **Erosion Control and BMPs:** Temporary erosion control measures, drainage facilities, and stormwater Best Management Practices (BMPs) shall be implemented and maintained during all grading operations.
  - c. **Rough Grading Certification:** Upon completion of rough grading, rough grade certifications and compaction reports prepared by the project engineer, contractor, and geotechnical consultant shall be submitted to the City Engineer for review and approval.

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56. **Fine and Final Grading Plans and Certifications.** No construction of site improvements or building permits shall be issued until the Applicant complies with the following, to the satisfaction of the City Engineer:
- Fine Grading Plans.** Fine Grading Plans shall be prepared and submitted for review and approval by the City Engineer prior to issuance of building permits or commencement of construction of site improvements.
  - Final Grading Certification.** Final grading certifications, prepared by the Applicant's engineer and geotechnical consultant, shall be submitted to and approved by the City Engineer prior to issuance of Certificates of Occupancy.
57. **General Construction Activities Stormwater Permit.** The Applicant shall obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the Applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI. The WDID number shall be included by reference on all construction plan sets. An erosion control plan shall be included with the improvement plans and all building plan submittal for demolitions, grading and new construction. A hard copy of the SWPPP shall be provided to the City Engineer in conjunction with the improvement plans.
58. **Tree Protection.** Prior to issuance of grading, improvement and building permits, the Applicant shall implement all tree protection requirements identified in the Arborist Report, prepared by a certified arborist, for all trees designated for preservation. The Applicant shall comply with the report during all grading and construction activities. All applicable tree protection notes and requirements from the Arborist Report shall be incorporated on all relevant improvement and building plans, including but not limited to grading, utility, drainage, landscaping, and building plans, to the satisfaction of the City Engineer and Planning Director.
59. **Grading Permission.**
- The Applicant shall obtain a notarized Letter of Permission for grading over all existing easements, prior to grading permit issuance.
  - The Applicant shall obtain a notarized Letter of Permission for grading outside of the property lines/tract boundary from the adjacent property owner(s).

## DRAINAGE & STORMWATER CONTROL REQUIREMENTS

60. **Drainage Design and Reports.** The project drainage design and report shall meet City engineering standards. The final hydrology, hydraulic, and stormwater quality reports shall be approved by the City Engineer prior to grading permit issuance. The drainage system shall utilize a combination of surface and subsurface retention and detention basins, onsite storm drain facilities, and area inlets designed to convey the 25-year storm event and detain the 100-year storm event in accordance with City of Paso Robles standards.

Drainage design for upstream system pass-through flows shall be addressed in the final drainage report and on the project plans.

61. **Post-Development Runoff and Mitigation.** Post-development peak stormwater runoff rates for the 100-year storm event shall not exceed pre-development runoff rates, consistent with the

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approved drainage analysis. All on-site runoff shall be retained and/or released at pre-development flow rates. No adverse off-site drainage impacts shall occur unless specifically identified and mitigated through measures approved by the City Engineer.

Compliance shall be demonstrated through hydrologic and hydraulic analyses prepared by a qualified civil engineer and submitted for review and approval by the City Engineer.

62. **Drainage Approvals and Acceptance.** Prior to issuance of grading permits and/or final improvement plan approval, as applicable, the Applicant shall obtain all required drainage acceptance letters and approvals for onsite and off-site drainage facilities. Any required agreements or approvals related to drainage facilities shall be completed to the satisfaction of the City Engineer prior to acceptance of public improvements.
63. **Discharge to City Streets.** Any stormwater discharge to City streets or public right-of-way shall be designed and constructed in a manner that does not create a hazard to public safety, traffic operations, pedestrians, or adjacent properties, as determined by the City Engineer. All such discharge facilities shall be subject to review and approval by the City Engineer and shall comply with applicable City standards.
64. **Stormwater Control Plan and NPDES Compliance.** All drainage and stormwater improvements shall comply with applicable NPDES, SWPPP, SWCP, erosion control, and stormwater quality requirements of the City of Paso Robles and the Regional Water Quality Control Board. Stormwater quality best management practices and retention features shall be designed, installed, and maintained to meet City standards and permit requirements.

The Applicant shall prepare a Stormwater Control Plan (SWCP) that meets Post-Construction requirements per [https://www.waterboards.ca.gov/centralcoast/water\\_issues/programs/stormwater/docs/lid/hydromod\\_lid\\_docs/2013\\_0032resolution\\_signed.pdf](https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/hydromod_lid_docs/2013_0032resolution_signed.pdf) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. The Plan shall be submitted in compliance with the Engineering Standard Details and specifications. An approved SWCP is required prior to grading permit issuance.

65. **Surface Basin Landscaping and Safety Fencing.** The Applicant shall prepare and submit a detailed landscape and irrigation plan for review and approval by the City prior to issuance of grading or improvement plan approval for area surrounding surface basins. The plan shall provide landscaping along the perimeter of all retention/detention basins shown on the approved project exhibits and drainage plans. Landscaping shall be designed to aesthetically integrate the basins with the surrounding development to the satisfaction of the City Engineer and Planning Department. Where required by City standards, safety fencing shall be provided around surface basins and designed to the satisfaction of the City. All required landscaping, irrigation, and safety fencing shall be installed in accordance with the approved plans prior to issuance of any Certificate of Occupancy and shall be maintained in a healthy, safe, and effective condition by the Applicant or successor property owner thereafter.
66. **Stormwater Facility Maintenance Plan and Agreement.** The Applicant shall prepare and submit a Stormwater Facility Operations & Maintenance Plan (O&M Plan) for review and approval by the City Engineer. The O&M Plan shall identify all onsite stormwater management facilities,

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including but not limited to drainage pipes, inlets, surface and subsurface retention/detention basins, and stormwater quality best management practices, and shall define inspection schedules, routine and corrective maintenance procedures, and the responsible party for long-term operation and maintenance.

The Applicant shall enter an agreement with the City for ongoing maintenance in a form acceptable to the City and shall run with the land. The Applicant, or a subsequent property owner or owners, shall be responsible for implementing the O&M Plan upon completion of construction and for maintaining all stormwater facilities in good working order for the life of the project to ensure continued compliance with approved drainage, stormwater quality, and NPDES requirements.

The O&M Plan shall be approved and the Maintenance Agreement executed prior to grading permit issuance.

## CONSOLIDATED ON-SITE IMPROVEMENT PLANS

67. **Consolidated On-Site Improvement Plans.** Prior to issuance of any grading permit, encroachment permit, or building permit, the Applicant shall prepare and submit a single, consolidated set of on-site improvement plans for review and approval by the City Engineer. The consolidated plan set shall integrate and clearly coordinate all on-site improvements, including but not limited to the following:

- Water systems (domestic, fire, irrigation, and appurtenances);
- Sanitary sewer systems (mains, laterals, cleanouts, and appurtenances);
- Grading and earthwork.
- Drainage and stormwater management facilities.
- Paving and site access, including internal drive aisles, parking areas, emergency access, and pedestrian circulation, clearly identifying which paving and access improvements are constructed with each building or phase of development; and
- Parkway and on-site landscaping and irrigation, including a unified landscape and irrigation plan that encompasses both on-site landscaping and off-site/parkway improvements within the public right-of-way.

The consolidated plans shall be prepared by the Engineer of Record and shall demonstrate internal consistency between disciplines, including horizontal and vertical alignment, utility conflicts, drainage flow paths, finished grades, access and circulation, landscaping interfaces, and construction sequencing. Separate or standalone plan sets for individual on-site disciplines shall not be permitted unless expressly approved by the City Engineer and Community Development Director.

## SEWER IMPROVEMENTS

68. **On-Site Sanitary Sewer System Design Standards.** The Applicant shall design, construct, and maintain the proposed private on-site sanitary sewer collection and conveyance system to standards equivalent to public sanitary sewer facilities. All sewer mains, laterals, cleanouts, manholes, pump stations (if applicable), and appurtenances shall be designed in substantial conformance with the City's Standard Plans and Specifications, the latest City Design Criteria Manual, and applicable California Plumbing Code and State regulations, unless otherwise approved by the City Engineer.

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69. **Improvement Plans and City Review.** Prior to issuance of grading permits or building permits, the Applicant shall submit detailed sanitary sewer improvement plans, profiles, calculations, and specifications for the on-site sewer system for review and approval by the City Engineer. Plans shall demonstrate compliance with City design standards, materials, pipe sizing, slopes, cleanout spacing, access requirements, and maintenance provisions.
70. **Spill Prevention and Response Plan.** Prior to final plan approval, the Applicant shall prepare and submit a Sanitary Sewer Spill Prevention and Response Plan for review and approval by the City Engineer. The plan shall include, at a minimum:
- Identification of potential spill or overflow locations;
  - Procedures for immediate response, containment, cleanup, and notification;
  - Emergency contact information for responsible parties;
  - Inspection and maintenance protocols; and
  - Reporting procedures consistent with State and Regional Water Quality Control Board requirements.

The approved plan shall be implemented for the life of the on-site sewer system.

71. **Stormwater Protection and Cross-Contamination Prevention.** The Applicant shall demonstrate that the design, construction, and operation of the on-site sanitary sewer system will not adversely impact stormwater quality. Sewer facilities shall be designed to prevent inflow and infiltration, cross-connections, leaks, or discharges to the City's storm drain system. All construction activities shall comply with applicable stormwater pollution prevention requirements to the satisfaction of the City Engineer.
72. **Compliance with Statewide General Waste Discharge Requirements (WDRs).** The Applicant shall demonstrate compliance or demonstrate exemption with the California State Water Resources Control Board Statewide General Waste Discharge Requirements (WDRs) for Sanitary Sewer Systems, including monitoring, reporting, spill response, and maintenance obligations, as applicable. Documentation demonstrating compliance shall be submitted to the City Engineer prior to system operation and upon request thereafter.
73. **Operations and Maintenance Responsibility.** The Applicant, or a subsequent owner or responsible entity approved by the City, shall be solely responsible for the operation, inspection, maintenance, repair, and replacement of the on-site sanitary sewer system. Maintenance responsibilities shall be documented in a form acceptable to the City Engineer and, if required, recorded against the property.
74. **Sewer Fees and Charges.** All applicable sewer capacity fees, connection fees, and related charges shall be paid prior to issuance of building permits, in accordance with City requirements in effect at the time of permit issuance.

## WATER IMPROVEMENTS

75. **Water Service.** Prior to issuance of any grading or building permits, the Applicant shall demonstrate, to the satisfaction of the City Engineer, Utilities Director, and Fire Official, that the City's water system can provide the required fire flow in addition to all project water demands using City-approved criteria. If available capacity is insufficient, the Applicant shall be

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responsible for implementing any required improvements, including off-site upgrades or on-site facilities, as determined by the City.

All water service connections shall be designed and constructed in accordance with City standards and specifications and shall be subject to review and approval by the City Engineer and Utilities Department. Separate and appropriately sized water services shall be provided for each building or tenant/dwelling unit, unless otherwise approved by the Utilities Department. The Applicant shall evaluate and modify, upsize, replace, or supplement existing services as required to serve the project.

76. **Private Water Distribution and Metering.** Where water is served to multiple dwelling units by a City master water meter, prior to issuance of any grading or building permits, the Applicant/Owner shall enter into and record a Private Water Distribution System Agreement with the City. The agreement shall require private ownership, operation, maintenance, repair, and replacement of all water facilities downstream of the City's master meter; require compliance with all applicable water quality and health standards; prohibit supply of water to any parcels not included with the project, prohibit resale of water for profit while allowing the reasonable pass-through of City charges and related costs; and bind the owner, successors, and any homeowners' association to these obligations in perpetuity, in a form approved by the City Engineer and Utilities Director.

The project shall provide individual private sub-meters for each dwelling unit or separate service downstream of the master meter. All sub-meters and related facilities shall be privately owned, operated, maintained in working order, and replaced by the property owner or homeowners' association. The City shall not operate or maintain sub-meters. Records of monthly water use data from sub-meters shall be maintained by the owner or association and made available to the City or State upon request, as required.

The City shall not be responsible for the operation, maintenance, repair, replacement, water quality, pressure, capacity, or performance of any private water or sewer facilities.

77. **Fire Flow and Fire Protection.** The project shall be designed to meet all applicable fire flow and fire protection requirements, as determined by the Fire Authority. Fire flow availability shall be demonstrated through the approved hydraulic analysis and final improvement plans. Any required on-site or off-site improvements necessary to meet fire flow requirements shall be the responsibility of the Applicant.
78. **Water Improvement Plans.** Public and private water improvement plans, including water mains, services, fire lines, meters, valves, appurtenances, and related facilities, shall be submitted to and approved by the City Engineer, and public water improvements shall also be subject to approval by the Utilities Department prior to issuance of any grading, encroachment, or building permits.

All water facilities and underground utilities in the vicinity of new or existing water mains shall be designed and constructed in compliance with City standards and the California Division of Drinking Water (DDW) criteria for separation of water and sewer facilities, including horizontal and vertical separation requirements, unless alternative measures are approved by the City Engineer.

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79. **Easements and Rights-of-Way.** The Applicant shall dedicate or grant all necessary water, access, and utility easements required to install, operate, and maintain public or private water facilities, to the satisfaction of the City Engineer and Utilities Department. Easements shall be recorded prior to issuance of building permits, unless otherwise approved by the City.
80. **Water Fees and Charges.** All applicable water capacity fees, connection fees, meter fees, inspection fees, and related charges shall be paid prior to issuance of building permits, in accordance with City requirements in effect at the time of permit issuance.
81. **Replacement and Abandonment of Existing Water Facilities.** Existing water services, meters, or laterals determined by the City to be inadequate, unused, or abandoned shall be replaced or properly abandoned at the water main prior to final inspection. The work shall be completed at the Applicant's expense and in accordance with City standards.
82. **Fire Flow and Hydrant Requirements.** The Applicant shall demonstrate, through approved analysis, that the project meets all applicable fire flow and fire protection requirements prior to approval of improvement plans. Fire hydrants shall be installed or modified as required in conformance with City and Fire Department standards.
83. **Testing, Disinfection, and Activation.** All newly installed potable water facilities shall be pressure tested, flushed, and disinfected in accordance with City standards and AWWA requirements prior to being placed into service and prior to final inspection. Final approval shall be subject to acceptance by the City Engineer and Utilities Director.

## SOLID WASTE

84. **Collection Access.** The project shall be served by the City's authorized solid waste and recycling service provider and shall comply with all applicable collection requirements and service standards. Applicant/Developer shall provide, and show on improvement plans, adequate access for solid waste collection vehicles, including turning radii, roadway widths, and vertical clearance, as determined by the City and the solid waste service provider.
85. **On-Site Trash Enclosures.** The Applicant/Developer shall design the trash enclosures, and the quantity, types, and locations of each enclosure in compliance with applicable requirements and to the satisfaction of the Solid Waste & Recycling Manager. To determine the project's solid waste generation, project shall utilize the Enclosure Waste Generation Calculator meeting approval of the Solid Waste Manager. All trash enclosures shall be covered to the satisfaction of the City.
86. **Food Waste Recycling and Organics Compliance.** The Applicant/Developer shall comply with all applicable State and local food waste and organic waste recycling requirements, including but not limited to AB 1273 and SB 1383, as amended. Prior to issuance of certificates of occupancy, the Applicant/Developer shall demonstrate to the satisfaction of the City that adequate facilities, collection areas, and operational procedures are provided to support separation, storage, and collection of organic waste and food waste generated by the project. Ongoing compliance with applicable organic waste diversion requirements, container labeling, and tenant education shall be maintained for the life of the project.

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87. **Construction and Demolition (C&D) Waste Management.** The Applicant/Developer shall comply with the City of Paso Robles Construction and Demolition (C&D) Waste Management Ordinance in accordance with California Green Building Standards Code (CALGreen) requirements. The Applicant/Developer shall submit a C&D Waste Management Plan to the City for review and approval, identifying how compliance with the required diversion rate will be achieved. Prior to final project approval, the Applicant/Developer shall provide documentation, including weight tickets or receipts, demonstrating compliance with the recycling requirements. Failure to meet the minimum diversion threshold may result in the withholding of final inspections or other enforcement actions as deemed necessary by the City.
88. **City Recycling and Organic Waste Management.** The Applicant/Developer shall comply with the City's Recycling and Organic Waste Collection Ordinance (Municipal Code Chapter 7.40) and State Senate Bill 1383. During demolition, the Applicant/Developer shall separate organic materials—including dimensional lumber, trees, and brush—for delivery solely to the Paso Robles Landfill or with City approval to another approved organics recycling facility.

## PUBLIC IMPROVEMENTS CONSTRUCTION & ACCEPTANCE

89. **Pre-Construction Coordination, Traffic Control, and Submittals.** Prior to the commencement of any work within or affecting the public right-of-way, the Applicant shall comply with the following requirements to the satisfaction of the City Engineer:
- **Pre-Construction Meeting:** A pre-construction meeting shall be conducted with the City prior to the start of construction activities.
  - **Traffic Control Plans:** Traffic control plans shall be prepared and submitted for review and approval by the City Engineer for any work within or affecting public rights-of-way. All traffic control measures shall conform to the latest adopted edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and applicable City standards.
  - **Contractor Submittals:** The Applicant's Engineer of Record shall review and approve all contractor submittals for conformance with the approved plans and specifications prior to submittal to the City for review.
90. **Inspection, Acceptance, As-Builts, and Warranty.** All public improvements shall be constructed, inspected, and completed to the satisfaction of the City Engineer. Prior to City acceptance of the public improvements and the release of any performance or payment securities, the Applicant shall submit record drawings (as-built plans) in PDF format for City review and approval. Upon formal acceptance of the public improvements by the City, a one-year warranty period shall commence, during which the Applicant shall be responsible for correcting any defective work or materials identified by the City.

## FINAL MAP REQUIREMENTS

91. A California licensed land surveyor shall prepare the Final Map.
92. All final property corners shall be installed in accordance with the City Municipal Code and Subdivision Map Act.
93. The Final Map shall be in substantial compliance with the Tentative Tract Map (TTM).
94. All conditions shall be complied with in a manner subject to approval of the City of Paso Robles.

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95. **Prior to the Tract Map being filed with the County Recorder**, the applicant shall not grant or record easements within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements; unless subordinated to the proposed grant or dedication. If easements are granted after the date of the TTM approval, subordination must be executed by the easement holder prior to the filing of the Tract Map.
96. The applicant shall provide a preliminary subdivision report with the Final Map documents. A final subdivision guarantee is required prior to Tract Map approval.
97. **Prior to Tract Map approval**, the applicant shall adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the City determined the application to be complete, all, as directed by the City Engineer.
98. The applicant shall eliminate all geologic hazards associated with this proposed development, or delineate restricted use areas on the Tract Map as approved by the consultant geologist or soils engineer, and dedicate to the City the right to prohibit the erection of buildings and other structures within all restricted use areas and as directed by the City Engineer.
99. Where the TTM, Development Agreement, and Environmental Document (as applicable), do not address map or development issues or requirements, the City Municipal Code and most current edition of the City Standard Details and Specifications shall apply at the City Engineers discretion. In cases where conflicts occur or there is no standard, the City Engineer shall make the final determination.
100. 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.

## COMMUNITY FACILITIES DISTRICT

101. **Community Facilities District Annexation (CFD No. 2005-1 – Public Services)**. Prior to approval of any phase of the Final Map by the City Council, the Applicant/Developer shall annex the project site into the City of Paso Robles Community Facilities District No. 2005-1 (Public Services), or successor district, in accordance with the City's established procedures. All required petitions, annexation documents, boundary maps, notices, and associated fees shall be prepared and submitted to the satisfaction of the City Manager, City Attorney, and Finance Director. The Final Map shall not be approved by the City Council until the CFD annexation has been completed or is scheduled for concurrent consideration with the Final Map.

## CONDOMINIUMS

102. **Municipal Code Conformance**. This project shall conform to all development standards as outlined in the Municipal Code, unless otherwise provided in this approval.

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103. **Condominium Plan Requirements.** Condominium Plan - In addition to any requirements of the Subdivision Map Act, the condominium plan shall show:
  - a. An accurate location and description of all units.
  - b. An accurate designation of all areas (i.e. common, restricted, parking, etc.).
  - c. Plan shall provide a space for the Community Development Director's signature prior to recordation.
  - d. Plan shall indicate, in accompanying text that will be recorded, that the plan satisfies all required conditions of the City resolution approving the subdivision.
  - e. Any other information required by the Community Development Director.
  
104. **Condominium Map Requirements.** In addition to any requirements of the Subdivision Map Act, the condominium map shall show:
  - a. Parcel boundaries.
  - b. Map shall show and describe any easements located on the subject site.
  - c. The map shall indicate the total parcel area.
  - d. The map shall reference the City resolution approving the Condominium with a note located on the map.
  - e. The map shall indicate, by note, the number of the condominium units being created, and that common area is being created.
  - f. Any other information required by the City Engineer.

## CC&RS REVIEW, RECORDATION, AND CITY ENFORCEMENT

105. **Preparation and City Approval.** Prior to recordation of any Final Map or issuance of the first building permit, whichever occurs first, the Applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) for the project in a form acceptable to the City Engineer and City Attorney. The Applicant shall reimburse the City for all costs associated with City Attorney review and approval of the CC&Rs.
  
106. **City Approval Rights.** The CC&Rs shall expressly grant the City the right to review and approve or disapprove any amendment, modification, or termination of the CC&Rs, including dissolution of any homeowners' association or similar entity, where such changes affect City-required obligations.
  
107. **City Enforcement Authority.** The CC&Rs shall grant the City the right, but not the obligation, to enforce the CC&Rs, at a minimum with respect to provisions related to:
  - a. Maintenance of private streets, access ways, and common facilities.
  - b. Stormwater management facilities and drainage infrastructure.
  - c. Landscaping within common areas and public rights-of-way.
  - d. Utilities, easements, and access requirements imposed by these Conditions of Approval.

City enforcement rights shall be cumulative and in addition to any other remedies available to the City.

108. **Maintenance Obligations.** The CC&Rs shall clearly assign responsibility for the perpetual operation, maintenance, repair, and replacement of all private and common improvements, including but not limited to:
  - Private streets and drive aisles,
  - Stormwater facilities and drainage devices,

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- Common landscaping and irrigation systems, and
- Private utilities and appurtenant facilities.

Maintenance responsibilities shall run with the land and bind all current and future owners.

109. **Establishment of HOA / Maintenance Entity.** Prior to issuance of the first Certificate of Occupancy, the Applicant shall establish a homeowners' association (HOA), property owners' association (POA), or other maintenance entity approved by the City, responsible for administering and enforcing the CC&Rs and maintaining all common and private improvements.
110. **Recordation Requirement.** The approved CC&Rs shall be recorded with the Office of the County Recorder prior to issuance of the first building permit, unless otherwise approved by the City Engineer and City Attorney.
111. **Consistency with City Approvals.** In the event of a conflict between the CC&Rs and any City-approved plans, Conditions of Approval, Development Agreement, or applicable City codes and standards, the City-approved documents and regulations shall prevail.
112. **Obligation to Acquire Off-Site Property Interests.** The Applicant shall be responsible, at its sole cost, for securing all necessary off-site rights-of-way, easements, licenses, or other property interests required to design, construct, operate, and maintain all off-site public and private improvements required by these Conditions of Approval, including but not limited to roadway, intersection, sight distance, utility, drainage, access, and stormwater improvements.

All required property interests shall be obtained in a form acceptable to the City Engineer and City Attorney and shall be acquired prior to approval of the applicable improvement plans, final map, or issuance of permits, as determined by the City Engineer.

113. **No Sale or Occupancy Prior to Acquisition.** No lot, parcel, or building served by the required off-site improvements shall be sold, conveyed, or occupied until the necessary off-site property interests have been acquired, recorded, and made available for construction of the required improvements, unless otherwise expressly authorized by the City in writing.
114. **Failure or Impossibility of Acquisition.** If a final determination is made that the required off-site property interests cannot be acquired, the City may, at its discretion, require modification of the project, impose additional conditions, delay or deny permits or map approvals, or initiate proceedings consistent with applicable law, including reversion to acreage, if applicable.
115. **No Waiver of City Authority.** Nothing in this section shall obligate the City to acquire property interests on behalf of the Applicant, nor shall it be construed to limit the City's authority under applicable law. All determinations regarding timing, sufficiency, and acceptability of off-site property interests shall be made by the City Engineer and City Attorney.

## **Emergency Services Department Conditions**

116. Underground Fire Line is required for this project.

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117. Civil plans for the underground fire line are for reference. A PRFES fire line underground permit is required and is reviewed by our Fire Protection Engineer and serves as the primary construction set.
118. CFC 503.1.1 Buildings and facilities. Approved Fire Apparatus Access Roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
119. CFC 501.4 Timing of installation. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
120. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
121. CFC D103.1 Access Road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet wide, 10' in each direction from the hydrant, exclusive of shoulders.
122. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 shall be always maintained. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. Vehicle parking will not be allowed to reduce this width.
123. 3313.2 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 500 gallons per minute shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 500 feet of the combustible building materials, as measured along an approved fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 500 feet of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.
124. Fire Lanes shall be painted and signed per 2022 CFC Chapter 5 requirements.
125. Fire Lanes shall reflect the requirements of California Vehicle Code 21458
126. Refer to the Paso Robles Municipal Code 17.04.030 - 505.1.1 Address Identification. When the building or group of buildings (five units or more) is served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Chief, at each driveway or alley entrance. Senior

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housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The Homeowner's Association shall be responsible for maintaining the directory.