EXHIBIT A-2

ENGINEERING CONDITIONS OF APPROVAL
P25-0027

A. GENERAL ENGINEERING REQUIREMENTS

A.1 General Code, Engineering, and Utility Compliance

For each phase of the project, the Applicant/Developer 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.

A.2 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/Developer 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/Developer 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 City Engineer in support of the request. The request shall be approved by the City Engineer prior to submittal of complete improvement plans.

A.3 Project Phasing and Buildout

The project may be developed in phases, subject to review and approval of each phase by the Director of Community Development and City Engineer prior to issuance of permits. All infrastructure and improvements necessary to serve each phase shall be constructed or otherwise provided as part of that phase. All required off-site improvements, including frontage improvements, shall be completed prior to issuance of the first certificate of occupancy, unless otherwise approved by the City Engineer.

A.4 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) Site-Specific Conditions of Approval
b) Site Plan
c) Drainage Concept Plan
d) Stormwater Control Plan
e) Landscape Plan
f) Utility Plan

EXHIBIT A-2

A.4 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.

A.5 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.

A.6 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.

A.7 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/Developer 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.

A.8 Underground Existing Overhead Lines

All existing overhead utility lines, including power, communication, and cable facilities, located within or fronting the project site along **Buena Vista Drive** shall be placed underground. Undergrounding shall be completed at the Applicant/Developer's expense and to the satisfaction of the City Engineer prior to issuance of the first Certificate of Occupancy, unless an alternative timing or method is approved in writing by the City Engineer.

No new overhead utility lines, facilities, or appurtenances shall be installed within or fronting the project site along **Buena Vista Drive or Dallons Drive**. All new utility installations shall be placed underground to the satisfaction of the City Engineer.

A.9 Fee Agreement

Prior to the submittal of any plans for City plan review, the Applicant shall enter into a Fee Agreement with the City**,** in a form approved by the City Attorney, to reimburse the City for all costs associated with review, inspection, administration, and implementation of the project.

EXHIBIT A-2

B. PUBLIC IMPROVEMENT PLANS

B.1 Public Right-of-Way & City Easement Improvement Plans

The Applicant/Developer shall prepare and submit complete Public Improvement Plans, to the satisfaction of the City Engineer, for all public infrastructure within the public right-of-way and within any separate easement areas on the project site. The 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 that do not lie within or affect 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.

B.2 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.

B.3 Public Street Frontage, Driveway & Pedestrian Improvements

The Applicant/Developer 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 Dallons Drive and Buena Vista Drive, including pavement, curb, gutter, sidewalk, parkway landscape including street trees, 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, meidans, 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 prior to occupancy of any building served by such improvements (unless an alternative timing is expressly approved by the City).

B.4 Off-Site Infrastructure Bonding and Deferred Completion

In the event that any required off-site public infrastructure improvements (including, but not limited to, street, utility, and storm drain improvements) are not fully constructed and accepted by the City prior to issuance of a Certificate of Occupancy, the Applicant/Developer shall, prior to occupancy, enter into a deferred improvement agreement with the City and provide financial security to guarantee completion of the required improvements. Such security shall include performance, payment, and monument bonds, or other acceptable forms of financial assurance (including letters of credit), in amounts and forms acceptable to the City Engineer. The Certificate of Occupancy shall be withheld until the agreement is executed and all required financial assurances are posted to the satisfaction of the City Engineer.

B.5 Public Utilities & Storm Drain Improvements within the Public Right-of-Way
The Applicant/Developer 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.

B.6 Off-Site Intersection Improvements – Buena Vista Drive / River Oaks Drive / Dallons Drive

The Applicant/Developer shall design, permit, bond, and construct off-site public intersection improvements at the intersection of Buena Vista Drive, River Oaks Drive, and Dallons Drive, generally consistent with the approved plans and details shown on the project drawings, to the satisfaction of the City Engineer.
Intersection improvements shall include, but are not limited to, the following:

a. Reconstruction and removal of existing concrete x-walk improvements, including stamped concrete, as required to accommodate the new curb geometry and pedestrian facilities.
b. ADA-compliant curb ramps, crosswalks, and pedestrian improvements, including detectable warning surfaces and associated sidewalk reconstruction.
c. Modifications to signing, striping, and pavement markings necessary to support the revised intersection configuration and maintain public safety.
d. Coordination with existing street lighting, including protection, relocation, or adjustment of street light facilities as required.
e. Any additional improvements within the public right-of-way necessary to fully implement the intersection design and ensure safe vehicular and pedestrian operations, as determined by the City Engineer.

All off-site intersection improvements shall be fully detailed on Improvement Plans approved by the City Engineer and shall be constructed prior to occupancy of any building served by the project, unless an alternative timing is expressly approved by the City.

B.7 Off-Site Intersection Improvements – Buena Vista Drive & Experimental Station Road

The Applicant/Developer shall design, permit, and construct off-site public intersection improvements at the intersection of Buena Vista Drive and Experimental Station Road, generally consistent with the approved Vehicle Turning Exhibit to the satisfaction of the City Engineer. Intersection improvements shall include, but are not limited to, the following:

a) Pavement reconstruction, resurfacing, and restriping necessary to implement the approved lane configurations, turning movements, and transitions;
b) Reconstruction, replacement, or upgrade of curb ramps to provide ADA-compliant pedestrian access, including detectable warning surfaces, where existing ramps are non-compliant or impacted by the improvements.
c) Crosswalks, stop bars, and pavement markings, including removal or modification of existing striping as required;
d) Curb, gutter, sidewalk, and pedestrian improvements within the public right-of-way affected by the intersection work;
e) Coordination with existing street lighting, including protection, adjustment, or relocation of facilities as required to accommodate the improvements.
f) Any additional signing, striping, traffic control devices, or public right-of-way improvements necessary to fully implement the intersection design and maintain safe vehicular and pedestrian operations, as determined by the City Engineer.
g) Curb extensions (bulb-outs), median extension, and “pork chop” island shall be constructed in accordance with City and other design standards.

All off-site intersection improvements shall be fully detailed on Improvement Plans approved by the City Engineer and shall be constructed prior to occupancy of any building served by the project, unless an alternative timing is expressly approved by the City.

B.8 Intersection Street Lighting – Buena Vista Drive and Experimental Station Road

Prior to approval of off-site improvement plans or issuance of an encroachment permit, the Applicant shall prepare and submit a photometric lighting analysis for Buena Vista Drive and Experimental Station Road for review and approval by the City Engineer. The analysis shall demonstrate that proposed and existing street lighting provides illumination levels consistent with City standards and applicable Caltrans requirements for vehicular, bicycle, and pedestrian facilities. Based on the approved photometric analysis, the Applicant shall install new street lighting along Buena Vista Drive and at the intersection of Experimental Station Road, including lighting to adequately illuminate the pedestrian crosswalk(s), or alternatively demonstrate, to the satisfaction of the City Engineer, that existing street lighting provides sufficient illumination for crosswalk safety without additional lighting improvements.

All required street lighting improvements shall be designed, permitted, and constructed as part of the off-site public improvements and completed prior to acceptance of those improvements by the City, unless otherwise approved by the City Engineer.

B.9 Off-Site Resurfacing and Restriping – Buena Vista Drive

EXHIBIT A-2

The Applicant/Developer shall design, permit, bond, and construct off-site pavement resurfacing and restriping improvements along Buena Vista Drive, generally consistent with the approved project exhibits and to the satisfaction of the City Engineer. The limits of work shall extend approximately 150 feet north of the intersection with Dallons Drive to approximately 250 feet south of the southern Buena Vista Drive intersection, or as otherwise determined by the City Engineer.

Improvements shall include, but are not limited to, pavement resurfacing, restriping, pavement markings, and related roadway restoration necessary to accommodate the approved intersection and frontage improvements and to maintain public safety. All work shall be performed in accordance with City standards and shall be fully detailed on Improvement Plans approved by the City Engineer.

Construction of these improvements shall be completed prior to occupancy of any building served by the project, unless an alternative timing is expressly approved by the City.

The following striping and pavement marking elements shall be provided within the project frontage and adjacent improvement limits pursuant to the approved Transportation Analysis and as directed by the City Engineer:

a) Travel Lanes
    a. Two (2) through travel lanes (one northbound, one southbound), each approximately 11 to 12 feet in width, unless otherwise approved.
b) Bike Lanes
    a. Class II bike lanes provided in both directions.
    b. Minimum 5-foot bike lane width, with buffered separation where feasible, consistent with City standards and CAMUTCD.
    c. Bike lanes striped between the through lane and right-turn lane where applicable.
c) Right-Turn Lanes
    a. Dedicated right-turn lane striping identified in the approved Transportation Analysis.
    b. Proper lane tapers and transitions per CAMUTCD.
d) No-Parking / Red Curb Zones
    a. No-parking zones (red curb or striping) within:
        i. 20 feet of all driveways and intersections.
        ii. Functional areas of intersections, as determined by the City Engineer.
    b. Removal of on-street parking where required to accommodate bike lanes and sight distance.
e) On-Street Parking (Where Permitted)
    a. On-street parking striping only where approved by the City Engineer.
    b. Typical 8-foot parking lane width where parking is allowed.
f) Intersection Markings
    a. High-visibility crosswalk striping at approved intersections.
    b. STOP bars, yield lines, and limit lines per CAMUTCD.
    c. Lane arrows and word markings as required.
g) Centerline & Channelization

   a. Double yellow centerline striping.
   b. Channelization striping for medians, turn pockets, and refuge areas, where applicable.

h) Bike Lane & Parking Signage
   a. Installation of all required regulatory and warning signage, including:
      i. Bike lane signs
      ii. No-parking signs
      iii. Turn restriction signs
i) All signage to conform to CAMUTCD and City standards.

B-10 Signage, Striping, and Pavement Markings

The Applicant shall submit a comprehensive Sign and Striping Plan with the Off-Site improvement plans for work along Buena Vista for review and approval by the City Engineer. The plan shall be consistent with the California Manual on Uniform Traffic Control Devices (CAMUTCD), City and Caltrans standards, and the approved off-site improvement plans, and shall include, at a minimum, the following elements as applicable:

a) Removal, relocation, or replacement of existing signs and pavement markings impacted by the project.
b) Installation of right-turn lane signage.
c) Installation of no-parking zones, including red curb and associated signage.
d) Installation of pedestrian warning signage and Rectangular Rapid Flashing Beacons (RRFBs), where shown or required.
e) Installation of bicycle lane signage.
f) Installation of pavement striping and markings, including lane striping and channelization.
g) Identification and confirmation of lane widths.

All signing, striping, and pavement markings shall be designed and installed in conformance with the latest adopted CAMUTCD, applicable Caltrans and City standards, and shall be subject to review and approval by the City Engineer prior to installation.

Implementation of the approved Sign and Striping Plan shall be completed as part of the off-site public improvements and prior to acceptance of those improvements by the City, unless otherwise approved by the City Engineer.

B.11 Driveway Improvements – Dallons Drive

A total of four (4) driveways are proposed along Dallons Drive. 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/Developer 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 San Luis Obispo County (City) standards and applicable engineering standards for new driveways. If adequate sight distance cannot be demonstrated to the satisfaction of the City Engineer, the affected

driveway(s), including the westerly driveway located closest to Buena Vista Drive, 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/Developer 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, 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.

B.12 Existing Driveway Reconfiguration (Dallons Drive)
The Applicant/Developer shall reconfigure the existing driveway along Dallons Drive, as identified on the approved Site Plan exhibits, to address on-site circulation deficiencies identified in the CCTC review, including conflicts between standard passenger vehicle movements, applicable design vehicles/trucks, and vehicles queuing to exit the site. The driveway reconfiguration shall improve internal circulation, queuing, and turning movements to the satisfaction of the City Engineer.

Prior to issuance of any grading or building permits, the Applicant/Developer shall submit detailed plans demonstrating adequate passenger vehicle and truck turning movements, queuing, and sight distance for the reconfigured driveway for review and approval by the City Engineer. All improvements shall be designed and constructed in accordance with City Standard Plans and Specifications and shall be completed prior to final inspection or occupancy, as determined by the City Engineer.

B-13 Half-Width Resurfacing of Dallons Drive
The Applicant/Developer shall resurface one-half (½) of the paved roadway width of Dallons Drive along the project frontage to address pavement impacts resulting from project construction activities, including utility trenching, excavation, and heavy construction traffic. The limits of resurfacing shall extend the full length of the project frontage and any additional areas damaged or disturbed by construction, as determined by the City Engineer.

Resurfacing improvements shall be designed and constructed in accordance with City Standard Plans and Specifications and shall include all necessary pavement removal, grinding, leveling course, asphalt concrete paving, and striping and signage, as applicable. Prior to issuance of grading or building permits, the Applicant/Developer shall submit a pavement restoration and resurfacing plan for review and approval by the City Engineer. All resurfacing work shall be completed to the satisfaction of the City Engineer prior to final inspection or occupancy, unless otherwise approved by the City.

B-14 Street Lighting Improvements – Dallons Drive
The Applicant/Developer shall design and install new street lighting improvements along south side of Dallons Drive within the project frontage, to the satisfaction of the City Engineer. Streetlights shall be designed and installed in accordance with City Standard

Plans and Specifications, applicable lighting standards, and utility provider requirements.

Prior to issuance of grading or building permits, the Applicant/Developer shall submit street lighting plans, photometric analysis (if required), and related calculations for review and approval by the City Engineer.

Streetlights, conduit, and related wiring shall be dedicated to, owned, and operated by the utility company or other agency subject to the review and approval by the City Engineer.

B-13 Sidewalk, Curb, and Gutter Improvements

The Applicant/Developer shall complete the missing sidewalk segment at the easterly end of the project frontage to fully close the existing sidewalk gap, in a manner satisfactory to the City Engineer. In addition, the Applicant/Developer shall remove and replace any existing sidewalk, curb, and gutter along the project frontage that is damaged, cracked, displaced, or otherwise impacted by project construction, as determined by the City Engineer.

All sidewalk, curb, and gutter improvements shall be designed and constructed in conformance with applicable City standard plans and specifications. The timing and limits of required removal and replacement shall be coordinated with the City Public Works Inspector and shall occur at the completion of building construction or at another time approved by the City Engineer.

B-14 Parkway Landscape Refurbishment

The Applicant/Developer shall include detailed landscape plans for the refurbishment of all public parkways along the project frontage(s) as part of the consolidated Site Improvement Plans. The landscape plans shall depict, as applicable, removal and replacement of damaged or deteriorated landscaping, irrigation systems, street trees, groundcover, and related appurtenances within the public right-of-way. The Site Improvement Plans, including the parkway landscape plans, shall be submitted to the City for review and approval by the City Engineer and the Community Development Director prior to issuance of any grading, encroachment, or building permits.

C. EASEMENTS, DEDICATIONS & CERTIFCATE OF COMPLIANCE

C.1 Certificate of Compliance for Lot Line Adjustment or Lot Merger

The applicant shall submit a Certificate of Compliance for lot mergers or lot line adjustments necessary to relocate property lines outside of proposed building envelopes. The configuration and location of proposed lot lines shall be subject to review and approval by the City Engineer to ensure consistency with approved development plans. The Certificate of Compliance must be recorded in the Office of the County Recorder prior to issuance of any building permit.

C.2 Reciprocal Access and Parking Easement

As a condition of approval of the Lot Line Adjustment, the Applicant shall prepare and record a reciprocal access and parking easement across all adjusted lots. The easement shall provide for shared vehicular and pedestrian access, circulation, and parking between the affected parcels, and shall be in a form and substance satisfactory to the City Engineer and City Attorney.

The easement document shall run with the land, bind all current and future owners of the adjusted parcels, and ensure continued reciprocal access and parking rights consistent with the approved site plan. Evidence of recordation shall be provided to the City prior to Certificate of Compliance approval and recordation.

C.3 Easement Dedications

The applicant must 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, prior to issuance of any building permit. Required easements shall include, but are not limited to:

a) 10-foot Public Utility Easement (PUE) along Dallons Drive
b) Proposed cul-de-sac off of Dallons Drive
c) Drainage
d) Access / Reciprocal Access
e) Public Access and utility Easement along southerly property line from Dallons Dr
f) 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.

C.4 Existing Easements within Proposed Building Footprint

Prior to issuance of any building permit, the Applicant shall verify the location of all existing utility services within the limits of the planned construction. Any private utility services located within the footprint of a proposed structure shall be relocated outside of the building envelope to the satisfaction of the City. Verification and any required relocations shall be completed prior to issuance of the building permit and shall be at the Applicant's sole cost.

EXHIBIT A-2

C.5 Public Access and Utility Easement Dedication

As shown on the project exhibit, the Applicant/Developer shall dedicate a 50-foot-wide easement, for public access and utilities along the southerly property line, extending from Dallons Drive westerly approximately 300 feet, along the adjacent properties for future 2nd access for properties along Experimental Station Road.

1. The easement shall be dedicated for public use but shall not be maintained by the City, unless otherwise approved by the City Council. Maintenance responsibilities shall remain with the Applicant/Developer or subsequent property owner until the completion and acceptance of public improvements by City Council of the future public road extension.
2. The easement dedication shall be recorded in a form acceptable to the City Engineer and Community Development Director prior to issuance of the first building permit. The final location, width, alignment, and permitted uses within the easement shall be consistent with the approved entitlement and subject to City review and approval.

EXHIBIT A-2

D. PUBLIC IMPROVEMENTS, UTILITIES & LANDSCAPING

D.1 All required public improvements—including streets, utilities, and drainage—shall be constructed before final occupancy or secured subject to the City's satisfaction.

D.2 All utilities shall be installed underground unless otherwise approved by the City Engineer.

D.3 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.

D.4 Right-of-Way Landscape Maintenance Agreement
The Applicant/Developer 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.

D.4 Sight Distance At Existing and Planned Driveways
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).

D.5 On-Site Pedestrian Circulation
The Applicant/Developer shall design and construct continuous, safe, and ADA-compliant 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.

D.6 Existing Parkway Improvements
The Applicant/Developer shall refurbish the existing parkway areas along the project frontage in accordance with approved landscape and improvement plans, including

repair or replacement of landscaping, irrigation, and hardscape elements, to the satisfaction of the City Engineer and Community Development Director. All work shall be completed prior to issuance of a Certificate of Occupancy unless otherwise approved by the City.

EXHIBIT A-2

E. GRADING, GEOLOGY & EARTHWORK

E.1 Grading Plans, Geotechnical Compliance, and Certifications

No grading activities shall commence until issuance of a grading permit. The Applicant/Developer 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.

E.2 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 and geotechnical consultant shall be submitted to the City Engineer for review and approval.
d. **Final Compaction Report (Pre-Building Permit Requirement)**
A final compaction report, prepared by the project geotechnical consultant, shall be submitted to the City Engineer for review and approval prior to issuance of building permits.

E.2 Fine and Final Grading Plans and Certifications

No construction of site improvements or building permits shall be issued until the Applicant/Developer complies with the following, to the satisfaction of the City Engineer:

a. 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.
b. Final Grading Certification
   Final grading certifications, prepared by the Applicant/Developer's engineer and geotechnical consultant, shall be submitted to and approved by the City Engineer prior to issuance of Certificates of Occupancy.

E.3 General Construction Activities Stormwater Permit

The Applicant/Developer shall obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the Applicant/Developer 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/Developer 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.

E.4 Tree Protection

Prior to issuance of grading, improvement and building permits, the Applicant/Developer shall implement all tree protection requirements identified in the Arborist Report dated March 9, 2025, prepared by a certified arborist, for all trees designated for preservation. The Applicant/Developer 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.

E.5 Grading Permissions

Prior to issuance of any grading permit:

a. The Applicant must obtain a notarized Letter of Permission for grading over all existing easements, prior to grading permit issuance.
b. The Applicant must obtain a notarized Letter of Permission for grading outside of the property lines/tract boundary from the adjacent property owner(s).

EXHIBIT A-2

F. DRAINAGE & STORMWATER CONTROL REQUIREMENTS

F.1 Drainage Design and Reports

Drainage facilities shall be designed and constructed in substantial conformance with the approved Preliminary Drainage Report and any subsequent final hydrology, hydraulic, and stormwater quality reports approved by the City Engineer. 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 terms of a detailed narrative description, with a description of the projects' approach to routing these flows. The final Drainage Report shall describe the design approach used in designing for post Allegretta Village Expansion stormwater pass-through flows. The preliminary report demonstrated conservative assumptions that will result in some improvement of the upstream system flows. The report shall roughly quantify the benefit. The intent is to demonstrate and state that Allegretta Village Expansion is not worsening but improving pass-through flows.

F.2 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 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.

In addition to complying with the requirement to match pre-development Q100 peak stormwater discharge rates, the Applicant/Developer shall design and construct the proposed stormwater management facilities such that the Northeast (NE) drainage basin also matches pre-development stormwater runoff volume for the 100-year design storm event.

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. Stormwater detention, retention, or infiltration facilities shall be sized and configured to ensure that post-development runoff from the NE basin does not exceed pre-development peak flow rates or total runoff volume for the applicable design storm.

F.3 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.

F.4 Discharge to City Streets
Condition omitted by City Engineer

F.5 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. Drainage facilities shall be designed and constructed in substantial conformance with the approved Preliminary Stormwater Control Plan for Allegretto Village Expansion dated November 2025

The Applicant/Developer 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 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.

F.6 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.

F.7 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, 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.

EXHIBIT A-2

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.

EXHIBIT A-2

G.1 Consolidated On-Site Improvement Plans

Prior to issuance of any grading permit, encroachment permit, or building permit, the Applicant/Developer 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.

EXHIBIT A-2

H. TRANSPORTION

H-1 Transportation Impact Fee Payment

The Applicant/Developer shall pay all applicable City of Paso Robles Transportation Impact Fees in accordance with the Paso Robles Municipal Code (prior to building certificate of occupancy), the adopted Development Impact Fee Schedule, and any applicable updates or amendments in effect at the time of permit issuance. Fees shall be calculated based on the project's land use, intensity, and anticipated impact on the City's transportation infrastructure, as determined by the City Engineer. Payment of these fees is required to mitigate the project's proportional impact on the City's roadway network and ensure compliance with the City's transportation improvement plans.

H.2 Transportation Demand Management Plan (TDMP)

Prior to issuance of building permits, or as otherwise determined by the City Engineer, the Applicant/Developer shall prepare, submit for City review and approval, and implement a Transportation Demand Management Plan (TDMP) to reduce vehicle trips and manage transportation demand associated with the project.

The TDMP shall be consistent with the approved Transportation Analysis and shall include measures appropriate to the project's operations, which may include but are not limited to: employee transportation programs, carpool and rideshare incentives, shuttle or shared transportation services, transit information and incentives, bicycle and pedestrian accommodations, parking management strategies, and transportation information provided to guests, employees, and event attendees.

For events exceeding thresholds identified in the approved Transportation Analysis (e.g., large conference or special events), the TDMP shall include event-specific transportation management measures addressing traffic circulation, parking, shuttle operations, signage, communications, and incident management. The approved TDMP shall be implemented and maintained for the life of the project, unless modified with approval of the City Engineer.

EXHIBIT A-2

I. On-Site Private Sewer Improvements

I-1. On-Site Sanitary Sewer System Design Standards

The Applicant/Developer shall design, construct, and maintain the proposed 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.

I-2 Private On-Site Sanitary Sewer System Responsibility

Unless otherwise expressly approved in writing by the City Engineer and Utilities Director, the sanitary sewer system serving the project shall be a private, on-site sanitary sewer system. All on-site sewer mains, laterals, cleanouts, manholes, and appurtenances shall remain in private ownership and shall not be dedicated to or accepted by the City, notwithstanding that such facilities shall be designed and constructed to standards equivalent to public sanitary sewer facilities. Approval of private sewer facilities shall not obligate the City to accept ownership, operation, or maintenance of any portion of the on-site sanitary sewer system now or in the future.

I-3 Operations and Maintenance Program

The Applicant/Developer, 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.

The Owner shall prepare and submit an On-Site Sanitary Sewer System Operations and Maintenance (O&M) Manual for review and approval by the City Engineer. The O&M Manual shall be consistent with applicable State Sanitary Sewer Overflow (SSO) requirements and the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems, and shall clearly define inspection procedures, routine and corrective maintenance activities, emergency response protocols, reporting requirements, and the party responsible for ongoing operation of the on-site sewer system.

The approved O&M Manual shall be implemented for the life of the project and, if required by the City Engineer, shall be recorded against the property in a form acceptable to the City..**I-4 Improvement Plans and City Review**

Prior to issuance of grading permits or building permits, the Applicant/Developer 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.

I-5 Spill Prevention and Response Plan

Prior to final plan approval, the Applicant/Developer 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.
- 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.

I-6 Stormwater Protection and Cross-Contamination Prevention
The Applicant/Developer 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.

I-7 Compliance with Statewide General Waste Discharge Requirements (WDRs)
The Applicant/Developer 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.

I.8 Private Sewer Protection / Permeable Pavement Restriction
The Applicant/Developer shall ensure protection of the existing and proposed private on-site sanitary sewer system. Permeable pavement, permeable pavers, infiltration trenches, dry wells, or other stormwater infiltration facilities shall not be installed within twenty-five (25) feet, measured horizontally, of any existing or proposed on-site sanitary sewer main or lateral.
Any permeable pavement or infiltration features shown within this setback on approved plans shall be removed or redesigned to eliminate infiltration within the restricted area, to the satisfaction of the City Engineer, prior to approval of final improvement plans or issuance of grading or building permits, as applicable.

I-9Wastewater Connection Fees
Prior to issuance of any building permit for the proposed project expansion, the Applicant/Developer shall pay all applicable sewer capacity, connection, and related wastewater system fees required by the City. Fees previously paid for the existing development or prior use of the site shall not be credited toward, nor satisfy, this requirement, as the proposed expansion constitutes an increase in use and wastewater flow. All fees shall be paid in full to the satisfaction of the City Engineer and the Utilities Director prior to building permit issuance.

J. PUBLIC IMPROVEMENTS CONSTRUCTION & ACCEPTANCE

J.1 Pre-Construction Coordination, Traffic Control, and Submittals

Prior to the commencement of any work within or affecting the public right-of-way, the Applicant/Developer 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/Developer'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.

J.2 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/Developer 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/Developer shall be responsible for correcting any defective work or materials identified by the City.

EXHIBIT A-2

K. Water System Improvements

K.1 Water System Capacity & Hydraulic Analysis

The City's water system is capable of providing up to 2,500 gallons per minute of fire flow to the project area plus the projected maximum day demand flow (MDD) of 111 gpm provided by the Applicant's Engineer (2,611 gpm total). If the Project's total water demand (combined fire flow plus MDD) is determined to exceed the available capacity of the City's water system,
prior to issuance of any building permit, or at an earlier time as determined by the City Engineer and Utilities Department, the Applicant/Developer shall fund a project-specific water system hydraulic analysis prepared by the City's hydraulic modeling consultant. The hydraulic analysis shall evaluate the ability of the existing and/or proposed water system to adequately serve the project's domestic and fire flow demands under ultimate buildout conditions.

If the hydraulic analysis indicates the water system is unable to serve the project's total water demand, the Applicant/Developer shall be responsible for designing, permitting, constructing, and/or implementing all necessary improvements or project modifications, subject to City review and approval, to ensure adequate water supply and fire protection. Such measures may include, but are not limited to:

a. Off-site public water system improvements.
b. On-site or private improvements, including private fire pumps, booster systems, or on-site water storage.
c. Project design modifications, phasing adjustments, or reductions in demand.

All required improvements or mitigation measures shall be completed, or financial security provided if allowed by the City, prior to issuance of building permits or certificates of occupancy, as determined by the City Engineer and Utilities Department. Approval of this project does not constitute a determination that adequate water system capacity exists absent compliance with this condition.

K-2 Private On-Site Water Facilities

Unless otherwise expressly approved in writing by the City Engineer and Utilities Director, all potable water, fire service, irrigation, and reclaimed water facilities located on-site and serving the project—including water mains, fire lines, services, any non-City meters, backflow devices, valves, vaults, and appurtenances—shall be private facilities. Such facilities shall remain in private ownership and shall not be dedicated to or accepted by the City, notwithstanding that they shall be designed, constructed, tested, and operated in accordance with City standards, California Division of Drinking Water requirements, and applicable State and local regulations. Approval of private on-site water facilities shall not obligate the City to accept ownership, operation, or maintenance of any portion of the on-site water system now or in the future.

K.3 Water Service Connections

All water service connections, including City water meters, 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. Water service and fire service to all parcels shall be via direct connection to City water mains and shall not cross parcels. Separate, individually metered, and appropriately sized water services shall be provided for each building or tenant, unless otherwise approved by the Utilities Department. The applicant shall evaluate existing water service connections to City mains, meters, and any manifolded service configurations serving the site, and shall modify, upsize, replace, or install additional service connections, meters, and backflow devices as required by the Utilities Department, to meet the demands of the proposed development.

K.4 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/Developer.

K.5 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.

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.

All water facilities 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.

K.6 Easements and Rights-of-Way

The Applicant/Developer 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.

K.7 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.

K.8 Reclaimed Water Service for Landscape Irrigation
If reclaimed water service is available at the time of development, the Applicant / Developer shall provide reclaimed (recycled) water service for on-site landscape irrigation, where reclaimed water is available or planned to be available, to the satisfaction of the City Engineer and Utilities Department. Reclaimed water facilities shall be designed and constructed in accordance with City standards and applicable State regulations, including dual-plumbing requirements, identification standards, and cross-connection control provisions.

If reclaimed water service is not available at the time of development, the project shall be designed to allow for future conversion to reclaimed water, as determined by the Utilities Department.

K.9 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 at the Applicant/Developer's expense, in accordance with City standards.

Timing: Prior to final inspection or as directed by the City Engineer.

K.10 Fire Flow and Hydrant Requirements
The Applicant/Developer shall demonstrate, through approved analysis, that the project meets all applicable fire flow and fire protection requirements. Fire hydrants shall be installed or modified as required in conformance with City and Fire Department standards.

Timing: Prior to approval of improvement plans.

K.11 Testing, Disinfection, and Activation
All newly installed potable and recycled water facilities shall be pressure tested, flushed, and disinfected in accordance with City standards and applicable AWWA requirements prior to being placed into service. Final approval and activation of the water facilities shall be subject to acceptance by the City Engineer and Utilities Director, and shall be completed prior to issuance of a Certificate of Occupancy for any building, tenant, or use that will receive potable or recycled water service from the installed facilities.

K.12 Well Protection and Setback Compliance
The Applicant/Developer shall demonstrate compliance with all applicable potable water well protection requirements and minimum well setback distances for the existing City Well along Buena Vista Drive and property frontage. Prior to issuance of any building permit, the Applicant/Developer shall submit documentation to the City, and revise the project plans as necessary, to clearly provide applicable setback distances, and all potential sources of contamination. No structures, utilities, drainage facilities, stormwater infiltration systems, or other improvements shall be constructed within the required well protection setback areas unless expressly approved by the City Engineer

and the Utilities Department and applicable regulatory agency. All documentation, plan revisions, and supporting materials shall be subject to review and approval by the City Engineer.

K-13 Surface Restoration / Easements

The Owner shall be solely responsible for the restoration, repair, and replacement of any private or enhanced surface improvements impacted by City maintenance activities, related to public waterlines and sewers, including emergency access activities. This responsibility includes, but is not limited to, decorative paving, special concrete treatments, colored or stamped concrete, pavers, hardscape features, non-standard curb, gutter, and sidewalk, and surface drainage improvements that exceed standard City construction requirements. The City's obligation shall be limited to restoration in accordance with applicable City standards, and any restoration beyond those standards shall be completed at the Owner's sole cost and to the satisfaction of the City Engineer. All easements granted to the City as part of the Project shall expressly include this provision, and shall acknowledge that the City is not responsible for restoration of improvements beyond standard City facilities within such easements.

EXHIBIT A-2

M. Solid Waste

M.1 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 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.

M.1 On-Site Trash Enclosures

The Applicant/Developer shall design the trash enclosures, and the quantity and locations of each trash enclosure to the satisfaction of the Solid Waste & Recycling Manager. To estimate the project's solid waste generation, the 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.

M.2 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 shall be maintained for the life of the project.

M.3 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.

M.4 CITY RECYCLING AND ORGANIC WASTE

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.

EXHIBIT A-2

N. FEMA Requirements

N.1 FEMA Flood Zone Compliance

Based on the information available at the time of approval, the project site is not located within a flood hazard area as designated by the Federal Emergency Management Agency (FEMA).

If, at any time during final design, permitting, or construction, any portion of the project is determined to be located within a FEMA-designated flood hazard area, the Applicant/Developer shall demonstrate full compliance with all applicable FEMA requirements, including but not limited to floodplain management standards, elevation requirements, flood-proofing criteria, and any required Letters of Map Revision (LOMR) or Conditional Letters of Map Revision (CLOMR), as applicable, to the satisfaction of the City Engineer and in compliance with the City's adopted floodplain management regulations.