

# Exhibit A

## Site Specific Conditions of Approval – PD25-14, MOD 26-04, and CUP 25-05 (P25-0080)

### Planning Division Conditions:

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

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

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:

#### EXHIBIT DESCRIPTION

A	Site-Specific Conditions of Approval (Planning Division)
B	Site-Specific Conditions of Approval (Engineering/Utilities Divisions)
C	Standard Conditions of Approval
D	Project Plans

3. PD25-14 and CUP25-05 shall allow for the development plan and use permit for the construction of a 154-unit residential subdivision, including ten common lots, a private clubhouse, right-of-way dedication for the Ardmore Road extension, subdivision improvements including private access roads, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections.
4. MOD26-04 shall allow for the following modifications from the development standards of the El Paso de Robles Zoning Code:
  - a) Objective Design Standard Tier 1 – A portion of the project’s frontage along Ardmore Road (facing west) will not have pedestrian-oriented entries along the street frontage;
  - b) Objective Design Standard Tier 4 – The project incorporates only one (1) out of the two (2) required design strategies for roofs;
  - c) Objective Design Standard Eave Projections – The project will have eaves that project between 0 and 12 inches beyond the roofline, instead of the required 18 inches;
  - d) Hillside Development Standards – The project will include retaining walls in five locations throughout the project site in which the heights exceed the six-foot maximum height by more than two feet.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04 shall expire on April 21, 2028 (as measured from final decision by City Council). The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
6. The Applicant/Developer shall defend, indemnify, protect and hold harmless the City or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City or its agents, officers, attorneys or employees to attack, set aside, void, annul or

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seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, design plans, maps, licenses, and amendments. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in the defense. In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

7. Any condition imposed by the Planning Commission in approving this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Planning Commission 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.
8. Prior to issuance of the first Certificate of Occupancy for any residential unit within the project, the project applicant shall provide an affordable housing in-lieu contribution in the one-time payment amount of sixty thousand dollars (\$60,000) to the City of Paso Robles. The City may deposit the funds into any City-designated affordable housing or housing-related fund, to be used to support the development, financing, or leveraging of income-restricted housing within the City. The obligation established by this condition shall run with the land and shall be binding upon the project applicant and all successors and assigns. Payment of the contribution required by this condition shall satisfy the project's affordable housing contribution associated with this entitlement.
9. Prior to issuance of building permits, the Development Review Committee shall review the following:
  - a. Final location of backflow preventer device and screening (if necessary)
  - b. Building and/or Monument Signs
  - c. Tot lot equipment
  - d. Final light fixtures
  - e. Final retaining wall heights for retaining walls receiving a Modification to Hillside Development standards
10. The decorative masonry wall to be constructed for the rear-yard of Lots 1-9 of VTTM 3255 shall include pilasters approximately 25-feet on center, based on the rendering below:

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11. Prior to the recordation of the final map, CC&Rs shall be provided for City review and approval to address the following:
  - a. Overall site landscaping, irrigation and fencing plans. This plan needs to indicate what is maintained by HOA and what is maintained by individual property owners;
  - b. Site lighting plans including decorative pole lights, and wall mounted light fixtures.
12. A disclosure and buyer acknowledgement regarding the zoning and permitted land uses shall be provided to all prospective buyers as soon as practicable and before transfer of title.
13. Installation of the tot lot shall be completed prior to issuance of a Certificate of Occupancy for the 100th unit.
14. Prior to issuance of a grading or building permit, provide owner authorization for work to occur on the adjacent property (APN 025-362-048) related to grading and/or storm drain improvements.
15. Prior to issuance of building permits, a landscape and irrigation plan prepared by a landscape architect that conforms to the water efficiency requirements of the City Landscape and Irrigation Ordinance (Zoning Ordinance Chapter 21.56 or successor) shall be submitted to the Planning Department. As part of this submittal, the applicant shall include a Landscape Documentation Package including a Water Efficient Landscape Worksheet.
16. Prior to final inspection, the application shall submit a Certificate of Completion for the landscaping and irrigation installed.
17. Before final inspection, all exterior lighting shall be shielded so the light source is not visible offsite. Light fixtures shall be dark skies rated.
18. An oak tree removal permit shall be issued prior to removal of an oak tree.
19. Prior to removal of Oak Tree No. 4, provide the written agreement between applicant and adjacent property owner.

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20. The following precautions shall be taken to ensure protection of Tree No. 10:
  - Do not till or trench within the TPZ to install landscaping or irrigation.
  - Install only drought tolerant and preferably California native plants beneath the tree canopy.
  - Irrigation shall be drip-type and all supply hoses shall be routed above ground.
  - Do not install overhead sprinkler irrigation because it will introduce too much moisture and potentially rot the tree's roots.
  - Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
  - Allow permeable surface treatments (e.g., mulch, decomposed granite, or permeable pavers) subject to approval by the project arborist.
  - Do not construct permanent concrete or brick patios beneath the canopy of the tree.
21. Prior to any construction or ground disturbing activities, the project arborist shall meet with all contractors involved with the development of this project to review tree protection measures. Any new contractors brought on site shall also meet or communicate with the project arborist by phone or video conference to ensure they are aware of all tree protection measures.
22. If construction occurs during the months of June through November, the TPZ shall be irrigated to a depth of 12 inches 1 time before construction begins, which will ensure the tree is properly hydrated. Additional irrigations during construction may be recommended by the project arborist.
23. Monitoring of tree protection measures and construction around the tree by the project arborist shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.
24. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.
25. Prior to construction activities, install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed. Fencing may be removed upon completion of construction activities.
26. Dust Control Measures:

The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:

  - a. Reduce the amount of the disturbed area where possible;
  - b. Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20 percent opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may

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be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control;

- c. All dirt stock pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- l. All of these fugitive dust reduction measures shall be shown on grading and building plans; and
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to

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prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

27. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.

## **Mitigation Measures – Conditions of Approval:**

MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the CDFW and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.

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- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.
- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.

## **Emergency Services Division Conditions:**

### **GENERAL CONDITIONS**

#### **Prior to the start of construction:**

### **GENERAL PERMITS & PLAN REQUIREMENTS**

Underground Fire Line, Fire Sprinkler, and Fire Alarm permits are required through PRFES for this project.

28. Civil plans for the underground fire line are for reference only and shall be clearly marked as such on each civil page. A PRFES Underground Fire Line Permit is required, reviewed by the Fire

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Protection Engineer, and serves as the primary construction set.

29. Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

## **Prior to delivery of combustible materials:**

### **FIRE DEPARTMENT CONNECTIONS (FDCS)**

30. CFC 903.3.7 – Fire Department Connections:  
For clubhouses  $\geq 5,000$  sq. ft., the FDC shall be located on the addressed side of the building and within 150 feet of a fire hydrant.
31. Final location to be approved by the Fire Marshal during underground and sprinkler plan review.

### **FIRE SERVICE MAINS & HYDRANTS**

32. NFPA 24 §16.9.10.5.1.3 & CFC 6.6.1.3: Sectional control valves shall be located so that no more than five fire appurtenances are affected by shutdown of any single portion of the system. Each fire hydrant, sprinkler riser, and standpipe riser counts as a separate appurtenance.
33. Hydrants shall be spaced a maximum of 400 feet apart and staggered on opposite sides of the roadway.
34. CFC D103.1 – Access Road Width with a Hydrant

Where a fire hydrant is located on a fire apparatus access road, the road shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.

This increased width requirement applies only in the vicinity of hydrants (20' in each linear direction) to ensure fire apparatus can safely position adjacent to the hydrant while still maintaining the ability for other emergency vehicles to pass.

Plans should clearly indicate where hydrants are placed along access roads and demonstrate that the minimum 26-foot width is provided in those areas.

35. Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.

### **FIRE APPARATUS ACCESS ROADS**

36. CFC 503.1.1 – Approved fire apparatus access roads shall be provided for every facility/building. Roads shall extend to within 150 feet of all exterior walls of the first story.
37. CFC 501.4 – Fire apparatus access roads and water supply shall be installed and serviceable prior to and during construction unless approved alternatives are provided.
38. CFC D102.1 – Access roads shall support fire apparatus up to 75,000 lbs. with approved asphalt, concrete, or equivalent surface.

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39. CFC 503.2.1 & 503.4 – Fire apparatus access roads shall have an unobstructed width of at least 20 feet, clear of parking or obstructions, and maintain vertical clearance of 13'-6".
40. D105.3 – For buildings with eaves  $\geq$  30 feet:
  - Access roads shall be at least 26 feet wide, with 13'-6" vertical clearance.
  - Setback shall be a minimum of 15 feet and a maximum of 30 feet.
  - D104.1 – Buildings exceeding three stories or 30 feet in height shall provide at least two means of fire apparatus access.
41. Provide temporary turn-around for phased construction streets that exceed 150' in length. Refer to Paso Robles Standard Details and Specifications.

## **Provide on address side of building:**

### **ADDRESSING & IDENTIFICATION**

42. Address size, location, and color contrast require PRFD approval. Minimum 6-inch height with contrasting color is required.
43. PRMC 17.04.030 – Address Identification (505.1.1):
  - Where a building or group of buildings (five units or more) is served by an alley or interior driveway, numbers or alphabetical designation shall be displayed on a directory/annunciator board, approved by the Fire Marshal, at each entrance.
  - The property owner, HOA, or responsible party shall maintain the directory.
  - Prior to the issuance of Certificate of Occupancy:

### **FIRE LANES & SIGNAGE**

44. Fire lanes shall be painted and signed per 2022 CFC Chapter 5 and Appendix D §D103.6.
45. Fire lane markings and signage shall also comply with California Vehicle Code §21458.

### **FIRE PROTECTION REQUIREMENTS**

46. Knox Box access is required on the addressed/front side of the clubhouse (CFC 506.1).
47. Fire extinguisher locations shall be verified and approved by PRFES prior to installation.
48. Final Fire Inspection is required prior to occupancy.