

Exhibit A

Site Specific Conditions of Approval – VTTM 22-0054

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B” of Resolution 23-_____.

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

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 23-_____ and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT DESCRIPTION

A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Tentative Tract Map

3. Vesting Tentative Parcel Map PR 22-0054 allows for the subdivision of Parcel 6, into two parcels where Parcel A would be 4.03 acres and Parcel B would be 2.73 acres. Existing Lot 13 is approximately 7-acres and is included as part of the development plan, and is not included in the subdivision.
4. Approval of this project is valid for a period of two (2) years from date of City Council approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 22-20 shall expire on _____. 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.

Engineering Division Conditions:

1. The applicant shall offer to dedicate a 30’ right of way for roadway purposes for Ardmore Road from centerline of street across the project northerly frontage. **TIMING: Prior to final map recordation**
2. The applicant shall provide a 10’ public utility easement on the southerly side of the right of way for Ardmore Road across the project northerly frontage. **TIMING: Prior to final map recordation**
3. The applicant shall offer to dedicate a 60’ right of way for roadway purposes for **Street “A”** as shown on the vesting tentative parcel map. **TIMING: Prior to prior to final map recordation**
4. The applicant shall provide a 10’ public utility easement on both sides of the right of way offered for **Street “A”**, as shown on the vesting tentative parcel map. **TIMING: Prior to final map recordation**

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5. The applicant shall grant the City an Avigation Easement across all parcels in a form acceptable to the City Engineer. **TIMING: Prior to final map recordation**
6. Public Storm Drain easements across Lot 13 – Not a part of the tentative parcel Map. **TIMING: Prior to final map recordation**
7. Reciprocal drainage easement on northerly side of Lot 13 – Not a part of the tentative parcel Map. **TIMING: Prior to final map recordation**
8. Reciprocal access easements on the northerly side of Parcel 13 – Not a part of the tentative parcel Map. **TIMING: Prior to final map recordation**
9. Temporary grading easement on the northerly side of Lot 13 – Not a part of the tentative parcel Map. **TIMING: Prior to final map recordation**
10. The applicant shall construct Ardmore Road along the northerly project frontage to provide a 40-foot curb to curb section, with sidewalk adjacent to back of curb except at driveway approaches. **TIMING: Prior to acceptance of improvements**
11. The applicant shall construct **Street “A”** to provide a 40-foot curb to curb section, with sidewalk adjacent to back of curb except at driveway approaches. **TIMING: Prior to acceptance of improvements.**
12. The applicant shall install public improvements including, but not limited to, curbs, gutters, sidewalks, curb ramps, driveway approaches, streetlights, traffic signage, pavement markings, street signs, and barricades in accordance with City Engineering Standards or as modified on the vesting tentative parcel map. **TIMING: Prior to acceptance of improvements.**
13. The applicant shall enter into an agreement with the City of Paso Robles to maintain bioretention basins within the Ardmore Road and Street “A” rights of way in perpetuity, as shown on the vesting tentative parcel map. **This agreement will be required prior to acceptance of improvements.**
14. The applicant shall mitigate additional storm water runoff generated by this project, including off-site improvements. Appropriate drainage facilities shall be designed in accordance with current City Standards. **TIMING: Prior to grading final inspection**