

# Exhibit A

## Site Specific Conditions of Approval – PD22-11 and CUP23-07

### Planning Division Conditions:

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

NOTE: In the event of conflict or duplication between standard conditions 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, and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

3. 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 22-11 and Conditional Use Permit 23-07 shall expire on October 1, 2026. The Planning Commission may extend this expiration date if a time extension application has been filed with the City along with the required fee before the expiration date.
4. Any condition imposed by the City Council in approving this Development Plan and Conditional Use Permit may be modified or eliminated, or new conditions may be added by the City’s legislative bodies, provided that the City’s legislative bodies shall first conduct a public hearing in the same manner as required for the granting of the original permits, as necessary.
5. The applicant will ensure the continued affordability of all very low-income rental units that qualified the applicant for the award of the density bonus for a period of no less than 55 years, as required by Government Code section 65915 et seq. Before issuance of a certificate of occupancy for any part of the project, the applicant will execute and record whatever deed restriction, regulatory agreement, restrictive covenant, or other instrument the City Attorney deems appropriate to implement this requirement.”
6. Before issuance of a building permit, the applicant shall enter into a density bonus housing agreement in conformance with the density bonus approved herein and Municipal Code Chapter 21.16L, in a form deemed appropriate and approved by the City Attorney. The agreement shall run with the land and shall be binding on all parcels.
7. The project includes the following 2 affordable housing density bonus concessions:
  - a. Height exception for portions of the building exceeding 36 feet as shown in Exhibit C; and
  - b. Parking reduction of 5 parking spaces to address the deficit of required onsite parking spaces for the project.

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8. Ongoing, the roof mounted mechanical equipment shall not exceed the height of its screening wall unless demonstrated to the satisfaction of the Development Review Committee that the equipment will not be seen from offsite.
9. Prior to the issuance of building permits, the applicant shall merge all underlying legal lots into one.
10. Prior to issuance of building permits for signage, final sign details shall be reviewed by the Development Review Committee.
11. Prior to issuance of building and/or encroachment permits, the street tree shall be changed to a species included on the City's list of approved street trees as appropriate for tree wells and parkways.
12. Prior to the issuance of building permits the size, location, and design of the garbage enclosure shall be approved by the City Solid Waste and Recycling Manager.
13. Prior to the issuance of building permits, the fire service connection shall be screened to the satisfaction of the Director of Community Development.
14. Before issuance of a building permit and ongoing, the applicant shall inset the face of glass for all windows at least 2 inches from the face of the exterior wall in which it is installed as shown in Sheet A2.1 of Exhibit C.
15. Ongoing, the applicant shall use only clear and smooth glass in the storefront windows as shown on Sheet A2.1 of Exhibit C.
16. Ongoing, the applicant shall not include horizontally sliding windows in the project as shown on Sheets A3.1 and A3.2 of Exhibit C.
17. Ongoing, the general public, which is any person not a current resident or registered hotel guest, shall not enter or use the hotel accessory amenities, including but not limited to, the outdoor courtyard and rooftop patio.
18. Ongoing, no food service of any kind is permitted on the rooftop patio.
19. Ongoing, no bar or other alcohol service shall be located or occur on the rooftop patio.
20. Ongoing, the property owner shall notify in writing all new long-term residential tenants they will not have a designated on-site parking space before a lease is signed.

## **Engineering Division Conditions:**

21. Before issuance of a grading permit, the Applicant shall provide a complete Stormwater Control Plan in conformance with the City Stormwater Technical Guide.

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22. Before occupancy of the building, the Applicant shall replace HMA pavement on 18th Street from edge of gutter to centerline of street across the 18th Street frontage.
23. Before occupancy of the building, the Applicant shall provide traffic striping for diagonal parking across the 18th Street frontage in conformance with City Standards and as directed by the City Engineer.
24. Before occupancy of the building, the Applicant shall construct street improvements to both 18th and Spring Streets as shown on the preliminary plans, including parkway landscaping.
25. Before occupancy of the building, the Applicant shall construct the alley across the project frontage to the City A-7 standard.
26. Before occupancy of the building, the Applicant shall provide upgrades to the City street infrastructure as determined in the project traffic study.
27. Before issuance of a building permit, the Applicant shall provide water demands for the project to verify water meter and water service(s) sizing.
28. Before occupancy of the building, the Applicant shall upsize City water mains between 17th and 18th Streets, if required by estimated project water demands.
29. Before occupancy of the building, the Applicant shall replace the existing 6" vitrified clay sewer line in the alley from 17th Street to 18th Street with 8" PVC sewer main in conformance with City standards.

## **Mitigation Measures:**

- AES-1. Exterior light fixtures installed by the applicant for the project shall be downcast light with shielding included so the light source is at least 2 inches above the bottom of the shield.
- AES-2. The applicant shall limit parking lot illumination to no more than 0.5 foot-candles in a uniform pattern (no more than 3:1 (max/min) ratio).
- AQ-1. The applicant shall reduce the amount of disturbed area where possible.
- AQ-2. During construction activities, the applicant shall use water trucks, SLO Air Pollution Control District-approved dust suppressants, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding 20 percent opacity for greater than 3 minutes in any 60-minute period. The applicant shall increase watering frequency whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The applicant shall use an APCD-approved dust suppressant where possible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook.

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- AQ-3. The applicant shall spray all dirt stockpile areas daily or cover with tarps or other dust barriers as needed.
- AQ-4. The applicant shall pave all roadways, driveways, and frontage improvements as soon as possible. The building pad shall be laid as soon as possible after grading unless seeding or soil binders are used.
- AQ-5. The applicant shall cover all dirt, sand, soil, or other loose materials hauled by truck or shall maintain at least two feet of freeboard (minimum vertical distance between the top of load and top of truck or trailer) in accordance with California Vehicle Code Section 23114.
- AQ-6. During construction the applicant shall install and operate track-out prevention devices (any device or combination of devices that are effective at preventing 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) at all designated access points so that tracked out soils do not accumulate on paved roadways. The applicant shall require all employees, subcontractors, and others exiting the project site to use designated access points. Rumble strips, steel plates, and other track out prevention devices shall be periodically cleaned.
- AQ-7. The applicant shall identify permanent dust control measures in the landscape plan, which shall be implemented as soon as possible following completion of any soil disturbing activities.
- AQ-8. 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.
- AQ-9. The applicant shall stabilize all disturbed soil areas not subject to revegetation using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo Air Pollution Control District.
- AQ-10. The applicant shall limit vehicle speed for all construction vehicles to 15 mph on any unpaved surface on the construction site.
- AQ-11. The applicant shall sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where possible. Roads shall be pre-wetted prior to sweeping.
- AQ-12. The applicant shall not burn vegetative material.
- AQ-13. 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 prevent the transport of dust off-site. 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 City of Paso Robles Engineering Department and the San Luis Obispo Air

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Pollution Control District Compliance Division prior to the start of any grading, earthwork, or demolition.

- AQ-14. All contractors or builders working on the site shall maintain all construction equipment in proper tune according to manufacturer's specifications.
- AQ-15. Any heavy-duty (50 horsepower or greater) diesel-fueled construction equipment used by all contractors or builders working on the site shall exceed, at a minimum, Air Resources Board Tier 2 certified engines, or cleaner, off-road heavy-duty diesel engines and comply with State Off-Road Regulations.
- AQ-16. All contractors or builders working on the site shall not idle any diesel equipment when not in use. The applicant shall post signs in the designated queuing areas and/or job sites to remind drivers and operators of the idling prohibition.
- AQ-17. To the extent locally available, all contractors or builders working on the site shall use electrified or alternatively powered construction equipment.
- AQ-18. The applicant shall use low volatile organic compound (VOC) content paints (i.e., 50 grams VOC per liter, or less).
- AQ-19. To the extent locally available, the applicant shall use prefinished building materials or materials that do not require the onsite application of architectural coatings.
- AQ-20. The applicant shall meet or exceed California Green Building Standards Code (CALGreen) Tier 2 standards for reducing cement use in concrete mix as allowed by local ordinance and conditions.
- AQ-21. The applicant shall notify the Paso Robles Joint Unified School District and The Christian Life Center of the potential for increased emissions associated with the project at least 30 days before the start of grading.
- AQ-22. Ongoing, the project shall not include any backup electrical generation that would exceed San Luis Obispo Air Pollution Control District air quality thresholds.
- AQ-23. Ongoing, if any land use with the potential to create noxious odors is proposed on the site, the applicant shall obtain approval from the San Luis Obispo Air Pollution Control District for proximity to sensitive receptors.
- CUL-1. In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find shall be suspended and the City of Paso Robles shall be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.
- CUL-2. In the event human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Luis Obispo County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified

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archaeologist and/or the Native American monitor) shall occur until the coroner has made the necessary findings as to origin and disposition. If the coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

- GHG-1. The applicant shall construct the project with adequate electrical panel capacity to support an all-electric retrofit of the development
- GHG-2. The applicant shall construct the project with appropriate conduit necessary to support the retrofit of the development to meet battery charging needs when transportation is all-electric.
- HAZ-1. Before issuance of a grading permit, the applicant shall prepare a soils management plan subject to approval by the City and the Central Coast Regional Water Quality Control Board. Construction activity shall be subject to the requirements of the soils management plan.
- HAZ-2. Before issuance of a grading permit, the applicant shall notify the Central Coast Regional Water Quality Control Board and the San Luis Obispo County Environmental Health Services Division of the project including a statement that residual soil and groundwater pollution underlie the property and nearby properties. The applicant shall apply for and receive permission from the listed agencies before grading or other construction activities shall be permitted to commence.
- N-1. The outdoor courtyard and rooftop patio shall be open to tenants of the residential units and hotel units on the property only. Ongoing, amplified music and other nightclub activities shall be prohibited in the outdoor areas of the project unless a noise study is conducted and adequate mitigation is provided to preclude violations of the noise ordinance.
- T-1. Before occupancy of the building, the applicant shall install a bulb-out on the southwest corner of Spring Street and 18th Street.
- T-2. Before occupancy of the building, the applicant shall remove and restrict parking on the southern side of 18th Street adjacent to the access alley to the satisfaction of the City Engineer.
- T-3: Before occupancy of the building, the applicant shall replace the existing school warning sign to the satisfaction of the City Engineer.
- T-4: Before occupancy of the building, the applicant shall install pedestrian warning signs on the southeast corner of Spring Street and 18th Street to the satisfaction of the City Engineer.