

Exhibit A

Site Specific Conditions of Approval – PD22-13, CUP22-13, OTR23-01

(65 Nutwood Circle / 009-851-023)

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	Project Plans
D	Landscape 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 22-13 and Conditional Use Permit 22-13 shall expire on April 18, 2025 (as measured from the City Council’s final decision). 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.
4. Prior to issuance of building and grading permits, the following items need to be reviewed by Planning staff:
 - a. Exterior light fixtures plan for building mounted and parking lot lights;
 - b. Location of roof equipment and screening.
 - c. Location of backflow preventer device and screening.
 - d. Location of trash enclosures.
 - e. Location and design of 9 parking spaces.
5. Prior to issuance of building permits, the following items need to be reviewed by the Development Review Committee (DRC):
 - a. Building and/or Monument Signs
6. 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 21.22B 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.

7. Prior to issuance of grading permits, an oak tree mitigation plan prepared by the arborist shall be submitted for staff approval.
8. Prior to final inspection, the application shall submit a Certificate of Completion for the landscaping and irrigation installed.
9. All oak tree protection measures as outlined in the Arborist Report (Attachment 3)shall be incorporated into the grading and building plans. Prior to the issuance of a Certificate of Occupancy, the project Arborist shall provide a letter to the City indicating that all oak protection measures have been complied with
10. In the event that buried or otherwise unknown cultural resources are discovered during construction, work shall be suspended in the area of the find and a no-work radius established. The City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developer's expense. If the coroner determines the remains are Native American, the Native American Heritage Commission (NAHC) will be contacted and the remains will be left in situ and protected until a decision is made on their final disposition.
11. 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.

Engineering Division Conditions:

12. The applicant shall install sidewalk and private landscaping street trees along Nutwood Circle in conformance with City Standard Details and Specification and subject to final acceptance by the City Engineer.

Timing: Prior to building occupancy.

13. The applicant shall install an eight-inch water line, in conformance with City Standards, in Nutwood Circle to serve the project domestic and fire water service needs. The applicant shall also install fire hydrants as required by Emergency Services. The applicant may request a reimbursement agreement with the City Council to recoup a fair share portion of the cost of the water installation from neighboring landowners who connect along the water line. If the water line is installed by a third party, the applicant shall pay their fair share of the installation cost as required by a reimbursement agreement approved by Council.

Timing: Water Line Installation: Prior to building occupancy.

Reimbursement Agreement filed with City Council: Within one year of water line final Fair Share Payment – Prior to building occupancy.

14. Applicant shall sign a Septic System Application and Agreement if use of a temporary septic system, in lieu of connecting to the City sewer system, is authorized by the City Council. Applicant shall design and operate the onsite wastewater treatment system in compliance with the State of California's Onsite Wastewater Treatment System Policy for siting, design, and operation of the septic systems. A dual leachfield system will be required.

Timing: Prior to Grading Permit Issuance.

15. Applicant shall sign an agreement, acceptable to the City Engineer, agreeing to connect to the City's sanitary sewer system no more than 30 days after sewer service is available to the property. Availability

will be determined by the City Engineer. Applicant shall pay the connection fee at the time of connection.

Timing: Ongoing

16. Applicant shall develop or sign a road maintenance agreement with the property owners of Assessor Parcel Numbers: 009-851-022 and 009-851-016 (properties on Nutwood Circle within the City limits). The City will not be part of the agreement process. A copy of the executed road maintenance agreement shall be provided to the City.

Timing: Prior to Grading Permit Issuance.

17. Applicant shall photo document the condition of the Nutwood Circle paving prior to the start of construction to help verify if any repairs will need to be made as a result of damage during construction. A copy of the photo documentation shall be provided to the City Engineer for acceptance.

Timing: Prior to Grading Permit Issuance.

18. Applicant shall continue to accept historical stormwater runoff from Nutwood Circle and other areas that drain to the site.

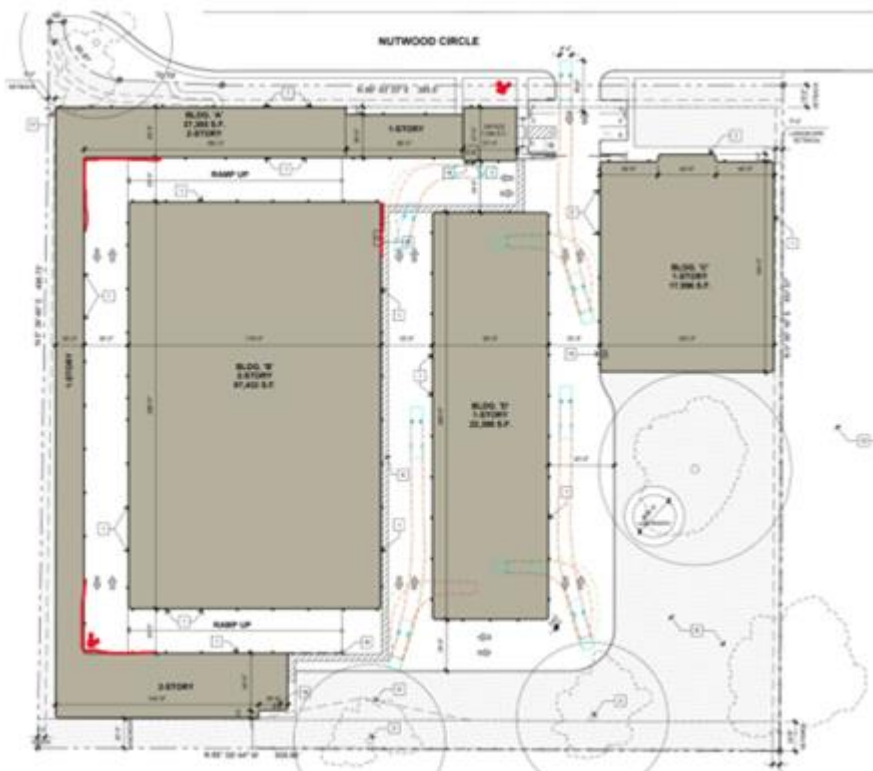
Timing: Prior to Grading Permit Issuance and Ongoing.

19. The applicant must install a water meter vault for the meter that is compatible with Automatic Meter Infrastructure (AMI) meter reading that meets City Water Department requirements and pay the fees associated with installation of AMI compatible metering.

Timing: Prior to Building Occupancy.

Emergency Services Conditions:

20. Red fire lanes and hydrant location to be added to site plan as shown in below diagram:



Mitigation Measures

AQ-1: The following mitigation measures shall be implemented to reduce construction generated fugitive dust. These measures shall be shown on grading and building plans.

- a. Reduce the amount of disturbed area where possible.
- b. Use water trucks, SLOAPCD-approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% 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 since water use is a concern due to drought conditions, the contractor or builder shall consider the use of 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.
- c. All dirt stockpile areas should be sprayed daily or covered with tarps or other dust barriers as needed.
- d. 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.
- e. 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 the top of load and top of trailer) in accordance with CVC Section 23114.
- f. "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 CVC 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 need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the trackout prevention device may need to be modified.
- g. 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.
- h. 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.
- i. 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 SLOAPCD.
- j. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- 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 possible. Roads shall be pre-wetted prior to sweeping when possible.
- l. The burning of vegetative material shall be prohibited. Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912.
- 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% opacity, and to prevent the 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 SLOAPCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2: The following measures shall be implemented to reduce construction emissions from on and off-road construction equipment (NO_x, ROG, and DPM) and area sources. These measures shall be shown on grading and building plans:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
- b. Heavy-duty (50 horsepower or greater) diesel-fueled construction equipment shall meet, at a minimum, ARB's Tier 3 certified engines, or cleaner, off-road heavy-duty diesel engines; be fitted with diesel exhaust particulate filters in accordance with manufacturer recommendations; and, comply with the State Off-Road Regulation. Heavy-duty equipment with Tier 4 engines shall be used to the extent locally available. Where Tier 3, or cleaner, equipment is not available, incorporate diesel emission control strategies/retrofits, such that emission reductions achieved equal or exceed that of a Tier 3 engine. Installing California Verified Diesel Emission Control Strategies. Verified diesel emissions control strategies can be found at: arb.ca.gov/diesel/verdev/vt/cvt.htm.
- c. When applicable, portable equipment, 50 horsepower (hp) or greater, used during construction activities shall be registered with the California statewide portable equipment registration program (issued by the California Air Resources Board) or be permitted by the APCD. Such equipment may include power screens, conveyors, internal combustion engines, crushers, portable generators, tub grinders, trammel screens, and portable plants (e.g., aggregate plant, asphalt plant, concrete plant). For more information, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912.
- d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on road heavy-duty diesel engines and comply with the State On-Road Regulation.
- e. All on and off-road diesel equipment shall not idle when not in use. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit.
- f. Construction equipment staging areas shall be located at the furthest distance possible from nearby sensitive land uses.
- g. To the extent locally available, electrified or alternatively powered construction equipment shall be used.
- h. Construction of the proposed project shall use low-VOC content paints (e.g., 50 grams VOC per liter, or less).
- i. To the extent locally available, use prefinished building materials or materials that do not require the application of architectural coatings.
- j. Meet or exceed Cal Green Tier 2 standards

AQ-3: The following mitigation measures shall be implemented to reduce the operational emissions generated by the project:

- a. The installation of wood burning or natural-gas fired hearths and appliances shall be prohibited.
- b. In accordance with ARB's Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, Heavy-duty diesel-fueled truck idle time shall be limited to 5-minutes/truck when not in use. Signage shall be posted at loading areas to advise drivers of this requirement.
- c. Reduce fugitive dust from roads and parking areas with the use of paving or other materials.
- d. Implement driveway design standards (e.g., speed bumps, curved driveway) for self enforcement of reduced speed limits on unpaved driveways.
- e. Exceed Cal Green standards by 25 percent for providing on-site bicycle parking: both short-term racks and long-term lockers, or a locked room with standard racks and access limited to bicyclists only.
- f. Exceed applicable building standards at the time of development for building energy efficiency with a goal of achieving zero net energy (ZNE) buildings.
- g. Exceed Cal Green Tier 2 standards for utilizing recycled content materials.
- h. Exceed Cal Green Tier 2 standards for the use of greywater, rainwater, or recycled water where applicable/available.
- i. Exceed Cal Green Tier 2 standards for using shading, trees, plants, cool roofs, etc. to reduce "heat island" effect.
- j. Exceed Cal Green building standards at the time of development for water conservation (e.g. use of low flow water fixtures, water efficient irrigation systems, and draught tolerant landscaping.)
- k. All built-in appliances shall be Energy Star certified or equivalent.

l. To the extent available, use paints and cleaning products that are low-VOC content (e.g., 50 grams/liter VOC content, or less).

m. Utilize on-site renewable energy system (e.g. solar, wind, geothermal, biomass and/or bio-gas) to offset the entire electricity use of the project.

BIO-1. All construction work activities shall be completed during daylight hours (between sunrise and sunset) and outside of rain events.

BIO-2. The Project impact area shall be clearly marked or delineated with stakes, flagging, tape, or signage prior to work. Areas outside of work limits shall be considered environmentally sensitive and shall not be disturbed.

BIO-3. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.

BIO-4. If vegetation removal (i.e., tree trimming/removal activities) is scheduled between February 1 and August 31 (general nesting bird season), nesting bird surveys shall be completed by a qualified biologist within 48 hours prior to start of work. If any active nests are discovered within or adjacent to work limits, an appropriate buffer (i.e., 500 feet for raptors and 250 feet for other birds, or at the discretion of a qualified biologist based on biological or ecological reasons) shall be established to protect the nest until a qualified biologist has determined that the nest is no longer active and/or the young have fledged.

BIO-5. Pre-Activity Special-Status Species Survey. Within 30 days of the start of construction, a qualified biologist shall conduct a pre-activity survey of the Project Site for signs of San Joaquin kit fox and American badger, including tracks, scat, or suitable burrows (burrows four inches or greater in diameter). Potential dens shall be tracked for a minimum of four nights with motion-activated cameras to determine if the burrow is actively being used by San Joaquin kit fox or badger. All potential dens shall be avoided by a minimum of 50 feet until they have been determined to be inactive. In the event San Joaquin kit fox is identified within the Project Site, the USFWS, CDFW, and all other appropriate agencies/government entities shall be contacted for further consultation.

In conjunction with the badger and kit fox survey, the qualified biologist will conduct a survey for Northern legless lizard. Hand search methods, including raking, will be used during the survey in areas where legless lizards are expected to be found (e.g., sandy/loose soils, under shrubs/leaf litter, other vegetation, or debris). If observed, the qualified biologist will relocate the lizard to nearby suitable habitat. The qualified biologist will prepare a completion letter-report to document the pre-activity survey results.

BIO-6. Follow-Up Special-Status Spring Botanical Survey. Although the survey results indicated that special-status plant species are not likely to occur within the Project Site, the survey was conducted in October outside of the typical blooming period for potentially occurring special-status plant species. As such, the City of Paso Robles may require a follow-up survey be conducted in the spring months and if so, a follow up spring botanical survey will be scheduled between March and May before Project ground disturbance. The results will be submitted in a letter-report for the Client to be submitted to the City. If special-status plants are observed during the spring botanical survey, plants/populations shall be mapped and incorporated into Project plans.

Special-status plants shall be avoided, if feasible. If impacts are unavoidable, the plants may be salvaged, transplanted, or seed collected for planting and/or seeding elsewhere within the Project Site. The spring survey may be completed in conjunction with the pre-activity special-status wildlife survey if feasible.

GHG-1: In addition to implementation of Mitigation Measure AQ-3 and AQ-4, the following additional measures shall be implemented:

a. Proposed land uses shall receive electricity from onsite solar, shall elect to receive electricity from Central Coast Community Energy (3CE), or a combination thereof.

b. Building mechanical equipment and appliances shall be electrically powered. The installation of natural-gas service/infrastructure shall be prohibited.

c. Meet current CALGreen Tier 2 standards for electric vehicle (EV) parking spaces, to the extent applicable to the project, except that all EV parking spaces required by the code shall be “EVcapable” instead of “EV-ready”.

GHG-2: The project shall provide carbon offsets sufficient to reduce project-generated GHG emissions to below applicable thresholds, calculated over the life of the project. Based on the modeling

conducted, the project shall provide offsets in the total amount of 5,181 MTCO₂e. Under CEQA Guidelines Section 15126.4, subdivisions (c)(3) and (c)(4), a project’s GHG emissions can be reduced through the application of off-site measures, which may include “Direct Reduction Activities” or the purchase of “Carbon Offset Credits”, which are discussed as follows:

Direct Reduction Activities

Directly undertake or fund activities that will reduce or sequester GHG emissions. GHG reduction credits shall achieve GHG emission reductions that are real, permanent, quantifiable, verifiable, enforceable, in accordance with the criteria set forth in the ARB’s most recent Process for the Review and Approval of Compliance Offset Protocols in Support of the Cap-and-Trade Regulation (2013). GHG reduction credits shall be undertaken for the specific purpose of reduction project generated.

GHG emissions and shall not include reductions that would otherwise be required by law. All Direct Reduction Activities and associated reduction credits shall be confirmed by an independent, qualified third-party.

The “Direct Reduction Activity” shall be registered with a California Air Resources Board (ARB)-approved registry and in compliance with ARB-approved protocols. In accordance with the applicable Registry requirements, the Project applicant (or its designee) shall retain an independent, qualified third-party to confirm the GHG emissions reduction or sequestration achieved by the Direct GHG Reduction Activities against the applicable Registry protocol or methodology. The Project applicant (or its designee) will then apply for issuance of carbon credits in accordance with the applicable Registry rules.

Carbon Offsets

Obtain and retire “Carbon Offsets.” Carbon Offsets shall achieve GHG reductions that are real, permanent, quantifiable, verifiable, and enforceable. Carbon offsets shall be purchased from ARB approved registries and shall comply with ARB-approved protocols to ensure that offset credits accurately and reliably represent actual emissions reductions. If the purchase of carbon offsets is selected, offsets shall be purchased according to the City of San Luis Obispo’s preference, which is, in order of City preference: (1) within the City of San Luis Obispo; (2) within the SLOAPCD jurisdictional area; (3) within the State of California; then (4) elsewhere in the United States. In the event that a project or program providing offsets to the project applicant loses its accreditation,

the project applicant shall comply with the rules and procedures of retiring offsets specific to the registry involved and shall purchase an equivalent number of credits to recoup the loss