

Exhibit A

Site Specific Conditions of Approval – PD22-08

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

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 22-08 shall expire on April 18, 2025 (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.
4. Prior to issuance of building permits, staff 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
5. 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.
6. Prior to final inspection, the application shall submit a Certificate of Completion for the landscaping and irrigation installed.
7. Prior to issuance of a grading or building permit, the applicant shall provide evidence showing the lot merger has been recorded merging all the lots.
8. An oak tree removal permit shall be issued prior to removal of an oak tree.
9. 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 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 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.
10. 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:

11. Prior to issuance of a Certificate of Occupancy for the first building, Rolling Hills Road shall be improved with curb, gutter, sidewalk, pavement widening in coordination with the City's Phase 1 and 2 Creston Road Corridor Project and as approved by the City Engineer. The Traffic Index for Creston Road is 9 and a minimum asphalt section of 4 inches.
12. All existing overhead utility lines along Creston Road shall be relocated underground.
13. Prior to issuance of building permits, the applicant shall dedicate a 6-foot wide P.U.E. behind the sidewalk along the property line fronting Creston Road and Rolling Hills Road.
14. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans and shall meet design criteria adopted by the City in effect at the time of development of the project. The project shall comply with stormwater detention requirements in the City Engineering Standards.
15. Street trees shall be provided in the public right-of-way along Creston Road. The project owners shall maintain the frontage landscaping in good condition in perpetuity. The project applicant must sign a maintenance agreement prior to final of the encroachment permit.
16. The applicant shall install street lighting to the City Engineer's satisfaction along Creston Road and Rolling Hills Road.
17. Stormwater shall be detained to predevelopment levels in accordance with the City Standard Details and Specification and shall leave the site in the manner and locations as what occurred prior to development to the City Engineer's satisfaction.
18. The applicant will pay a fair share for the 36-inch CMP storm drain connecting to the Creston Road storm drain infrastructure.
19. Facilities to park 27 bicycles shall be provided onsite.
20. The owner shall petition to annex residential into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
21. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
Frontage landscaping including street trees.

22. The Creston Road driveway will be limited to left-in, right-in, right-out only. A median in the two-way left turn lane will be required to allow left turn lanes into the site and the driveway across Creston Road but restrict outbound left turns onto Creston Road.
23. The applicant shall extend curb, gutter, and sidewalk improvements on the north side of Creston Road from project frontage to Orchard Drive.
24. Curb ramps and bulb outs on the north and south side of Creston Road at the existing Orchard Drive crosswalk will be installed unless installed by another party previously.
25. The project will replace existing school crossing signage at Orchard Drive with CAMUTCD compliant signage and replace the overhead sign with an S1-1 sign, replace the pole mounted sign with SW24-2(CA) sign, and install SW-24-3(CA) sign in advance of the crosswalk unless installed by another party previously.
26. The project will replace the existing overhead flashing beacons with overhead and pole mounted rectangular rapid flashing beacons (RRFB) unless installed by another party previously.
27. The applicant shall install "KEEP CLEAR" pavement markings on Creston Road at the intersection of Orchard Drive.
28. The project will install a vault for the 3-inch water 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.
29. The project will offer to dedicate right-of way along Rolling Hills Road and Creston Road to the City Engineer's satisfaction prior to first building occupancy.

Mitigation Measures

- AQ-1.Fugitive Dust. 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 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 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.

AQ-2. Construction Phase. The project shall use low volatile organic compound (VOC) paint that has an VOC content of no more than 50 grams per liter.

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

BIO-2. Work Limits. 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. Vehicles and Equipment. 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. Pre-Activity Nesting Bird Survey. 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 San Joaquin 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., 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. Oak Tree Removal. If oak tree removal and/or damage is unavoidable due to Project implementation, the City may require mitigation for impacts to mature oak trees. Mitigation may require preparation of an oak tree protection and replacement plan that would provide guidance for onsite and/or offsite oak tree replacement planting. Mitigation planting replacement ratio (oak trees removed to oak trees planted) would be determined by the County.

BIO-7. To fully mitigate proposed impacts to the native valley oak, the project owner(s) shall implement the Mitigation Recommendations provided in the November 2, 2022, Tree Evaluation Letter prepared by Heritage Tree Arboricultural Consulting.

BIO-8. Tree Protection Zone Restrictions for Trees No. 83 and 84 shall be as follows:

- Tree Protection During Construction - Tree protection shall be provided during the entire time construction activities occur. A Tree Protection Zone (TPZ) shall be established and maintained to ensure protected roots remain undisturbed.
- Tree Protection Fencing - Tree protection fencing is required to be in place for the duration of the construction project and shall be installed before starting any ground disturbing activities. Do not remove any tree protection fencing or enter the TPZ without approval of the project arborist. The fencing shall delineate and protect the tree protection zone. The fencing shall be 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It shall be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. See Appendix C - Tree Protection Diagrams - Diagram 1 – Tree Protection Fencing.
- Trunk Protection - Tree protection fencing is required See Appendix C of the Report - Tree Protection Diagrams - Diagram 2 – Trunk Protection.

- Tree Protection Signage - Weatherproof, tree protection signs stating “Tree Protection Zone – Do Not Enter” shall be placed on the fencing and be spaced 10 feet apart. Signs shall also include the project arborists and the project forepersons contact information. Signs shall remain in place until completion of the project and the city has given a certificate of occupation. See Appendix C of the Report - Tree Protection Diagrams - Diagram 1 – Tree Protection Fencing.
- Pre-Construction Meeting - A meeting with all contractors involved in the project shall occur with the project arborist before beginning construction activities. Any new contractors brought on site shall also meet or communicate with the project arborist to ensure they are aware of tree protection measures.
- Preparing Tree Protection Zone - If construction occurs during the months of June through November, the TPZ’s shall be irrigated to a depth of 12 inches before construction begins. This will ensure the trees are properly hydrated. Additional irrigations during “heat-waves” may be recommended by the project arborist.
- Root Protection - No grading, trenching, paving or any other soil disturbance shall occur within or adjacent to the TPZ of the tree without permission and supervision by the project arborist. No trenching or excavation for footings, foundations, utilities or roadways shall occur within or adjacent to the TPZ without first, hand trenching the location and exposing roots.

If possible, conduit or other utilities shall be “fished” below roots larger than 1-inch diameter. Any roots 1-inch diameter or larger that are approved for pruning shall be hand cut with a clean pruning saw or Sawzall. Once roots are hand cut, machinery can remove the severed roots. Cutting any roots 1-inch diameter or larger requires supervision by the project arborist.

- Root Pruning - If the project arborist determines that a root over 1-inch diameter needs to be cut, it shall be cut by hand with a pruning saw or reciprocating saw “Sawzall”. After cutting a root, the area shall be backfilled as soon as possible with moist soil or covered with wet burlap until backfill can be completed. Burlap shall be kept wet the entire time it is in use for cut-root protection.
- Dumping, Cleanout or Storage of Materials - No construction materials, soils, or debris shall be stored in the TPZ. No concrete, plaster, paint or chemical washout shall be allowed within the TPZ or Critical Root Zone (CRZ).
- Monitoring - An initial inspection shall be completed by the project arborist prior to commencement of construction activities to ensure that all tree protection measures have been put in place. Weekly inspections of the TPZ and associated fencing shall also be completed by the project arborist until construction is complete. Any root pruning, excavation, grading or filling within 5 feet of the TPZ shall be monitored by the project arborist.

CUL-1. A trained and qualified archaeological monitor and Native American tribal monitor should perform cultural resources monitoring of initial ground disturbing activities associated with the Project that has the potential to impact cultural resources (i.e. grading, trenching). Monitoring is not effective during activities where the soil matrix is not visually exposed (i.e. pile-driving for installation of solar pylons). The monitors will have the ability to redirect construction activities to ensure avoidance of significant impacts to cultural resources.

CUL-2. Training. Prior to any ground-disturbing activities, the field archaeologist shall conduct awareness training for the field crew and supervisors. This will include a description of the types of artifacts that may be encountered and a discussion of why these are of importance to the Native American community, as well as for an understanding of local history. Pertinent laws and

regulations protecting archaeological sites will be briefly reviewed and any archaeologists monitoring methods will be explained.

CUL-3. In the event that these resources are inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist. Construction activities could continue in other areas. If the discovery proves to be significant, additional work, such as data recovery excavation or fossil recovery, may be warranted and would be discussed in consultation with the appropriate regulatory agency(ies). Any potentially significant artifacts, sites or features observed shall be collected and recorded in conjunction with best management practices and professional standards. Any cultural items recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

A report documenting the results of the monitoring efforts, including any data recovery activities and the significance of any cultural resources will be prepared and submitted to the appropriate City and County personnel.

Procedures of conduct following the discovery of human remains on non-federal lands have been mandated by California Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Orange County Coroner will be immediately notified. The Coroner must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who will, in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. Further actions will be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

GHG-1. The applicant shall commit to the project receiving 3Cprime power from Central Coast Community Energy.

GHG-2. The applicant shall commit to using a landscape provider that will use only zero-emission landscape equipment for the Rolling Hills Apartment Complex.

TR-1. The Creston Road driveway shall be limited to left-in, right-in, right-out only.

TR-2. The project shall include a small median in the two-way left turn lane to allow left turns into the site and the driveway across Creston Road but restrict outbound left turns on to Creston Road.

TR-3. The project shall construct the following improvements consistent with the Creston Road Complete and Sustainable Streets Study:

1. Extend curb, gutter, and sidewalk improvements on the north side of Creston Road from project frontage to Orchard Drive.
2. Install curb ramps and bulbouts on the north and south side of Creston Road at the existing Orchard Drive crosswalk.
3. Replace existing school crossing signage at Orchard Drive with CAMUTCD compliant signage. Replace overhead sign with S1-1 sign, replace pole mounted sign with SW24-2(CA) sign, and install SW-24-3 (CA) sign in advance of the crosswalk.

4. Replace existing overhead flashing beacons with overhead and pole mounted rectangular rapid flashing beacons (RRFB).

TR-4. The City's Pedestrian and Bicycle Master Plan includes buffered Class II bike lanes on Creston Road and Class II bike lanes on Rolling Hills Road adjacent to the project site. The project frontage improvements shall incorporate the width to accommodate the future Class II facilities.