

Project Conditions (Tract 3227)

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit B" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site-specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site-specific condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions
B	Standard Conditions
C	Vesting Tentative Tract Map (VTTM 3227)
D	Street Sections
E	Preliminary Grading Plan
F	Site Sections
G	Preliminary Utility Plan
H	Utility Profiles
I	VTTM 3227 Project Street Name List

3. Tentative Tract Map 3227 coincides with Planned Development 25-01 and authorizes the subdivision of Planning Area 2 of the Olsen South Chandler Ranch Specific Plan for the creation of a 126-unit condominium map, where Lots 1, 2, and 3 are for the purpose of condominium units, and Lots 4 and 5 are for the purpose of common area lots for drainage and private access, respectively.
4. The Final Subdivision Map shall be in substantial compliance with the tentative tract map.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless the VTTM 3227 is recorded or construction permits have been issued and site work has begun, the approval of VTTM 3227 and Planned Development 25-01 shall expire on April 8, 2027. 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. Any condition imposed by the Planning Commission in approving this Tentative Tract Map 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 Commission finds that such modification is necessary to protect the public interest and/or

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neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Development Plan.

PLANNING SITE SPECIFIC CONDITIONS:

7. Prior to issuance of a final map, the Homeowner's Association shall provide planning staff a copy of the landscape maintenance agreement demonstrating that landscaping in the right-of-way will be privately maintained.
8. Prior to issuance of a final map, a landscaping plan shall be submitted for the drainage basin for Lot 4, consistent with the basin landscape standards of the specific plan.

ENGINEERING SITE SPECIFIC CONDITIONS:

Condo map

General Engineering

1. Applicant shall annex or through another appropriate mechanism enroll in all pertinent Community Facility District's required by the Development Agreement and Specific Plan.

Timing: Prior to Final Map.

2. At the time of permit issuance or other grants of approval, the applicant agrees to develop the property in compliance with all applicable City of Paso Robles, et al. codes and ordinances, including but not limited to the Paso Robles Municipal Code, California Building Standards Code (as adopted by the City, including the Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Fire Code, Energy Code), Paso Robles Grading Ordinance, Highway Permit Ordinance, Zoning Ordinance, and City Standard Plans and Specifications. All construction, grading, demolition, and site improvements shall adhere to these standards, as well as any applicable state and federal regulations.
3. The Final Map shall be in substantial compliance with the attached Vesting Tentative Tract Map (VTTM) as determined by the City Engineer and Community Development Director.
4. All new property corners shall be installed in accordance with the City Municipal Code and Subdivision Map Act. If the monuments are not set prior to final map the applicant shall bond for the monuments as part of the Subdivision Improvement Agreement.
5. All conditions shall be complied with in a manner subject to approval of the City Engineer .

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6. The City Engineer reserves the right to request revisions to the Vesting Tentative Tract Map (VTTM), grading, drainage, or any other plan to ensure that project complies with the Vinedo Specific Plan, Final Environmental Impact Report, City Engineering Standard Details and Specifications, Development Agreement, other design standards, Municipal Code or to resolve conflicts with other plans, policies or requirements of the City.
7. In areas of conflict between Vesting Tentative Tract Map, Specific Plan, Development Agreement and/or Environmental Document, the Specific Plan, Development Agreement and Environmental Document shall take precedence.
8. The applicant shall comply with the latest edition of the Department of Public Works Standard Details and Specifications.
9. The applicant shall submit a Final Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California. The Final Tract Map shall be approved by the City Council and filed in the Office of the County Recorder Prior to issuance of building permits in compliance with applicable City of El Paso de Robles, County of San Luis Obispo, and State of California Codes.
10. Prior to the Final Tract Map being filed with the County Recorder, the applicant shall not grant or record easements within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements, unless subordinated to the proposed grant or dedication. If easements are granted after the date of VTTM approval, subordination must be executed by the easement holder prior to the filing of the Tract Map.
11. Prior to Final Tract Map approval, the applicant shall label driveways as "Private Driveway and Fire Lane" and private roads on the map, as directed by the City Engineer.
12. The applicant shall submit a preliminary subdivision report with application for the review of the Final Map. A final subdivision guarantee is required prior to Final Tract Map approval.
Timing: At Final Map plan check.
13. Prior to final map approval, the applicant shall adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the City determined the application to be complete, all, as directed by the City Engineer.

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14. The applicant shall acquire all offsite public access, public utility, and other easements required for VTTM 3227, except to the extent the Development Agreement provides otherwise. The applicant shall acquire the offsite easements and dedicate them to the City or appropriate entity as required by the City Engineer.

Timing: Prior to Recordation of the Final Map.

15. VTTM 3227 approval is subject to the applicant's acceptance of the following conditions for acquisition or abandonment of easements/right-of-way:
 - a. The applicant shall secure, at the applicant's expense, sufficient title, or interest in land to permit construction of any required off-site improvements unless the title or interest in land is specifically addressed in the Development Agreement.
 - b. If the applicant is unable to acquire sufficient title or interest to permit construction of the required off-site improvements, the applicant shall notify the City of this inability not less than six months prior to approval of the Final Tract Map. In such case, the City may thereafter acquire sufficient interest in the land, which will permit construction of the off-site improvements by the applicant. If the City does not pursue acquiring interest, then the developer shall modify the Vesting Tentative Tract Map to contain all grading, drainage, and streets within the limits of the tract boundary.
 - c. The applicant shall pay all of the City's costs of acquiring said off-site property interests pursuant to Government Code Section 66462.5, except to the extent the Development Agreement provides otherwise. Applicant shall pay such costs irrespective of whether the Tract Map is recorded or whether a reversion occurs. The cost of acquisition may include, but is not limited to, acquisition prices, damages, engineering services, expert fees, title examination, appraisal costs, acquisition services, relocation assistance services and payments, legal services and fees, mapping services, document preparation, expenses, and/or damages as provided under Code of Civil Procedures Sections 1268.510-.620 and overhead.
 - d. The applicant agrees that the City will have satisfied the 120-day limitation of Government Code Section 66462.5 and the foregoing conditions relating thereto when it files its eminent domain action in superior court within said time.
 - e. At the time the applicant notifies the City as provided in "B" hereinabove, the applicant shall simultaneously submit to the City in a form acceptable to the City all appropriate appraisals, engineering specifications, legal land descriptions, plans, pleadings, and other documents deemed necessary by the City to

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commence its acquisition proceedings. Said documents must be submitted to the City for preliminary review and comment at least 30 days prior to the applicant's notice described hereinabove at "B"

- f. The applicant agrees to deposit with the City, within five days of request by the City, such sums of money as the City estimates to be required for the costs of acquisition. The City may require additional deposits from time-to-time.
 - g. The applicant shall not sell any lot/parcel/unit shown on the Tract/Parcel Map until the City has acquired said sufficient land interest or otherwise agreed to by the City.
 - h. If the superior court thereafter rules in a final judgment that the City may not acquire said sufficient land interest, the applicant agrees that the Vesting Tentative Tract Map shall be revised.
 - i. The applicant shall execute any agreements mutually agreeable prior to approval of the Tract Map as may be necessary to assure compliance with the foregoing conditions.
 - j. Failure by the applicant to notify the City as required by "B" hereinabove, or simultaneously submit the required and approved documents specified in "E" hereinabove, or make the deposits specified in "F" hereinabove, shall constitute applicant's waiver of the requirements otherwise imposed upon the City to acquire necessary interests in land pursuant to Section 66462.5. In such event, subdivider shall meet all conditions for installing or constructing off-site improvements notwithstanding Section 66462.5.
16. The applicant shall eliminate all geologic hazards associated with this proposed development, or delineate restricted use areas on the Tract Map as approved by the consultant geologist, and dedicate to the City the right to prohibit the erection of buildings and other structures within all restricted use areas and as directed by the City Engineer.

Timing: Prior to Tract Map approval.

17. Where the VTTM, Specific Plan, Development Agreement, and Environmental Document do not address map or development issues, the City Municipal Code and most current edition of the City's Standard Details and Specifications shall apply at the City Engineers discretion.
18. The VTTM is subject to and shall conform to all pertinent conditions and mitigation requirement identified in the Environmental Impact Report (EIR), SCH#2019011065,

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Prepared City of El Paso de Robles with assistance of Rincon Consultants, Inc. dated October 2019 and the Olsen-South Chandler Ranch Specific Plan (SP).

19. The applicant shall pay all plan check fees pursuant to the City requirements.
20. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- a. Water Line Easement(s)
- b. Sewer Facilities Easement(s)
- c. Storm Drain Easement(s)
- d. Recycled Water Line Easement(s)

Timing: Prior to Final Map

21. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
22. The applicant shall record 1' wide access restrictions along Linne Road and Sherwood Road right of way.

Timing: With the Final Map.

23. Before the first Certificate of Occupancy, the applicant must transfer ownership of open space lots to the Homeowner's Association. The grant deed must be submitted to City for review and approval by the City Engineer prior to Tract Map approval.
24. The applicant shall submit a grading, drainage, and utility plans consistent with the project approvals, mitigation measures, adopted VTTM, conditions of approval, and recommendations of the site-specific soils engineering report.
25. Prior to the issuance of any grading permit, the applicant shall submit geotechnical report(s) prepared by a qualified geotechnical engineer or certified engineering geologist to support the proposed project grading. The geotechnical report(s) shall address all site-specific soil conditions and provide recommendations for grading, building foundations, slope stability, compaction, drainage and stormwater basin infiltration. The grading plan(s) shall be reviewed and approved by the project

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geotechnical engineer and/or soils engineer, confirming that all recommendations are incorporated into the project.

26. The applicant shall obtain all necessary approvals from the City's Building Division and ensure compliance with all applicable federal, state, and local regulations, including but not limited to requirements from the San Luis Obispo County Air Pollution Control District (SLOAPCD)., The applicant shall comply with National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations, including notification to the SLOAPCD and proper asbestos abatement by a licensed contractor if required. Additionally, the applicant shall implement appropriate dust control measures in accordance with SLOAPCD Rule 403 (Fugitive Dust Control) to minimize airborne particulates. All demolition activities, including the removal of structures, utilities, and site improvements, shall be completed to the satisfaction of the City. The applicant shall coordinate with the City's Building Division and SLOAPCD to ensure all necessary inspections and approvals are obtained before proceeding with site grading or new construction. Any deviations from approved demolition plans shall require prior City approval.
27. The applicant shall pay all applicable City of Paso Robles Transportation Impact Fees in accordance with the Paso Robles Municipal Code, the adopted Development Impact Fee Schedule, and any applicable updates or amendments in effect at the time of permit issuance. Fees shall be calculated based on the project's land use, intensity, and anticipated impact on the City's transportation infrastructure, as determined by the City Engineer. Payment of these fees is required to mitigate the project's proportional impact on the City's roadway network and ensure compliance with the City's transportation improvement plans.
28. The locations, alignments, and sizes of all utilities shown on the Vesting Tentative Tract Map (VTTM), including but not limited to water, reclaimed water, sewer, fire lines, and storm drains, are schematic only and subject to change. The final locations, alignments, and sizes of all utilities, including but not limited to water, reclaimed water, sewer, fire lines, and storm drains, shall be reviewed and approved by the City Engineer.

All utility installations shall comply with the following minimum separation distances:

- a. Water and sewer lines: 10 feet minimum horizontal clearance, 18-inch vertical clearance.
- b. Water and storm drain lines: 4 feet minimum horizontal clearance, 18-inch vertical clearance.
- c. Gas, electric, and communication conduits: as required by CPUC General Order

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The applicant shall coordinate with all utility providers before finalizing designs.

29. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Improvement Agreement with the City in accordance with the Subdivision Map Act and bond for the improvements.
 - a. Bond Amount requirements and the amount shall be as follows:
 - b. Performance Bond.....100% of improvement costs.
 - c. Labor and Materials Bond.....50% of performance bond.
 - d. Monument Bond100% of cost to set monuments shown on the Final Map

30. The Applicant shall sign an Engineering Plan Check and Inspection Agreement and pay for all staff time related to plan review, inspection oversight, compliance, and administrative costs related to the development, at the City Council adopted Comprehensive Fee Schedule rates (at time of service). Payments will be invoiced and due within 30 days.

Covenants, Conditions, and Restrictions Requirements

31. Prior to Tract Map approval, the applicant shall obtain approval from the City Engineer and the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development. The applicant shall reimburse the City for the City Attorney's review and approval fee. The CC&Rs shall:
 - a. Include a disclosure to comply with the Geotechnical Engineer's recommendations in the Geotechnical Report concerning restrictions on watering, irrigation, and recommend plant types.
 - b. Grant the City the authority to review and approve/disapprove amendments (including dissolution) of the CC&Rs or the association.
 - c. Grant the City the right (though not the obligation) to enforce the CC&Rs (at a minimum those provisions related to City-required items).
 - d. Include a disclosure to comply with all the development standards and design guidelines outlined in the approved Specific Plan.
 - e. Include conditions included in these Conditions of Approval related to paving, maintenance and repair of project driveways and private roads.

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- f. Include Maintenance of all in tract landscaping, private utilities, stormwater facilities and other facilities as needed.
 - g. Include other provisions and requirements as directed by the City.
 - h. Easement Compliance: Require that all work within public utility easements be subject to City plan check, inspection, and payment of applicable fees.
 - i. Maintenance Responsibilities: Assign maintenance and surface restoration responsibilities for all areas where public utilities are located outside public rights-of-way, including private streets, gated communities, alleys, and areas with non-standard enhancements (e.g., decorative paving, landscaping, signage).
 - j. Access and Repair Rights: Grant the City access rights for the operation, maintenance, repair, and replacement of public utilities, with the property owner, HOA, or POA responsible for any surface restoration beyond City standards.
32. The CC&Rs shall require the HOA to restore paving and surface improvements, including sidewalks, private streets, driveways, and landscaping, necessitated by City operation, maintenance, repair, or replacement of City-owned utilities. The City approved CC&Rs and HOA Agreement shall be filed prior to the first occupancy.
33. The applicant shall record a covenant for easement of all shared driveways and drive isles, and common landscaping/slope maintenance areas, as directed by the City Engineer. This condition may be satisfied by incorporating the appropriate provisions into the CC&Rs.

Timing: Prior to Final Map

Utilities

34. The applicant shall design and construct separate utilities, including water, recycled water, sewer, gas, electricity, telephone, fiber optic, and cable TV shall be served to each lot to the satisfaction of the Utilities Department and serving utility companies. All public and private water mains, sewer mains and laterals shall be shown on the public improvement plans and shall be constructed pursuant to City Engineering Standards unless a waiver or alternate standard is approved by the City. The plans shall clearly delineate and distinguish between public and private improvements.
35. All above ground utilities around the perimeter or interior to the project shall be relocated underground to the City Engineer's satisfaction.

Timing: Prior to Grading Final.

Timing: Prior to Final Map if easements need to be abandoned.

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36. Utilities shall not be located in areas subject to inundation by stormwater facilities unless special permission is provided by the affected utility.
37. Ten-foot Public Utility Easements shall be provided along all proposed public and private roads to serve the development. The City Engineer may allow changes to the width to accommodate development on corner lots or other areas as appropriate. Main trunk lines shall be installed. The design and layout is subject to approval by the City Engineer.
38. The applicant shall provide utility stub outs as directed by the City Engineer.
39. The applicant shall design and construct a Fiber optic conduit(s) which shall be included throughout the subdivision and installed to the satisfaction of the City Engineer. Fiber Optic conduits (two 3-inch conduits) and pull boxes shall be installed on all public and private streets throughout the project and dedicated to the City. Where installed in private streets dedicated to the City a utility easement.
40. All water, sewer, and recycled water pipelines that are not located in a public right-of-way or public roadway will require a pipeline and access easement that meets City Engineering Standards and Specification and any other requirements, including width of the easement, access improvements, and protection of the City's right and ability to access, maintain and replace the pipelines on private property. The City requires that all public utility easements for sewer and water be located in roads, private streets and not on lots or between buildings. Each building must be served by a separate service connection which shall not cross property lines.

Water

41. The Applicant shall design, fund, construct, and install all project necessary public improvements, including potable water, and recycled water facilities, in conformance with the latest edition of City Standard details and specifications, State Drinking Water Standards, and applicable technical analyses prepared by the City or its consultants. All proposed facilities shall be designed by a Registered Civil Engineer and reviewed and approved by the City Engineer and Utilities Director. The designation of utilities as "public" shall be at the discretion of the City Engineer and Utilities Director. The water system(s) for the project shall comply with the following requirements at the applicable time, which includes, prior to City approval of plans, final map approval, building permit and/or occupancy:
 - i. Looped Water System & Sizing:

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- a. The Applicant shall install a looped water main system with no fewer than two separate connections directly to the City's water system to ensure redundancy and reliable service.
 - b. Water mains shall be sized based on the Project's peak water demands, including domestic, irrigation, fire flow, and any additional system requirements, as determined by a Registered Civil Engineer and approved by the City Water Manager and City Engineer.
 - c. The City reserves the right to require upsizing of water mains if needed to accommodate current or future demand beyond the Project.
- ii. Points of Connection & System Design:
 - a. The Applicant shall identify and establish points of connection to the existing City water system, ensuring adequate capacity and pressure to serve the Project.
 - b. Mains and service lines serving each parcel shall not cross separate parcels.
 - c. If City recycled water or an alternative City non-potable water supply is available within 1,000 feet of the property line, it shall be used for suitable landscape irrigation and other approved non-potable applications.
- iii. Service Connections & Backflow Prevention:
 - a. The Applicant shall provide separate water services for domestic, irrigation, and fire protection.
 - b. All commercial, industrial, and institutional services, fire protection systems, and any site with hazardous substances, auxiliary water supplies, or recycled water access shall include backflow prevention devices per City requirements.
 - c. Service connections and meter boxes shall be located outside of all driveway approaches.
- iv. Water Meter Sizing & Abandonment of Existing Lines:
 - a. Water meter sizes shall be determined by a Registered Civil Engineer based on peak demand and approved by the City Utilities Director or designee.
 - b. If the City determines that existing meters or service lines are undersized, the Applicant shall replace them at the owner's expense.
 - c. Any unused or abandoned service laterals shall be removed and properly abandoned at the water main per City requirements.
- v. Fire Flow & Emergency Supply:
 - a. The Applicant shall provide fire flow analysis demonstrating that the proposed system meets all applicable fire protection requirements.

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- b. Fire hydrants shall be installed per City and Fire Department standards, with adequate spacing and capacity for emergency response.
 - vi. Testing & Disinfection Before Service Activation
 - a. All newly installed potable and recycled water mains shall undergo pressure testing, bacteriological testing, and flushing in accordance with City Standards and applicable state and federal regulations.
 - b. All water system components shall be disinfected according to City requirements.
 - c. All newly installed potable and recycled water mains shall be inspected by Utility Department water operations staff prior to activation.
42. All Fire Hydrants serving the subject project, that are within City right of way, private or public streets which are served directly from the City water system, shall be public and owned by the City consistent with City Standards.
43. The Applicant shall be responsible for all applicable fees and charges, including connection and capacity fees, meter fees, monthly service charges, and any upsizing or upgrading of existing public facilities and infrastructure necessary to accommodate the Project, as determined by the City Engineer and Utilities Director prior to issuance of any permits.
44. The Applicant shall ensure that all public utility improvements, including but not limited to potable water, recycled water, sewer, and storm drain facilities, are placed within City right-of-way or easements dedicated to the City. All easements shall be sized, located, and configured in compliance with the City Standard Details and Specifications and to the satisfaction of the City Engineer and Utilities Director to allow access, operation, maintenance, repair, and replacement of public infrastructure. Easements shall be recorded with the final map or prior to permit issuance for the permitted work.
45. Water mains shall be installed in accordance with the construction phasing plan or as required by the City Engineer.
- Prior to the issuance of building permits in each phase.
46. City water and recycled mains shall be installed beneath trench backfill consisting of well-graded native material, imported material, or aggregate base course compacted according to City Standards for pipe zone and trench backfill. City water and recycled

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mains shall not be installed beneath roadways with open- or poorly graded rock/ drain rock greater than 6 inches in total thickness, or pavers.

47. The Applicant shall ensure that all applicable provisions related to public utility improvements, easement responsibilities, maintenance obligations, and surface restoration requirements are incorporated into the Project's Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs shall include, but are not limited to, provisions that:
- a. Easement Compliance: Require that all work within public utility easements be subject to City plan check, inspection, and payment of applicable fees.
 - b. Maintenance Responsibilities: Assign and Assume maintenance and surface restoration responsibilities for all areas where public utilities are located outside public rights-of-way, including private streets, gated communities, alleys, and areas with non-standard enhancements (e.g., decorative paving, landscaping, signage).
 - c. Access and Repair Rights: Grant the City access rights for the inspection, operation, maintenance, repair, and replacement of public utilities, with the property owner, HOA, or POA responsible for any surface restoration beyond City standards. For City mains within privately maintained roadways, City will provide compacted trench backfill to road subgrade only. The HOA articles of incorporation must include the provision that the HOA is responsible for repaving under excavations for utility rep
 - d. Recycled Water and Backflow Prevention: Require compliance with City regulations for the use of recycled water where available and the installation of backflow prevention devices where necessary.
 - e. Easement Documentation: Ensure that easements and utility responsibilities are properly recorded and binding upon future property owners.

The Applicant shall submit draft CC&Rs for City review and approval prior to final map recordation or issuance of any occupancy permit, as determined by the City.

48. Separation between water and other underground facilities shall meet City requirements.

Recycled Water

49. Recycled water shall be utilized to irrigate all common areas such as parks and landscape areas, including recreational areas unless this requirement is waived by the City. Individual residential and commercial lots shall not be served by recycled water.

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50. Design, installation, and testing of recycled water facilities and easements are subject to approval by City Water Department and City Engineer. Minimum recycled water main size shall be 8-inches unless otherwise allowed by the City Engineer or Water Resources Manager.
51. All recycled water facilities including onsite irrigation systems shall comply with State and local requirements for recycled water facilities.
52. Recycled water mains and facilities shall be installed in conjunction with the installation of water and sewer facilities needed for this project.
Timing: Prior to issuance of Building Permits.
53. City landscape water connections shall be used at each irrigation site until recycled water service is available. The HOA entity shall be responsible for City capital facility charges/connection fees, and for cross connection testing.
54. Provide easements meeting City requirements for all recycled lines located outside of City rights-of-way. Unless otherwise approved by the City Engineer, easements between buildings shall be a minimum of 30 feet and 20 feet in clear areas, with 12 foot wide aggregate base all-weather road and clear of surface improvements per City Standard Details and Specifications regarding sewer and water easements.
55. City water and recycled mains shall be installed beneath trench backfill consisting of well-graded native material, imported material, or aggregate base course compacted according to City Standards for pipe zone and trench backfill. City water and recycled mains shall not be installed beneath roadways with open- or poorly graded rock/ drain rock greater than 6-inches in total thickness, or pavers.
56. All recycled water lines proposed under privately maintained roadways, HOA maintained areas, etc., shall be within public utility easements or public water easements. In the event of future maintenance or repair to underground water and recycled water facilities, the HOA will be responsible for all surface restoration and paving of trench repair areas. For City mains within privately maintained roadways, City will provide compacted trench backfill to road subgrade only. The HOA articles of incorporation must include the provision that the HOA is responsible for repaving under excavations for utility repair.
57. The alignment of water and recycled water lines shall be to the satisfaction of the City Engineer and Water Manager and shall provide a minimum 5-foot-width centered over mains that is clear of surface features such as medians, concrete curbs, gutters, etc.

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58. The points of connection for Recycled Water Service for the VTTM shall be to the satisfaction of the City Engineer and the Utilities Director.

Wastewater

59. All wastewater lines will be constructed to City Engineering Standard Details and Specifications or as required by the City Engineer and Public Works Wastewater Department.
60. Construction of sewer lines shall follow project phasing, unless otherwise directed by the City Engineer or these conditions.
61. Wastewater lines shall not be located under pervious pavers or areas where water is designed to infiltrate without special permission from the City Engineer or Public Works Wastewater Department.
62. Prior to issuance of building permits for units in each phase, the applicant shall construct main-line sewers with separate laterals to serve each lot/parcel. For City mains within privately maintained roadways, City will provide compacted trench backfill to road subgrade only. The HOA articles of incorporation must include the provision that the HOA is responsible for repaving under excavations for utility rep
63. The on-site sewer shall be a publicly maintained sewer. The public sewer plan shall be reviewed and approved by the City Engineer; and, prior to Tract Map approval, all necessary easements for maintenance of the sewer shall be dedicated to the City.

Timing: Prior to Final Map

64. The applicant shall dedicate all necessary sewer easements on the final Map. The sewer plans shall be submitted to the City for review and approval by the City Engineer.
65. All sewer lines shall be designed with a minimum horizontal separation from water supply lines of a minimum of 10-feet (ten) in conformance with City Standards.

Storm Water

66. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, a Final Stormwater Mitigation Plan (SMP) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. Refer to the City Engineering Standards and the Central Coast Regional Water Quality Control Board's Post Construction Requirements Resolution No. R3-2013-0032. Timing: prior to issuance of Grading Permits.

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67. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.
68. The applicant shall demonstrate that the proposed VTTM drainage will not adversely impact the adjacent properties to the satisfaction of the City Engineer. Based on the Grading Layout sheets there are areas that appear to block runoff from entering the VTTM boundary.

Timing: Prior to grading plan approval

69. All proposed stormwater basins, as shown on the Vesting Tentative Tract Map (VTTM), shall be designed and constructed in accordance with the approved Drainage Study and Stormwater Control Plan, ensuring compliance with City of Paso Robles standards and all applicable stormwater management regulations. Each basin shall be designed to accommodate peak stormwater flows, providing adequate detention, retention, and water quality treatment as required by the City's stormwater management policies, NPDES, and MS4 permit provisions.

The final design shall incorporate appropriate Best Management Practices (BMPs), including but not limited to biofiltration systems, low-impact development (LID) features, and erosion control measures to minimize sedimentation and protect downstream water quality. The basins shall be designed to prevent adverse impacts to adjacent properties, public infrastructure, and natural watercourses.

Prior to the issuance of grading or improvement permits, the final design of all stormwater basins, including supporting hydraulic calculations, shall be submitted for review and approval by the City Engineer. No grading or construction of any stormwater basin shall commence until the plans have been reviewed, approved, and deemed satisfactory by the City. The applicant shall be responsible for constructing all basins in conformance with the approved plans and ensuring proper functionality upon project completion.

70. All proposed stormwater basins, shown on the Vesting Tentative Tract Map (VTTM), shall be maintained in perpetuity by the Home Owners Association (POA). The POA shall be responsible for ongoing maintenance, inspections, and necessary repairs to ensure the continued functionality of the basins in accordance with the approved Drainage

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Study, City of Paso Robles standards, and applicable stormwater management regulations, including NPDES and MS4 permit provisions.

The Covenants, Conditions, and Restrictions (CC&Rs) for the project shall include specific provisions detailing the POA's responsibility for stormwater basin maintenance, including but not limited to:

- a. Regular inspection and maintenance schedules.
- b. Requirements for sediment and debris removal.
- c. Maintenance of vegetation and biofiltration features.
- d. Repair and replacement of any damaged or failing drainage infrastructure.
- e. Compliance with all City stormwater and water quality regulations.

Prior to the issuance of the first building permit, the applicant shall submit draft CC&Rs to the City for review and approval to ensure compliance with this condition. Proof of recordation of the final CC&Rs, including the stormwater basin maintenance provisions, shall be provided to the City prior to final map approval or issuance of a certificate of occupancy for any structure within the project.

71. All stormwater basins, as shown on the Vesting Tentative Tract Map (VTTM), shall be landscaped and fenced to the satisfaction of the City and in conformance with the approved project design guidelines. Landscaping shall be designed to enhance aesthetics, provide erosion control, and support stormwater filtration while maintaining the functionality of the basins.

The following requirements shall apply:

- a. Landscaping shall incorporate drought-tolerant, non-invasive plant species consistent with the project's overall landscape theme and stormwater management objectives.
- b. Vegetation shall be maintained to prevent overgrowth, ensure proper drainage function, and support water quality treatment features such as biofiltration areas.
- c. Fencing shall be installed around the basins as required by the City for public safety and shall be consistent with the project's design guidelines regarding height, materials, and aesthetic character.
- d. Access gates shall be provided for maintenance purposes and shall remain locked except during authorized maintenance activities.

The applicant shall submit detailed landscape and fencing plans for review and approval by the City. The installation of landscaping and fencing shall be completed prior to the issuance of the first certificate of occupancy within the project or as otherwise approved

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by the City Engineer and Planning Department. The Property Owners Association (POA) shall be responsible for the ongoing maintenance of all landscaping and fencing in accordance with the approved plans.

72. The applicant shall prepare a Post Construction Stormwater Plan Report (Stormwater Plan) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. The Plan shall be submitted in compliance with the Engineering Standard Details and Specifications.
73. The final drainage report, Post Construction Stormwater Regulation compliance strategy, and improvement plans shall include all required design details. The final reports and O&M Manual shall consider any need for on-going maintenance. The plan shall include reasonable provisions for the capture of silt, trash, and debris, through pre-basins or other methods to minimize the impact to the proposed stormwater basin.
74. The applicant shall prepare an Operations and Maintenance Manual for review and approval by the City Engineer in conjunction with the development of any stormwater BMPs that will be maintained by the Home Owners Association. The CCR's shall include provisions for required maintenance by the HOA.

Streets & Private Streets

75. Deviations from the Conditions of Approval below may be approved by the City Engineer on a case by case basis. The City Engineer and or Public Works Director may request changes to the plans or documents required by these Conditions of approval to comply with State Law, Engineering Standards, or resolve unforeseen conflicts or conditions consistent with the approved VTTM.
76. The applicant shall design and construct the private street and driveways with the appropriate extension beyond the condominium unit driveways to provide circulation for turning movements, allowing vehicles to back out of garages and drive forward from the access. The design shall comply with all applicable fire, emergency access, and vehicular circulation standards to ensure adequate maneuverability for residents, guests, and service vehicles. The private street and driveways shall be constructed to meet minimum width, turning radius, and structural section requirements as specified by the City's engineering and fire department standards. The applicant shall submit plans demonstrating compliance with these requirements for review and approval by the City Engineer and Fire Marshal prior to issuance of building permits.

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77. The applicant shall provide for Private Street and Private Driveway improvements as shown on the VTTM. The applicant shall design and construct the private roads and private driveways in accordance with the Specific Plan, Vesting Tentative Tract Map, City Engineering Standard Details and Specifications. All private street and driveway improvements shall be constructed to the City Engineer's satisfaction.

Timing: Prior to issuance of Building permits

78. Minimum public and Private paving thickness shall be as follows:

- Private streets: Minimum of 3 inches of AC, TI of 6.
- Private Paver Streets: An equivalent design for private residential paver streets will be provided for City Engineer approval.

Final Road sections will be approved by the City Engineer and modifications to the above standards can be made on a case-by-case basis by the City Engineer.

Timing: Prior to Issuance of Construction Permits

79. The existing section of Fontana Road from the intersection of Sherwood Road to Linne Road shall be reconstructed in conformance with the SP and VTTM.

Timing: Prior to Building Permit issuance for buildings that take access off this section of Road.

80. The applicant shall construct all private streets and private driveways in conformance with the SP and VTTM.

Timing: Prior to Building Permit Issuance for any residence taking access from the private street or private driveways. The applicant may request that the last lift of asphalt be delayed until prior to the second to last building permit final on the private street or as otherwise allowed by the City Engineer.

The applicant shall repair any broken or damaged curb, gutter and sidewalk, and refurbish the half section of pavement on streets within or abutting the project, to the satisfaction of the City Engineer.

Timing: Prior to building occupancy.

81. Landscape and irrigation plans for the public right-of-way shall be incorporated into the Tract and offsite improvement plans and shall require approval by the Community Services and the Community Development Department.

Timing: Prior Issuance of building permits.

82. The improvement plans shall show the location of the proposed mail receptacles or mailbox units (MBU's) to the satisfaction of the Post Master and the City Engineer. The

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applicant shall provide a mailbox unit or multiple units to serve all commercial units within this development as required by the Postmaster. MBU's shall not be located within the public right-of-way or public sidewalk area unless specifically approved by the City Engineer. Contact the Postmaster to establish any recommendations regarding the number, size, location, and placement for any MBU's to serve the several parcels and commercial uses.

83. The applicant shall submit all proposed street names (private streets & alley ways) for review and approval by the City prior to final map approval. The approved street names shall be incorporated into the final map to establish a standardized addressing system that enhances location clarity for emergency responders, service providers, and the public, ensuring compliance with the City's addressing policies and the County's Enhanced 9-1-1 (E-911) Response Program.
84. The following conditions shall be addressed and approved as part of the recording of the final map for each phase:
 - a. All street widths and designs shall meet the minimum California Fire Code (CFC) (including appendix D) standards.
 - b. "No Parking" signs and painted curbs are required throughout the project where the design does not allow parking as outlined in the CFC appendix D.
 - c. Fire Hydrant spacing and placement will be approved by PRFES and City Engineer.
85. Road T shown on the VTTM as permitted under separate permit shall be completed prior to the final map or bonded for prior to the final map approval.
86. Developer shall construct all private driveways shown on the VTTM at a minimum 26 feet wide, or as approved by PRFES per the Project Site Plan. The 24 foot cross section shown on the VTTM is conditional upon review for private driveways shall be subject to City approval prior to final map.
87. The applicant shall submit improvement plans for all private driveways shown on the VTTM for City review and approval.
88. The applicant shall submit a street tree location plan to the City consistent with the approved design guidelines and the City's approved Tree list. See MC 10.04-050 for quantities per linear foot on center spacing and minimum tree size.

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Condominiums

89. The applicant shall submit a condominium map and a condominium plan to the Community Development Department should the applicant decide to move forward with a condominium project.
- a. Condominium Plan - In addition to any requirements of the Subdivision Map Act, the condominium plan shall show:
 - i. An accurate location and description of all units.
 - ii. An accurate designation of all areas (ie. common, restricted, parking, etc.)
 - iii. Plan shall provide a space for the Community Development Director's signature prior to recordation.
 - iv. The plan shall indicate, in accompanying text that will be recorded, that the plan satisfies any and all required conditions of the City resolution approving the subdivision.
 - v. Any other information required by the Community Development Director.
 - b. Condominium Map - In addition to any requirements of the Subdivision Map Act, the condominium map shall show:
 - i. Parcel boundaries.
 - ii. Map shall show and describe any easements located on the subject site.
 - iii. The map shall indicate the total parcel area.
 - iv. The map shall reference the City resolution approving the Condominium with a note located on the map.
 - v. The map shall indicate, by note, the number of the condominium units being created, and that common area is being created.
 - vi. Any other information required by the City Engineer.