

RESOLUTION NO.: 03-036

A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES,
APPROVING PLANNED DEVELOPMENT 02-005 AND LOT LINE ADJUSTMENT PRAL 02-133
FOR
THE MARKETPLACE AT RIVER OAKS, A NEIGHBORHOOD COMMERCIAL CENTER
(DICK WILLHOIT FOR ESTRELLA COMMUNITIES, LLC)
APN: 025-393-026, -049, & -050

WHEREAS, Planned Development 02-005 has been filed by Mr. Dick Willhoit on behalf of Estrella Communities, LLC; and

WHEREAS, Planned Development 02-005 is a proposal to establish a Neighborhood Commercial Center comprised of a Service Station, a Commercial/Office building, and a Gourmet Market on an approximately 5.45-acre site at the northwest corner of Buena Vista Drive and Experimental Station Road; and

WHEREAS, the Neighborhood Commercial Center (also known as “The MarketPlace at River Oaks”) is designed to conform to the design and development standards of the Borkey Area Specific Plan (BASP) and include up to 50,000 square feet of leasable space; and

WHEREAS, the Neighborhood Commercial Center contains three (3) buildings as follows:

- Service Station - 2,180 square feet;
- Commercial/Office Building - 27,655 square feet, two-story; and
- Gourmet Market - 18,809 square feet.

WHEREAS, the Neighborhood Commercial Center is designed to be an integral part of the River Oaks Mixed-Use Conceptual Master Plan (“Plan”), which Plan provides for a mix of single-family and multi-family housing products, a school, a linear park, a golf course, a community recreational facility, a neighborhood commercial center, and enhanced landscape areas and entrances; and,

WHEREAS, the General Plan and Borkey Area Specific Plan land use designation of the is NC (Neighborhood Commercial); and

WHEREAS, the site is zoned CP (Neighborhood Commercial); and

WHEREAS, in addition to the Planned Development application, Neighborhood Commercial Center includes the following requested entitlements: BASP Amendment 02-004, Lot Line Adjustment PRAL 02-133; and Conditional Use Permit 03-004; and

WHEREAS, at its May 13, 2003 meeting, the Planning Commission held a duly noticed public hearing on the Neighborhood Commercial Center Project, to accept public testimony on the proposal including Planned Development 02-005 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City’s Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Neighborhood Commercial Center Project qualifies for adoption of a Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The Neighborhood Commercial Center Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Center provides neighborhood oriented commercial services for the single-family and multi-family housing in the River Oaks Mixed-Use community.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Borkey Area Specific Plan, the Zoning Ordinance, and the policies and plans of the City. Rather, the PD for the Neighborhood Commercial Center Project implements the City's goals as expressed in its General Plan and in the Borkey Area Specific Plan to facilitate the establishment of individual, small-scale neighborhood commercial centers in residential neighborhoods.
 - B. The Neighborhood Commercial Center maintains a rural, agrarian style in its integration of stone, plaster, wood, and metal into the building elevations and in its use of enhanced landscaping and landscape entrances.
 - C. The Neighborhood Commercial Center is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through use of extensive landscaping and enhanced architecture.
 - D. The design of the Neighborhood Commercial Center is compatible with the surrounding development. It is compatible with the River Oaks Mixed-Use community to the north, the west, and the south, Cuesta College – North Campus to the northeast, and the Provence Village resort immediately to the east. The Project will not be disharmonious or disruptive to the surrounding area.
 - E. The Neighborhood Commercial Center is consistent with the purpose and intent of the BASP, the Conceptual Land Use Development Plan, and the Neighborhood Commercial Zoning of the site; and, it is not contrary to the public health, safety and welfare.
 - F. The commercial activities proposed for the Neighborhood Commercial Center are appropriate in scale and character for its location.
 - G. The site planning and architectural character of the Neighborhood Commercial Center is of an appropriate neighborhood scale.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 02-005 and Lot Line Adjustment PRAL 02-133, subject to the following conditions:

STANDARD CONDITIONS:

1. The Planned Development for the Neighborhood Commercial Center shall not be operative or vested until the BASP Amendment 03-002 has been approved and is in effect:
2. The Neighborhood Commercial Center shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for BASP Amendment 03-002 and Conditional Use Permit 03-004.
3. The Neighborhood Commercial Center Village Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

SITE SPECIFIC CONDITIONS:

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

4. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Conceptual Site Plan
C	Building Elevations
D	Preliminary Landscape Plan
E	Preliminary Grading Plan
F	Preliminary Utilities Plan
G	Colors & Materials Board

5. This PD 02-005, together with the Borkey Area Specific Plan as amended, establishes the conceptual framework for development of the Neighborhood Commercial Center.
6. This PD 02-005 for The MarketPlace at River Oaks, together with the Borkey Area Specific Plan as amended, and Conditional Use Permit 03-004 allows for development and operation of the service station, retail/office uses, and gourmet market on the project site.
7. Prior to release of building and/or grading permits (whichever occurs first), a Final Development Plan for the Neighborhood Commercial Center shall be filed with the City for Development Review Committee review and approval (which Plan is to be in substantial compliance with this Planned Development).
 - A. The Final Development Plan submittal is to be accompanied by submittal of the detailed plans of: 1) the building architecture, 2) the colors, textures, materials, and finishes of the buildings, site amenities, and appurtenant facilities, 3) the site landscaping and irrigation, 4) the signage program, 5) the precise grading and drainage, 6) the water system, 7) the sewer system, and 8) the street improvements.
 - B. The Final Development Plan and the accompanying detailed plans are to be in substantial conformance with Exhibits A through G, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 4.

- C. All accessory elements including but in no way limited to trash enclosures, mechanical screens, decorative paving, fountains, outdoor lighting, building mounted lighting, tables, chairs, benches, and wall/fences shall be consistent with the architectural theme established for the Neighborhood Commercial Center as prescribed in the design and development standards of the BASP and as further shown on the Exhibits A through G.
 - D. The Final Development Plan submittal shall include information for review and approval of the Fire Department, which information shows how the required fire flow of 3,000 gallons per minute for 4-hours will be provided to meet all project demands.
8. This PD 02-005 is valid for a period of five (5) years from approval. Unless permits have been issued and site work has begun, the approval of PD 02-005 shall expire on May 13, 2005. The Planning Commission may extend this expiration date for an additional three (3) years if a complete time extension application has been filed with the City along with the fees before the May 13, 2005 expiration.
 9. Prior to issuance of building and/or precise grading permits (whichever occurs first), the property-owner or authorized agent shall record an avigation easement against the property in a form approved by the City Attorney.
 10. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the Development Fees for the Borkey Area Specific Plan as set forth in Resolution 02-127 adopted by the City Council on July 2, 2002, as may be amended.
 11. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
 12. Prior to issuance of building and/or precise grading permits (whichever occurs first), the property-owner or authorize agent shall obtain a commercial wastewater discharge permit from the Public Works Department.
 13. All improvements, including water, sewer, storm drainage, parking lots, private paths, and/or public streets, shall be constructed to City standards.
 14. All existing and new overhead utilities shall be placed underground.
 15. Temporary construction noise levels in excess of 60 dBLdn shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.

ENGINEERING SITE SPECIFIC CONDITIONS

16. The property-owner or authorized agent shall improve Buena Vista Drive in accordance with Arterial Standard A-1 and the Borkey Area Specific Plan requirements and standards along the frontage of the property.

EMERGENCY SERVICES

17. This project shall comply with all Paso Robles Emergency Services Department standard conditions for Planned Developments and Conditional Use Permits as indicated in Exhibit A attached hereto.

18. This project shall include a 6-inch fire line within the parking lot beginning at Experimental Station Road and continuing north to Dallons Drive, or as otherwise approved by the Emergency Services Department.

19. A directory shall be placed at road entrances showing building locations and numbers.

PASSED AND ADOPTED THIS 13th day of May, 2003 by the following Roll Call Vote:

AYES: Ferravanti, Calloway, Flynn, Kemper, Warnke, and Johnson

NOES: None

ABSTAIN: None

ABSENT: Steinbeck

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION 03- 036

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS/CONDITIONAL USE PERMITS**

PROJECT #: PD 02-005, Lot Line Adjustment PRAL 02-133 and CUP 03-004

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: MAY 13, 2003

APPLICANT: Mr. Dick Willhoit, Estrella Associates, Inc
For the Property-Owner, Estrella Communities LLC

LOCATION: Subarea B of the Borkey Area Specific Plan

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department at (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on May 13, 2005 (See Planned Development Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process; nothing herein shall waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Commission shall first conduct a public hearing in the same manner as required for project approval. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. This project is subject to the California Environmental Quality Act and the applicant is required to pay a \$25.00 filing fee for the Notice of Determination to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval so that the fee can be forwarded to the County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.

- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).
- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Commercial Property-Owners' Association, Homeowners' Association, or other means acceptable to the City: On site common areas, pedestrian walkways, landscaping, site amenities, signage, and appurtenant facilities
- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the

property lines and insure compliance by the owner's agents.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences signage, lighting, and trash enclosures;
 - b. A detailed landscape plan; and,
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance, and the buildings shall be inspected by the appropriate Department.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

ENGINEERING DIVISION - The applicant shall contact the Engineering Division at (805) 237-3860, for compliance with the following conditions:

APPLICANT: Estrella Communities PREPARED BY: JF
 REPRESENTATIVE: Mr. Dick Willhoit CHECKED BY: _____
 PROJECT: PD 02-005, LLA PRAL 02-133,& CUP 02-025 TO PLANNING: 05/05/03

All conditions marked are applicable to the above referenced project for the phase indicated.

D. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>Buena Vista Drive</u>	<u>Arterial</u>	<u>A-1</u>
Street Name	City Standard	Standard Drawing No.

- 7. The owner shall offer to dedicate to the City the following easement(s) with the location and alignment thereof shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities; b. Water Line; c. Sewer Facilities; d. Landscape; and e. Storm Drain.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been performed in accordance with the plans, preliminary report, and Uniform Building Code Chapter 70.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control and promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the street lights; parkway & open space landscaping; wall maintenance in conjunction with landscaping; graffiti abatement; and maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - Zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate as per the National Flood Insurance Program. This Form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within FIRM in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.

- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs, and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a videotape copy provided to the City. No paving shall occur until City has reviewed the sewer videotape and has determined that the sewerline is acceptable. Any repair costs to the pipeline, including trench paving restoration, shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blue line print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction

and Recycling Element.

PASO ROBLES EMERGENCY SERVICES/FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.