



# City of Paso Robles

## Planning Commission Agenda Report Errata

From: Warren Frace, Community Development Director

Subject: Errata documents for Item 1: Olsen-South Chandler Ranch Specific Plan and related General Plan and Zoning Code Amendments, including Tentative Tract Maps, Development Agreements, and Formation of a Community Facilities District to approve 1,293 residential units ranging from single-family to multi-family, a Neighborhood Commercial Overlay District that would support up to 9,800 square feet of non-residential use, a School Overlay District that would allow development of a public elementary school, approximately 29,335 square feet of community amenities including a community building, a private recreational center.

- General Plan amendments ([GPA 18-04] Land Use Element, Housing Element, Parks and Recreation Element, and Safety Element);
- Zone change (RZN 18-10);
- Specific Plan (SPA 18-01);
- Development Plan (PD 19-10);
- Multiple tentative tract maps (TR 3149, TR 3152, TR 3153, TR 3154, TR 3155);
- Oak tree removal permit (OTR 18-16);
- Abandonment of portions of public roadways including approximately 17,402 square feet of the Condict Boulevard entrance to the Our Town development, approximately 10,084 square feet of Fontana Road, Hanson Road, and approximately 9,668 square feet of Linne Road (SAB 20-01, SAB 20-02, SAB 20-03, SAB 20-04, SAB 20-05, SAB 20-06);
- Development Agreements 20-01, 20-02, and 20-03;

Date: January 28, 2020

---

### Clarifications to the Staff Report

1. The property referenced as Centex Homes property should instead be referenced as PA-9; this will be reflected in the City Council agenda packet.
2. All references to Ambient Communities LLC should instead be referenced as Fuentez Family LLC; this will be reflected in the City Council agenda packet.
3. The Linne Road right-of-way abandonment is approximately 34,000 square-feet, not 9,668 square-feet as previously stated; this will be reflected in the City Council agenda packet.
4. No additional development plan is required for TR 3149. Development plan PD 19-10 is submitted for consideration with this action.
5. No additional development agreement beyond Development Agreement 20-02 is required for the development of PA-9.

### Errata

The following documents and exhibits were mistakenly omitted or have since been revised since distribution of the Agenda packet on January 23, 2020.

- A.1 Attachment 0A memorandum from the EIR Consultant (Rincon Consultants, Inc.) to the City summarizing comments on the Draft EIR and detailing the revisions made to the Draft EIR which were incorporated into the Final EIR.

- B. n/a
- C. n/a
- D. n/a
- E.1 Attachment 5 (Resolution E), delete the standard Conditions of Approval, redundancy with the standard Conditions of Approval in Attachment 12 Exhibit A
- F. n/a
- G. n/a
- H.1 Attachment 8 (Resolution H), clarify that VTTM 3155 is for 13 parcels, which includes 2 HOA parcels (not 3) and 1 parcel for dedication to the City.
- H.2 Attachment 8 (Exhibit A), clarify on Engineering Condition 9 that the abandonment is also to be in accordance with the Development Agreement.
- H.3 Attachment 8 (Exhibit B), revisions will include private access easements to lots. This will be reflected in the City Council agenda packet.
- I.1 Attachment 9 (Resolution I), clarify that Engineering Conditions of Approval apply to the proposed tract map pertaining to extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures and are included in Exhibit A for TR 3153.
- I.2 Attachment 9 (Resolution I), remove Finding H (reference to oak tree removal), as all oak trees are on the Olsen Ranch parcel
- I.3 Attachment 9 (Exhibit A), clarify that Engineering Condition 7 is a private access easement (not public).
- I.4 Attachment 9 (Exhibit A), clarify on Engineering Condition 9 that the abandonment is also to be in accordance with the Development Agreement.
- I.5 Attachment 9 (Exhibit B), revisions will include private access easements to lots. This will be reflected in the City Council agenda packet.
- J.1 Attachment 10 (Exhibit A), clarify on Engineering Condition 5 that in areas of conflict between VTTM, Specific Plan (SP), Development Agreement (DA) and/or Final Environmental Impact Report (FEIR), the SP, DA and FEIR shall take precedence over VTTM.
- J.2 Attachment 10 (Exhibit A), clarify on Engineering Condition 14.g that this provision does not apply to the City's acquisition of right of way for the Niblick/Creston improvements.
- J.3 Attachment 10 (Exhibit A), clarify on Utilities Condition 1 that this provision does not apply to Lok K of TR 3155.
- J.4 Attachment 10 (Exhibit A), clarify on Water Condition 2, Recycled Water Condition 6, Stormwater Condition 1 that the City Engineer may approve modifications to the easement widths.
- J.5 Attachment 10 (Exhibit A), clarify on Wastewater Condition 6 that the timing is as provided in the Development Agreement (not issuance of first building permit).
- J.6 Attachment 10 (Exhibit A), clarify timing on Road Condition 5 through 8 to be as provided in the development agreement.
- K.1 Attachment 11 (Exhibit A), clarify on Engineering Condition 5 that in areas of conflict between VTTM, Specific Plan (SP), Development Agreement (DA) and/or Final Environmental Impact Report (FEIR), the SP, DA and FEIR shall take precedence over VTTM.
- K.2 Attachment 11 (Exhibit A), clarify on Engineering Condition 14.g that this provision does not apply to the City's acquisition of right of way for the Niblick/Creston improvements.

- K.3 Attachment 11(Exhibit A), clarify on Water Condition 2, Recycled Water Condition 6, Stormwater Condition 1 that the City Engineer may approve modifications to the easement widths.
- K.4 Attachment 11 (Exhibit A), clarify on Wastewater Condition 6 that the timing is as provided in the Development Agreement (not issuance of first building permit).
- K.5 Attachment 11 (Exhibit A), clarify on Road Conditions 5 through 8 that the timing is as provided in the Development Agreement.
- K.6 Attachment 11 (Exhibit A), clarify on Road Conditions 11 that the timing is prior to issuance of the 500<sup>th</sup> total building permit in the Specific Plan Area or as provided in the Development Agreement.
- K.7 Attachment 11 (Exhibit A), clarify on Utilities Condition 2 that the timing is prior to or with final map.
- L.1 Attachment 12 (Exhibit A), new Engineering Condition 13 regarding reimbursement agreements.
- L.2 Attachment 12 (Exhibit A), clarify Road Condition 6 regarding reconstruction/widening of Niblick Road.
- L.3 Attachment 12 (Exhibit A), delete Road Condition 7.
- L.4 Attachment 12 (Exhibit A), add new Offsite Improvement Condition 6 regarding fair-share fees.

## Attachment 8 Resolution H

### RESOLUTION PC 20-XXX (H)

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING VESTING TENTATIVE TRACT MAP 3155 OF THE OLSEN-SOUTH CHANDLER RANCH SPECIFIC PLAN PROJECT

##### OLSEN RANCH AND SOUTH CHANDLER RANCH SPECIFIC PLAN AREAS APPLICANT – OLSEN RANCH 212, LLC

**OLSEN-SOUTH CHANDLER RANCH - APNs: 009-795-001 through 009-795-006; 009-796-001 through 009-796-028; 009-797-001 through 009-797-008; 009-797-010 through 009-797-015; 009-797-017 through 009-797-021; 009-797-023 through 009-797-028; 009-798-001; 025-381-001; and 025-381-005**

WHEREAS, Michael Naggar, on behalf of Olsen Ranch 212, LLC (the “Applicant”), in connection with the proposed development of a project known as Olsen-South Chandler Area Specific Plan (“the project”) has filed an application for a proposed large-lot Vesting Tentative Tract Tap (TR 3155) for the project on approximately 358 acres of land located on the existing Olsen Ranch property and the southern portion of the Chandler Ranch property, east of the Salinas River, west of Hanson Road, APNs: 009-795-001 through 009-795-006, 009-796-001 through 009-796-028; 009-797-001 through 009-797-008; 009-797-010 through 009-797-015; 009-797-017 through 009-797-021; 009-797-023 through 009-797-028; 009-798-001; 025-381-001; and 025-381-005; and

WHEREAS, the project is located in the southeastern area of the City of Paso Robles, within the Olsen-South Chandler Ranch Specific Plan area, north of Meadowlark Road, south of Linne Road, west of Hanson Road, and east of Airport Road; and

WHEREAS, the Planning Commission recommended certification of a Final Environmental Impact Report and approval of a General Plan Amendment, Olsen-South Chandler Ranch Area Specific Plan, Rezone, Development Plan, Street Abandonments, and Oak Tree Removal Permit on January 28, 2020. The amendments designated and zoned the Specific Plan property primarily for 1,293 residential units, with certain areas to be maintained as Parks and Open Space; and

WHEREAS, VTTM 3155 is a large lot subdivision request to subdivide approximately 243 acres of the Olsen-South Chandler Ranch Specific Plan area property into 13 parcels including 23 homeowners association parcels and 1 parcel dedicated to the City, for phasing and financing, as shown in Exhibit B; and

WHEREAS, the proposed large-lot subdivision plan does not include a proposed grading plan because the lots created by the large-lot subdivision would be further subdivided in phases, and those further small-lot subdivisions would include proposed grading plans; and

WHEREAS, the Olsen-South Chandler Ranch Area Specific Plan includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would provide seamless integration with the existing improvements in neighborhoods to the east; and

WHEREAS, several Conditions of Approval apply to the proposed tract map pertaining to extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures and are included in Exhibit A; and

WHEREAS, the proposed project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure, and investment in the community; and

## Reso H – Exhibit A Tract 3155 Large Lot Map – Olsen Conditions

### Conditions of Approval

Tract 3155 Large Lot Map - Olsen

#### Engineering

1. A California licensed land surveyor shall prepare the final map.
  2. All new property corners shall be installed in accordance with the City Municipal Code and Subdivision Map Act.
  3. The Final Map shall be in substantial compliance with the attached Vesting Tentative Tract Map (VTTM) as determined by the City Engineer.
  4. All conditions shall be complied with in a manner subject to approval of the City of Paso Robles.
  5. The applicant shall reserve a 60-foot-wide private access easement from Niblick Road to Lot G.  
Timing: With the Final Map.
  6. The applicant shall dedicate to the public a 115-foot-wide minimum public access and utility easement for Niblick Road in conformance with the VTTM.  
Timing: With the Final Map
  7. The applicant shall dedicate to the public a 60-foot-wide public access and utility easement for Hanson Road as shown on the VTTM. The applicant shall notify PG&E of the dedication and provide the City with confirmation from PG&E that the alignment is acceptable.  
Timing: With the Final Map
  8. The applicant shall dedicate to the public a 30-foot-wide Public Access and Utility Easement on Linne Road, east of Niblick Road as shown on the VTTM.  
Timing: With the Final Map.
  9. The applicant shall secure all road abandonments as needed for the development and required by the City Engineer, in accordance with the [Development Agreement and](#) applicable sections of the California Streets and Highway Code. Failure to secure road abandonments may require revision of the VTTM as required by the City Engineer.  
Timing: Prior to recordation of the Final Map or with the Final Map.
  10. Prior to the 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.  
Timing: Prior to Final Map.
-

Agenda Item 1

## Reso H – Exhibit A

### Tract 3155 Large Lot Map – Olsen Conditions

11. The applicant shall provide a preliminary subdivision report with the Final Map documents. A final subdivision guarantee is required prior to Tract Map approval.

Timing: At Final Map plan check.

12. Prior to Tract 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.

Timing: Prior to Final Map.

13. 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.

14. In areas of conflict between Vesting Tentative Tract Map vs. Specific Plan, Development Agreement and/or Environmental Document, the Specific Plan, Development Agreement, and Environmental Document shall take precedence.

15. Where the VTTM, Specific Plan, Development Agreement, or Environmental Document do not address map or development issues, the City Municipal Code and most current edition of the Department of Public Works Standard Details and Specifications shall apply, at the City Engineers discretion.

16. The VTTM is subject to and shall conform to all pertinent conditions and mitigation requirements identified in the Environmental Document - Environmental Impact Report (EIR), SCH#2019011065, prepared by the City of El Paso de Robles with assistance of Rincon Consultants, Inc. dated October 2019 and the Olsen-South Chandler Ranch Specific Plan (SP).

17. Any built structures that will be located under new lot lines shall be demolished or relocated.

Timing: Prior to Final Map recordation.

#### **Parks**

1. Applicant shall dedicate Lot D to the City of Paso Robles for East Turtle Creek Park.

Timing: At time of Final Map approval.

**RESOLUTION PC 20-XXX (I)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING VESTING TENTATIVE TRACT MAP 3152 OF THE OLSEN-SOUTH CHANDLER RANCH SPECIFIC PLAN PROJECT**

**OLSEN RANCH AND SOUTH CHANDLER RANCH SPECIFIC PLAN AREAS**  
**APPLICANT – OLSEN RANCH 212, LLC**

**OLSEN-SOUTH CHANDLER RANCH - APNs: 009-795-001 through 009-795-006; 009-796-001 through 009-796-028; 009-797-001 through 009-797-008; 009-797-010 through 009-797-015; 009-797-017 through 009-797-021; 009-797-023 through 009-797-028; 009-798-001; 025-381-001; and 025-381-005**

WHEREAS, Michael Naggar, on behalf of Olsen Ranch 212, LLC (the “Applicant”), in connection with the proposed development of a project known as Olsen-South Chandler Area Specific Plan (“the project”) has filed an application for a proposed large lot Vesting Tentative Tract Map (TR 3152) for the project on approximately 358 acres of land located on the existing Olsen Ranch property and the southern portion of the Chandler Ranch property, east of the Salinas River, west of Hanson Road, APNs: 009-795-001 through 009-795-006, 009-796-001 through 009-796-028; 009-797-001 through 009-797-008; 009-797-010 through 009-797-015; 009-797-017 through 009-797-021; 009-797-023 through 009-797-028; 009-798-001; 025-381-001; and 025-381-005; and

WHEREAS, TR 3152 is located in the southeastern area of the City of Paso Robles, within the Olsen-South Chandler Ranch Specific Plan area, north of Linne Road, west of Hanson Road, and east of Creston Road; and

WHEREAS, the Planning Commission recommended certification of a Final Environmental Impact Report and approval of a General Plan Amendment, Olsen-South Chandler Ranch Area Specific Plan, Rezone, Development Plan, Street Abandonments, and Oak Tree Removal Permit on January 28, 2020. The General Plan Amendment designated and zoned the Specific Plan property primarily for 1,293 residential units, with certain areas to be maintained as Parks and Open Space; and

WHEREAS, VTTM 3152 is a large lot subdivision request to subdivide approximately 84 acres of the Olsen-South Chandler Ranch Specific Plan area property into 7 parcels including 2 homeowners association parcels, for phasing and financing, as shown in Exhibit B; and

WHEREAS, the proposed large-lot subdivision plan does not include a proposed grading plan because the lots created by the large-lot subdivision would be further subdivided in phases, and those further small-lot subdivisions would include proposed grading plans; and

WHEREAS, the Olsen-South Chandler Ranch Area Specific Plan includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would provide seamless integration with the existing improvements in neighborhoods to the east; and

WHEREAS, several Conditions of Approval apply to the proposed tract map pertaining to extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures and are included in Exhibit A [for TR 3153](#); and

WHEREAS, the proposed project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure, and investment in the community; and

## Attachment 9 Resolution I

- d. VTTM 3152 will not be detrimental to the health, safety, morals, comfort, convenience, and general welfare of the residents living in or near the proposed neighborhoods or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
- e. VTTM 3152 accommodates the aesthetic quality of the City as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the City and scenic corridors.
- f. VTTM 3152 is compatible with, and is not detrimental to, surrounding land uses and improvements, circulation system, provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program recommended for adoption per PC Resolution 20-XXX, and participation in the Development Impact Fee Program.
- g. The EIR identifies that the Specific Plan project has potentially significant effects with regards to air quality and transportation that will remain significant despite the implementation of all feasible mitigation measures. Therefore, in order to approve the Project, the City Council must first adopt a Statement of Overriding Considerations that indicates the benefits of the project outweigh the significant and unavoidable environmental effects as required by State CEQA Guidelines section 15093. The Planning Commission recommended that the City Council adopt a Statement of Overriding Considerations that reflects the Council's balancing of Project benefits against significant unavoidable impacts.
- ~~h. Necessary removal of 52 native oak trees has been recommended for approval by the Planning Commission per PC Resolution 20-XXX (G).~~
- ~~h.~~ As identified in the Water Supply Evaluation (WSE) for this project, the City has sufficient water resources available from the City's existing and planned water sources including groundwater, river water, the Nacimiento Lake Project, and future recycled water resources. The WSE also demonstrates that the City has adequate potable water supply to provide a reliable long-term water supply for the project under normal and drought conditions through build-out of the City under the existing General Plan build-out scenario.
- ~~j.~~ None of the findings (a) through (g) in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this project.
- ~~k.~~ The design of the subdivision will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Section 4. Project Recommendation. Based on all of the above, the Planning Commission of the City of El Paso de Robles, California, finds that TR 3152 is compatible with the surrounding land uses in the vicinity and would provide for orderly growth and development, and does hereby recommend approval of TR 3152, as shown in Exhibits A and B, attached hereto and incorporated herein by reference.

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. Dennis Fansler, the City Clerk, is the custodian of the record of proceedings.

Section 6. Execution of Resolution. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

## Reso I – Exhibit A

### Tract 3152 Large Lot Map – South Chandler Conditions

#### Conditions of Approval

Tract 3152 Large Lot Map – South Chandler

#### Engineering

1. A California licensed land surveyor shall prepare the final map.
2. All new property corners shall be installed in accordance with the City Municipal Code and Subdivision Map Act.
3. The Final Map shall be in substantial compliance with the attached Vesting Tentative Tract Map (VTM).
4. All conditions shall be complied with in a manner subject to approval of the City of Paso Robles.
5. The applicant shall dedicate to the public a 100-foot-wide public access and utility easement for Niblick Road as shown on VTM.  
Timing: With the Final Map
6. The applicant shall dedicate to the public a 120-foot-wide public Access and Utility easement for Airport Road beginning approximately 450' North of Niblick Road as shown on the VTM. South of this 120' wide Right-of-Way, the dedication dimensions shall be acceptable to the City Engineer.  
Timing: With the Final Map
7. The applicant shall dedicate a Public/Private Access and Utility Easement referred to as Road "I" as described in the Specific Plan, or as approved by the City Engineer.  
Timing: With the Final Map.
8. The applicant shall record a new Easement for Emergency Access Vehicles and Utility Easement according to the requirements of 23123/OR/770 and acceptable to the City Engineer.  
Timing: Prior to Recordation of the Final Map
9. The applicant shall secure all road abandonments as needed for the development and required by the City Engineer, in accordance with the Development Agreement and applicable sections of the California Streets and Highway Code. Failure to secure road abandonments may require revision of the VTM as required by the City Engineer.  
Timing: Prior to recordation of the Final Map or with the Final Map.
10. Prior to the 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 VTM approval, subordination must be executed by the easement holder prior to the filing of the Tract Map.  
Timing: Prior to Final Map.

Agenda Item 1

**Reso I – Exhibit A**  
**Tract 3152 Large Lot Map – South Chandler Conditions**

- 11. The applicant shall provide a preliminary subdivision report with the Final Map documents. A final subdivision guarantee is required prior to Tract Map approval.

Timing: At Final Map plan check.

- 12. Prior to Tract 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.

Timing: Prior to Final Map.

- 13. 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.

- 14. In areas of conflict between Vesting Tentative Tract Map vs. Specific Plan, Development Agreement and/or Environmental Document, the Specific Plan, Development Agreement and Environmental Document shall take precedence.

- 15. 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 Department of Public Works Standard Details and Specifications shall apply at the City Engineers discretion.

- 16. The VTTM is subject to and shall conform to all pertinent conditions and mitigation requirements identified in the Environmental Document - Environmental Impact Report (EIR), SCH#2019011065, prepared by the City of El Paso de Robles with assistance of Rincon Consultants, Inc. dated October 2019 and the Olsen-South Chandler Ranch Specific Plan (SP).

Agenda Item 1

## Reso J – Exhibit A

### Tract 3154 - Olsen Small Lot Map Conditions

5. In areas of conflict between VTTM, Specific Plan (SP), Development Agreement (DA) and/or Final Environmental Impact Report (FEIR), the SP, DA and FEIR shall take precedence over VTTM.
6. The applicant shall comply with the latest edition of the Department of Public Works Standard Details and Specifications.
7. The Final Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California shall be 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.
8. 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.
9. 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.
10. At map check submittal, the applicant shall provide a preliminary subdivision report. A final subdivision guarantee is required prior to Final Tract Map approval.
11. Prior to Tract 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.
12. The applicant shall provide a preliminary subdivision report with the Final Map documents. A final subdivision guarantee is required prior to Tract Map approval.

Timing: At Final Map plan check.
13. The applicant shall acquire all offsite public access, public utility, and other easements required for VTTM 3154, 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.
14. VTTM 3154 approval is subject to the applicant's acceptance of the following conditions for acquisition or abandonments 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

## Reso J – Exhibit A

### Tract 3154 - Olsen Small Lot Map Conditions

- 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 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. This provision does not apply to the City's acquisition of right of way for the Niblick/Creston improvements.
  - 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.
15. 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.

## Reso J – Exhibit A

### Tract 3154 - Olsen Small Lot Map Conditions

Timing: Prior to Tract Map approval.

16. In areas of conflict between Vesting Tentative Tract Map vs. Specific Plan, Development Agreement and/or environmental document, the SP, Development Agreement and environmental document shall take precedence.
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 Department of Public Works 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, Prepared City of El Paso de Robles with assistance of Rincon Consultants, Inc. dated October 2019 and the Olsen-South Chandler Specific Plan (SP).
19. Applicant shall annex or through another appropriate mechanism enroll in all pertinent Community Facility District's required by the Development Agreement and specific plan.
  - a. Prior to Final Map for any phase.
20. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
21. Timing: Prior to submittal of improvement plans for the on and offsite improvements, applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

Timing: prior to certificate of occupancy for each unit
22. 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

23. All pertinent conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

Timing: Prior to recordation of the map or prior to occupancy of a project,
24. 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.

## Reso J – Exhibit A

### Tract 3154 - Olsen Small Lot Map Conditions

#### Covenants, Conditions, and Restrictions Requirements

1. 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 Vinedo Paso Robles Specific Plan.
  - e. Include conditions included in these Conditions of Approval related to paving, maintenance and repair of project driveways and private roads.
  - 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.
2. The applicant shall establish a Home Owners' Association or similar entity (HOA) to ensure the continued maintenance and repair of all shared/common lots, landscape, private roads, and drainage basins/devices not maintained by the City to the satisfaction of the City.

Timing: Record approved HOA with the Final Map. Establish prior to issuance of the first building permit.

3. The City approved CC&Rs and HOA Agreement shall be filed concurrently with the Final Map.
4. 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

1. All above ground utilities around the perimeter or interior to the project shall be relocated underground to the City Engineer's satisfaction, [excepting those within Lot K of Tract 3155.](#)

Timing: Prior to Grading Final.

2. The applicant shall relocate the PGE Easement 400/OR/177 to a location acceptable to PGE and the City Engineer.

Agenda Item 1

## Reso J – Exhibit A Tract 3154 - Olsen Small Lot Map Conditions

Timing: Prior to Final Map.

3. Utilities shall not be located in areas subject to inundation by stormwater facilities unless special permission is provided by the affected utility.
4. Ten-foot Public Utility Easements (PUE) shall be provided along all proposed public and private roads to serve the development. The City Engineer may adjust the width of the PUE as needed to accommodate the development of corner lots and other facilities. PUE layout is subject to approval by the City Engineer.
5. The applicant shall provide utility stub outs as directed by the City Engineer.
6. A fiber optic conduit system shall be designed and installed as approved by the City Engineer.
7. The applicant shall record 1' wide access restrictions along Niblick Road right of way.

Timing: With the Final Map.

**Water**

1. Design, installation and testing of water facilities and easements are subject to approval by City Water Department and City Engineer.
2. Provide easements meeting City requirements for all water lines located outside of City rights-of-way. Unless otherwise approved by the City Engineer, Easements between building shall be a minimum of 30 feet wide and 20 feet wide in clear areas, with aggregate base all-weather road and clear of surface improvements.
3. Water mains shall be installed in accordance with construction phasing plan or as required by the City Engineer.
  - a. Prior to issuance of building permits in each phase.
4. 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.
5. All water lines proposed under privately maintained roadways, HOA maintained areas etc., shall be within public utility easements or public water easements. In case 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.
6. Separation between water and other underground facilities shall meet City requirements.
7. City water and recycled water facilities shall be located outside of roundabout islands and circulation lanes. Provide sufficient easement alongside roundabout to align water and recycled water around roundabout within an area that will remain clear of surface improvements.

## Agenda Item 1

# Reso J – Exhibit A

## Tract 3154 - Olsen Small Lot Map Conditions

8. Provide minimum 5-foot centered over water and recycled water mains clear of surface improvements (e.g. medians, concrete curb, gutter, etc.). E.g. clearance appears insufficient on Future Niblick Road.
9. Applicant shall provide a 12-inch ductile iron water main within the Future Niblick Road connecting from the northern project boundary to the southern project boundary at Meadowlark Road, then west in Meadowlark Road to the western project boundary.
10. Water mains shall be looped to the City Engineer's and Water Manager's satisfaction to eliminate dead ends.
11. "Motor court," condominium or apartments units, including the court on Parkview Lane, shall be served by meter banks located on roadways and not within courts.
12. Provide waterline easement for extension of Road A water main south to connection in Meadowlark Road.

### Recycled Water

1. 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 will not be served by recycled water.
2. 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 4-inches.
3. All recycled water facilities including onsite irrigation systems shall comply with State and local requirements for recycled water facilities.
4. 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.
5. City landscape water connection 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.
6. 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 aggregate base all-weather roads and clear of surface improvements.
7. 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.

Agenda Item 1

## Reso J – Exhibit A Tract 3154 - Olsen Small Lot Map Conditions

8. All recycled water lines proposed under privately maintained roadways, HOA maintained areas, etc., shall be within public utility easements or public water easements. In case 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.
9. 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.
10. City water and recycled water facilities shall be located outside of roundabout islands and circulation lane. Applicant shall provide sufficient easement(s) alongside roundabout to align water and recycled water mains around roundabout within an area that will remain clear of surface improvements.
11. Applicant shall provide a 10-inch C900 recycled water main within the Future Niblick Road connecting from the northern project boundary (near roundabout) south to the intersection with “Road A,” then southwest within “Road A,” or a parallel easement, and west within Meadowlark Road to the western project boundary.

### Wastewater

1. 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.
2. 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.
3. 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.
4. Construction of sewer lines shall follow project phasing, unless otherwise directed by the City Engineer or these conditions.
5. 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 easement for maintenance of the sewer shall be dedicated to the City.

Timing: Prior to Final Map

6. Developer shall complete the installation of the off-site sewer line segment along Commerce Way, Scott Street, and Flag Way to the satisfaction of the City Engineer and acceptance by City Council.

Timing: ~~Prior As provided in the Development Agreement to issuance of the first building permit~~

### Storm Water

## Agenda Item 1

# Reso J – Exhibit A

## Tract 3154 - Olsen Small Lot Map Conditions

1. All onsite easements shall be private, except for the easement for the storm water easement conveying water from Linne Road. Unless approved otherwise by the City Engineer, aAll public storm drainage easements shall be 20 feet wide, or 30 feet if between buildings, with all-weather access provided to the cleanout and inlet.
2. 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.
3. 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.
4. 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
5. The applicant shall file a Conditional Letter of Map Revision (CLOMR) with FEMA for Turtle Creek.  
Timing: Prior to Final Map
6. The applicant shall gain approval for the CLOMR from FEMA.  
Timing: After completion of Grading and acceptance by the City
7. The applicant shall file and gain approval of a Letter of Map Revision with FEMA.  
Timing: Prior to Building Permit Issuance on any lot affected by the CLOMR within a Special Flood Hazard Area (SFHA) construction phase in Tract 3154.

### Roads

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.

1. Public and private road improvements, including but not limited to Niblick Road, Linne Road, Scott Street, Meadowlark Road, Hanson Road, and local private and public roads must be completed prior to recordation of the final map. However, the applicant, by agreement with the City Engineer and approval from Council, may guarantee installation of the dedicated public improvements through faithful performance and labor and material bonds, letters of credit or any other acceptable means

Agenda Item 1

## Reso J – Exhibit A Tract 3154 - Olsen Small Lot Map Conditions

allowed the City Municipal Code and Subdivision Map Act. Tract Map recordation will not occur without a signed agreement and financial securities received from the applicant.

Timing: Prior to Final Map

2. All road abandonments required by the SP and this VTTM are conditional until such time the City Engineer determines that equal alternative access has been provided to affected properties. The applicant shall secure all road abandonments as needed for the development and required by the City Engineer, in accordance with the applicable sections of the California Streets and Highway Code. Failure to secure road abandonments may require revision of the VTTM as required by the City Engineer.

Timing: prior to recordation of road abandonment.

3. The applicant shall design and construct the public and private roads in accordance with the Specific Plan, Vesting Tentative Tract Map, City Engineering Standard Details and Specifications. All public and private streets shall be constructed to the City Engineer's satisfaction.
4. Minimum public and Private paving thickness shall be as follows:
  - Private streets: Minimum of 3 inches of asphalt, TI of 6.
  - Private Paver Streets: An equivalent design for private residential paver streets will be provided for City Engineer approval.
  - Reconstructed portion of Linne Road: Minimum Paving Thickness of 5 inches with a TI of 9.
  - New Arterial Streets: Minimum Thickness of 5 inches of asphalt and a TI of 9.
  - Drive Lanes of roundabouts: Minimum Paving thickness of 6 inches and a TI of 9.
  - New Collector Streets: Minimum Paving Thickness of 4 inches of asphalt and a TI of 7

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

5. The applicant shall construct the full width of Niblick Road as provided in the Development Agreement follows.
  - ~~a. From the Roundabout with Linne Road to the end of Phase 1b.~~

~~Timing: prior to building permit issuance in Phase 1b.~~
  - ~~b. From Phase 1b to Meadowlark Road.~~

~~Timing: prior to building permit issuance in Phase 2~~
6. The applicant shall construct Meadowlark Road as provided in the Development Agreement follows:-
  - ~~a. From the western Property Boundary to Niblick Road~~

~~Timing: prior to building permits in Phase 2~~

Agenda Item 1

## Reso J – Exhibit A Tract 3154 - Olsen Small Lot Map Conditions

~~b. From Niblick Road to Hanson Road as follows-~~

~~Timing: Prior to building permits in Phase 3~~

7. Linne Road from the existing section of Linne Road from the end of improvements from Phase 1 of the South Chandler required improvements to Hanson Road shall be constructed as provided in the Development Agreement.

~~Timing: Prior to Building Permit issuance for buildings in Phase 1b.~~

8. The applicant shall construct Hanson Road from the intersection as provided in the Development Agreement follows:

~~a. From Linne Road south to the boundary of Phase 2-~~

~~Timing: prior to issuance of building permits for Phase 1b~~

~~b. From the Boundary of Phase 2 to Meadowlark Road -~~

~~Timing: Prior to issuance of building permits for Phase 2~~

9. The applicant shall construct all private and public residential streets, including Scott Street, in conformance with the SP and VTTM.

Timing: Prior to Building Permit Issuance for any residence taking access from the private street. The applicant may request that the last 1.5-inch lift of asphalt be delayed until prior to the second to last building permit final on the private street or as otherwise allowed or required by the City Engineer.

10. The applicant shall re-pave Poppy Alley to the City Engineer's satisfaction. Minimum asphalt thickness shall be 3 inches with a TI of 6.

Timing: Prior to building permit issuance in phase 1b

11. 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 final.

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

Timing: Prior Issuance of building permits.

### Offsite Improvements:

The project shall contribute its equitable share to fund the following transportation improvements.

1. State Route 46 East/Union Road: The applicant shall contribute their fair-share amount through the city's transportation impact fee program, for the ultimate improvements on SR 46 East, consistent with the RTP, which consist of restricting left turns on SR 46 East.

Timing: Prior to building permit final for each unit

## Reso K – Exhibit A TR 3153 - South Chandler Small Lot Map

5. In areas of conflict between VTTM, Specific Plan (SP), Development Agreement (DA) and Final Environmental Impact Report (FEIR), the SP, DA and FEIR shall take precedence over VTTM.
6. The applicant shall comply with the latest edition of the Department of Public Works Standard Details and Specifications.
7. The Final Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California shall be 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.
8. 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.
9. 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.
10. At map check submittal, the applicant shall provide a preliminary subdivision report. A final subdivision guarantee is required prior to Final Tract Map approval.
11. Prior to Tract 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.
12. The applicant shall provide a preliminary subdivision report with the Final Map documents. A final subdivision guarantee is required prior to Tract Map approval.

Timing: At Final Map plan check.
13. The applicant shall acquire all offsite public access, public utility, and other easements required for VTTM 3153, 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.
14. VTTM 3153 approval is subject to the applicant's acceptance of the following conditions for acquisition or abandonments 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.

## Reso K – Exhibit A

### TR 3153 - South Chandler Small Lot Map

- 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 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. This provision does not apply to the City's acquisition of right of way for the Niblick/Creston improvements.
  - 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.
15. 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.

## Reso K – Exhibit A TR 3153 - South Chandler Small Lot Map

16. In areas of conflict between Vesting Tentative Tract Map vs. Specific Plan, Development Agreement and/or Environmental Document, the Specific Plan, Development Agreement and Environmental Document shall take precedence.
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 Department of Public Works 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, 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. 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 for any phase.

20. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
21. Timing: Prior to submittal of improvement plans for the on and offsite improvements, applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

Timing: prior to certificate of occupancy for each unit

22. 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

23. All pertinent conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

Timing: Prior to recordation of the map or prior to occupancy of a project,

24. 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.

Agenda Item 1

## Reso K – Exhibit A TR 3153 - South Chandler Small Lot Map

Timing: Prior to Final Map.

3. Utilities shall not be located in areas subject to inundation by stormwater facilities unless special permission is provided by the affected utility.
4. 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.
5. The applicant shall provide utility stub outs as directed by the City Engineer.
6. A fiber optic conduit system shall be installed as directed and approved by the City Engineer.
7. The applicant shall record 1' wide access restrictions along Niblick and Airport Road right of way.

Timing: With the Final Map.

**Water**

1. Design, installation and testing of water facilities and easements are subject to approval by City Water Department and City Engineer.
2. Provide easements meeting City requirements for all water lines located outside of City rights-of-way. Unless approved otherwise by the City Engineer, easements between building shall be a minimum of 30 feet wide and 20 feet wide in clear areas, with aggregate base all-weather road and clear of surface improvements.
3. Water mains shall be installed in accordance with construction phasing plan or as required by the City Engineer.

Prior to issuance of building permits in each phase.

4. 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.
5. All water lines proposed under privately maintained roadways, HOA maintained areas etc., shall be within public utility easements or public water easements. In case 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.
6. Water mains on Airport Road, from the northern project boundary south to Linne Road, and on Niblick Road, from Fontana to Meadowlark Road, shall be 12-inch ductile iron pipe.

## Agenda Item 1

# Reso K – Exhibit A

## TR 3153 - South Chandler Small Lot Map

6. Provide easements meeting City requirements for all recycled lines located outside of City rights-of-way. Unless approved otherwise by the City Engineer, easements between buildings shall be a minimum of 30 feet and 20 feet in clear areas, with aggregate base all-weather road and clear of surface improvements.
7. 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.
8. All recycled water lines proposed under privately maintained roadways, HOA maintained areas, etc., shall be within public utility easements or public water easements. In case 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.
9. Applicant shall provide a 12-inch ductile iron recycled water main in Airport Road from the northern project boundary to the intersection with Future Niblick Road.
10. Applicant shall provide a 12-inch ductile iron recycled water main extending from Airport Road west on Future Niblick Road to Fontana Road.
11. Applicant shall provide a 10-inch C900 D.R.18 recycled water main extending from Airport Road southeast on Future Niblick Road to the southern project boundary and provide connection point for TR 3149 subject to City Engineer approval.
12. 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.
13. City water and recycled water facilities shall be located outside of roundabout islands and circulation lane. Applicant shall provide sufficient easement(s) alongside roundabout to align water and recycled water mains around roundabout within an area that will remain clear of surface improvements.

### Wastewater

1. 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.
2. Construction of sewer lines shall follow project phasing, unless otherwise directed by the City Engineer or these conditions.
3. 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.

## Agenda Item 1

# Reso K – Exhibit A

## TR 3153 - South Chandler Small Lot Map

4. 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.
5. 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

6. Developer shall complete the installation of the off-site sewer line segment along Commerce Way, Scott Street, and Flag Way to the satisfaction of the City Engineer and acceptance by City Council.

Timing: ~~As provided in the Development Agreement~~ ~~Prior to issuance of the first building permit~~

### Storm Water

1. All onsite easements shall be private, except for the easement for the storm water easement conveying water from Linne Road. ~~Unless approved otherwise by the City Engineer, a~~ All public storm drainage easements shall be 20 feet wide, or 30 feet if between buildings, with all-weather access provided to the cleanout and inlet.
2. 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.
3. 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.
4. The applicant shall demonstrate that the proposed VITM 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 VITM boundary.

Timing: Prior to grading plan approval

### Roads

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.

1. Public and private road improvements dedicated on this map, including but not limited to phased improvements to Niblick Road, Airport Road, Fontana Road, and Linne Road must be completed

## Reso K – Exhibit A TR 3153 - South Chandler Small Lot Map

prior to recordation of the pertinent final map. However, the applicant, by agreement with the City Engineer and approval from Council, may guarantee installation of the dedicated public improvements through faithful performance and labor and material bonds, letters of credit or any other acceptable means allowed the City Municipal Code and Subdivision Map Act. Tract Map recordation will not occur without a signed agreement and financial securities received from the applicant.

Timing: Prior to Final Map

2. All road abandonments required by the SP and this VTTM are conditional until such time the City Engineer determines that equal alternative access has been provided to affected properties. The applicant shall secure all road abandonments as needed for the development and required by the City Engineer, in accordance with the applicable sections of the California Streets and Highway Code. Failure to secure road abandonments may require revision of the VTTM as required by the City Engineer.

Timing: prior to recordation of road abandonment.

3. Public and Private Street improvements are required. The applicant is shall design and construct the public and private roads in accordance with the Specific Plan, Vesting Tentative Tract Map, City Engineering Standard Details and Specifications. All public and private streets shall be constructed to the City Engineer's satisfaction.

Timing: Prior to issuance of Building permits

2. 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.
  - Reconstructed portion of Linne Road: Minimum Paving Thickness of 5 inches with a TI of 9.
  - New Arterial Streets: Minimum Thickness of 5 inches of asphalt and a TI of 9.
  - Drive Lanes of roundabouts: Minimum Paving thickness of 6 inches and a TI of 9.
  - New Collector Streets: Minimum Paving Thickness of 4 inches of asphalt and a TI of 7

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

5. The applicant shall construct the full width of Niblick Road from the Fontana/Sherwood intersection to Linne Road (eastern end of Our Town), consistent with the Specific Plan and VTTM.

Timing: As provided in the Development Agreement. ~~Prior to issuance of building permits for Phase 1a and 1b.~~

6. The applicant shall construct the full width of Airport Road from the Linne/Airport Road intersection to the northern property boundary, consistent with the Specific Plan and VTTM.

Timing: As provided in the Development Agreement. ~~Prior to issuance of building permits for Phase 1a and 1b.~~

Agenda Item 1

## Reso K – Exhibit A TR 3153 - South Chandler Small Lot Map

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

Timing: As provided in the Development Agreement. ~~Prior to Building Permit issuance for buildings that take access off this section of Road.~~

8. 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: As provided in the Development Agreement. ~~Prior to Building Permit issuance for buildings that take access off this section of Road.~~

9. The applicant shall construct all private residential roads in conformance with the SP and VTTM.

Timing: Prior to Building Permit Issuance for any residence taking access from the private street. 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 final.

10. 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.

**Offsite Improvements:**

The project shall contribute its equitable share to fund the following transportation improvements.

1. **State Route 46 East/Union Road:** The applicant shall contribute their fair-share amount through the city's transportation impact fee program, for the ultimate improvements on SR 46 East, consistent with the RTP, which consist of restricting left turns on SR 46 East.

Timing: Prior to building permit final for each unit

2. **State Route 46 East/Airport Road:** Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the ultimate improvements on SR 46 East, consistent with the RTP, which consist of restricting left turns on SR 46 East at Union Road and Airport Road.

Timing: Prior to building permit final for each unit

3. **Golden Hill Road/Union Road:** Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of a roundabout at Golden Hill Road/Union Road.

Timing: Prior to building permit final for each unit

## Reso K – Exhibit A TR 3153 - South Chandler Small Lot Map

**Timing:** Prior to issuance of the first building permit.

11. **Creston Road/Niblick Road:** The applicant shall construct the second southbound left-turn, southbound right-turn, and eastbound right turn lanes at the intersection of Creston Road/Niblick Road.

**Timing:** This improvement is required prior to issuance of the 500<sup>th</sup> total building permit in the Specific Plan Area, or as provided in the Development Agreement.

12. **Shared Parking and Bike Lane Standard:** In locations where shared parking and bike lanes are proposed, a minimum 13-foot lane shall be constructed, consistent with city's Standard Construction Drawings. A Class II bike lane shall be striped consistent with the Bicycle and Pedestrian Master Plan.

**Timing:** Prior to Final of construction permits.

**Fair Share Funding for Cumulative Intersection Operations Improvements:** The project shall contribute its equitable share of funding for the following intersection improvements identified in the Traffic Impact Analysis.

13. **State Route 46/Golden Hill Road:** Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the ultimate improvements on SR 46 East, which include restricting access at this intersection to right-in, right-out.
14. **Riverside Avenue/Pine Street/U.S. 101 southbound Ramp:** Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of all-way stop control at the intersection of Riverside Avenue/Pine Street/U.S. 101 Southbound Ramp.

### Condominiums

The applicant may 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. 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.

**Reso L – Exhibit A**  
**TR 3149 – PA-9 Small Lot Map Conditions**

**Conditions for Approval**

TR 3149 - South Chandler Small Lot Map

**General Engineering**

1. The Final Map shall be in substantial compliance with the attached Vesting Tentative Tract Map (VTTM).
2. All conditions shall be complied with in a manner subject to approval of the City of Paso Robles.
3. 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, other design standards, Municipal Code or to resolved conflicts with other plans, policies or requirements of the City.
4. In areas of conflict between VTTM, Specific Plan (SP) and Final Environmental Impact Report (FEIR), the SP and FEIR shall take precedence over VTTM.
5. The applicant shall comply with the latest edition of the Department of Public Works Standard Details and Specifications.
6. The Final Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California shall be 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.
7. All new property corners shall be installed in accordance with the City Municipal Code and Subdivision Map Act.
8. 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.
9. 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.
10. At map check submittal, the applicant shall provide a preliminary subdivision report. A final subdivision guarantee is required prior to Final Tract Map approval.
11. Prior to Tract 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.
12. The applicant shall provide a preliminary subdivision report with the Final Map documents. A final subdivision guarantee is required prior to Tract Map approval.

Timing: At Final Map plan check.

13. [The applicant may file reimbursement agreements with the City Council for construction of oversized facilities or facilities that are the responsibility of other parties to the Olsen South Chandler](#)

Specific Plan. The applicant shall file and gain approval of any reimbursement agreement with the City Council prior to start of construction.

## Roads

1. Public and Private Street improvements are required. The applicant shall design and construct the public and private roads in accordance with the Vesting Tentative Tract Map, City Engineering Standard Details and Specifications, and to the City Engineer's satisfaction.  
Timing: Prior to issuance of Building permits
2. Minimum paving thickness shall be 3 inches, with a TI of 6, for residential private streets. An equivalent design for private residential paver streets will be provided for City Engineer approval. Minimum paving thickness for the reconstructed portion of Linne Road fronting the project is 4 inches with a TI of 6.
3. The applicant shall dedicate right of way to the public, for Niblick Road, along the northern property boundary, consistent with the Specific Plan, Development Agreement and VITM. The width and location of the dedication shall be acceptable to the City engineer.  
Timing: At time of Final Map acceptance.
4. The applicant shall dedicate right of way to the public, for Airport Road, along the western property boundary, consistent with the Specific Plan, Development Agreement and VITM. The width and location of the dedication shall be acceptable to the City engineer.  
Timing: At time of Final Map acceptance.
5. Linne Road shall be reconstructed after Niblick Road is completed from Fontana Road to Linne Road.  
Timing: prior to building permit issuance for units taking access off Linne Road.
6. The Olsen South Chandler developer is conditioned to reconstruct/widen Airport Road from Linne Road up to the Niblick Roundabout. Airport; shall be fully widened and accepted by the City.  
~~Timing: prior to issuance of building permits for units taking access off Airport Road~~
- ~~7. The applicant shall rehabilitate Poppy Alley from the Existing Linne Road to Parkview Lane to the City Engineer's satisfaction. The applicant shall insure the road complies with a TI-6, with a minimum paving thickness of 3 inches. The applicant shall cooperate with the adjacent property owner to the East who is required to install curb and gutter along east portion of the alley.  
Timing: Prior to Issuance of Building Permits.~~
- ~~8.7.~~ The applicant shall dedicate to the public a pedestrian easement along the southern property boundary. The easement shall be established between Road C and the Niblick roundabout.
- ~~9.8.~~ The applicant shall construct a 6' pedestrian path from the Intersection of Road C and Linne to the proposed roundabout at Niblick and Linne Roads to the City Engineer's satisfaction.  
Timing: Prior to building permit issuance.

## Offsite Improvements

1. State Route 46 East/Union Road: Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program, for the ultimate improvements on SR 46 East, consistent with the RTP, which consist of restricting left turns on SR 46 East.
2. State Route 46 East/Airport Road: Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the ultimate improvements on SR 46 East, consistent with the RTP, which consist of restricting left turns on SR 46 East at Union Road and Airport Road.
3. Golden Hill Road/Union Road: Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of a roundabout at Golden Hill Road/Union Road.
4. Creston Road/Stoney Creek Road: Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of a traffic signal at Creston Road/Stoney Creek Road. The applicant shall also make a fair share payment for all non-transportation impact fee improvements when the signal is installed by the Beechwood Specific Plan project. Non-transportation impact fee improvements are improvements that are not included in the cost estimates developed for the City's AB1600 cost estimate.

If the Beechwood Specific Plan is not approved prior to the final of the 901st Vinedo Specific Plan wide issued building permit, the City will not issue additional building permits in the Specific Plan area until the signal is installed and accepted by the City. If the applicant is ready to final the last permit in their development prior to the 901<sup>st</sup> unit, the applicant shall reimburse the Vinedo Master Developer for their fair share cost of the improvement in accordance with the Development Agreement or as required by the City Council.

5. Creston Road/Meadowlark Road: The applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of a traffic signal and restriping at Creston Road/Meadowlark Road at each building permit final.

If the Beechwood Specific Plan is not approved prior to the final of the 901st Vinedo Specific Plan wide issued building permit, the City will not issue additional building permits in the Specific Plan area until the signal is installed and accepted by the City. If the applicant is ready to final the last permit in their development prior to the 901<sup>st</sup> unit, the applicant shall reimburse the Vinedo Master Developer for their fair share cost of the improvement in accordance with the Development Agreement or as required by the City Council.

6. Creston Road/Scott Street: The applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of a traffic signal and restriping at Creston Road/Scott Street at each building permit final. If the Beechwood Specific Plan is not

Formatted: Font: Garamond, 11 pt

approved prior to the final of the 901st building permit in the Specific Plan area the City will not issue additional building permits in the Specific Plan area until the signal is installed. Should the applicant choose to construct the signal, the project will be eligible to receive transportation impact fee credits in accordance with City policy.

Timing: Transportation Impact Fee payment at time of final for each unit.

~~6.7.~~ 1<sup>st</sup> Street- Niblick Road/Spring Street Intersection: The applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of an eastbound right turn lane and the lengthening of the southbound left turn lanes at each building permit final.

~~7.8.~~ Creston/Charolais Road Intersection: The applicant will be required to pay its fair share reimbursement to the Master Developer for installation of a stop-controlled intersection at Creston Road/Charolais Road prior to issuance of the last building permit for this project.

~~8.9.~~ 13th/Riverside Avenue Intersection: The applicant will be required to pay the fair share reimbursement to the Vinedo Master Developer for implementation of signal timing optimization (adaptive signal timing improving the efficiency of the corridor operations) and westbound right and northbound right turn overlap phases, at 13th/Riverside Avenue. If another party to the Specific Plan installs this improvement first, the applicant shall pay his fair share to the other party.

Timing: Prior to issuance of the first building permit.

~~9.10.~~ 13th Street/Paso Robles Street Intersection: The applicant will be required to pay the fair share reimbursement to the Vinedo Master Developer for implementation of signal timing optimization (adaptive signal timing improving the efficiency of the corridor operations) and the evaluation and construction of an extension of the north bound right turn queue, at 13th Street/Paso Robles Street. If another party to the Specific Plan installs this improvement first, the applicant shall pay his fair share to the other party.

Timing: Prior to issuance of the first building permit.

~~10.11.~~ Creston Road/Niblick Road: The applicant shall pay his fair share to the Master Developer for installation of the second southbound left-turn, southbound right-turn, and eastbound right turn lanes at the intersection of Creston Road/Niblick Road. If another party to the Specific Plan installs this improvement first, the applicant shall pay his fair share to the other party.

Timing: When requested by the Vinedo Master Developer. This improvement is required prior to issuance of the 500<sup>th</sup> total building permit in the Specific Plan Area.

~~11.12.~~ State Route 46/Golden Hill Road: Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the ultimate improvements on SR 46 East, which include restricting access at this intersection to right-in, right-out.

~~12.13.~~ Riverside Avenue/Pine Street/U.S. 101 southbound Ramp: Prior to building permit final for each unit, the applicant shall contribute their fair-share amount through the city's transportation impact fee program for the installation of all-way stop control at the intersection of Riverside Avenue/Pine Street/U.S. 101 Southbound Ramp.

Formatted: Indent: Left: 0.5", No bullets or numbering