



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

January 23, 2020

6:30 P.M.

A. Planning Commissioners Roll Call:

Present: Castillo, Davis, Barth, Koegler and Neel

Absent: Donaldson and Jorgensen

B. 6:30 P.M.: Planning Commission Meeting Called To Order

C. General Public Comments Regarding Matters Not On The Agenda: None

D. Agenda Items Proposed To Be Tabled Or Re-Scheduled: None

E. Public Hearings

1. Continued Public Hearing from January 14, 2020 – Planned Development (PD19-06) & Oak Tree Removal (OTR 19-14) – 200 Unit Apartment Complex

1401 Creston Road / APN: 009-571-010

Applicant – RRM Design Group

Owner – FPA Multi-Family, LLC

For the Planning Commission to consider a request to approve the development plan for a 200-unit multi-family residential apartment development and to make a recommendation to the City Council for removal of three oak trees.

Open Public Comment

Speakers: Corbin Holland
Paul Shannon
Jan Albin
Tim Gearhart
Steve McHanstra
Kim Alvarado
Tony Alvarado
Robert Behr
Sharon Hart
Larry Gabriel
Newland Hastings

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Neel, seconded by Commissioner Barth and passed 5-0-2 (Absent: Commissioners Donaldson and Jorgensen) to approve Resolution A as presented.
- B. A motion was made by Commissioner Neel, seconded by Commissioner Barth and passed 5-0-2 (Absent: Commissioners Donaldson and Jorgensen) to approve Resolution B with changes to Exhibits A and B (See Attachment 1).
- C. A motion was made by Commissioner Neel, seconded by Commissioner Barth and passed 5-0-2 (Absent: Commissioners Donaldson and Jorgensen) to approve Resolution C as presented.

F. Other Scheduled Matters:

G. Consent Calendar

2. Development Review Committee Minutes (for approval)

3. Planning Commission Minutes (for approval)

4. Other Committee Reports:

- a. Housing Constraints Advisory Committee / Housing Element Update Process: Director Report.
- b. Specific Plan Ad Hoc Committee: City Planner Report.

H. Planning Commissioners' Comments:

I. Staff Comments:

J. Director's Comments:

K. Regular Meeting Adjourned at: 9:35 PM

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Exhibit A

Site Specific Conditions of Approval – PD19-06 (1401 Creston Road)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B” of Resolution 20-_____.

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

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 20-_____and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C1-C3	Title Sheets – Project Data
D1-D3	Perspective Renderings
E1-E3	Site Plans (Overall, Fire Access, Open Space)
F1-F5	Building “A” Architectural Set (Elevations, Floor Plans, Perspectives)
G1-G5	Building “B” Architectural Set (Elevations, Floor Plans, Perspectives)
H1-H5	Building “C” Architectural Set (Elevations, Floor Plans, Perspectives)
I1-I5	Building “D” Architectural Set (Elevations, Floor Plans, Perspectives)
J1-J4	Clubhouse Architectural Set (Elevations, Floor Plans, Perspectives)
K1-K6	Ancillary Details
L1-L4	Conceptual Landscape and Irrigation Plans
M1-M3	Landscape Site Sections, Fence & Pedestrian Access Details
N1-N4	Preliminary Civil Plans
O1-O2	Fire Access Easement Plan

3. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 19-06 shall expire on January 23, 2022. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
4. Prior to issuance of building permits, the following items need to be reviewed by the Development Review Committee (DRC):
 - a. Exterior light fixtures plan for building mounted and parking lot lights;
 - b. Location of roof equipment and screening (if necessary)
 - c. Location of backflow preventer device and screening (if necessary)
 - d. Specific landscaping along the eastern boundary including species, size, and spacing of plants (based on the most up-to-date landscape plan presented to Planning Commission on 1/23/2020)

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- e. Building and/or Monument Signs
 - f. Site amenities (i.e. tot lot equipment, storage rooms, open space, pedestrian entry feature)
 - g. [Location of trash enclosures along the eastern boundary for potential to be placed further away from the adjacent residences.](#)
5. Prior to issuance of building permits, a landscape and irrigation plan prepared by a landscape architect that conforms to the water efficiency requirements of the City Landscape and Irrigation Ordinance (Zoning Ordinance Chapter 21.22B or successor) shall be submitted to the Planning Department. As part of this submittal, the applicant shall include a Landscape Documentation Package including a Water Efficient Landscape Worksheet.
 6. Prior to final inspection, the application shall submit a Certificate of Completion for the landscaping and irrigation installed.
 7. In the event that buried or otherwise unknown cultural resources are discovered during construction, work shall be suspended in the area of the find and a no-work radius established. The City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developer's expense. If the coroner determines the remains are Native American, the Native American Heritage Commission (NAHC) will be contacted and the remains will be left in situ and protected until a decision is made on their final disposition.
 8. Dust Control Measures:
The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20 percent opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control;
 - c. All dirt stock pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

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- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. “Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
 - l. All of these fugitive dust reduction measures shall be shown on grading and building plans; and
 - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
9. Sediment/Erosion Control Measures:
- a. Construction activity occurring within 100 feet of the northerly property line (adjacent to the drainage channel) shall occur only when conditions are dry.
 - b. To prevent erosion and sedimentation into drainages during construction, an erosion and sedimentation control plan shall be developed and implemented. It shall outline Best Management Practices for short term, temporary stabilization. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) rolls, jute or coir netting, and/or other industry standards. Erosion control devices shall be installed and maintained for the duration of the project and until the area is stabilized.
 - c. Staging of equipment and materials shall occur in designated areas at least 100 feet from the northerly property line.
 - d. Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
 - e. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment and vehicles shall occur only in designated areas. These activities will occur at a minimum of 100 feet from the northerly property. Sandbags and/or absorbent pads shall be available to prevent fuel spills and other contaminants from leaving the site.
 - f. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

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10. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
11. The demolition of the existing residence could not occur until all necessary permits are issued by the Building Department.

Mitigation Measures

BR-1. Prior to the issuance of a grading permit, all tree protection measures outlined in the Arborist Report shall be complied with to the satisfaction of the Project Arborist. An acknowledgement from the Arborist will be required prior to the issuance of a permit.

BR-2. Oak trees that are to be protected and retained as components of the landscaping shall be fenced for protection prior to the start of any construction activity. Protective fencing shall be installed outside the critical root zone, as defined by the City (i.e., radius of 1 foot per inch of DBH). Grading, trenching, soil compaction, placement of fill, and irrigation shall be avoided within the fenced critical root zone to the extent feasible. If impacts to mature blue oak tree are unavoidable and/or the City determines that planned removals require it, a mitigation plan shall be prepared that addresses, at a minimum:

- a. quantification of anticipated impacts to individual oak trees;
- b. requirements for photographic documentation and a post-implementation report;
- c. locations and methods for mitigation (e.g., off-site planting, on-site planting, payment into mitigation bank, etc.); and
- d. short- and/or long-term monitoring protocols and/or vegetative growth success criteria for mitigation.

The mitigation plan shall be prepared by a qualified botanist, restoration biologist, and/or arborist, as appropriate.

BR-3. Prior to issuance of a grading and/or construction permit, the project owner shall obtain an Oak Tree Removal Permit from the Community Development Department for the removal of Trees #4, 6, & 8.

BR-4. If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the nest is no longer active (e.g., young have fledged, nest failed, etc.) or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young.

Engineering Division Conditions:

1. [Prior to issuance of a Certificate of Occupancy for the first residential unit,](#) Creston Road shall be improved with curb, gutter, sidewalk, pavement widening and new striping for travel and bike lanes in accordance with plans that conform to the Creston Corridor Plan approved by the City Engineer. Creston Road should be striped to provide a center two-way left-turn lane between the northern driveway of Pifer Elementary School and the northern Food 4 Less driveway. The Traffic Index for Creston Road is 9 and a minimum asphalt section of 4 inches.
2. All existing overhead utility lines along Creston Road shall be relocated underground.

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3. Prior to issuance of building permits, the applicant shall dedicate a ~~4~~ 9-foot wide P.U.E. along the northern property line.
4. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans and shall meet design criteria adopted by the City in effect at the time of development of the project. The project shall comply with stormwater detention requirements in the City Engineering Standards.
5. The private emergency access easement shall be relocated to follow Exhibit O1 or extinguished, prior to issuance of a building permit.
6. Street trees shall be provided in the public right-of-way along Creston Road. The project owners shall maintain the frontage landscaping in good condition in perpetuity. The project applicant must sign a maintenance agreement prior to final of the encroachment permit.
7. All public improvements shall be maintained by the project owner for a period of one year after acceptance by the City. A maintenance bond shall be placed in order to guarantee maintenance within the terms of a maintenance agreement established by the City Engineer.
8. A Low Impact Development plan report shall be submitted, and approved by the City Engineer, for the widened area of Creston Road.
9. Stormwater shall be detained to predevelopment levels in accordance with the City Standard Details and Specification and shall leave the site in the manner and locations as what occurred prior to development to the City Engineer's satisfaction. Stormwater discharges to the northern swale shall be designed to protect the private property to the north to the City Engineer's Satisfaction and approved by the Oak Meadows Homeowners Association, or the project can route stormwater via pipe to the stormwater pipe system in Creston Road.
10. Facilities to park ~~forty~~ 119 bicycles shall be provided onsite.
11. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
12. The owner shall petition to annex residential into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
13. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
Frontage landscaping including street trees
14. [Prior to frontage improvements being finalized, a feasibility study shall be prepared for a mid-block crossing per the Creston Road Complete and Sustainable Streets Corridor Plan.](#)
15. [A right and left turn lane shall be installed at the project's driveway egress point.](#)

Emergency Services Conditions:

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1. Provide NFPA 13 Sprinkler systems and 24' wide access roads in lieu of 26' wide aerial access roads throughout complex.
2. All project FDC and hydrant locations will require prior approval from PRFD.
3. All addressing and color contrast requires PRFD approval.
4. All interior roadways must be marked and signed as fire lanes in accordance with CFC D103.6.

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Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development 19-06 Conditional Use Permit

Tentative Parcel Map Tentative Tract Map

Approval Body: Planning Commission Date of Approval: January 14, 2020

Applicant: FPA Multi-Family, LLC Location: 1401 Creston Road

APN: 009-571-010

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

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

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on January 14, 2022 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans, and unless specifically provided for through the Planned Development process, the approval shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, the Owner agrees to hold the City harmless from costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. The Owner understands and acknowledges that the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Planned Development 19-06**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No

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such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan shall be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the issuance of building permits. Said easement and agreement shall apply to all properties, and be referenced in any site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Confirm with Paso Robles Waste Disposal, the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

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- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.
- 16. Any existing oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to removal.
- 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 18. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 19. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 20. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences, light fixtures and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See Site Specific Conditions for additional DRC requirements.

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.
- 5. A Storm Water LID Plan per the City Engineering Standards shall be submitted.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department

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Standards and Specifications.

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The City Council has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the

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frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All utilities shall be extended to the boundaries of the project. *See Site Specific Conditions for undergrounding requirements.
- 9. 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. Public Utilities Easement on Creston Road, ~~40~~ 4 feet wide;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 /

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NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.

6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.

7. Prior to the issuance of Certificate of Occupancy:

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- Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
- Final inspections shall be completed on all buildings.