

RESOLUTION NO. 14-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 13-005 AND TENTATIVE PARCEL MAP PR 13-0109
121 WILMAR PLACE, APN 09-631-011
APPLICANT – EXCEL PASO ROBLES, LP
MARRIOTT RESIDENCE INN

WHEREAS, Planned Development 13-005 and Tentative Parcel Map PR 13-0109 have been filed by Excel Paso Robles, LP for development of a Marriott Residence Inn hotel with 128 rooms and ancillary site improvements (the “project”); and

WHEREAS, the City’s Zoning Code at Section 21.16A.070 requires that the City Council in approving a project in the Planned Development Zone, make the following findings: (a) the project will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city; (b) the proposed project maintains and enhances significant natural resources on the site; (c) the proposed project is designed to be sensitive to, and blend in with, the character of the site and surround area, and would not have an adverse effect on the public views from nearby roads and other public vantage points; (d) the proposed project’s design and density of the developed portion of the site is compatible with the established character and scale of surrounding development and would not be a disharmonious or disruptive element to the neighborhood; (e) the development would be consistent with the purpose and intent of the City’s Zoning Ordinance and would not be contrary to the public health, safety, and welfare; and (f) for projects that are seeking an increase in allowable building heights, the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants; and

WHEREAS, the City’s Subdivision Ordinance and the California Subdivision Map Act at Government Code Section 66473.5 requires that any tentative parcel map be consistent with the City’s General Plan and any applicable Specific Plan; and

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

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review in full compliance with CEQA; and

WHEREAS, duly noticed public hearings were conducted by the Planning Commission on March 25, 2014, April 8, 2014 and May 27, 2014 on this project to accept public testimony on the Mitigated Negative Declaration and the project; and

WHEREAS, at the conclusion of the May 27, 2014 Planning Commission meeting, the Commission recommended that the City Council adopt the Mitigated Negative Declaration and approve Planned Development 13-005 and Tentative Parcel Map PR 13-0109; and

WHEREAS, any oak tree removals requested to accommodate the proposed development site plan shall be approved by the City Council at a future meeting, with oak tree replacements established in compliance with the City’s Oak Tree Preservation Ordinance; and

WHEREAS, on June 17, 2014, a duly noticed public hearing was conducted by the City Council to consider adoption of the Mitigated Negative Declaration, Planned Development 13-005, and Tentative Parcel Map PR 13-0109, and to take public testimony on the Mitigated Negative Declaration and the Project; and

WHEREAS, the City Council considered, in its independent judgment and analysis, the Mitigated Negative Declaration, and adopted it, and a Mitigation Monitoring and Reporting Program in full compliance with CEQA and the CEQA Guidelines pursuant to Resolution No. 14-006.

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

- 1) Pursuant to Zoning Code Section 21.16A.070, in approving a project in the Planned Development Overlay Zone, the City Council finds:
 - a) The project will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city. In particular, the project is:
 - i) consistent with the General Plan land use designation of Regional Commercial (RC) and Zoning of Highway Commercial/Planned Development (C2-PD).
 - ii) consistent with Gateway Design Standards in that it includes landscaping and frontage improvements, and locates the majority of parking on the side and to the rear of the site. The project also incorporates articulated building facades and rooflines, and the project does not include significant grading of hillsides in an effort to preserve the hillsides.
 - iii) consistent with the following General Plan Land Use and Conservation Element goals, policies, and action items:
 - (1) POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects. In particular, the project meets this policy because it includes a Mediterranean architectural building design that incorporates use of authentic materials that express excellence in the overall design theme, and is consistent with local architectural themes in Paso Robles and the region.
 - (2) POLICY LU-2D: Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with: Attractive streetscapes, a pedestrian friendly setting, coordinated site design, architecture, and amenities, adequate public and private spaces; and, recognizable and high quality design aesthetic. In particular, the project meets this policy because the project Site Plan and Landscape Plan both incorporate a well-designed streetscape along South Vine Street to provide an attractive City entrance, utilizing a range of drought-resistant plant materials with differing colors, textures, and blooming seasons. The project incorporates sidewalks, walkways, the existing bike lane, bike parking facilities to ensure this project is pedestrian- and bike-friendly. The Site Plan incorporates attractive entry features with the front porte-cochere, rear patio area and site flatwork and landscaping. The project also incorporates high-quality architectural design and materials.
 - (3) GOAL C-2: Air Quality. Seek to maintain air quality by taking actions to reduce traffic congestion, vehicle miles traveled (VMT), and air pollutant emissions. In particular, the project will be consistent with this goal as the project is providing a voluntary trip reduction program, local transit system improvements (e.g. bus stop along project frontage), regional transit improvements, bicycling and bikeway enhancements, and a hotel shuttle service for hotel guests, all in an effort to reduce traffic congestion. Further, the project will also be required to pay transportation development impact fees to offset project congestion impacts to infrastructure.
 - (4) POLICY C-2A: Traffic Congestion Reduction. Implement circulation systems improvements to reduce congestion and associated air contaminant emissions. In particular, the project meets this policy because it includes bicycle and bikeway enhancements in an effort to improve the circulation system in and around the project and in the City as a whole. These improvements will aid in reducing traffic congestion.
 - (5) POLICY C-2B: VMT Reduction. Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single-occupant vehicles, including providing opportunities for mixed-use projects. The project meets this policy as it includes measures to reduce the number of vehicle miles traveled by reducing reliance on the vehicle overall. As articulated above, the project includes a voluntary trip reduction program, local transit system improvements (e.g. bus stop along project frontage), regional transit improvements, bicycling and bikeway enhancements, and a hotel shuttle service for hotel guests.
 - (6) Action Item 1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications. The project also meets this action item as it will be including bicycling and bikeway enhancements.
 - (7) Action Item 2. Encourage the development of transit facilities. The project will also meet this action item as it includes local transit improvements in the form of a bus stop along the project frontage.
 - (8) Action Item 3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop and play, thereby reducing the commute lengths for some City residents. The project would meet this action item by expanding the City's inventory of transient lodging, which supports local employment, and increased tourism.

- (9) GOAL C-5: Visual Resources. Enhance/upgrade the City's appearance - Action Item 2. Coordinated/Complementary Design Standards: Establish and implement site design, landscaping, architecture, and sign design standards in order to ensure that gateways, corridors, major arterials, and natural areas are identifiable. The project will meet this goal as it incorporates authentic, quality building materials in the Mediterranean architectural design, and will present well-articulated elevations toward the adjacent public right-of-ways and views. The site is well designed with outdoor use areas that take advantage of the solar orientation of the site and natural landscape.
- The hotel project is a permitted use in the C2-PD Zoning District. The project complies with all applicable development standards, including setbacks, parking, and landscaping. The application includes a request to for an exception to exceed the 50 foot height limit and demonstrates that the project would result in a better design and greater public benefit, and that the criteria established in Section 21.16A.010 have been considered.
- b) The project maintains and enhances significant natural resources on the site. The project does this by being compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. Further, the project will be consistent with the City's Oak Tree Ordinance requiring oak tree replacements for proposed removals. The project also incorporates the large, "heritage" oak trees on the site as focal points in the project design. Finally, the project is also designed so that the development is set deep into the site which helps reduce visual impacts of the building massing on views.
- c) The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area, and would not have an adverse effect on the public views from nearby roads and other public vantage points. The project provides an appropriate visual appearance since it is similar to and complements existing hotel development in the nearby area. Further, as discussed in the Mitigated Negative Declaration prepared for the Project, no adverse aesthetic impacts are anticipated from the project and no viewpoints will be impacted with the significant setbacks planned for the project. Further, the proposed Landscaping Plan will ensure all development impacts are screened with trees and other natural foliage so the project blends in with the immediate environment. Finally, the project will be visible from Highway 101 and State Route 46 West as a "gateway" to the City; its design represents a positive addition to the City's gateway.
- d) The proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding hotel development in the vicinity (e.g. La Bella Serra and Hampton Inn), and would not be a disharmonious or disruptive element to the neighborhood.
- e) The development would be consistent with the purpose and intent of the City's Zoning Ordinance and would not be contrary to the public health, safety, and welfare. In particular, the project is fully consistent with the zoning designation for the site. Further, the project complies with all requirements of the Zoning Code, and it would not be contrary to the public health, safety and welfare. This is true, because the public and City residents will benefit from a new gateway project. Further, all potentially significant environmental effects will be reduced to a less than significant level with the incorporation of mitigation into the project. Further, the project will add to public safety and welfare by incorporating local transit system improvements (e.g. bus stop along project frontage), regional transit improvements, bicycling and bikeway enhancements, and a hotel shuttle service for hotel guests.
- f) With regard to the requested building height exception, the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants. In particular, the proposed project will have varying building heights in some portions of the roofline (between 53 to 66 feet in height). This variation in building height would not make the building appear as high as 66 feet and would create interesting design and variation and overall appear to reduce the building massing. Further, the roofing materials will be quality tile which will add to the positive aesthetics of the project. Finally, granting the exception would not create any adverse visual impacts as articulated in the Mitigated Negative Declaration prepared for the project.
- 2) In approving a tentative parcel map, the City's Subdivision Ordinance and the California Subdivision Map Act at Government Code Section 66473.5 requires the subdivision to be consistent with the General Plan. For all the reasons articulated in finding 1 above, the project is consistent with various goals, policies and action items in the City's General Plan.

- 3) The proposed Planned Development and Tentative Parcel Map contribute to the orderly development of the City as a whole since the project would use existing infrastructure for water, sewer and other utilities
- 4) The proposed Planned Development and Tentative Parcel Map for the Marriott Residence Inn project is consistent with, and supports implementation of the Economic Strategy by providing local and regional tourism and employment opportunities within the City of Paso Robles.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Planned Development 13-005 and Tentative Parcel Map PR 13-0109, subject to the following conditions:

STANDARD CONDITIONS:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A” and incorporated herein by reference.

SITE SPECIFIC CONDITIONS:

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

Planning Division Conditions:

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

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Site Plan, Landscape Plan, Elevations, and Preliminary Grading Plan
C	Vesting Tentative Parcel Map

3. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, and preliminary grading plan approved with this resolution. The tentative parcel map shall be designed in compliance with Exhibit C of this resolution.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 13-005 and Tentative Parcel Map PR 13-0109 shall expire on May 27, 2016. 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.
5. 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.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
8. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
9. Use and operation of the project and its appurtenances shall be conducted in compliance with the City’s General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City’s Zoning Ordinance).

10. Prior to occupancy, the applicant shall extend an 8-inch sewer line in South Vine Street from SR 46W north to serve the project.
11. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading and drainage plans.
12. The applicant shall install site landscaping per approved Landscape Plan, including parking lot and site trees to help reduce the visual impacts of building massing.
13. Reduce emissions through encouraging the use of alternative forms of transportation, increase pedestrian access and accessibility to community services and local destinations, reduce vehicle miles traveled within the County, and promote congestion management efforts through participation in implementation of the following measures:
 - Voluntary Trip Reduction Program
 - Local Transit System Improvements (e.g. bus stop along project frontage)
 - Regional Transit Improvements
 - Bicycling and Bikeway Enhancements
 - Park and Ride Lots
 - Hotel shuttle service for hotel guests
14. The applicant shall implement the following measures to reduce construction-generated fugitive dust emissions:
 - a. The applicant shall limit the amount of the disturbed area to the maximum extent feasible;
 - b. The applicant shall make use of water trucks or sprinkler systems, in sufficient quantities, to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible;
 - c. The applicant shall spray water on all dirt stock pile areas on an as needed basis;
 - d. The applicant shall implement all permanent dust control measures identified in the approved project revegetation and landscape plans as soon as possible immediately following completion of any soil disturbing activities, including but not limited to installation of permanent revegetation of the site;
 - e. The applicant shall ensure that exposed ground areas, that are planned to be reworked at dates greater than one month after initial grading, are sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 - f. The applicant shall ensure that all disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. The applicant shall ensure that all roadways, driveways, sidewalks, etc. to be paved are completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. The applicant shall ensure that construction vehicles not exceed 15 mph on any unpaved surface at the construction site;
 - i. The applicant shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or 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. The applicant shall install wheel washers where vehicles enter and exit unpaved roads, or wash off trucks and equipment leaving the site;
 - k. The applicant shall sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads.
 - l. All fugitive dust mitigation 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% 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.
15. The applicant shall reduce emissions through encouraging the use of alternative forms of transportation, providing increased pedestrian access and accessibility to community services and local destinations, reducing vehicle miles traveled within the County, and promoting congestion management efforts through participation in and implementation of the following measures:

- Voluntary Trip Reduction Program (e.g. provide informational materials to employees on trip reduction measures such as ride-sharing, park and ride lots, etc.)
 - Local and Regional Transit System Improvements (e.g. installation of the transit stop along project frontage on South Vine Street)
 - Bicycling and Bikeway Enhancements (e.g. bike parking racks and storage lockers)
 - Hotel shuttle service for hotel guests
16. Prior to any grading activities the applicant shall conduct a geologic evaluation to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the SLOAPCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. These requirements may include but are not limited to:
 - a. An Asbestos Dust Mitigation Plan shall be submitted to and approved by the SLOAPCD and submitted with building permits before operations begin, and,
 - b. Development and approval of an Asbestos Health and Safety Program (required for some projects). If NOA is not present, an exemption request must be filed with the SLOAPCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.asp>.
 - c. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements.
 17. The applicant shall ensure that, per the air pollution emissions modeling assumptions, 52% of exterior building materials used are pre-painted prior to installation. Documentation of pre-painted material shall be submitted to the City Planning Department prior to approval of certificate of occupancy.
 18. The applicant shall coordinate with APCD, prior to demolition activities on the project site, to determine if lead removal is required and if a permit is required in order to conduct demolition activities. The applicant shall comply with all requirements of any APCD permit that is required.
 19. The applicant shall comply with all requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP), , prior to any demolition activities on the project site, including but not limited to: 1) providing written notification to APCD, within at least 10 business days of activities commencing that could expose or release asbestos; 2) conducting an asbestos survey to be performed by a Certified Asbestos Inspector; and, 3)complying with all requirements identified by APCD to remove and dispose of any asbestos materials.
 20. The applicant shall not burn any vegetative material on the project site as required by APCD regulations prohibiting developmental burning of vegetative material within San Luis Obispo County.
 21. The applicant shall ensure that all portable equipment, 50 horsepower (hp) or greater, used during construction activities, satisfies California statewide portable equipment registration requirements (issued by the California Air Resources Board) or APCD permit requirements. The following types of equipment may require registration or permitting from the California Air Resources Board or APCD.

For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

22. The applicant shall ensure that all operational type equipment has all required APCD permits and meets any applicable permitting requirements of APCD. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.
- Portable generators and equipment with engines that are 50 hp or greater;
 - Electrical generation plants or the use of standby generator;
 - Public utility facilities;
 - Boilers;
 - Internal combustion engines; and
 - Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, shall be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment.

23. The following measures shall be implemented 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. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 - c. All dirt stock pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - 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 mitigation 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% 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.
24. Prior to any grading activities a geologic evaluation shall be conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the SLOAPCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. These requirements may include but are not limited to:
- a. Development of an Asbestos Dust Mitigation Plan which must be approved by the SLOAPCD before operations begin, and,
 - b. Development and approval of an Asbestos Health and Safety Program (required for some projects). If NOA is not present, an exemption request must be filed with the SLOAPCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.asp>.
 - c. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to

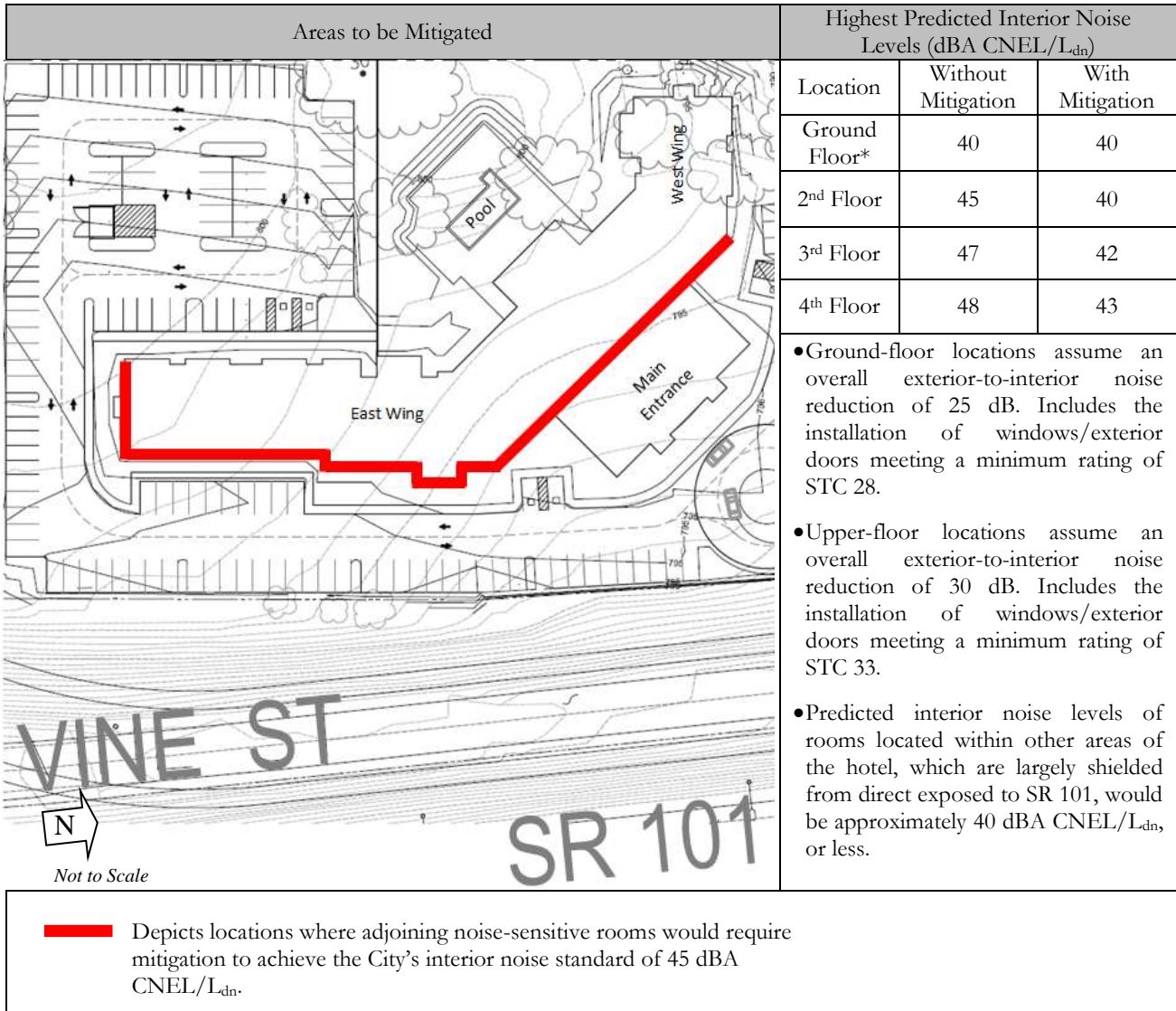
implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements.

25. The following mitigation measures shall be implemented to reduce project-generated GHG emissions:
 - a. The proposed project shall demonstrate compliance with the City of Paso Robles' Climate Action Plan. To assist with this determination, the CAP includes a worksheet that identifies various "mandatory", as well as, "voluntary" measures. All "mandatory" actions must be incorporated as binding and enforceable components of the project to be considered consistent with the CAP. If a project cannot meet one or more of the "mandatory" actions, substitutions may be allowed provided equivalent reductions can be achieved. A copy of the City's CAP consistency worksheet is included in Appendix C of the project GHG emissions analysis.
 - b. The project applicant shall implement onsite mitigation measures and payment of an offsite mitigation fees sufficient to reduce project-generated emissions to below 1,150 MTCO_{2e}/year. GHG emissions may be mitigated by the purchase of carbon offsets provided by other agencies/organizations, with prior approval by SLOAPCD. The applicant shall submit proof of the purchase of any carbon offsets to the Paso Robles Community Development Department Director for his review and approval. At a minimum, the onsite GHG-reduction measures to be implemented shall include the following:
 1. Use low-VOC cleaning supplies. This requirement shall be reflected in the operational procedures manual for the proposed project.
 2. Use low-VOC paint having a VOC content of 100 grams per liter, or less. This requirement shall be reflected in the operational procedures manual for the proposed project.
 3. A shuttle shall be provided for hotel guests to provide transportation to and from the Amtrak transit station.
 4. The project proponent shall demonstrate that the project-wide lighting efficiency shall be improved by at least 16% relative to current conventional lighting methods through the installation of energy-efficient lighting, (e.g., metal halide, high-pressure sodium, LEDs) for interior and exterior lighting areas. Unnecessary exterior lighting shall be reduced, to the extent practical and where reductions in lighting would not pose a risk to public safety.
 5. Utilize low-flow faucets and toilets and water-efficient irrigation systems to reduce energy demands associated with water use.
 6. Proposed onsite occupied buildings shall exceed baseline Title 24 Building Envelope Energy Efficiency Standards by a minimum of 10 percent. The baseline GHG emissions from electricity and natural gas usage shall reflect 2008 Title 24 standards with no energy-efficient appliances.
 7. Install energy-efficient appliances (i.e., Energy Star rated).
 8. Incorporate water-reducing features into building and landscape design, including use of drought-tolerant landscaping, minimizing turfed areas, and installation of water-efficient irrigation systems in accordance with the City of Paso Robles Zoning Code, Chapter 21.22B, Landscape and Irrigation Ordinance.
26. To the maximum extent possible, the applicant shall conduct site preparation, ground-disturbing, and construction activities outside of the migratory bird breeding season. If such activities are required during this period, the applicant shall retain a qualified biologist to conduct a nesting bird survey and verify that migratory birds are not occupying the site. If nesting activity is detected the following measures shall be implemented:
 - a. The project shall be modified or delayed as necessary to avoid direct take of identified nests, eggs, and/or young protected under the MBTA;
 - b. The qualified biologist shall determine an appropriate biological buffer zone around active nest sites. Construction activities within the established buffer zone will be prohibited until the young have fledged the nest and achieved independence; and,
 - c. The qualified biologist shall document all active nests and submit a letter report to the City documenting project compliance with the MBTA.
27. San Joaquin Kit Fox Protection.

- a. Prior to construction, a qualified biologist shall conduct a pre-activity survey to identify known or potential dens or any other sign of the species, no less than 14 days and no more than 30 days prior to the beginning of the site preparation, ground-disturbing, or construction activities, or any other activity that has the potential to adversely affect San Joaquin kit fox. If a known or potential den or any other sign of the species is identified or detected within the project area, the biologist will contact the USFWS and CDFW immediately. No work will commence or continue until such time that the USFWS and CDFW determine that it is appropriate to proceed. Under no circumstances will a known or potential den be disturbed or destroyed without prior authorization from the USFWS and CDFW. Within 7 days of survey completion, a report will be submitted to the USFWS, CDFW, and the City. The report will include, at a minimum, survey dates, field personnel, field conditions, survey methodology, and survey results.
 - b. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes, or trenches in excess of 2 feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled or covered, they shall be thoroughly inspected for entrapped kit fox. If any kit fox is found, work will stop and the USFWS and CDFW will be contacted immediately to determine how to proceed.
 - c. During the site disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of 4 inches or greater stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If any kit fox are found, work will stop and the USFWS and CDFW will be contacted immediately to determine how to proceed.
 - d. Prior to, during, and after the site disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all federal, state, and local regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
 - e. During the site disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and the CDFW by telephone. In addition, formal notification shall be provided in writing within 3 working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the CDFW for care, analysis, or disposition.
 - f. Prior to final inspection, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
 - If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
 - If a more solid wire mesh fence is used, 8×12-inch openings near the ground shall be provided every 100 yards.
 - g. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.
28. Oak Tree Protection.
- a. Prior to site disturbance, the critical root zone (CRZ) of all oak trees with a DBH of 6 inches or greater must be fenced to protect from construction activities.
 - b. During the site disturbance and/or construction phase, grading, cutting, or filling within 5 feet of a CRZ of all oak trees with a DBH of 6 inches or greater must be supervised by a certified arborist approved by the City. Such activities beyond 5 feet of a CRZ must be monitored to insure that activities are in accordance with approved plans. Root pruning outside of the CRZ must be done by hand.

- c. Oil, gasoline, chemicals, or other construction materials potentially harmful to oak trees may not be stored in the CRZ of any oak tree with a DBH of 6 inches or greater.
 - d. Drains shall be installed according to city specification so as to avoid harm by excessive watering to oak trees with a DBH of 6 inches or greater.
 - e. Landscaping within the CRZ of any oak tree with a DBH of 6 inches or greater is limited to indigenous plant species or non-plant material, such as cobbles or wood chips.
 - f. Wires, signs, or other similar items shall not be attached to oak trees with a DBH of 6 inches or greater.
 - g. For each oak tree removed (DBH of 6 inches or greater), a tree or trees of the same species must be planted with a combined DBH of 25% of the removed tree's DBH within the property's boundary.
29. The following measures shall be implemented for noise-sensitive rooms (e.g., guest rooms, meeting rooms, etc.) located along the eastern, northeastern, and southern-most facades of the hotel, within line-of-sight of SR 101 (Recommended areas of mitigation are depicted in Figure 7):
- a. To ensure an overall exterior-to-interior noise reductions of 25 dB, windows and exterior doors of noise-sensitive rooms located on the ground floor shall have a minimum sound transmission class (STC) rating of STC 28. This requirement is also required for any noise-sensitive rooms to be located along the eastern and northern building facades of the hotel's main entrance area.
 - b. Windows and exterior doors of noise-sensitive rooms located on the 2nd-4th floors shall have a minimum STC 33 rating.
 - c. The total window area of noise-sensitive rooms shall not exceed 20 percent of the room's exterior wall area.
 - d. The perimeter of window and exterior door frames shall be caulked and sealed airtight to the exterior wall construction.
 - e. Any penetrations of the exterior walls (e.g., ducts, pipes, conduit, etc.) shall be minimized to the extent possible and sealed with caulked or filled with mortar.
 - f. The installation of appliances (e.g., fireplaces, ventilation units, etc.) requiring venting to exterior walls located along building facades with direct line-of-sight of SR 101 shall be prohibited.
 - g. Exterior walls shall have a minimum STC rating of 35. The construction of exterior walls with siding-on-sheathing, stucco, or brick; and, compliance with current Title 24 building standards is typically sufficient to achieve a minimum STC 35 for exterior walls.
 - h. The above measures should be implemented unless it can be shown, to the acceptance of the Paso Robles Community Development Department Staff, that alternative mitigation would achieve equivalent reductions sufficient to reduce interior noise levels within noise-sensitive locations to below the City's interior noise level of 45 dBA CNEL/L_{dn}.
 - i. Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities should be limited to the hours of 7:00 a.m. and 7:00 p.m. Noise-generating construction activities should not occur on Sundays or city holidays.
 - j. Construction equipment should be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.


FIGURE 7
 PREDICTED INTERIOR NOISE LEVELS



30. The Marriott Residence Inn Project shall be required to contribute to the estimated costs of the improvements planned at the U.S. 101/SR 46W interchange through payment of \$330,496, or such other amount consistent with the City's Development Impact Fee Justification Study, and the Engineering News Record price index adjusted every July 1st. This amount, as adjusted, represents the applicant's fair share contribution under the City's Development Impact Fee Program (DIF) in accordance with Council Resolution No. 14-035. Exhibit "B" to Resolution No. 14-035 provides the Justification Study for the impact fees which includes the Needs List. The Needs List includes, as improvement facility #30, on page 26, the future phases for the improvement of the interchange of Highways 101-46W.
31. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease, and the Community Development Director shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Community Development Director so that proper disposition may be accomplished.
32. All proposed oak tree removals are subject to approval by the City Council. If the City Council does not allow removal of the oak trees, the project will need to be redesigned to accommodate the trees. The project revisions would need to be presented to the Development Review Committee (DRC) for approval.

PASSED AND ADOPTED THIS 17th day of June, 2014 by the following Roll Call Vote:

AYES: Steinbeck, Hamon, Martin, Strong, Picanco
 NOES:
 ABSENT:
 ABSTAIN:



 Duane Picanco, Mayor

ATTEST: 

 Caryn Jackson, Deputy City Clerk

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission _____ Date of Approval: May 27, 2014 _____

Applicant: Marriott Residence Inn _____ Location: S. Vine Street _____

APN: 009-631-011 _____

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 May 27, 2016 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 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, Owner agrees to hold City harmless from costs and expenses, including attorney’s fees, incurred by City or held to be the liability of City in connection with 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. Owner understands and acknowledges that 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 (**Conditional Use Permit**) may be modified or eliminated, or new conditions

(Adopted by City Council Resolution 14-077)

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 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 needs to 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 Final Map. Said easement and agreement shall apply to all properties, and be referenced in the 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. Check with Paso Robles Waste Disposal to determine 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.

- 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 insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 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 and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures

- d. indicating materials, colors, and architectural treatments;
Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

1. 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.
2. 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.
3. The owner shall petition to annex residential Tract (or Parcel Map) _____ 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.
4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

South Vine Street property frontage landscaping and irrigation between the applicant's property boundary and the City public right-of-way.

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.

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 Standards and Specifications.

(Adopted by City Council Resolution 14-077)

- 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 Streets Division Supervisor 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 Planning Commission 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

(Adopted by City Council Resolution 14-077)

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 Union Road 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 existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 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;
 - 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

(Adopted by City Council Resolution 14-077)

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 / 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.

(Adopted by City Council Resolution 14-077)

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:
 - 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.

(Adopted by City Council Resolution 14-077)