

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 12-005 (BUENA VISTA APARTMENTS - ARJUN)
DATE: MAY 14, 2013

Needs: For the Planning Commission to consider recommending that the City Council approve a Planned Development 12-005, an application filed by Don Benson on behalf of Arjun Buena Vista Properties, LLC, proposing to construct 142 unit apartment complex on 12.5 acres, located on the south side of Experimental Station Road between Buena Vista and River Oaks Drive.

Facts:

1. On January 22, 2013, the Planning Commission recommended that the City Council approve the Rezone, Specific Plan Amendment, and Mitigated Negative Declaration associated with the project. The Commission did not recommend approval of a Development Plan (PD 12-005), but directed the applicant to revise the plan to address issues related to neighborhood compatibility, and visual effects from Highway 46 East.
2. Thom Jess, Project Architect, organized two separate neighborhood workshops on March 8th and 9th. The meetings were held at the Estrella Associates offices located near the project site. Many neighbors as well as Planning Commissioners and City Staff attended the meetings.
3. The applicants have revised the development plan to respond to suggestions from the Planning Commission and neighbors. This hearing will address the development plan. Once the Planning Commission makes a recommendation to the City Council on the development plan, the plan along with the associated applications will be scheduled to be heard by the City Council.
4. Thom Jess, Architect for the project, submitted a letter dated April 29, 2013 (Attachment 2), which outlines the project changes since the Planning Commission meeting on January 22nd.

**Analysis
and**

Conclusion:

Neighborhood Compatibility:

The following project changes were made to address concerns related to neighborhood compatibility:

- 3-story buildings were eliminated from the Experimental Station Road frontage;
- Three of the 3-story buildings were converted to 2-story buildings;
- Taller fences were added between buildings along Experimental Station Road to help block off-site glare from car headlights;
- The project fencing along Buena Vista Dr. has been changed to a split-rail fence to be consistent with the existing fence along the north side of Experimental Station Road;
- Additional plans and illustrations have been provided to help show how the project will look from Experimental Station Road.

Highway 46 views:

A photo simulation has been provided (Sheet A2.3 within the project booklet) that gives a representation of what the buildings will look like as viewed from Highway 46. The plans indicate that with the mixture of two and three story buildings that are setback from the top of slope approximately 60-feet (approximately 25-feet from property line), the buildings will be quite visible on top of the slope, when looking up from the highway. While there is landscaping, fencing and a walking path proposed to be placed between the buildings and the property line, the Planning Commission may want to discuss the issue further break up the large expanse of buildings when viewed from Highway 46. One possibility might be to explore the ability to plant additional trees on the Caltrans area outside of the property boundaries.

Experimental Station Road:

Please refer to the attached memo from the City Engineer (Attachment 3) related to the addition of bike lanes and cross walks to Experimental Station Road.

Policy

Reference:

General Plan Land Use Element, Zoning Code, and 2006 Economic Strategy, Oak Tree Ordinance, California Public Resources Code.

Fiscal

Impact:

There are no specific fiscal impacts associated with approval of this Planned Development.

Options:

After consideration of all public testimony, that the Planning Commission may choose the following options:

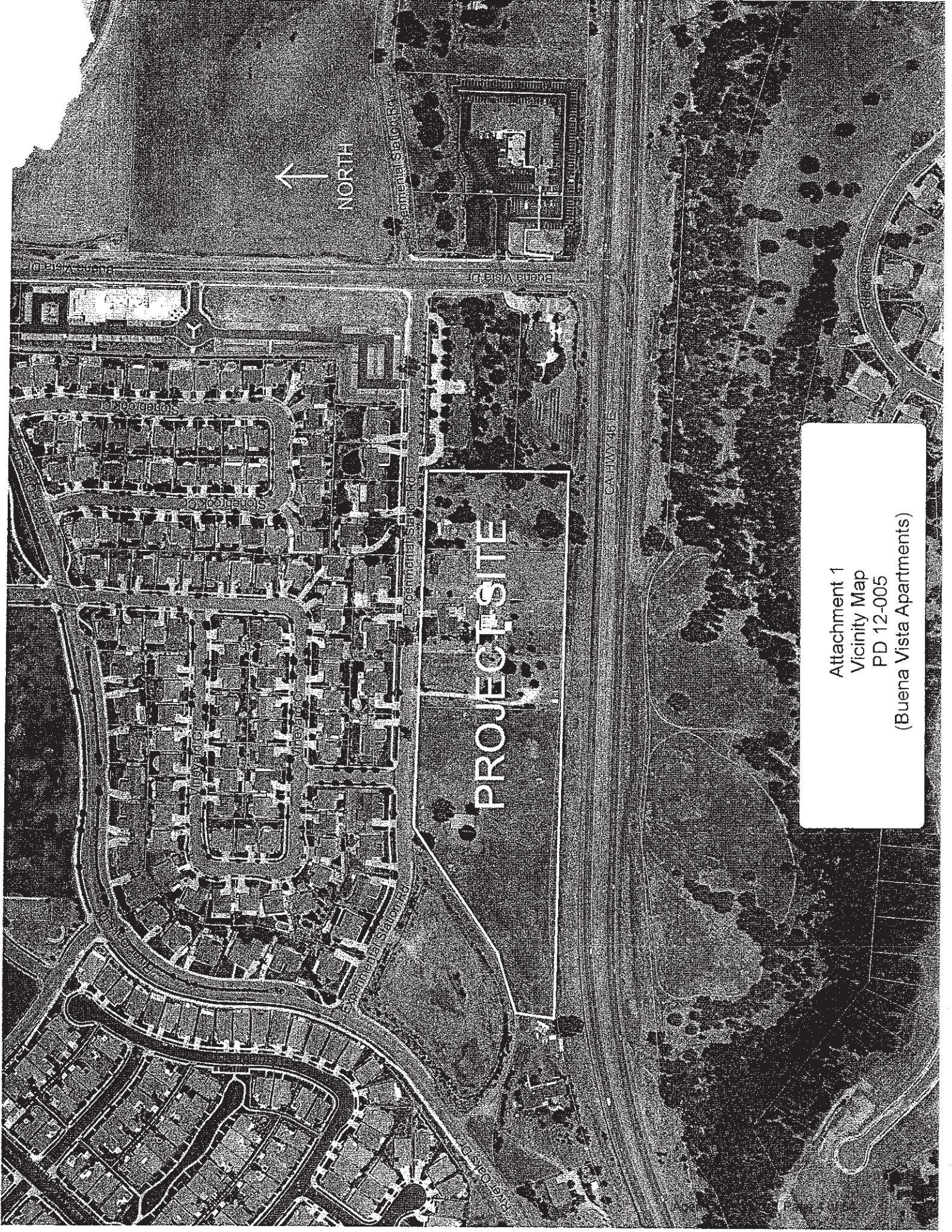
- a. Recommend that the City Council adopt a Resolution approving Development Plan 12-005: development plan approving the development of a 142 unit apartment complex, including project site planning, architectural design and details, parking and landscaping;

- b. Amend, modify or reject the foregoing option.

Prepared by: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. City Engineer Memo
3. April 29, 2013 letter from Thom Jess, Architect;
4. Draft Resolution recommending that the City Council approve Planned Development 12-005;
5. Mail and Newspaper Affidavits



NORTH
↑

PROJECT SITE

Attachment 1
Vicinity Map
PD 12-005
(Buena Vista Apartments)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 12-005 Buena Vista Apartments
DATE: April 26, 2013

Streets

The project fronts on Experimental Station Road which is classified as a local street. While we recently updated our Public Works Standard Details and Specifications, we have not completed updates of the standard details for street sections to reflect the policies in the 2011 Circulation Element. One of the purposes of reviewing local street standards is to address neighborhood concerns with speeding; common throughout the City. A contributing cause of this behavior is the application of highway lane widths to local streets.

These generous pavement widths provide comfort for the driver, leading to higher speeds and lack of attention, where attention is needed most. Experimental Station Road is no exception. Experimental Station Road accepts cut-through traffic between River Road and the highway. We receive regular complaints of speeding along the straight frontage of the subject project.

Traffic calming strategies include tighter curb to curb street sections along with on-street parking available on both sides. Striping bike lanes can also assist with traffic calming. Based upon comment from neighborhood meetings, we are going to recommend the addition of bike lanes.

Bikes and Pedestrians

The proposed project will construct pedestrian paths on site that will connect to new sidewalks on Experimental Station Road. Experimental Station Road improvements, including the bike lanes, will compliment existing improvements in the neighborhood and will allow for pedestrian and bike access to Cuesta College and Kermit King Elementary School.

The Bicycle Master Plan conceives of a bike path connection under Highway 46E in the ravine area on the east boundary of the project. It is recommended that the open space in this area be dedicated to the public to accommodate this potential path.

Grading, Drainage and Storm Water Quality

The City is obligated by the Regional Water Quality Control Board to require all projects to implement low impact development best management practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical. As the Regional Board continues to work towards a long-term hydro-modification mitigation strategy, they require us to implement interim criteria. The storm water report submitted with the application addresses these requirements.

Sewer and Water

An 8-inch sanitary sewer main is available to the project in Experimental Station Road. As indicated on the preliminary plans, the entire project will be served by a private sewer lift station.

Water is available to the project from an 8-inch water main in Experimental Station Road.

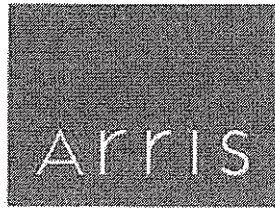
Conditions of Approval

Experimental Station Road shall be improved with curb, gutter, sidewalk, and pavement widening for bike lanes in accordance with plans approved by the City Engineer.

All existing overhead utility lines along Experimental Station Road and the northeast boundary of the project shall be relocated underground.

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 open space area along the eastern boundary of the project shall be dedicated to the City.



**STUDIO
ARCHITECTS**

April 29, 2013

Darren Nash
City of Paso Robles
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

Re: Buena Vista Apartments
Planning Commission Response letter

Dear Darren:

This letter is a brief outline of the changes and additions that have been made to the plans in response to the feedback received to date. This feedback has come from multiple sources including the Planning Commission (PC), City of Paso Robles Community Development and Public Works Departments, meetings with citizen groups and internal project team input.

In response to the large number of citizens that attended and spoke at the previous public hearings two separate public outreach meetings were held. Both meetings were well advertised and well attended. Most of the major concerns expressed at these meetings mirrored the comments that were brought up at the public hearings. However, since the meetings were a more casual setting they allowed for additional back and forth conversations between the design team and the citizens. As a result, we were better able to understand the concerns and we feel that the project design, particularly how it relates to the immediate neighborhood, has been improved as a result of these meetings.

The list of changes and additions below are organized by the sheet numbers to hopefully make it clear to follow and track the changes.

Sheet A1.0

- The cover image has been revised from a flat elevation to a perspective view of the project entry.

Sheet A1.1

- The unit data has been revised to reflect the updated building configuration. Two of the building types, including the six unit townhouse building (formerly building type 7) and the three unit townhouse building (formerly building type 5) have been eliminated. The overall number of units remains unchanged.
- The building data has been revised to reflect the updated building configuration. Please note that the overall building area has decreased by 6,614 Sq. Ft.
- The sheet index has been updated to reflect the new sheet count.

1540 MARSH STREET, STE. 150 ■ SAN LUIS OBISPO, CA 93401 ■

THOMAS E. JESS, ARCHITECT #C27608

STEPHEN A.

**Attachment 3
Thom Jess Letter
PD 12-005
(Buena Vista Apartments)**

Sheet A2.0

- The buildings have been reconfigured on the site so that all of the buildings along Experimental Station Road are two story buildings.
- Three of the 3-story buildings have been converted to 2-story buildings.
- The number of parking spaces remains 100% compliant with the requirements.
- Experimental Station Road has been widened in order to a total curb-to-curb width of 44'. This will accommodate (2) 7' wide parking lanes, (2) 5' wide bike lanes and (2) 10' wide traffic lanes. The existing curb and gutter on the North side of the street will remain as-is. The increased width will be created by extending the road closer to the Southern edge of the Right-of-Way. This road section was determined by the Public Works department.
- (2) new crosswalks will be created at the intersection of Vineyard Circle and Experimental Station Roads.
- The bike lane striping will extend from River Oaks Dr. to Buena Vista Dr.
- Taller, solid screening fences have been added between the buildings in order to eliminate the potential for headlights from cars within the project shining into houses across Experimental Station Road.
- The style of the low site fencing had been changed to match the development standard two rail design found across the street.

Sheet A2.1

- This sheet was added to the set. It is a photo-simulation of how the project will look when viewed from the East along Experimental Station Road.

Sheet A2.2

- This sheet was added to the set. It is a rendering of the project of what the project will look like from the main entrance at Vineyard Circle and Experimental Station Roads.

Sheet A2.3

- This sheet was added to the set. It is a photo-simulation of how the project will look when viewed from the Eastbound shoulder of Highway 46.

Sheet A2.4

- This sheet was added to the set. It is an expanded street level elevation view of the buildings along Experimental Station Road. Also on this sheet is a site section showing the relationship of the buildings to the houses across Experimental Station Road, to each other and to Highway 46.

Sheet A2.5

- This sheet was added to the set. It is an enlarged view showing the width and configuration of Experimental Station Road. This drawing illustrates the (2) 7' parking lanes, (2) 5' bike lanes, (2) 10' bike lanes as well as the 6' sidewalk, and street trees.

Sheet L-1

- The landscape plan has been updated to reflect the new site layout and configuration.

Sheets C1.0 & C2.0

- The civil sheets have been updated to reflect the new site layout and configuration.

We believe that the modifications listed above adequately address the Planning Commission directional items as well the comments received from the citizens at the outreach meetings. We are looking forward to moving this project forward and appreciate all you help.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thom Jess', with a long horizontal stroke extending to the right.

Thom Jess

RESOLUTION NO.:

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 12-005
(Buena Vista Apartments)
APN: 025-391-006, 007, 080 & 081 & 025-541-021

WHEREAS, PD 12-005, RZ 12-003, SPA 12-003 (The Project), has been submitted by Don Benson on behalf of Arjun Buena Vista, LLC to establish a 142 unit apartment complex; and

WHEREAS, the project is proposed to be located on the 12.5-acre site on the south side of Experimental Station Road, west of Buena Vista Drive; and

WHEREAS, the project entitlements needed to establish the project include the following:

Rezone: to change the existing R1-B4 (Residential Single-Family, 1 acre lot) zoning designation to R3 (Residential Multifamily 12 units per acre). The rezone to R3 would bring the zoning designation into compliance with the existing General Plan Land Use designation (RMF-12);

Specific Plan Amendment: to amend the Borkey Area Specific Plan to accommodate the multi-family residential project, and establish updated Specific Plan fees;

Development Plan: development plan to review the project site planning, architectural design and details, and landscaping; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 25, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Development Plan, Rezone, Specific Plan Amendment, and associated Mitigated Negative Declaration; and

WHEREAS, the Planning Commission on September 25, 2012, continued the project in order to allow for the necessary 90 day review period associated with tribal consultation required by SB 18; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 22, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed environmental determination; and

WHEREAS, On January 22, 2013, the Planning Commission recommended that the City Council approve the Rezone, Specific Plan Amendment, and Mitigated Negative Declaration associated with the project, and did not recommend approval of a Development Plan, but directed the applicant to revise the plan to address issues related to neighborhood compatibility, and visual effects from Highway 46 East and bring back the Planning Commission for a recommendation to the City Council; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 14, 2013, to consider a revised development plan and facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed environmental determination; and

WHEREAS, on May 14, 2013, the Planning Commission recommended that the City Council approve the Planned Development; and

WHEREAS, a public hearing was conducted by the City Council on February 19, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Mitigated Negative Declaration; and

WHEREAS, a resolution was adopted by the City Council approving a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development and Rezone applications in accordance with the California Environmental Quality Act; and

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

Section 1. Findings

In accordance with Sections 21.23.250 and 21.23B.050 of the Zoning Code, based on facts and analysis set forth in the staff report for this item, and taking into consideration comments received from the public and/or other governmental agencies having purview in the subject development plan application, the Planning Commission (City Council) hereby makes the following findings:

- a. The design and intensity (density of the proposed development is consistent with the following):
 1. The goals and policies established by the General Plan;
 - a. *The approval of this development plan will allow for the development of a multifamily residential neighborhood consisting of buildings with four or more dwellings units per acre. The project will also meet the needs of persons seeking rental housing units at various price levels, and in a location that will be in close proximity to schools, shopping, and other services.*
 - b. *The project is designed to maximize protection of oaks and biological resources as called for in Policies C-3A and C-3B of the Conservation Element. Additionally, Condition #BR-6 of Resolution _____ requires mitigation of impacts to Kit Fox habitat.*
 2. The policies and development standards established by any applicable specific plan;
 - a. *The proposed apartment project is consistent with several of the 14 goals for the Borkey Area Specific Plan listed in Chapter 3.*

3. The Zoning Code, particularly the purpose and intent of the zoning district in which a development project is located;

(a) With the approval of the proposed Rezone, the project site will be located in the Residential Multi-Family (RMF) zoning district, which would bring the zoning into compliance with the General Plan. Apartment complexes are permitted in RMF zoning districts.

4. All other adopted codes, policies, standards, and plans of the City;

a. This resolution contains several conditions designed to implement the Municipal Code, City State, and Regional governmental policies, regulations and adopted standards related to public infrastructure (e.g., streets, water, sewer, storm drainage), building and fire safety, general public safety.

b. The project expands the City's inventory of multifamily housing, which advances the following policies in the 2006 Economic Strategy

(1) The "Place" policy, which calls to implement development policies to achieve more efficient use of infrastructure.

- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;*
- Increase labor force residents in the City.*

b. The Buena Vista Apartment project is consistent with the adopted codes, policies, standards and plans of the City; since the project has gone through the development review process including, environmental review; and

c. The Buena Vista Apartment project will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; since the project will be required to comply with the recommended conditions of approval, including any environmental mitigation measures, and comply with any building and fire codes; and

d. The Buena Vista Apartment project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors and the public right-of-way; in this particular case, the project site is not located in a City gateway area or a scenic corridor and has minimal frontage to the public street, however, based on the project being designed to fit the subject site and based on the site plan, architecture and landscaping, the proposed development will accommodate the aesthetic quality of the City as a whole; and

e. The Buena Vista Apartment project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, because the project has been designed to provide significant buffers, including setbacks, and landscaping from the residential properties to the south and east, and additionally as a result of the site planning, building architecture and environmental mitigation, and included with this project.

- f. The Buena Vista Apartment project is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. as a result of the project being designed to limit the amount of grading and oak tree impacts by developing in the flatter areas of the site, which allows for the preservation of the existing hillsides and oak trees; and
- g. The Buena Vista Apartment project contributes to the orderly development of the City as a whole, since the project will utilize the existing infrastructure in Buena Vista and Experimental Station Roads, consisting of sewer water and other utilities; and

Section 2. Conditions of Approval

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles approves Planned Development 12-005 subject to the following conditions:

PLANNING:

- 1. This PD 12-005 along allows for the development of the 12.5-acre site into a 142 unit apartment complex where one of the 142 units is a care taker unit.
- 2. The project is proposed to be developed in 3 phases. In the event that the applicant wishes to change the phasing order, after verification from the City Engineer that there are no concerns, the Development Review Committee (DRC) may approve the phasing change request.
- 3. 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
B	Title Sheet – Project Data
C	Architectural Site Plan
D	Photo Sim. – Experimental Station Rd.
E	Persepective View Main Entry
F	Photo Sim. – View from Highway 46 –eastbound
G	Street Elevations – Cross sections
H	Experimental Station Road Detail
I	Building 1 Floor Plans
J	Building 1 Elevations
K	Building 2 Floor Plans
L	Building 2 Elevations
M	Building 3 Floor Plans
N	Building 3 Elevations
O	Building 4 Floor Plans
P	Building 4 Elevations
Q	Building 5 Floor Plans/Elevations
R	Building 6 Floor Plans
S	Building 6 Elevations

T	Building 7 Floor Plans
U	Building 7 Elevations
V	Building 8 Floor Plans/Elevations
W	Ancillary Details
X	Conceptual Landscape Plan
Y	Preliminary Grading Plan
Z	Preliminary Utility Plan

4. Prior to the issuance of a building permit, the Development Review Committee (DRC) shall review the following items to insure substantial compliance with the above listed Exhibits:
 - Final site details such as landscaping, decorative paving, benches, exterior lighting and any other site planning details;
 - Architectural elevations, including final materials, colors and details;
 - Final details for tot lots. Each tot lot needs to include a minimum of three (3) play equipment features (e.g., slide, swings, monkey bars, etc.);
 - Demonstrate that all trash enclosures provide for recycling bins and that an adequate number of trash enclosures have been provided to serve the development;
 - All visitor parking spaces are clearly marked and well distributed throughout the apartment complex.
 - Equipment such as back flow devices, transformers, a/c condensers and appropriate screening methods for both views and noise;
 - Final grading and drainage plans;
 - Signage.

5. The project landscape plan is subject to the requirements within the City's Landscape Ordinance. Since the landscape area is over 1 acre, a Landscape Documentation Package (LDP) is required to be submitted to the City prior to the issuance of a Building Permit.

6. The final landscape plan shall be redesigned to address the following areas:
 - Plan shows extensive areas where turf borders concrete sidewalks. Landscape ordinance requires a 24" border of mulch or rock between turf and sidewalks to prevent or minimize overspray to paved areas. Modify plans to place drought-tolerant landscape buffer between pavement/concrete and turf areas.
 - Small, narrow, irregular-shaped turf areas around Tot Lot in center of parcel will be inefficient to irrigate and do not appear to meet ordinance requirement that turf areas exceed 8 ft. in width to minimize overspray and irrigation inefficiencies. These turf areas are too small to provide a play surface. These areas need to be changed to drought-tolerant plantings on drip irrigation.
 - Oval turf area depicted will be very inefficient to irrigate. Modify oval shape so the end curves are not so severe to increase irrigation efficiency.
 - Southern Magnolia has only moderate drought tolerance. Recommend a substitute that is more drought tolerant.

ENGINEERING:

7. Experimental Station Road shall be improved with curb, gutter, sidewalk, and pavement widening for bike lanes in accordance with plans approved by the City Engineer.
8. All existing overhead utility lines along Experimental Station Road and the northeast boundary of the project shall be relocated underground.
9. 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.
11. The open space area along the eastern boundary of the project shall be dedicated to the City.
12. Street trees shall be provided in the public right-of-way along Experimental Station Road subject to plans approved by the DRC. The project owners shall maintain the frontage landscaping in good condition in perpetuity.
13. 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.
14. Prior to the issuance of a Building Permit, calculations shall be provided that update the Borkey Specific Plan fees related to the apartment project.
15. The owner shall petition to annex the multi-family residential project 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.

Section 3. Environmental Mitigation Measures

Air Quality:

AQ-1: In accordance with SLOAPCD-recommendations, projects with grading areas that are greater than 4 acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20-percent opacity limit (APCD Rule 401) and do not impact offsite areas prompting nuisance violations (APCD Rule 402) (Mutziger 2012):

Fugitive Dust:

- 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 PM₁₀ mitigation measures required 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.

Diesel-Exhaust Particulate Matter: To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

California Diesel Idling Regulations

- n. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,

2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- o. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.
- p. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5-minute idling limit.
- q. The specific requirements and exceptions in the regulations can be reviewed at the following websites: www.arb.ca.gov/msprogltruck-idling12485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf;
- r. In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
 1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 2. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
 3. Use of alternative fueled/electrically-powered equipment is recommended; and
 4. Signs that specify the no idling areas must be posted and enforced at the site.
 5. Any proposed construction truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals.
 6. Fuel all off-road and portable diesel powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 7. Use diesel construction equipment meeting CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation (CCR Title 13, Article 4.8, Chapter 9, Section 2449);

Additional Measures: The following additional mitigation measures shall also be implemented:

- s. To the extent practical, reuse and recycle construction waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).

- t. Prior to the issuance of grading permits, the applicant shall demonstrate through updated modeling that the actual construction fleet that is secured will not exceed the construction phase thresholds when the construction mitigation is implemented. Should the actual fleet exceed any threshold, then phasing changes or other mitigation shall be proposed and approved by the APCD such that the project will be below the construction phase air quality thresholds of significance of 2.5 tons/quarter ROG+NO_x.
- u. Demolition of existing structures shall comply with applicable requirements, as stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M-Asbestos NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified ACM.
- v. The contractor or builder shall use paints/coatings that comply with or that have a lower VOC content than specified in APCD Rule 433. APCD Rule 433 is available at website url: <http://www.arb.ca.gov/drdb/slo/cur.htm>.

Biological Resources:

- BR-1 Nuisance water will be piped into the project's stormwater system. A new bioswale will be created to filter nuisance water from the subject parcel.
 - A. The bioswale is located along the southern property boundary, and will be part of the project's linear landscaping and stormwater detention system.
 - B. Prior to issuance of a grading permit for work that would affect the wetland and swale feature, the Regional Water Quality Control Board and the California Department of Fish and Game will be contacted to determine if permits to impact the nuisance water wetland are required under the Porter Cologne Act, Clean Water Act, or Fish and Game Code. If permits are required, applications will be made to appropriate agencies and approvals received.
- BR-2 Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered by a certified arborist or qualified biologist and a licensed land surveyor. Data for each tree should include date, species, number of stems, diameter at breast height (DBH) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed.
- BR-3 An oak tree protection plan shall be prepared and approved by the City of Paso Robles.
- BR-4 Impacts to the oak canopy or critical root zone (CRZ) should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.
- BR-5 Impacts to oak trees shall be assessed by a licensed arborist. Mitigations for impacted trees shall comply with the City of Paso Robles tree ordinance.

- BR-6 Replacement oaks for removed trees must be equivalent to 25% of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches DBH (30 total diameter inches), would be 7.5 inches (30" removed x 0.25 replacement factor). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees shall be required for each oak tree removed.
- BR-7 Replacement trees should be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least 7 years. Replacement trees shall be of local origin, and of the same species as was impacted or removed.
- BR-8 Within one week of ground disturbance activities, **if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged.** A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.
- BR-9 Occupied nests of special status bird species shall be mapped using GPS or survey equipment. Work shall not be allowed within the 100 foot buffer while the nest is in use. The buffer zone shall be delineated on the ground with orange construction fencing or flagging where it overlaps work areas
- BR-10 Occupied nests of special status bird species that are within 100 feet of project work areas shall be monitored at least every two weeks through the nesting season to document nest success and check for project compliance with buffer zones. Once burrows or nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas.
- BR-11 Pre-construction surveys for burrowing owls shall be conducted not more than 14 days prior to any work that affects habitat containing burrows. The pre-construction surveys shall be conducted in a manner sufficient to determine no burrowing owls are present in the work areas. Pre-construction surveys shall be conducted throughout the year, when work is proposed, to account for breeding, wintering, and transient owls.
- BR-12 If burrowing owls are present in the work areas during the breeding season (February 1 through August 31), the burrows must be monitored to determine if a breeding pair is present. If a breeding pair is confirmed, the burrow must be avoided and protected from impacts via a 250 foot setback from the burrow. If a breeding pair is not present, passive relocation may be used. If burrowing owls are present during the non-breeding season, a passive relocation effort, such as a one-way door, may be implemented. Monitoring and mitigation must be conducted under guidance from a qualified wildlife biologist. Mitigation and protection

procedures should incorporate recommendations outlined in the burrowing owl protocol survey guidelines (California Burrowing Owl Consortium 1993).

- BR-13 A focused pre-construction survey for legless lizard shall be conducted within the project site prior to construction. Pre-construction surveys shall be conducted where ground disturbance will occur in potential legless lizard habitat, around existing trees and shrubs where soils are friable. The pre-construction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods. The scope of the survey shall be determined by a qualified biologist and shall be sufficient to determine presence or absence in the project areas. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:
- Obtain approval from California Department of Fish and Game for project biologist to relocate of special status species prior to start of construction activities. Prepare and submit a Management Plan pertaining to the capture and relocation of legless lizards, including a map of proposed relocation sites, to CDFG.
 - Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas.
 - Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat.
- BR-14 Perform a focused survey for the presence of Western spadefoot toad beginning in January, during the rainy season. Surveys shall focus on determining presence or absence of adult or juvenile spadefoots on the Property, and on determining if the subject puddle is suitable for breeding.
- BR-15 If spadefoot toads are found on the property, a Management Plan shall be developed. This plan shall address monitoring ground disturbance activities near breeding pools to relocate disturbed spadefoot toads, relocation of toads to appropriate habitat outside the Project area or creation of and relocation to on-site habitat.
- BR-16 If the focused survey does not identify spadefoot toads on the Property, a biological monitor shall be present during initial site preparation and grubbing. If no spadefoot toads are found, construction activities may continue without daily monitoring. If special status species are found, a qualified biologist shall move them to the nearest safe location. At that time, the Project biologist shall have the authority to recommend additional monitoring if it is determined that spadefoot toads could move onto the Project site during construction, or be forced out of underground burrows during grading.
- BR-17 Prior to removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. Maternal bat colonies may not be disturbed.

BR-18 Prior to demolition of existing structures, a survey shall be conducted to determine if roosting bats or maternal bat colonies are present. Roosting bats may be excluded from the structure in consultation with the project biologist. Maternal bat colonies may not be disturbed. If maternal bat colonies are present, demolition shall not commence without consultation with the California Department of Fish and Game.

BR-19 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Department of Community Development, Planning Division (City) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **5.8 acres** of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 46), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the Property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the City.

This mitigation alternative (a.) requires that all aspects of this program must be in place before City permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the Property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total **\$14,500**. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of Property in San Luis Obispo County and the City of El Paso de Robles; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase [**Total number of mitigation acres required**] credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the Property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total **\$14,500**. This fee is

calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

BR-20 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

- i. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- ii. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures 0 through 0. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-15iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.
- iii. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFG for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

iv. **In addition**, the qualified biologist shall implement the following measures:

1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
 - Potential kit fox den: 50 feet
 - Known or active kit fox den: 100 feet
 - Kit fox pupping den: 150 feet
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the City of Paso Robles, Planning Division.

- BR-21** Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**.
- BR-22** During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.
- BR-23** Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

- BR-24** During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two 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 by construction workers 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, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.
- BR-25** During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four 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 during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-26** During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-27** Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal 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.
- BR-28** 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 CDFG by telephone. In addition, formal notification shall be provided in writing within three 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 CDFG for care, analysis, or disposition.
- BR-29** Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
- i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
 - ii. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards
 - iii. 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

Monitoring (San Joaquin Kit Fox Measures 0 to 0): Compliance will be verified by the City of Paso Robles Planning Division in consultation with the California Department of Fish and Game. As applicable, each of these measures shall be included on construction plans.

GHG Mitigations

GHG-1: The project applicant shall coordinate with the City of Paso Robles and the SLOAPCD to identify and implement GHG-reduction measures sufficient to reduce operational GHG emissions to below the SLOAPCD's significance threshold of 1,150 MTCO₂e/year. GHG-reduction measures may include, but are not limited to, implementation of measures that would reduce energy use, water use, and motor vehicle trips. Examples of measures to be implemented are included in the Air Quality & Greenhouse Gas Impact Assessment, Appendix B. If the project does not implement sufficient adopted GHG reduction measures to reduce the emissions below the GHG threshold, the applicant shall pay off-site mitigation fees at the rate established by SLOAPCD to fund local GHG reduction projects subject to approval by the City of Paso Robles.

Oak Trees:

- Oak 1.** Protect and monitor oaks on and adjacent to the Project Impact Area. Provide protection during construction for all trees not proposed for removal. Upon completion of grading plans and prior to issuance of permits, prepare a Tree Protection Plan Sheet illustrating locations of tree protection fencing and calling out specific measures for each tree in the Project Impact Area.
- a. All native trees will be tagged with permanent numbered tags (round aluminum tags, 1.25 inches in diameter). - Completed September 2004, checked May 2012.
 - b. Any changes in the project referenced in this report will need Project Arborist review to ensure the report is still valid.
 - c. Tree protection fencing (orange construction fencing) will be installed at the outer limit of the CRZ or, where feasible, the TPZ with t-posts placed in the ground no further apart than six (6) to eight (8) feet. Construction fencing will be firmly affixed with wire or zip ties. Trees that may be impacted shall be protected with construction fencing, depending on the impacts expected within the dripline (see Appendix D).
 - o Protective fencing is required between all construction activities and native trees. Fence locations will be established at the direction and approval of the Project Arborist prior to commencing construction.
 - o Protective fencing shall be installed prior to any site disturbance or construction, and shall remain in place until all construction is complete.
 - o No grading, trenching, materials storage, soil storage, debris or site disturbance shall occur within the protected area. No concrete, plaster, or paint washout shall be allowed within the protected area. No concrete, plaster, or paint washout shall be allowed within the tree protection zone. Under no circumstance shall lack of space be used as reason to remove protective fencing.

- o Weather-proof signs shall be permanently posted on protection fences every 50 feet (maximum) with the following information:

Tree protection zone

No personnel, equipment, materials, and vehicles are allowed.
Do not remove or replace this fence.

Project Manager [name and phone number].

- d. An environmental monitor or arborist shall conduct a worker education meeting for the contractors and operators prior to ground-breaking activities. The briefing shall include a walk-through to identify each of the trees in the work area: the trees to be protected, and the trees that may be impacted or removed. The project manager shall be responsible for instructing workers about tree protection goals, implementing protection of root zones, dust control, and installing and maintaining protective fencing.
- e. The monitor shall check weekly to determine if the listed trees are being protected.

Oak 2. Monitor all tree impacts and removals. Prepare a monitoring program to implement the required mitigation measures.

- a. All impacts and disturbance within the root zone shall be documented and reported to the project manager and to the arborist who must treat and/or assess damaged branches and roots.
- b. Removals will be documented by the monitor who will tabulate mitigation obligations.
- c. The project will be reviewed by the arborist at various times of the development. Meetings with the arborist shall be arranged at least 48 hours in advance. The arborist shall review the project:
 - i. Prior to issuance of a grading permit to ensure proper installation of protective fencing and signage;
 - ii. At the time there is any work within the CRZ of an oak tree;
 - iii. Prior to certificate of occupancy;
 - iv. Any other critical times the arborist deems necessary (i.e., during installation of tot-lot improvements)
 - v. At the time of each monitoring site visit, a field report form (see example in Appendix D) will be filled out and given to the Project Manager and the City of Paso Robles Planning Department.

Oak 3. Replace oaks that are removed with eight (8) 24-inch boxed oaks.

- a. The City of Paso Robles Tree Preservation Ordinance¹ requires mitigation for native trees removed. The sizes protected are six inches (6") DBH or greater, for native deciduous trees. Replacement trees shall be locally grown, native stock (if available) of the same species as the removed tree.

¹ City of El Paso de Robles - Ordinance No. 835 N.S.

- b. Table 4 provides a summary of the mitigation obligation for removal of Trees 49 and 70. Replacement oak caliper diameter must be equivalent to 25% of the diameter of the removed trees².

TABLE 4. Tree replacement calculated to mitigate for proposed removals³. Trees will be replaced with 24-inch box trees with a minimum caliper of 1.5 inches.

Tag #	Common Name	Health/Aesthetic Rating	DBH (inches)	Mitigation caliper required (inches)	Number of 24" box trees, 1.5" caliper
49	Valley Oak	Fair (63%)	15.5	3.9	3
70	Valley Oak	Poor (38%)	32.0	8.0	5
Totals			47.5	11.9 ⁴	8 trees

- c. If a senescent or decadent tree rated "Poor" proposed for removal dies of natural causes during the planning process, the tree will be removed from the mitigation calculation.
- d. The environmental monitor will keep a running tally of the total number of trees removed during construction of the project. A final mitigation obligation determination will be provided by the environmental monitor to the project manager and to the City of Paso Robles.

Oak 4. Pruning and wound care shall be done under the supervision of a Certified Arborist or City approved tree care specialist.

- a. All cuts to roots over 1 inch and branches over 3 inches in diameter will be treated, as appropriate, to reduce fungal, bacterial, and insect infections. A Certified Arborist or tree care specialist shall be contracted to care for damaged roots and branches during construction. Appropriate antifungal, antibacterial, and pesticide treatments should be used on cut roots and branches. Black tree paint shall not be used on either roots or branches.
- b. Treat large wounds to roots and branches by cutting perpendicular to the root direction. Cut back to undamaged wood.
- c. Roots exposed during demolition and construction shall be treated, as appropriate, by a tree care specialist and covered by a layer of soil.

Oak 5. Prepare and implement a Mitigation Monitoring and Reporting Plan.

- a. The mitigation plan will include tree planting, protection, maintenance, and monitoring for seven (7) years. Success criteria will include tree height and total numbers of live trees at the end of seven years. The final landscape bond amount will not be returned until the success criteria have been met.

² For example, the replacement requirement for removal of two trees of 15 inches DBH (30 inches, total) would be 7.5 inches (caliper, measured at the base of the young tree). This requirement could be satisfied by planting five 1.5-inch trees, or three 2.5-inch trees, or any other combination totaling 7.5 inches. A minimum of two 24-inch box, 1.5-inch trees shall be required for each oak tree removed. (City of El Paso de Robles - Ordinance No. 835 N.S., page 5)

³ Tree 101 is not included in this table because it is dead.

⁴ Calculation: 47.5 inches * 25% = 11.9 inches mitigation ÷ 1.5 inches/mitigation tree = 7.9 mitigation trees

- b. The mitigation plantings will be monitored by a City-qualified tree specialist (biologist or arborist).

Oak 6. Use porous pavers when paving is required within the CRZ.

- a. Trees 71, 74 and 75 are large oaks located near proposed parking, driveways, and sidewalks. These hardscapes encroach within the CRZ of each tree. Any paving within the CRZ shall be done with porous pavers that will allow oxygen and moisture exchange to occur within the root zone. Porous pavers shall be approved by arborist. The pavers shall cover the CRZ at minimum, and should cover the largest possible portion of the paved area surrounding the tree with a minimum amount of base material.

Oak 7. Show all tree protection requirements on final grading plans.

- a. All trees to be protected from unauthorized impacts will be clearly shown on grading plans.
- b. Tree protection recommendations approved by the project arborist will be shown on the grading plans.

Oak 8. Tot lot construction shall minimize impacts to Tree 89.

- a. A 6-inch layer of mulch shall be placed in the CRZ of Tree 89.
- b. Configure the tot lot play equipment such that no foundations or ground-disturbing work is necessary within the CRZ.
- c. Trenching within the CRZ must be approved by the project arborist, and shall be done by hand. Roots will be treated by the project arborist or approved tree care specialist.

PASSED AND ADOPTED THIS 4th day of June, 2013 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR DUANE PICANCO

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: City Council _____ Date of Approval: June 4, 2013 _____

Applicant: Buena Vista Apartments _____ Location: Exp. Station Road _____

APN: 025-391-014 _____

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 June 4, 2015 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.

(Adopted by Planning Commission Resolution _____)

- 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 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.

(Adopted by Planning Commission Resolution _____)

- 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. 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.
- 16. 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.
- 17. 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.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. 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.
- 20. 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.

(Adopted by Planning Commission Resolution _____)

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

(Adopted by Planning Commission Resolution _____)

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 Planning Commission Resolution _____)

- 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:

Experimental Station	Local
Street Name	City Standard Standard Drawing No.

- 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.

(Adopted by Planning Commission Resolution _____)

- 6. If the existing pavement and structural section of the City street adjacent to the 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 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.

(Adopted by Planning Commission Resolution _____)

- 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 / 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.


(Adopted by Planning Commission Resolution _____)

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:
 - 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 Planning Commission Resolution _____)

Buena Vista Apartments

802 Experimental Station Road Paso Robles, California

UNIT DATA	PROJECT DATA	PROJECT DESCRIPTION	SHEET INDEX	PROJECT DIRECTORY																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLDG TYPE</th> <th>1 BEDS</th> <th>2 BEDS</th> <th>3 BEDS</th> <th>TOTALS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11</td> <td>993 SF</td> <td>11</td> <td>993 SF</td> </tr> <tr> <td>2</td> <td>11</td> <td>795 SF</td> <td>121</td> <td>1,247 SF</td> </tr> <tr> <td>3</td> <td>21</td> <td>2,203 SF</td> <td>121</td> <td>6,077 SF</td> </tr> <tr> <td>4</td> <td>21</td> <td>2,153 SF</td> <td>121</td> <td>2,266 SF</td> </tr> <tr> <td>5</td> <td>21</td> <td>2,153 SF</td> <td>121</td> <td>2,266 SF</td> </tr> <tr> <td>6</td> <td>21</td> <td>2,153 SF</td> <td>121</td> <td>2,266 SF</td> </tr> </tbody> </table>	BLDG TYPE	1 BEDS	2 BEDS	3 BEDS	TOTALS	1	11	993 SF	11	993 SF	2	11	795 SF	121	1,247 SF	3	21	2,203 SF	121	6,077 SF	4	21	2,153 SF	121	2,266 SF	5	21	2,153 SF	121	2,266 SF	6	21	2,153 SF	121	2,266 SF	<p>SITE AREA: 531,530 SF (12.2 ACRES) ADDRESS: 802 EXPERIMENTAL STATION ROAD APN: 025-541-021, 025-371-006, 007, 080, 081 CURRENT ZONING: R-1 (RFS-4) PROPOSED ZONING: R-3 (RMF-12) CURRENT GENERAL PLAN DESIGNATION: RMF-12 NUMBER OF DWELLING UNITS: 142 RESIDENTIAL FLOOR AREA: 154,735 SF CLUBHOUSE FLOOR AREA: 3,556 SF TOTAL FLOOR AREA: 158,089 SF DENSITY ALLOWED: 12 UNITS / ACRE DENSITY PROPOSED: 142 UNITS / 12.2 ACRES = 11.6 UNITS / ACRE NUMBER OF STORIES ALLOWED: 3 NUMBER OF STORIES PROPOSED: 2 & 3 BUILDING HEIGHT ALLOWED: 40' BUILDING HEIGHT PROPOSED: 36' OUTDOOR ACTIVE AREA REQUIRED: 142 UNITS x 375 SF / UNIT = 53,250 SF OUTDOOR ACTIVE AREA PROVIDED: 84,850 SF (DOES NOT INCLUDE PRIVATE DECKS) PARKING REQUIRED: (28) 1-BEDRM UNITS x 1.5 SPACES / UNIT = 42 SPACES (11) 2 & 3-BEDRM UNITS x 2 SPACES / UNIT = 22 SPACES TOTAL REQUIRED = 64 SPACES TOTAL PROVIDED = 278 SPACES 148 CARSPACE SPACES 155 SURFACE SPACES 200 TOTAL SPACES</p>	<p>THIS PROJECT PROPOSES THE CONSTRUCTION OF 141 MULTIFAMILY APARTMENT UNITS ALONG WITH A CLUBHOUSE, CARETAKER'S RESIDENCE AND OTHER AMENITIES ON APPROXIMATELY 12.2 ACRES.</p> <p>THE PROPERTY IS CURRENTLY FIVE SEPARATE PARCELS AND WILL BE MERGED INTO A SINGLE PARCEL AS PART OF THIS APPLICATION.</p> <p>THE PROPERTY IS CURRENTLY ZONED R-1. A REZONE TO R-3 IS A PART OF THIS APPLICATION.</p> <p>EXTENSIVE "GREEN" FEATURES HAVE BEEN INCORPORATED INTO THE PROJECT INCLUDING BIOSWALE, DROUGHT TOLERANT LANDSCAPING, WATER SAVING FIXTURES AND LOW MAINTENANCE EXTERIOR FINISH MATERIALS.</p>	<p>ARCHITECTURAL INDEX</p> <p>A1.0 COVER SHEET A1.1 PROJECT DATA A2.0 ARCHITECTURAL SITE PLAN A2.1 VIEW ALONG EXPERIMENTAL STATION RD A2.2 VIEW OF MAIN ENTRY A2.3 VIEW ALONG HIGHWAY 46 A2.4 SITE SECTIONS A2.5 EXPERIMENTAL STATION ROAD DIMENSIONS A3.0 BUILDING TYPE 1 - FLOOR PLANS A3.1 BUILDING TYPE 2 - FLOOR PLANS A4.0 BUILDING TYPE 3 - ELEVATIONS A4.1 BUILDING TYPE 3 - FLOOR PLANS A5.0 BUILDING TYPE 3 - ELEVATIONS A5.1 BUILDING TYPE 4 - FLOOR PLANS A6.0 BUILDING TYPE 4 - ELEVATIONS A6.1 BUILDING TYPE 5 - FLOOR PLANS A7.0 BUILDING TYPE 5 - ELEVATIONS A7.1 BUILDING TYPE 6 - FLOOR PLANS & ELEVS A8.0 BUILDING TYPE 6 - FLOOR PLANS & ELEVS A9.0 ANCILLARY DETAILS</p>	<p>OWNER: ARJUN BUENA VISTA PROPERTIES, LLC 7005 AVENIDA PRESIDIO SAN CLEMENTE, CA 92672 TEL: (865) 787-4212 CONTACT: DON IRANSON EMAIL: DOLLARBU193447@YAHOO.COM</p> <p>ARCHITECT: ARRIS STUDIO ARCHITECTS 1540 MARSH STREET, SUITE 150 SAN LUIS OBISPO, CA 93401 TEL: (805) 547-2240 FAX: (805) 547-2241 CONTACT: THOM JESS EMAIL: TJESS@ARRISSTUDIOARCH.COM</p> <p>CIVIL ENGINEER: ASHLEY & VANCE ENGINEERING, INC. 865 WALNUT STREET, SUITE C SAN LUIS OBISPO, CA 93401 TEL: (805) 545-0018 CONTACT: ROBERT WINGLOW EMAIL: ROBERT@ASHLEYVANCE.COM</p> <p>LANDSCAPE ARCHITECT: FIRMA 187 TANK FARM ROAD, SUITE 230 SAN LUIS OBISPO, CA 93401 TEL: (805) 781-8900 FAX: (805) 781-8900 CONTACT: JIM BURROWS EMAIL: JIM@FIRMACONSULTANTS.COM</p>			
BLDG TYPE	1 BEDS	2 BEDS	3 BEDS	TOTALS																																						
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<p>AMENITIES f</p> <p>AMENITIES f</p>	<p>LANDSCAPE INDEX</p> <p>L01 LANDSCAPE SITE PLAN C1.0 PRELIMINARY GRADING PLAN C2.0 PRELIMINARY UTILITY PLAN EXISTING CONDITIONS SURVEY</p>	<p>VICINITY MAP</p> 	<p>PROJECT DIRECTORY</p>																																							
<p>RESIDENTIAL BUILDING DATA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLDG TYPE</th> <th>TOTAL AREA</th> <th>NO. UNITS</th> <th>TOTAL AREA</th> <th>TOTAL UNITS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>993 SF</td> <td>11</td> <td>993 SF</td> <td>11</td> </tr> <tr> <td>2</td> <td>6,077 SF</td> <td>121</td> <td>24,308 SF</td> <td>121</td> </tr> <tr> <td>3</td> <td>3,266 SF</td> <td>121</td> <td>29,314 SF</td> <td>121</td> </tr> <tr> <td>4</td> <td>2,266 SF</td> <td>121</td> <td>44,842 SF</td> <td>121</td> </tr> <tr> <td>5</td> <td>2,266 SF</td> <td>121</td> <td>44,842 SF</td> <td>121</td> </tr> <tr> <td>6</td> <td>2,266 SF</td> <td>121</td> <td>2,266 SF</td> <td>121</td> </tr> <tr> <td>TOTAL</td> <td>148,119 SF</td> <td>141</td> <td>148,119 SF</td> <td>141</td> </tr> </tbody> </table>	BLDG TYPE	TOTAL AREA	NO. UNITS	TOTAL AREA	TOTAL UNITS	1	993 SF	11	993 SF	11	2	6,077 SF	121	24,308 SF	121	3	3,266 SF	121	29,314 SF	121	4	2,266 SF	121	44,842 SF	121	5	2,266 SF	121	44,842 SF	121	6	2,266 SF	121	2,266 SF	121	TOTAL	148,119 SF	141	148,119 SF	141	<p>EXHIBIT B Title Sheet - Project Data PD 12-005 (Buena Vista Apartments)</p>	<p>PROJECT DIRECTORY</p>
BLDG TYPE	TOTAL AREA	NO. UNITS	TOTAL AREA	TOTAL UNITS																																						
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TOTAL	148,119 SF	141	148,119 SF	141																																						

April 12, 2013

A1.1

Buena Vista
Apartments

802 Experimental Station Road
Paso Robles, California

Arjun Buena Vista
Properties, LLC

1545 Paces Properties
San Clemente, California 92672
Phone: (949) 431-5653

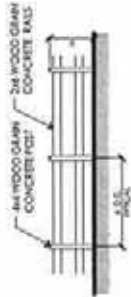
ARRIS STUDIO ARCHITECTS

1540 Marsh Street, Suite 150
San Luis Obispo, California 93401
Phone: (805) 547-2240



POLE LIGHT
 (PROJECT: 143 0204 01)
WALL MOUNTED
 (AREA: 1008 1471 0204 02)
BOLLARD
 (PROJECT: 143 0204 01)

SITE LIGHTING FIXTURES



SITE FENCE TO MATCH NEIGHBORHOOD FENCING



SHWAY 46

ARCHITECTURAL SITE PLAN

APCS
 ARCHITECTURAL PROJECTS CONSULTANTS
 1535 AVENUE 100, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94103
 PHONE (415) 441-8400

Arjun Buono Vito Properties, LLC
 1535 AVENUE 100, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94103
 PHONE (415) 441-8400

Buena Vista Apartments
 880 Experimental Station Road
 Fremont, California

A2.0

Exhibit C
Architectural Site Plan
PD 12-005
(Buena Vista Apartments)

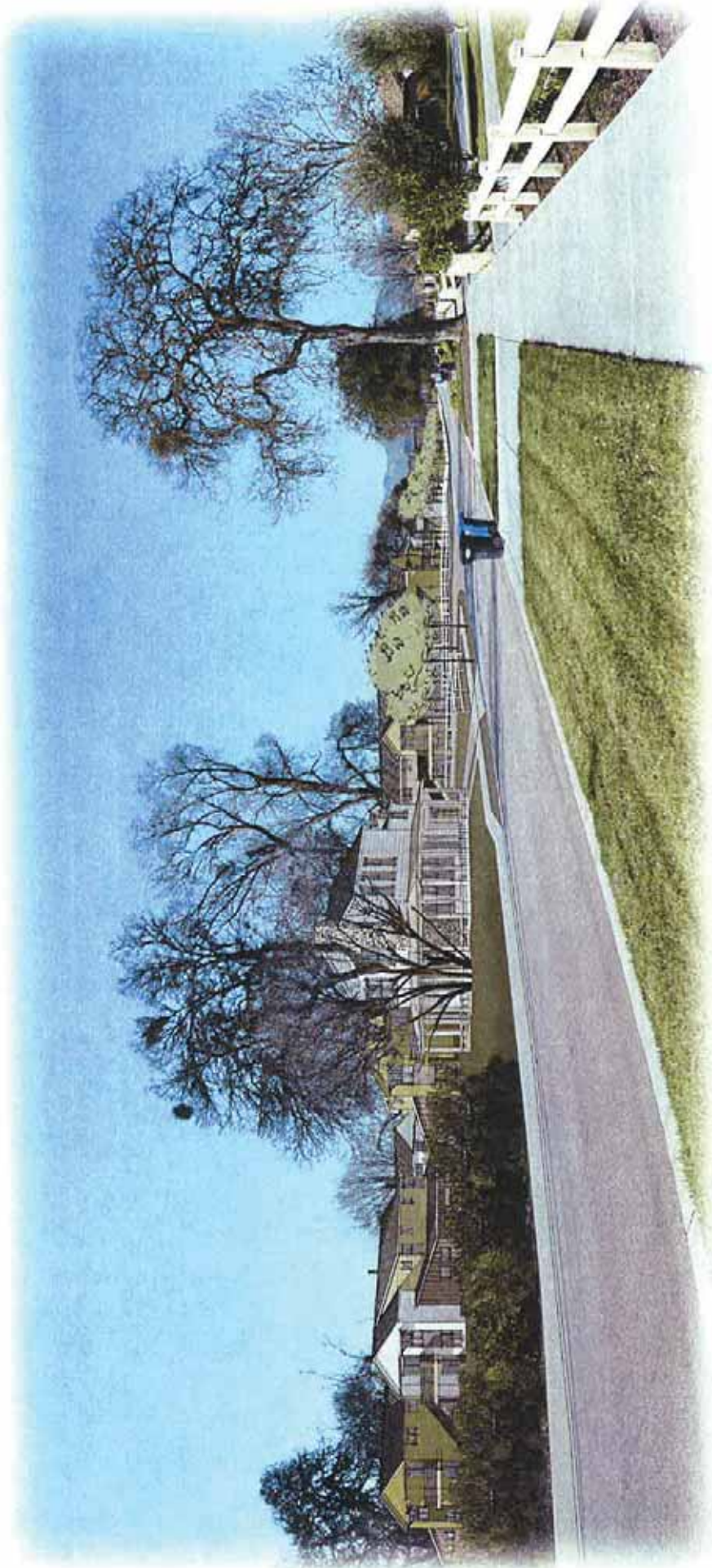


Exhibit D
Photo Sim. - Exp. Station Rd.
PD 12-005
(Buena Vista Apartments)

PHOTO-SIMULATED VIEW FROM EXPERIMENTAL STATION RD.



A2.1 Studio Architects
 1205 Avenida Pico
 San Clemente, California 92673
 Phone (949) 447-2633

Buena Vista Apartments
 3802 Experimental Station Road
 San Clemente, California

PROJECT NO. 12-005
 SHEET NO. **A2.1**



Exhibit E
Perspective View - Main Entry
PD 12-005
(Buena Vista Apartments)

PERSPECTIVE VIEW FROM BUENA VISTA APARTMENTS MAIN ENT



Arlun Buena Vista Properties, LLC
 1023 Avenida Franklin
 San Dimas, California 91762
 Phone (941) 421-3423

Buena Vista Apartments
 802 Experimental Station Road
 Pico Buena, California

A2.2

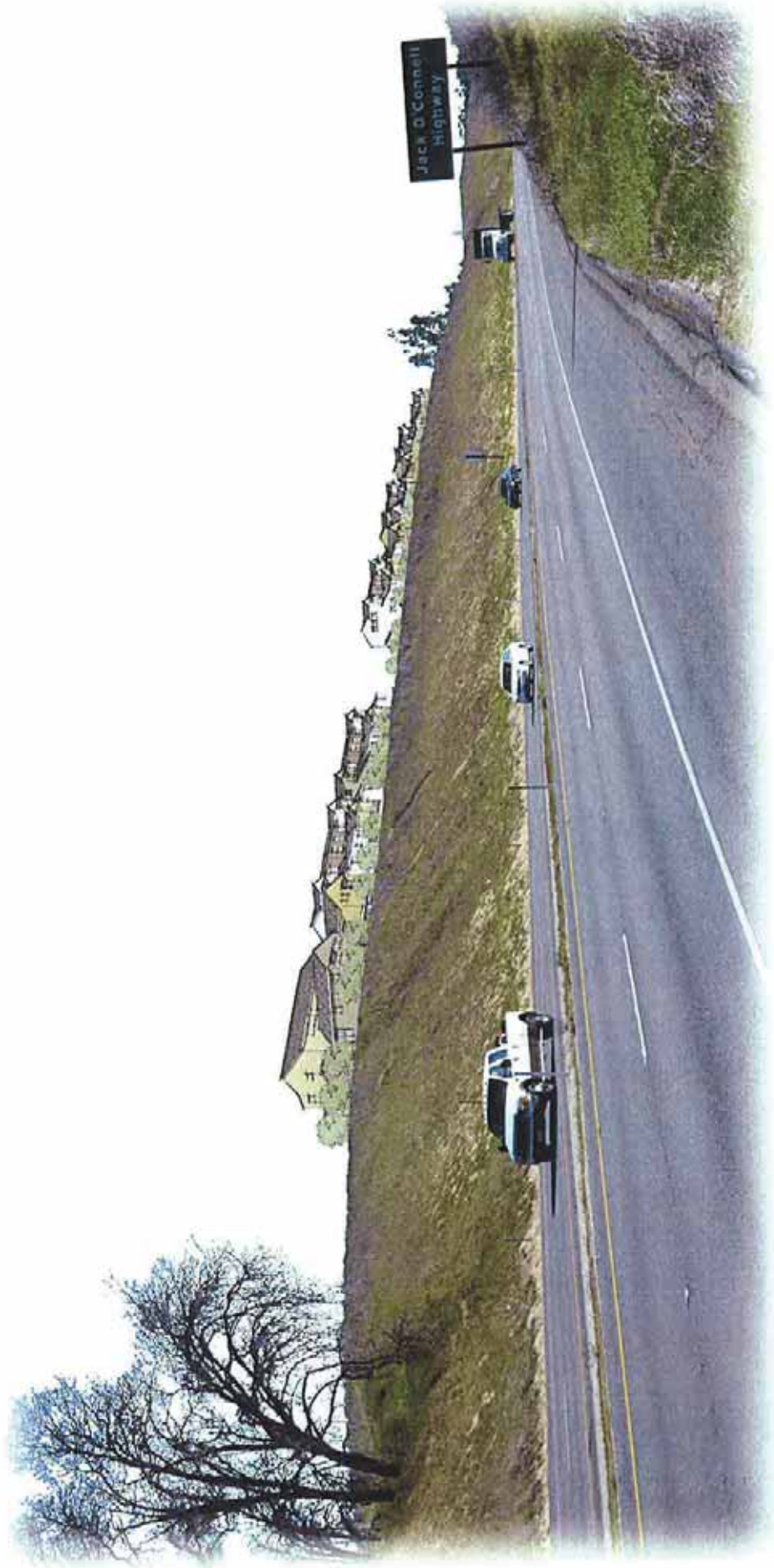


PHOTO-SIMULATED VIEW FROM EASTBOUND HIGHWAY 46

Exhibit F
Photo Sim. - View from Hwy 46
PD 12-005
(Buena Vista Apartments)



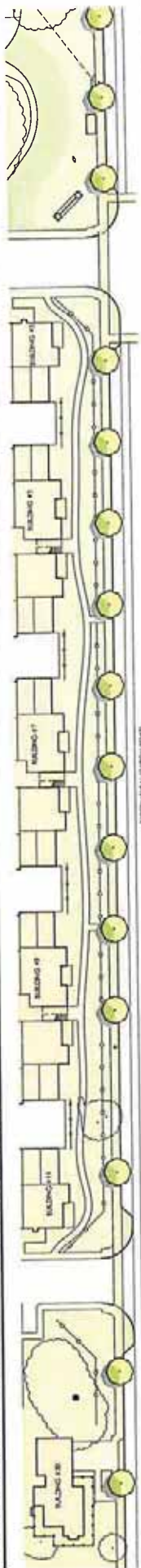
Ajuna Buena Vista Properties, LLC
 1003 Avenida Previdala
 San Clemente, California 92672
 Phone: (949) 303-5875

Buena Vista Apartments
 802 Experimental Station Road
 Paso Robles, California

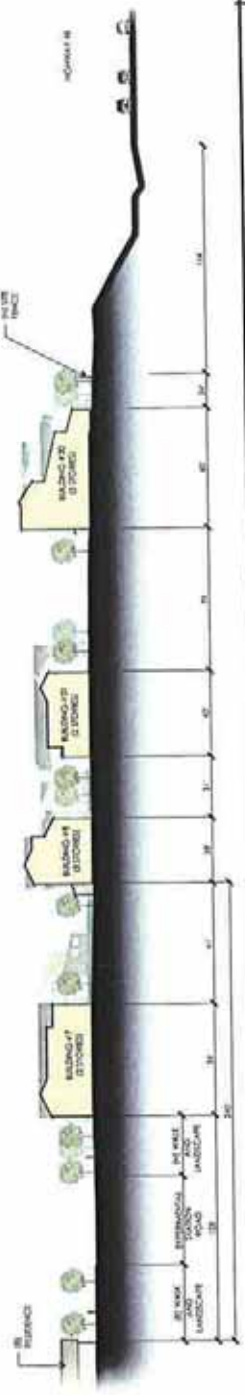
APR 12 2019
 1003-12-005
A2.3



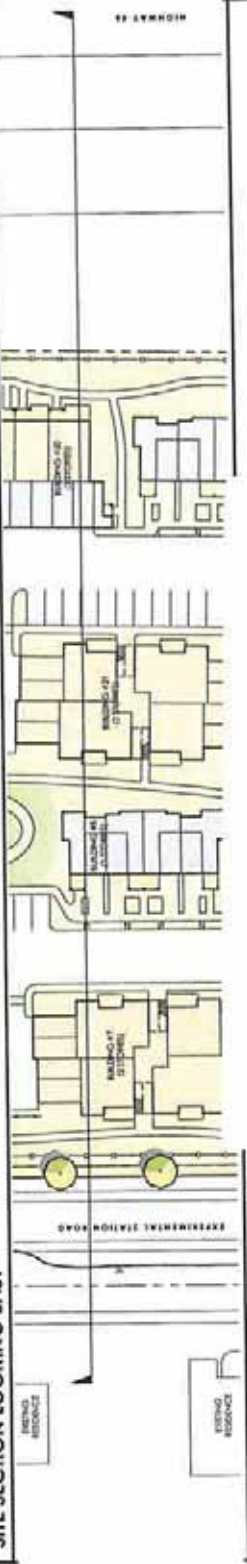
STREET ELEVATION ALONG EXPERIMENTAL STATION ROAD



PARTIAL SITE PLAN ALONG EXPERIMENTAL STATION ROAD



SITE SECTION LOOKING EAST



PARTIAL SITE PLAN

Exhibit G
Street Elevations / Cross Sections
PD 12-005
(Buena Vista Apartments)

Ajuna Buena Vista Properties, LLC
 1005 Avenida Pretillo
 San Clemente, California 92672
 Phone: (949) 431-5475

Buena Vista Apartments
 802 Experimental Station Road
 Tustin, California

DATE: 11/11/11
 DRAWN BY: J. B. B. B.
 CHECKED BY: J. B. B. B.
A2.4

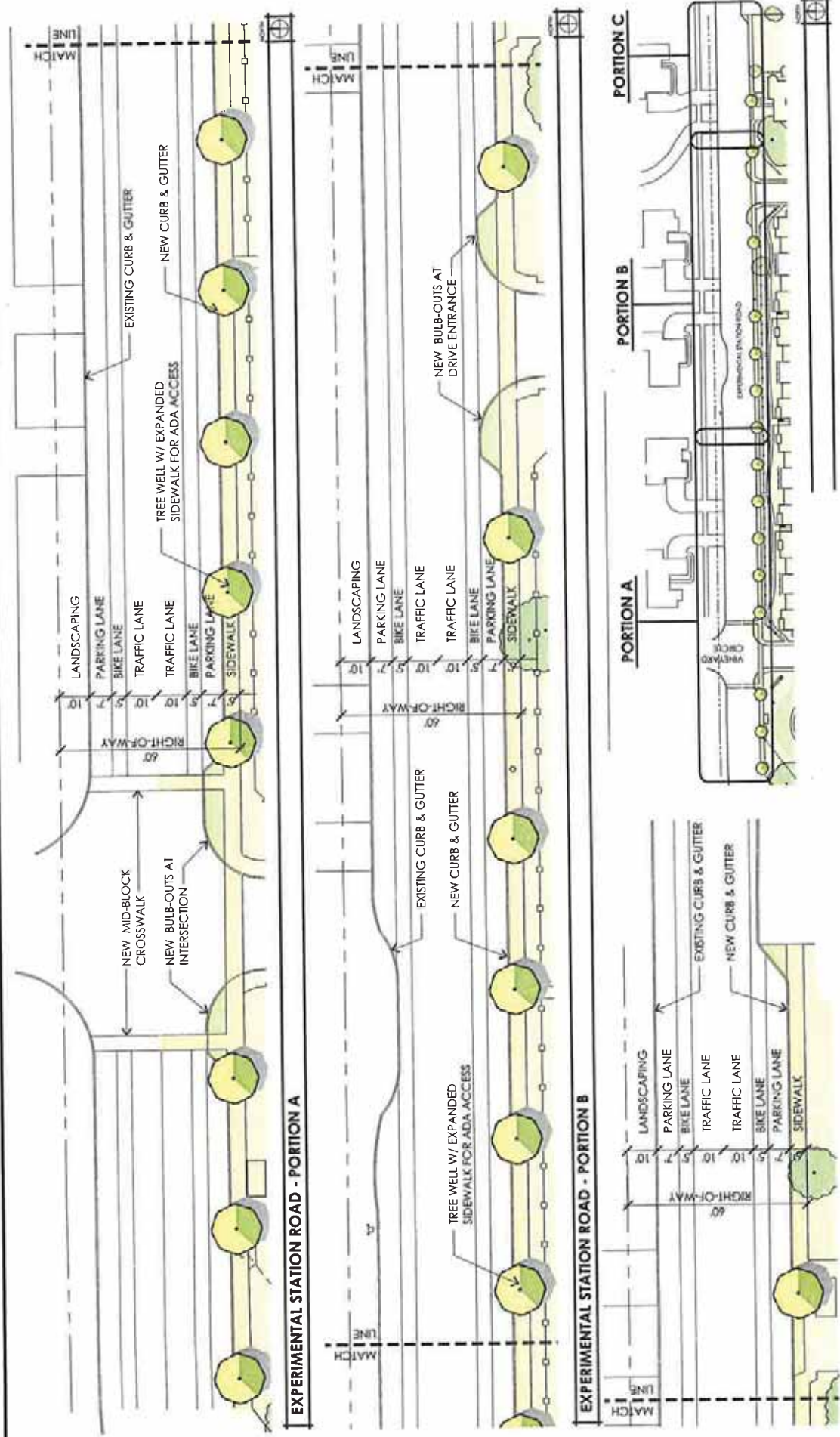
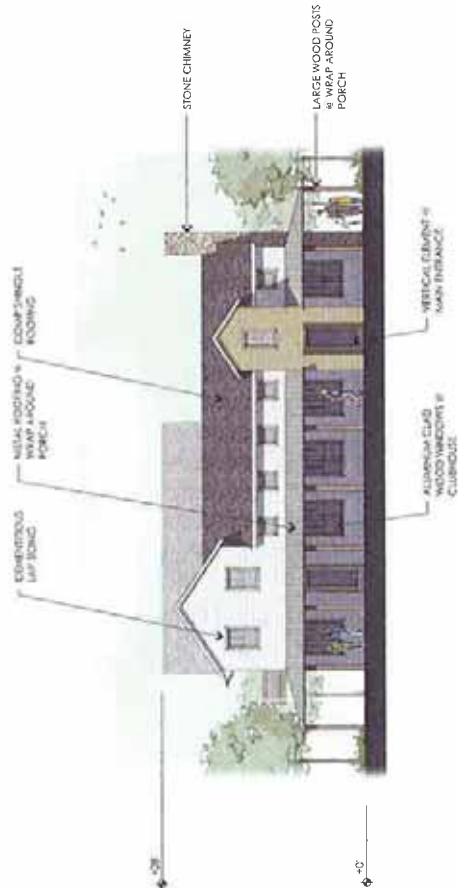
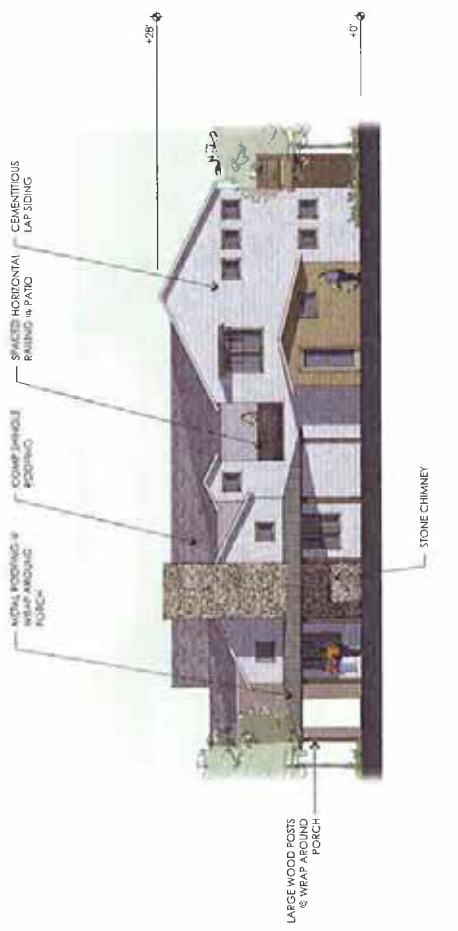


Exhibit H
Exp. Station Road detail
PD 12-005
(Buena Vista Apartments)

	<p>Arjun Buena Vista Properties, LLC 1005 Avenida Prestito San Clemente, California 92672 Phone: (949) 432-5875</p>	<p>Buena Vista Apartments 800 Experimental Station Road Pacific Palisades, California</p>	<p>APR 12 2013 11:29 AM 12-005</p> <p>A2.5</p>
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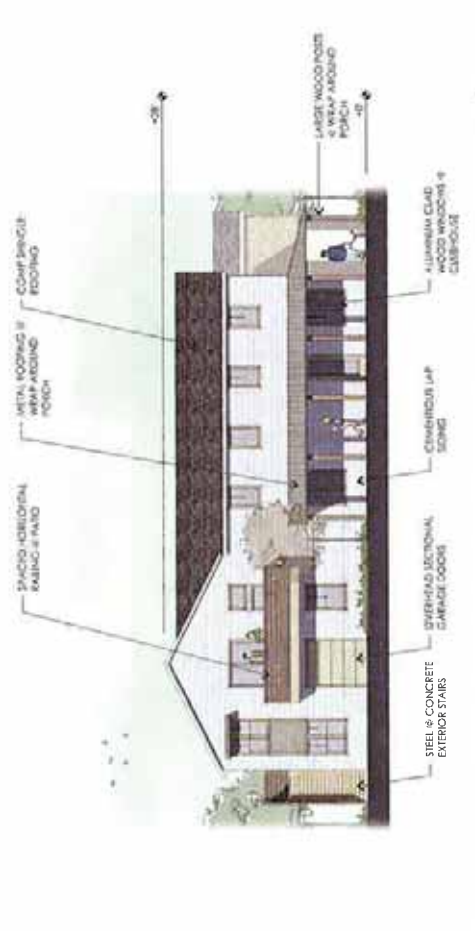
BUILDING TYPE 1 - EAST (FRONT) ELEVATION



BUILDING TYPE 1 - NORTH (SIDE) ELEVATION



BUILDING TYPE 1 - WEST (REAR) ELEVATION



BUILDING TYPE 1 - SOUTH (SIDE) ELEVATION

<p>A3.1 ARCHITECTURE & INTERIORS</p>	<p>Ariun Buena Vista Properties, LLC 102 Avenida Pineda San Diego, California 92108 www.a3i.com</p>	<p>Buena Vista Apartments 102 Avenida Pineda San Diego, California www.buenvistaproperties.com</p>	<p>A3.1 ARCHITECTURE & INTERIORS</p>
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Exhibit J
Bldg. 1 Elevations
PD 12-005
(Buena Vista Apartments)



BUILDING TYPE 2 - THIRD FLOOR PLAN



BUILDING TYPE 2 - SECOND FLOOR PLAN

BUILDING TYPE 2			
UNIT	AREA	BEDS	BATHS
1	1,220 S.F.	2	2
2	795 S.F.	1	2
3	1,220 S.F.	2	2
4	1,421 S.F.	3	2



BUILDING TYPE 2 - FIRST FLOOR PLAN



Ajun Buena Vista Properties, LLC
 1035 Avenida Pico
 San Clemente, California 92672
 Phone: (949) 602-1082

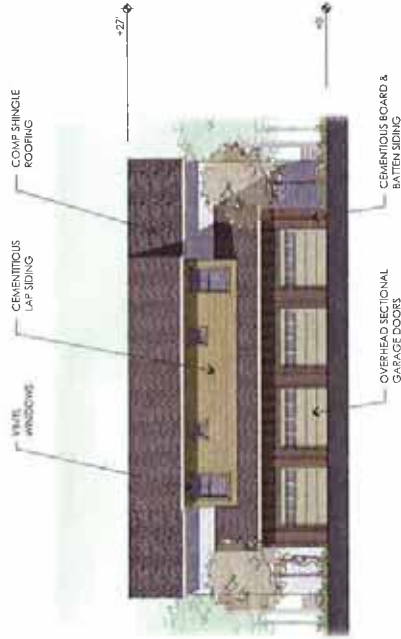
Buena Vista Apartments
 802 Experimental Station Road
 Paso Robles, California

A4.0

Exhibit K
 Bldg. 2 Floor Plans
 PD 12-005
 (Buena Vista Apartments)



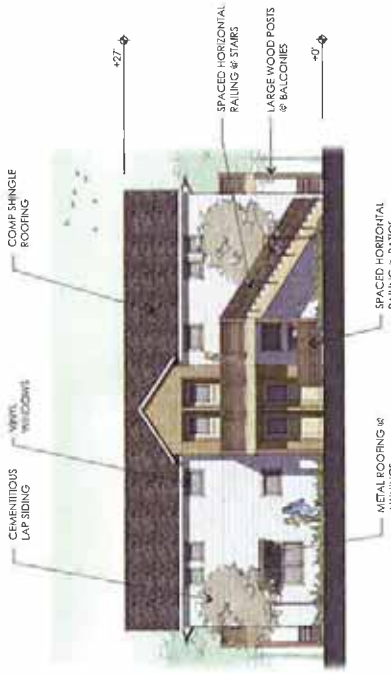
BUILDING TYPE 3 - FRONT ELEVATION



BUILDING TYPE 3 - RIGHT ELEVATION



BUILDING TYPE 3 - REAR ELEVATION



BUILDING TYPE 3 - LEFT ELEVATION



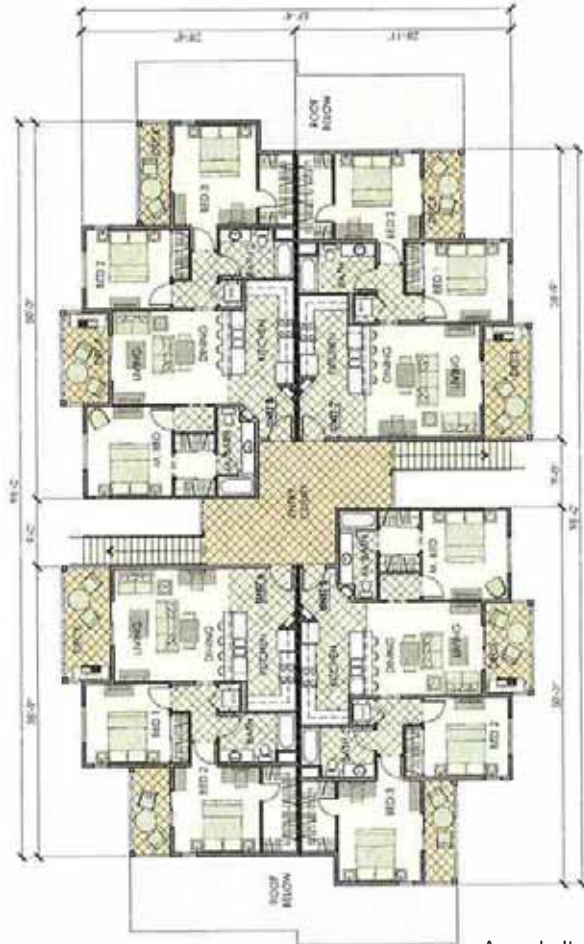
Buena Vista Apartments
802 Experimental Station Road
Paso Robles, California

Ajton Buena Vista Properties, LLC
1025 Avenida Presidio
San Clemente, California 92672
Phone: (949) 655-3875

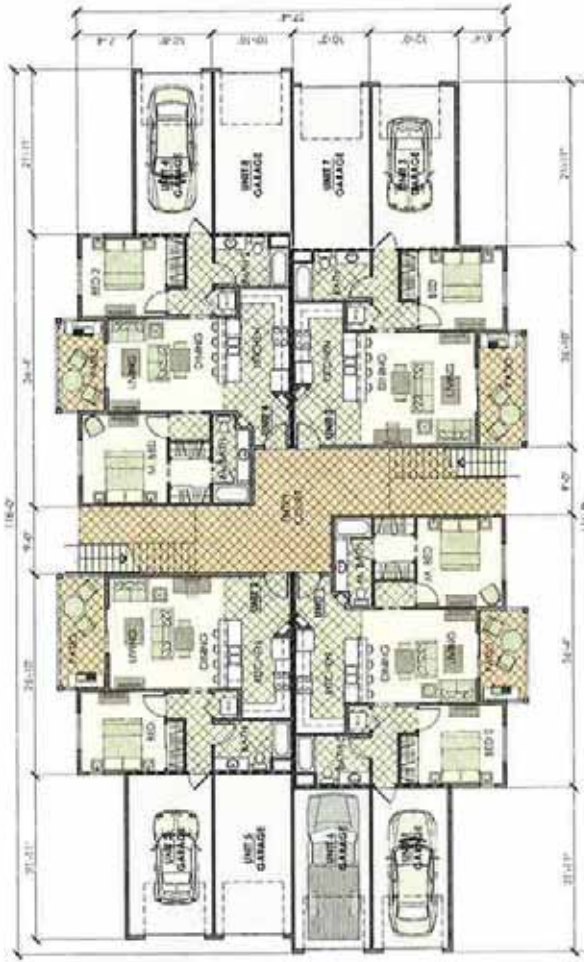
A5.1

Exhibit N
Bldg. 3 Elevations
PD 12-005
(Buena Vista Apartments)

BUILDING TYPE 4			
UNIT	AREA	BEDS	BATHS
1	954 S.F.	2	2
2	714 S.F.	1	1
3	714 S.F.	1	1
4	954 S.F.	2	2
5	1,167 S.F.	3	3
6	909 S.F.	2	1
7	909 S.F.	2	1
8	1,167 S.F.	3	2



BUILDING TYPE 4 - SECOND FLOOR PLAN



BUILDING TYPE 4 - FIRST FLOOR PLAN



Ajrun Bueno Visto Properties, LLC
1024 Avenida Presidio
San Clemente, California 92673
Tel: 949.440.3418

Buena Vista Apartments
802 Experimental Station Road
Paso Robles, California

A6.0

Exhibit O
Bldg. 4 Floor Plans
PD 12-005
(Buena Vista Apartments)



BUILDING TYPE 4 - FRONT ELEVATION



BUILDING TYPE 4 - RIGHT ELEVATION



BUILDING TYPE 4 - REAR ELEVATION



BUILDING TYPE 4 - LEFT ELEVATION

<p>ATPS ARCHITECTURE PLANNING ENGINEERING LANDSCAPE ARCHITECTURE</p>	<p>Ajun Buena Vista Properties, LLC 1002 Avenida Natividad San Clemente, California 92672 Phone: 949-482-0423</p>	<p>Buena Vista Apartments 502 Experimental Station Blvd Palo Alto, CA, California A6.1</p>

Exhibit P
Bldg. 4 Floor Elevations
PD 12-005
(Buena Vista Apartments)

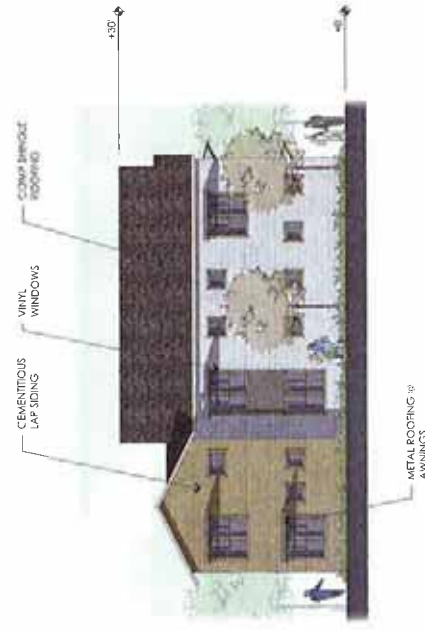
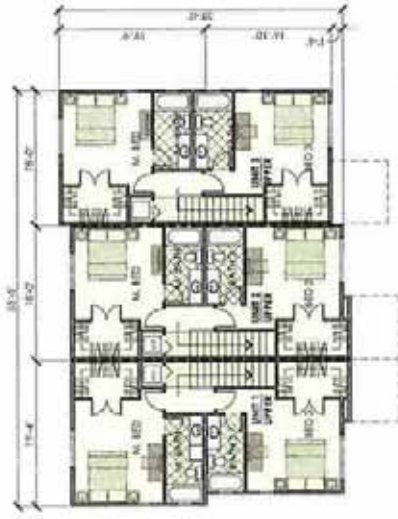
BUILDING TYPE 5			
UNIT	AREA	BEDS	BATHS
1	1,291 S.F.	3	3
2	1,291 S.F.	3	3
3	1,291 S.F.	3	3



BUILDING TYPE 5 - FRONT ELEVATION

BUILDING TYPE 5 - RIGHT ELEVATION

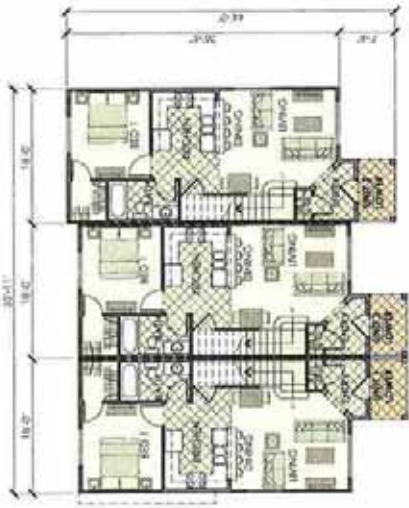
BUILDING TYPE 5 - SECOND FLOOR PLAN



BUILDING TYPE 5 - REAR ELEVATION



BUILDING TYPE 5 - LEFT ELEVATION



BUILDING TYPE 5 - FIRST FLOOR PLAN

ATFS ARCHITECTS
 1121 AVENUE 108
 SUITE 200
 SAN ANTONIO, TEXAS 78204
 TEL: 214.343.1111
 FAX: 214.343.1112

Aljun Buena Vista Properties, LLC
 1121 AVENUE 108
 SUITE 200
 SAN ANTONIO, TEXAS 78204
 TEL: 214.343.1111
 FAX: 214.343.1112

Buena Vista Apartments
 1121 AVENUE 108
 SUITE 200
 SAN ANTONIO, TEXAS 78204
 TEL: 214.343.1111
 FAX: 214.343.1112

A7.0

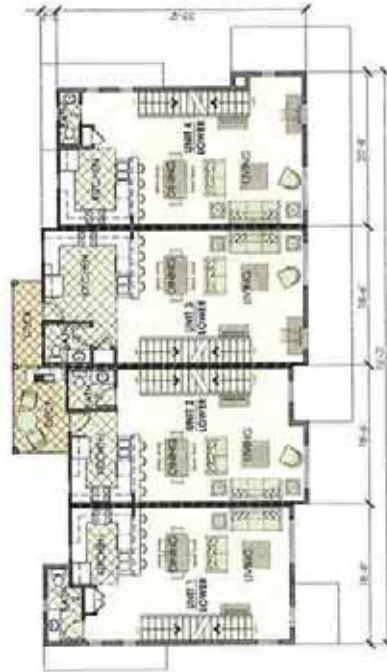
Exhibit Q

Bldg. 5 Floor Plans/Elevations
 PD 12-005
 (Buena Vista Apartments)

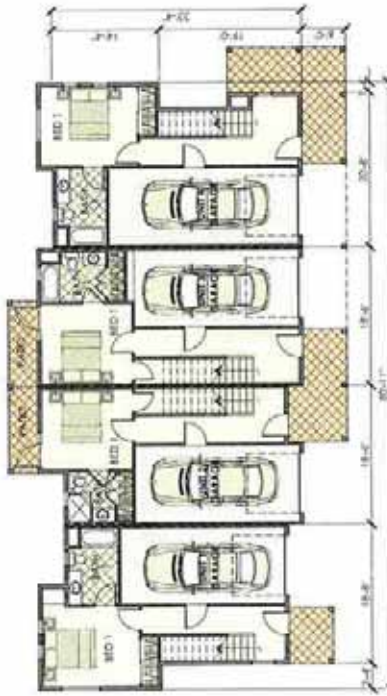
BUILDING TYPE 6			
UNIT	AREA	BEDS	BATHS
1	1,289 S.F.	2	3
2	1,289 S.F.	2	3
3	1,289 S.F.	2	3
4	1,289 S.F.	2	3



BUILDING TYPE 6 - THIRD FLOOR PLAN



BUILDING TYPE 6 - SECOND FLOOR PLAN



BUILDING TYPE 6 - FIRST FLOOR PLAN



Aljun Buena Vista Properties, LLC
17234 Avenida 7th Street
San Diego, California 92128
Phone: (619) 422-1471

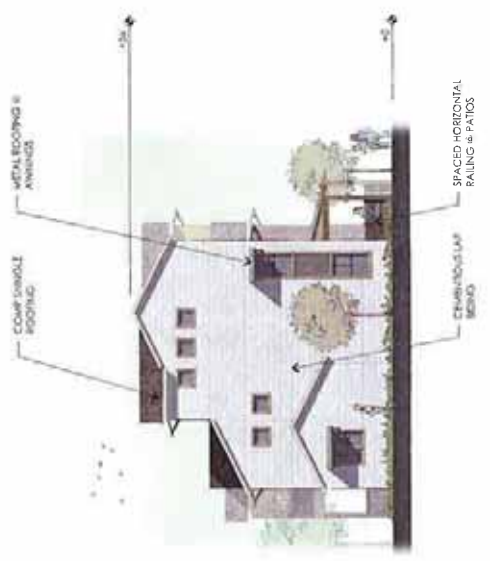
Buena Vista Apartments
802 Experimental Station Road
Paso Robles, California

A8.0

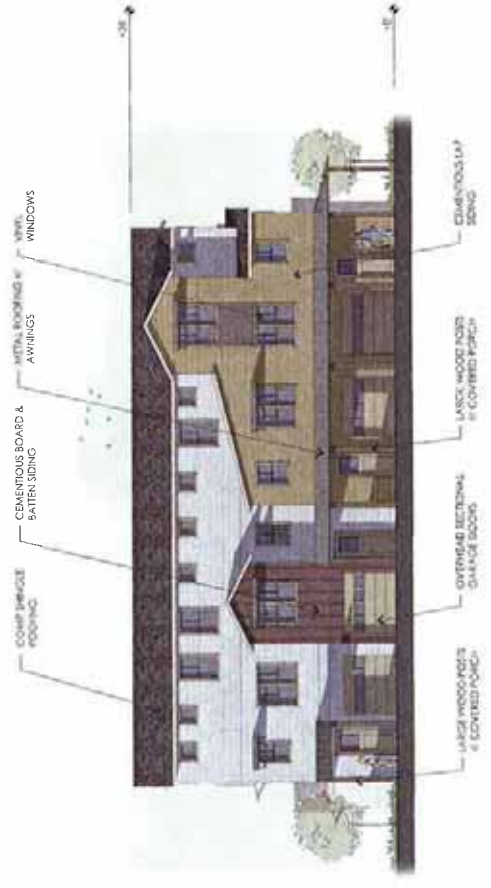
Exhibit R
Bldg. 6 Floor Plans
PD 12-005
(Buena Vista Apartments)



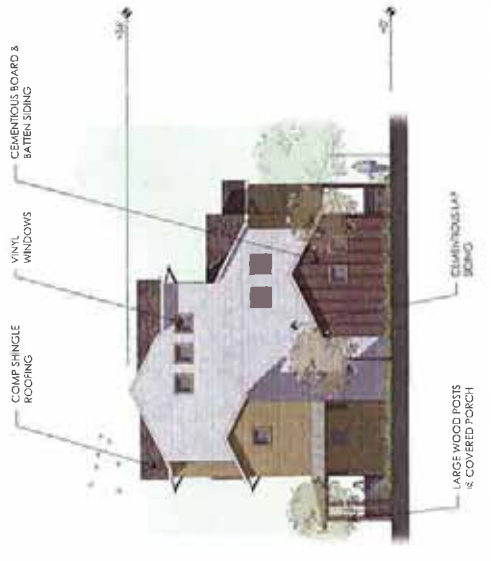
BUILDING TYPE 6 - FRONT ELEVATION



BUILDING TYPE 6 - RIGHT ELEVATION



BUILDING TYPE 6 - REAR ELEVATION



BUILDING TYPE 6 - LEFT ELEVATION



Ajun Bueno Visto Properties, LLC
 1022 Avenida Hidalgo
 San Dimas, California 91773
 Phone: 909-881-3338

Buena Vista Apartments
 402 Experimental Station Road
 Paso Robles, California

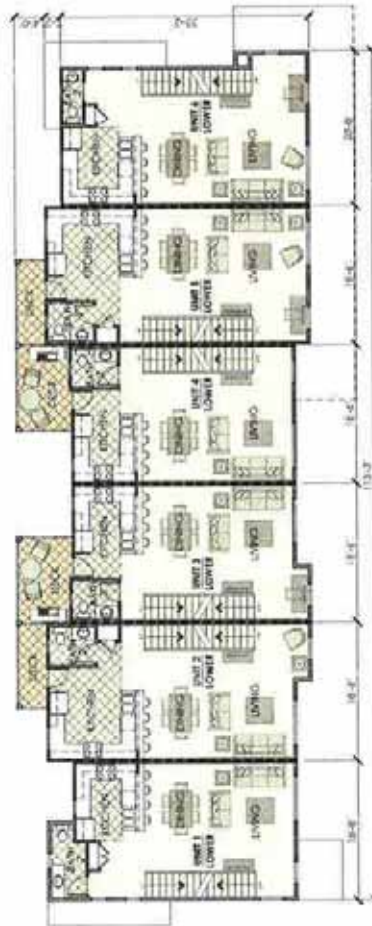
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Exhibit S
 Bldg. 6 Elevations
 PD 12-005
 (Buena Vista Apartments)

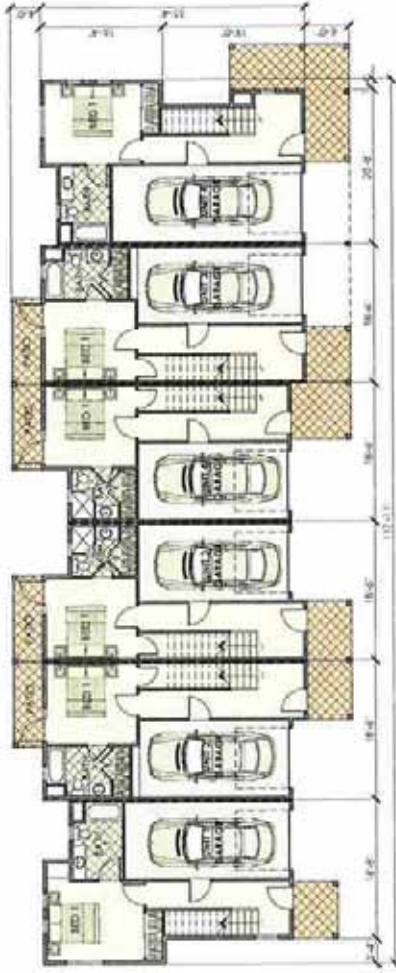
BUILDING TYPE 7			
UNIT	AREA	BEDS	BATHS
1	1,289 S.F.	2	2
2	1,289 S.F.	2	2
3	1,289 S.F.	2	3
4	289 S.F.	2	2
5	1,289 S.F.	2	2
6	1,289 S.F.	2	2



BUILDING TYPE 7 - THIRD FLOOR PLAN



BUILDING TYPE 7 - SECOND FLOOR PLAN



BUILDING TYPE 7 - FIRST FLOOR PLAN



Ajuna Buena Vista Properties LLC
 1825 Avenida Realino
 San Carlos, California 95072
 Phone: (951) 833-3825

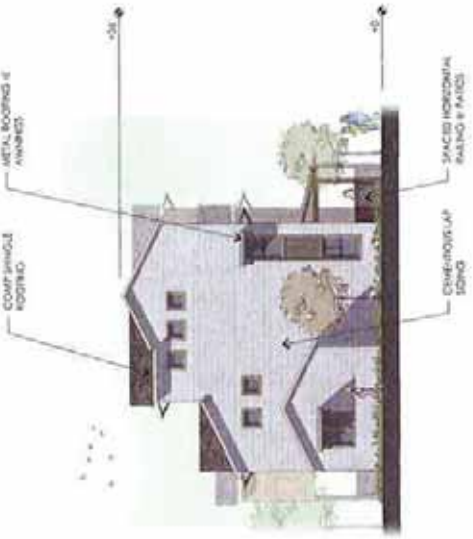
Buena Vista Apartments
 802 Experimental Station Road
 Pismo Beach, California

A9.0

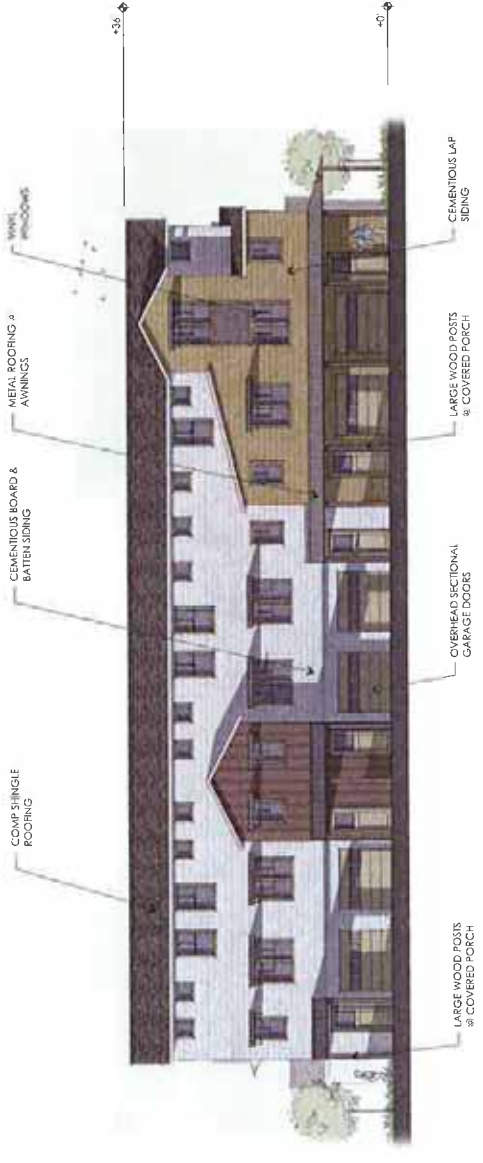
Exhibit T
 Bldg. 7 Floor Plans
 PD 12-005
 (Buena Vista Apartments)



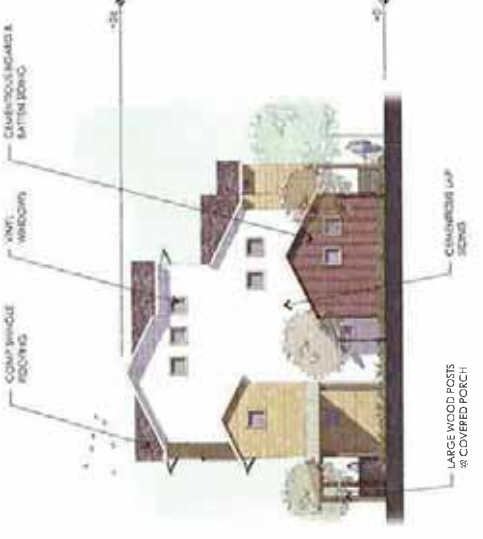
BUILDING TYPE 7 - FRONT ELEVATION



BUILDING TYPE 7 - RIGHT ELEVATION



BUILDING TYPE 7 - REAR ELEVATION

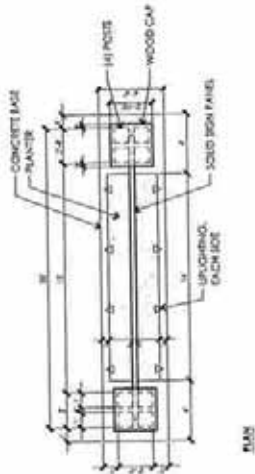


BUILDING TYPE 7 - LEFT ELEVATION

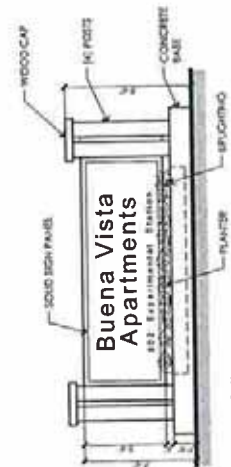
<p>ATC</p>	<p>Ajun Buena Vista Properties, LLC 1122 Avenida Hidalgo Pasadena, California 91105 Phone: (626) 401-1475</p>	<p>Buena Vista Apartments 802 Experimental Station Road Paso Robles, California</p>	<p>A9.1</p>

Exhibit U

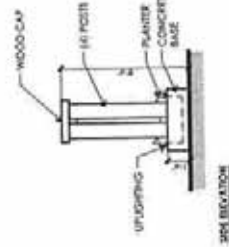
Bldg. 7 Elevations
PD 12-005
(Buena Vista Apartments)



PLAN

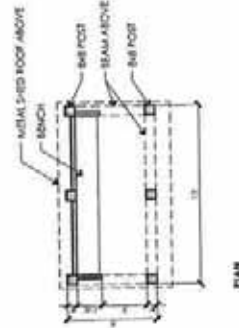


FRONT ELEVATION

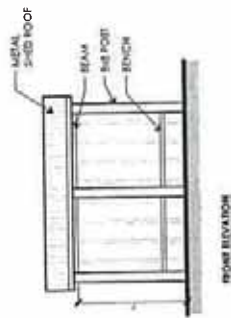


SIDE ELEVATION

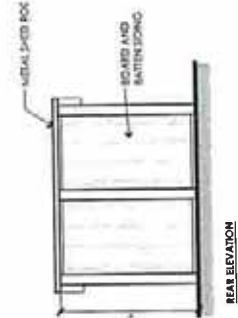
MONUMENT SIGN



PLAN

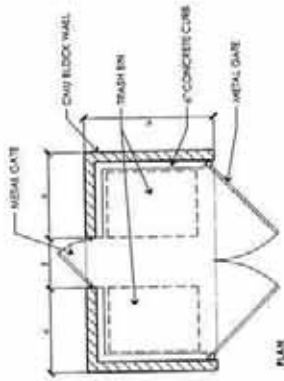


FRONT ELEVATION

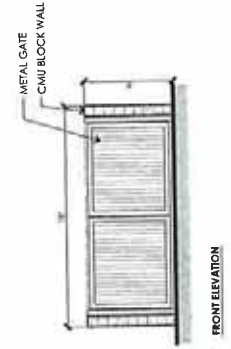


SIDE ELEVATION

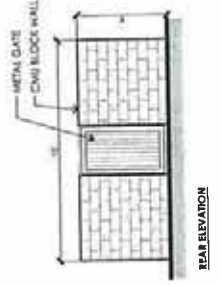
BUS STOP ENCLOSURE



PLAN



FRONT ELEVATION



SIDE ELEVATION

TRASH ENCLOSURE

Exhibit W
Ancillary Details
PD 12-005
(Buena Vista Apartments)

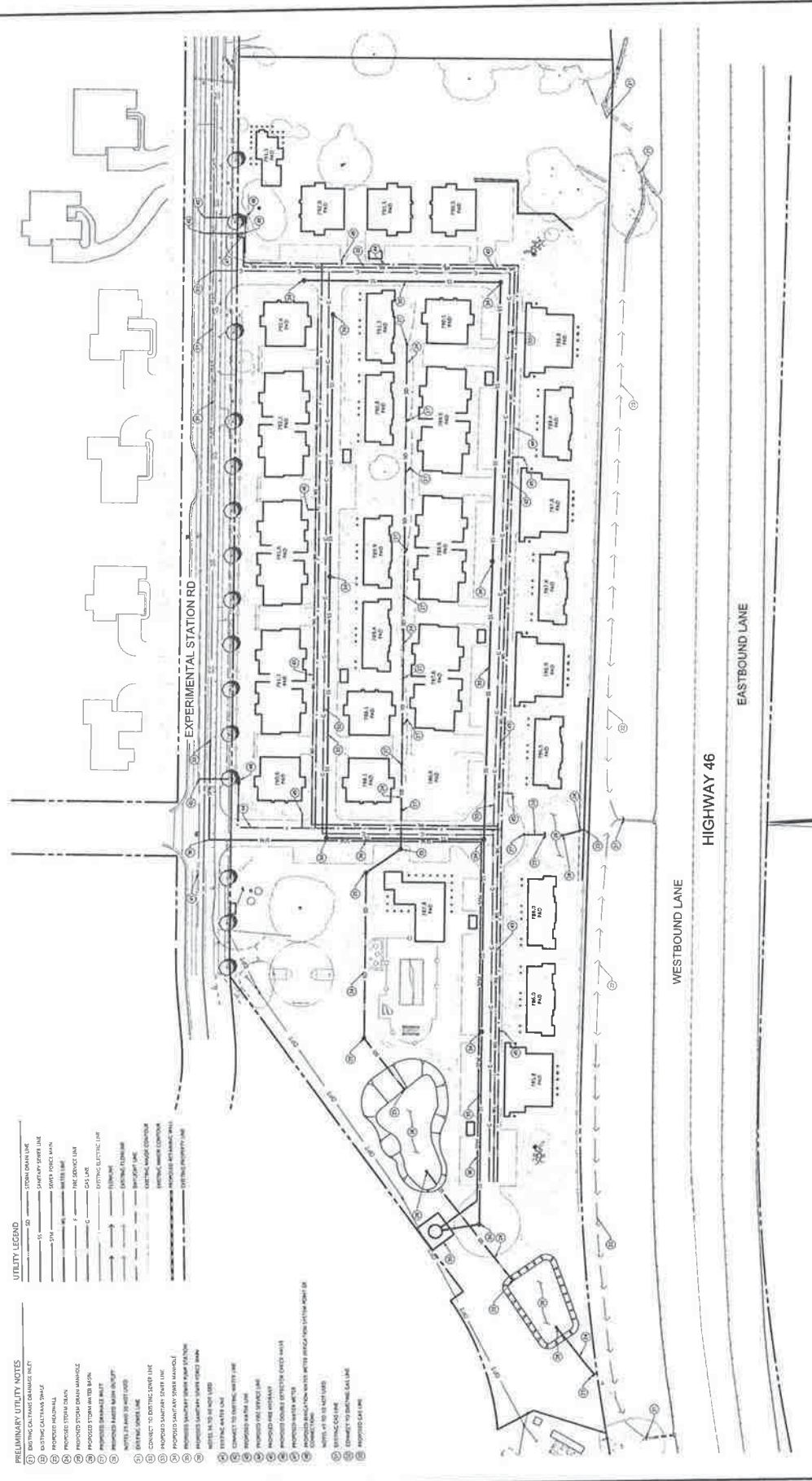
ANCILLARY DETAILS



Arjun Buena Vista Properties, LLC
 1005 Avenida Presidio
 San Clemente, California 92602
 Phone (949) 431-5025

Buena Vista Apartments
 802 Experimental Station Road
 Paso Robles, California

April 12, 2013
 1/8" = 1' - 0"
 1/4" = 1' - 0"
A9.0



- PRELIMINARY UTILITY NOTES**
- 1) EXISTING CALTRANS DRAINAGE INLET
 - 2) EXISTING CALTRANS STORM LINE
 - 3) EXISTING CALTRANS SEWER
 - 4) EXISTING CALTRANS WATER
 - 5) EXISTING CALTRANS GAS
 - 6) EXISTING CALTRANS ELECTRICAL
 - 7) EXISTING CALTRANS TELEPHONE
 - 8) EXISTING CALTRANS FIBER OPTIC
 - 9) EXISTING CALTRANS CABLE TV
 - 10) EXISTING CALTRANS SATELLITE
 - 11) EXISTING CALTRANS RAINWATER
 - 12) EXISTING CALTRANS SWALE
 - 13) EXISTING CALTRANS BIOTREATMENT
 - 14) EXISTING CALTRANS BIOTREATMENT
 - 15) EXISTING CALTRANS BIOTREATMENT
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 - 99) EXISTING CALTRANS BIOTREATMENT
 - 100) EXISTING CALTRANS BIOTREATMENT

APRIL 17, 2014
 11:00 AM
 11:00 AM
C2.0

Buena Vista Apartments
 800 Experimental Station Road
 Palo Alto, California

Ayjon Buena Vista Properties, LLC
 1025 Avenida Francisco
 San Clemente, California 92673
 Phone: (949) 433-1616

SKIDMORE OWINGS & MERRILL ARCHITECTS
 1100 California Street
 San Francisco, CA 94108
 Phone: (415) 774-2500

Exhibit Z
Prelim. Utility Plan
PD 12-005
(Buena Vista Apartments)

PRELIMINARY UTILITY PLAN

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

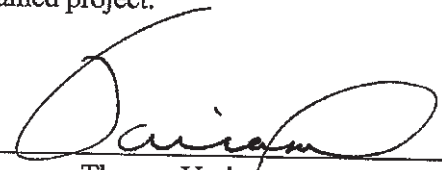
Newspaper: Tribune

Date of
Publication: April 30, 2013

Hearing
Date: May 14, 2013
(Planning Commission)

Project: Recommendation to City Council to adopt
Planned Development PD 12-005 (Arjun
Buena Vista Properties, LLC)

I, Theresa Variano, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Theresa Variano

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT 12-005

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, May 14, 2013. The hearing will be held at 7:00 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California. The City Council members will consider making a recommendation to the City Council to adopt the following application:

Development Plan (PD 12-005) development plan to review the request to establish 42 residential units with club house, swimming pool, play areas and other amenities.

On January 22, 2013, the Planning Commission recommended that the City Council approve the Rezoning, Specific Plan Amendment, and Mitigated Negative Declaration associated with the project. The Commission did not recommend approval of a Development Plan, but directed the applicant to revise the plan to address issues related to neighborhood compatibility and visual effects from Highway 46 East. This hearing will be held to focus on the development plan. Once the Planning Commission makes a recommendation to the City Council on the development plan, the planning with its associated applications will be scheduled to be heard by the City Council.

The project has been filed by Don Benoit on behalf of Arjun Buena Vista Properties, LLC. The site is located at 608 Experimental Station Road (APN 025-54-021-025-091-006-007-080 & 091).

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@cityofelpasarobles.com. Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@cityofelpasarobles.com provided that such comments are received prior to the time of the hearing.

If you challenge the applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

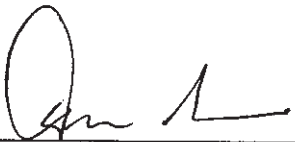
Darren Nash, Associate Planner
April 30, 2013 7016774

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 12-005 (Buena Vista Apartments Project) on this 29th day of April, 2013.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Darren Nash