

RESOLUTION NO.: 05-0056

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 05-007
FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF OAK HILL ROAD
AND OLD SOUTH RIVER ROAD; APNs : 009-814-020 AND -021**

APPLICANTS – HALFERTY/DEBEIKES JOINT VENTURE

WHEREAS, Planned Development 05-007 has been filed by Halferty/DeBeikes Joint Venture; and

WHEREAS, Planned Development 05-007 is a proposal to construct a mixed-use development that includes 7,800 s.f. of retail/restaurant uses; 9,623 s.f. offices; 28 multi-family units/condos; 7,000 s.f. church and 7,000 s.f. fellowship hall/office; and

WHEREAS, the project is consistent with the General Plan land use designation R-C M-U (Regional-Commercial Mixed-Use) and the Zoning district which is R-C M-U (Regional-Commercial Mixed-Use); and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 28, 2005 on this project to accept public testimony on the Planned Development application PD 05-007 and associated environmental review; and

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

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed commercial project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Mitigated Negative Declaration, which is included in a separate resolution; and

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

1. The design and intensity/density of the proposed Planned Development is consistent with the adopted codes, policies, standards and plans of the City, specifically the Zoning Ordinance and General Plan; and
2. The proposed development plan 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; and
3. The proposed development plan 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; and

4. The proposed development plan 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; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 05-007, subject to the following conditions:

STANDARD CONDITIONS:

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

SITE SPECIFIC CONDITIONS:

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

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

| EXHIBIT | DESCRIPTION |
|----------------|---------------------------------|
| A | Standard Conditions of Approval |
| B | Site Plan |
| C | Exterior Elevations |

3. This PD 05-007 allows for development of 7,800 s.f. of retail/restaurant uses; 9,623 s.f. offices; 28 multi-family units/condos; 7,000 s.f. church and 7,000 s.f. fellowship hall/office as permitted (and conditionally permitted) in the Zoning Ordinance on the project site.
4. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of PD 05-007 shall expire on June 28, 2007. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
6. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.

8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
9. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
10. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
11. Prior to occupancy, the applicant shall relocate overhead utility lines adjacent to the property underground (with the exception of 70kv transmission lines).
12. Prior to grading permit, the applicant shall provide plans for the treatment of storm water leaving the site.
13. Tree protection measures shall be incorporated into the project site design and construction in the critical root zone shall be employed for any construction near oak trees as specified in the project Arborist Report.
14. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE MITIGATION:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- 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 (nonpotable) 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 native 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.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, 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 prior to land use clearance for map recordation and finished grading of the area.**

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

OPERATIONAL PHASE MITIGATION:

The APCD staff considered the operational impact of this commercial development by running the URBEMIS 2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will likely be more than the APCD's CEQA Tier I significance threshold value of 10 lbs/day for nitrogen oxides (NOx), Reactive Organic Gases (ROG) and Particulate Matter (PM10). The following measures shall be incorporated into the project as required by the Mitigation Measures approved for this project.

Standard Mitigation Measures (Include all standard mitigation measures below)

- Provide on-site bicycle parking. One bicycle parking space for every 10 car parking spaces is considered appropriate.
- Increase the building energy efficiency rating by 10% above what is required by Title 24

- requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).
- Provide two on-site information kiosks with information on the 3 nearest transit stops and the Rideshare program.

Energy Efficiency Measures

- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Use low energy parking lot and street lights (e.g. sodium).
- Install door sweeps or weather stripping if more energy efficient doors and windows are not available.

15. The applicant shall incorporate enhanced walkway treatments for parking lot walkways in non-residential areas which may incorporate colored and stamped concrete, brick inlay, or other treatments as approved by the Community Development Department.

All lighting shall be shielded and downcast to reduce light and glare spillage onto adjacent properties in compliance with City codes.

16. All trash enclosures shall incorporate masonry construction materials and be architecturally compatible with the buildings on the site, to be approved by the Community Development Department.
17. The applicant shall submit a sign program that is in compliance with provisions in the sign ordinance and provides a unified sign design program that compliments and is coordinated with the architectural design and materials used in the buildings.
18. Parking lot trees shall be installed at intervals of one shade tree per every five parking spaces. Per City Code, the parking lot design shall demonstrate a minimum of 25 percent shade cover within five years.
19. A reciprocal access and parking agreement shall be recorded prior to issuance of certificate of occupancy that applies to all properties in the non-residential area.
20. Parking designated for use by residences that are located on the lower non-residential area of the site shall be posted for use by residents only. Directional parking signs shall be installed in the residential area indicating the location and access-way to parking spaces designated for residential use in the lower area.
21. The project shall be developed in 3 phases. Phase 2 shall include two sub-phases: Phase 2A and 2B. Parking lot curb edges abutting undeveloped future phases shall be completed with a rolled six inch asphalt curb and drainage for partial parking lot areas shall be designed to flow to appropriate drainage facilities.

Development of the phases shall occur as follows:

Phase 1

Rough grade entire site concurrently. Construct non-structural retaining walls including walls for the property corners of Oak Hill Road and Old So. River Road and near oak trees. Install necessary erosion control devices to satisfy NPDES requirements. Complete all off-site improvements.

Phase 2A

Construct church and parking required for church. Construct all street frontage improvements on Old So. River Road including curb, gutter and sidewalk along church property frontage. Prepare office building pads and/or construct office buildings, parking required for office buildings. Complete drive aisle connecting points from Old South River Road to Oak Hill Road.

Phase 2B

Construct retail building and parking required for retail building. Construct all street frontage improvements on Old So. River Road including curb, gutter and sidewalk along retail property frontage.

Phase 3

Complete project with residential units, parking requirements, and bike trail improvements.

PASSED AND ADOPTED THIS 28th day of June, 2005 by the following Roll Call Vote:

AYES: Commissioners – Flynn, Holstine, Hamon, Johnson, Menath and Chair Steinbeck
NOES: Commissioners – None
ABSENT: Commissioners – Mattke
ABSTAIN: Commissioners – None



CHAIRMAN ED STEINBECK

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

**EXHIBIT A
OF RESOLUTION NO.: 05-0056**

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

PROJECT #: PD 05-007

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: June 28, 2005

APPLICANT: Halferty/DeBeikes Joint Venture

LOCATION: Oak Hill Road

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:

- 1. This project approval shall expire on June 28, 2007 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the 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. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:
(See Tract Map Conditions of Approval)

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

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

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 00-023 Resolution for specific DRC review requirements.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

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

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

PUBLIC WORKS DEPARTMENT - 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.

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

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

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

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

| Street Name | City Standard | Standard Drawing No. |
|-------------|---------------|----------------------|
|-------------|---------------|----------------------|

- 7. 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.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

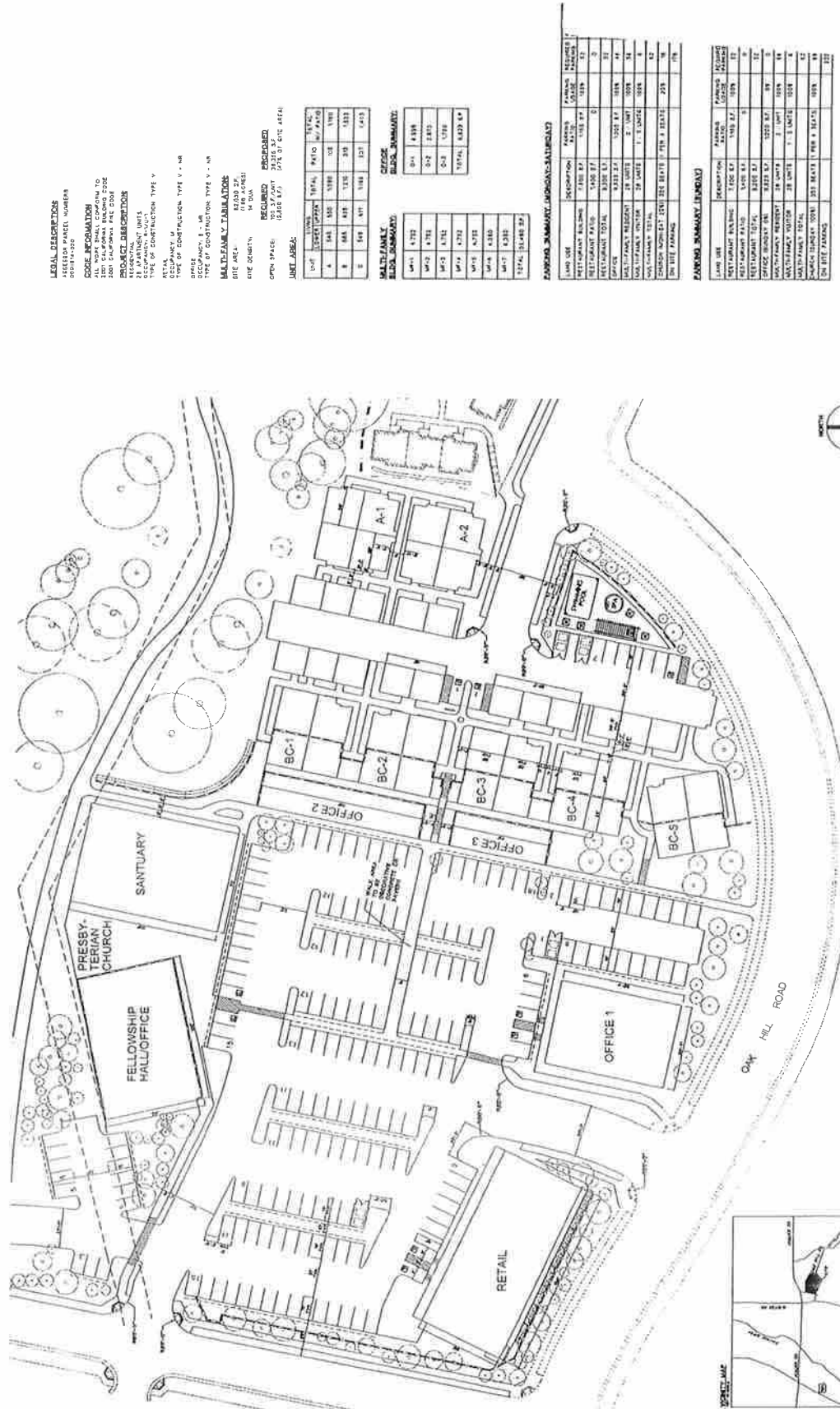
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

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

I. GENERAL CONDITIONS

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

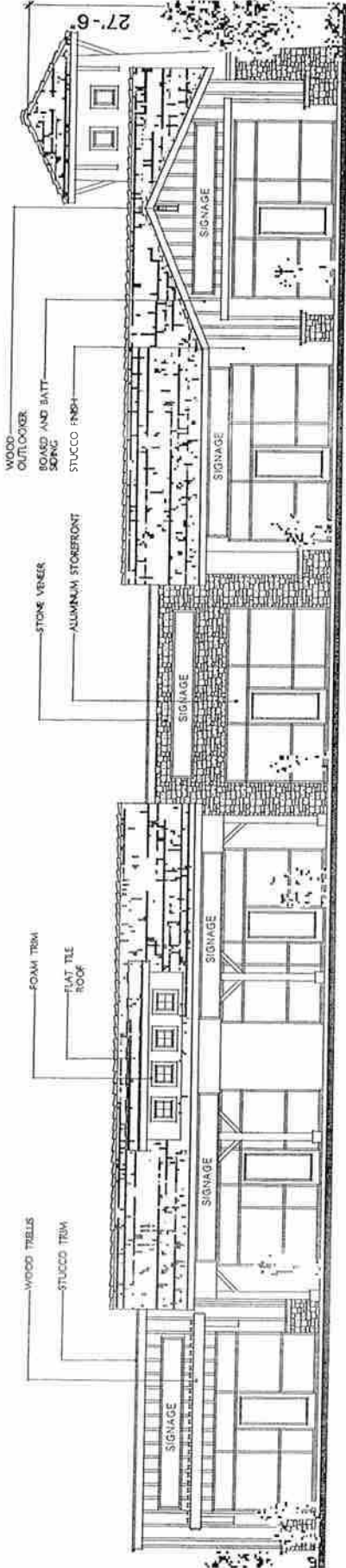
Exhibit B



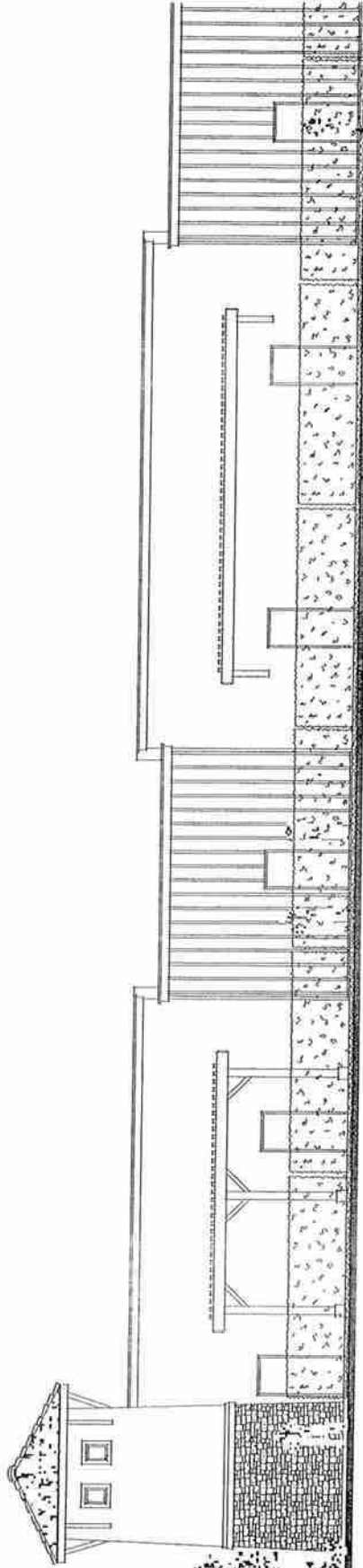
LEGAL DESCRIPTIONS
 SECTION NUMBER
 00014-000

COSE INFORMATION
 100 CALIFORNIA PARKING ZONE
 200 CALIFORNIA PARKING ZONE
 300 CALIFORNIA PARKING ZONE
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 9800 CALIFORNIA PARKING ZONE
 9900 CALIFORNIA PARKING ZONE
 10000 CALIFORNIA PARKING ZONE

| UNIT | TYPE | TOTAL | RATIO | NO. OF |
|------|------|-------|-------|--------|
| A | SA | 155 | 100% | 155 |
| B | BA | 145 | 100% | 145 |
| C | CA | 135 | 100% | 135 |
| D | DA | 125 | 100% | 125 |
| E | EA | 115 | 100% | 115 |
| F | FA | 105 | 100% | 105 |
| G | GA | 95 | 100% | 95 |
| H | HA | 85 | 100% | 85 |
| I | IA | 75 | 100% | 75 |
| J | JA | 65 | 100% | 65 |
| K | KA | 55 | 100% | 55 |
| L | LA | 45 | 100% | 45 |
| M | MA | 35 | 100% | 35 |
| N | NA | 25 | 100% | 25 |
| O | OA | 15 | 100% | 15 |
| P | PA | 5 | 100% | 5 |
| Q | QA | 0 | 0% | 0 |
| R | RA | 0 | 0% | 0 |
| S | SA | 0 | 0% | 0 |
| T | TA | 0 | 0% | 0 |
| U | UA | 0 | 0% | 0 |
| V | VA | 0 | 0% | 0 |
| W | WA | 0 | 0% | 0 |
| X | XA | 0 | 0% | 0 |
| Y | YA | 0 | 0% | 0 |
| Z | ZA | 0 | 0% | 0 |
| AA | AA | 0 | 0% | 0 |
| AB | AB | 0 | 0% | 0 |
| AC | AC | 0 | 0% | 0 |
| AD | AD | 0 | 0% | 0 |
| AE | AE | 0 | 0% | 0 |
| AF | AF | 0 | 0% | 0 |
| AG | AG | 0 | 0% | 0 |
| AH | AH | 0 | 0% | 0 |
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| AL | AL | 0 | 0% | 0 |
| AM | AM | 0 | 0% | 0 |
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| AO | AO | 0 | 0% | 0 |
| AP | AP | 0 | 0% | 0 |
| AQ | AQ | 0 | 0% | 0 |
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| AS | AS | 0 | 0% | 0 |
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| AZ | AZ | 0 | 0% | 0 |
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| BF | BF | 0 | 0% | 0 |
| BG | BG | 0 | 0% | 0 |
| BH | BH | 0 | 0% | 0 |
| BI | BI | 0 | 0% | 0 |
| BJ | BJ | 0 | 0% | 0 |
| BK | BK | 0 | 0% | 0 |
| BL | BL | 0 | 0% | 0 |
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| BN | BN | 0 | 0% | 0 |
| BO | BO | 0 | 0% | 0 |
| BP | BP | 0 | 0% | 0 |
| BQ | BQ | 0 | 0% | 0 |
| BR | BR | 0 | 0% | 0 |
| BS | BS | 0 | 0% | 0 |
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| BU | BU | 0 | 0% | 0 |
| BV | BV | 0 | 0% | 0 |
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| BY | BY | 0 | 0% | 0 |
| BZ | BZ | 0 | 0% | 0 |
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| CP | CP | 0 | 0% | 0 |
| CQ | CQ | 0 | 0% | 0 |
| CR | CR | 0 | 0% | 0 |
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| CU | CU | 0 | 0% | 0 |
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| CY | CY | 0 | 0% | 0 |
| CZ | CZ | 0 | 0% | 0 |
| DA | DA | 0 | 0% | 0 |
| DB | DB | 0 | 0% | 0 |
| DC | DC | 0 | 0% | 0 |
| DD | DD | 0 | 0% | 0 |
| DE | DE | 0 | 0% | 0 |
| DF | DF | 0 | 0% | 0 |
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| DJ | DJ | 0 | 0% | 0 |
| DK | DK | 0 | 0% | 0 |
| DL | DL | 0 | 0% | 0 |
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| DT | DT | 0 | 0% | 0 |
| DU | DU | 0 | 0% | 0 |
| DV | DV | 0 | 0% | 0 |
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| DX | DX | 0 | 0% | 0 |
| DY | DY | 0 | 0% | 0 |
| DZ | DZ | 0 | 0% | 0 |
| EA | EA | 0 | 0% | 0 |
| EB | EB | 0 | 0% | 0 |
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| ED | ED | 0 | 0% | 0 |
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| EH | EH | 0 | 0% | 0 |
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| EJ | EJ | 0 | 0% | 0 |
| EK | EK | 0 | 0% | 0 |
| EL | EL | 0 | 0% | 0 |
| EM | EM | 0 | 0% | 0 |
| EN | EN | 0 | 0% | 0 |
| EO | EO | 0 | 0% | 0 |
| EP | EP | 0 | 0% | 0 |
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| ES | ES | 0 | 0% | 0 |
| ET | ET | 0 | 0% | 0 |
| EU | EU | 0 | 0% | 0 |
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| EX | EX | 0 | 0% | 0 |
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| FP | FP | 0 | 0% | 0 |
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| FR | FR | 0 | 0% | 0 |
| FS | FS | 0 | 0% | 0 |
| FT | FT | 0 | 0% | 0 |
| FU | FU | 0 | 0% | 0 |
| FV | FV | 0 | 0% | 0 |
| FW | FW | 0 | 0% | 0 |
| FX | FX | 0 | 0% | 0 |
| FY | FY | 0 | 0% | 0 |
| FZ | FZ | 0 | 0% | 0 |
| GA | GA | 0 | 0% | 0 |
| GB | GB | 0 | 0% | 0 |
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| GX | GX | 0 | 0% | 0 |
| GY | GY | 0 | 0% | 0 |
| GZ | GZ | 0 | 0% | 0 |
| HA | HA | 0 | 0% | 0 |
| HB | HB | 0 | 0% | 0 |
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| HX | HX | | | |



NORTH ELEVATION



SOUTH ELEVATION

THE HIGHLANDS
PASO ROBLES, CA

RETAIL ELEVATIONS.

SCALE 7/4" = 1'-0"

05/2005
00004

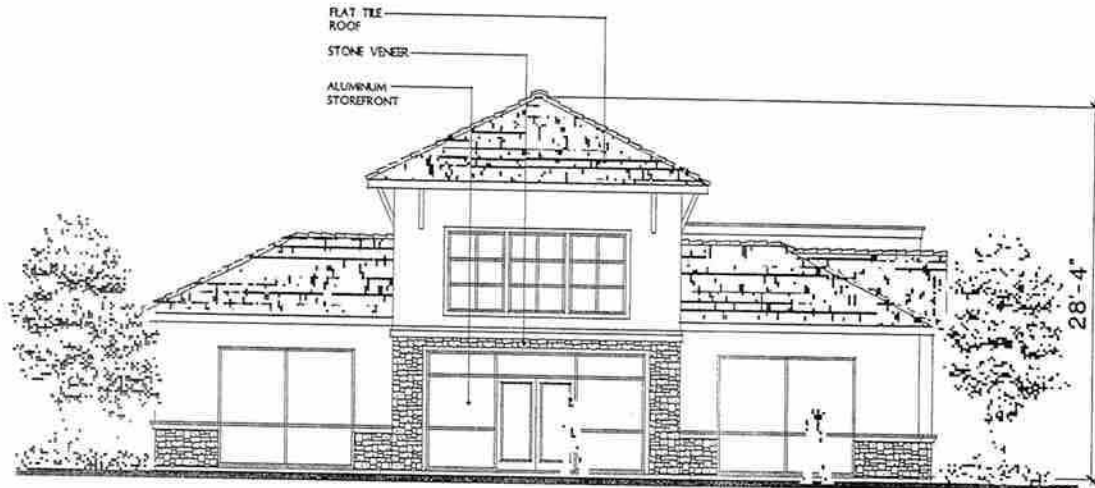
JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE, SUITE 880, PASADENA, CA 91101
AND DEBEIKES INVESTMENT COMPANY 5289 ALTON PKWY., RYNE, CA 92604

FLAIR

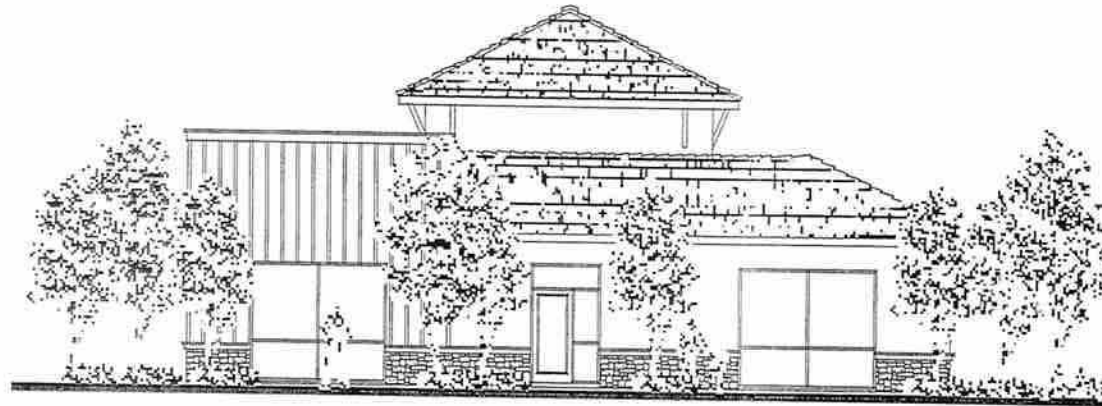
ARCHITECTS

ARCHITECTURE - PLANNING - INTERIOR DESIGN
1000 W. GARDEN ST., SUITE 200
PASO ROBLES, CA 92604

A12



NORTH ELEVATION



SOUTH ELEVATION

THE HIGHLANDS
PASO ROBLES, CA

OFFICE #1 ELEVATIONS.

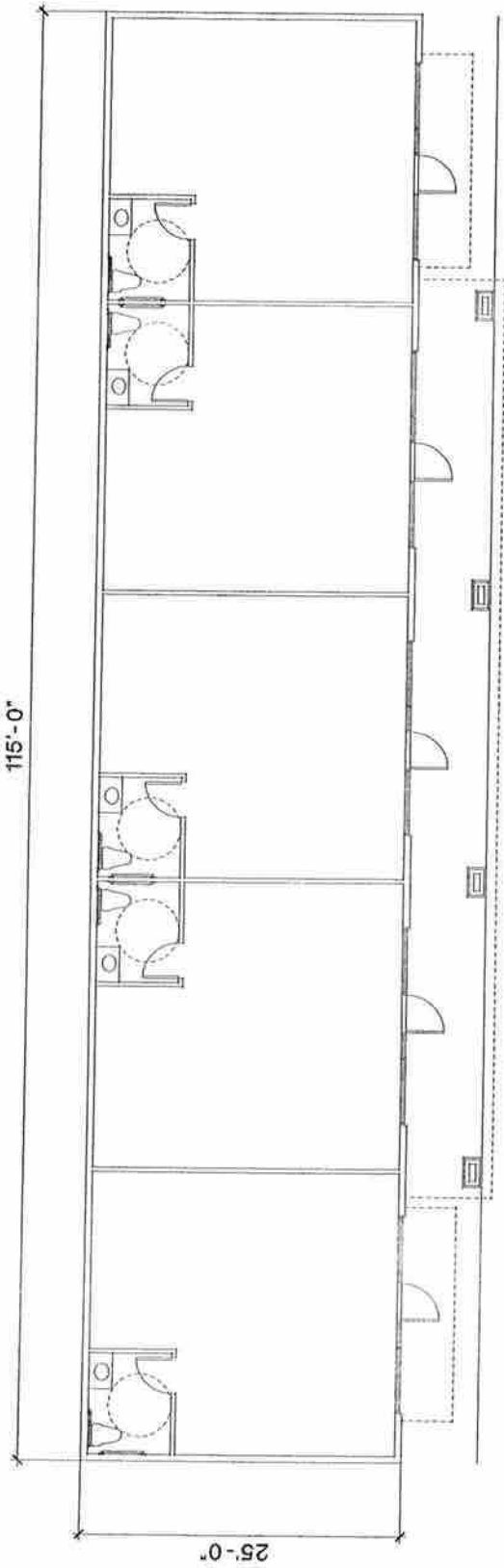
SCALE 1/4" = 1'-0"

JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE., SUITE 880, PASADENA, CA 91101
AND DEBEIKES INVESTMENT COMPANY 5289 ALTON PKWY., IRVINE, CA 92604

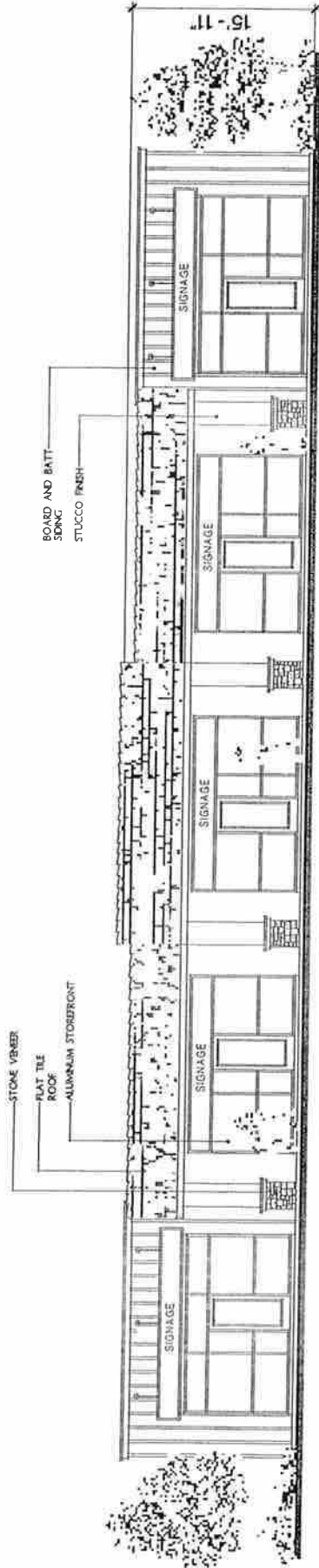
05/2005
05004



A2.2



FLOOR PLAN



WEST ELEVATION

THE HIGHLANDS
PASO ROBLES, CA

OFFICE #2 PLAN & ELEVATIONS

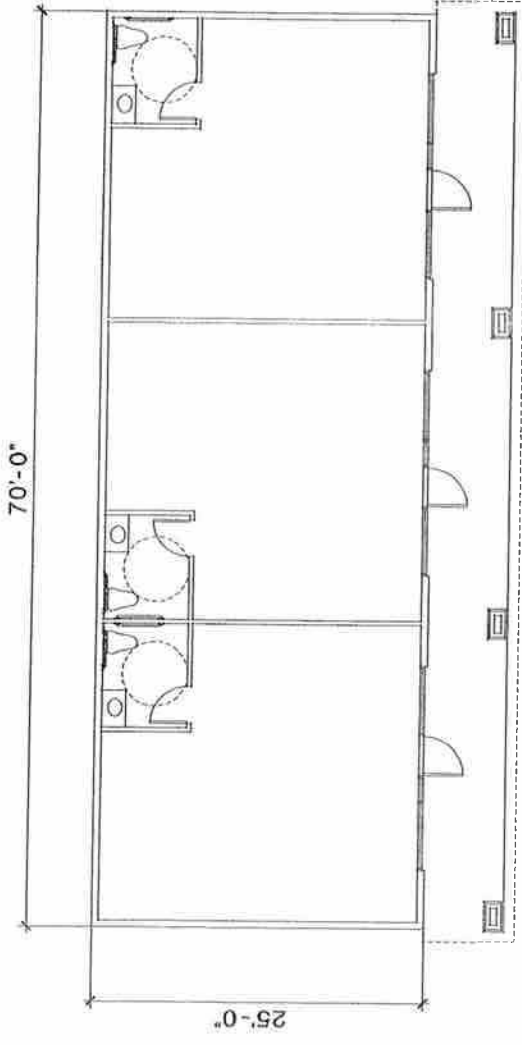
SCALE 1/4" = 1'-0"

05/2005
05004

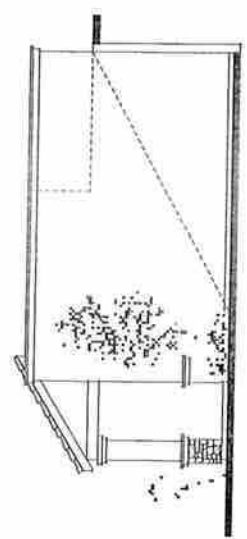
199 SOUTH LOS ROBLES AVE., SUITE 880, PASADENA, CA 91101

JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY AND DEBEIKES INVESTMENT COMPANY 5289 ALTON PKWY., IRVINE, CA 92604

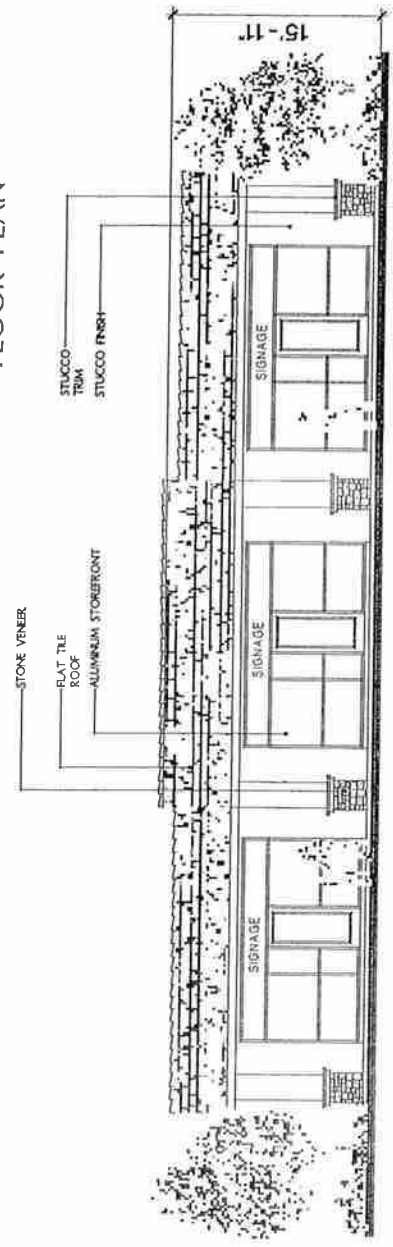
FLAIR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
10000 WILSON AVENUE, SUITE 1000, PASADENA, CA 91104
A24



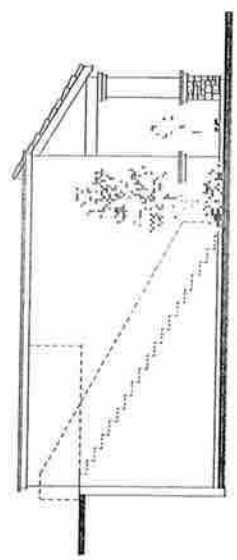
FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

THE HIGHLANDS
PASO ROBLES, CA

OFFICE #3 PLAN & ELEVATIONS

SCALE 1/4" = 1'-0"

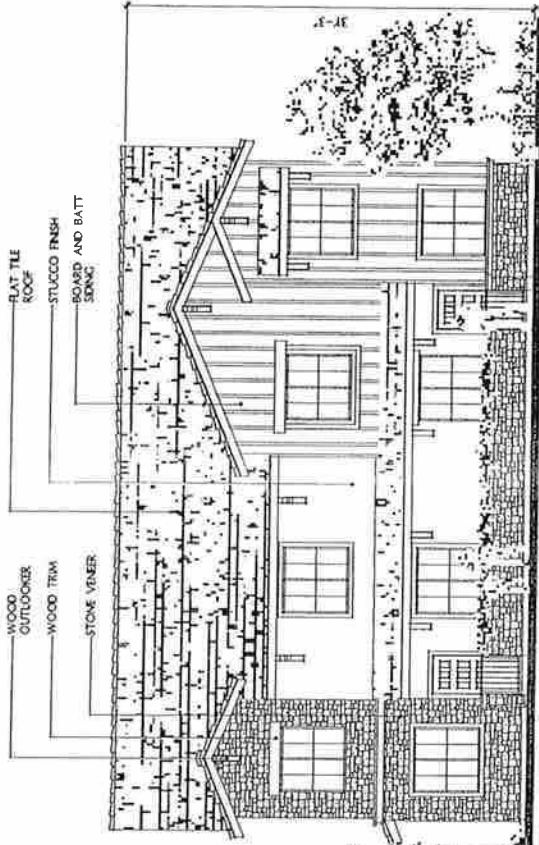
05/2005
USD04

199 SOUTH LOS ROBLES AVE., SUITE 880, PASADENA, CA 91101

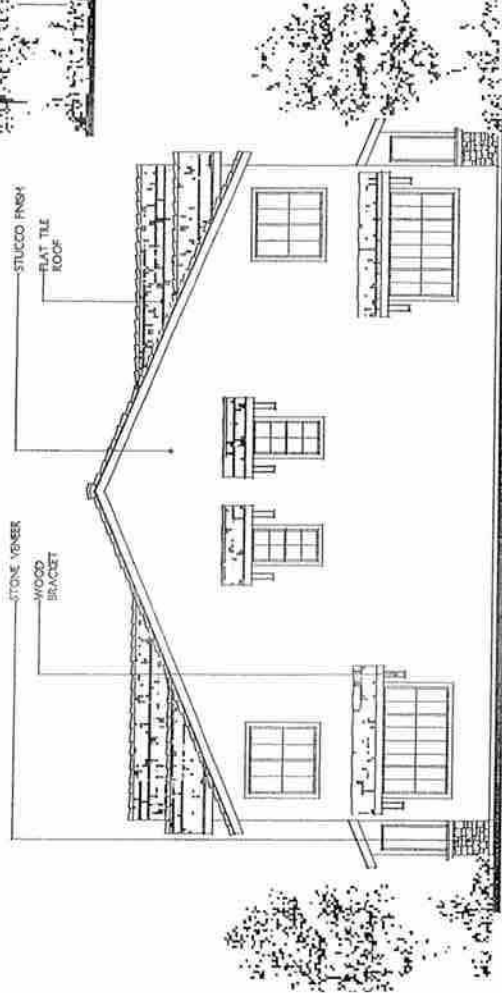
5289 ALTON PKWY., IRVINE, CA 92604

FLAIR ARCHITECTS
ARCHITECTS, INC. A PROFESSIONAL CORPORATION
475 WALTON AVENUE, SUITE 200
PASADENA, CA 91101
TEL: 767-7222 FAX: 767-7226

A2.6



EAST ELEVATION



NORTH ELEVATION

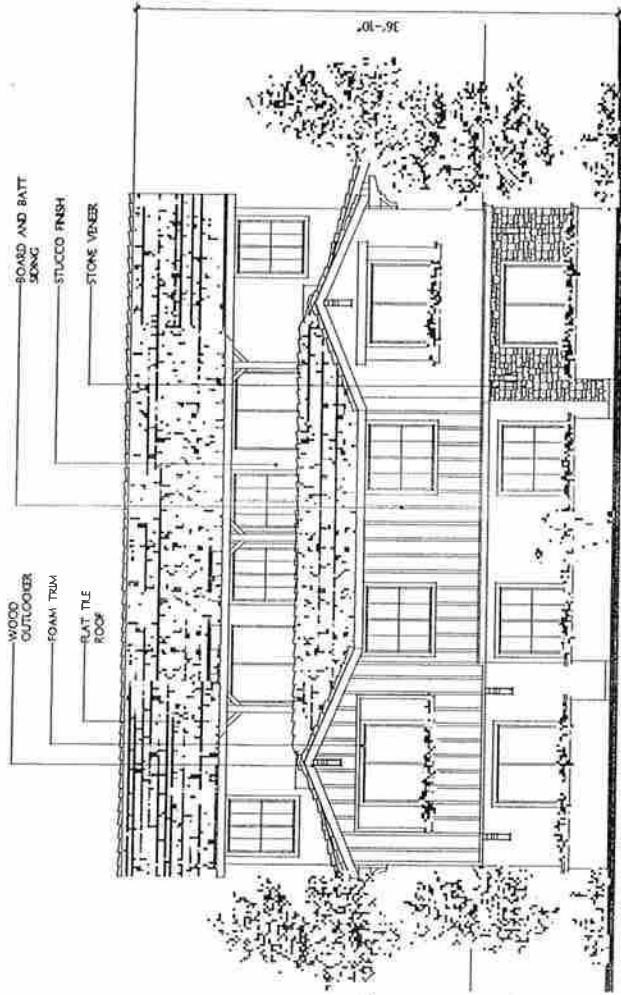
THE HIGHLANDS
PASO ROBLES, CA

BUILDING TYPE A ELEVATIONS
SCALE 1/4" = 1'-0"

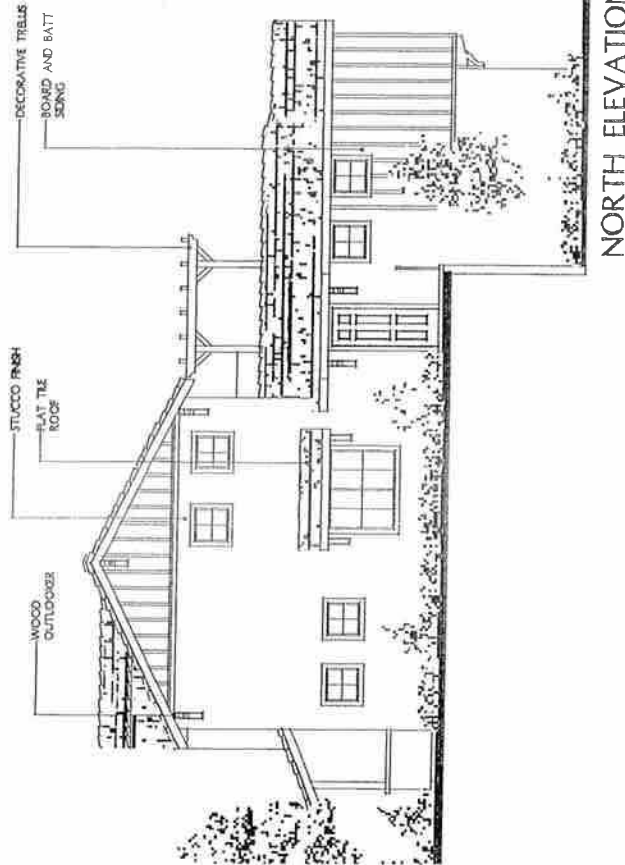
JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE, SUITE 880, PASADENA, CA 91101 06/2005 05004
AND DEBEKES INVESTMENT COMPANY 5289 ALTON PKWY., IRVINE, CA 92604

FLAIR ARCHITECTS
ARCHITECTS
REGISTERED ARCHITECTS IN CALIFORNIA, ILLINOIS, AND MISSOURI
1000 W. 14TH ST., SUITE 100, CHICAGO, ILLINOIS 60604
TEL: 312.467.7000 FAX: 312.467.7001

A3.2



WEST ELEVATION



NORTH ELEVATION

BUILDING TYPE B&C OPTION 1 ELEVATIONS

THE HIGHLANDS
PASO ROBLES, CA

JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE, SUITE 880, PASADENA, CA 91101
AND DEBEIKES INVESTMENT COMPANY 5289 ALTON PKWY., IRVINE, CA 92604

FLAIR

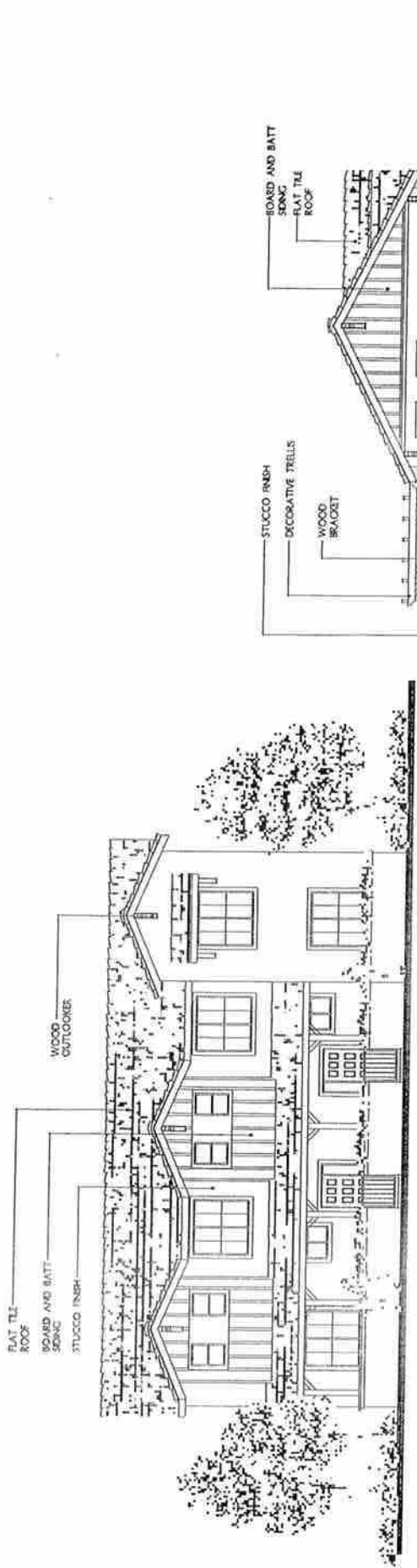
ARCHITECTS

ARCHITECTS
10000 W. 10TH AVE. SUITE 100
PASADENA, CA 91101

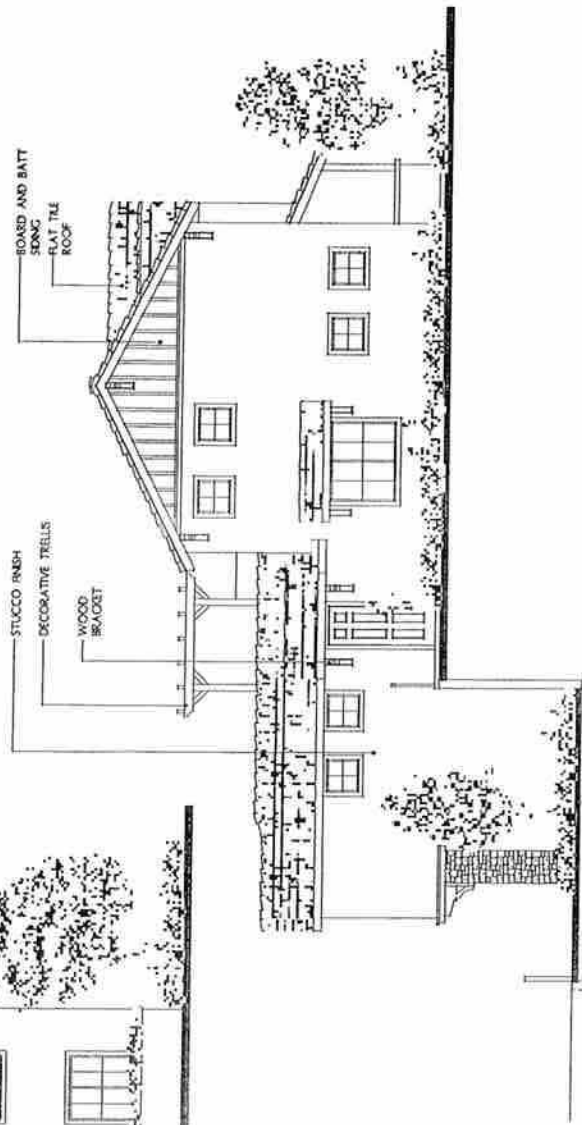
SCALE 1/4" = 1'-0"

05/2005
05004

A3.5



EAST ELEVATION



SOUTH ELEVATION

THE HIGHLANDS
PASO ROBLES, CA

JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE., SUITE 880, PASADENA, CA 91101
AND DEBEIKES INVESTMENT COMPANY 5289 ALTON PKWY., IRVINE, CA 92604

BUILDING TYPE B&C OPTION 1 ELEVATIONS

SCALE 1/4" = 1'-0"

FLAIR ARCHITECTS
ARCHITECTS
10000 UNIVERSITY AVENUE, SUITE 1000
PASADENA, CALIFORNIA 91104
TEL: 626 799-7333 FAX: 626 799-7336

A3.6

THE HIGHLANDS
PASO ROBLES, CA

JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE., SUITE 880, PASADENA, CA 91101
AND DEBEKES INVESTMENT COMPANY 5289 ALTON PKWY, IRVINE, CA 92604

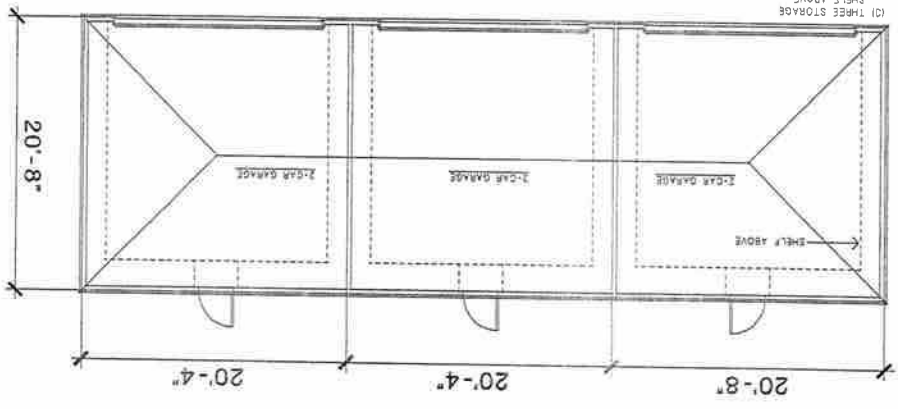
05/2005
SCALE 1/4" = 1'-0"
05004

FLAIR ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
2500 W. 15TH ST. SUITE 200
PASADENA, CA 91104
TEL 818 798-7540

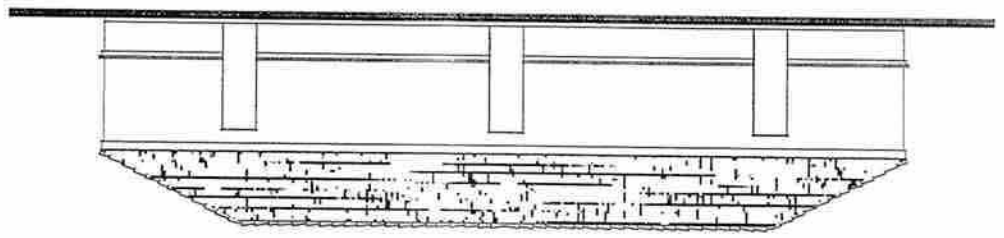
A3.9

6-CAR GARAGE

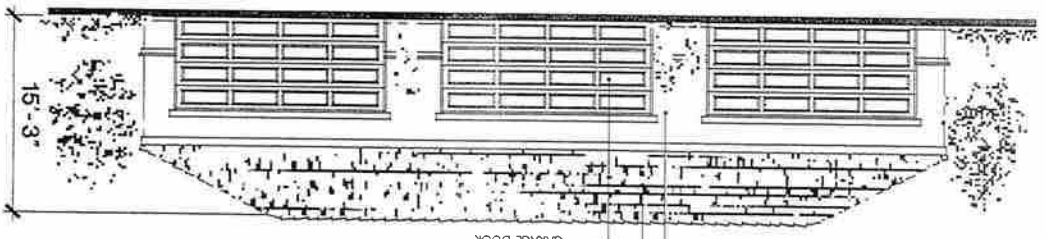
6-CAR GARAGE PLAN



EAST/WEST ELEVATION

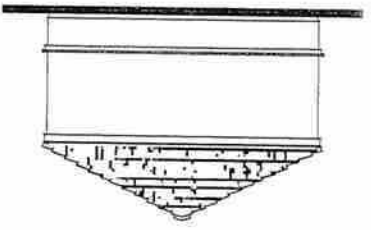


EAST/WEST ELEVATION

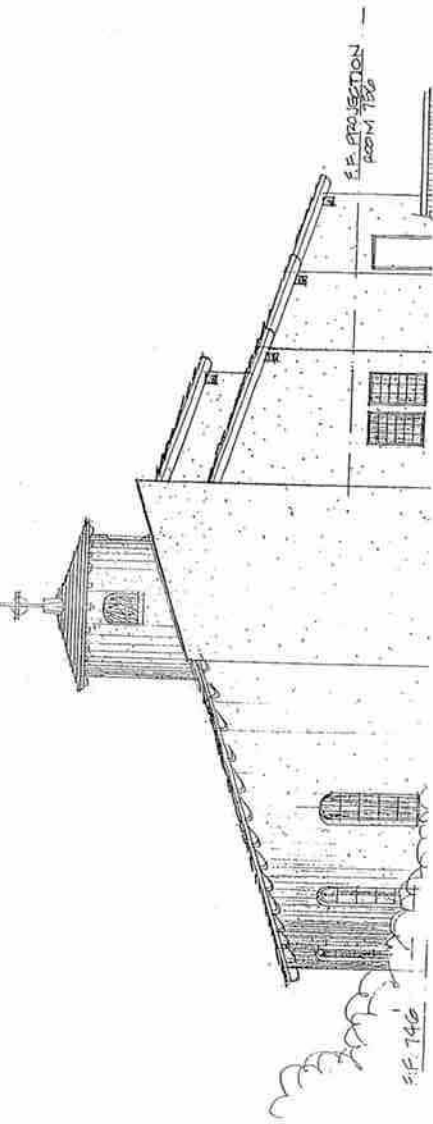
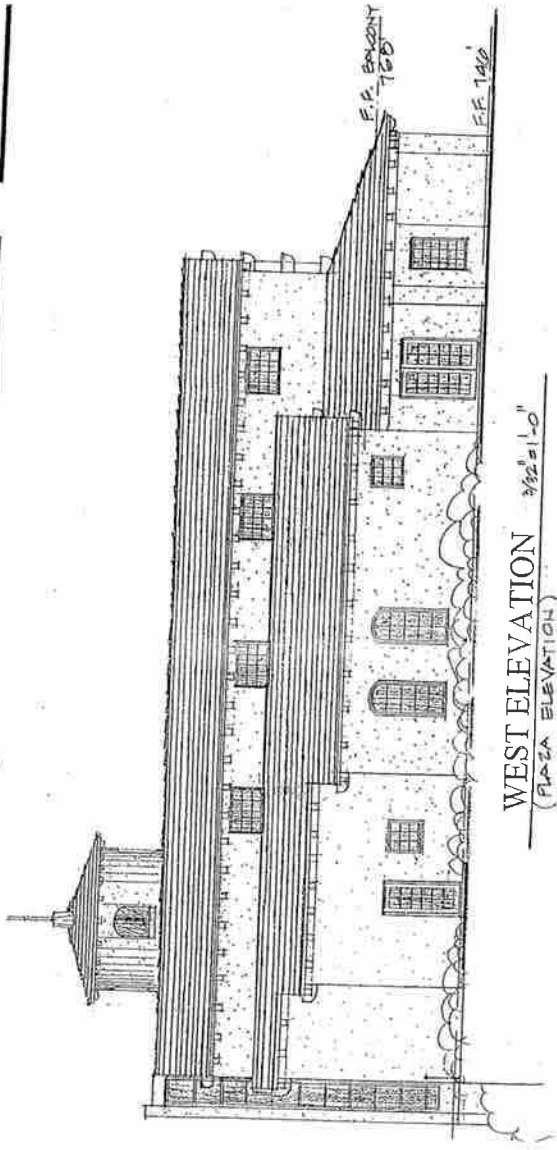


6-CAR GARAGE PLAN

NORTH/SOUTH ELEVATION

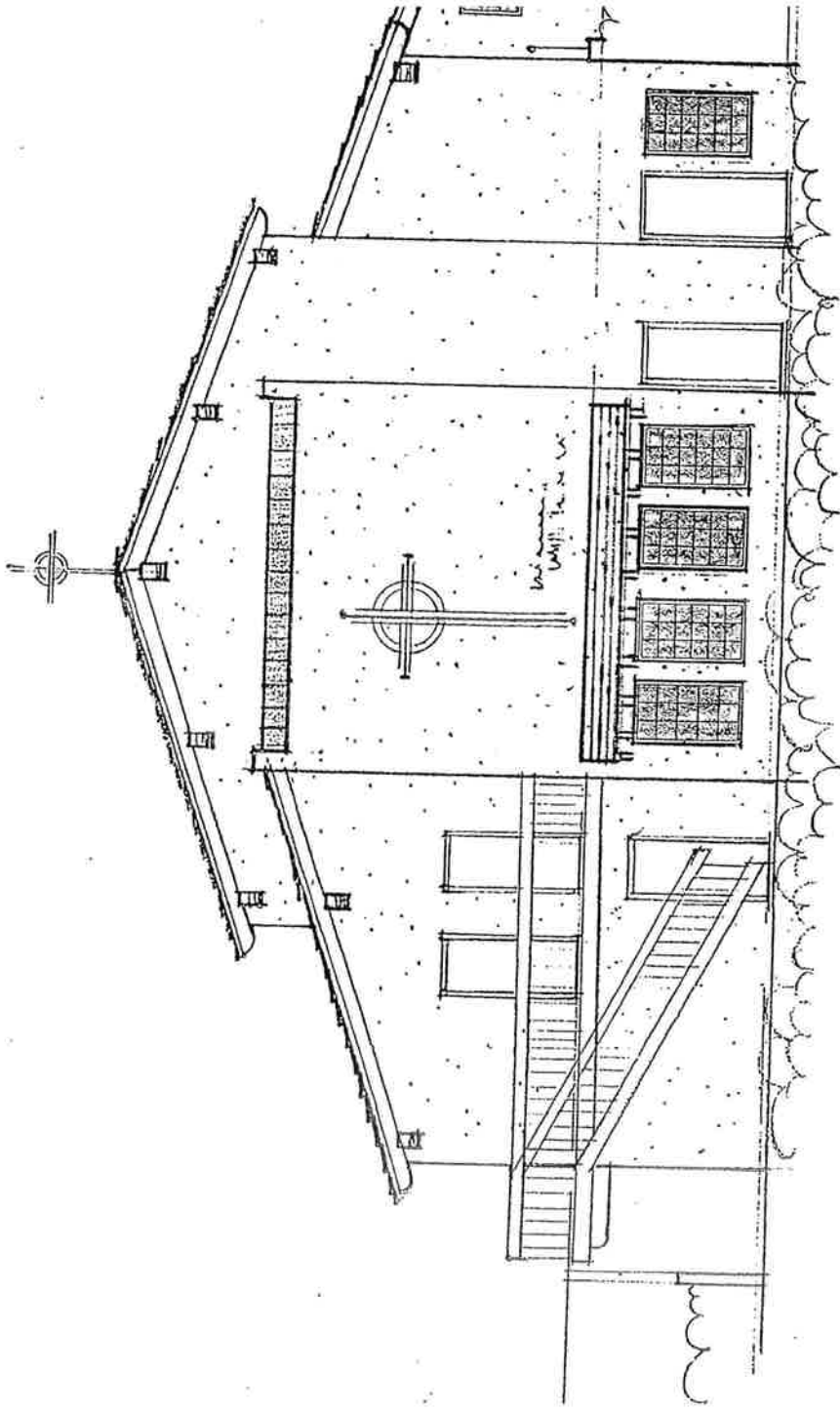


- STUCCO FINISH
- FAT TILE ROOFING
- SECTIONAL ROLL-UP GARAGE DOOR



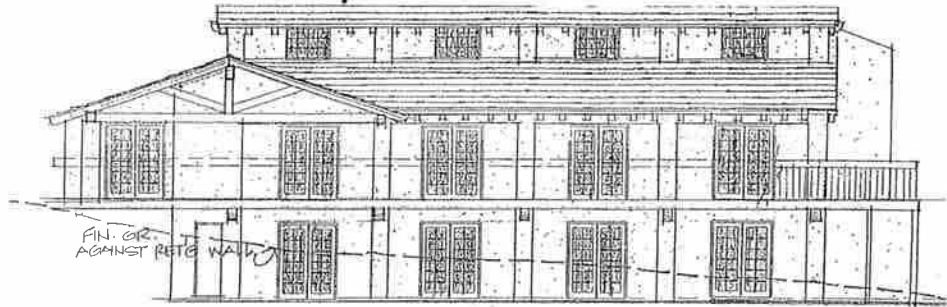
Church

Church Fellowship Hall



WEST ELEVATION 3/32" = 1'-0"

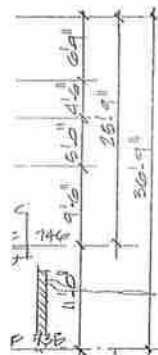
Church Fellowship Hall



NORTH ELEVATION $\frac{3}{32}'' = 1'-0''$



SOUTH ELEVATION $\frac{3}{32}'' = 1'-0''$



EAST ELEVATION $\frac{3}{32}'' = 1'-0''$
(PLAZA ELEVATION)

EXTERIOR ELEVATIONS