

RESOLUTION NO.: 08-052

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 08-007
(JACK IN THE BOX)
APN: 025-421-026

WHEREAS, Planned Development 08-007 has been filed by Curt Pringle & Associates for the construction of a 2,500 square foot drive-through fast food restaurant; and

WHEREAS, the project is located at 2500 Golden Hill Road; and

WHEREAS, the approximate 30,000 square foot site is zoned C3 (Commercial / Light-Industrial), and has a General Plan designation of CS, (Commercial Service); and

WHEREAS, the site is located within Sub Area E of the Borkey Area Specific Plan (BASP); and

WHEREAS, Section 21.23B, of the Zoning Code (Development Review) requires any project subject to environmental review in which a negative declaration is required, is subject to Planning Commission approval of a development plan (PD); 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 Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, at its November 12, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 08-004 and related applications; and

WHEREAS, the project was continued to the November 25, 2008 meeting in order to allow additional time for the applicants to review the conditions of approval and mitigation measures for the project; and

WHEREAS, at its November 25, 2008 meeting, the Planning Commission opened the continued public hearing on the Project, to accept public testimony on the proposal including Planned Development 08-004 and related applications; 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 proposed Project will not be detrimental to the City’s efforts to revitalize Downtown Paso Robles since the Project is not located in the downtown area and will provide a service for highway oriented travelers, which will not be detrimental to downtown revitalization;
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, applicable specific plans, the zoning code, and other adopted codes, policies and plans of the City. Rather, based on drive-through fast food restaurants being permitted in the C3 zone, encouraged in the CS land use designation and anticipated in Sub Area E of the Borkey Area Specific Plan, the project would be support City policies.
 - B. The Project maintains and enhances the significant natural resources on the site. Since the site is flat, has no oak trees and previously had a single family dwelling with accessory buildings, the development of this project will not impact significant natural resources on this site.
 - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. The architectural plans have been reviewed by the Development Review Committee (DRC) and ultimately the Planning Commission, where it has been concluded that the proposed project as designed (and conditioned) will blend in with the character of the site and surrounding area.
 - D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 08-007, subject to the following conditions:

PLANNING CONDITIONS:

1. 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	Site Plan
C	Grading Plan
D	Landscape Plan
E	Floor Plan
F	Exterior Elevations (West & South)
G	Exterior Elevations (East & North)
H	Trash Enclosure Plans
I	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 08-007, allows for development and operation of a 2,500 square foot fast food restaurant with drive through lane.
3. This project approval shall expire on November 25, 2011 unless a time extension request is filed with the Community Development Department prior to expiration.
4. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
5. Prior to the issuance of a building permit, the final landscape plan, including appropriate screening by wall or landscaping, shall be reviewed by the Development Review Committee (DRC).
6. The applicant shall submit a sign plans to be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
7. All roof mounted equipment shall be fully screened.
8. Prior to the issuance of a building permit, the applicant shall confirm with Paso Robles Waste Disposal that the proposed trash enclosure is designed large enough to incorporate all waste containers including recycling.
9. All signage shall comply with the City's Sign Ordinance, include any temporary signs (banners & inflatable signs) and window signage.
10. Air Pollution Control District Mitigation Measures:

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, 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. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible;
- Use 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;
- All dirt stock-pile areas should be sprayed daily as needed; and,
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or

greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater; and
- IC engines.

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE MITIGATION

Nitrogen Oxide and Reactive Organic Gas Mitigation

APCD staff has determined the operational impacts of this development through the use of the URBEMIS2007 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. The results of the model using conservative County average trip distances demonstrated that the operational impacts will likely exceed the APCD's CEQA Tier I significance threshold value of 10 lbs/day for the criteria air pollutants nitrogen oxides (NOx) and reactive organic gases (ROG); 22 lbs/day NOx and 15 lbs/day ROG).

As a result of this estimated threshold exceedence, this project must implement all applicable Standard Mitigation Measures and at least 10 Additional Mitigation Measures listed below. Should this project move forward, the APCD will consider the overall criteria pollutant air quality impacts from this project to have been reduced to a level of insignificance with the implementation of these mitigation measures. Other measures may be proposed as replacements by contacting the APCD's Planning Division at 781-5912.

Standard 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.
- Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips.
- Provide preferential carpool and vanpool parking spaces.

Discretionary Measures (Include at least 10 of the following)

Site Design Mitigation for this Commercial Project

- Increase street shade tree planting.
- Increase shade tree planting in parking lots to reduce evaporative emissions from parked vehicles.
- Provide on-site banking (ATM).
- Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment with designated walkways.
- Provide pedestrian signalization and signage to improve pedestrian safety.

Transportation Demand Mitigation

- If the project is located on an established transit route, improve public transit accessibility by providing a transit turnout with direct pedestrian access to the project or improve existing transit stop amenities.
- Increase the quality of existing bicycle routes/lanes or add bicycle routes/lanes which access the project.
- Implement compressed work schedules.

Energy Efficiency Measures: Green House Gas mitigation listed below requires a 20% efficiency improvement over Title 24 standard. Potential Energy Efficiency Measures are listed below. If these measures are used to achieve the 20% improvement over Title 24 for GHG mitigation, they can not be counted for energy efficiency measures for NOx and ROG mitigation.

- Shade tree planting along southern exposures of buildings to reduce summer cooling needs;
- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
- Use built-in energy efficient appliances, where applicable;
- Use double-paned windows;
- Use low energy parking lot and street lights (e.g. sodium).
- Use energy efficient interior lighting;
- Install door sweeps or weather stripping if more energy efficient doors and windows are not available;
- Install high efficiency or gas space heating; and
- Replace diesel fleet vehicles with cleaner fueled low emission vehicles (e.g. delivery vehicles frequenting facility).

Greenhouse Gas Impacts and Mitigation

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020. Carbon dioxide (CO₂) is the most dominant greenhouse gas, making up approximately 84% of all greenhouse gases (GHGs). Fossil fuel combustion is responsible for 97% of all CO₂ emissions worldwide; thus, reducing fossil fuel combustion is essential to solving this problem.

On June 19, 2008, the California Office of Planning and Research (OPR) released a Technical Advisory titled CEQA and Climate Change: Addressing Climate Change Through CEQA Review (<http://opr.ca.gov/index.php?a=ceqa/index.html>). In this document OPR verifies that GHG emissions are appropriate subjects for CEQA analysis that should be evaluated even without the presence of established thresholds. Further OPR establishes that lead agencies must assess whether emissions are individually or cumulative significant.

The APCD suggests that lead agencies become familiar with the recommendations outlined in this Technical Advisory and ensure that projects subject to CEQA quantify GHG emissions and implement feasible mitigation.

The APCD staff considered the operational GHG impact of the proposed Jack in the Box with drive-through restaurant by running the URBEMIS2007. This analysis indicated that operational phase impacts of the GHG CO2 emissions will be approximately 8,350 pounds per day or 1,382 metric tons per year. **The APCD recommends the implementation of feasible mitigation measures to minimize project related GHG impacts.**

- Reconsider drive-thru application
- Post “no-idling” restriction notices at several locations in the drive-through queue;
- Make safe walking or bicycling connectivity to/from and on the site;
- Improve nearby transit amenities (e.g. bus stop smart signs);
- Implement green building techniques such as:
 - Building positioning and engineering that eliminate or minimize the development’s active heating and cooling needs;
 - Implement solar systems to reduce energy needs;
 - Increase the building energy efficiency rating by 20% above what is required by Title 24 requirements.
 - Plant native shade trees along southern exposures of buildings to reduce summer cooling needs;
 - Plant native, drought resistant landscaping;
 - Use locally or nearby produced building materials;
 - Use renewable or reclaimed building materials;
 - Install outdoor electrical outlets to encourage the use of electric appliances and tools; and
 - Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

11. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.

ENGINEERING CONDITIONS/TRAFFIC IMPACT MITIGATION

12. The Jack in the Box restaurant will pay all development impact fees in effect at the time of occupancy as set by the City Council.
13. Improvements to the intersection of Golden Hill Road and SR 46E, as outlined on approved plans for the Regency Center, must be complete and in operation to the satisfaction of the City Engineer prior to occupancy of the proposed restaurant. It is anticipated that these improvements will be complete prior to June 1, 2009. Should construction of the restaurant be completed in compliance with all applicable Codes and this resolution after June 1, 2009, occupancy of the restaurant will be allowed regardless of the progress of construction of the State Highway improvements described above.

14. Prior to occupancy, all frontage improvements, including sidewalks and landscaping shall be completed along Golden Hill Road.

PASSED AND ADOPTED THIS 25th day of November, 2008 by the following Roll Call Vote:

AYES: Johnson, Hodgkin, Steinbeck, Holstine

NOES: Flynn, Treach, Peterson

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION 08-052

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

PROJECT #: PLANNED DEVELOPMENT 08-007

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: NOVEMBER 25, 2008

APPLICANT: JACK IN THE BOX

LOCATION: 2500 GOLDEN 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 November 25, 2011 (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:

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 site specific conditions in PD 08-007 Resolution
- 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:

APPLICANT: JIB PREPARED BY: JF

REPRESENTATIVE: CurtPringle CHECKED BY: _____

PROJECT: PD 08-007 TO PLANNING: _____

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:

Golden Hill Road	Arterial	A-1
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.

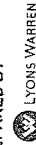
PROJECT DATA

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PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS:
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 10. 10/17/07 10/17/07

PREPARED BY



LYONS WARREN
 10000 N. 100th Street
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 Phone: (206) 835-1100
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 Email: info@lyonswarren.com
 Website: www.lyonswarren.com

NOTES:

1. ALL DIMENSIONS SHOWN ARE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE AS SHOWN UNLESS OTHERWISE NOTED.
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OWNER:

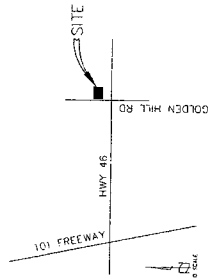
10000 N. 100th Street
 Suite 100
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 Email: info@lyonswarren.com
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APPLICANT:

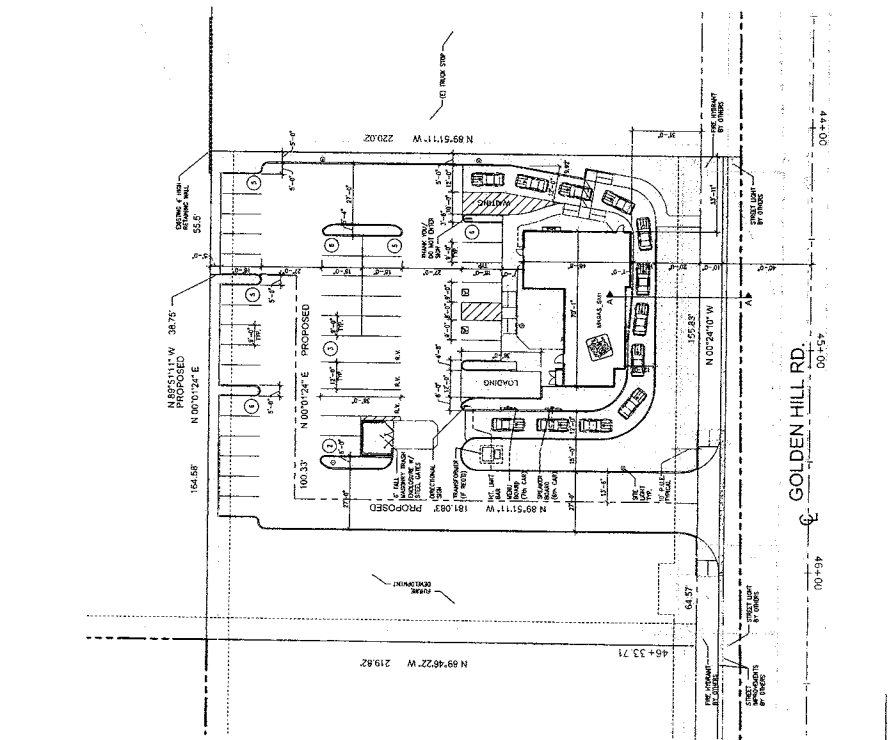
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LEGEND

- EXISTING LANDSCAPE MASS
- PROPOSED COURSE AREA



VICINITY MAP



LANDSCAPE SECTION A-A

SCALE: 1/4" = 1'-0"



SITE PLAN
 SCALE: 1/4" = 1'-0"

NORTH

PROJECT DATA

ADD TO THE SET:
 1. 10/17/07 10/17/07
 2. 10/17/07 10/17/07
 3. 10/17/07 10/17/07
 4. 10/17/07 10/17/07
 5. 10/17/07 10/17/07
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 7. 10/17/07 10/17/07
 8. 10/17/07 10/17/07
 9. 10/17/07 10/17/07
 10. 10/17/07 10/17/07

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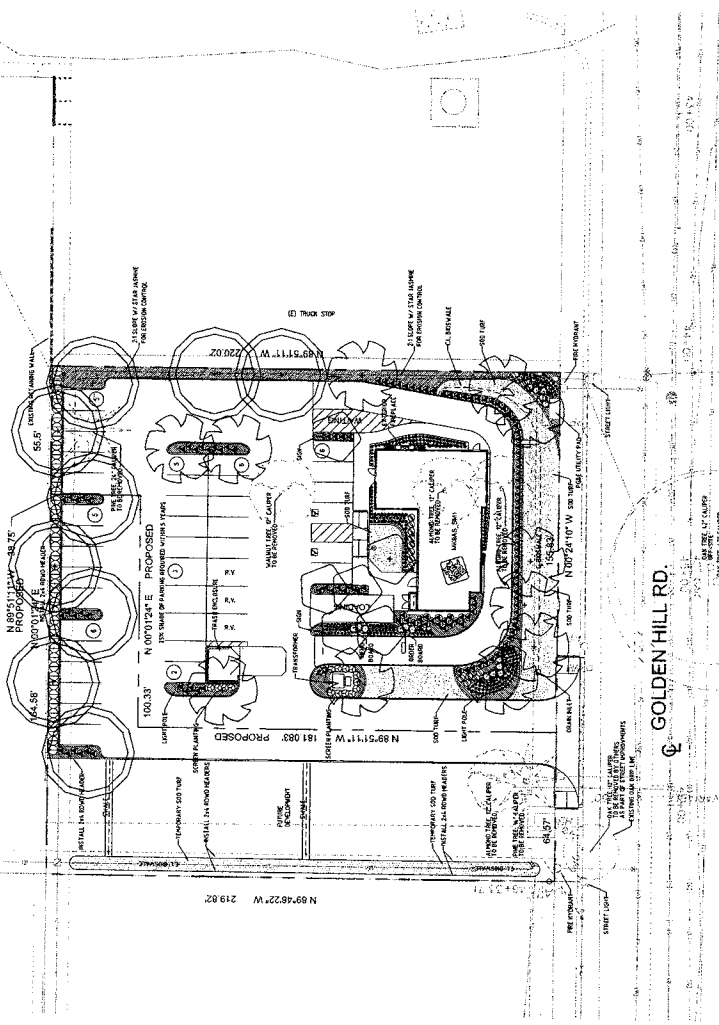
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 5. 10/17/07 10/17/07
 6. 10/17/07 10/17/07
 7. 10/17/07 10/17/07
 8. 10/17/07 10/17/07
 9. 10/17/07 10/17/07
 10. 10/17/07 10/17/07

Paso Robles
 OCT 29 2008
 Planning Division

Exhibit B
 Site Plan
 PD 08-007
 2500 Golden Hill Road
 (Jack in the Box)



PARCEL 11



PRIOR TO STARTING WORK, GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO SCHEDULE MANDATORY PRE-CONSTRUCTION PHONE CONFERENCE

Exhibit D
Landscape Plan
PD 08-007
2500 Golden Hill Road
(Jack in the Box)

LEGEND

SYMBOL	PLANTING NAME	QUANTITY	PLANT SIZE	PLANTING METHOD	ESTIMATED QUANTITY	DETAIL
(Symbol)	10' TALL PINEAPPLE PALM	10	10' TALL	AS SHOWN	10	(Detail)
(Symbol)	8' TALL PINEAPPLE PALM	10	8' TALL	AS SHOWN	10	(Detail)
(Symbol)	6' TALL PINEAPPLE PALM	10	6' TALL	AS SHOWN	10	(Detail)
(Symbol)	4' TALL PINEAPPLE PALM	10	4' TALL	AS SHOWN	10	(Detail)
(Symbol)	2' TALL PINEAPPLE PALM	10	2' TALL	AS SHOWN	10	(Detail)

CONSTRUCTION NOTES

- ALL PLANTINGS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- ALL PLANTINGS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
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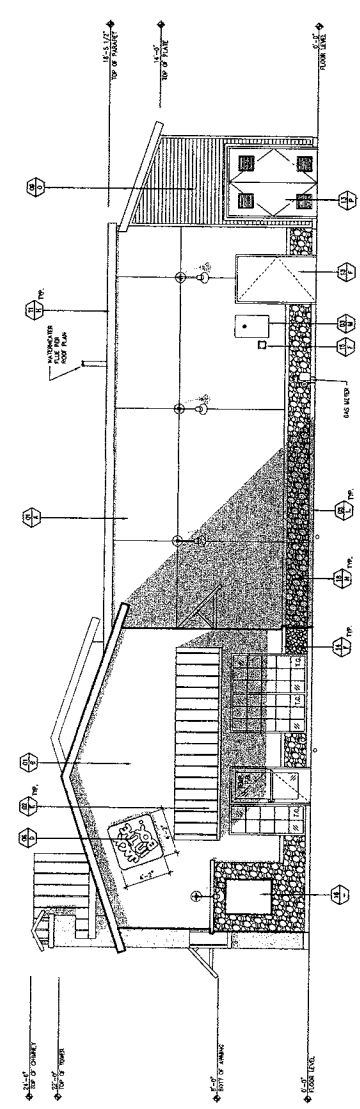
GENERAL NOTES

- ALL PLANTINGS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- ALL PLANTINGS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
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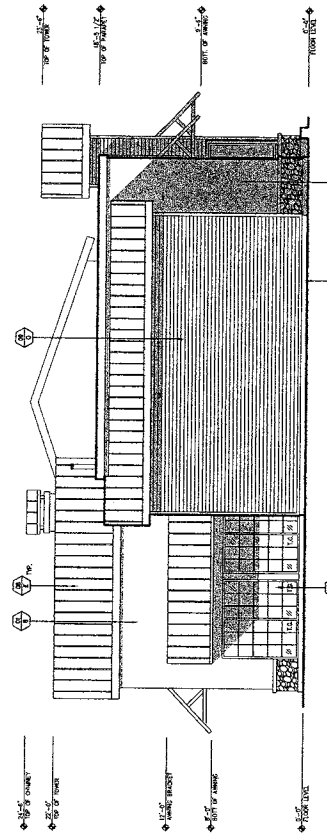
LANDSCAPE CONCEPT PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

LANDSCAPE ARCHITECT
 JACK IN THE BOX
 2500 GOLDEN HILL ROAD
 SAN ANTONIO, TX 78202

NOTES:
 1. THE ARCHITECT HAS REVIEWED THE APPROVED ARCHITECTURAL AND ENGINEERING DRAWINGS FOR CONFORMANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE DRAWINGS.



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE USE CHECKED BOX ONLY
 1. MATERIAL/FINISH: ANTI-GRAFFITI COATING: BLANCO CR424 GRAFTS BARBER
 2. COLOR: CLEAR

- MATERIALS:**
- 01 EXTERIOR GROUT PLASTER - SAND FLAT FINISH - INTEGRAL COLOR
 - 02 THERMOPLASTIC BLASTING: 400 LBS. TONDR
 - 03 PAINTING & SUPPORT BY SON CONTRACTOR
 - 04 MASONRY: STONE VENEER (SEE SPEC. FOR DETAILS)
 - 05 1" CLEAR INSULATED GLASS 1/4" CLEAR GLASS
 - 06 1/2" SOLARBAN TO GLASS ANTI-GRAFFITI FILM
 - 07 EXTERIOR GROUT PLASTER FINISH ON ONE CONCRETE CURB
 - 08 WALL MOUNTED LIGHTING FIXTURE
 - 09 HANG-PLANK LAP SIDING, SELECT CEDARNELL FINISH
 - 10 FLOOR COATING: POLYURETHANE (AS REQUIRED PER LOCAL JURISDICTION)
 - 11 PREFABRICATED TERRAZZO FAÇADE W/ STONE KERNER
 - 12 WALL ON METAL DOORS AND FRAMES, MISCELLANEOUS ITEM
 - 13 DISPLAY MIRROR PANEL
 - 14 STONE VENEER
 - 15 DECORATIVE WINDOW

- COLORS:**
- A COLOR TO MATCH TO GRS "TUFF PULL"
 - B COLOR TO MATCH TO GRS "WESTERN TRAIL"
 - C WHITE TEXT ON RED BACKGROUND
 - D COLOR/FINISH TO MATCH ADJACENT SURFACE
 - E NOT USED
 - F COLOR/FINISH TO MATCH ADJACENT SURFACE
 - G SHERWIN WILLIAMS A-100 EXTERIOR GLASS LATEX SW 7074 "SOFTWARE"
 - H SHERWIN WILLIAMS EXTERIOR ACCENTS COLORS SW 6990 "CAMP"
 - I STAINLESS STEEL, GRAY
 - J CALIFORNIA STONE PRODUCTS "WHITE SPREAD STONE"
 - K CALIFORNIA STONE PRODUCTS "SHERWIN WILLIAMS TAN 4800-20"
 - L COLOR TO MATCH TO GRS "MUSKOGEE CUP"

NOTES:
 1. NO MECHANICAL EQUIPMENT WILL EXTEND ABOVE THE BUILDING PARAPETS, UNLESS SPECIFICALLY SHOWN.
 2. VISIBLE FROM THE EXTERIOR OF THE BUILDING.

REVISED 08/11/2009
DATE 08/11/2009
PROJECT 2500 GOLDEN HILL ROAD
NO. 08-007
CONTRACTOR JACK IN THE BOX
ARCHITECT J. J. BIRILLI

LYONS WARREN

NO. INFORMATION

NO. SHEETS 341

NO. PAGES 341

NO. PAGES 341

ADDRESS 2500 GOLDEN HILL ROAD, SUITE 400, SAN JOSE, CA 95128

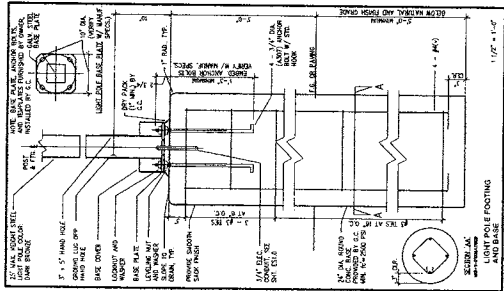
PHONE 408.434.1111

FAX 408.434.1111

SCALE AS SHOWN

EXTERIOR ELEVATIONS

A2.1



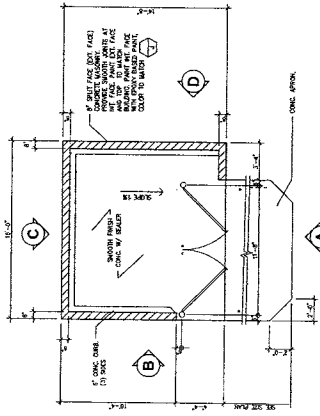
TRASH ENCLOSURE FINISH SCHEDULE

① MATERIAL/FINISH
② COLOR

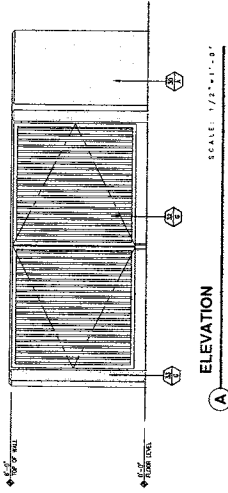
- MATERIALS/FINISH:**
- 30 SPLIT FACE MASONRY WITH PAINT FINISH
 - 31 SPLIT FACE MASONRY WITH SMOOTH JOINTS AND EPOXY BASED PAINT FINISH
 - 32 GALVANIZED METAL DOOR WITH PAINT FINISH
 - 33 GALVANIZED STEEL PIPE POST WITH PAINT FINISH

SOURCE:

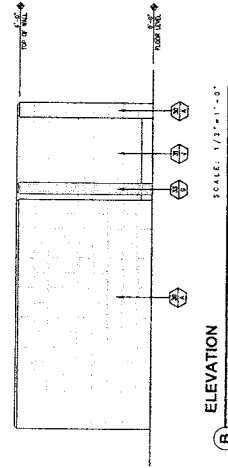
- A MATCH TO MATCH TO PAGE "TRUFFY FIELD"
- B MATCH TO MATCH TO PAGE "WOOD SHED"
- C SHERRIN WILLIAMS - USE EXTERIOR GLOSS LATEX SW 7014 "SOFTGRAY"
- D (PAINT ALL SIDES OF DOOR)



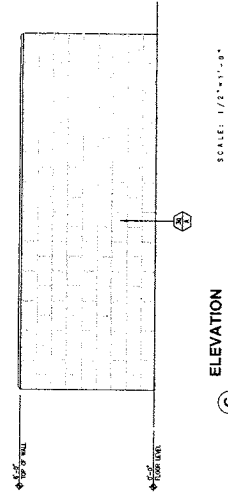
TRASH ENCLOSURE PLAN SCALE: 1/4"=1'-0"



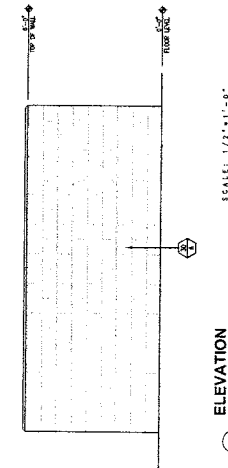
ELEVATION A SCALE: 1/2"=1'-0"



ELEVATION B SCALE: 1/2"=1'-0"



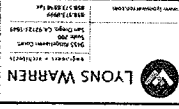
ELEVATION C SCALE: 1/2"=1'-0"



ELEVATION D SCALE: 1/2"=1'-0"

TRASH ENCLOSURE PLAN AND ELEVATIONS A2.2

DATE: 07/11/2007
BY: J. A. BENTZ
PROJECT: 08-007
ADDRESS: 2500 GOLDEN HILL ROAD, JACKSONVILLE, FL 32216
SCALE: AS SHOWN



DATE: 07/11/2007
BY: J. A. BENTZ
PROJECT: 08-007
ADDRESS: 2500 GOLDEN HILL ROAD, JACKSONVILLE, FL 32216
SCALE: AS SHOWN

Exhibit H
Trash Enclosure Plan
PD 08-007
2500 Golden Hill Road
(Jack in the Box)