

**RESOLUTION NO. 16-037**

**A RESOLUTION OF  
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 15-003  
612 GARDENIA COURT, APN 009-767-049  
APPLICANT – NEW HERITAGE, LP/JOE COLLINS  
ALDER CREEK APARTMENTS EXPANSION**

**WHEREAS**, the applicant New Heritage, LP/Joe Collins has filed an application for the Alder Creek Apartments Expansion (the “Project”) which includes consideration of Planned Development 15-003, for development of 16 new multi-family residential apartment units, with four (4) units each in four (4) buildings (the “Project”), as shown in Exhibit A (Site Plan), and Exhibit B (Elevations); and

**WHEREAS**, as part of the Project, the Applicant is concurrently processing a General Plan Amendment (GPA 15-003) and Rezone (RZ 15-002), to increase the density permitted for this property to allow for development of the proposed 16 new multi-family residential units; and

**WHEREAS**, the proposed Project includes a site plan that provides adequate access, circulation for vehicles and residents, uncovered parking spaces (61), trash enclosure, and recreational amenities; and

**WHEREAS**, the proposed elevations are compatible with the existing architectural style and design of the existing development; and

**WHEREAS** a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been prepared for this Project, considered under a separate resolution by the Planning Commission; and

**WHEREAS**, a duly noticed public hearing was conducted by the Planning Commission on July 12, 2016 on this Project to accept public testimony on the Mitigated Negative Declaration, General Plan Amendment, Rezone, Vesting Tentative Tract Map, and Planned Development for the Project.

**NOW THEREFORE BE IT RESOLVED** by the Planning Commission of the City of El Paso de Robles as follows:

Section 1. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. 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:

A. Pursuant to Zoning Code Section 21.23B.050, Findings for Development Plans:

- A. The design and intensity (density) of the proposed development plan is consistent with the following:
  1. The goals and policies established by the General Plan, since it will provide for additional multi-family rental housing;
  2. The Project is not within a specific plan area, and it is not subject to policies and development standards established by any applicable specific plan;
  3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located, since the project will continue the existing

development pattern, density and intensity of the multi-family residences located on the site;

4. All other adopted codes, policies, standards, and plans of the city;
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of persons residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City;
- C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from the public right-of-ways and corridors;
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, and buildings;
- F. The proposed development plan contributes to the orderly development of the city as a whole.

Section 3. Based on all of the above, the Planning Commission recommends approval of Planned Development 15-003 to the City Council of the City of El Paso de subject to the following conditions:

**STANDARD CONDITIONS:**

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

**SITE SPECIFIC CONDITIONS:**

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

**Planning Division Conditions:**

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

EXHIBITS	DESCRIPTION
A	Site Plan/Preliminary Grading Plan
B	Elevations
C	Standard Conditions
D	Landscape Plan
E	Floor Plans

3. The Project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
4. Approval of this Project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 15-002 shall expire on July 12, 2018. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
5. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. 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).
8. Prior to occupancy, all overhead utilities adjacent to the property shall be relocated underground.
9. The site plan shall include 61 uncovered, shared parking spaces.

**Engineering Division Conditions:**

1. Prior to occupancy, the applicant shall repair sidewalks on Niblick Road and Nicklaus Drive along the frontage of the Alder Creek Apartments to bring them into current ADA compliance.
2. The applicant shall comply with State Water Board mandates and the City's adopted Storm Water Ordinance, and shall implement storm water management strategies provided for in the project Storm Water Control Plan.

**Mitigation Monitoring and Reporting:**

**Air Quality Conditions:**

10. The following items shall be shown on grading and building plans. They are intended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:
  - a. Reduce the amount of the disturbed area where possible;
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
  - c. All dirt stock pile areas should be sprayed daily as needed;
  - d. Permanent dust control measures identified in the approved Project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;

- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
  - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
  - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
  - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
  - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
  - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
  - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
  - l. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
11. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements. SLOAPCD notification form and reporting requirements are included in Appendix A. Additional information may be obtained at website url: <http://slocleanair.org/business/asbestos.php>.
12. Maintain all construction equipment in proper tune according to manufacturer's specifications;
13. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
14. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-road Regulation;
15. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.
16. Electrify equipment when possible;
17. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,
18. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

**Noise Conditions:**

19. Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities should be limited to the hours of 7:00 am and 7:00 pm. Noise-generating construction activities should not occur on Sundays or City holidays
20. Construction equipment should be properly maintained and equipped with noise-reduction intake and exhausted mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.

**Traffic Conditions:**

21. The Project will be required to pay traffic mitigation fees to offset to offset its impacts to the citywide transportation network.

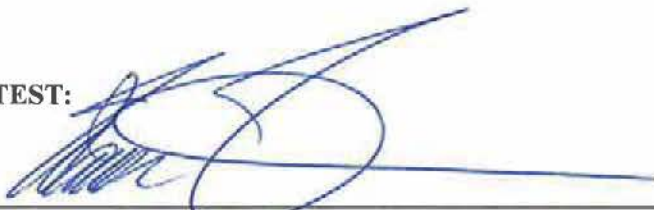
**PASSED AND ADOPTED THIS 12<sup>th</sup> day of July, 2016 by the following Roll Call Vote:**

**AYES:** Commissioners Barth, Burgett, Rollins, Agredano, Davis and Donaldson  
**NOES:**  
**ABSENT:** Commissioner Brennan  
**ABSTAIN:**



\_\_\_\_\_  
Bob Rollins, Chairman

**ATTEST:**



\_\_\_\_\_  
Warren Frace, Community Development Director





# Exhibit B



1

## ALDER CREEK APPARTMENTS

OWNER:  
JOE COLLINS  
945 126th St, Suite E  
PASO ROBLES, TX 76866

ARCHITECT:  
NICK GILMAN  
945 126th St, Suite E  
PASO ROBLES, TX 76866

## PRELIMINARY ELEVATIONS

# Exhibit C

## EXHIBIT C OF RESOLUTION

### CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> Planned Development _____	<input type="checkbox"/> Conditional Use Permit _____
<input type="checkbox"/> Tentative Parcel Map _____	<input checked="" type="checkbox"/> Tentative Tract Map _____
Approval Body: Planning Commission _____	Date of Approval: July 12, 2016 _____
Applicant: New Heritage LP/Joe Collins _____	Location: 612 Gardenia Court _____
APN: 009-767-049 _____	

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

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

**A. GENERAL CONDITIONS – PD/CUP:**

- ☐ 1. This project approval shall expire on July 12, 2018 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- ☐ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- ☐ 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution \_\_\_\_\_)



- ☐ 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- ☐ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- ☐ 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- ☐ 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- ☐ 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- ☐ 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- ☐ 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- ☐ 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- ☐ 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- ☐ 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- ☐ 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- ☐ 15. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- ☐ 16. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- ☐ 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- ☐ 18. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- ☐ 19. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- ☐ 20. Prior to the issuance of building permits, the
  - ☐ Development Review Committee shall approve the following:
  - ☐ Planning Division Staff shall approve the following:

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- ☐ 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: grading plan review

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

- ☒ 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- ☒ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- ☒ 3. The owner shall petition to annex residential Tract (or Parcel Map) 3080 into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- ☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- ☒ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

Open Space Lot 2

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

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

**C. PRIOR TO ANY PLAN CHECK:**

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

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

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

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- ☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- ☐ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- ☐ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- ☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

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

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

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

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

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

- ☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- ☐ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- ☐ 7. Due to the number of utility trenches required for this project, the City Council

(Adopted by Planning Commission Resolution \_\_\_\_\_)

adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.

- ☒ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- ☐ 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- ☐ a. Public Utilities Easement;
  - ☐ b. Water Line Easement;
  - ☐ c. Sewer Facilities Easement;
  - ☐ d. Landscape Easement;
  - ☐ e. Storm Drain Easement.
- ☐ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- ☐ a. Street lights;
  - ☐ b. Parkway/open space landscaping;
  - ☐ c. Wall maintenance in conjunction with landscaping;
  - ☐ d. Graffiti abatement;
  - ☐ e. Maintenance of open space areas.
- ☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- ☒ 12. All final property corners shall be installed.
- ☐ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- ☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- ☒ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

(Adopted by Planning Commission Resolution \_\_\_\_\_)



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

**G. GENERAL CONDITIONS**

1. ☒ Prior to the start of construction:
  - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - ☒ Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - ☒ Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - ☒ A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - ☒ Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
2. ☒ Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
3. ☒ Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
4. ☒ If required by the Fire Chief, provide on the address side of the building if applicable:
  - ☒ Fire alarm annunciator panel in weatherproof case.
  - ☒ Knox box key entry box or system.
  - ☒ Fire department connection to fire sprinkler system.
5. ☒ Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. ☒ Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

7. ☒ Prior to the issuance of Certificate of Occupancy:
- ☒ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - ☒ Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

# Exhibit D

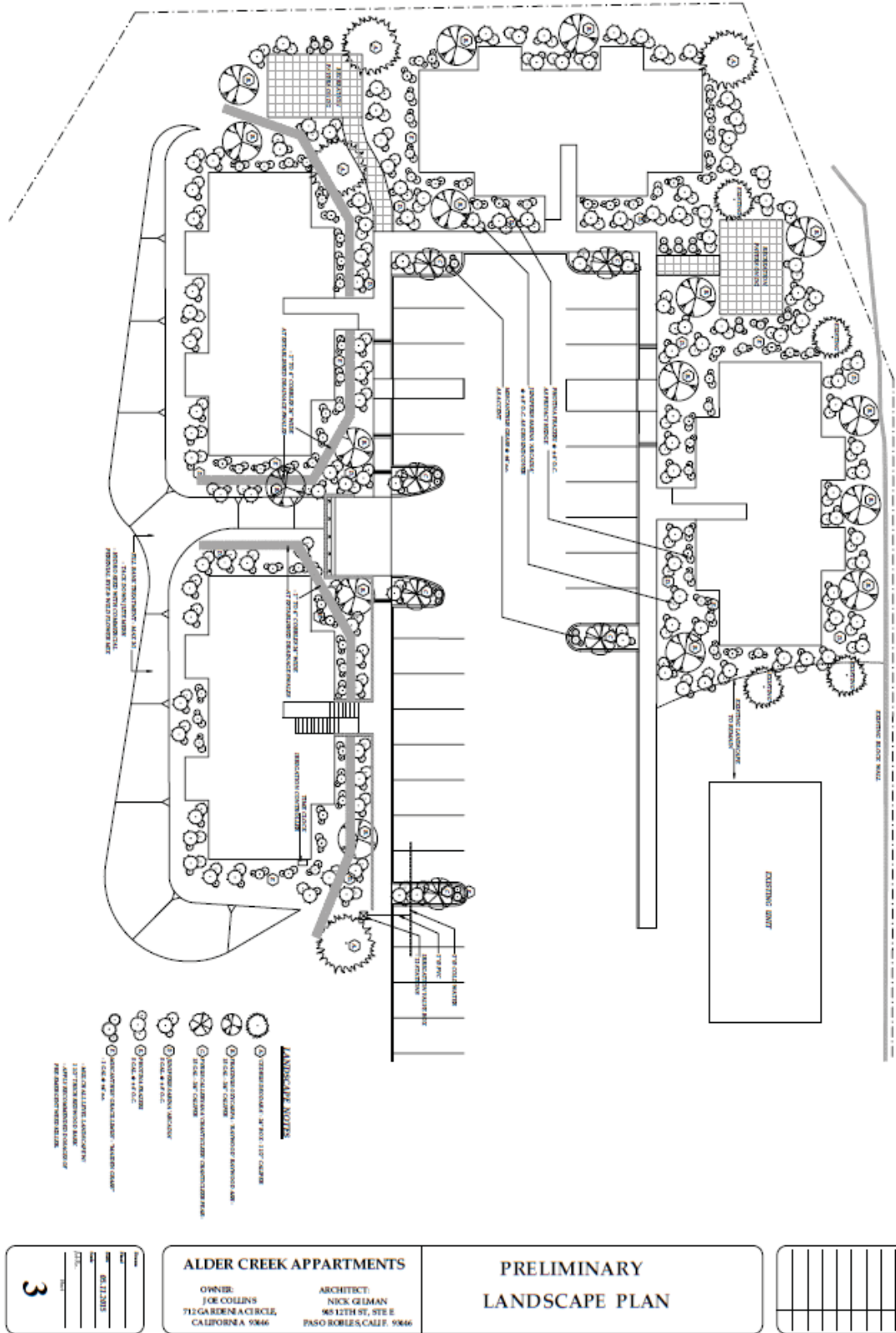


Exhibit E



Revisions	By
01.24.2013	

**2**

**ALDER CREEK APARTMENTS**

OWNER:  
JOE COLLINS  
770 GARDENIA CIRCLE,  
CALIFORNIA 93046

ARCHITECT:  
NICK GRIMAN  
963 12TH ST, STE E  
PASO ROBLES, CALIF. 93046

**PRELIMINARY FLOORPLANS**

Exhibit E  
Floor Plans