

3.4 Comment Letter Attachments

Certain comment letters included attachments or materials that were voluminous and did not provide specific, substantive comments on the DEIR or Recirculated DEIR. These attachments and materials were reviewed and responses to each attachment have been provided within Section 3.2 or Section 3.3, in correspondence to the comment code identified for the relevant attachment provided therein. While responses are provided in Section 3.2 or Section 3.3, to aid the readability and navigability of the document, these voluminous attachments and materials are included here rather than with the specific, substantive portions of the letters.

Letter I: Victor De la Cruz, Manatt, Phelps & Phillips for Sun Communities and Cava Robles RV Resort (February 22, 2021)

Comment I-117: Attachment 1.

“This Luxury RV Resort in California Has On-site Wine Tastings, Stone-fire Pizza, and a Wellness Center” by Stacey Leasca; “Adventure awaits at Cava Robles RV Resort” by Meagan Friberg; “Matt Masia, Cava Robles RV Resort honored by Paso Robles Chamber of Commerce” by News Staff of Paso Robles Daily News

ATTACHMENT 1

2/3/2021

This Luxury RV Resort in California Has On-site Wine Tastings, Stone-fire Pizza, and a Wellness Center | Travel + Leisure

This Luxury RV Resort in California Has On-site Wine Tastings, Stone-fire Pizza, and a Wellness Center

You don't even need an RV to take a workcation to this resort that has it all.

BY STACEY LEASCA

OCTOBER 08, 2020



CREDIT: DAVID LALUSH

Now that you can work from anywhere why not work from heaven on earth? And by heaven on earth, we mean [Paso Robles, California](#).

Tucked away along the Central Coast of California, travelers will find the low-key wine region, Paso Robles. The idyllic region sits between the mountains and the sea. It's the perfect spot to come for an extended stay to find both a little slice of relaxation and a

<https://www.travelandleisure.com/trip-ideas/road-trips/paso-robles-cava-rv-resort>

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2/3/2021

This Luxury RV Resort in California Has On-site Wine Tastings, Stone-fire Pizza, and a Wellness Center | Travel + Leisure

prime destination to do a bit of socially distant work. And there's no better place to do that than by RV camping at [Cava Robles](#).

Cava Robles sits in the midst of the area's many vineyards. Guests staying at the resort can take full advantage of the wine tasting tours, head out for a bit of golfing, hiking, shopping, and even go for a dip in one of Central California's hot springs at the nearby River Oaks Hot Springs Spa and Franklin Hot Springs.

At the resort, both short and long-term guests can choose to stay in their own RV and park in one of its sites that include a patio, picnic table, full hookups, and Tuscan-inspired landscaping. However, if you don't have an RV that's ok, as you can also rent out one of Cava Robles's cabins, including its Studio Chalet for two or the Chateau, which is big enough for four. Those looking for an epic view can also try to score the Tuscany Villa, which sleeps two and comes with its own rooftop deck overlooking the vineyards.

But, there's one big reason why this is *the* place to be for a workcation: On-site wine tastings.

The resort hosts its own local wine tastings so you don't even need to leave to try some of the area's best varietals. Beyond wine, the resort is also home to its own market, a swimming pool, putting green, spa, meditation and yoga rooms, and even a farmhouse bistro that serves stone-fire pizzas. So really, why would you ever leave? Check out everything the resort has to offer and [book a lengthy stay here](#).

<https://www.travelandleisure.com/trip-ideas/road-trips/paso-robles-cava-rv-resort>

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Paso Robles

Adventure awaits at Cava Robles RV Resort

Offering amenities galore in the centrally located Paso Robles Wine Region



Four the spacious, beautiful Cava Robles RV Resort and one thing becomes perfectly clear – this is the perfect spot to set up camp in Paso Robles while exploring the Central Coast of California. With easy access off major highways and plenty of pull-through and large sites, it's one of the most inviting spots for RV travelers to relax and enjoy the many amenities of the surrounding area.

And that's just what the design team had in mind when setting out to create an active guest experience

that captured the unique qualities of Paso Robles and the Central Coast. Owned and operated by Sun Communities, Inc., Cava Robles RV Resort is one of the newest – and most popular – of the corporation's resorts tailored to fit the recreational lifestyle.

"The development team put a lot of thought into how our amenities, such as our nature walking trails, our fitness center, the lap pool and more would complement the hillsides, vineyards and the atmosphere of Paso," said Brandon

Darley, Sun Communities Regional Vice President.

The team placed particular importance on preserving part of the history and culture of Paso Robles, the beautiful oak trees. Visitors will notice many oaks spread throughout the resort, essential to the site design that organically winds through the property and maximizes the aesthetics of the landscaping.

"We wanted to create a dream-like RV experience by finding a balance between nature and luxury,

ensuring our guests truly feel like they are camping under the stars," said Darley.

Amenities galore

Friendly staff members are available to provide assistance for guests' every need, and the amenities at Cava Robles RV Resort are extensive. There are a variety of full-hookup RV site options and, in an effort to extend the camping experience to all who visit the area, a few vacation cottages with two story balconies have been



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Paso Robles

food in California,” said Resort Manager Kaitlin Butler. “The quaint atmosphere and friendly locals create a welcoming environment for travelers from all over. There are unique experiences to fit every life-style, whether you want to explore a nearby beach, catch your favorite musician in concert, or take an adventurous jeep tour through the vineyards – Paso Robles has it all.”

Bring the entire family

added. Whether at an RV site or in a cottage, guests enjoy a secluded environment connected to natural surroundings.

From laundry facilities to complimentary Wi-Fi and cable, this resort is all about convenience. In addition to the Welcome Center, there's the Cava Market and the Farmhouse Bistro & Bar offering dine in or take out options to enjoy during a jaunt to a local beach or the many wine and beer tasting tours offered nearby.

“Paso Robles is home to some of the best wine, craft beer, and

Want to stay put and relax at the resort? No worries – Cava Robles has plenty to offer. Enjoy the impressive lap pool and hot tub at the Wellness Center, gather around the fire pit, or experience arts and crafts in the community center. Onsite wine tasting is available, and there is a game room, outdoor games, a bocce ball court, two family swimming pools, a splash pad, and plenty of biking, hiking, and walking trails nearby.

There are plenty of activities for the kids to explore while parents participate in fitness class, water aerobics, and more. Additionally, the Cava Critters program features

animals including the San Joaquin Kit Fox, a Pacific Chorus Frog, and a Red-tailed Hawk to keep young campers engaged. In the evening, fire up the outdoor grills, gather around the campfire, or join new friends at Movies in the Park.

Everyone from the youngest to the young-at-heart is welcome at Cava Robles, including furry family members! That's right, this is a pet-friendly RV resort with conveniently located dog runs.

**Rustic yet upscale**

With all of the modern amenities offered, one might wonder how Cava Robles RV Resort still man-

ages to maintain the welcoming yet rustic ambiance those visiting Paso Robles have come to expect.

“The focus through the design process was to develop a feeling that was rustic yet contemporary,” said Darley. “A mix of rustic touches and upscale amenities create a relaxed environment where guests get the perception that time is to be savored.”

Butler agreed, saying, “When guests walk up to our Welcome Center they are surrounded by well-maintained landscaping, with flower pots hanging from our porch and cozy Adirondack chairs that create the feeling of entering a lodge. An instrumental part of providing a welcoming retreat is our Cava Robles team and how they strive to always go above and beyond, to ensure everyone has a great guest experience.”

Cava Robles RV Resort is located at 3800 Golden Hill Road in Paso Robles. For more information, call (844) 641-5093 or see sunrvresorts.com/resorts/west/california/cava-robles.

– Meagan Friberg

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Matt Masia, Cava Robles RV Resort honored by Paso Robles Chamber of Commerce - Paso Robles Daily News

Paso Robles Daily News

Matt Masia, Cava Robles RV Resort honored by Paso Robles Chamber of Commerce

Posted: 7:35 am, January 23, 2019 by News Staff



Cava Robles Resort has received the Beautification Award by the Paso Robles Chamber of Commerce.

—The Paso Robles Chamber of Commerce (PRCC) has announced Matt Masia as 2018 Roblan of the Year and Cava Robles RV Resort as the 2018 Beautification of the Year recipients. Both will be honored at the Chamber's Annual Gala being held Saturday, Jan. 26, at the Paso Robles Inn Ballroom. In addition, they will recognize the 2018 Ambassador of the Year, Virginia Lockyer, install their 2019 Board of Directors, thank the outgoing board for the years of dedicated service, and hold a silent and live auction at the event.



<https://pasoroblesdailynews.com/matt-masia-cava-robles-rv-resort-honored-by-paso-robles-chamber-of-commerce/90140/#~:text=The Paso Robles ...> 1/3

2/3/2021

Matt Masia, Cava Robles RV Resort honored by Paso Robles Chamber of Commerce - Paso Robles Daily News



Matt Masia is a graduate of Paso Robles High School and played on the CIF Champion Football team. He received a Bachelor of Science in Finance from Fresno State University. After college, he returned to Paso Robles and in 1986, he established the Adelaide Inn. In 2017, he was inducted into the California Mid State Fair Hall of Fame. He also won the Mid State Fair Blue Ribbon Award and the Pioneer Committee "Supporter Award."

He has been a proud supporter of numerous youth organizations, including the California Mid State Fair Livestock Auction, several youth sports teams, Bearcat Boosters, Boys and Girls Club, Children's Museum, and Youth Arts at Studios on the Park. He volunteers with Little League Baseball and has helped establish a working garden along with the students of Daniel Speck Elementary School. He has also been instrumental in a variety of community organizations such as Estrella Warbird Museum, Pioneer Museum, Pioneer Day, Main Street Association and the Paso Robles Chamber of Commerce.

His committee and board involvement includes, but is certainly not limited to, 4-H President, Paso Robles FFA President, Paso Robles Chamber of Commerce President for 2 years and longtime Board Member, City of Paso Robles "All Aboard" Train Station Committee Chair and Board, San Luis Obispo County Visitor and Convention Bureau Founding Member and Board and a founding member of the Paso Robles Business Improvement District.

[Cava Robles RV Resort](#) will be awarded the 2018 Beautification of the Year for its transformation of a 74-acre property in northeast Paso Robles, off CA 46 East. This gorgeous resort includes more than 200 motor coach sites and 20 freestanding cottage-inspired vacation rentals, spacious banquet facilities, two large swimming pools, a state-of-the-art fitness center, and a large covered picnic and gathering spot for guests' enjoyment.

Join the chamber in honoring these awardees during their Annual Gala on Saturday, Jan. 26, 2019. Visit www.pasorobleschamber.com or call (805) 238-0506 for ticket information and additional details.

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Comment I-118: Attachment 2.

Resolution No. 12-008

ATTACHMENT 2

RESOLUTION NO. 12-008

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001
(Paso Robles RV Resort)
APN: 025-435-022, & 023

WHEREAS, PD 08-001 & CUP 08-001 (The PR Motorcoach Resort project) was approved by the City Council on February 10, 2004, via Resolutions 09-025, 09-026 & 09-027; and

WHEREAS, the project is located on the 73-acre site at the northern end of Golden Hill Road, on the east side of the road; and

WHEREAS, the project allows for the development of a 332 space RV resort; and

WHEREAS, North Coast Engineering on behalf of Paso 33 LP, has applied to amend PD 08-001 & CUP 08-001; and

WHEREAS, the proposed amendment would consist of the following changes:

- Consider a new design that would reduce the disturbed area (grading) from 73 acres to 50;
- Reduce the amount of grading, retaining walls and paving for roads;
- Reduce the RV space size and reduce the use of impermeable materials;
- Relocate reception building to the northeast, further away from Golden Hill Road;
- Eliminate the club house;
- Replace the masonry wall proposed along Golden Hill Rd. with an combination of masonry wall, open fence and screening landscaping;
- Eliminate the RV sites at the south east corner of the site, reducing views of RVs from Golden Hill Rd.;
- Request to review various conditions of approval related to road improvements and fees;
- Addendum to the Mitigated Negative Declaration related to Kit Fox mitigation as a result of less site impact.

WHEREAS, at its January 10, 2012 meeting, the Planning Commission continued the open public hearing to the February 14, 2012 Planning Commission meeting, to allow for additional time for staff to work with the applicants to answer questions raised by the Planning Commission and the public related to the proposed project; and

WHEREAS, at its February 14, 2012 meeting, the Planning Commission opened the continued public hearing on the Project, to accept public testimony on the proposed amendments to Planned Development 08-001 & CUP 08-001; and

WHEREAS, a resolution was adopted by the Planning Commission approving an addendum to the previously approved Mitigated Negative Declaration (Res. 09-025) for this project, in accordance with the California Environmental Quality Act; and

WHEREAS, the previously approved Mitigated Negative Declaration (Res. 09-025) for the project and the mitigation measures outlined in the Resolution remain in effect, except for the addendum approved concurrent with this Amendment, as adopted in Resolution 12-009; and

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

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WHEREAS, with the Planning Commission's approval of this Resolution, Resolutions 09-026 & 09-027 shall be superseded by the findings and conditions of approval within this 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:

Section 1. Findings

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

- a. The design and intensity (density of the proposed development is consistent with the following:
 1. The goals and policies established by the General Plan;
 - a. *The project site is located in the Parks and Open Space Land Use Category. The purpose of this land use category includes provision of sites for recreation uses.*
 - b. *The project site is also located in the Airport Overlay Land Use Category. This overlay land use category allows business and non-residential land uses. RV Parks are considered to be a type of transient lodging and not a residential use. Conditions #6 will limit the length of stay for any RV space or tents or tent/cabins to a maximum of 30 consecutive days.*
 - c. *Consistent with Policy OS-1A of the Conservation Element, a 58 acre portion of the site has been dedicated to the City for open space purposes.*
 - d. *The project is designed to maximize protection of oaks and biological resources as called for in Policies C-3A and C-3B of the Conservation Element. Additionally, Condition #10 requires submittal and implementation of an oak tree replacement plan and Condition #1 of Resolution 12-009 requires mitigation of impacts to Kit Fox habitat.*
 - e. *Conditions # 20 will require construction of pedestrian paths (sidewalks) and incorporation of air quality mitigation measures, which will implement Policies C-2-B and C-2C of the Conservation Element.*
 2. The policies and development standards established by any applicable specific plan;

The project site is not located within any specific plan area.
 3. The Zoning Code, particularly the purpose and intent of the zoning district in which a development project is located;
 - (a) *The project site is located in the Parks and Open Space (POS) Zone. RV Parks are subject to approval of a Conditional Use Permit (CUP) in the POS Zone. The purpose of a CUP is to enable the City to impose conditions to ensure that land uses will be compatible with neighboring properties and implement City codes and policies.*

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

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(b) The project site is located in Airport Land Use Plan Zone 5. RV parks are permitted uses in this zone.

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

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

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

(1) The overall policy pertaining to "Place", which calls for the establishment of "distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome ... commerce, tourism, ... and wealth necessary to maintain and enhance quality of life."

(2) The "Positioning" policy, which calls for the promotion of local industry, products, services and destinations via expansion and diversification of hotel products, including end destination full-service resorts;

b. The Paso Robles RV Resort is consistent with the adopted codes, policies, standards and plans of the City; since the project has gone through the development review process including, environmental review and the processing of a Conditional Use Permit as required by Table 21.16.200 for recreational parks in the Parks and Open Space zoning districts; and

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

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

e. The Paso Robles RV Resort is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, because the project has been designed to provide significant buffers, including setbacks, screen walls and landscaping from the residential neighborhood to the west, and additionally as a result of the site planning, building architecture and environmental mitigation, and included with this project.

f. The Paso Robles RV Resort is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. as a result of the project being designed to limit the amount of grading and oak tree impacts by developing in the flatter areas of the site, which allows for the preservation of the existing hillsides and oak trees; and

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

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- g. The establishment, maintenance or operation of the Paso Robles RV Resort, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, since the project has gone through the development review process including, environmental review and the processing of a Conditional Use Permit as required by Table 21.16.200 for recreational vehicle parks in the POS zoning districts; and
- h. The Paso Robles RV Resort contributes to the orderly development of the City as a whole, since the project will utilize the existing infrastructure in Golden Hill Road, consisting of sewer water and other utilities; and
- i. The Paso Robles RV Resort as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing a transient occupancy/resort type use in close proximity to golf courses and commercial recreation.
- j. The Paso Robles RV Resort would be consistent with the Economic Strategy, since it would allow for the expansion and diversification of transient occupancy projects, by providing an end-destination full-service resort.

Section 2. Conditions of Approval

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles approves the amendment to PD 08-001 & CUP 08-001 subject to the following conditions:

PLANNING:

1. The Amendment to Planned Development 08-001 and Conditional Use Permit 08-001, allows for the development of the 332 space Paso Robles Recreational Vehicle (RV) Resort on the 73 acre site (APN 025-435-022 and 025-435-023).
2. The project is proposed to be developed in 2 phases. In the event that the applicant wishes to change the phasing order, after verification from the City Engineer that there are no concerns, the DRC may approve the phasing changer request.
3. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Cover Sheet
C1-C8	Site Plan
D	RV Stacking Exhibit
E	Circle-B Access Road
F	Privacy Wall Sections
G	Drainage Basin
H1-H3	Registration Building Details
I1-I3	Pool House Details
J1-J2	Misc. Items
K	Outdoor Lighting
L1-L11	Landscape Plans
M1-M4	Storm Water Run Off Control Plan
N1-N13	Grading and Drainage Plans

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

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4. Recreational vehicle parks are regulated by the State Department of Housing and Community Development. The City will not be issuing grading or building permits. In order to insure that the project mitigation measures and conditions of approval are satisfied in a timely manner (i.e. prior to the issuance of a grading permit, encroachment permit, or occupancy) an agreement shall be entered into between the applicants and the City outlining timing of project mitigation and condition completion. The agreement shall be subject to approval by the City Attorney and be executed prior to the State's issuance of a grading or any building permit. City Attorney time and materials shall be paid by the applicants prior to execution of the Agreement.
5. With the adoption of this Resolution, Resolutions 09-026(PD Resolution) & 09-027 (CUP Resolution) shall be superseded.
6. The maximum length of stay for any RV, tent or tent/cabin space is 30 consecutive days.
7. The maximum number of tent sites would be eleven (11); the maximum number of tent/cabins shall be twenty (20). The total number of RV, tent, and tent/cabin spaces shall be no more than 332. In the event that there is a reduction or elimination of tent or tent/cabin spaces, those spaces may be converted to RV spaces.
8. Prior to the issuance of a building permit, the Development Review Committee (DRC) shall review the following items to insure substantial compliance with the above listed Exhibits:
 - Final site details such as landscaping, decorative paving, benches, exterior lighting and any other site planning details;
 - Architectural elevations, including final materials, colors and details;
 - Final placement of the boundary wall/fence;
 - Equipment such as back flow devices, transformers, a/c condensers and appropriate screening methods for both views and noise. Back flow and double check-valves shall not be visible from Golden Hill Road;
 - Final grading and drainage plans.
 - Signage
9. Landscape screening shall be reviewed by Planning Staff after two years from the time of installation to insure that landscaping is in good healthy condition and being maintained in an acceptable manner.
10. Prior to the issuance of a grading permit, the applicants will need to provide an Oak Tree Replacement plan that indicates the location and timing of the planting of the required oak tree replacement trees.
11. In the event if in the future there is request to add additional impervious concrete or asphalt to the project, the request will need to be approved by both the Engineering and Planning Divisions to insure the addition of the impervious surface is consistent with the Low Impact Development plan for this project.
12. 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.
13. Special events beyond typical resort activities shall be reviewed by the Planning Department to insure compliance with the Zoning Code and ALUP. The Police Department shall also review the activities. The number of people per acre shall be in compliance with the maximum density identified by the ALUP.

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

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14. Prior to the issuance of a permit by the State for construction and/or grading, as required by Section 21.22B.050 (Landscape and Irrigation Ordinance) since the landscape area for this project will be over 1 acre, a Landscape Document Package (LPD) as outlined in the Ordinance shall be provided prior to the issuance of a water meter.
15. Any condition imposed by the Planning Commission in granting this 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 granting of the original permit. 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 under the Conditional Use Permit.
16. Quiet hours shall be observed after 10p.m. every night to minimize noise disturbance. Any use of generators shall be only for RV sites that do not have electrical service, which would only be the dry camping area. All generators shall be turned off by the 10p.m. quiet hour.
17. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 and as listed below:
 - a. Fire and Explosion Hazards. All activities involving, and all storage of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.
 - b. Radioactivity or Electrical Disturbance. Devices that radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.
 - c. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.
 - d. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.
 - e. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - f. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.
 - g. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - h. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

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produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

- i. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.
- j. Transportation Systems Impacts. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review. (Ord. 665 N.S. § 28, 1993; (Ord. 405 N.S. § 2 (part), 1977)

ENGINEERING:

- 18. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans and shall meet design criteria adopted by the City in effect at the time of development of the project.
- 19. The project will be subject to traffic impact and other development impact fees in effect at the time of occupancy of the project.
- 20. Prior to occupancy of Phase I, Golden Hill Road shall be fully constructed from the north boundary of Tract 2269 to the project entrance in accordance with plans approved by the City Engineer. The plans shall include provisions for a public traffic turn-around.
- 21. At the time of development of Phase II, the applicant shall enter into an agreement to construct Golden Hill Road from the termination of Phase 1 improvements to the north boundary of the property. The agreement will provide that the City may accept a cash deposit in lieu of construction, based upon a construction cost estimate approved by the City Engineer.
- 22. A 12-inch water main shall be extended in the Golden Hill Road right-of-way to the north project boundary in accordance with plans approved by the City Engineer and in accordance with the phasing plan proposed. The plans shall include fire hydrants and an aggregate based access road.
- 23. Prior to grading of Phase 2, the applicant shall provide a floodplain study prepared by a civil engineer demonstrating compliance with the City's floodplain ordinance.

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EMERGENCY SERVICES

- 24. 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.
- 25. Provide fire hydrants at not greater than five hundred (500) foot intervals.
- 26. Provide central station monitored fire sprinkler system for all buildings greater than five thousand (5,000) square feet.
- 27. Provide fire department connection to the fire sprinkler system on the address side of the building for all buildings with fire sprinklers.
- 28. Provide exterior fire alarm enunciator panel in weather proof enclosure on the address side of the building for all buildings with fire sprinklers.
- 29. Provide Knox Box fire department rapid entry device on address side of the building for all buildings that will be accessed by the public and/or that have fire sprinkler systems.

Section 3. Environmental Mitigation Measures

Air Quality Mitigation Measures:

- APCD-1 Prior to any grading on the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption form must be filed with the District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos (Air Toxics Control Measure) ACTM.
- APCD-2 The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) 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 stockpile 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 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

APCD-3 Construction Permit Requirements:

If portable equipment, 50 horsepower or greater, are used during construction, a 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 Districts CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50hp or greater;
- IC Engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

APCD-4 Develop a comprehensive Construction Activity Management Plan designed to minimize the amount of large construction equipment operating during any given time period. The plan should be submitted to the District for review and approval prior to the start of construction. The plans should include but not be limited to the following elements:

- Schedule construction truck trips during non-peak hours to reduce peak hour emissions;
- Limit the length of the construction work-day period, if necessary; and,
- Phase construction activities, if appropriate.

APCD-5 Standard NOx Control Measures for Construction Equipment

The standard construction equipment mitigation measures for reducing nitrogen oxide (NOx) emissions are listed below and in section 6.3.1 of the Air Quality Handbook. These measures are applicable to all projects where construction equipment will be used:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Maximize to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines; and,
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind

drivers and operators of the 5 minute idling limit.

APCD 6 OPERATIONAL PHASE MITIGATION

Greenhouse Gas Impacts and Mitigation

While California successfully passed Assembly Bill 32, California's Global Solutions Act of 2006, little guidance was provided to lead agencies regarding how to address greenhouse gas (GHG) impacts in the CEQA process. In the 2007 California legislative session, Senate Bill 97 was passed and required that the California Office of Planning and Research, by July 1, 2009, prepare and develop guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions as required by CEQA, including, but not limited to, effects associated with transportation or energy consumption. As guidelines are not currently available, the APCD suggests that projects subject to CEQA should quantify project related GHG emissions and identify feasible mitigation.

The APCD staff considered the operational impact of this proposed development by running the URBEMIS2007 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 of the greenhouse gas known as carbon dioxide (CO₂) will be approximately 7,277 pounds per day in the summer and 6,906 pounds per day in the winter. While statewide/global thresholds have not yet been defined for GHG impacts, SLO County APCD recommends the implementation of feasible mitigation measures that minimize project related GHG impacts. Examples of potential measures for this development include:

- Developments within Urban Reserve Lines with walking or bicycling access to nearby commercial and transit services thus reducing automobile dependence;
- Install on-site solar power infrastructure to offset grid-based power consumption;
- Provide low-speed neighborhood electric vehicles (NEVs) and charging stations for internal use by resort patrons;
 - Include pedestrian amenities that provide improved connectivity to existing amenities;
 - Securing shuttle services;
- Green building techniques such as:
 - Installing outdoor electrical outlets to encourage the use of electric appliances and tools;
 - Planting of native, drought resistant landscaping;
 - Use of locally or nearby produced building materials; and,
 - Use of renewable or reclaimed building materials.

Other measures suitable for GHG as well as ozone precursor mitigation are listed below in this comment letter.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. 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.

- Portable generators and equipment with engines that 50 hp or greater;
- Electric generation plants or the use of standby generator; and
- Cogeneration facilities.

Traffic Impact Mitigation Measures:

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T-1. The project will be subject to traffic impact and other development impact fees in effect at the time of occupancy of the project.

T-2. Golden Hill Road shall be constructed in general conformance to the preliminary road improvement plans approved by the City Engineer, and in accordance with the phasing plan proposed.

Biological Resources Mitigation Measures

BR-1 Avoidance and protection of vernal pools on the property. Vernal pools shall be avoided and protected where possible. If listed fairy shrimp species are found in vernal pools on the property, the vernal pools shall be avoided and a 50-foot setback distance shall be observed for all activities. If rare species are not found and vernal pools cannot be avoided, a vernal pool mitigation plan shall be prepared by a qualified biologist that specifies creation of vernal pool habitat in kind at a one to one ratio within open space areas on the property.

BR-2 Interpretive signs shall be developed in cooperation with the project biologist to inform guests at the Resort of the sensitive biological resources located on and near the property. Signs shall be placed on at least two sides of all vernal pools or vernal pool complexes that remain within the project open space areas. The signs shall provide general information about vernal pools in the Paso Robles region, including potential rare species that could be present.

BR-3 Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered by a certified arborist or qualified biologist and a licensed land surveyor. Data for each tree should include date, species, number of stems, diameter at breast height (dbh) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed.

BR-4 An oak tree protection plan shall be prepared and approved by the City of Paso Robles.

BR-5 Impacts to the oak canopy or critical root zone (CRZ) should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.

BR-6 Impacts to oak trees shall be assessed by a licensed arborist. Mitigations for impacted trees shall comply with the City of Paso Robles tree ordinance.

BR-7 Replacement oaks for removed trees must be equivalent to 25% of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches dbh (30 total diameter inches), would be 7.5 inches (30" removed x 0.25 replacement factor). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees shall be required for each oak tree removed.

BR-8 Replacement trees should be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least 7 years. Replacement trees shall be of local origin, and of the same species as was impacted or removed.

BR-9 Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 15 to August 15. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for occupied raptor nests. A 500-foot buffer shall be observed from occupied nests of all special status species (refer to BR-12 and BR-13). A pre-construction survey report shall be submitted to

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the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.

- BR-10** To prevent disturbance to nesting eagles, if construction is planned between January 30th and August 15th, a pre-construction survey should be conducted to determine if eagles are present. If eagles are not present after March 15th, work could commence. If eagles are present on the nest, work within 500 feet of the occupied nest should be delayed until after either adult eagles have left the nest, or eagle chicks have fledged and are no longer dependent on the nest as determined by a qualified biologist. At the commencement of work, a qualified biologist should monitor the eagles. If commencement of construction disturbs the eagles, the qualified monitor would be authorized to stop construction activity within range of the nest that causes disturbance to the eagles. Work within that area could commence once the eagle chicks have fledged and are no longer dependent on the nest.
- BR-11** If the project design cannot avoid shining navarretia on the property, a mitigation and monitoring plan shall be developed by the project biologist to replace lost navarretia habitat at a 1:1 ratio on-site. The mitigation plan will provide details on appropriate mitigation sites, seed collection and distribution methods, and maintenance and monitoring requirements.
- BR-12** Interpretive signs shall be developed in cooperation with the project biologist to inform guests at the Resort of the sensitive biological resources including the Golden Eagle nest located on and near the property. Signage shall be placed on all sides of the rare plant occurrence, and shall have specific information about the plant and its ecology, including photographs.
- BR-13** All occupied Golden Eagle nests shall be mapped using GPS or survey equipment. The mapped locations shall be placed on a copy of the grading plans with a 500-foot buffer indicated. Work shall not be allowed within the 500 foot buffer while the nest is in use by eagles. The buffer zone shall be delineated on the ground with orange construction fencing where it overlaps work areas.
- BR-14** Occupied nests of special status bird species that are within 500 feet of project work areas shall be monitored bi-monthly through the nesting season to document nest success and check for project compliance with buffer zones. Once nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work can commence.
- BR-15** Interpretive signs shall be developed in cooperation with the project biologist to inform guests at the Resort of the sensitive biological resources located on and near the property. If the golden eagle nest continues to be occupied seasonally at the time the Resort opens to the public, signs shall be placed on the hilltop to exclude entry within approximately 500 feet of the eagle nest.
- BR-16** Prior to removal of any trees over 20 inches dbh, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. Maternal bat colonies may not be disturbed.
- BR-17** The following supplemental measures for kit fox protection are from the December 17, 2008 letter from Dan Meade of Althouse and Meade, Inc. The following measures when employed on the site, would reduce potential impacts to the San Joaquin Kit Fox. The consideration of these additional measures and the substantial widening of the proposed open space corridor, adjustment to the offsite mitigation requirements may be appropriate. The reduction of the mitigation ratio for kit fox payments from four to one to three to one can be made with review and approval by the Department of Fish and Game.
1. Kit fox friendly fencing shall be used for into all fences on the property, including the masonry screen wall, if project Biologist see as necessary. For chain link, wildlife, no-climb, or other wire fences with openings, at ground level less than eight inches square, kit fox passages shall be made in the fences every 100 yards. Passages shall be created by cutting wire and placing spreader bars to form a smooth 8-inch wide by 12-inch high, or as specified by the Endangered Species

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Recovery Program. In solid walls, an 8-inch diameter concrete pipe shall be placed at ground level in the wall every 100 yards.

2. Four SJKF escape dens and a chambered den shall be constructed as per guidelines provided in the Endangered Species Recovery Program. The precise location of each den shall be designated in the field by a qualified kit fox biologist.
3. BR-31. All pets on the property shall be kept on a leash at all times. Owners shall be required to clean up after their pets. Resort maintenance personnel shall conduct daily clean up on the property to remove pet waste.
4. Lighting shall be shielded to prevent direct lighting of the riparian corridor. All lighting shall be directed down and shall be low intensity.
5. Use of poisons including rodenticides on the property should be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds should observe labels and other restrictions, mandated by the U.S. Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the Service. If rodent poison must be utilized, zinc phosphate should be used because of proven lower risk to kit fox. (U.S. Fish and Wildlife Service, 1999).
6. Quiet hours shall be observed after 10 pm every night to reduce disturbance.
7. Speed limits. To avoid accidental injury to animals on the property a speed limit of 10 miles per hour shall be enforced on the property for all vehicles. Speed limits shall be posted at the entrance gate and throughout roadways on the property.
8. To enhance habitat for use by kit fox vegetation management shall be conducted on neighborhood properties, including the City sewer facility on the north bank of the Heur Heuro Creek adjacent to the Paso Robles Motorcoach Resort property. Work shall consist of removal of overgrown vegetation and removal of barrier fence when appropriate.
9. Neighborhood fencing improvements shall be conducted where fencing is a barrier to kit fox movement on properties adjacent to the Paso Robles Motorcoach property. Improvements will consist of either replacement of fences with kit fox friendly fencing, or creation of kit fox passages in existing fences every 100 yards where feasible.

BR-18 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **100 (50 disturbed area x2)** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the County.

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

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

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perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total **\$250,000**. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase 100 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with

the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total **\$250,000**. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City or State permit issuance and initiation of any ground disturbing activities.

BR-19 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

- i. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- ii. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disk, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-19 through BR-26. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-19iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.
- iii. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFG for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work

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shall stop until such time the USFWS determines it is appropriate to resume work.

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

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

1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

Potential kit fox den: 50 feet

Known or active kit fox den: 100 feet

Kit fox pupping den: 150 feet

2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

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

- BR-20 Prior to issuance of **grading and/or construction permits**, the applicant shall clearly delineate the following as a note on the project plans: *"Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox"*. Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**.
- BR-21 **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.
- BR-22 Prior to issuance of **grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

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- BR-23** During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.
- BR-24** During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-25** During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-26** Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-27** During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFG by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFG for care, analysis, or disposition.
- BR-28** Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
- i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
 - ii. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards
 - iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines

Monitoring (San Joaquin Kit Fox Measures BR-18 to BR-26): Compliance will be verified by the City of Paso Robles, Planning Division in consultation with the California Department of Fish and Game. As applicable, each of these measures shall be included on construction plans.

BR-29 A pre-construction survey shall be conducted within thirty days of beginning work on the project to identify if badgers are using the site. The results of the survey shall be sent to the project manager, CDFG, and the City of Paso Robles.

If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1 and February 1 all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate, but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.

Hazard Mitigation Measures

H-1 – Airport and Aircraft Safety: Development of any new land use on the project site shall not create an undue public safety risk from overflight of aircraft. The eastern portion of project site is in Airport Safety Zone 3 for turning and sideline zones and the western portion is Safety Zone 4 for outer approach and departure zones. All development plan, proposed use, or subdivision on the project site is subject to the nonresidential land use densities and open space requirements as provided in Chapter 4 of the Paso Robles ALUP which are excerpted below (Table 5, ALUP, 2007).

Handley Property Airport Safety Areas	Maximum Land Use Density (persons/acre)	Maximum Single Acre Land Use Density (persons/acre)	Maximum Percent Open Space (% gross area)
Safety Zone 3	60	120	25 ²
Safety Zone 4	40	120	20 ²

¹ No structures, congregations of equipment or vehicles, or public venues shall be located within 250 feet of any extended runway centerline and within 6000 feet of the corresponding runway end.

² When feasible, development should be planned in a manner that maintains maximum open space within 50 feet of any extended runway centerline.

H-2 - Airspace Protection: No object or structure may be erected, and no plant allowed to grow, to penetrate any "imaginary surface" as defined in Federal Aviation Regulations Part 77. Any proposed feature approaching these surfaces will be referred to the airport manager for review and recommendation. Building within the height limits of this specific plan will not approach the FAA imaginary surfaces.

H-3 - Operations Interference: No use shall be established which produces visually significant quantities of smoke.

H-4 - Bird Attractants: No use shall be established and no activity conducted which attracts birds to the extent of creating a significant hazard of bird strikes. Examples are outdoor storage or disposal of food or grain, or large, artificial water features. This provision is not intended to prevent enhancement or protection of existing wetlands, the mitigation of impacts to wetlands or construction of required detention basins.

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H-5 Aviation Easements: *At the time of subdivision development, aviation easements shall be recorded for each affected parcel in a form approved by the County of San Luis Obispo Airport Land Use Commission.*

H-6 Real Estate Disclosure: *All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants (whether as owners or renters) shall receive full and accurate disclosure concerning the noise, safety, or overflight impacts associated with airport operations prior to entering any contractual obligation to purchase, lease, rent, or otherwise occupy any property or properties within the airport area. The format of the disclosure shall be approved by the County of San Luis Obispo Airport Land Use Commission.*

Cultural Resources Mitigation Measures

- CR-1:** Prior to issuance of development permits, the applicant shall retain a qualified historic archaeologist to monitor initial grubbing and grading on the site and to develop a recovery program if necessary. The monitor shall have the authority to stop work in the event potentially significant cultural resources are discovered.
- CR-2:** In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- Construction activities shall cease, and the Community Development Director shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Community Development Director so that proper disposition may be accomplished.

PASSED AND ADOPTED THIS 14th day of February, 2012 by the following Roll Call Vote:

AYES: Vanderlip, Gregory, Garcia, Barth

NOES: Treatch, Holstine, Peterson

ABSENT: None

ABSTAIN: None


CHAIRMAN AL GARCIA

ATTEST:


ED GALLAGHER, PLANNING COMMISSION SECRETARY

PD 08-001 and CUP 08-001 Amendment Reso/Paso Robles RV Resort

18

EXHIBIT A OF RESOLUTION

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITSPROJECT #: PD 08-001 & CUP 08-001 AmendmentAPPROVING BODY: Planning CommissionDATE OF APPROVAL: February 14, 2012APPLICANT: PR RV ResortLOCATION: NORTH END OF 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 February 14, 2014 (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 \$_____.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.

(Adopted by Planning Commission Resolution 94-038)

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- ☒ 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.

(Adopted by Planning Commission Resolution 94-038)

- ☐ 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 08-001 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.

(Adopted by Planning Commission Resolution 94-038)

PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

APPLICANT: PR RV PREPARED BY: JF

REPRESENTATIVE: NCE CHECKED BY: _____

PROJECT: PD 08-001 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.

(Adopted by Planning Commission Resolution 94-038)

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- ☒ 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:
- | | | |
|-------------------------|-----------------|----------------------|
| <u>Golden Hill Road</u> | <u>Arterial</u> | <u>A-1</u> |
| 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.

(Adopted by Planning Commission Resolution 94-038)

- ☐ 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

(Adopted by Planning Commission Resolution 94-038)

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

(Adopted by Planning Commission Resolution 94-038)

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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.

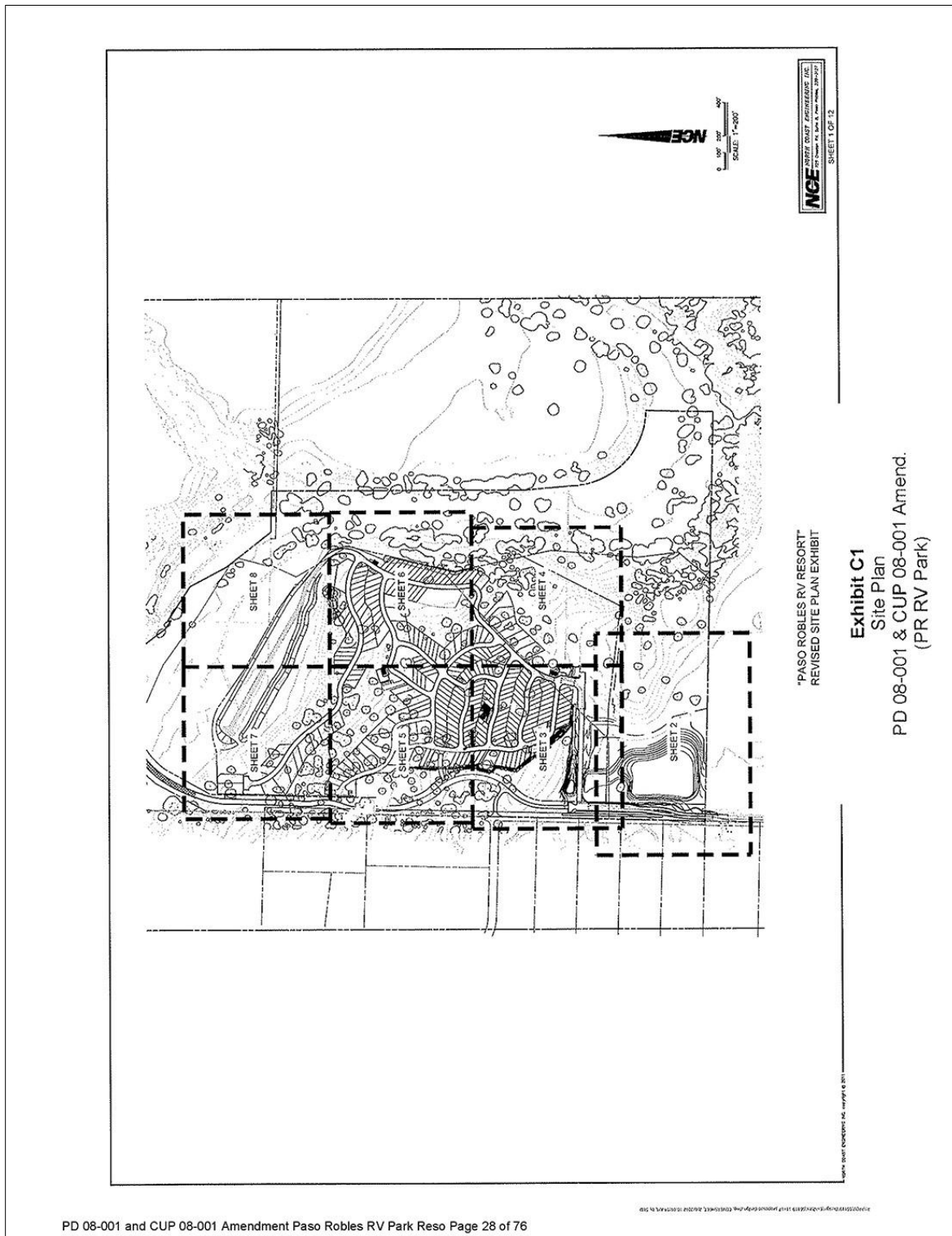
- ☐ 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas 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.

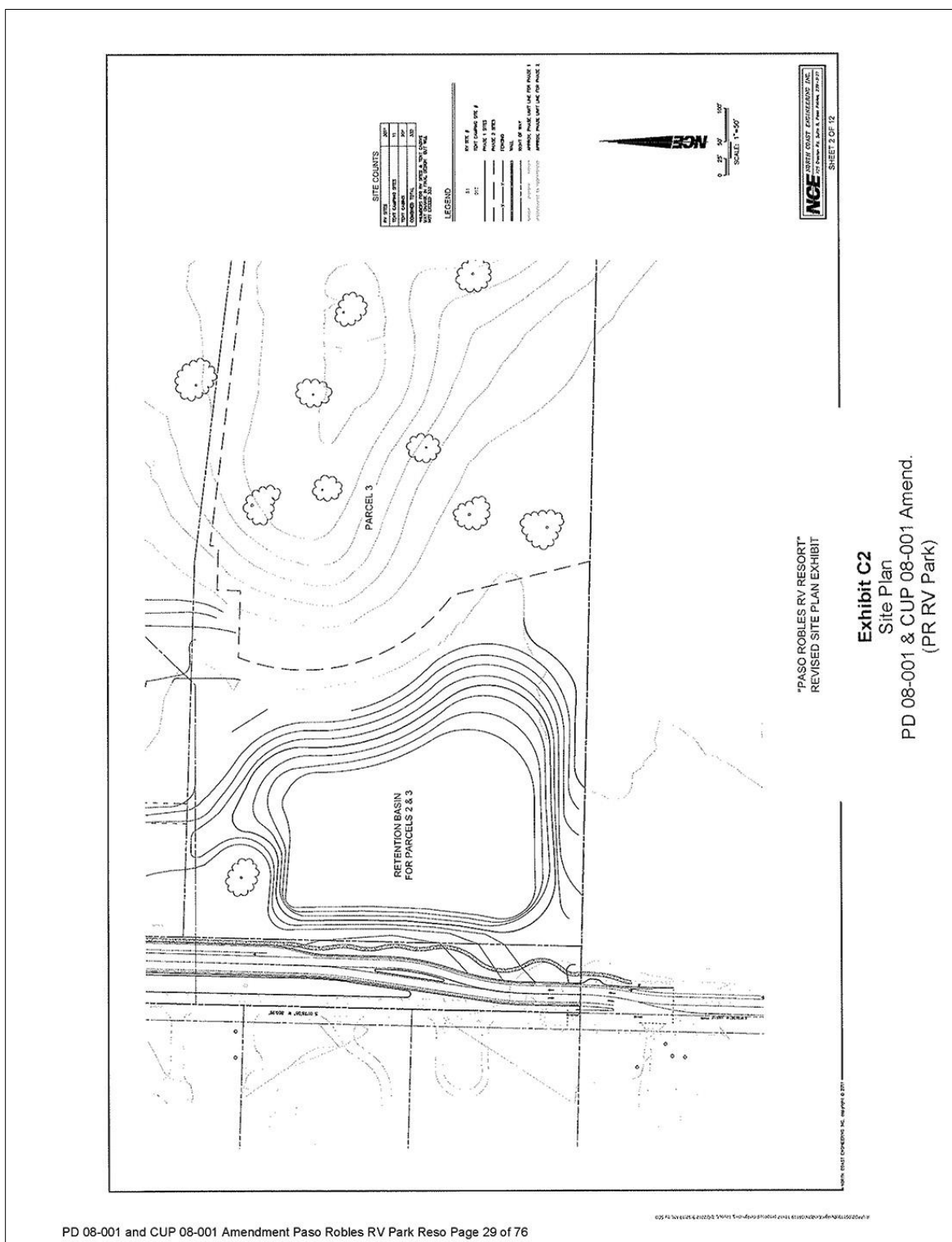
(Adopted by Planning Commission Resolution 94-038)

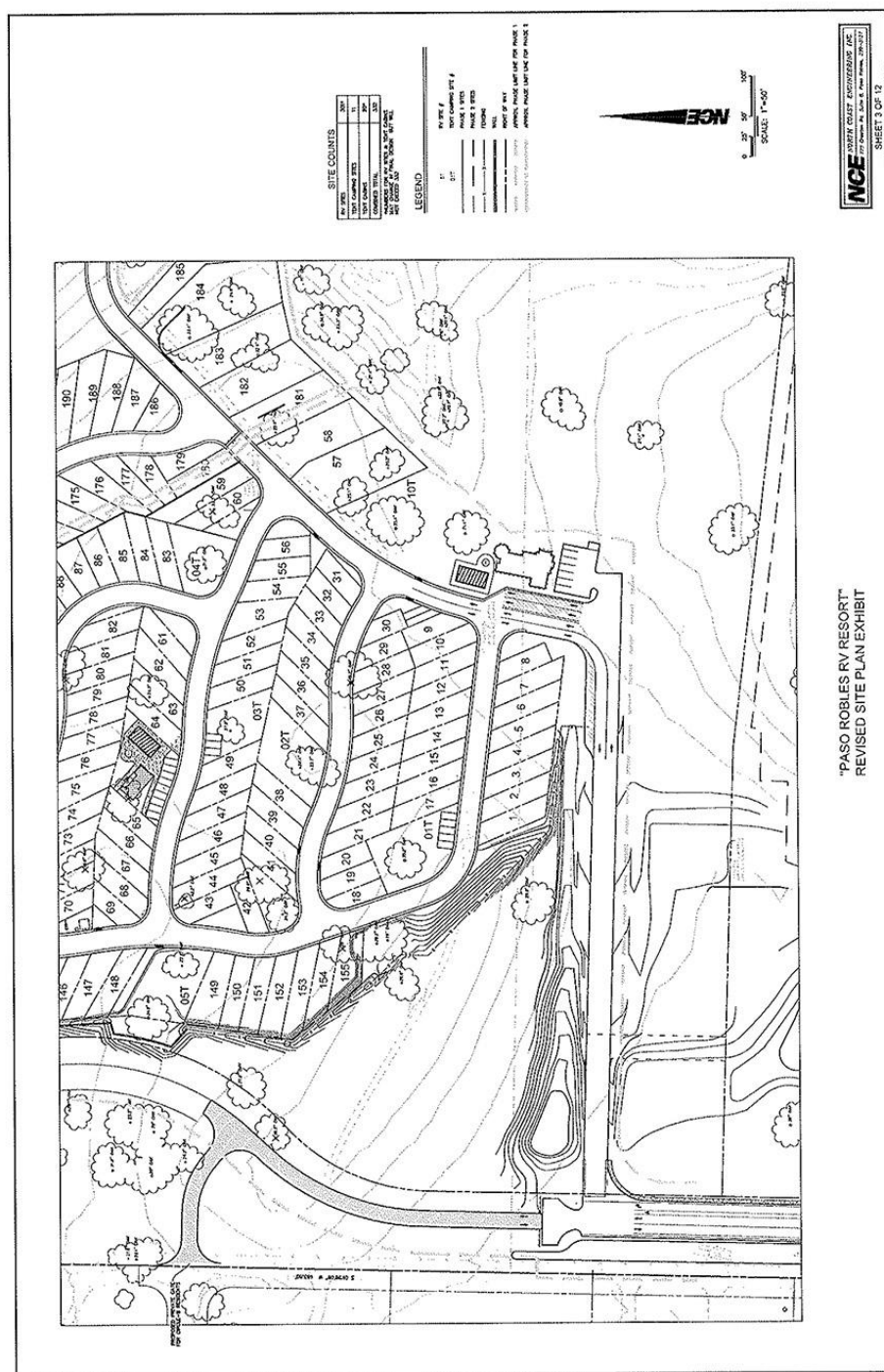
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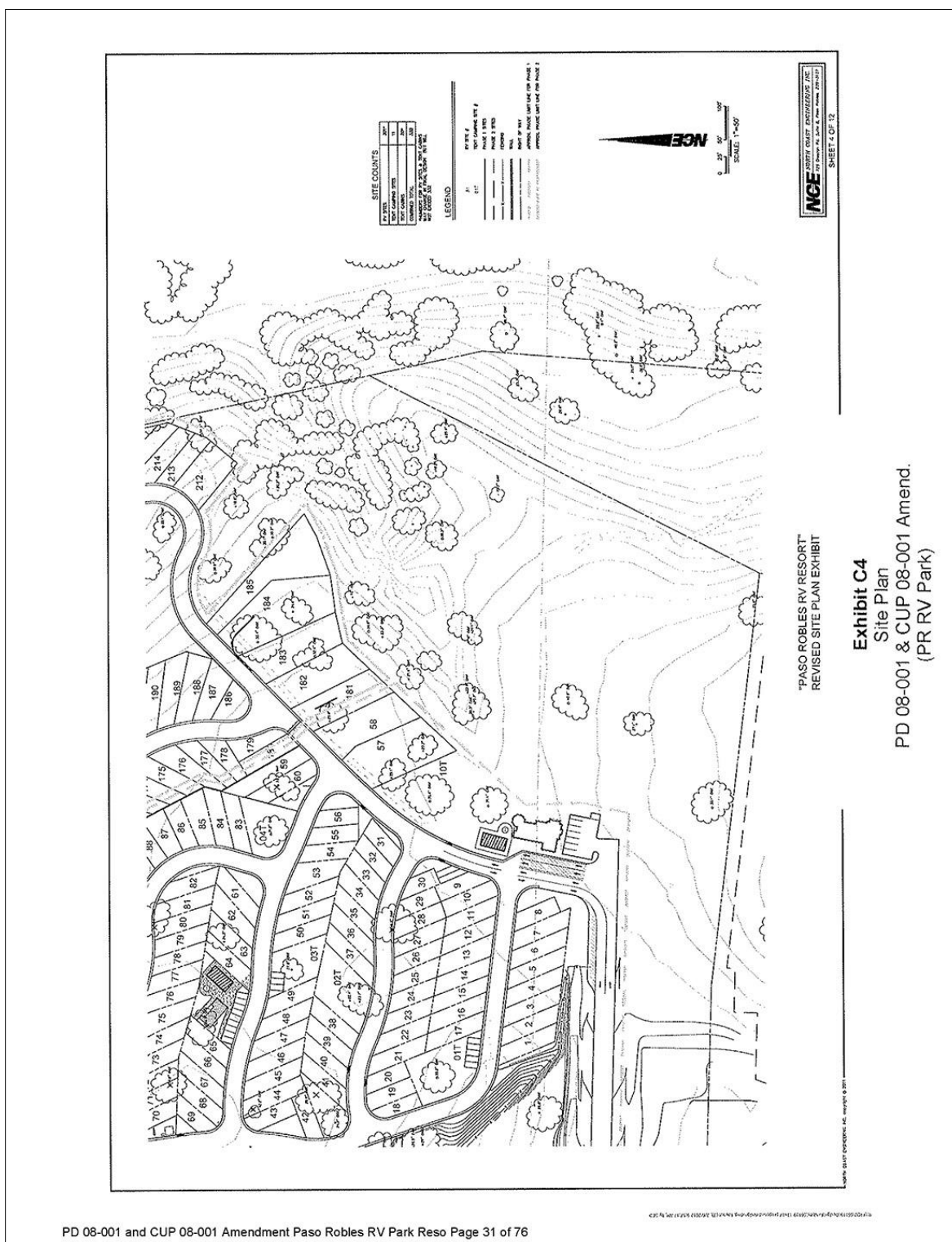






"PASO ROBLES RV RESORT"
REVISED SITE PLAN EXHIBIT

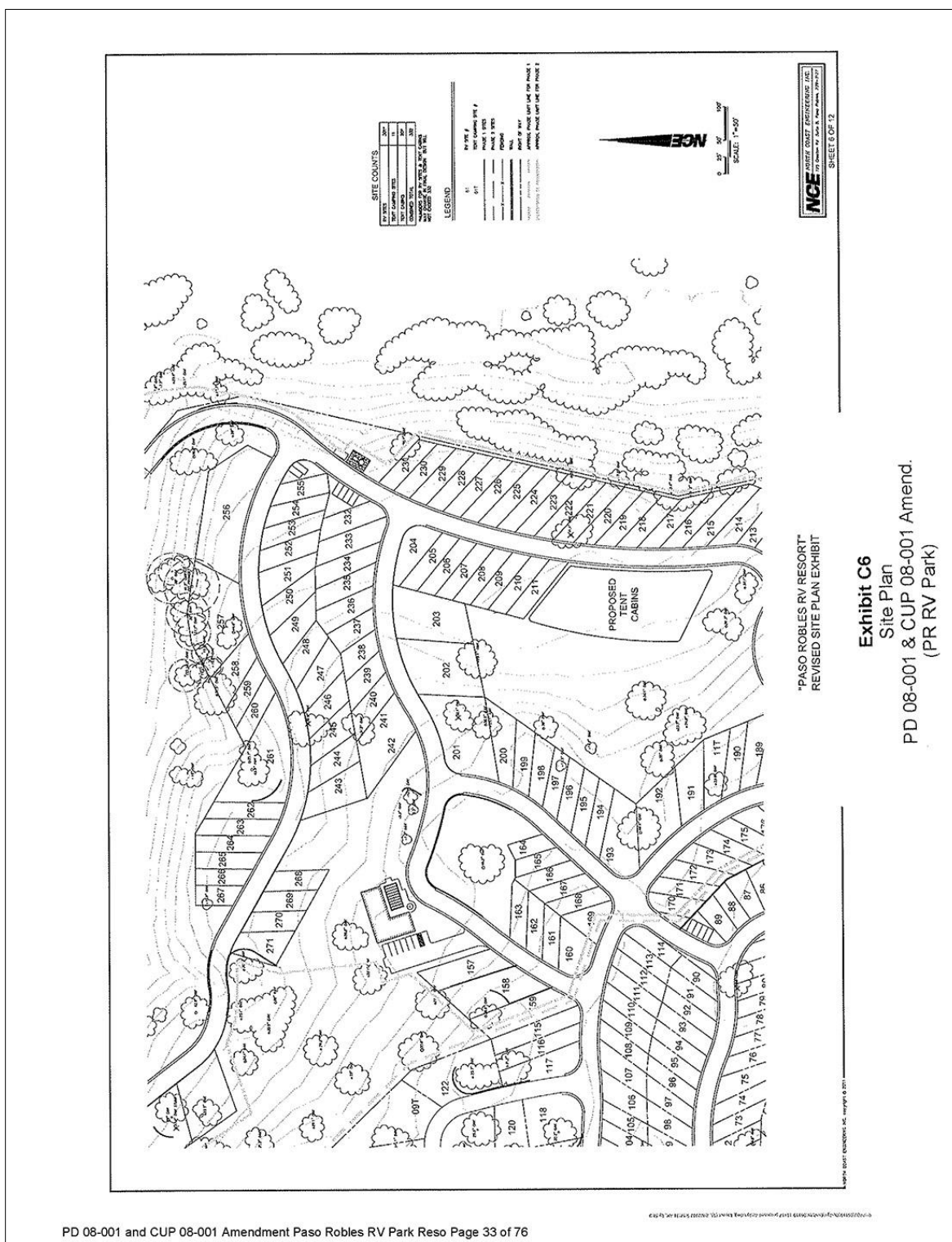
Exhibit C3
Site Plan
PD 08-001 & CUP 08-001 Amend.
(PR RV Park)

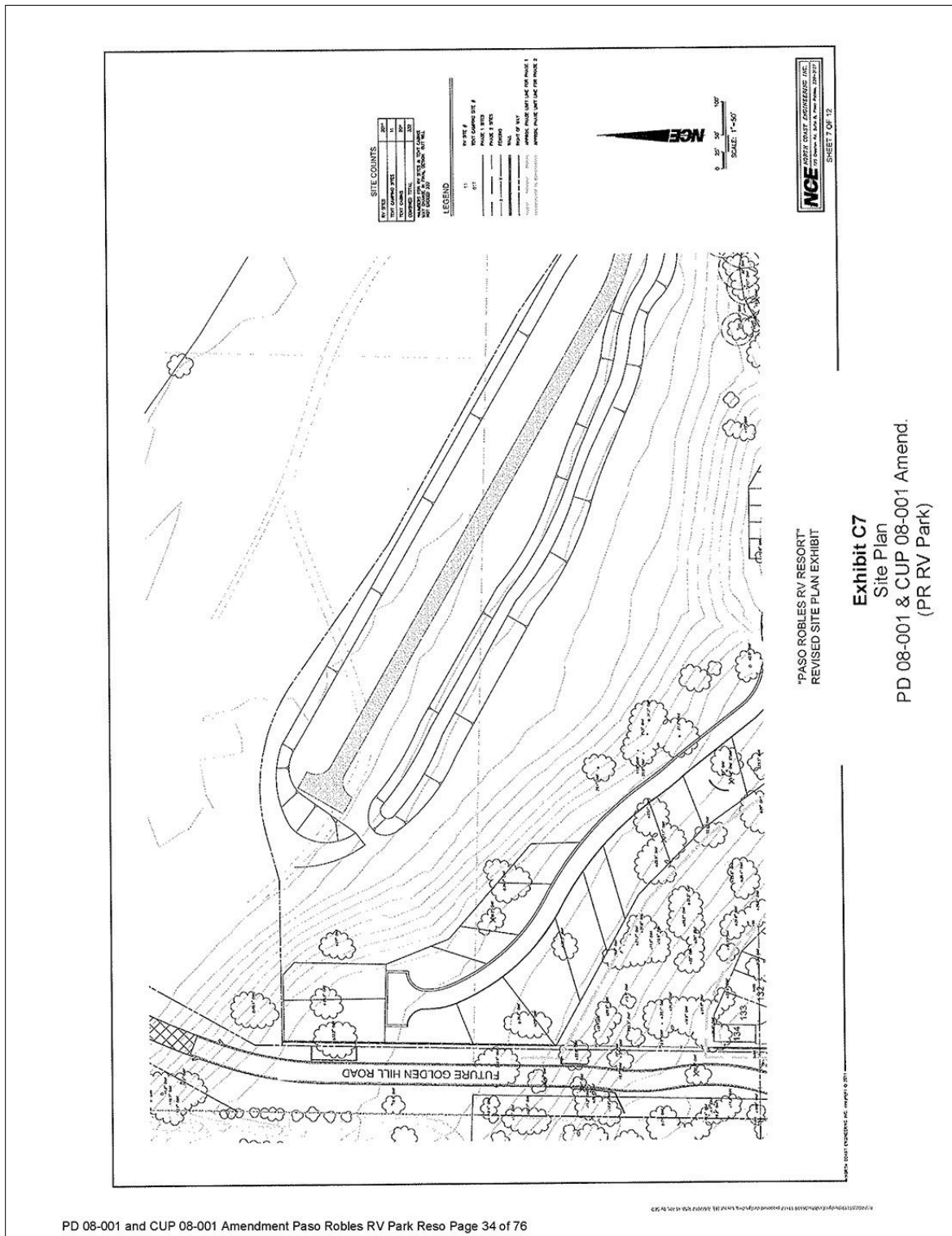


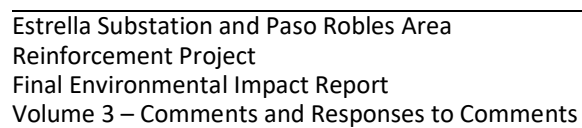


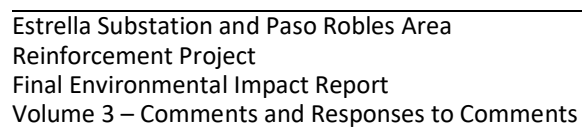
**"PASO ROBLES RV RESORT"
REVISED SITE PLAN EXHIBIT**

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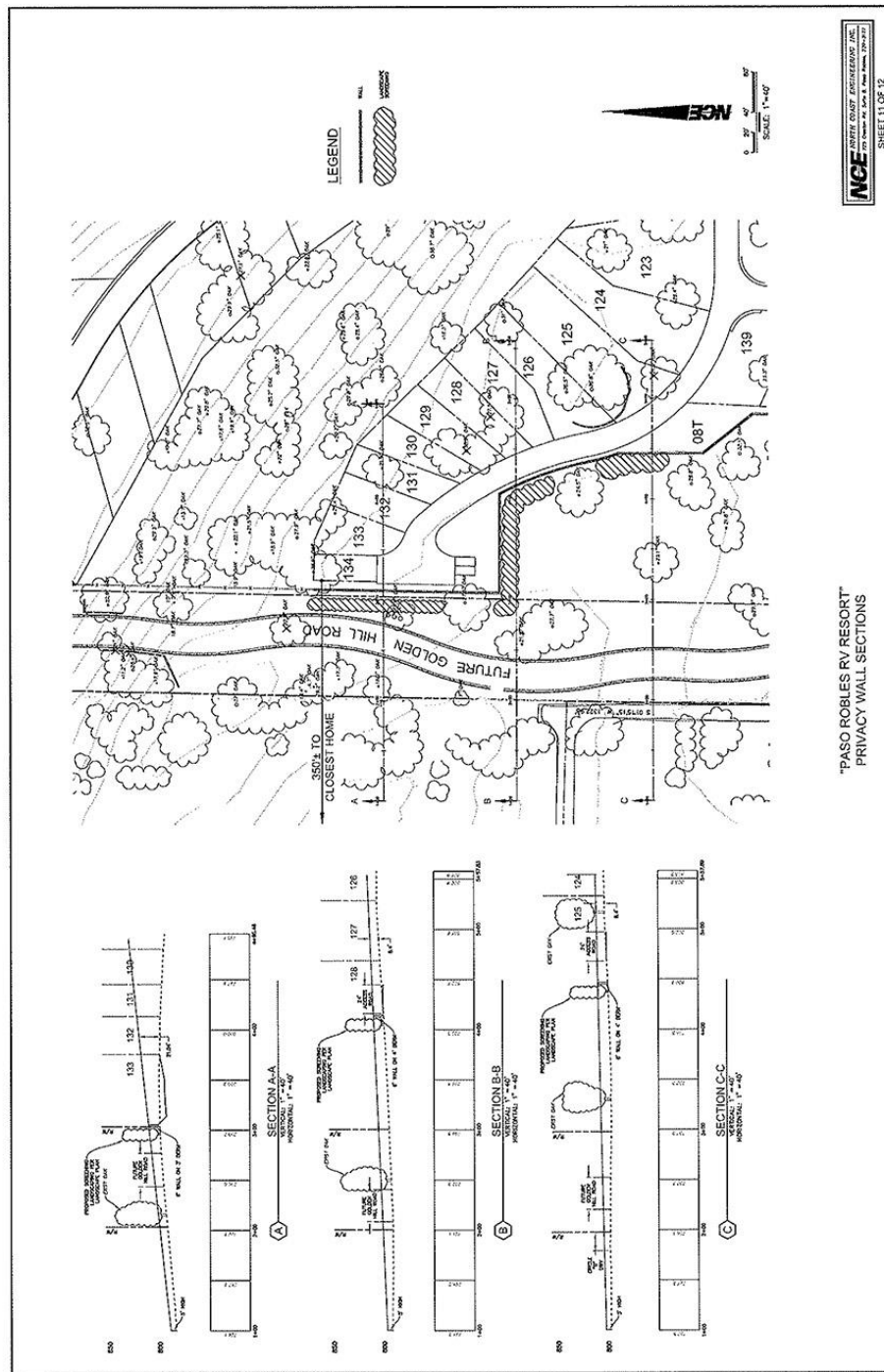




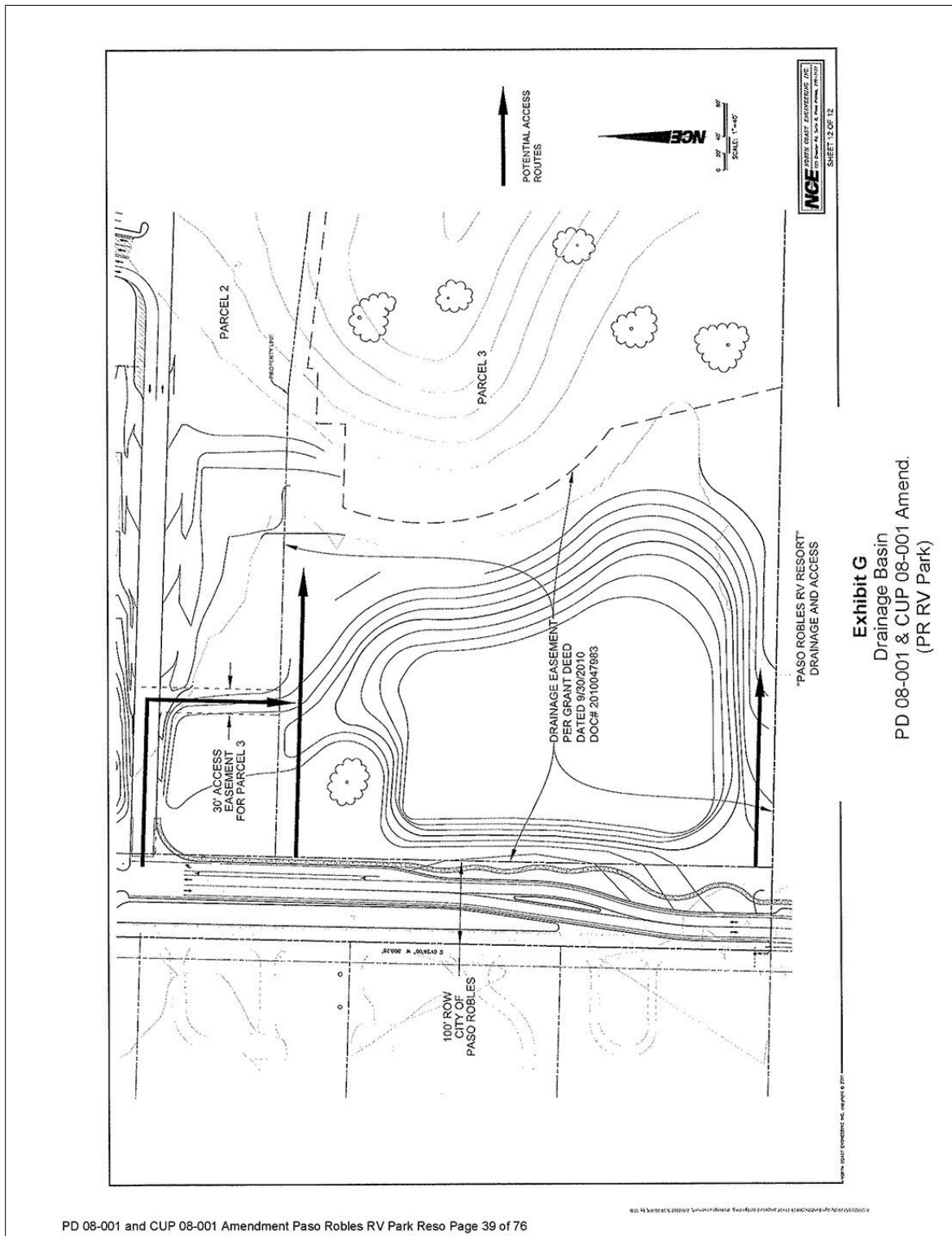


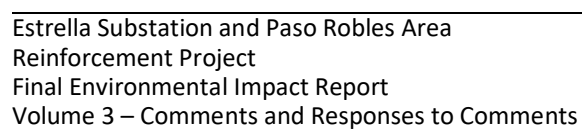


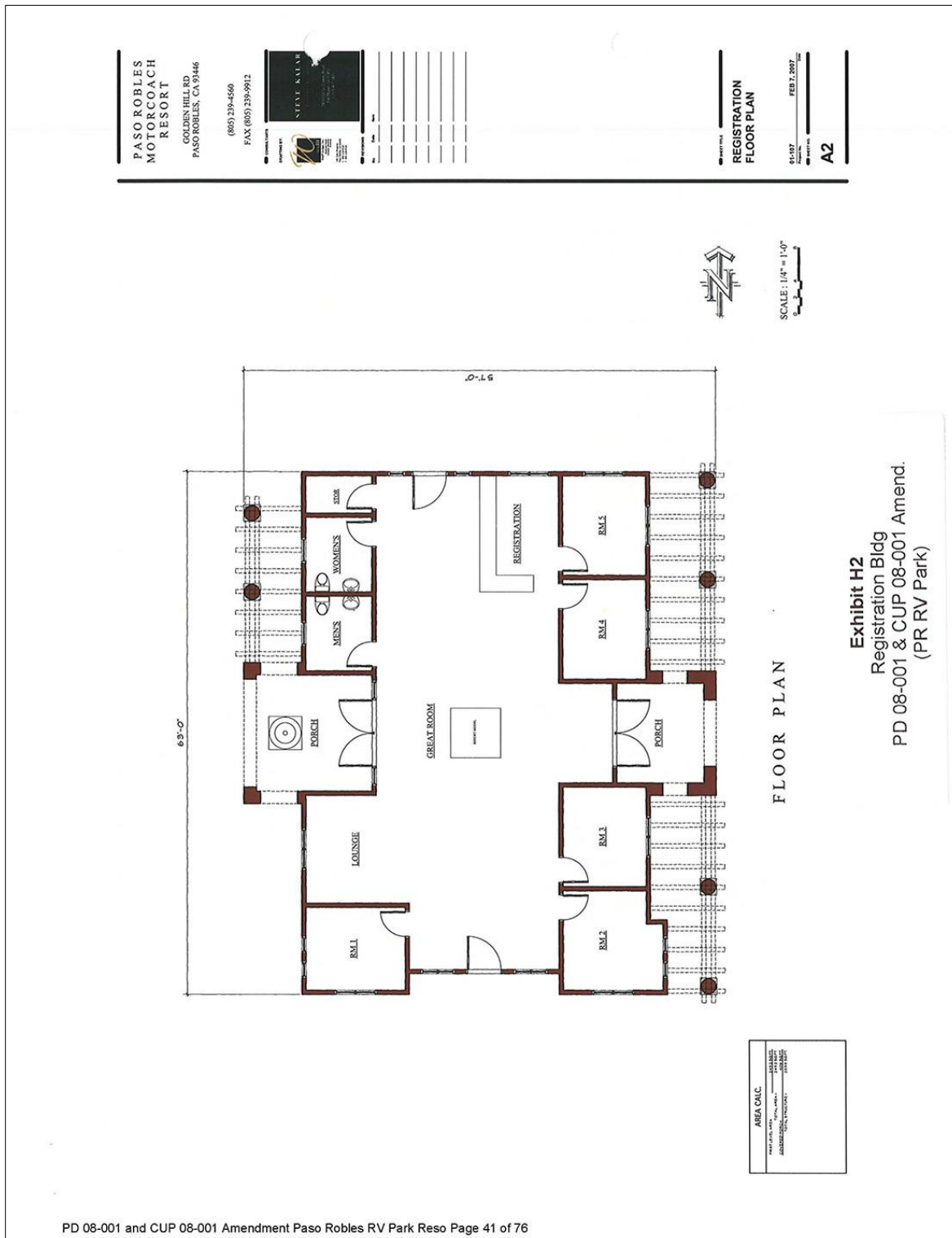


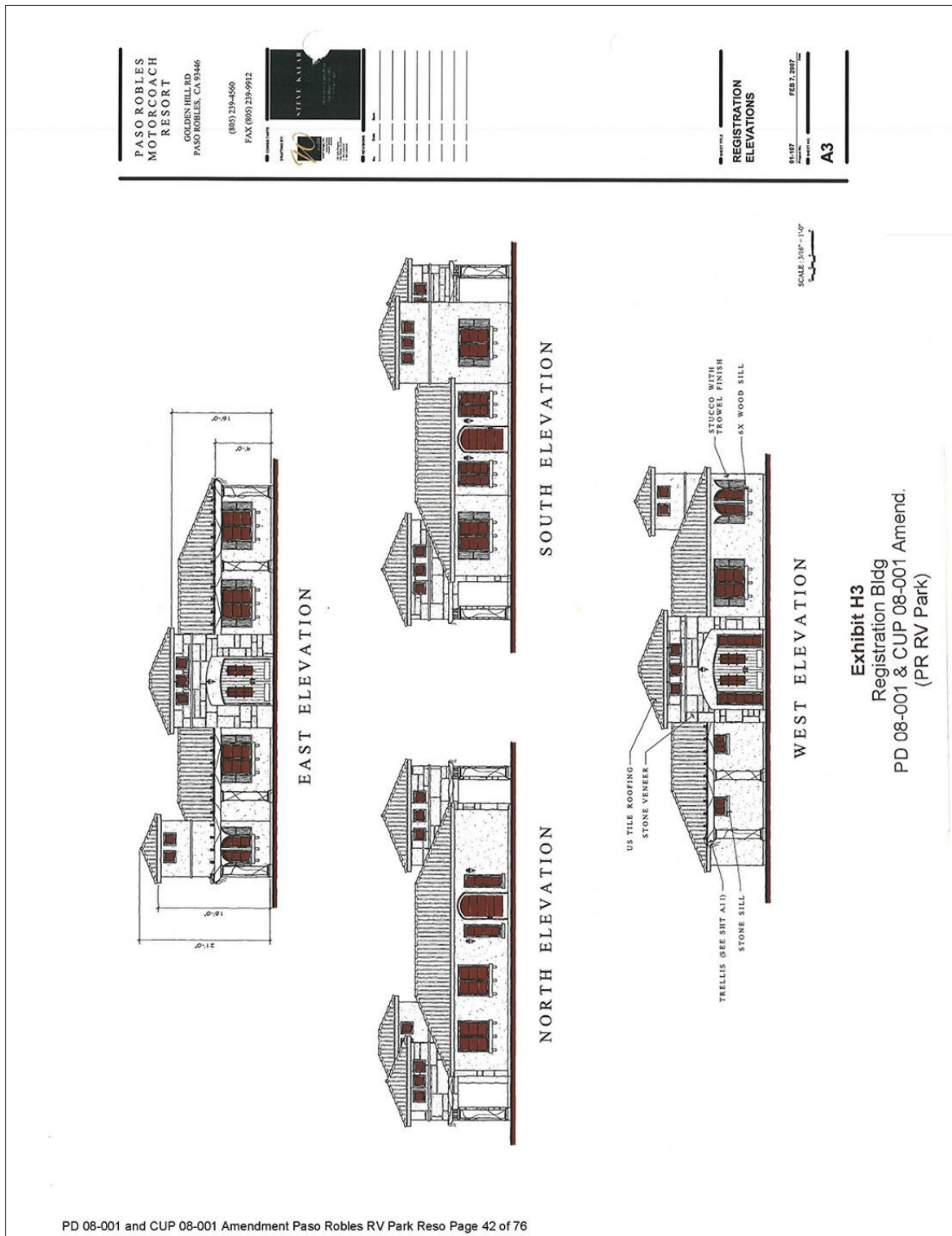


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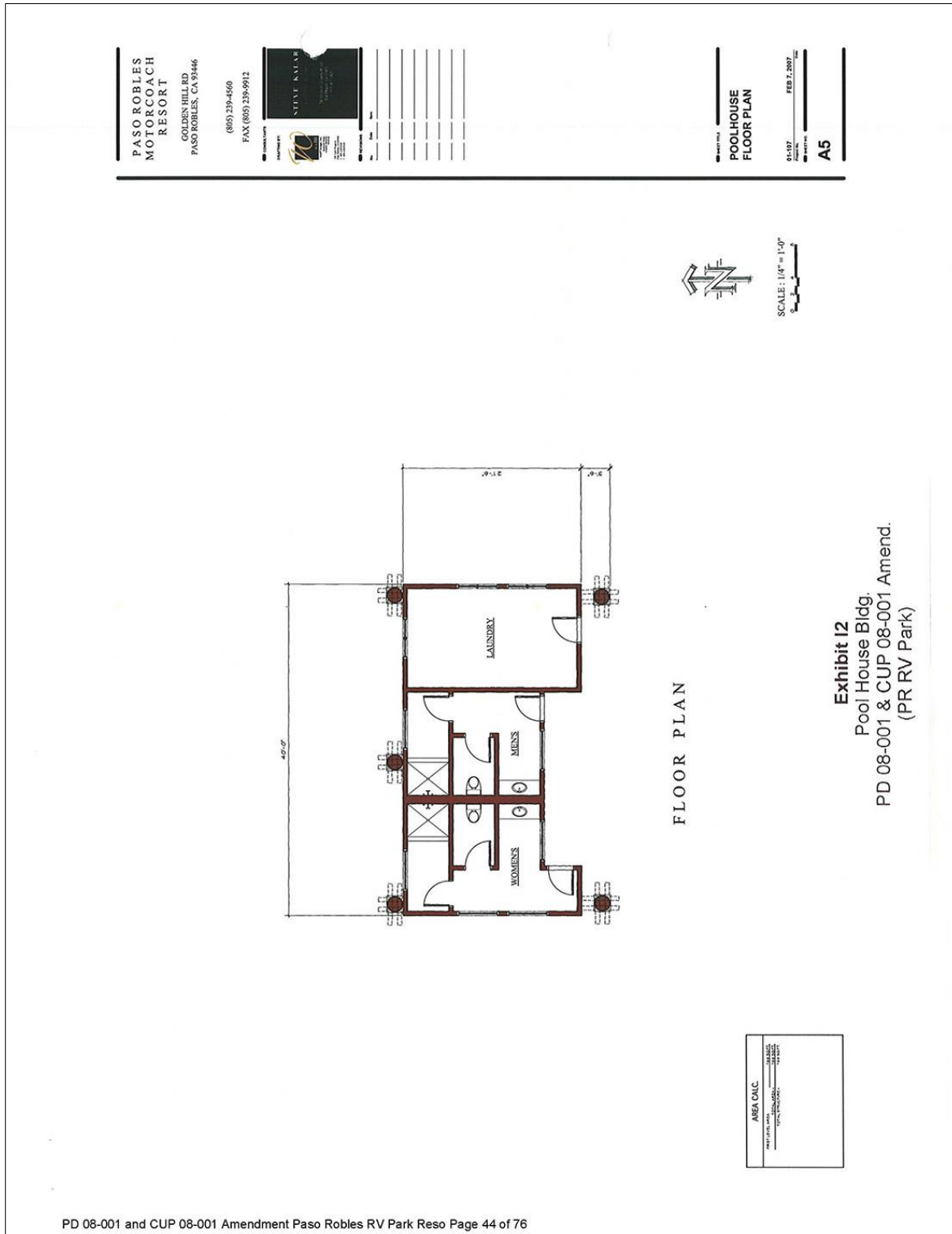


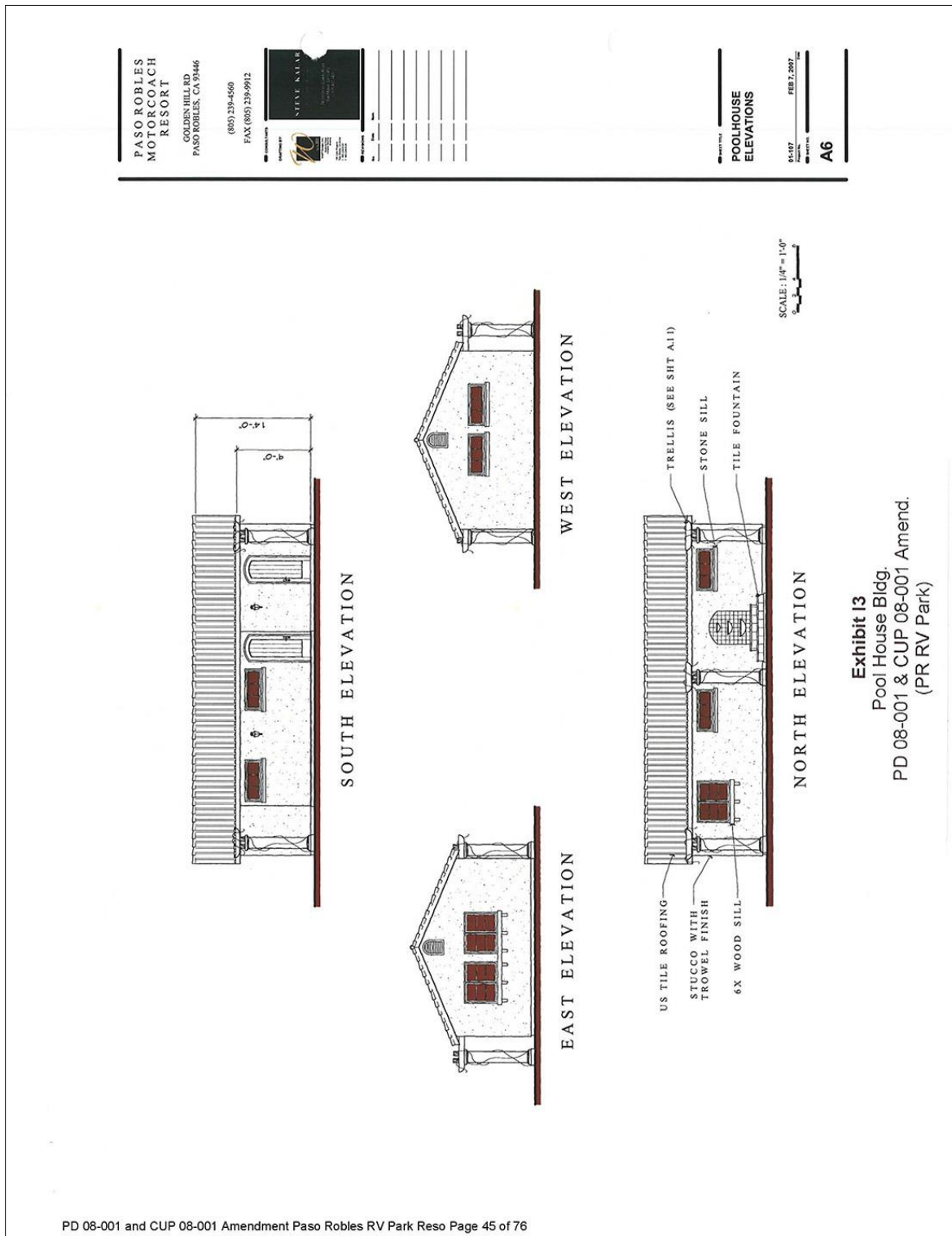














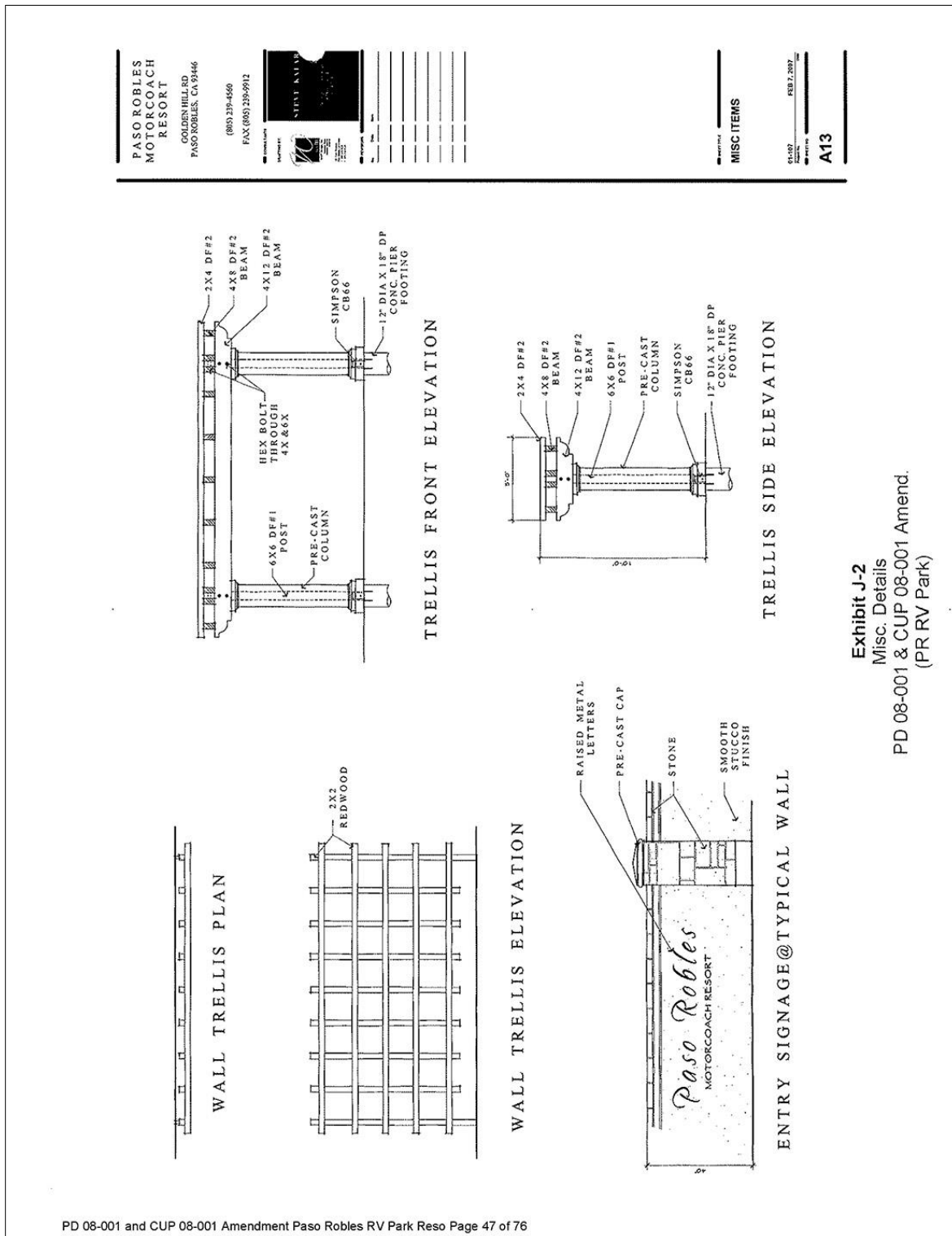



Exhibit J-2
Misc. Details
PD 08-001 & CUP 08-001 Amend.
(PR RV Park)

**PASO ROBLES
MOTORCOACH
RESORT**
GOLDEN HILL RD.
PASO ROBLES, CA 93446
(805) 239-4560
FAX (805) 239-9912



**OUTDOOR
LIGHTING**

05-1507
FEB 7, 2007
A14

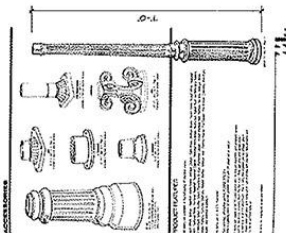

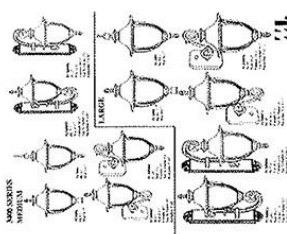
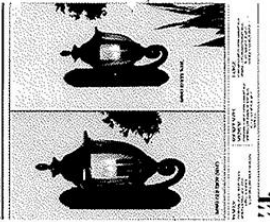





Exhibit K
Outdoor Lighting
PD 08-001 & CUP 08-001 Amend.
(PR RV Park)

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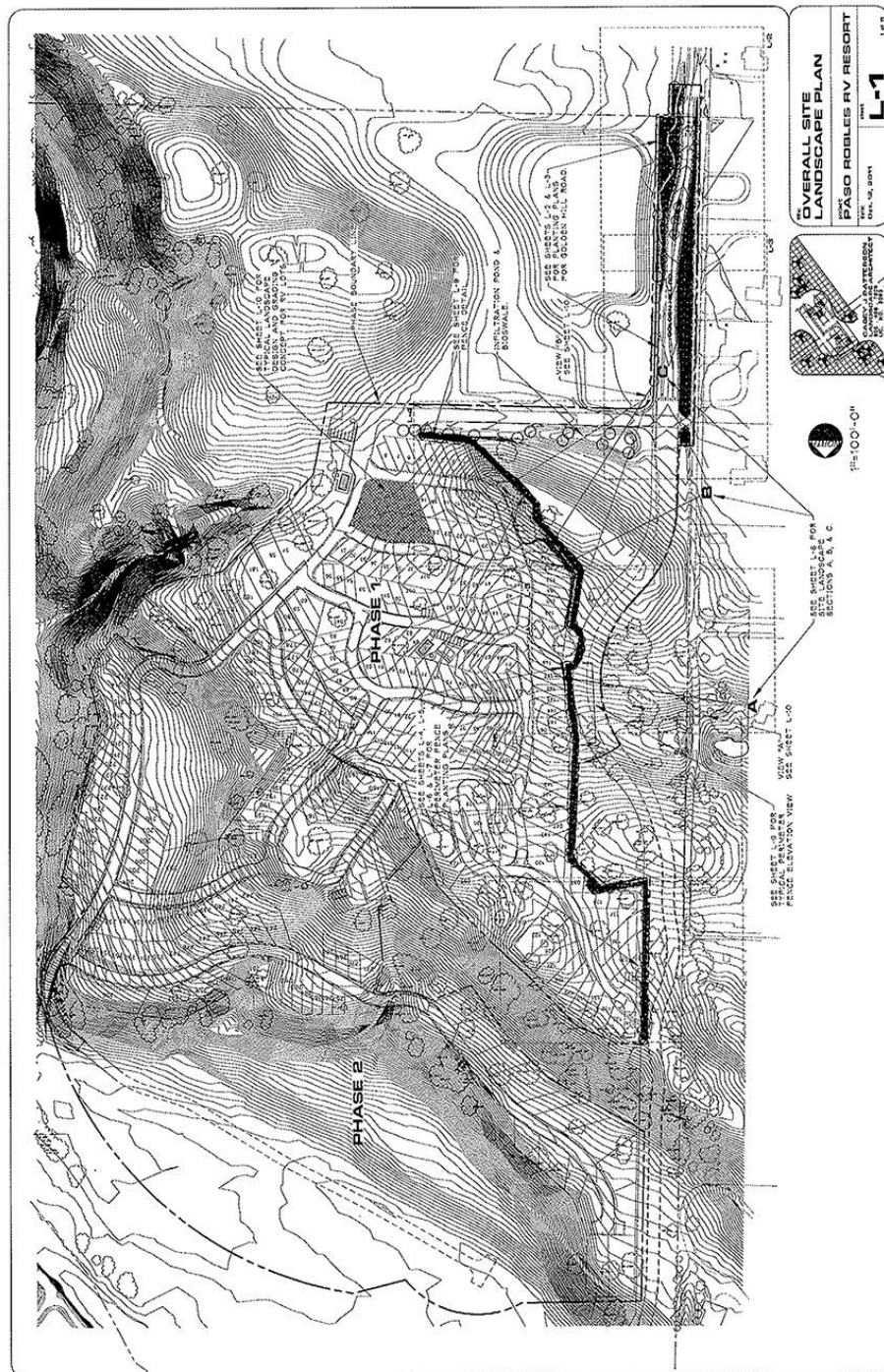
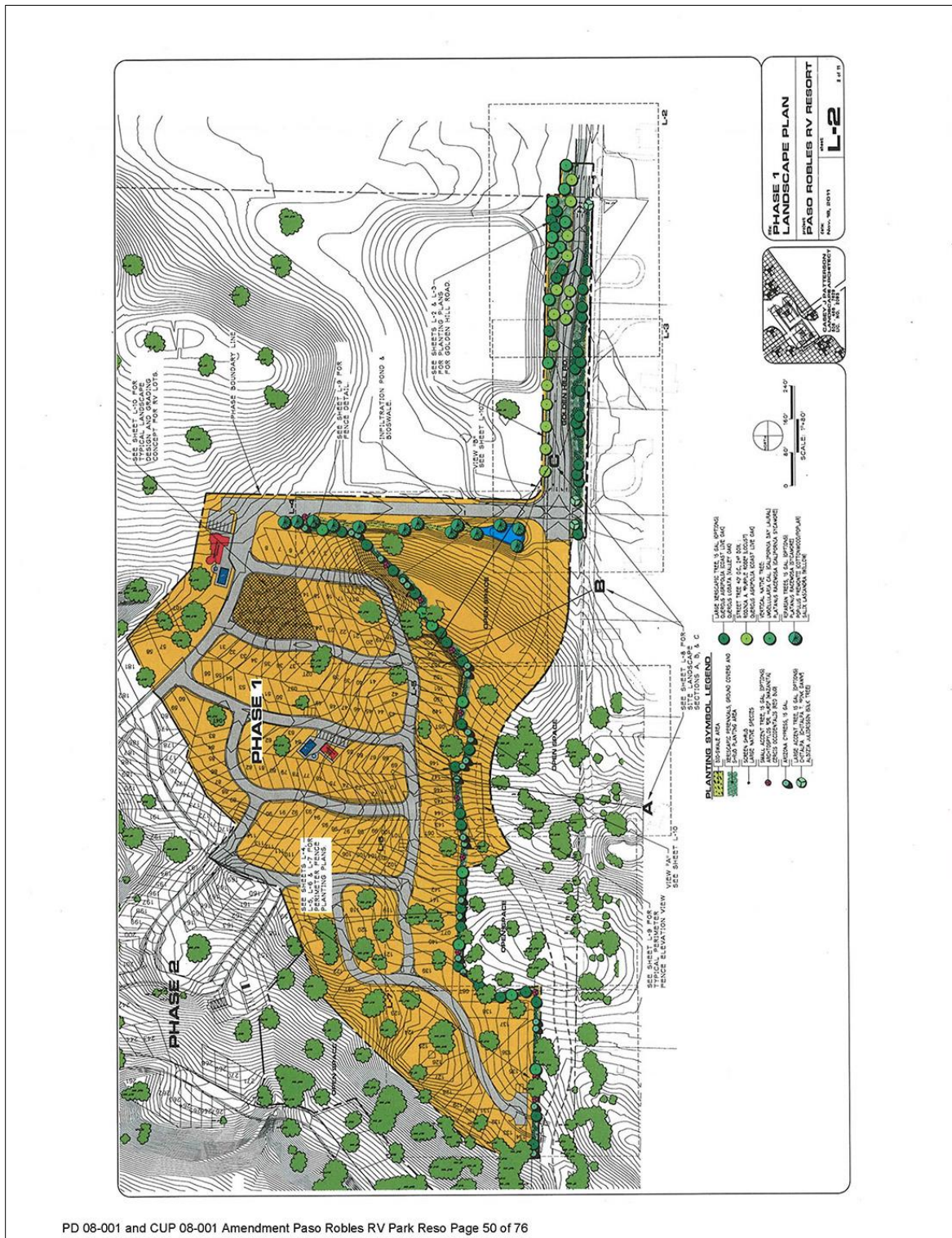
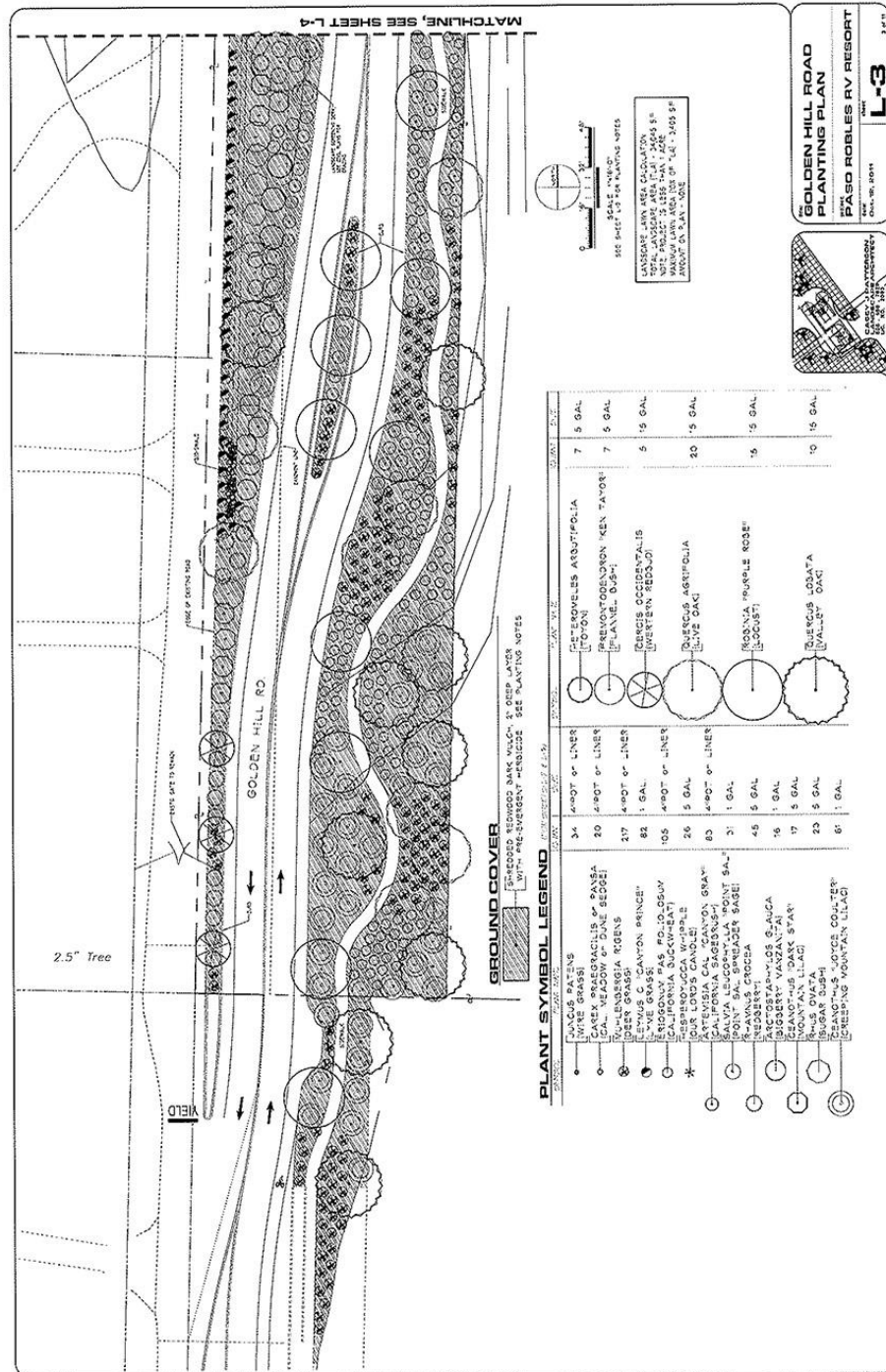


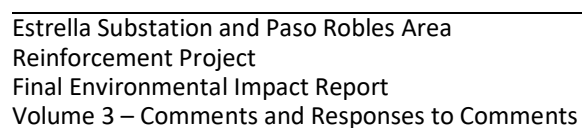
Exhibit L1-L11
Landscape Plans
PD 08-001 & CUP 08-001 Amend.
(PR RV Park)

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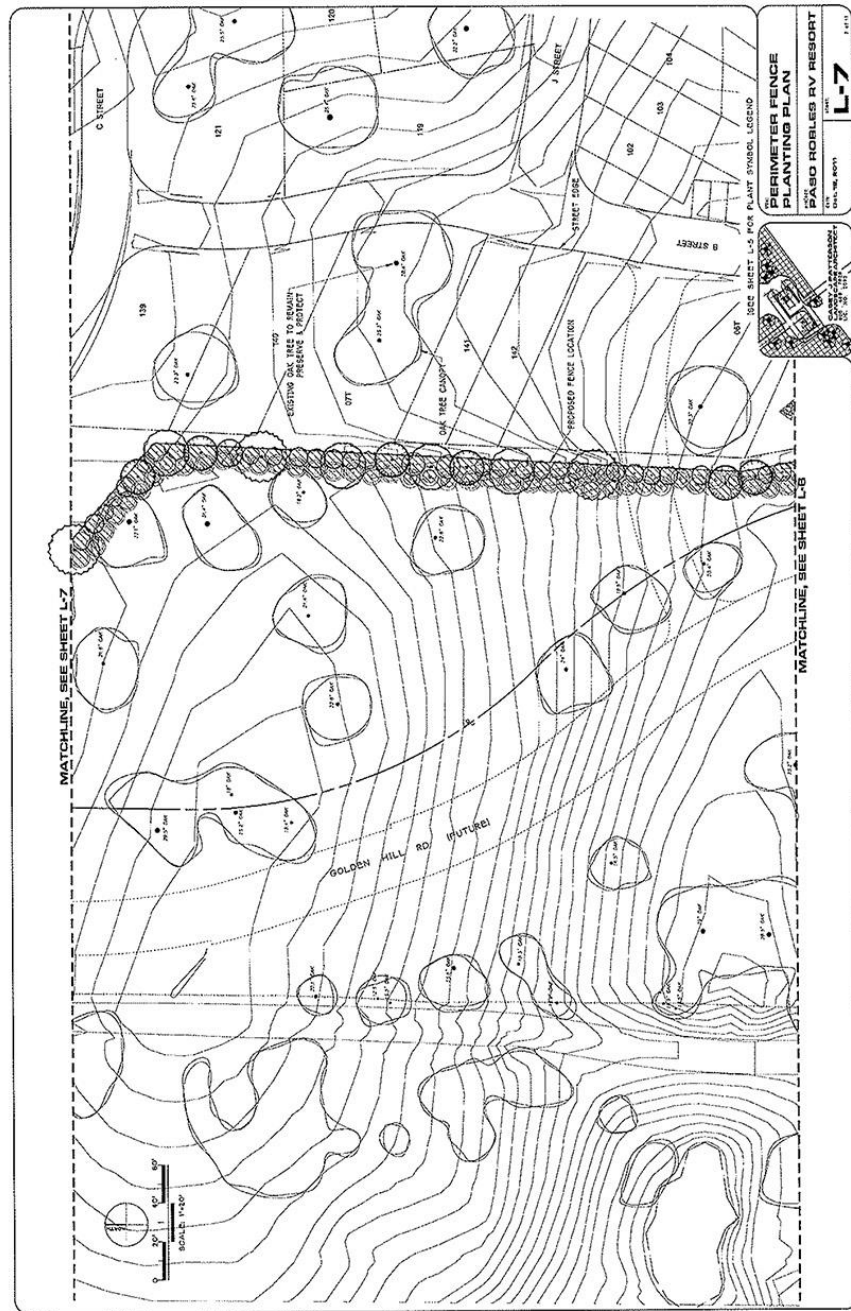


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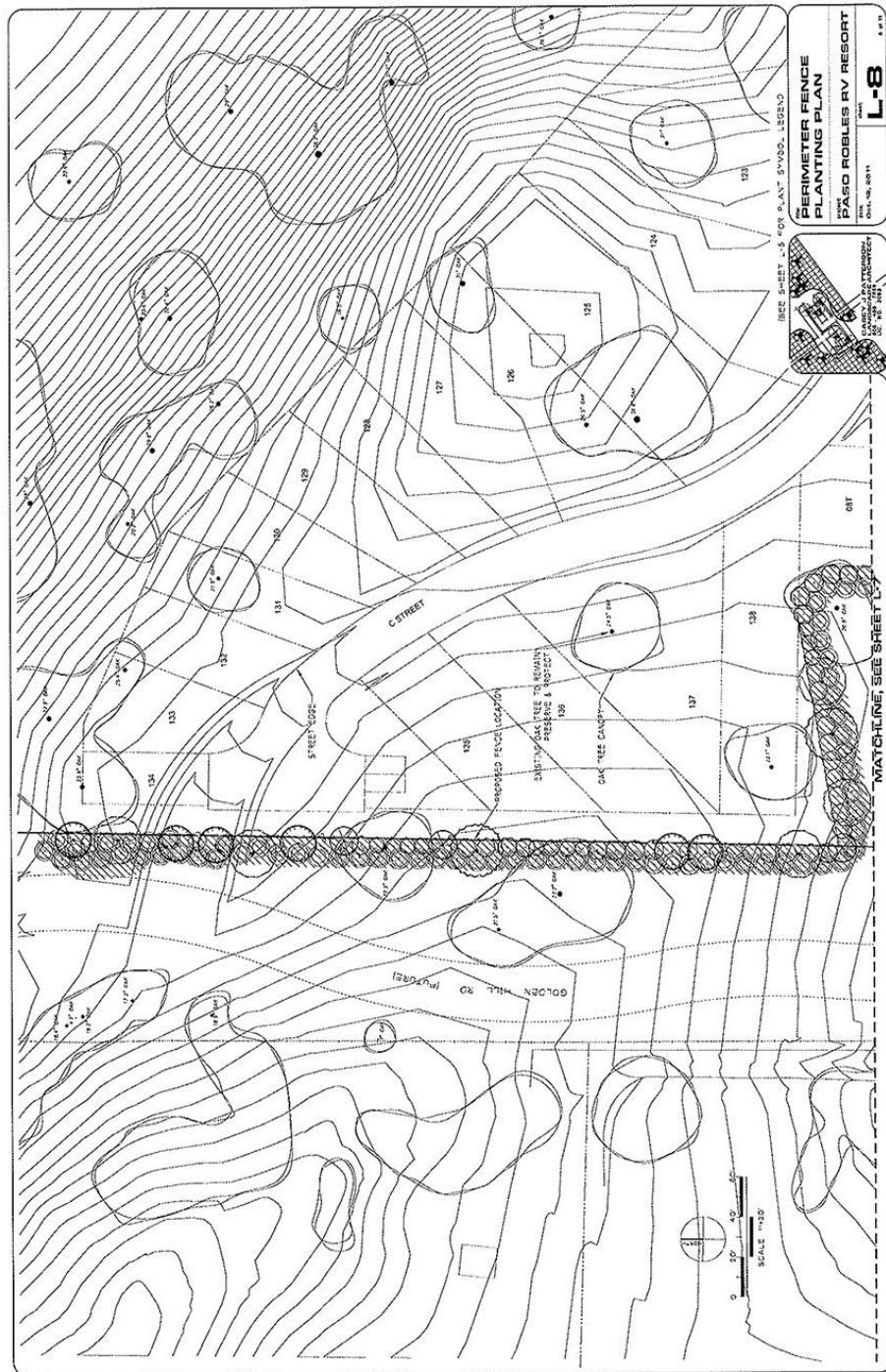








PD 08-001 and CUP 08-001 Amendment Paso Robles RV Park Reso Page 55 of 76



PD 08-001 and CUP 08-001 Amendment Paso Robles RV Park Reso Page 56 of 76

