Appendix B

Draft Specific Plan

VIÑEDO

PASO ROBLES

SPECIFIC PLAN

APRIL 2019

2ND CITY SUBMITTAL

COMMUNITY DEVELOPMENT

CITY OF EL PASO DE ROBLES

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CHAPTER 1
INTRODUCTION

1.0 Statement of Intent

The purpose of the Viñedo Specific Plan is to guide and encourage the development of a high-quality and unique community that integrates context-sensitive site planning and design with innovative and indigenous architecture, resulting in an aesthetically pleasing and active new community.

NEIGHBORHOOD CHARACTER

- Create a community of high-quality architecture, landscape, open spaces and amenities;
- Create homes in contextually appropriate architectural styles to provide a variety of options for home-buyers;
- Emphasize the relationship between the indoors and the outdoors through site planning and architectural design.

CONNECTIVITY & MOBILITY

- Accommodate multi-modal transportation systems that allow pedestrians, bicycles and vehicles to travel safely and efficiently; consistent with the City's Bicycle Pedestrian Master Plan (BPMP) adopted 12/18/18;
- Create a walkable community that provides a high-quality pedestrian experience through streetscape, landscape and architecture;
- Prioritize pedestrian and bicycle connections both throughout the community and between Viñedo and the neighboring communities;
- Create a network of sidewalks, pathways and trails that connect each home in the community to neighborhood amenities including parks and other civic spaces.

OPEN SPACE & RECREATION

- Create a greenbelt park and trail system that provides pedestrian and bicycle linkages between Viñedo and the adjacent neighborhoods;
- Include outdoor furniture, recreational structures and equipment, art, and other amenities in open space areas to encourage both active and passive recreation;
- Ensure that open spaces and outdoor amenities are accessible to people of all ages and abilities;
- Celebrate the natural features of the site by enhancing and protecting wildlife habitats, resources, views, native oak trees and native plants.

SUSTAINABILITY AND ENVIRONMENTAL SENSITIVITY

- Incorporate best practices in environmentally sustainable development;
- Encourage water conservation through the use of drought tolerant landscaping, rain water capture, etc;
- Replant native oak species in an effort to celebrate the meaning and history of Paso Roble's name (Pass of the Oaks).

ATTAINABLE HOUSING OPPORTUNITIES

- Provide a wide-range of housing opportunities;
- Implement the City's Housing Element goals and programs.

1.1 Document Organization

This document is Part 1 of a simultaneous two-part submittal.

Part 1 is the Viñedo Specific Plan that defines the regulatory framework for the community.

Part 2 is the Design Submittal. This package demonstrates one potential outcome of the proposed Specific Plan and is intended to be an initial submittal package for all structures within the project, both residential typologies as well as amenity structures.

Together, these two documents convey the comprehensive vision and methods of execution for the Viñedo project.

The detailed Design Package will help to ensure that a high-level of design is achieved consistently throughout the community in order to create a more cohesive sense of place.

To date, the predominate existing pattern of development within the City is quite fragmented and is typically of a much smaller scale. This larger assemblage of land, and thorough approach to design, provides a unique opportunity for the City of Paso Robles, uncommon in recent history.

The Viñedo Specific Plan defines the vision and guiding principles for the future development of the site. The Specific Plan is arranged into five chapters:

CHAPTER 1: INTRODUCTION:

This Chapter describes the purpose and intent of the Specific Plan and Guidelines, the site location, its context and overall design framework.

CHAPTER 2: COMMUNITY DEVELOPMENT PLAN:

This Chapter provides an overview of the vision for the Viñedo community, a summary of land uses, thoroughfare network, grading and utility plans.

CHAPTER 3: DEVELOPMENT STANDARDS:

This Chapter includes specific development standards that will be applied to all new development in Viñedo.

CHAPTER 4: COMMUNITY DESIGN PRINCIPLES:

This Chapter includes specific landscape and architectural design principles intended to guide and promote high-quality development. The Design Submittal package represents one potential outcome of these principles and standards.

CHAPTER 5: IMPLEMENTATION & PHASING:

This Chapter includes the Financing Plan and Financing and Maintenance Plan Summary.

1.2 Authority & Relationship to Other Regulatory Documents

The Viñedo Specific Plan is intended to serve as the link between the goals and policies of the Paso Robles General Plan and the development plan for the Viñedo property. This Specific Plan implements the General Plan within the boundaries of the Specific Plan area and functions as a regulatory document.

Policy 1.2.1 All future development plans and entitlements for the Viñedo property shall be consistent with the regulations set forth in this Specific Plan document and all applicable City regulations.

This Specific Plan identifies site-specific design requirements applicable within the Viñedo property and, as such, adherence to this Specific Plan will ensure that new development meets or exceeds City standards for environmental safety, infrastructure and site planning while providing provisions for maintenance, aesthetic quality and community identity.

Policy 1.2.2 To the extent any regulation in this document conflicts with the City's Zoning Code, the regulation set forth herein shall prevail.

The City's General Plan was updated/readopted in 2003 and 2011. The Circulation Element was updated again in early 2019. The Land Use Element was adopted in 2003 and amended in 2014 and governs the land uses planned for the Specific Plan area.

The Viñedo Specific Plan Area encompasses a portion of an area previously designated as the Chandler Ranch Specific Plan and the Olsen Ranch / Beechwood Area Specific Plan in the City's 2003 General Plan. Resolution No. 17-021 later authorized the split of the Chandler Ranch Specific Plan into two separate specific plans (North and South Chandler Ranch).

The Viñedo Specific Plan Area is comprised of the former northern portion of Olsen Ranch / Beechwood Area Specific Plan (Olsen parcel) and the southern portion of the former Chandler Ranch Specific Plan area (South Chandler parcel). It also includes the existing Our Town subdivision and triangular parcel just to the South, often referred to as the Centex parcel or future school site.

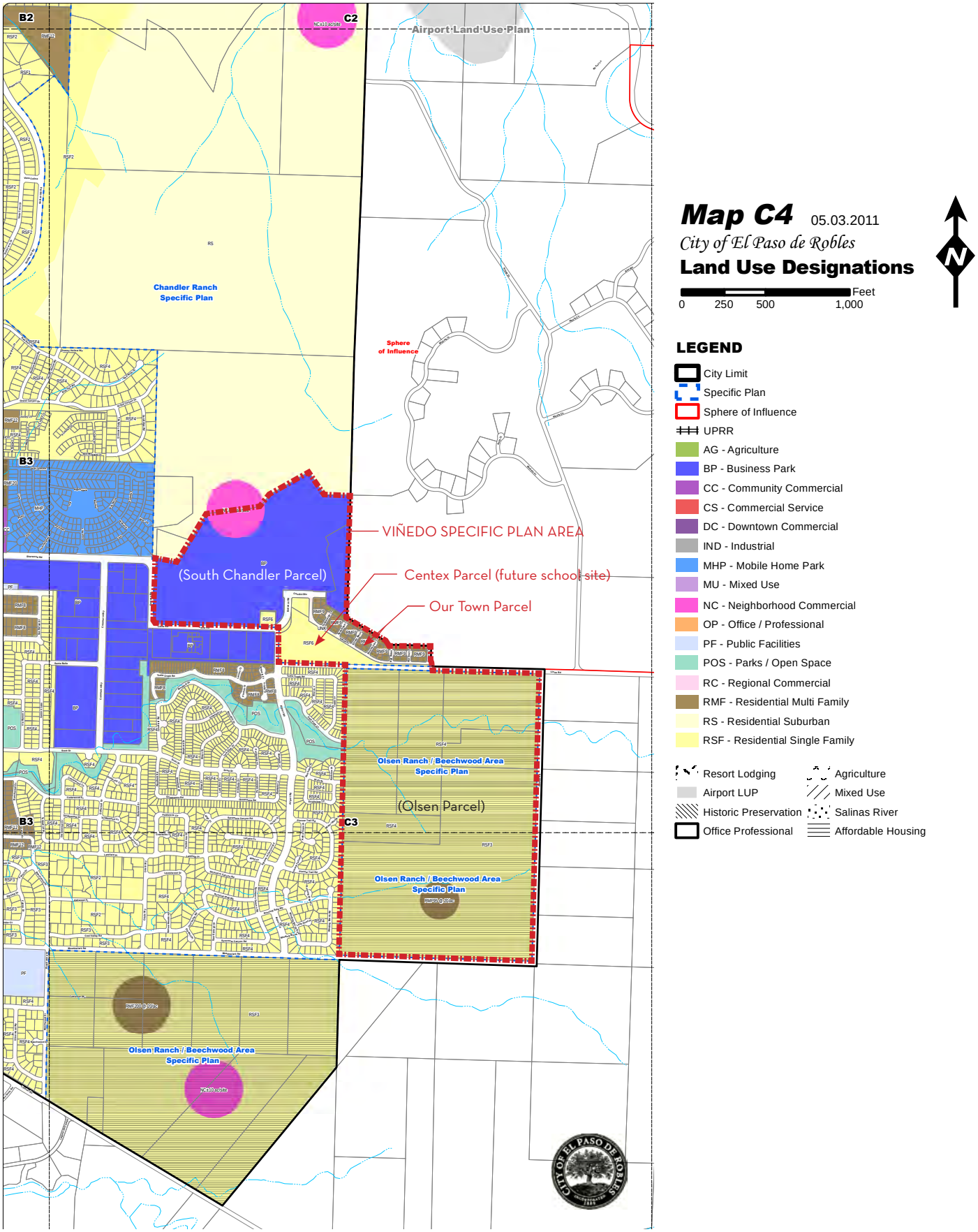
The existing land uses designated for the Southern Chandler Ranch portion of the Viñedo Specific Plan Area include Neighborhood Commercial (NC), Business Park (BP), Residential Single Family (RSF), and Residential Multi Family. The land uses designated for the Olsen parcel area of the Viñedo Specific Plan include Residential Single Family (RSF) and Residential Multi Family. The Olsen parcel is within the Affordable Housing Overlay. (See Figure 1.2.A: Paso Robles General Plan).

The existing zoning of the Viñedo Specific Plan Area is predominately Residential Single Family (R1 PD3 and R1 PD4). A portion of the Olsen parcel specifies R4 PD < 60 units. There are a total of 673 allocated future dwelling units in the Olsen parcel.

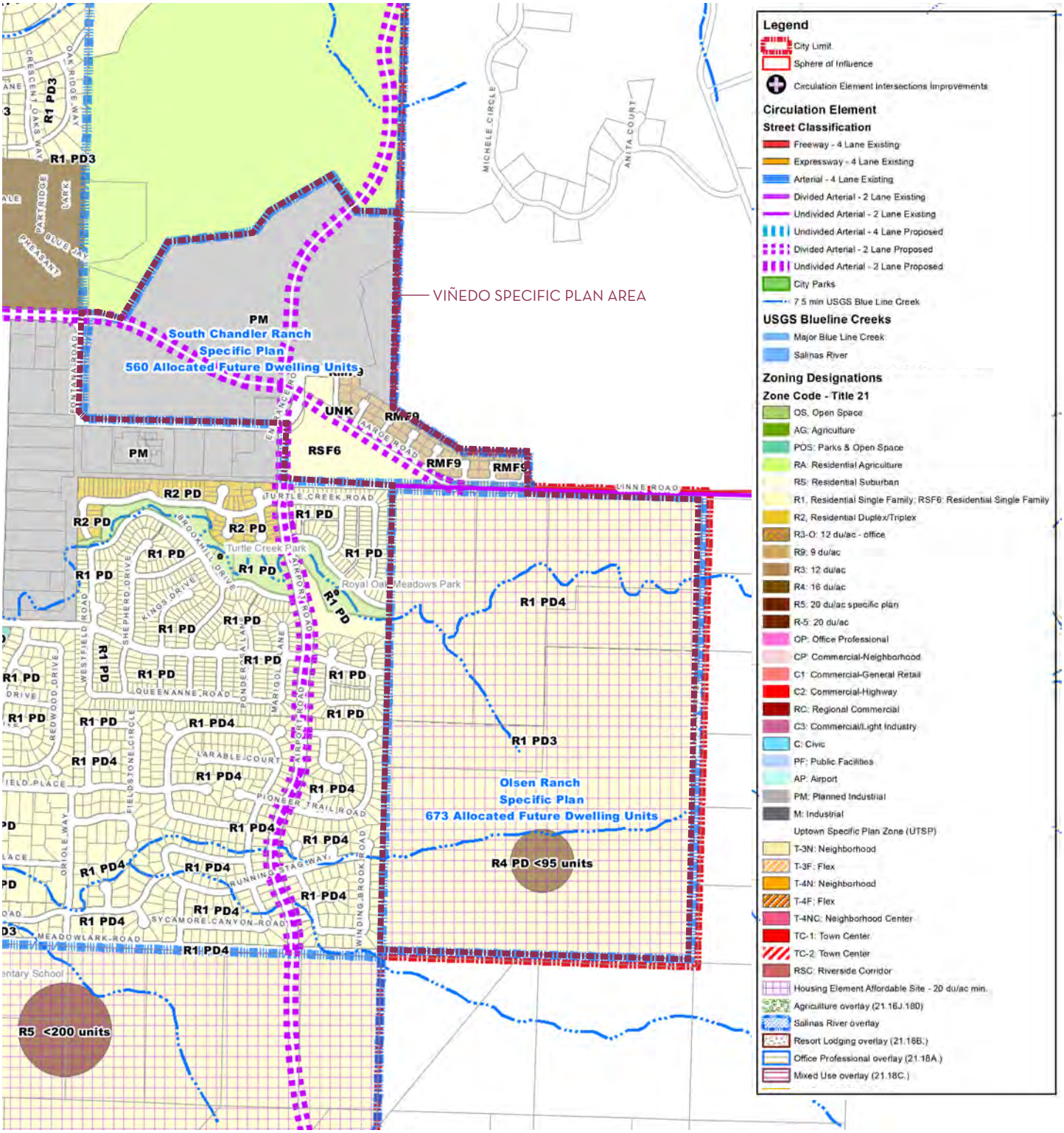
The South Chandler parcel of the Specific Plan Area is zoned Residential Single Family (RSF6), Residential Multi Family (RMF9) and PM (Planned Industrial). There are 560 allocated future dwelling units in the South Chandler parcel area. (See Figure 1.2.B: Paso Robles Zoning Map).

Combined, the entire Viñedo Specific Plan Area allows for a maximum density of 1,233 dwelling units, of which 1,028 are allocated to the Olsen and South Chandler parcels.

1.2.A PASO ROBLES GENERAL PLAN



1.2.B PASO ROBLES ZONING MAP



1.3 Project Location & Context

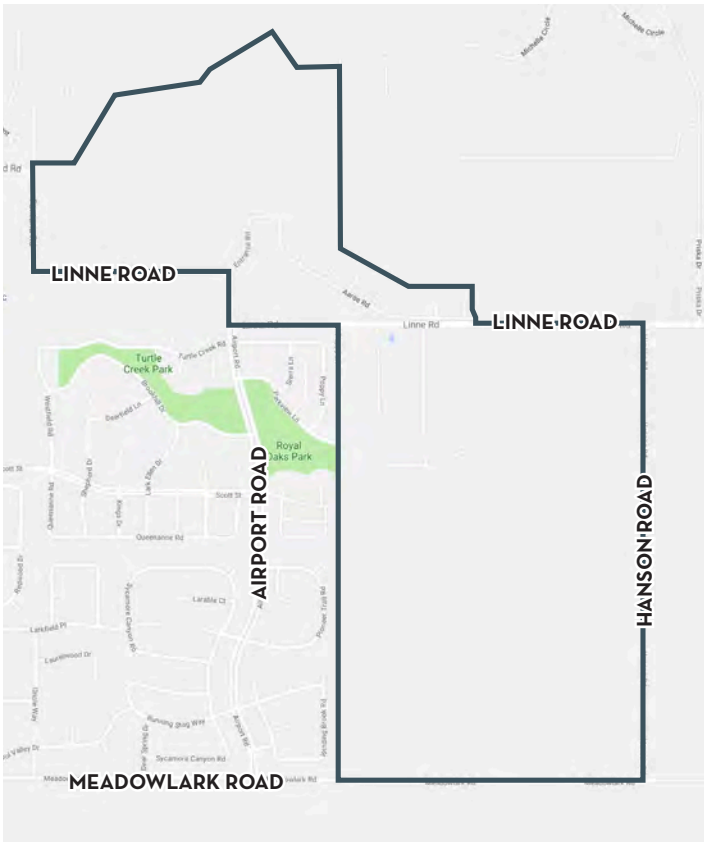
Located in the Central Coast region of California, Viñedo is ideally situated nearly equidistant from San Fransisco and Los Angeles. With a very mild, temperate climate, the Paso Robles region is internationally renown for both it's vineyards and pastoral landscapes.

The Viñedo Specific Plan area is located along the eastern boundary of the City of Paso Robles. This area is characterized by its rolling hills and vineyards.

The Specific Plan area is comprised of portions of the former Chandler Ranch Specific Plan (South Chandler parcel), the Olsen/Beechwood Specific Plan (Olsen parcel), Our Town and the Centex parcel/future school site.

The Our Town area is approximately 15 acres of existing single family residential lots just North of Linne Road. These lots are the last remaining portion of a former age-restricted development that dates back the 1960s. The Viñedo Specific Plan does not propose any modification to these existing lots and has been planned to conform to their existing configuration.

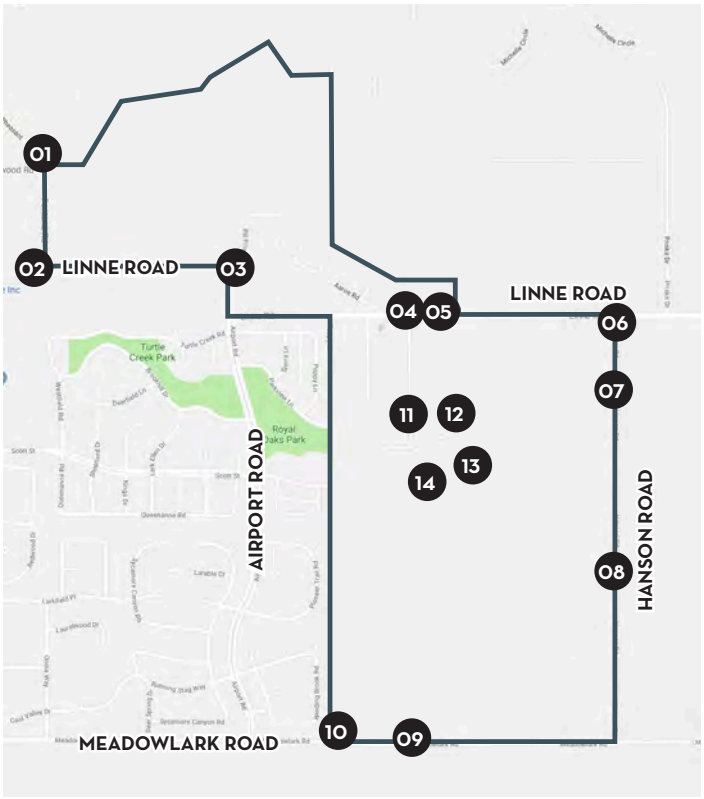
1.2.C SPECIFIC PLAN BOUNDARY



Regional Location

1.4 | Site Photos

KEY PLAN



1.4 Site Photos

1.5 Opportunities & Constraints

The following is a list of opportunities and constraints that were encountered in the land use plan design for the Specific Plan. (See Figure 1.4: Opportunities and Constraints Map). A comprehensive analysis of all environmental factors related to this Specific Plan will be conducted in EIR No. 2019-011065.

1.5.1 EDGE CONDITIONS

The Viñedo Specific Plan Area is a multi-sided property and contains over four miles of edge conditions that interact with existing development within the City limits. The Specific Plan area includes a variety of edge conditions along each of its boundaries.

The western boundary of the South Chandler parcel is bordered by existing light industrial uses to the west and south. It is bordered by existing agricultural lands and vineyards to the north and east.

The western edge of the Olsen parcel is adjacent to existing residential. The north, eastern and southern edges of the Olsen parcel are bound by existing agricultural lands, presenting numerous opportunities for long views out to the farms and vineyards beyond.

Where new development is proposed to occur directly adjacent to previously developed areas, these areas will be designed to provide adequate landscaping buffers and compatible interfaces.

Much of the Olsen parcel perimeter is bordered by existing roads which provide for good access to the Viñedo Specific Plan area. Efforts will be made to tie into existing adjacent thoroughfares whenever possible.

1.5.2 VIEWSHEDS

The northern portion of the Olsen parcel includes an area of raised topography from which there are views to the southwest, northwest and northeast. This area presents an ideal opportunity for a community facility.

1.5.3 EXISTING VEGETATION

There is an existing drainage area across the northern portion of the Olsen parcel. Along this corridor are a number of quality native oak trees. This east-west line of existing vegetation provides an opportunity for a continuation of Turtle Creek/Royal Oaks Park to the west. In addition, there is a knoll in the southwest corner of the property with approximately 6 or 7 oak trees atop it.

While there are a few existing native oak trees scattered across the remainder of the Olsen parcel, the vast majority of the property is comprised of grazing grasslands of gently rolling topography.

In total, there are approximately 140 oak trees in varying states of health across the Olsen property. The native species of oaks include blue, blue oak hybrids and valley oaks.

There are no oaks present on the South Chandler property.

1.5.4 PG&E UTILITY EASEMENT

The PG&E transmission line utility easement presents both a constraint and an opportunity across the southeast portion of the specific plan area.

1.5.5 PUBLIC DESIGN CHARRETTE

During the Spring of 2018, the ownership conducted a public design charrette to develop the framework of the land plan for the Specific Plan area. Over the course of a week, the team conducted over two dozen stakeholder meetings to collect public feedback on all aspects of the project. These desires and concerns were then transformed into the final land plan and design principles that guided the creation of this Specific Plan.

1.5.6 PROPERTY OWNERSHIP

There are three main ownership entities that control land within the Specific Plan area. Olsen Ranch 212, LLC controls all of the Olsen parcel as well as the majority of the S. Chandler parcel. The Our Town parcels are owned by the members of the Condict family and the School/Centex parcel is controlled by the Fuentez Family.

1.5 OPPORTUNITIES & CONSTRAINTS MAP

CHAPTER 2

COMMUNITY DEVELOPMENT PLAN

2.0 Community Vision

The Land Use Plan for Viñedo evolved from the Charrette process into the following basic objectives:

- Design a Plan that blends seamlessly into the fabric of the surrounding existing community.
- Develop a Plan that responds to and works with the unique natural features of the site including topography, viewsheds and vegetation.
- Provide a mix of neighborhoods, housing product types, residential lot sizes, and architecture to serve the needs of future residents.
- Incorporate amenities, open spaces, trails and public facilities throughout the entire Plan.

Within the Viñedo community, residents will enjoy an integrated system of trails, sidewalks, parks, and bike lanes to access a variety of neighborhoods and recreational amenities. Streets are planned to function as multi-modal thoroughfares and will feature drought-resistant landscaping, sidewalks and safe bicycle facilities.

The Viñedo Land Use Plan is divided into individual Planning Areas, or PA's, each having it's own unique reference number.

Policy 2.0.1 Land Use Table & Map

The Viñedo Land Use Tables and Maps define the allowable uses and intensities/densities for land uses across the Specific Plan Area.

Policy 2.0.2 Specific Plan Zoning Map

The Viñedo Zoning Map establishes the areas in which each of the zoning categories are applied within the Specific Plan Area.

Policy 2.0.3 Overlay Districts

Overlay Districts establish areas that have an additional layer of allowable uses within the Viñedo Specific Plan Area. The two Overlay Districts within the Viñedo Specific Plan are:

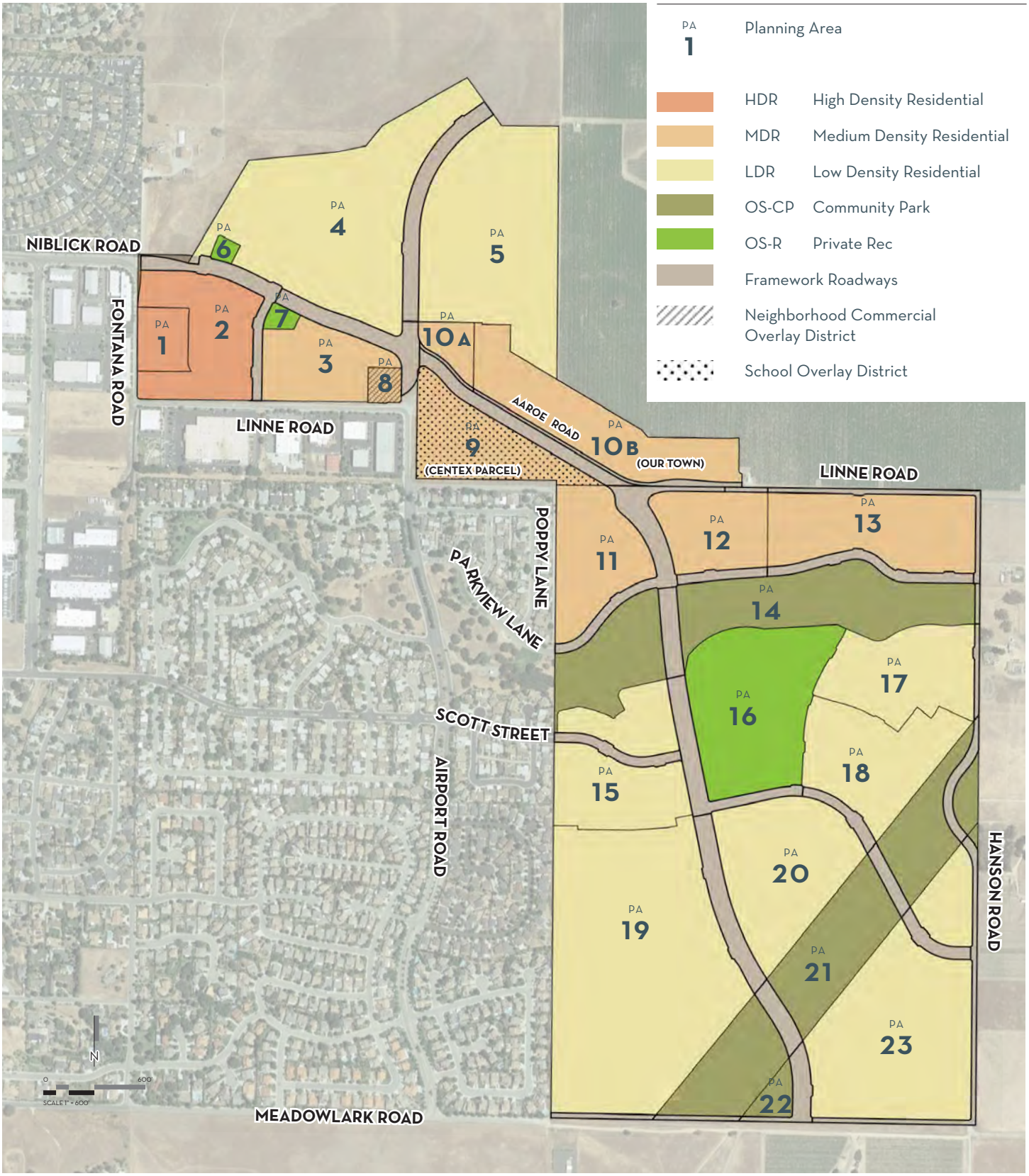
- Neighborhood Commercial Overlay District
- School Overlay District

TABLE 2.0.1 - LAND USE SUMMARY (GROSS ACREAGE)

Land Use	Gross Area (acres)	Density Range (du/ gross ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
HDR - High Density Residential	13.1	8 - 22	-	168
MDR - Medium Density Residential	63.1	4 - 10	9,800*	479
LDR - Low Density Residential	173.2	3 - 5	-	586
OS-CP - Community Parks	47.7	-	-	-
OS-R - Private Rec	18.8	-	-	-
Framework Roadways	39.7	-	-	-
Totals	**355.6**	**3.5**	**9,800***	**1,233**

*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.

FIGURE 2.0.1 : LAND USE PLAN (GROSS ACREAGE)



2.0 Community Vision

The Detailed Land Use Plan depicts the net acreage of land uses and an additional level of information not shown on the Gross Acreage Land Use Plan. Neighborhood open space facilities and in-tract roadways have been added to better explain the proposed land use plan.

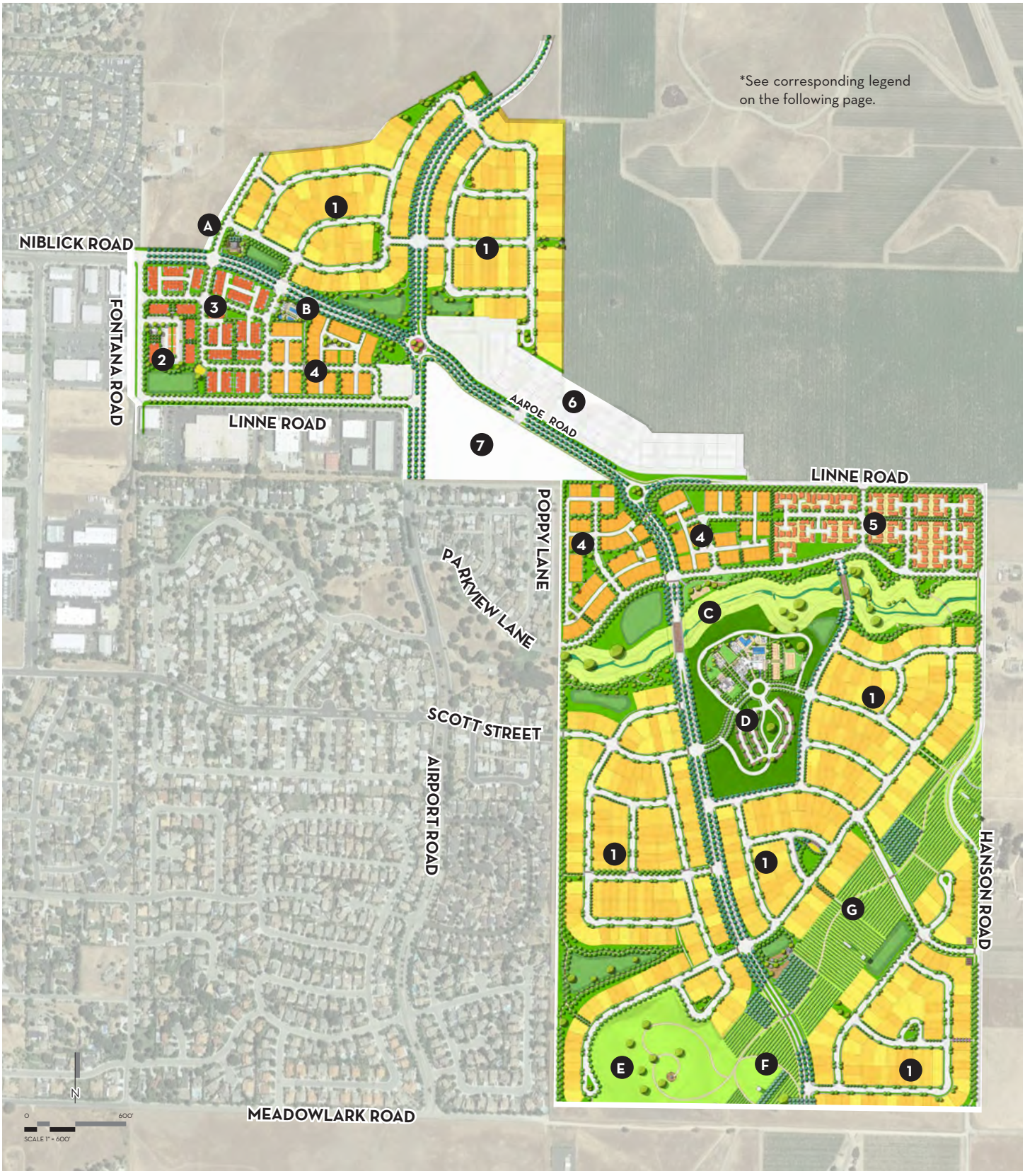
TABLE 2.0.2 - LAND USE SUMMARY (NET ACREAGES)

Land Use	Net Area (acres)	Density Range (du/net ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
HDR - High Density Residential	9.4	14 - 24	-	168
MDR - Medium Density Residential	47.6	4 - 15	9,800*	479
LDR - Low Density Residential	105.9	3 - 6	-	586
OS-CP - Community Parks	45.3	-	-	-
OS-N - Neighborhood Open Space	33.8	-	-	-
OS-R - Private Recreation	17.1	-	-	-
OS-W - Water Quality/ Basins	5.7	-	-	-
Framework Roadways	39.7	-	-	-
In-Tract Roadways	51.1	-	-	-
Totals	**355.6**	**3.5**	**9,800***	**1,233**

*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.

FIGURE 2.0.2 : DETAILED LAND USE PLAN (NET ACREAGES)

GUIDELINE ILLUSTRATION 2.0.3 : CONCEPTUAL DEVELOPMENT PLAN



2.0 Community Vision

LEGEND
Guideline Illustration 2.0.3 : Conceptual Development Plan

HOUSING TYPOLOGIES & PARCEL AREAS

1. CONVENTIONAL SFD LOTS (50, 60, 70 x 110s)
2. MULTI-FAMILY
3. TOWNHOMES
4. 40x80 SFD GREENCOURTS
5. SFD MOTORCOURTS
6. OUR TOWN
7. CENTEX PARCEL/ SCHOOL SITE

COMMUNITY AMENITIES

A. THE FARMSTAND
B. THE POOLHOUSE
C. OLSEN CREEK PARK
D. THE OVERLOOK
E. OAK KNOLL PARK
F. MEADOWLARK PARK
G. THE VINES

The Conceptual Development Plan depicts an illustrative concept of one possible outcome of the Viñedo Specific Plan. The Viñedo development will be comprised of a series of interconnected neighborhoods linked by a woven pattern of streets, multi-modal paths and trails.

The Conceptual Development Plan illustrates a combination of land uses that could be implemented under the provisions of this Specific Plan. The Plan is illustrative in nature and the final lot placement and street alignment will be determined during the Development Plan process. Chapter 3, Development Standards contains specific development standards that would apply.

2.0 The Farmstand

KEY PLAN

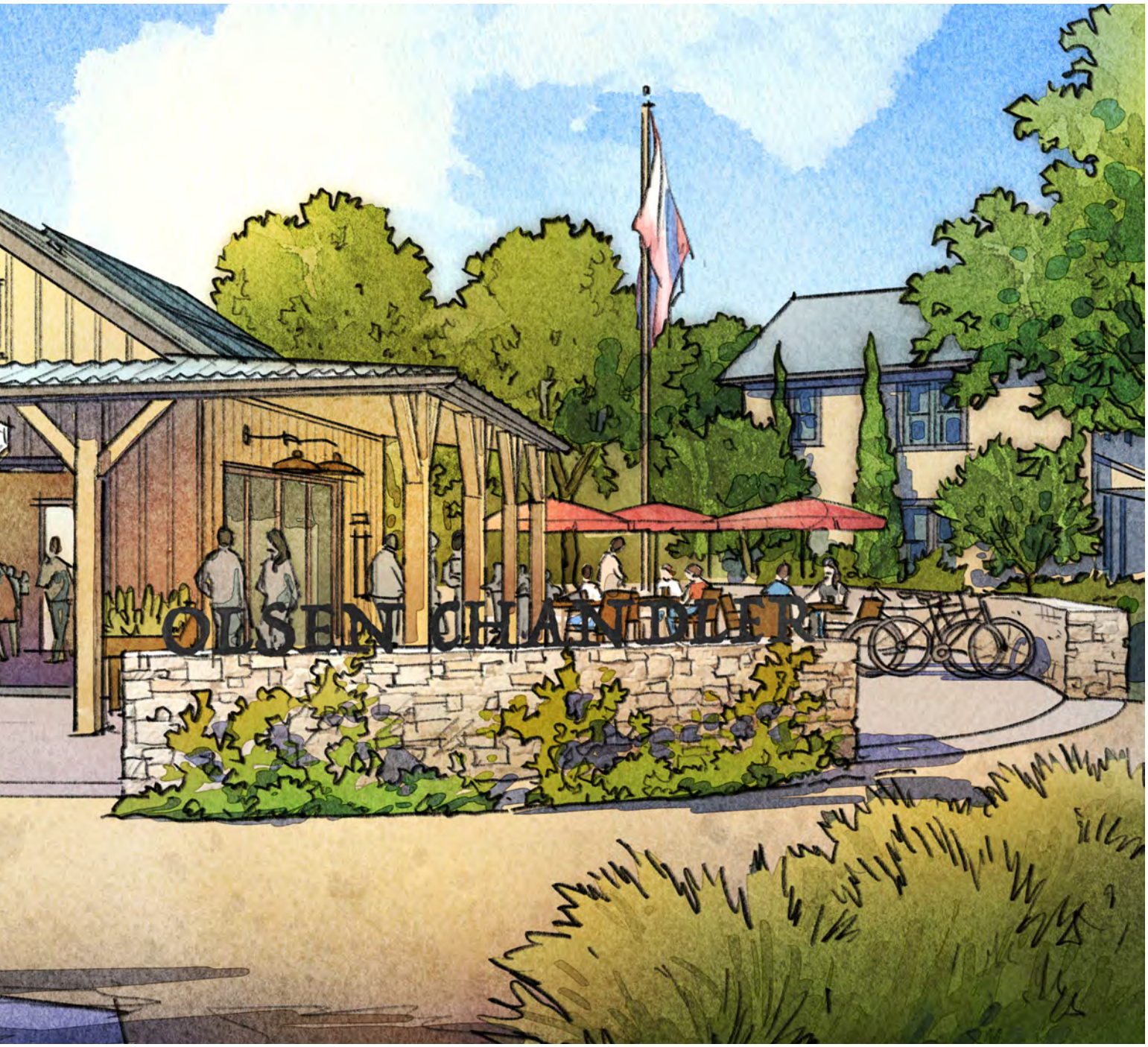
THE FARMSTAND

This building, located at the western entrance to the community, will evolve throughout the development of the Viñedo community.

The Farmstand will begin as an information and sales center providing visitors and potential home-buyers with an introduction to the community and its offerings.

Later, it will be converted to a community farmstand and community-supported agriculture (CSA) office. The farmstand will be surrounded by a one-acre CSA farm that will produce fresh fruits and vegetables to be sold on site or offered as part of a neighborhood delivery service.

The main room can be used as a privately operated meeting space for community events, scout groups, gardening clubs, homeowners' meetings, and more.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

2.0 Viñedo Multi-Modal Path Network

KEY PLAN

NIBLICK TRAIL & BLVD.

Viñedo is designed with over eight miles of paths and trails, providing residents with a variety of options to move between neighborhoods and community amenities.

The Niblick Road extension, running north-south through the site, will be a multi-modal boulevard separated by a landscaped median. Multi-modal paths will weave throughout the plan, providing pedestrians, bicyclists and neighborhood electric vehicles (NEVs) with off-street circulation options throughout the community.

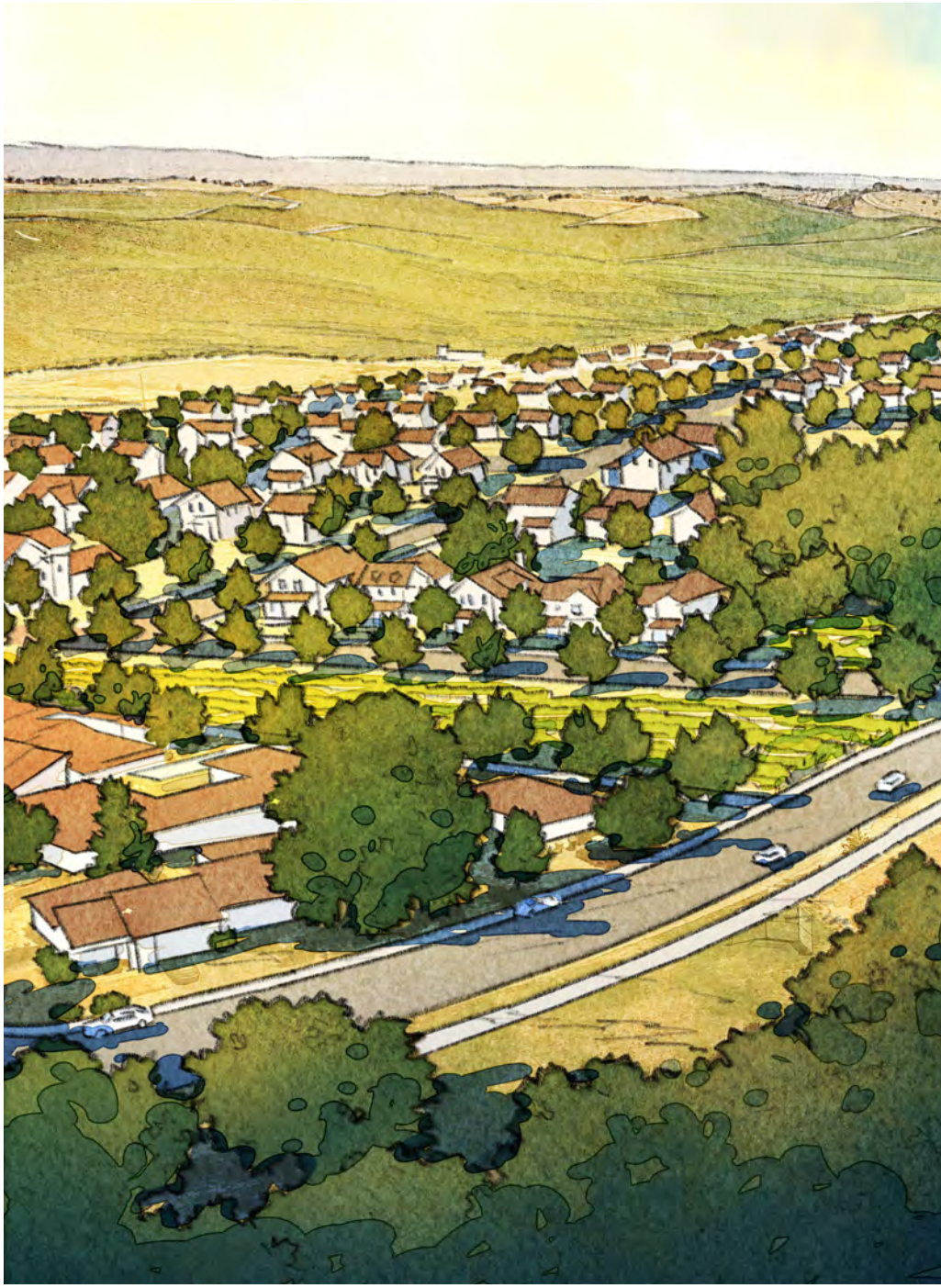
The edges of these paths will be planted with vines to reinforce the agrarian character of the Viñedo community.

Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

KEY PLAN

TURTLE PARK VIEW

This birds-eye view looking northeast across the site illustrates how new development will integrate seamlessly with the existing Parkview Road Extension along Turtle Creek Park. On the right, the park serves as a primary open space, linked to a number of paths, trails, and greenways. In the distance, The Overlook sits atop the knoll with long views to the vineyards beyond.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

2.0 Typical Neighborhood Streetscape

KEY PLAN

TYPICAL STREETSCAPE

Viñedo will feature multi-modal, pedestrian-oriented streetscapes with sidewalks and features that ensure a comfortable walking experience. Sidewalks and front porches facing the street will promote social interaction between neighbors. A variety of architectural styles and drought-tolerant landscaping will add interest to the streetscape.

All of Vinedo's local streets will accommodate neighborhood electric vehicles (NEVs) to further enhance connectivity and promote sustainability.

Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

2.0 The Overlook & Hilltop Club

KEY PLAN

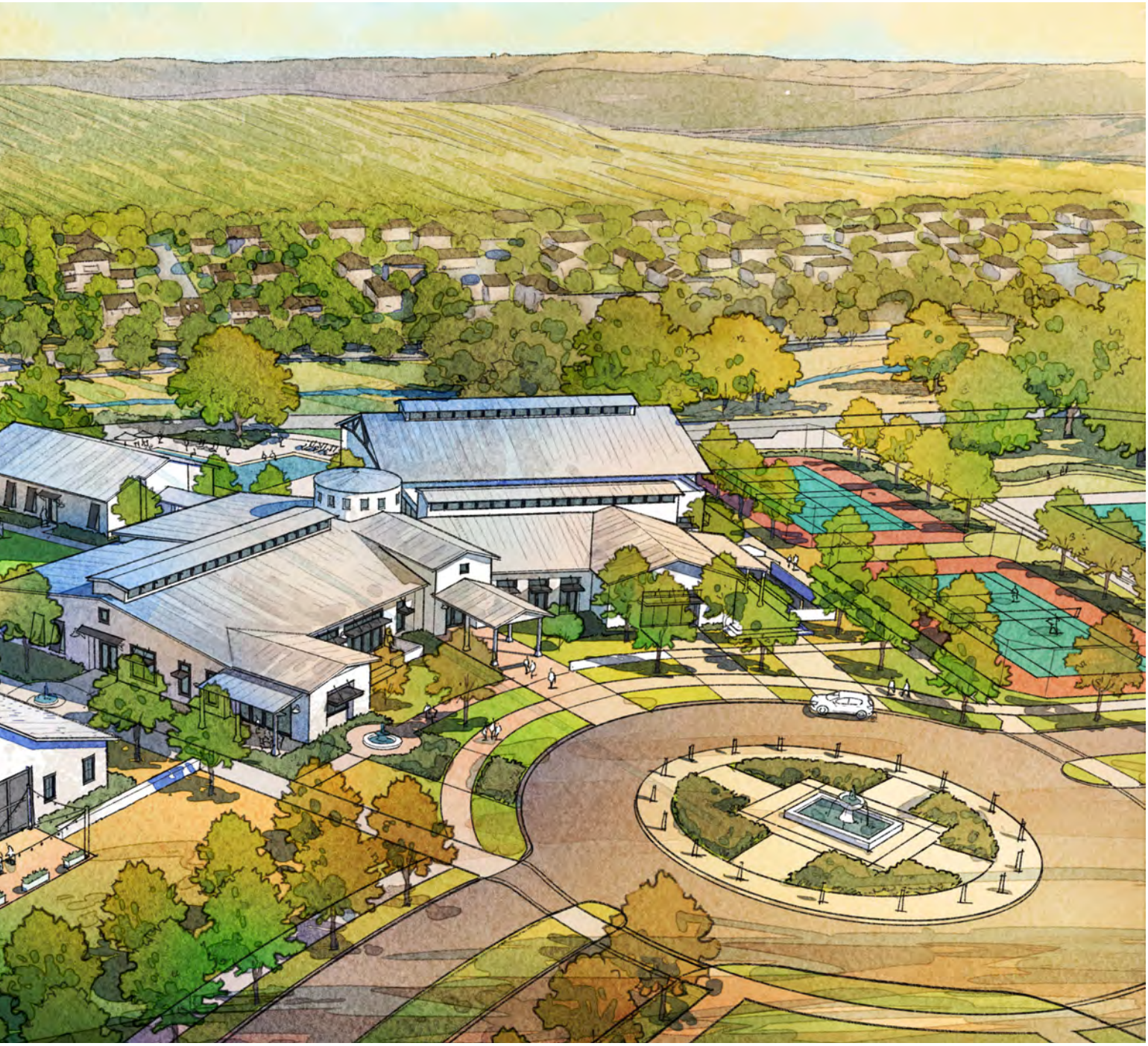
THE OVERLOOK

This view illustrates Vinedo's primary recreation facility perched atop the knoll overlooking Turtle Creek Park. The recreation center will be encircled with vineyards and orchards, enhancing it's natural setting.

The facility's Commercial Agrarian architecture celebrates the surrounding rural and agricultural history of the region.

An extensive architectural program will focus on health, wellness and socialization. From the Events Barn to the demonstration kitchen, the outdoor bar and terrace, the Overlook will provide numerous opportunities to celebrate the local wine culture Paso Robles is known for.

The fitness club will feature up to eight training and two competition Pickleball courts in addition to a lap pool, gym and yoga/spin studio.

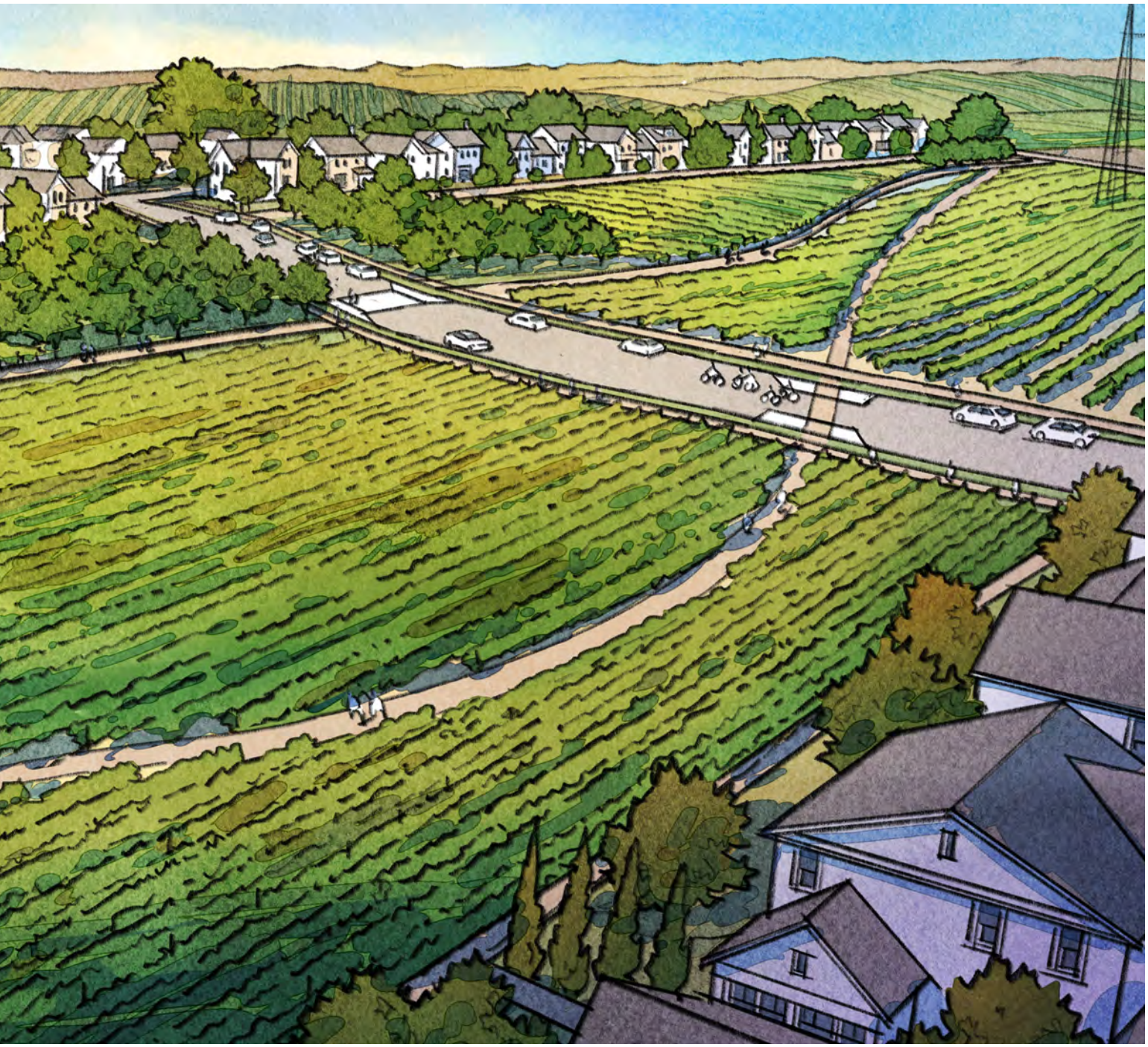


Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

KEY PLAN

EASEMENT & VINEYARD TRAIL

A major focal point of the Viñedo plan is the existing PG&E utility easement running through the southern portion of the property. While unsuitable for structures, this area is ideal for walking trails, vineyards and informal open spaces. Other allowed uses include: playgrounds, parks, tennis courts, basketball courts and barbecue pits, but require special PG&E review and approval.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

2.1 Zoning Framework

2.1.A RESIDENTIAL LAND USES

Residential land uses account for approximately 70% of the entire Specific Plan area, with nearly 30% preserved as active and passive open space.

A total of 1,233 homes are allowed, for an average gross density of 4.4 du/ac over all residential areas.

Policy 2.1.1 The R1 land use classification includes conventional single-family detached homes on lot sizes varying between approximately 5,500 and 10,000 square feet. Lot widths vary from 50' to 70' to add visual interest and create diversity along the streetscape. The minimum front yard setback of 18' allows for well landscaped yards along the streescape. Lot depths in this land use classification are a minimum of 110' deep, allowing for generous rear yards. Private yard space is concentrated on the side and rear of the home. Homes in this zone should be designed to maximize indoor-outdoor living relationships.

Policy 2.1.2 The R2 land use classification includes small lot single-family residential typologies including lot sizes of at least 3,200 square feet, alley-loaded homes as well as single family detached motorcourts. These typologies are designed to achieve higher densities while still creating high-quality streetscapes and public spaces. The densities in the R2 land use range between 4 and 10 units per acre.

Policy 2.1.3 The R3 land use classification includes townhomes. While higher in density, townhomes in this land use category are designed to address the street while still creating some semi-private outdoor space in the form of courtyards.

Policy 2.1.4 The R5 land use classification includes multi-family residential with densities above 20 units per acre. This density is consistent with the Housing Element of the General Plan and the sixty units proposed satisfy the affordable housing requirement therein.

In addition to these residential land uses, accessory dwelling units (ADUs) are also highly encouraged. ADUs can either be attached to or detached from the primary structure on a lot. These units do not count against density limits and can help to provide opportunities for affordable housing.

TABLE 2.1.A: ZONING AND DENSITY ALLOCATION TABLE

Land Use			Units	Gross AC	Gross Density
(Minimum Lot Sizes)					
	R1-SP1	7,700 sf lots	100	185.4*	3.2*
	R1-SP2	6,600 sf lots	231	185.4*	3.2*
	R1-SP3	5,500 sf lots	255	185.4*	3.2*
	R2-SP-AL	3,200 sf lots	145	32.2	4.5
	R2-SP-CY	SFD Motorcourts	129	16.3	7.9
	R2-SP-OT	Our Town SFD	53	14.5	3.7
	R2-SP-CX	Centex MDR	152	15.1	10.1
	R3-SP-TH	Townhomes	108	12.9	8.4
	R5-SP-APT	Apartments	60	2.9	20.5
		Total	**1,233**	**279.3**	**4.4**

*7,700, 6,600 and 5,500 sf lots are totaled together to allow for variable width plotting and the flexibility to refine plotting patterns during the VTTM process. Density stated is an average across all R1 - Conventional SFD Residential uses.

TABLE 2.1.B - DENSITY ALLOCATION TABLE

Planning Area	Product	Units	Gross AC	Gross Density
PA-1	Apartments	60	2.9	20.5
PA-2	Townhomes	108	12.9	8.4
PA-3	40x80s	48	10.5	4.6
PA-4	SFD	86	31.4	2.7
PA-5	SFD	87	24.8	3.5
PA-8*	MDR	12	1.1	10.1
PA-9**	MDR	119	11.8	10.1
PA-10A	MDR	53	14.5	3.7
PA-10B	Our Town SFD	21	2.1	10.1
PA-11	40x80s	55	13.2	4.1
PA-12	40x80s	42	8.5	5.0
PA-13	Motorcourts	129	16.4	7.9
PA-15	SFD	55	14.7	3.8
PA-17	SFD	53	13.6	3.9
PA-18	SFD	43	10.1	4.3
PA-19	SFD	108	45.0	2.4
PA-20	SFD	59	16.3	3.6
PA-23	SFD	95	29.5	3.2
Totals		**1,233**	**279.3**	**4.4**

*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.

**PA-9 School Site Overlay District.

MAP 2.1.A: RESIDENTIAL DENSITY AND LOT PATTERN

2.1 Proposed Land Uses

2.1.B NEIGHBORHOOD STRUCTURE

Every residence in Viñedo is located within a 2.5-minute walk of at least one neighborhood park. Residents can easily reach one of the three larger community amenity centers (The Poolhouse, The Overlook or The Vines & Meadowlark Park) within a 5-minute walk along the extensive network of neighborhood paths and trails.

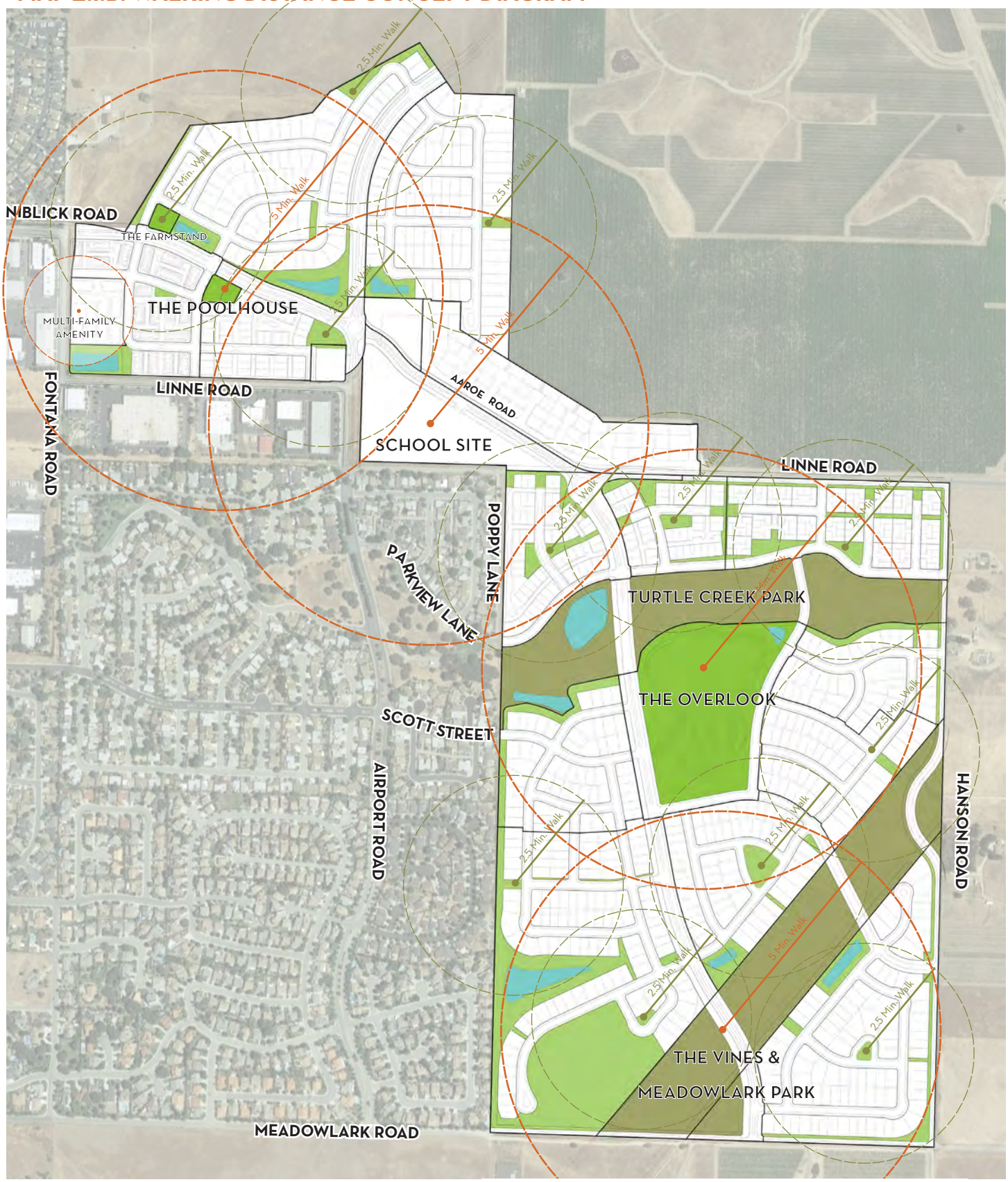
As seen in Map 2.1.B - Walking Distance Concept Diagram, Viñedo is designed as a series of smaller neighborhood districts, each arranged around a neighborhood gathering space. The diagram at right depicts a series of 2.5 minute pedestrian sheds around each neighborhood district. The larger, 5-minute pedestrian sheds are centered on the community-wide amenities.

In all, there are over a dozen neighborhood parks planned in Viñedo along with two regional park systems (the extension of Turtle Creek Park) and The Vines trail park within the PG&E easement. Both of these parks will link into the larger regional system of trails and bike networks.

When built, the school will also be within a 5-minute walk of many of the residents of Viñedo. Conveniently and centrally situated, it is located along the multi-modal path that links the S. Chandler and Olsen parcels making it easy for parents to get their children to and from school.

2.1 | Proposed Land Uses

MAP 2.1.B: WALKING DISTANCE CONCEPT DIAGRAM



2.1.C NEIGHBORHOOD COMMERCIAL USE OVERLAY

PLANNING AREA 8

Policy 2.1.5 The Neighborhood Commercial land use designation within the Specific Plan is an overlay to the underlying MDR (Medium Density Residential) zoning. Allowable uses within this Overlay District are limited to those of the CP - Neighborhood Commercial uses listed in Table 21.16.200 of the City's Zoning Code and are subject to the Commercial Agrarian standards set forth in the Design Guidelines listed in Chapter 4.

The intent of the overlay is to allow neighborhood-scale commercial uses that are compatible with the surrounding residential fabric of the community. Such uses should provide useful services or create a "third-place" gathering node for residents of Viñedo and the surrounding community.

2.1 Proposed Land Uses

2.1.D SCHOOL SITE OVERLAY

PLANNING AREA 9

The School Site land use designation within the SP, is an overlay to the underlying MDR (Medium Density Residential) zoning. This District to subject to the uses listed below as well as the Commercial Agrarian standards set forth in the Design Guidelines.

Policy 2.1.6 Acquisition of the site for a public school use shall be the responsibility of the Paso Robles Joint Unified School District (PRJUSD). The underlying residential use may be developed if the site is not acquired for a public school.

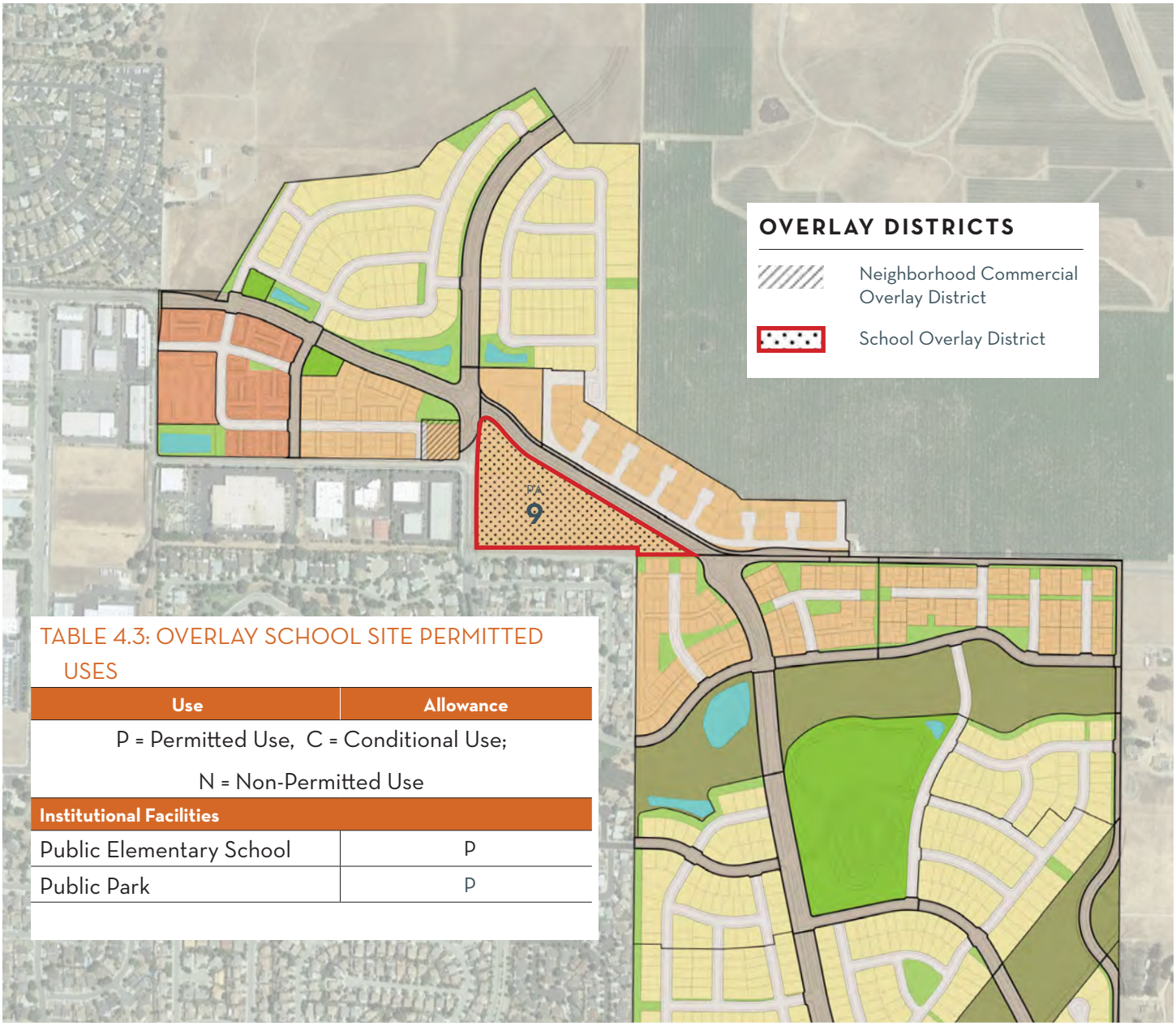


TABLE 4.3: OVERLAY SCHOOL SITE PERMITTED USES

Use	Allowance
P = Permitted Use, C = Conditional Use; N = Non-Permitted Use	
Institutional Facilities	
Public Elementary School	P
Public Park	P

2.1.E RECREATIONAL USES

Enhancing the quality of life for residents of Viñedo, the Specific Plan includes an extensive network of parks and open space including an extension of the regional Turtle Creek Park, The Vines (Trail and Easement Park), Meadowlark Park (a passive park atop the southern oak knoll) and several Water Quality/Detention areas. Turtle Creek Park will be enhanced with (4) four public Pickle-ball courts and Meadowlark Park will have (3) three public Tennis courts for active recreation. The Vines Park will feature a series of trails woven throughout a producing vineyard and orchards in addition to a dog park and washing station for residents.

Policy 2.1.7 Two private recreational centers will also be provided. The Poolhouse recreation center will be the central gathering spot for residents of the S. Chandler parcel. This recreation amenity will feature an all-age pool, spa and kiddy pool or splash pad for children in addition to bbq and shade structures for residents.

Designed around health, wellness, fitness and socialization, the main recreational facility will be located atop the central knoll of the Olsen parcel. Overlooking Turtle Creek Park, The Overlook will feature an events barn, a spa, a seasonal outdoor bar with demonstration kitchen and an extensive clubhouse with a fitness center, deli and coffee shop, community gathering spaces as well as a communal business center. Some of these program elements (i.e coffee shop, the events barn, the spa, the seasonal outdoor bar, etc.) will be open to the public during specified events and/or times. Final determination shall be made at building plan submission.

Policy 2.1.8 In addition to the two private recreation centers, a community farm and Farmstand will be located near the western boundary of the S. Chandler parcel. The Farmstand will initially serve as a central information and sales center for the community and will transition into an HOA multi-purpose space and CSA (Community Supported Agriculture) office to oversee agricultural cultivation across the project (i.e. along The Vines Park and around The Overlook recreation facility).

These different types of open spaces are further described in Chapter 4 of this Specific Plan. Included there are conceptual plans of the open space and recreation areas to represent initial designs that could be included in future design proposals.

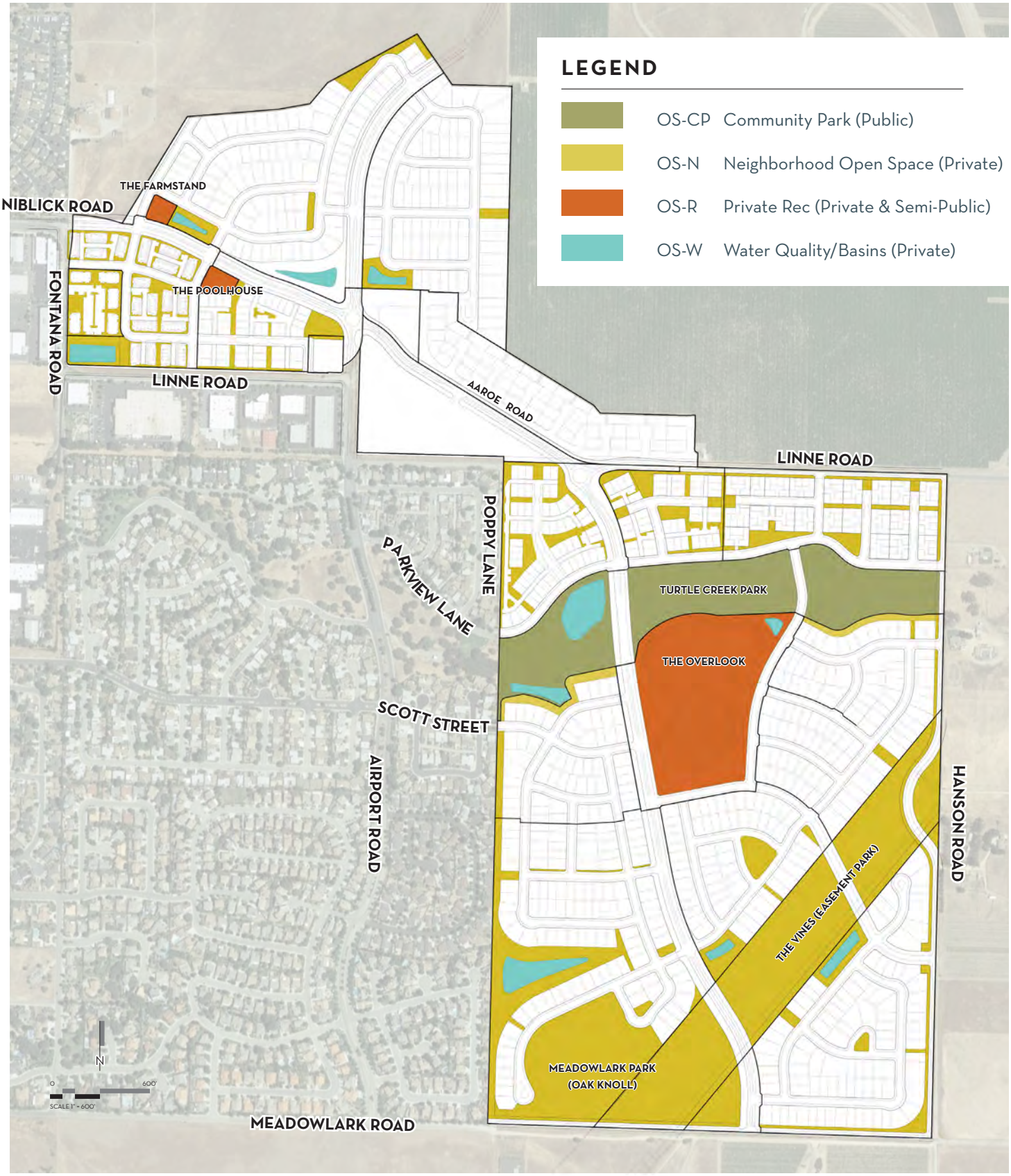
The following series of maps depict the character, access and maintenance of all open spaces throughout the Specific Plan.

TABLE 2.1.C: RECREATIONAL USES LAND USE SUMMARY

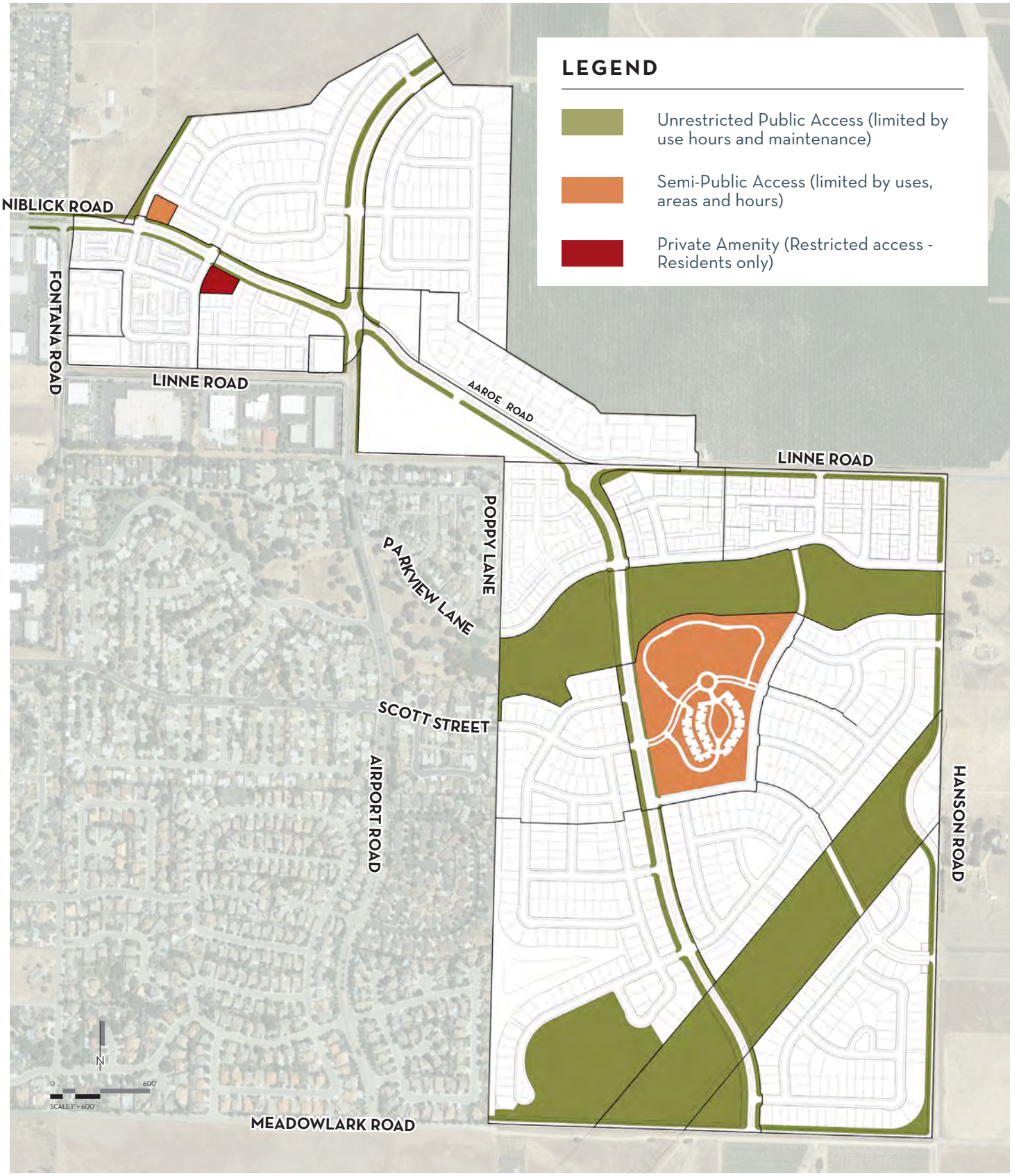
Specific Use	Ownership	Access	Acres
OS-CP Community Parks	City	Public	24.2
OS-N Neighborhood Open Space	HOA	Private & Public	60.7
OS-R Private Rec	HOA	Private & Semi-Public	22.0
OS-W Water Quality/Basin	HOA*	Private	5.7
Total			**112.6**

*(2) Basins located within Turtle Creek Park will be owned by the City but Maintained by the HOA.

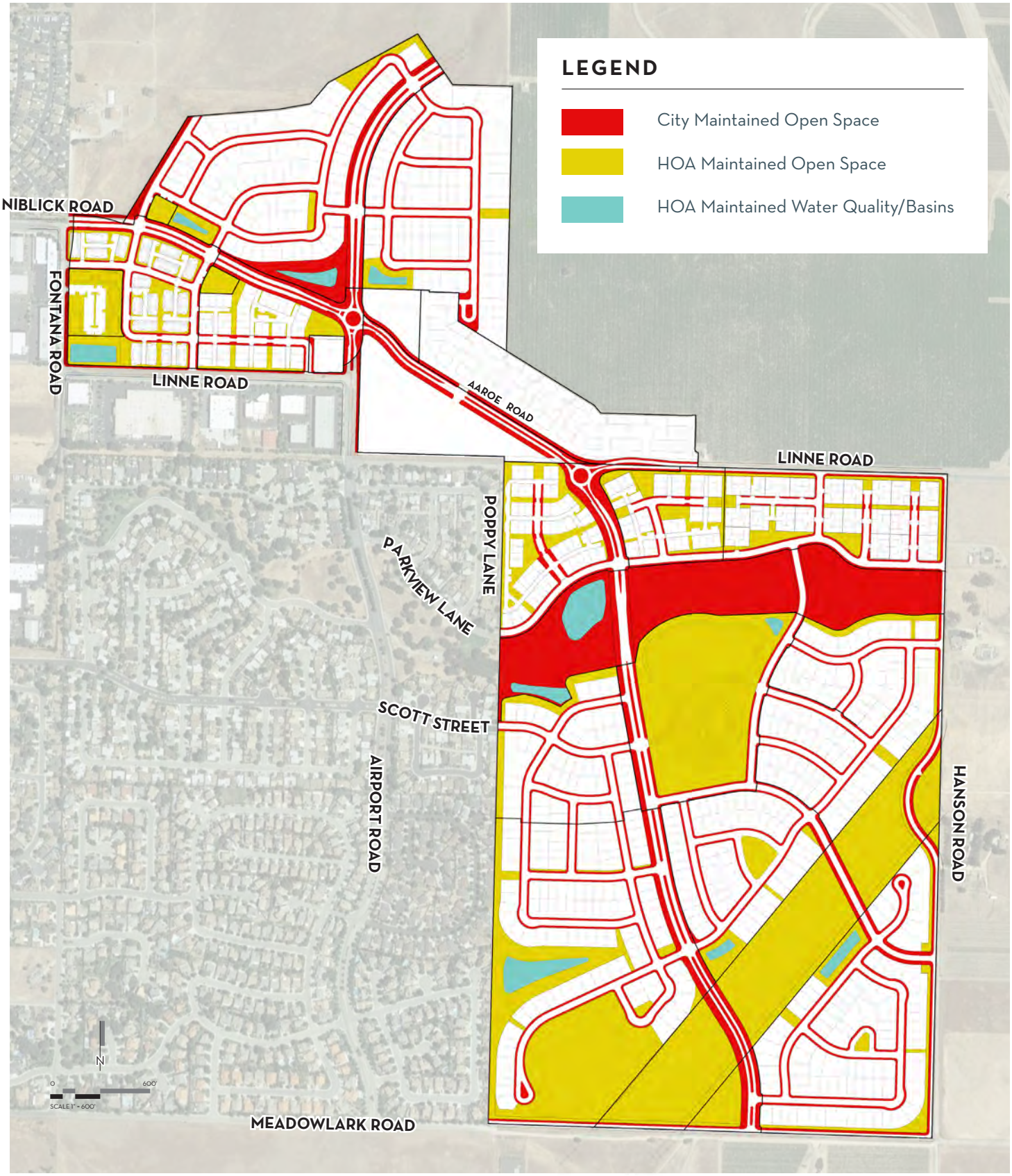
MAP 2.1.E: RECREATIONAL LAND USE MAP



MAP 2.1.F: OPEN SPACE ACCESS MAP



MAP 2.1.G: OPEN SPACE MAINTENANCE MAP



2.2 Circulation Plan

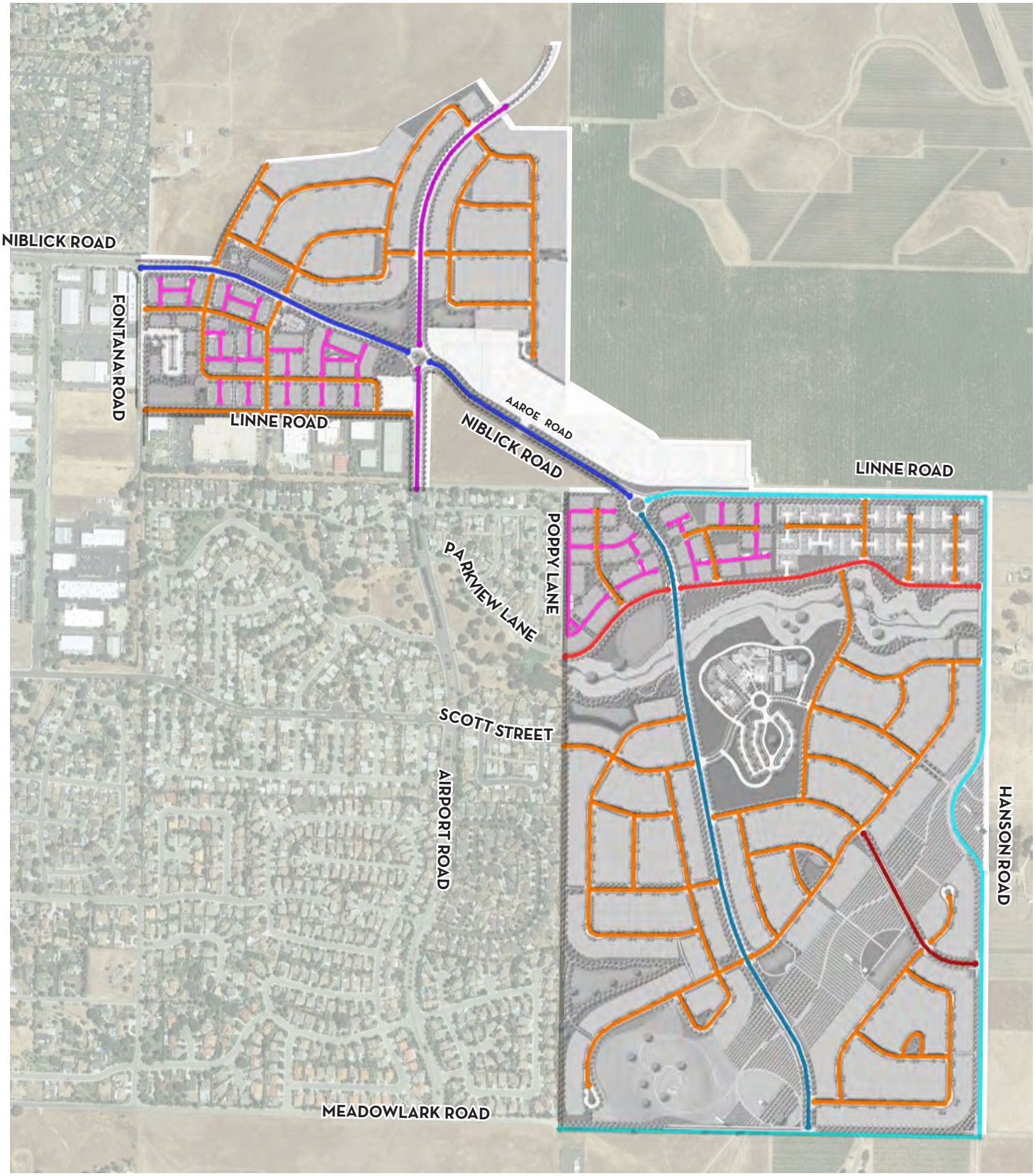
2.2.A VEHICULAR CIRCULATION

The existing circulation around the Specific Plan consists of Niblick, Linne, Hanson and Meadowlark Roads.

The circulation of the Specific Plan is intended to be an extension of this existing network. The Specific Plan features an open network of internal circulation to better distribute vehicle trips and to facilitate faster emergency response times. This network not only extends Niblick Road to Meadowlark as a ceremonial boulevard that traverses the entire Specific Plan, but also ties into the existing neighborhoods to the west with the extension of Parkview Lane and Scott Street.

Policy 2.2 All thoroughfares are designed as multi-modal thoroughfares to equitably facilitate pedestrians, bicyclists and vehicles. Streetscapes shall have parkways planted with street trees and sidewalks on both sides.

2.2.A VEHICULAR CIRCULATION MAP



2.2 Circulation Plan

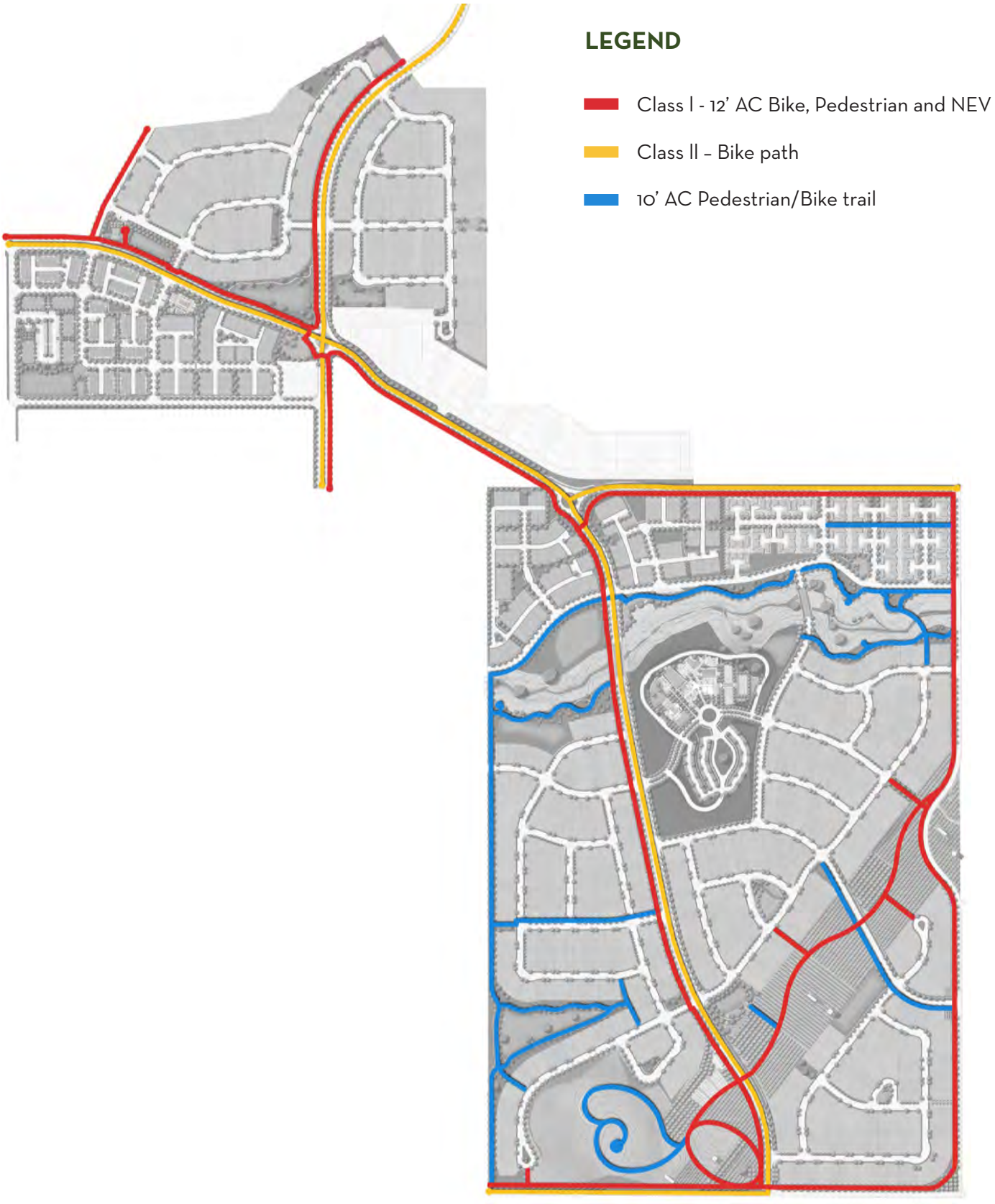
2.2.B MULTI-MODAL NETWORK

The multi-modal network of the Specific Plan is intended to be both an extension of the thoroughfare network and to function independently from it so residents can easily access it and circulate throughout the community without the need to travel along streets.

The multi-modal network is woven through the open spaces of the community, connecting the numerous amenity centers throughout. The extensive network of bike lanes and pedestrian trails also link into the regional system around Paso Robles.

2.2 | Circulation Plan

2.2.B MULTI-MODAL NETWORK MAP (N.E.V, BIKE, PED PATHS & TRAILS)



2.2.C PASO ROBLES CITY GATEWAY

Featuring a heritage oak tree and meadow grasses, the Paso Robles City gateway (at the Linne and Niblick Road roundabout) creates a simple yet elegant transitional threshold between the County and City.

KEY PLAN

Artist's illustration. Landscaping, colors, materials, walls and fencing subject to change based on final designs.

2.3 Grading Plan

2.3.A EXISTING TOPOGRAPHY AND PROPOSED GRADING

The proposed Viñedo Specific Plan consists of four parcels of land, two of which will be subdivided into residential developments. These include the South Chandler Ranch parcel and the Olsen Ranch parcel. South Chandler Ranch consists of approximately 83.7 acres and is located north of Linne Road, east of Fontana Road. The site is currently undeveloped with gently sloping terrain on the north half transitioning to a much flatter grade toward Linne Road to the south. Existing vegetation is annual grasses.

At the time of development, the parcel will be intersected by Airport Road in a north-south direction and bisected by the Niblick Road extension in an east-west direction. Proposed land uses will consist of a variety of residential units from apartments and townhomes to single-family residential units ranging in size from 3,200 to 7,700 square foot lots. The large lots are located north of Niblick Road on terrain with an average slope between 3.0 and 6.0%. The multi-family and small lot units are located on the flatter portion of parcel south of Niblick Road on slopes ranging from 1.0 to 1.5%.

Olsen Ranch consists of approximately 242.5 acres and is located south of Linne Road, west of Hanson Road and north of Meadowlark Road. There is an existing subdivision to the west. The site is currently undeveloped with gently sloping terrain on the south half transitioning to a much flatter grade toward Linne Road to the north. A natural drainage is located at the foot of the hilly terrain and a broad flood exists northward to Linne Road. Existing vegetation is annual grasses with scattered oaks. A large PG&E electrical easement crosses a portion of the site from the southwest to the northeast.

The parcel is bisected Niblick Road from Linne Road to Meadowlark Road. A drainage way known as Turtle Creek flows east to west through the northern half of the site from Hanson Road to the western boundary. Proposed land uses will consist of a variety of residential units from apartments and townhomes to single-family residential lots ranging in size from 3,200 to 7,700 square feet. The large lots are located south of Turtle Creek within the rolling hills with an average slope between 1 and 12%. The small lot residential units are located on the flatter portion of the parcel north of Turtle Creek and south of Linne Road on slopes range from 0.5 to 1.5%.

The proposed land plan was designed in an effort to utilize the contours of the existing terrain and minimize the grading of existing knolls to the maximum extent possible while maintaining design standards for roadway horizontal and vertical alignments and preliminary design of the individual single-family lots. Preliminary earthwork calculations combining both the South Chandler and Olsen Parcels reveal that approximately one million yards of earth will be moved.

The overall cut ranges from a few inches to about 22.5 feet on the Chandler parcel with a maximum fill of 24 feet. The average fill across the site is approximately 1.7 feet. The overall cut ranges from a few inches to about 24 feet on the Olsen parcel with a maximum fill of 20 feet. The average cut across the site is approximately 1.4 feet. The total quantity of earth to be moved in the development of this Specific Plan is roughly one million cubic yards. It is anticipated that the future Niblick Road right-of-way between Airport Road and Linne Road will be used as a haul route to move the dirt.

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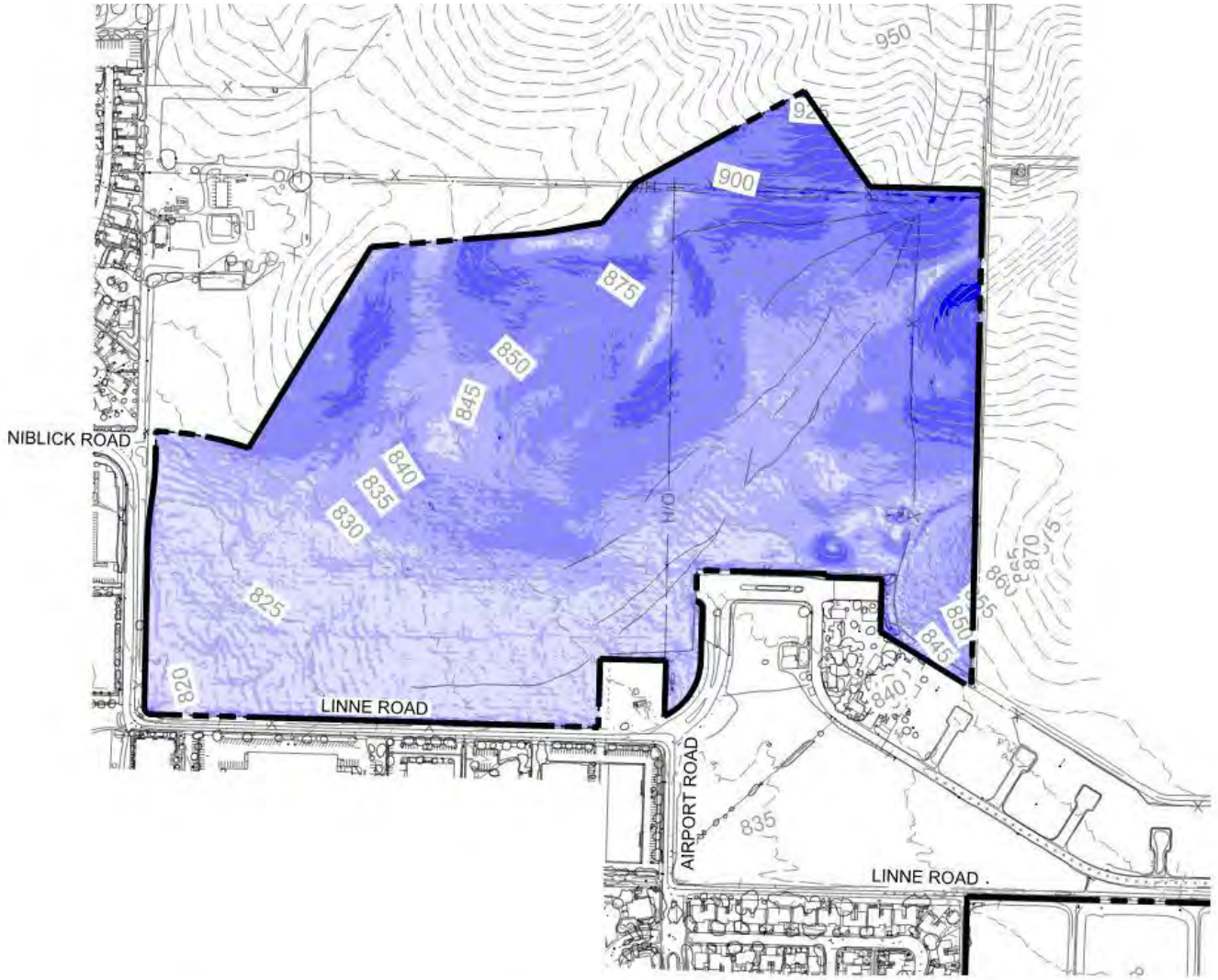
2.3 | Grading Plan

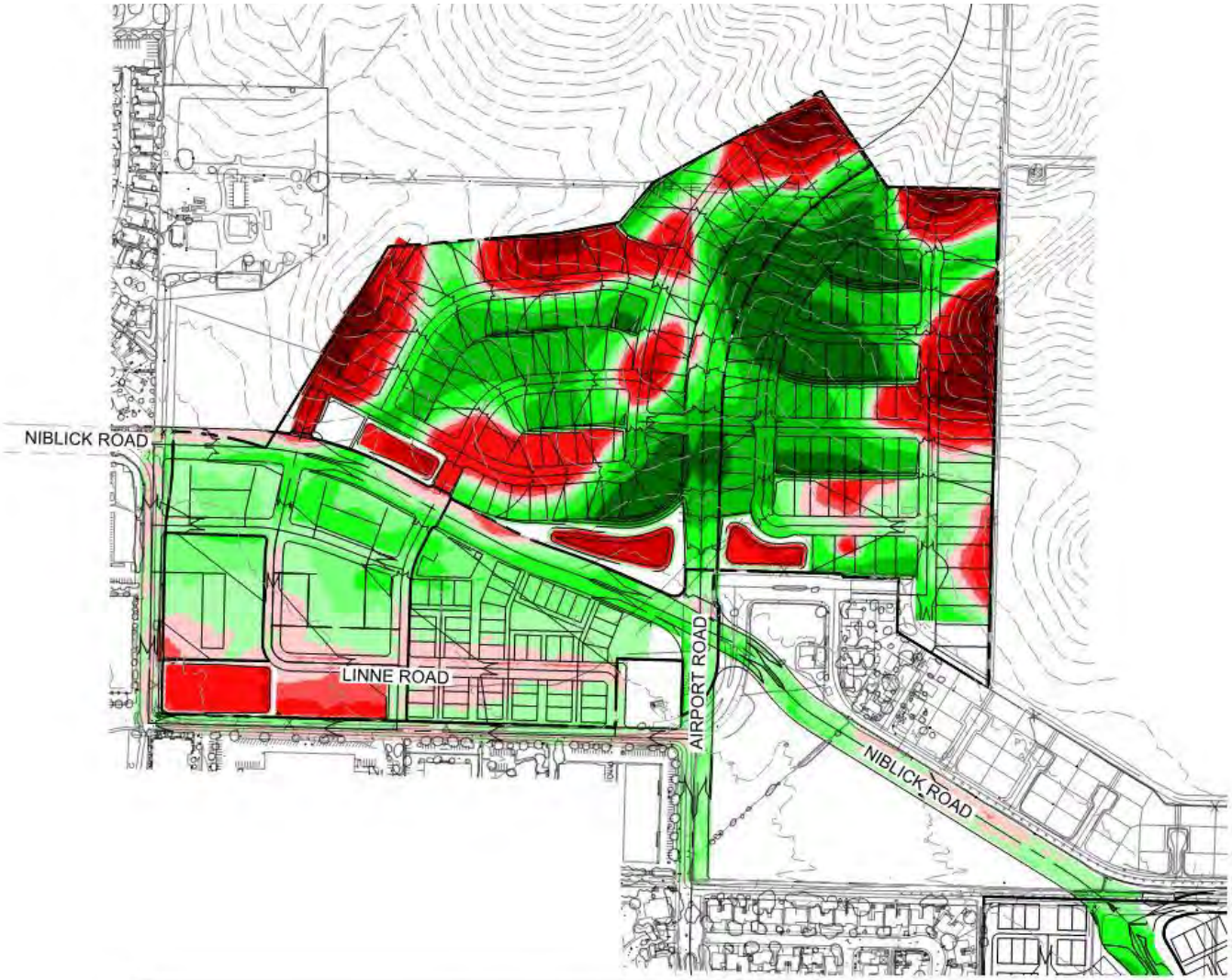
2.3.A EXISTING TOPOGRAPHY - S. CHANDLER PARCEL



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	2.00%	775392.18	
2	2.00%	5.00%	1228353.31	
3	5.00%	10.00%	1231293.75	
4	10.00%	20.00%	394739.35	
5	20.00%	30.00%	13201.34	
6	30.00%	100.00%	575.77	

2.3 | Grading Plan

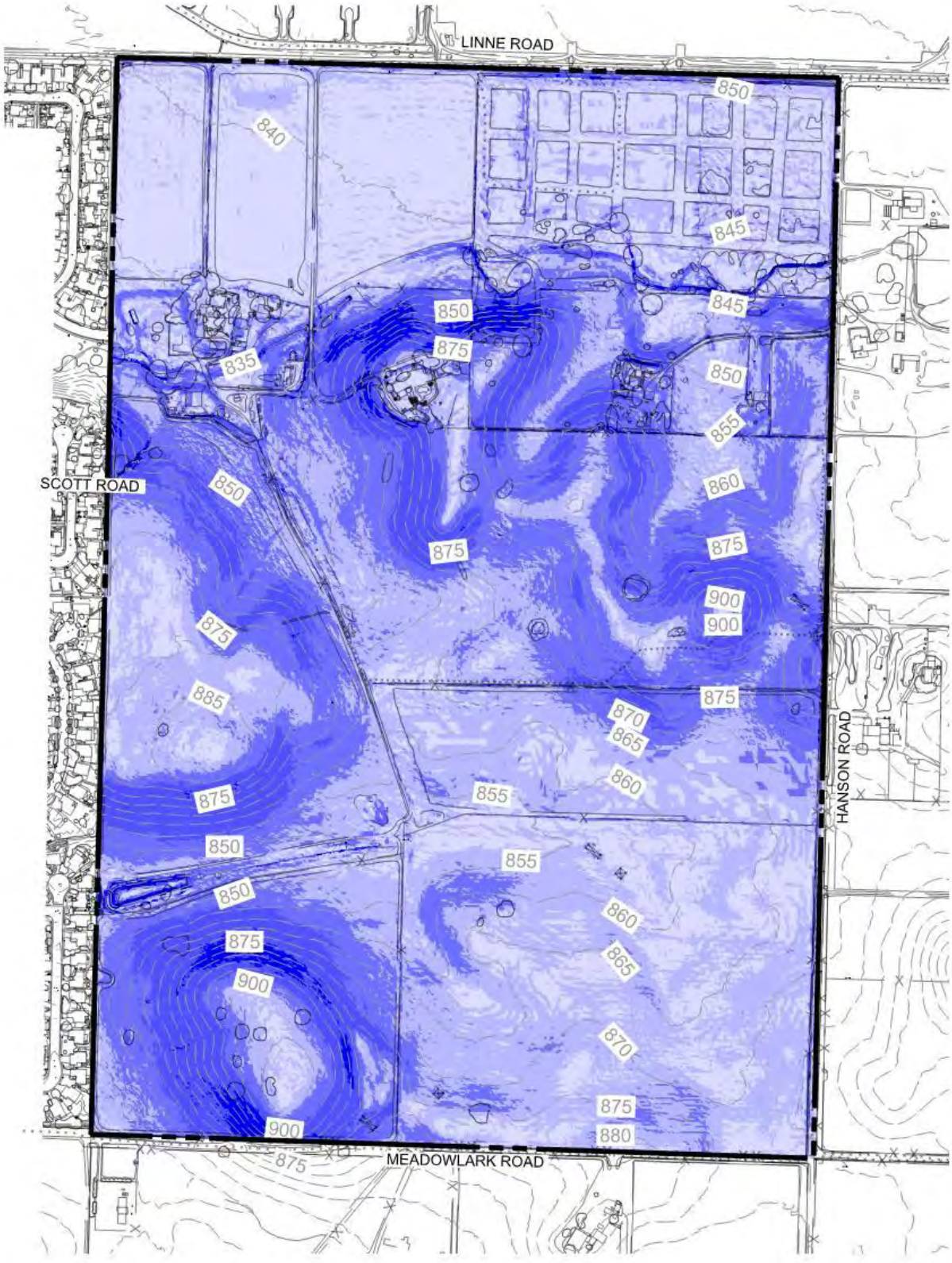
2.3.B PROPOSED GRADING - S. CHANDLER PARCEL



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−22.31	−10.00	113002.03	
2	−10.00	−5.00	259441.79	
3	−5.00	−2.00	425145.37	
4	−2.00	−1.00	193929.79	
5	−1.00	0.00	531186.28	
6	0.00	1.00	745777.59	
7	1.00	2.00	561243.84	
8	2.00	5.00	624661.79	

2.3 | Grading Plan

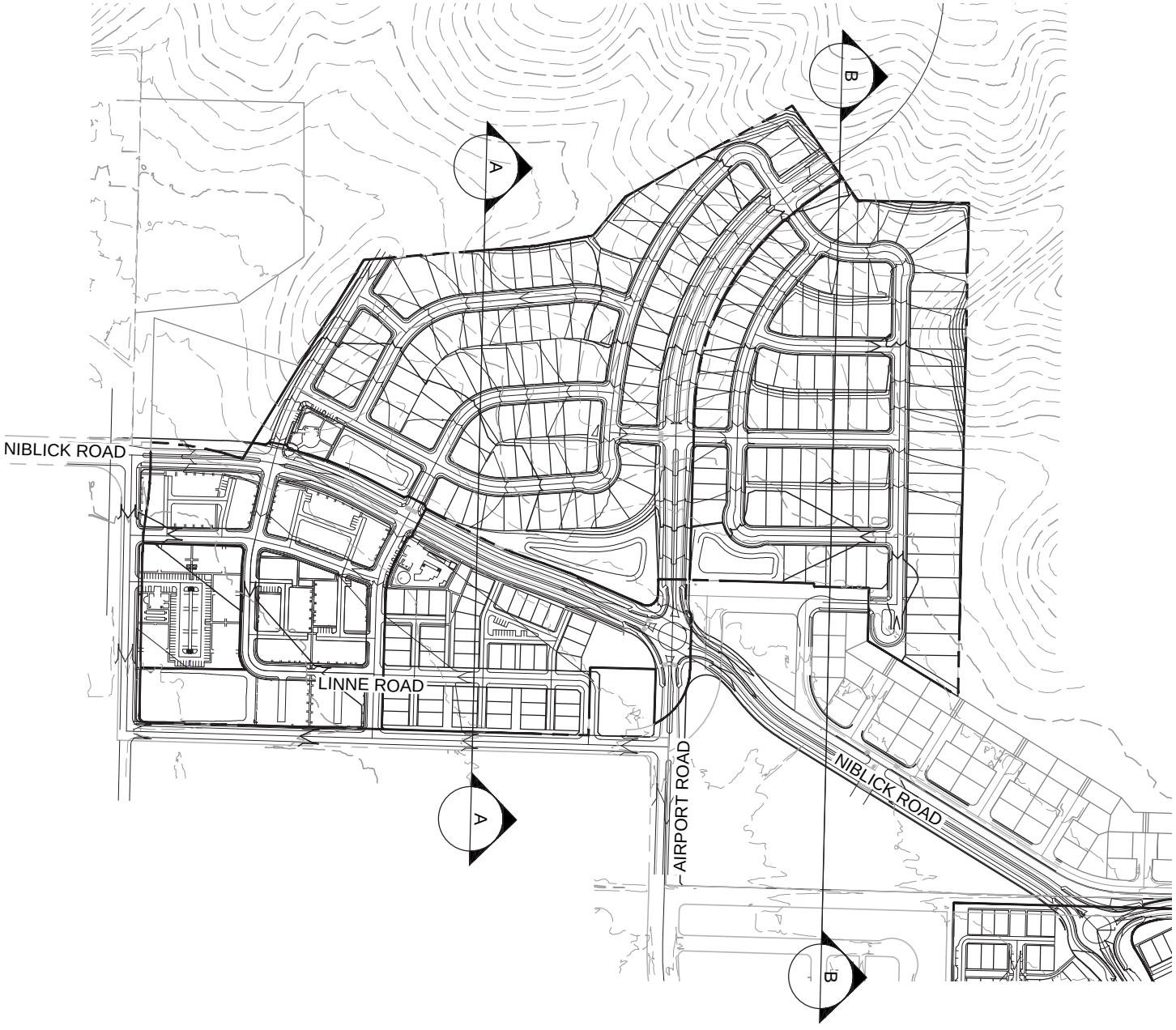
2.3.C EXISTING TOPOGRAPHY - OLSEN PARCEL



2.3 | Grading Plan

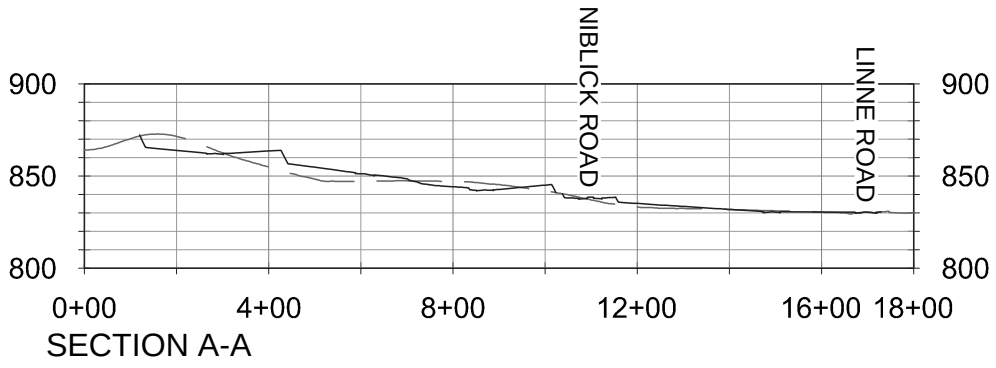
2.3.D PROPOSED GRADING - OLSEN PARCEL

2.3.E SOUTH CHANDLER PROPOSED PRELIMINARY GRADING PLAN CROSS SECTION LOCATIONS

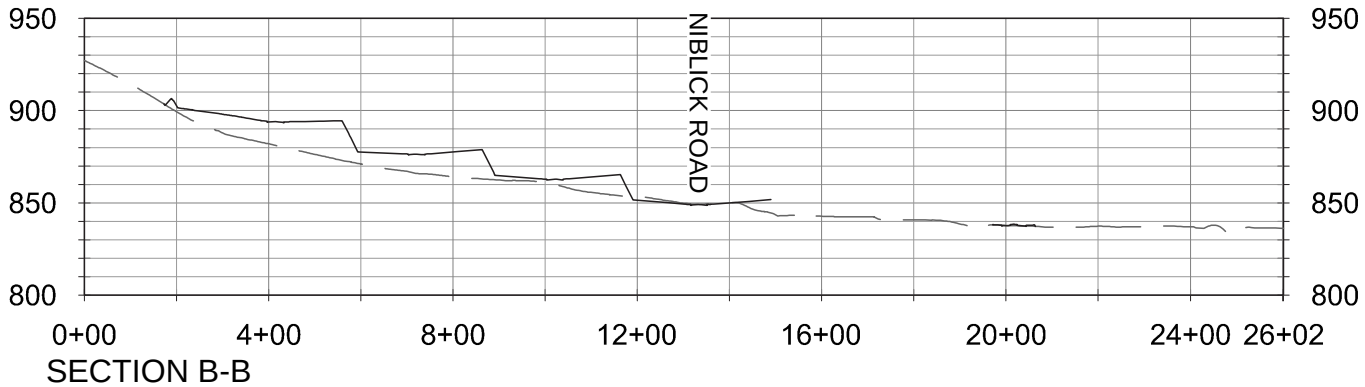


2.3 | Grading Plan

2.3.F SOUTH CHANDLER PROPOSED PRELIMINARY GRADING PLAN CROSS SECTIONS



SECTION A-A

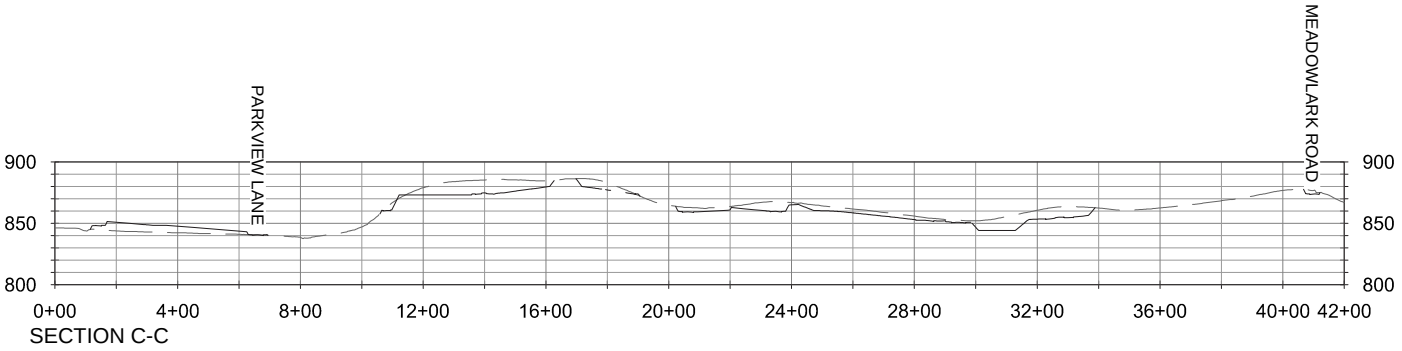


SECTION B-B

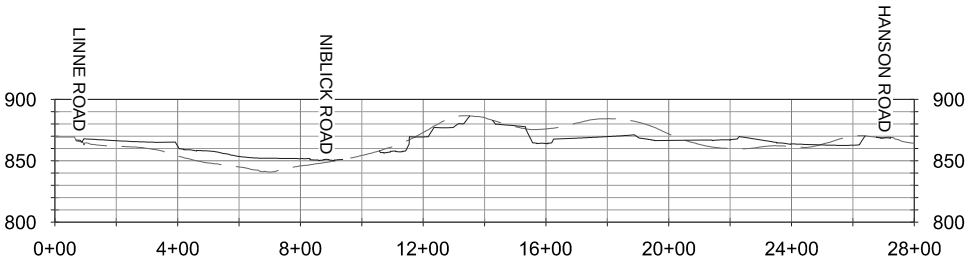
2.3.G OLSEN PROPOSED PRELIMINARY GRADING PLAN CROSS SECTION LOCATIONS

2.3 | Grading Plan

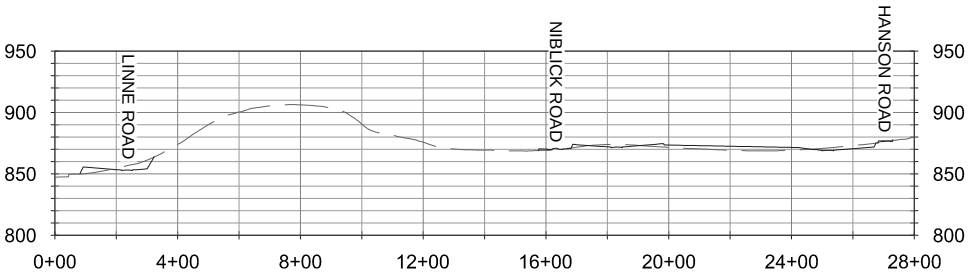
2.3.H OLSEN PROPOSED PRELIMINARY GRADING PLAN CROSS SECTIONS



SECTION C-C



SECTION D-D



SECTION E-E

2.4 Tree Plan

Policy 2.4.1 All development activity impacting existing native oaks on site shall be in accordance with the City's Oak Tree Preservation Ordinance in Chapter 10.01.050.

Policy 2.4.2 Whenever reasonably possible, native oaks should be incorporated into the community design and featured in the landscape. When avoidance is not possible, heathly, specimen oaks should be relocated and featured in meaningful locations within the community. Examples of this can be seen in the images below:

2.5 Utilities Plan

2.5.1 WATER DISTRIBUTION

The City of Paso Robles is currently in the process of updating the City's Water Master Plan which will include both the Viñedo and the Beechwood Specific Plan areas. The report shows that the current infrastructure is capable of providing water to the Viñedo Specific Plan area with the implementation of a booster pump station located within the South Chandler Ranch, just west of Our Town.

Water distribution for the development will be provided through the extension of the existing City infrastructure. Connection points for the South Chandler parcel may be at NIBLICK and Fontana, Linne Road and Fontana, Airport Road and Linne Road. Connection points for the Olsen parcel will be at Parkview Lane and Scott Road. The water mains will be 8- and 10-inch diameters in size.

2.5.2 SANITARY SEWER COLLECTION

Sanitary sewer collection for the Viñedo Specific Plan will be provided through the extension of the existing City infrastructure. Connection points for South Chandler Ranch will be at the Niblick Road and Fontana Road intersection, as well as the Linne Road and Fontana Road intersection. Olsen Ranch is divided into two drainage areas. The northern portion of Olsen Ranch will utilize the existing sanitary sewer system within Parkview Lane. Sanitary sewer flows from both the South Chandler Ranch and northern portion of Olsen Ranch discharge into the Commerce Road and Scott Road sanitary sewer system. These systems are currently at capacity and will require upgrades prior to the Phase 1 development at South Chandler Ranch and north Olsen Ranch. Upgrades will consist of replacing the existing 12-inch VCP line within Scott Road with an 18-inch PVC main, and replacing the 10-inch VCP line in Commerce Street with a 15-inch PVC main.

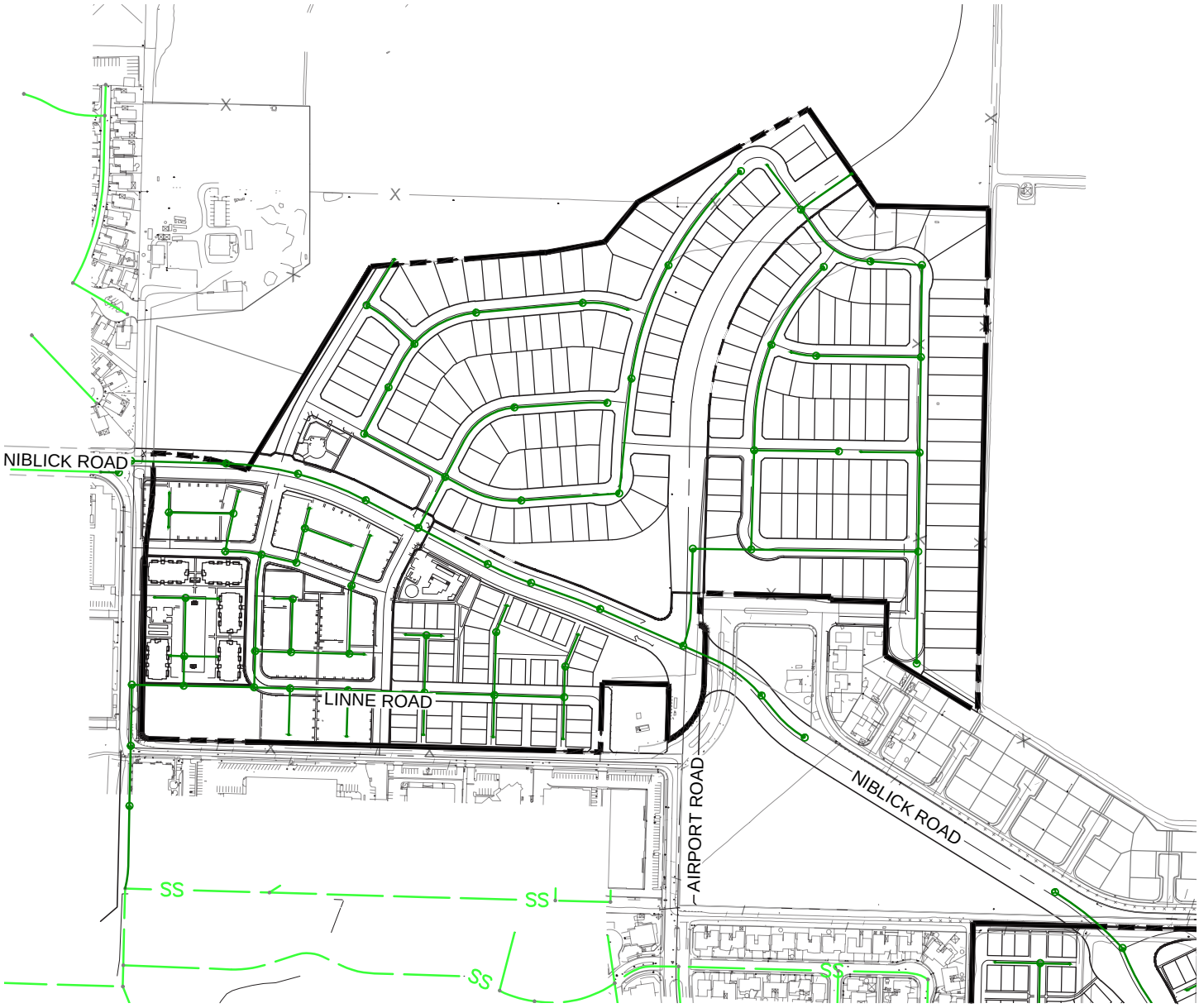
The southern portion of Olsen will discharge sanitary flows to Running Stag Way and will flow into the Beechwood sanitary sewer lift station. Pump upgrades are anticipated with proposed additional flows.

2.5.3 RECYCLED WATER

The project will utilize the City's new recycled water system and will connect to the City's system within Airport Road at the northern boundary of the Chandler parcel. The recycled water main is proposed to be 10-inch in diameter and will be installed within Airport Road, Niblick Road and the internal subdivision Road 'A' Road to Meadowlark Road. The recycled water will be utilized to irrigate all common areas such as pocket park and landscape areas as outlined within the landscape plan. The natural open space areas will not be irrigated and individual homes will not utilize the system.

2.5 Utilities Plan

2.5.A SEWER PLAN - S. CHANDLER PARCEL

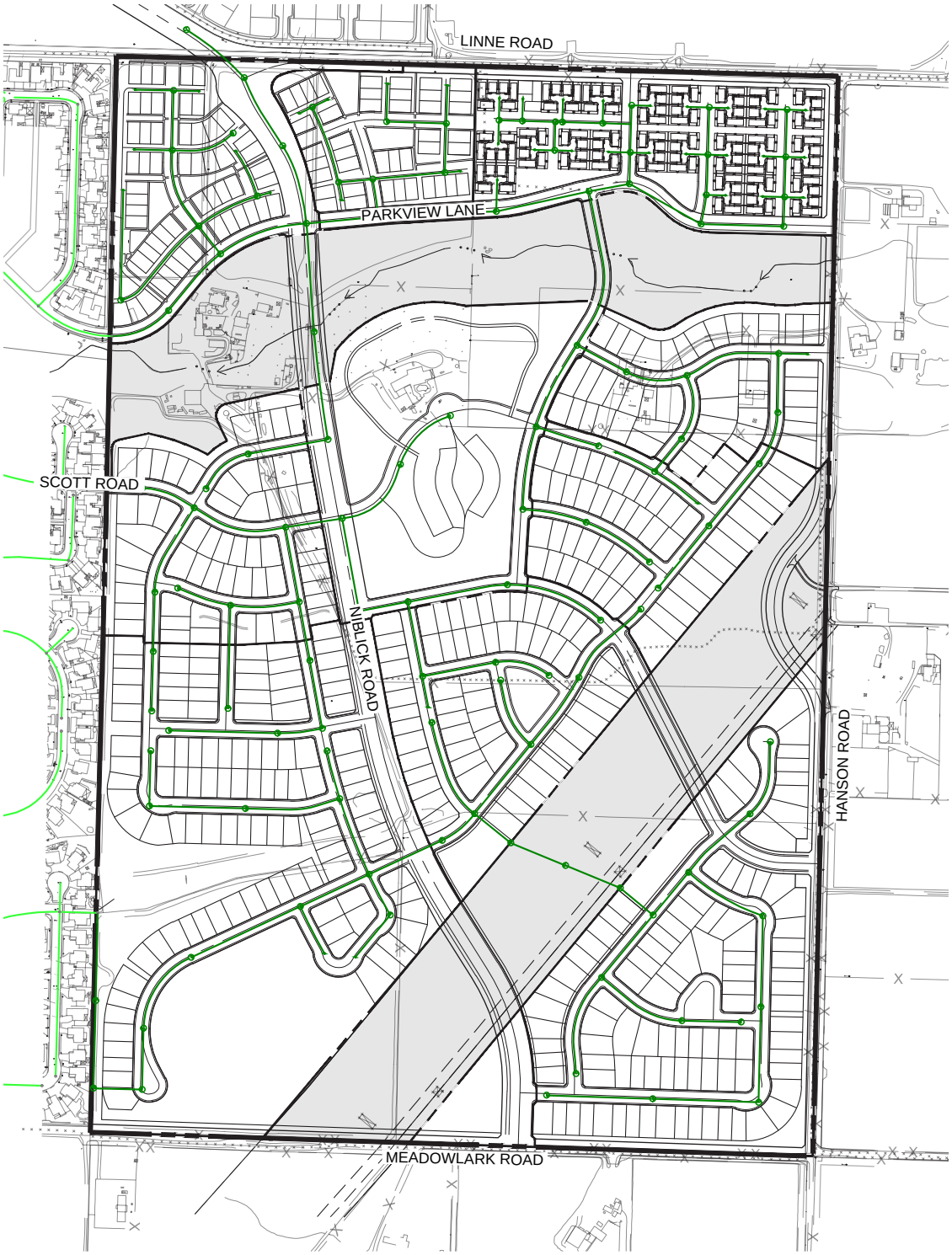


PROPOSED SEWER MAIN

EXIST. SEWER MAIN

2.5 | Utilities Plan

2.5.B SEWER PLAN - OLSEN PARCEL

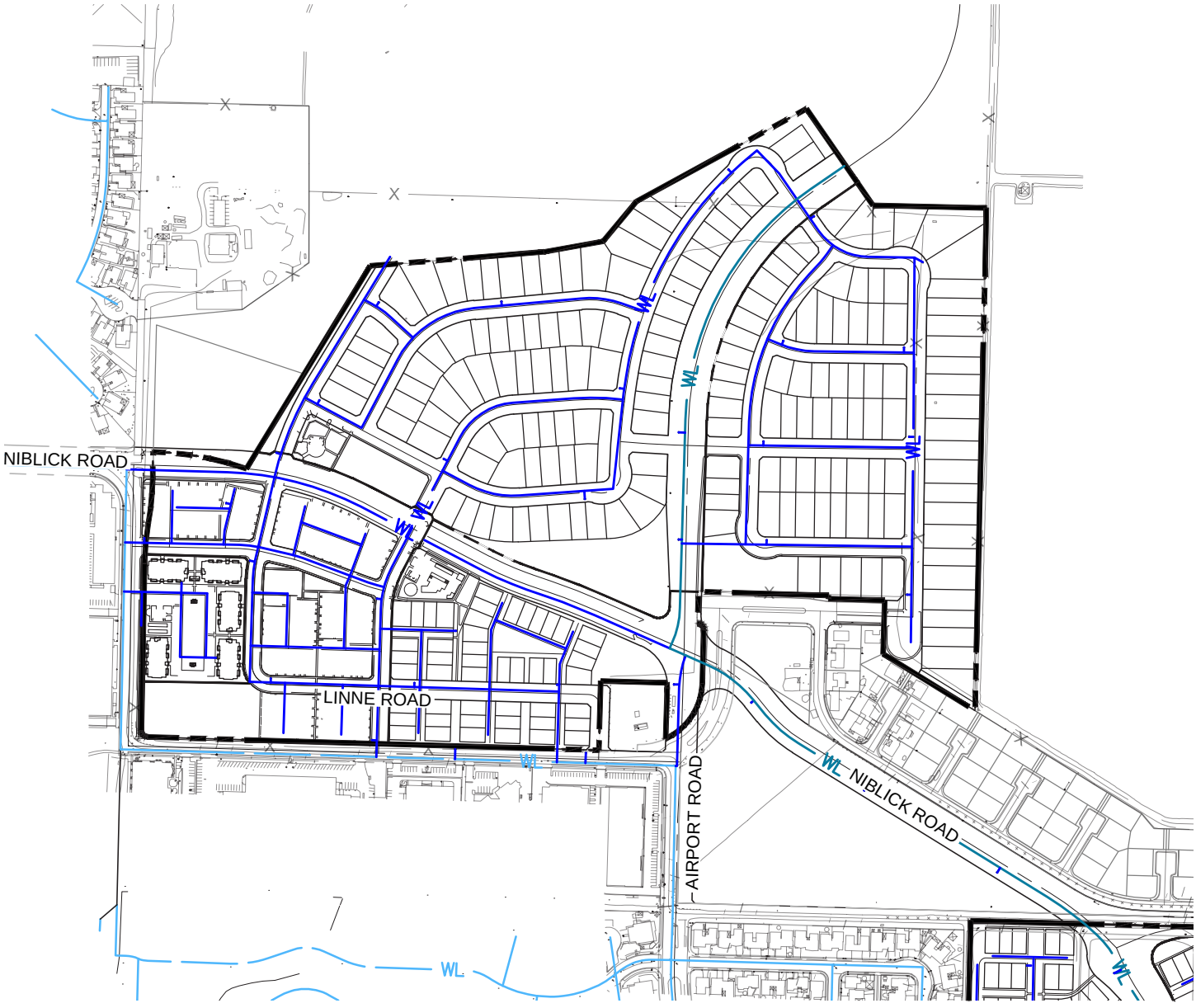


PROPOSED SEWER MAIN

EXIST. SEWER MAIN

2.5 Utilities Plan

2.5.C WATER PLAN - S. CHANDLER PARCEL



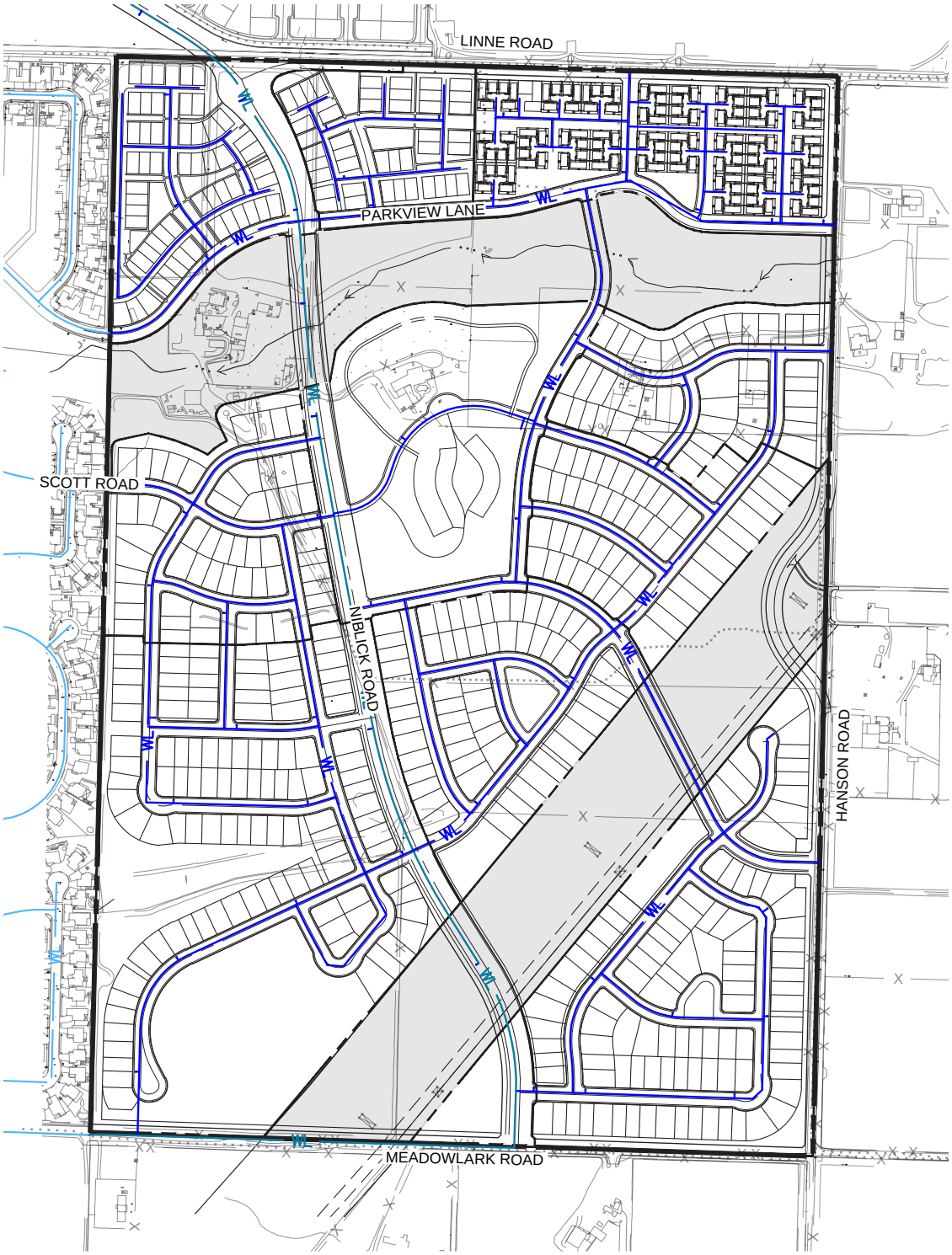
PROPOSED 12" WATER MAIN

PROPOSED WATER MAIN

EXIST. WATER MAIN

2.5 | Utilities Plan

2.5.D WATER PLAN - OLSEN PARCEL

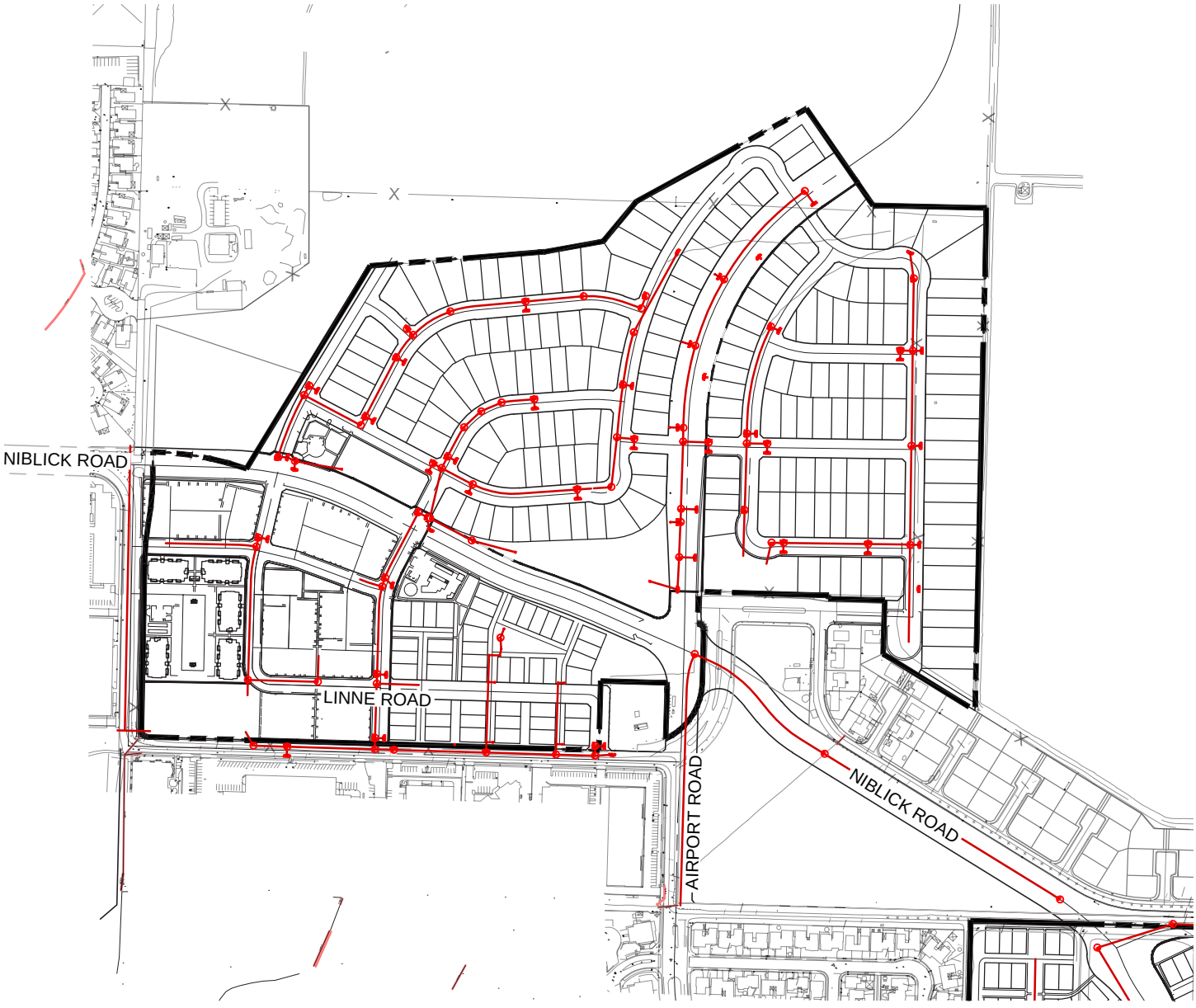


PROPOSED 12" WATER MAIN

PROPOSED WATER MAIN

2.5 | Utilities Plan

2.5.E STORM DRAIN PLAN - S. CHANDLER PARCEL

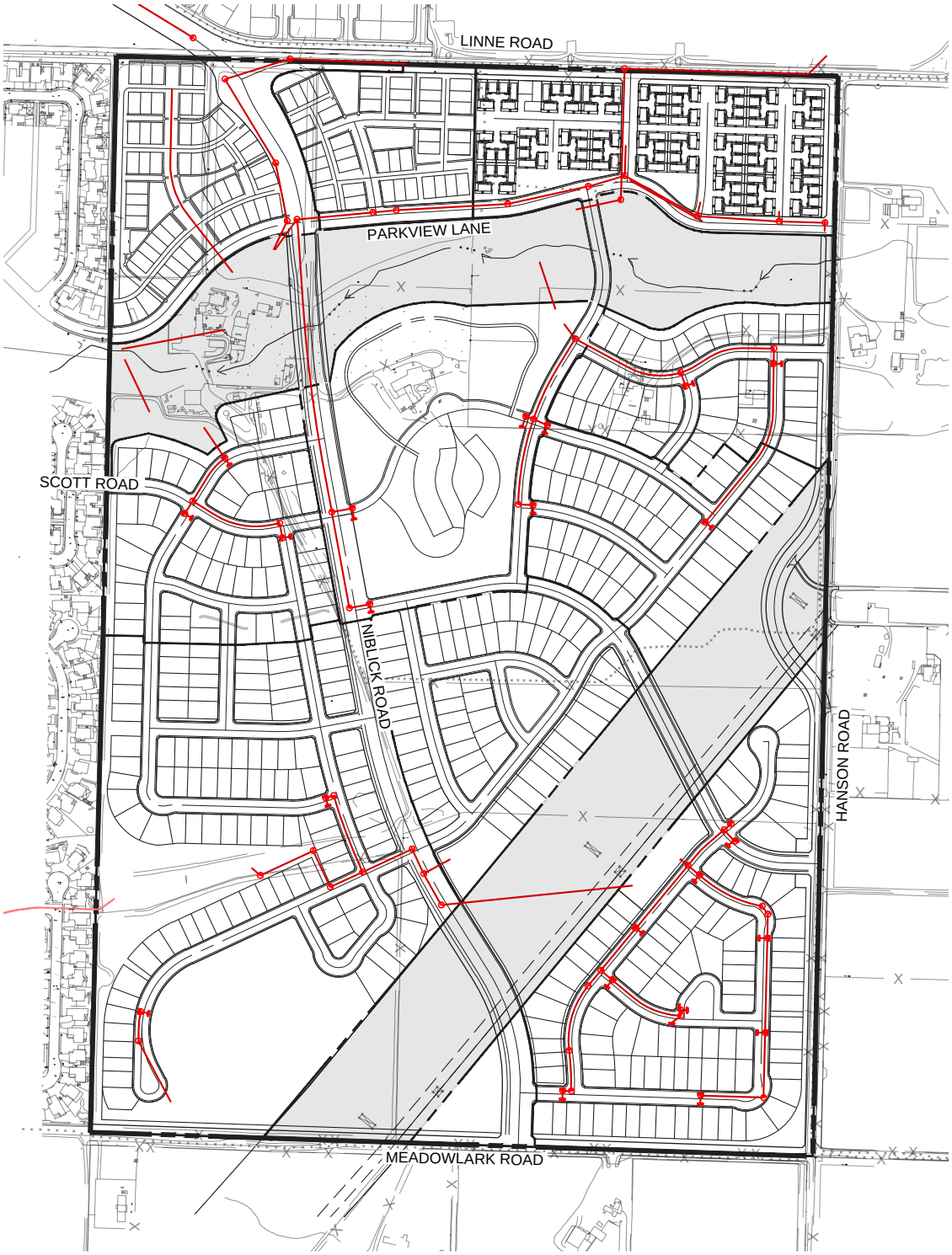


PROPOSED STORM DRAIN

EXIST. STORM DRAIN

2.5 | Utilities Plan

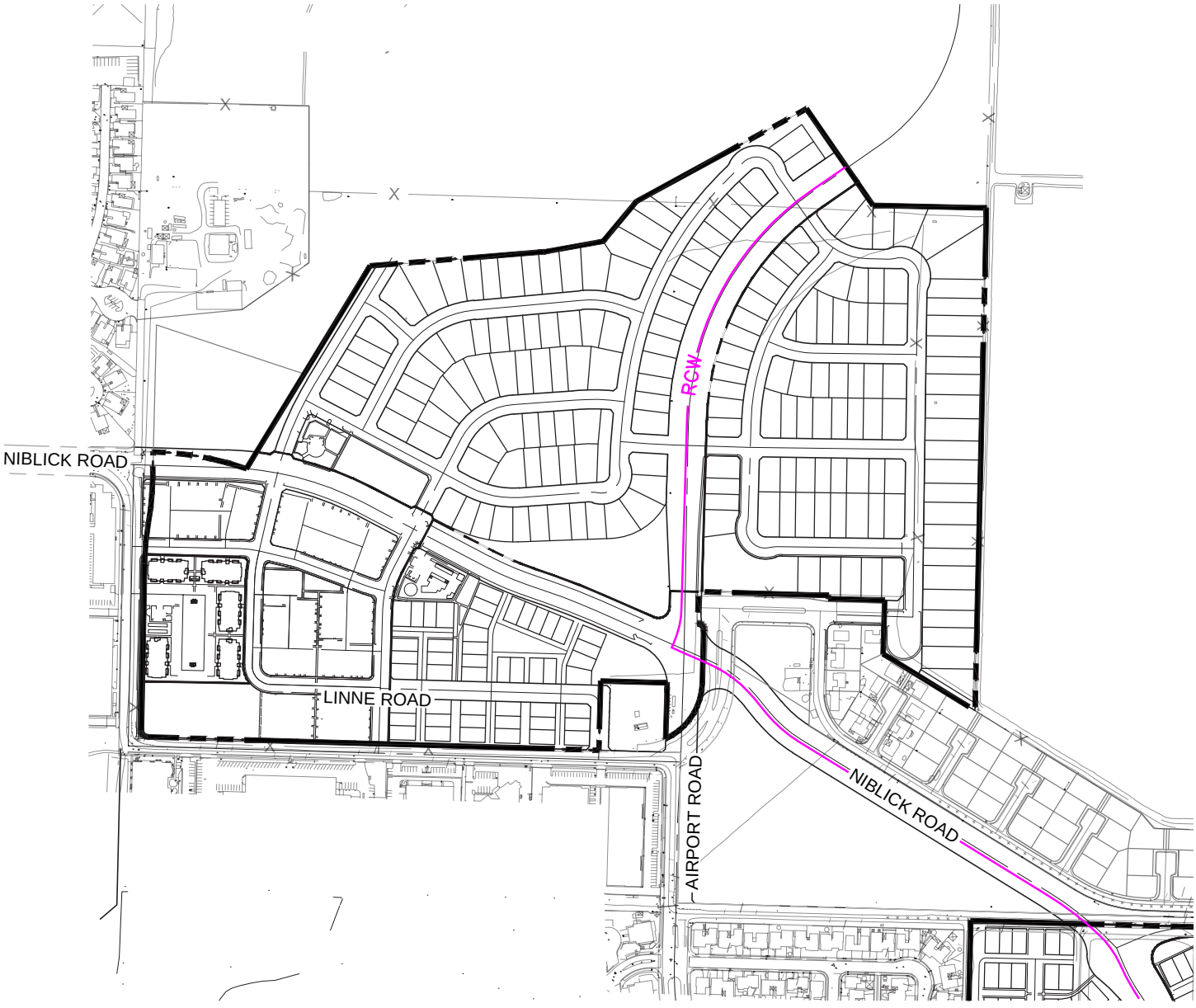
2.5.F STORM DRAIN PLAN - OLSEN PARCEL



PROPOSED STORM DRAIN

EXIST. STORM DRAIN

2.5.G RECYCLED WATER PLAN - S. CHANDLER PARCEL



PROPOSED RECYCLED WATER MAIN

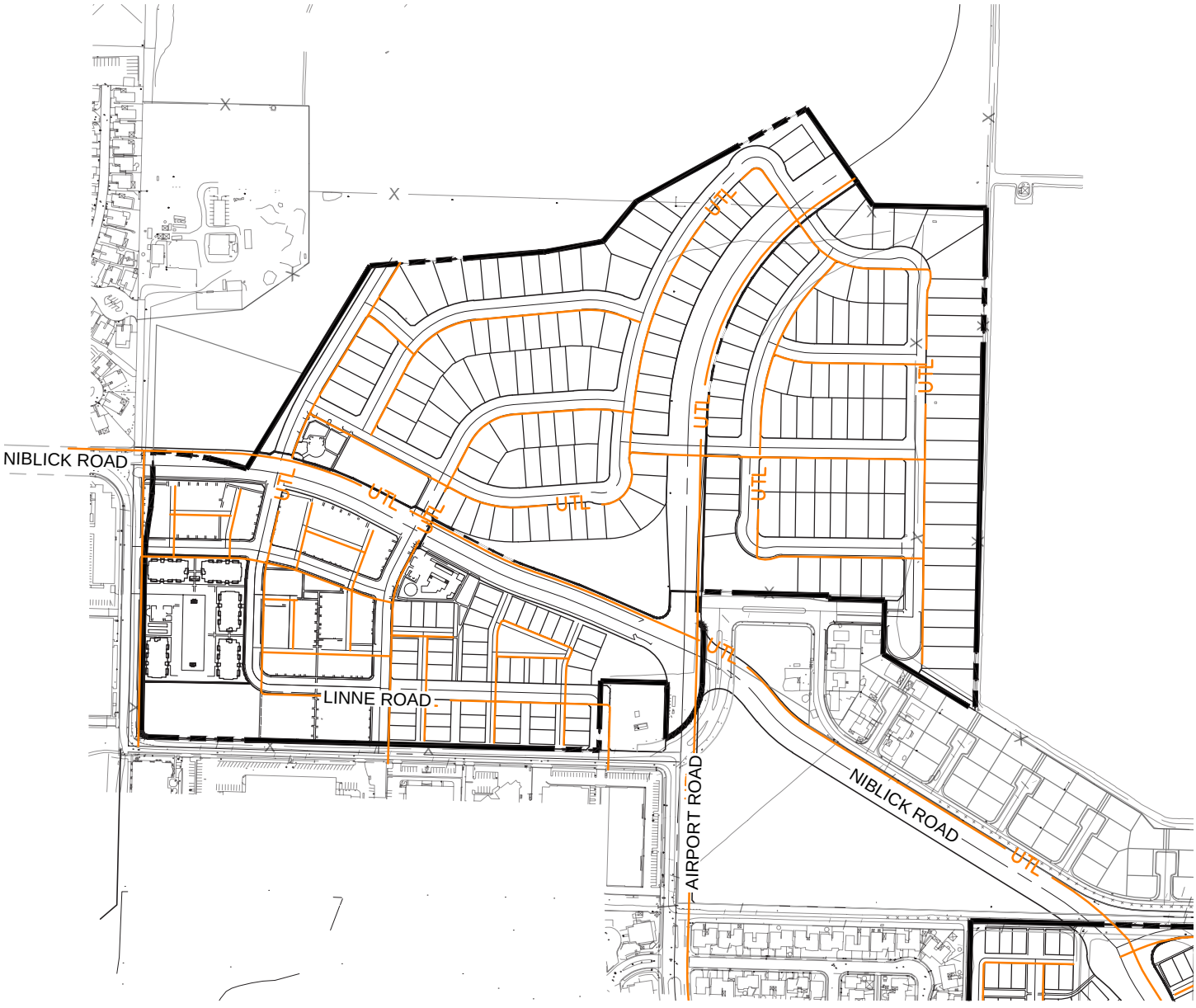
2.5 | Utilities Plan

2.5.H RECYCLED WATER PLAN - OLSEN PARCEL

PROPOSED RECYCLED WATER MAIN

2.5 | Utilities Plan

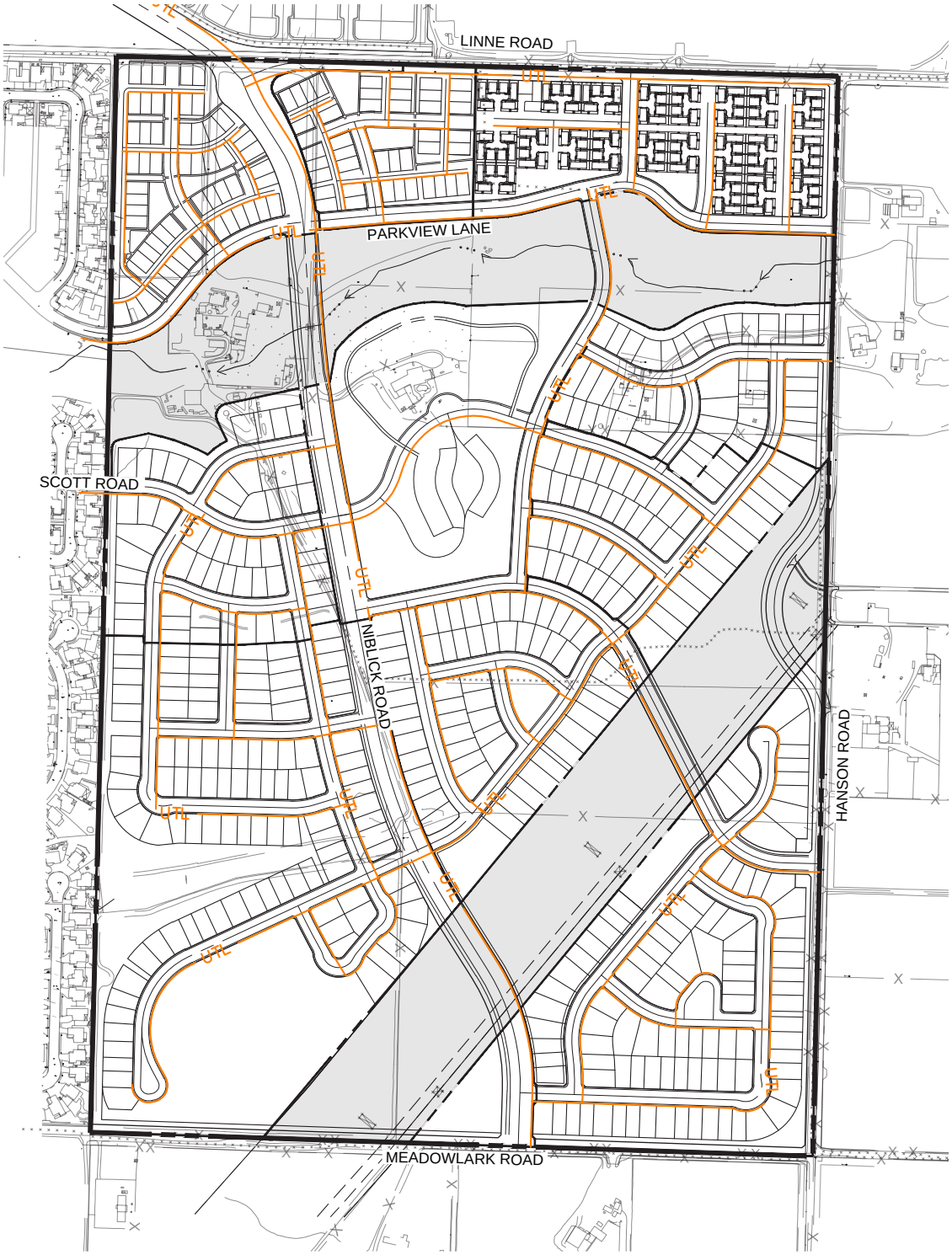
2.5.1 WIRE AND FIBER PLAN - S. CHANDLER PARCEL



PROPOSED GAS, ELECTRIC & TELCOM WIRE AND FIBER UTILITIES

2.5 | Utilities Plan

2.5.J WIRE AND FIBER PLAN - OLSEN PARCEL



PROPOSED GAS, ELECTRIC & TELCOM WIRE AND FIBER UTILITIES

2.5.4 DRAINAGE AND STORMWATER MANAGEMENT

The Viñedo Specific Plan lies within three major watersheds that confluence approximately 1.4 miles west of Olsen Ranch, ultimately discharging into the Salinas River. These include the Northern, Central and Southern Watersheds. The Northern Watershed encompasses approximately 537 acres including South Chandler Ranch. The Central Watershed encompasses approximately 863 acres including the northern two thirds of Olsen Ranch. The Southern Watershed encompasses approximately 109 acres and includes the lower third of Olsen Ranch.

The Northern Watershed is divided into the Easterly and Westerly Sub-watersheds. The Easterly Sub-watershed consists of the Gran Cielo Vineyard development, the Our Town development and undeveloped property (including the Centex Parcel) east of Airport Road. It is anticipated that stormwater runoff generated within the eastern portion of the Easterly Sub-watershed will overtop Linne Road and flow into the Central Watershed as it has historically from major storm events, flowing into to Turtle Creek within the northern portion of Olsen Ranch.

Runoff from the westerly portion of the Eastern Sub-watershed upstream of the Our Town development will sheet flow to the development's deteriorating roadway (Aaroe Road) with a curb and gutter section capable of conveying flows northwest to an existing low point. Flows impacting this low point are conveyed across the Centex Parcel in a relatively flat undefined channel to the intersection of Linne Road and Airport Road. A small amount of flow from the Easterly Sub-watershed is conveyed westward within a small ditch along Linne Road. These flows confluence with runoff from the westerly portion of the Easterly Sub-watershed at the intersection of Airport Road and Linne Road. The combined flow then discharges through a culvert and into an existing earthen channel behind the NIBLICK Industrial Park. The earthen channel is approximately 24 feet wide at the top, 5-feet deep and has a 2:1 side slope.

The Westerly Sub-watershed consists of the South Chandler Ranch property. Stormwater runoff from this area sheet flows to roadside ditches along Fontana Road and Linne Road and confluence at the roadway intersection. Stormwater runoff is then conveyed underground to an open channel located approximately 300 feet south of the Linne Road and Fontana Road intersection, where this runoff confluences with flows from the Easterly Sub-watershed.

The Central Watershed encompasses approximately 864 acres including the northern portion of Olsen Ranch. Stormwater runoff from this area is conveyed within Turtle Creek across the Olsen Ranch property. Stormwater runoff continues to flow offsite within Turtle Creek in a defined channel. Runoff from the Central Watershed confluences with runoff from the Northern Watershed within the earth lined channel located west of Turtle Creek Road and Brookhill Drive.

The Southern Watershed consists of 109 acres and encompasses the southern portion of Olsen Ranch. Runoff from this watershed currently flows into a man-made stock pond where flows from small rain events are retained. A storm drain system within Running Stag Way has been extended to the Olsen Ranch boundary to intercept storm flows and convey them to the west.

A fourth watershed exists south of the Olsen parcel that appears to discharge flows within Meadowlark Road at the southwest corner of the Olsen Parcel. The drainage area within Olsen Ranch contributing runoff to this point is approximately 11.4 acres. This small onsite basin contributes flow to the larger 212-acre watershed south of the project site. According to the City, the proposed Beechwood Specific Plan area south of Meadowlark Road will mitigate for this offsite flow and reduce any flooding potential at this location.

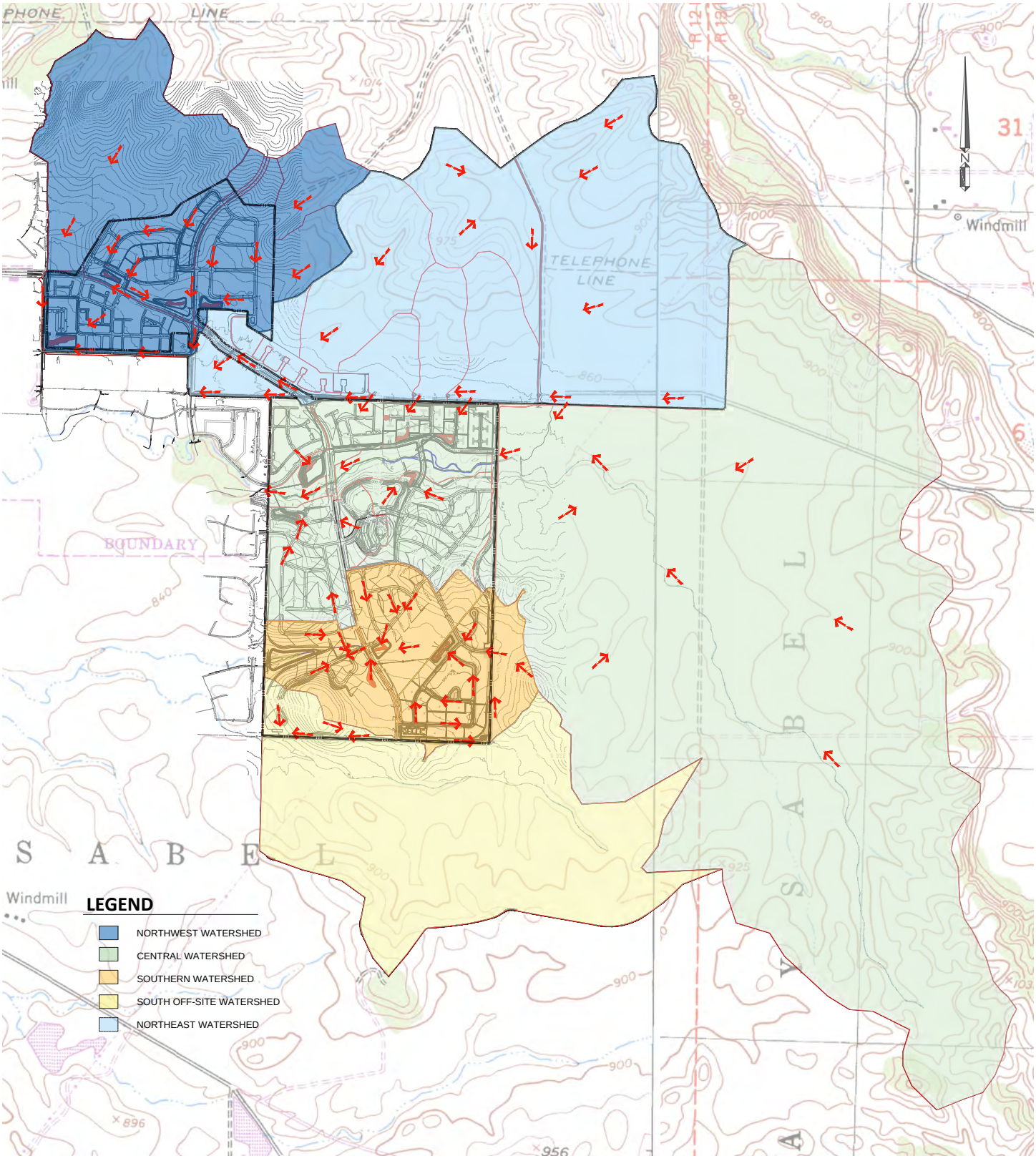
Stormwater runoff from the developed condition of both the Chandler and Olsen parcels will be intercepted by onsite storm drain systems and discharged into retention/detention ponds for each proposed development parcel. Flows will be controlled with the use of retention/detention basins. Runoff from storm events greater than the 95th percentile will be detained back to historic levels to help ensure the existing City storm drain infrastructure functions as it does today. The storm drain system is designed to convey the 25-year storm event and detention basins will be sized to detain flows up to the 100-year storm event back to historic peak flow rates for flood control purposes.

The portion of the natural creek at the western edge of

2.5 Utilities

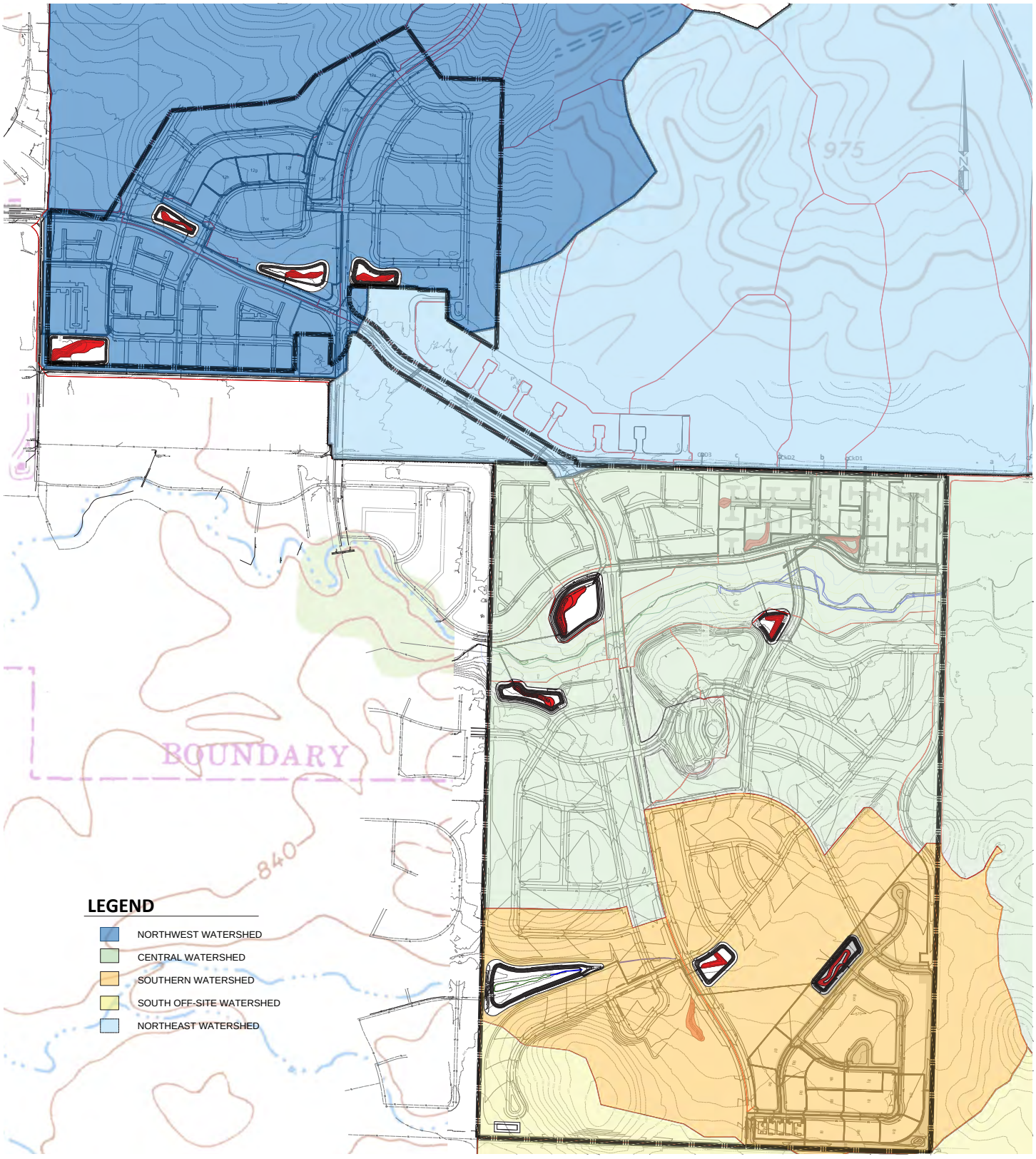
Olsen Ranch lies within a designated Federal Emergency Management Agency (FEMA) Flood Hazard Zone A as shown on the Flood Insurance Rate Map (FIRM) Panel No. 06079C0607G, effective date November 16, 2012. The current land plan proposes lots that will be impacted by this mapped flood zone, therefore modification of the Zone A area will be required. An application for a Letter of Map Revision (LOMR) will be submitted to FEMA to modify the creek's current flood zone for the existing non-developed condition in order to accurately delineate the creek's floodplain. Upon acceptance of this existing conditions LOMR from FEMA, a Conditional Letter of Map Revision (CLOMR) that defines impacts to the creek created by the development's proposed grading adjacent to the creek will be submitted to FEMA for review and acceptance. A final LOMR will then be submitted to FEMA for approval after grading has been completed and certified.

2.5.K REGIONAL WATERSHED PLAN



2.5 | Utilities Plan

2.5.L LOCAL WATERSHED PLAN



2.6 Low Impact Development Standards (LID)

Policy 2.6.1 Stormwater quality control will be managed by the City of Paso Robles Stormwater Regulations and in accordance with the requirements outlined within the Central Coast Regional Water Quality Control Board's (RWQCB) Resolution R3-2012-0032 and the City of Paso Robles Engineering Design Standards. Stormwater management will be based on land area of disturbance and amount of impervious area. The Stormwater Quality Design Standards function on a four-tier system that is based on the amount of new and upgraded impervious area. The four tiers of stormwater management are as follows:

Tier 1: Low Impact Development (LID)

Tier 2: Water Quality

Tier 3: Stormwater Retention of the 95th Percentile Storm Event

Tier 4: Peak Flow Management

The LID Standards address the following objectives and goals:

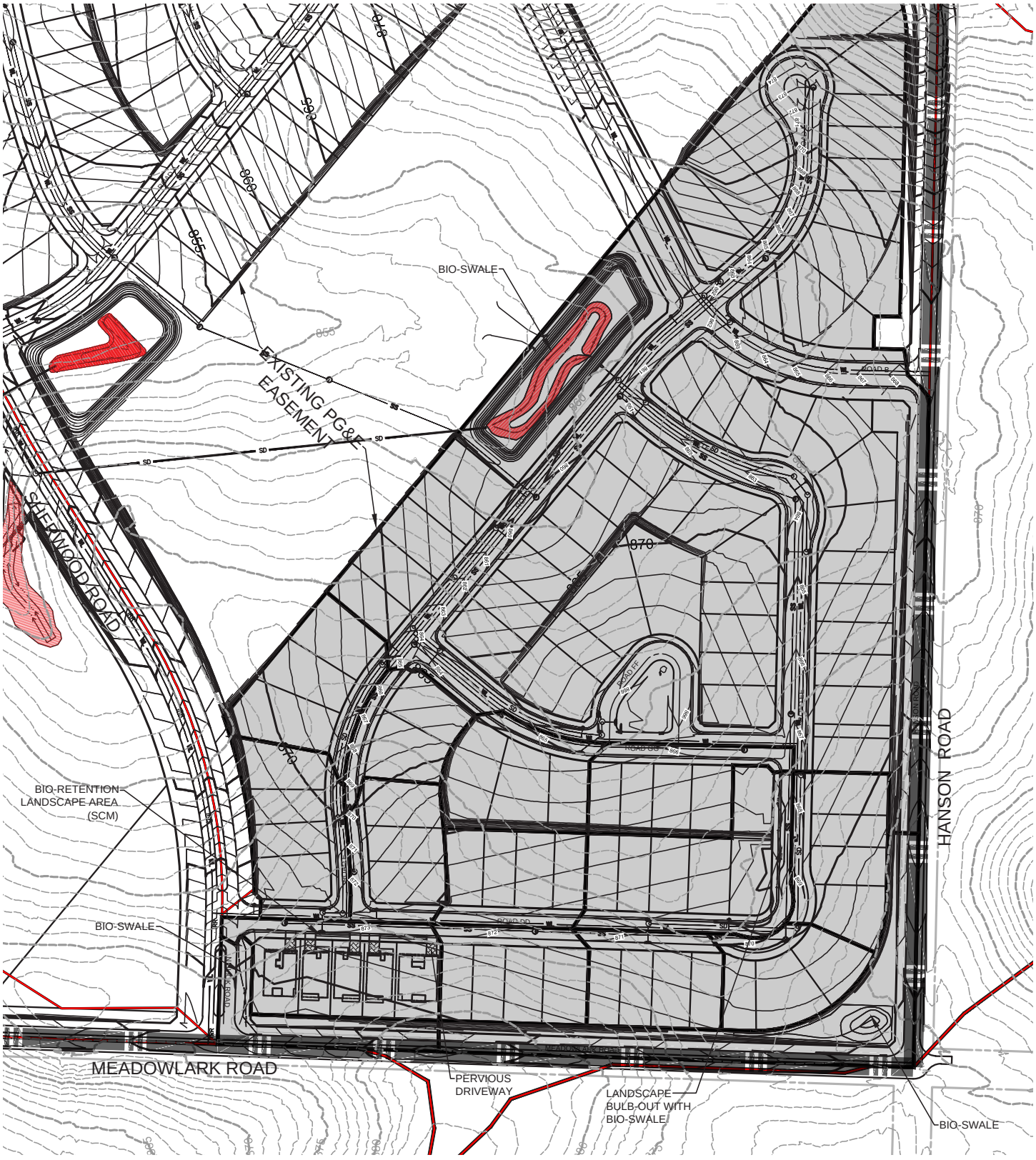
- Decrease the adverse impacts of stormwater runoff from development and urban runoff on natural drainage systems, receiving waters, and other water bodies;
- Minimize pollutant loadings from impervious surfaces by requiring development projects to incorporate properly-designed, technically-appropriate best management practices and other LID strategies
- Minimize erosion and other hydrologic impacts on natural drainage systems by requiring development projects to incorporate properly-designed, technically appropriate hydromodification control development principles and technologies.

The goal of the RWQCB is to treat stormwater at its source in the hope to infiltrate the 95th percentile rainfall event. Bio-retention swales and pervious pavers are proposed throughout the residential developments to help capture and treat the 95th percentile event. There are also design considerations, details and specifications as well as operation and maintenance requirements for items such as permeable pavement, vegetative biofiltration, and retention basins.

Peak flow management must be adhered to in order to ensure that downstream properties are free from inundation during major storm events. The 2-year and the 10-year storm events are required to be detained back to historic levels. In addition to the RWQCB post construction requirements for stormwater management, the detention basins will be sized to detain up to the 100-year storm event back to historic levels for flood control.

2.6 | Low Impact Development Standards (LID)

2.6.A SAMPLE LID FEATURES



2.7 Public Services

The closest police station to serve the site is located at 900 Park Street in downtown Paso Robles. The nearest fire station to serve the Specific Plan area is Fire Station No. 2 near the intersection of Santa Fe and Creston Roads.

2.8 Schools

Future residents of the Viñedo development would be served by the Paso Robles Joint Unified School District.

Elementary school students would attend the new Elementary School proposed at the Centex site in the Specific Plan. If the new school is not constructed before Viñedo residents start to move in, students would attend the Winifred Pifer or Virginia Peterson Elementary Schools, both of which are within 3 miles of the community.

If the School District does not acquire the Centex site, the City should consider facilitating a property transfer between landowners elsewhere in the City.

Middle school students would attend Daniel E. Lewis Middle School, approximately 2.5 miles northwest of the Specific Plan area. High school students would attend Paso Robles High School located approximately 2 miles west northwest of the Specific Plan area.

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CHAPTER 3

DEVELOPMENT STANDARDS

3.0.A MAXIMUM DEVELOPMENT

Policy 3.0.1 The Maximum development shall not exceed the total unit count and square footage shown on Table 2.0: Land Use Summary.

Policy 3.0.2 Each Planning Area contains a projected number of dwelling units based on preliminary planning studies.

Policy 3.0.3 During the site plan and vesting tentative tract map stage of the development process, the final number of dwelling units for each planning area may differ from those identified in the Specific Plan, so long as the density falls within the range specified by the land use designation. In no event shall the total number of residential dwelling units in the Viñedo Specific Plan exceed 1,233.

3.0.B MAINTENANCE

Policy 3.0.4 Common areas identified in the Specific Plan shall be owned and maintained as follows.

A Home Owners Association (HOA) shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all private common recreation, open space, circulation systems and landscaped areas including drainage facilities, fencing, walls, tract signage and trails as outlined in Map 2.1.G: Open Space Maintenance Map. All public parks and streets shall be maintained by the City as outlined in Map 2.1.G: Open Space Maintenance Map.

Unless otherwise provided for in these standards, common areas shall be conveyed to the HOA as implementing development is approved or any subdivision is recorded. The maintenance organization shall be determined prior to or concurrent with recordation of any final subdivision map.

3.0.C GRADING

Policy 3.0.5 All grading activities shall conform to City of Paso Robles standards and shall be in substantial conformance with the Figures in section 2.3 Grading Plans and shall implement any grading-related mitigation measures specified in the final EIR.

3.0.D TREE PRESERVATION

Policy 3.0.6 Efforts shall be made to preserve healthy, existing vegetation on site where possible. All tree removal and relocation activities shall conform to City of Paso Robles standards. Tree protection and mitigation measures shall be using during grading and construction.

3.0.E LIGHTING

Policy 3.0.7 All lighting shall comply with the following regulations and provisions:

- The HOA shall define and adopt Dark Sky lighting standards to minimize light pollution and maintain the rural character of the area;
- Visible lighting fixtures shall be consistent with the architectural style they are affixed or adjacent to ; and
- All lighting within public right of ways and dedicated public easements shall be designed to City standards.

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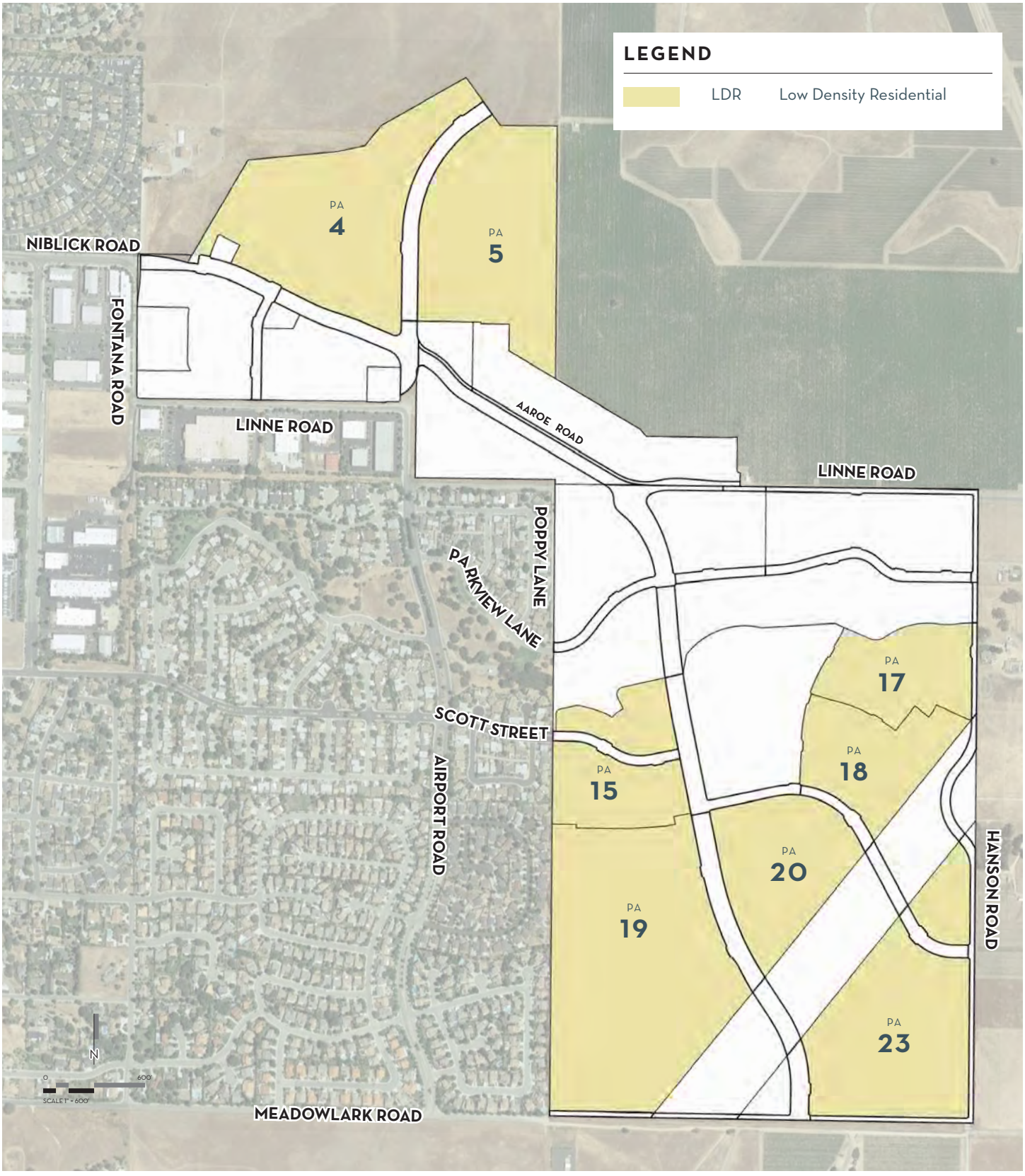
3.1 | Low Density Residential (LDR)



3.1 Low Density Residential (LDR)

3.1.A PERMITTED & ACCESSORY USES LDR

Allowable uses within the Low Density Residential (LDR) zone are limited to those of the R1 - Residential Single Family uses listed in Table 21.16.200 of the City's Zoning Code and are subject to the standards set forth in the Design Guidelines listed in Chapter 4.

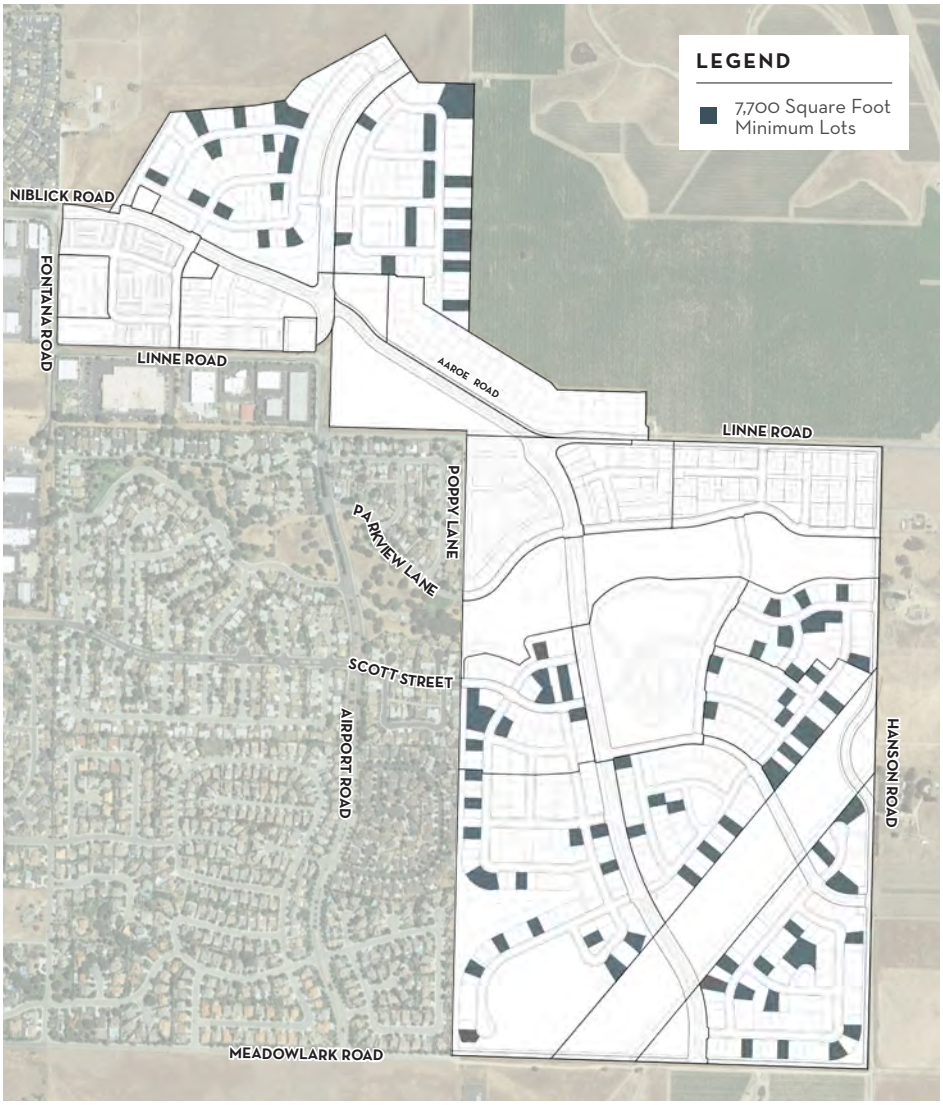
TABLE 3.1: RESIDENTIAL PERMITTED USES

Use	Notes
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use	
Principal Permitted Uses	
Single-Family Dwellings,	P
Accessory Permitted Uses	
Accessory Dwelling Units (ADUs),	P
Temporary real estate sales offices,	P
Utility facilities,	C
Swimming pools and spas,	C
Neighborhood Parks/Open Space,	P
Landscaped common areas, and	P
Water Quality/Basins	P
Other Accessory Uses as determined by the Director to be substantially compatible with a principle permitted residential use.	TBD

LAND USE SUMMARY (SIMPLIFIED)

	Land Use	Gross Area (acres)	Density Range (du/ gross ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
	LDR - Low Density Residential	173.2	3 - 5	-	586

3.1 | Low Density Residential (LDR)



70'X110' STREETSCENE (TYP.)

3.1 | Low Density Residential (LDR)

3.1.B.I DEVELOPMENT STANDARDS: 7,700 SQUARE FOOT MINIMUM LOTS

DEVELOPMENT STANDARDS

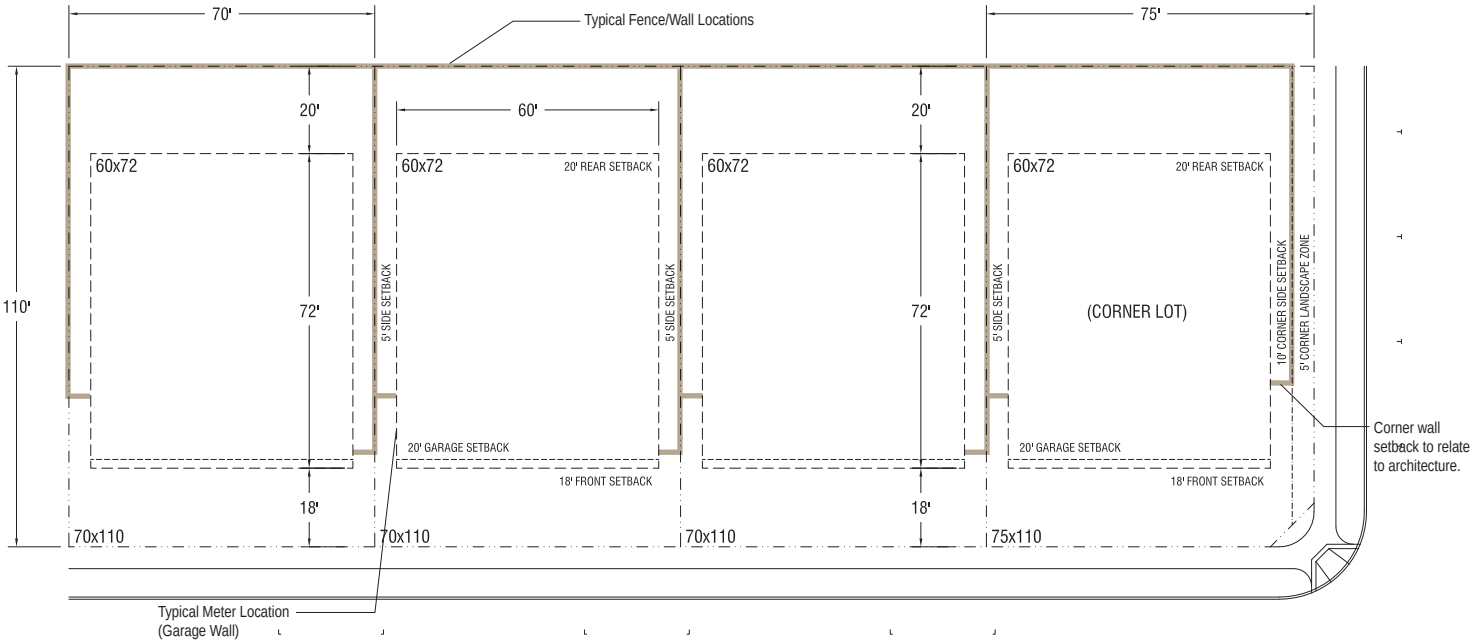
	7,700 S.F. LOTS
Typical Lot Width	70' min. and above
Minimum Lot Size	7,700 s.f.
Minimum Street Frontage width @ cul-de-sac/knuckles	40'
Maximum Lot Coverage (roof wall)	55% one-story 45% two-story
Maximum Building Height	35'
Maximum Stories	2
Minimum Front Yard Setbacks	
Living Area	18'
Porch/Patio	10'
Garage (front facing)	20'
Garage (side facing)	12'
Accessory Dwelling Unit (ADU)/ Casita	12'
Architectural Encroachments*	2' max. into setback

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation.

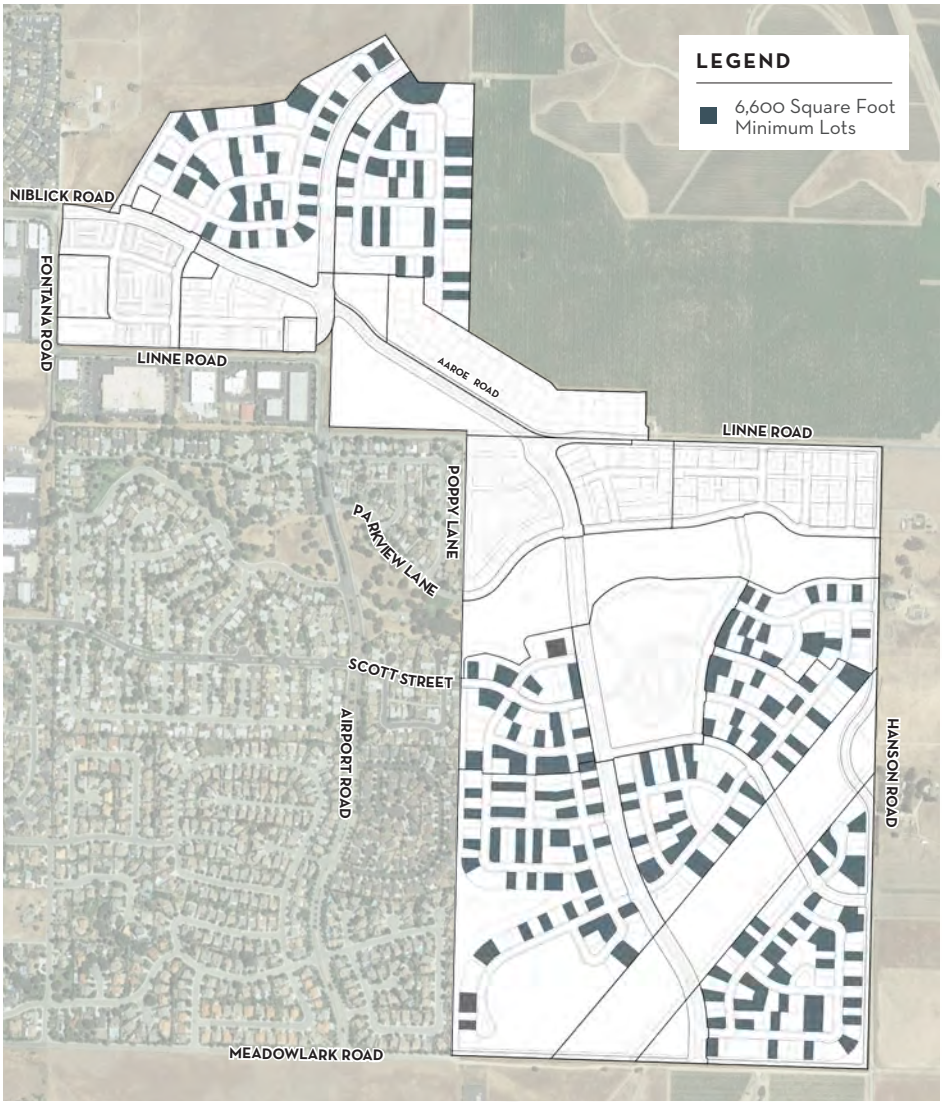
**Utility meters are prohibited on corner lot side street elevations.

	7,700 S.F. LOTS
Minimum Side Yard Setbacks	
Interior Lot	5'
Corner Lot	10'
Architectural Encroachments*	2' max. into setback
Minimum Rear Yard Setbacks	
Living Area	20'
California Room (Covered Patio)	15'
Architectural Encroachments*	2' max. into setback
Parking	
Required Covered Parking	2 spaces
Fencing (*see Typical Planting Plans in Design Submittal Package that depict typical wall/fence and gate locations.)	
Front Yard Fencing/Walls	42" maximum height (min. 2' from back of sidewalk for landscaping)
Interior Side Yard Fencing/Walls	6' maximum height (must be set back min. 2' from front facade)
Corner Side Yard Fencing/Walls	6' maximum height (min. 5' from back of sidewalk for landscaping)
Rear Privacy Fence/Walls	6' maximum height

70'X110' TYPICAL LOTTING DIAGRAM



3.1 | Low Density Residential (LDR)



60'X110' STREETSCENE (TYP.)

3.1 Low Density Residential (LDR)

3.1.B.II DEVELOPMENT STANDARDS: 6,600 SQUARE FOOT MINIMUM LOTS

DEVELOPMENT STANDARDS

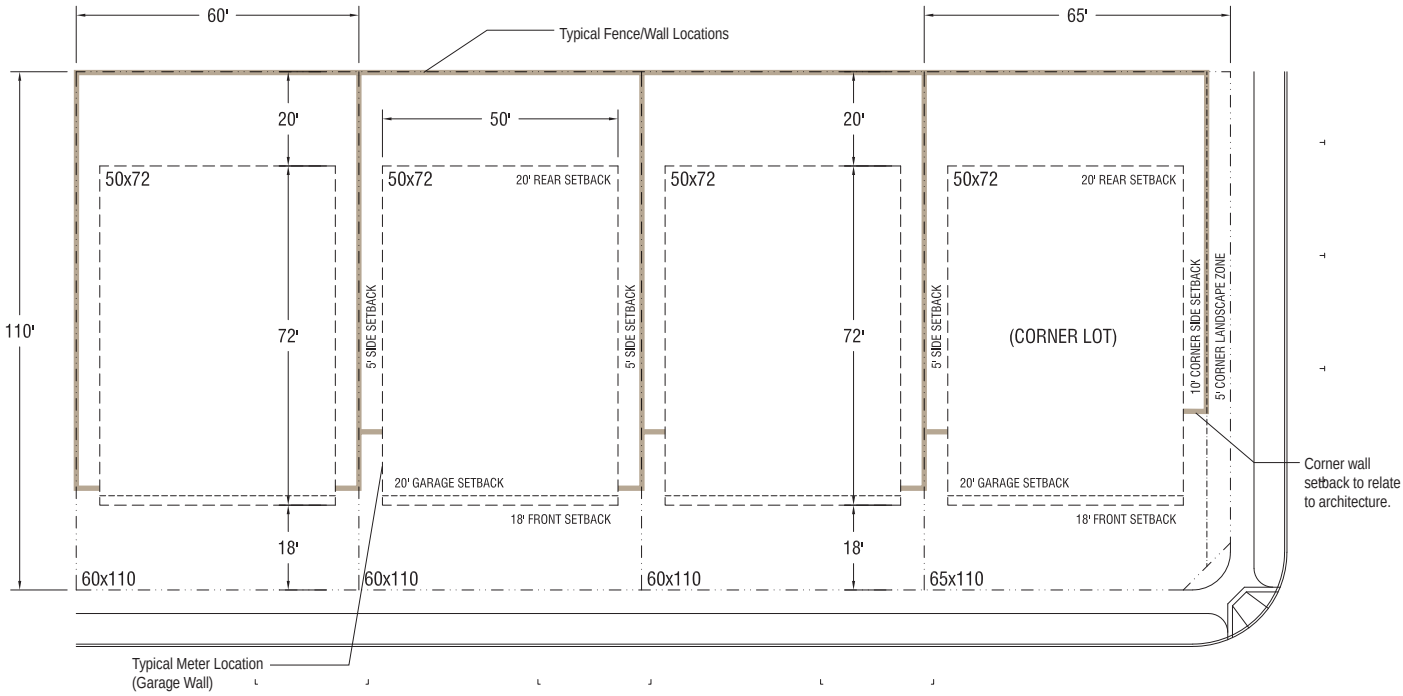
	6,600 S.F. LOTS
Typical Lot Width	60' min. and above
Minimum Lot Size	6,600 s.f.
Minimum Street Frontage width @ cul-de-sac/knuckles	35'
Maximum Lot Coverage (roof wall)	55% one-story 45% two-story
Maximum Building Height	35'
Maximum Stories	2
Minimum Front Yard Setbacks	
Living Area	18'
Porch/Patio	10'
Garage (front facing)	20'
Garage (side facing)	12'
Accessory Dwelling Unit (ADU)/ Casita	12'
Architectural Encroachments*	2' max. into setback

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation.

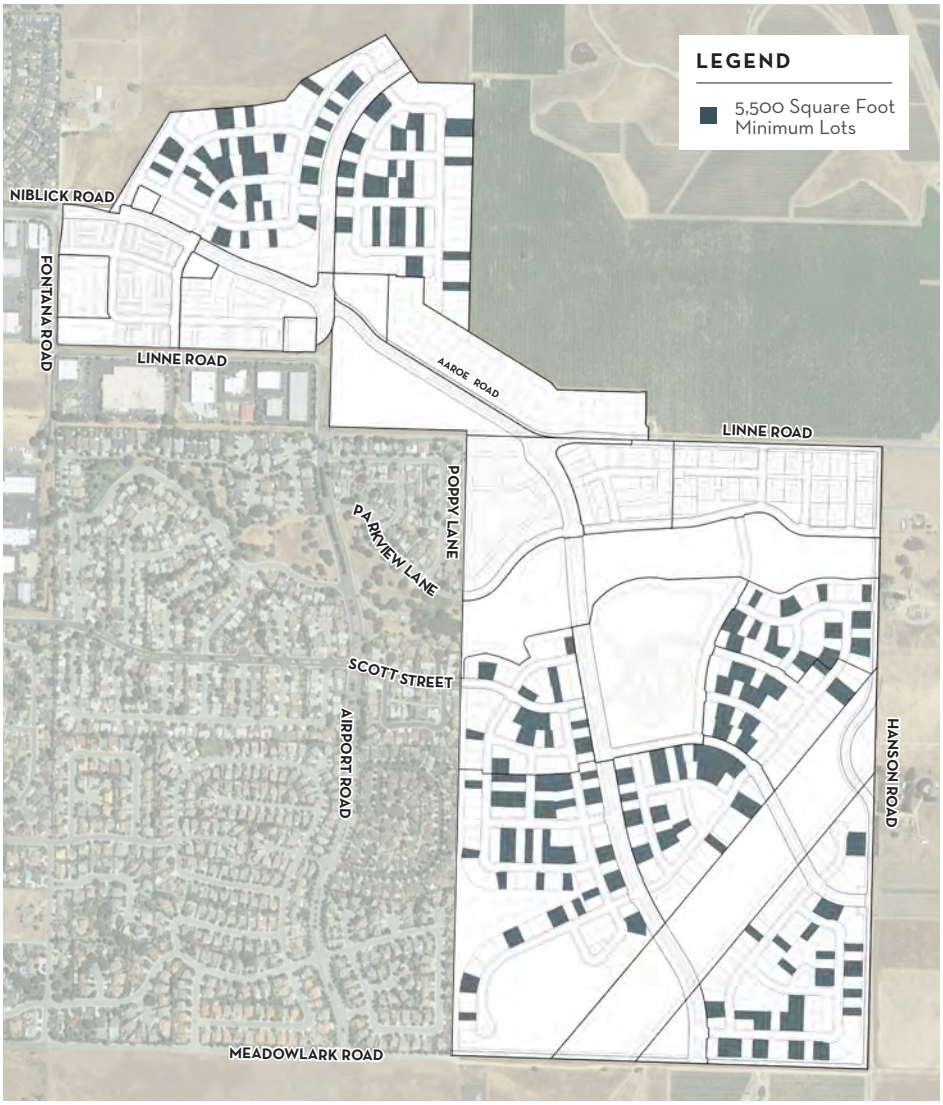
**Utility meters are prohibited on corner lot side street elevations.

	6,600 S.F. LOTS
Minimum Side Yard Setbacks	
Interior Lot	5'
Corner Lot	10'
Architectural Encroachments*	2' max. into setback
Minimum Rear Yard Setbacks	
Living Area	20'
California Room (Covered Patio)	15'
Architectural Encroachments*	2' max. into setback
Parking	
Required Covered Parking	2 spaces
Fencing (*see Typical Planting Plans in Design Submittal Package that depict typical wall/fence and gate locations.)	
Front Yard Fencing/Walls	42" maximum height (min. 2' from back of sidewalk for landscaping)
Interior Side Yard Fencing/Walls	6' maximum height (must be set back min. 2' from front facade)
Corner Side Yard Fencing/Walls	6' maximum height (min. 5' from back of sidewalk for landscaping)
Rear Privacy Fence/Walls	6' maximum height

60'X110' TYPICAL LOTTING DIAGRAM



3.1 | Low Density Residential (LDR)



50'X110' STREETSCENE (TYP.)

3.1 | Low Density Residential (LDR)

3.1.B.III DEVELOPMENT STANDARDS: 5,500 SQUARE FOOT MINIMUM LOTS

DEVELOPMENT STANDARDS

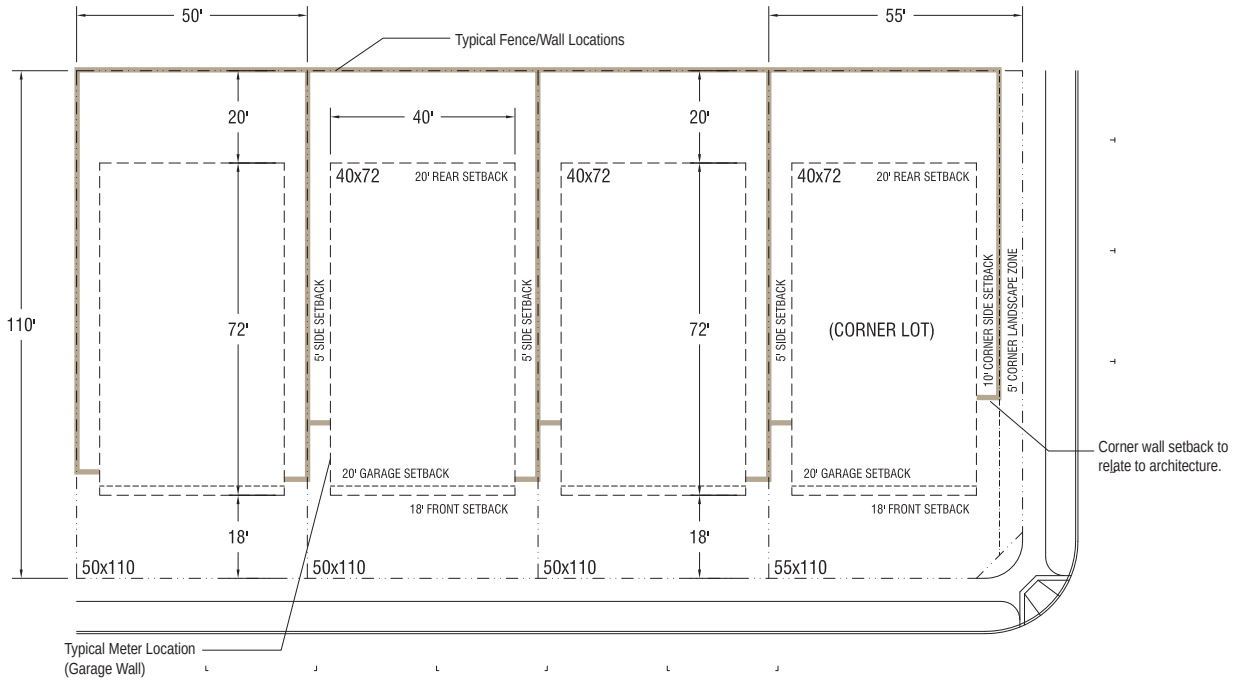
	5,500 S.F. LOTS
Typical Lot Width	50' min. and above
Minimum Lot Size	5,500 s.f.
Minimum Street Frontage width @ cul-de-sac/knuckles	30'
Maximum Lot Coverage (roof wall)	55% one-story 45% two-story
Maximum Building Height	35'
Maximum Stories	2
Minimum Front Yard Setbacks	
Living Area	18'
Porch/Patio	10'
Garage (front facing)	20'
Garage (side facing)	12'
Accessory Dwelling Unit (ADU)/ Casita	12'
Architectural Encroachments*	2' max. into setback

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation.

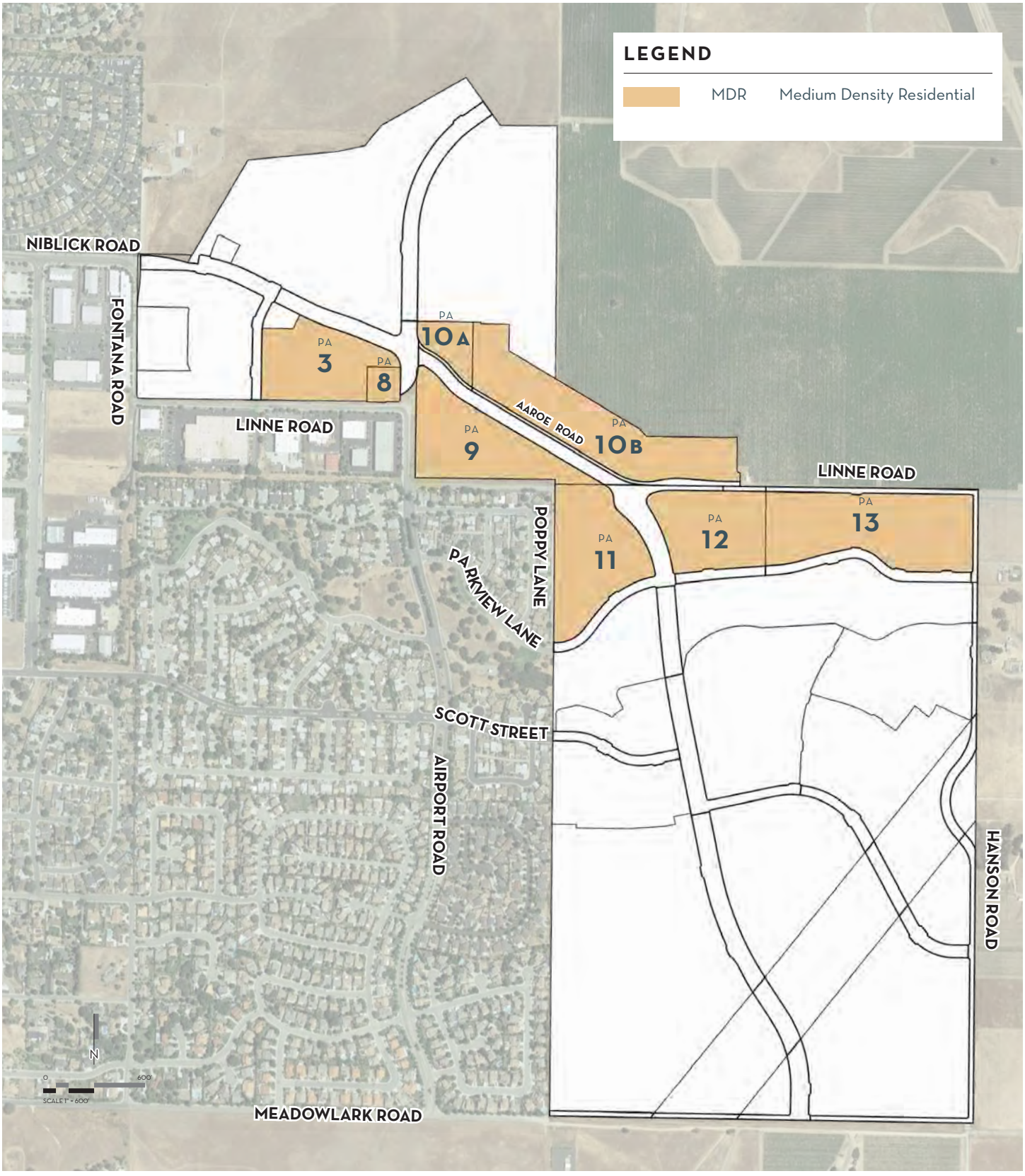
**Utility meters are prohibited on corner lot side street elevations.

	5,500 S.F. LOTS
Minimum Side Yard Setbacks	
Interior Lot	5'
Corner Lot	10'
Architectural Encroachments*	2' max. into setback
Minimum Rear Yard Setbacks	
Living Area	20'
California Room (Covered Patio)	15'
Architectural Encroachments*	2' max. into setback
Parking	
Required Covered Parking	2 spaces
Fencing (*see Typical Planting Plans in Design Submittal Package that depict typical wall/fence and gate locations.)	
Front Yard Fencing/Walls	42" maximum height (min. 2' from back of sidewalk for landscaping)
Interior Side Yard Fencing/Walls	6' maximum height (must be set back min. 2' from front facade)
Corner Side Yard Fencing/Walls	6' maximum height (min. 5' from back of sidewalk for landscaping)
Rear Privacy Fence/Walls	6' maximum height

50'X110' TYPICAL LOTTING DIAGRAM



3.2 | Medium Density Residential (MDR)



3.2 Medium Density Residential (MDR)

3.2.A PERMITTED & ACCESSORY USES MDR

Allowable uses within the Medium Density Residential (MDR) zone are limited to those of the R2 - Residential Duplex/Triplex uses listed in Table 21.16.200 of the City's Zoning Code and are subject to the standards set forth in the Design Guidelines listed in Chapter 4.

TABLE 3.1: RESIDENTIAL PERMITTED USES

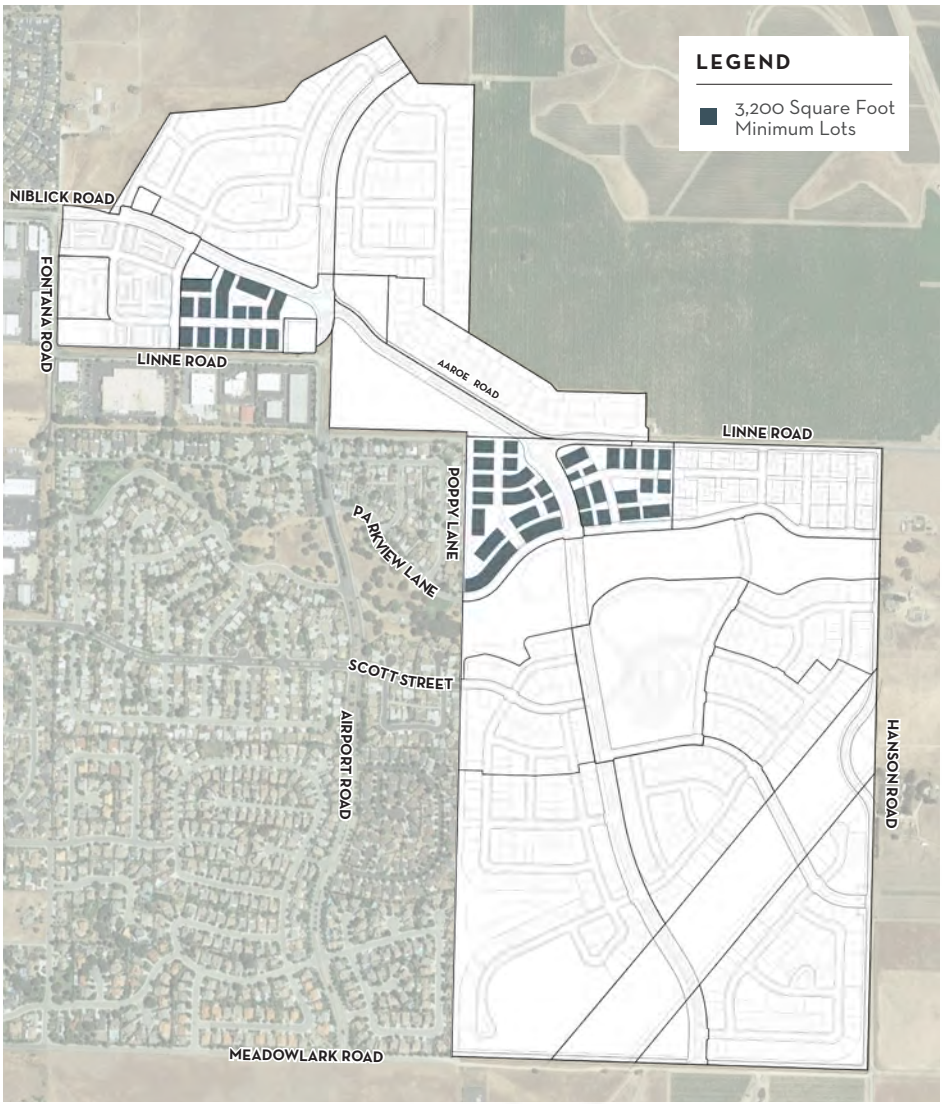
Use	Notes
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use	
Principal Permitted Uses	
Single-Family Dwellings,	P
Multi-Family Dwellings	P
Accessory Permitted Uses	
Accessory Dwelling Units (ADUs),	P
Temporary real estate sales offices,	P
Utility facilities,	C
Swimming pools and spas,	C
Neighborhood Parks/Open Space,	P
Landscaped common areas, and	P
Water Quality/Basins	P
Other Accessory Uses as determined by the Director to be substantially compatible with a principle permitted residential use.	TBD

LAND USE SUMMARY (SIMPLIFIED)

	Land Use	Gross Area (acres)	Density Range (du/ gross ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
	MDR - Medium Density Residential	63.1	4 - 10	9,800*	479

*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.

3.2 | Medium Density Residential (MDR)



40'X80' SFD GREENCOURT STREETSCENE (TYP.)

3.2 | Medium Density Residential (MDR)

3.2.B.I DEVELOPMENT STANDARDS: 3,200 SQUARE FOOT MINIMUM LOTS

DEVELOPMENT STANDARDS

	3,200 S.F. LOTS
Typical Lot Width	40' min.
Minimum Lot Size	3,200 s.f.
Maximum Lot Coverage (roof wall)	60%
Maximum Building Height	40'
Maximum Stories	2 + 500 sf max. 3rd story pop-up
Roof Decks	Permitted
Minimum Front Yard Setbacks	
Living Area	10'
Porch/Deck	3'
Architectural Encroachments*	2' max. into setback
Minimum Side Yard Setbacks	
Interior Lot	5'
Corner Lot	10'
Architectural Encroachments*	2' max. into setback

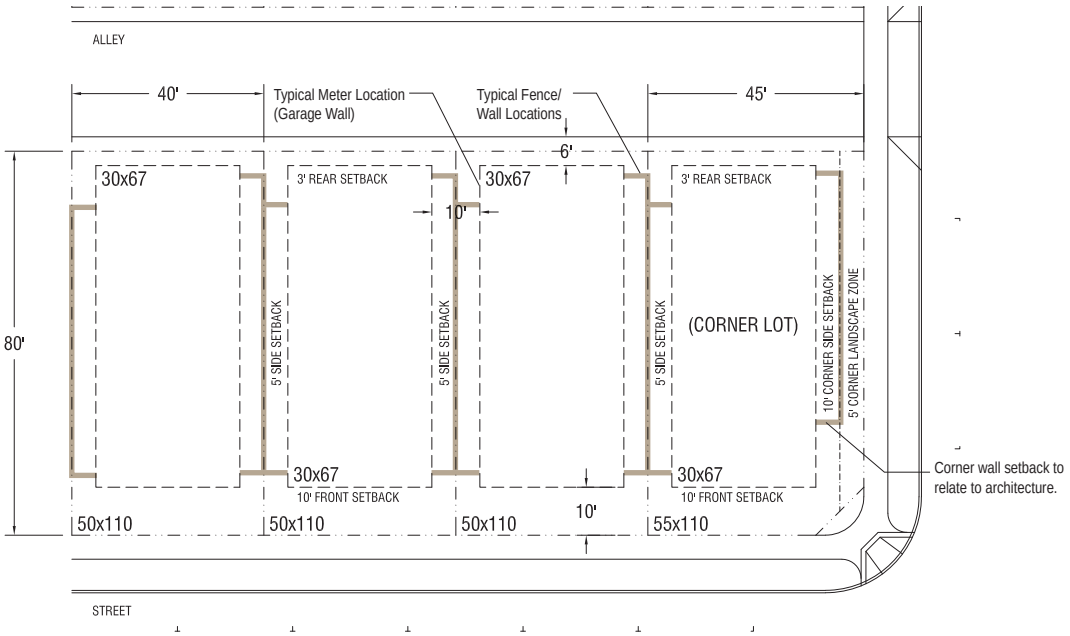
	3,200 S.F. LOTS
Minimum Rear Setbacks	
Garage (driveway apron from alley)	3' min. and 7' max.
Architectural Encroachments*	2' max. (eave only)
Parking	
Required Covered Parking	2 spaces
Guest Parking**	0.25 spaces
Fencing (*see Typical Planting Plans in Design Submittal Package that depict typical wall/fence and gate locations.)	
Front Yard Fencing/Walls	42" maximum height (min. 2' from back of sidewalk for landscaping)
Interior Side Yard Fencing/Walls	6' maximum height (must be set back 2' from front facade)
Corner Side Yard Fencing/Walls	6' maximum height (min. 5' from back of sidewalk for landscaping)
Rear/Alley Privacy Fence/Walls	6' maximum height (must be set back 2' from garage facade)

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation.

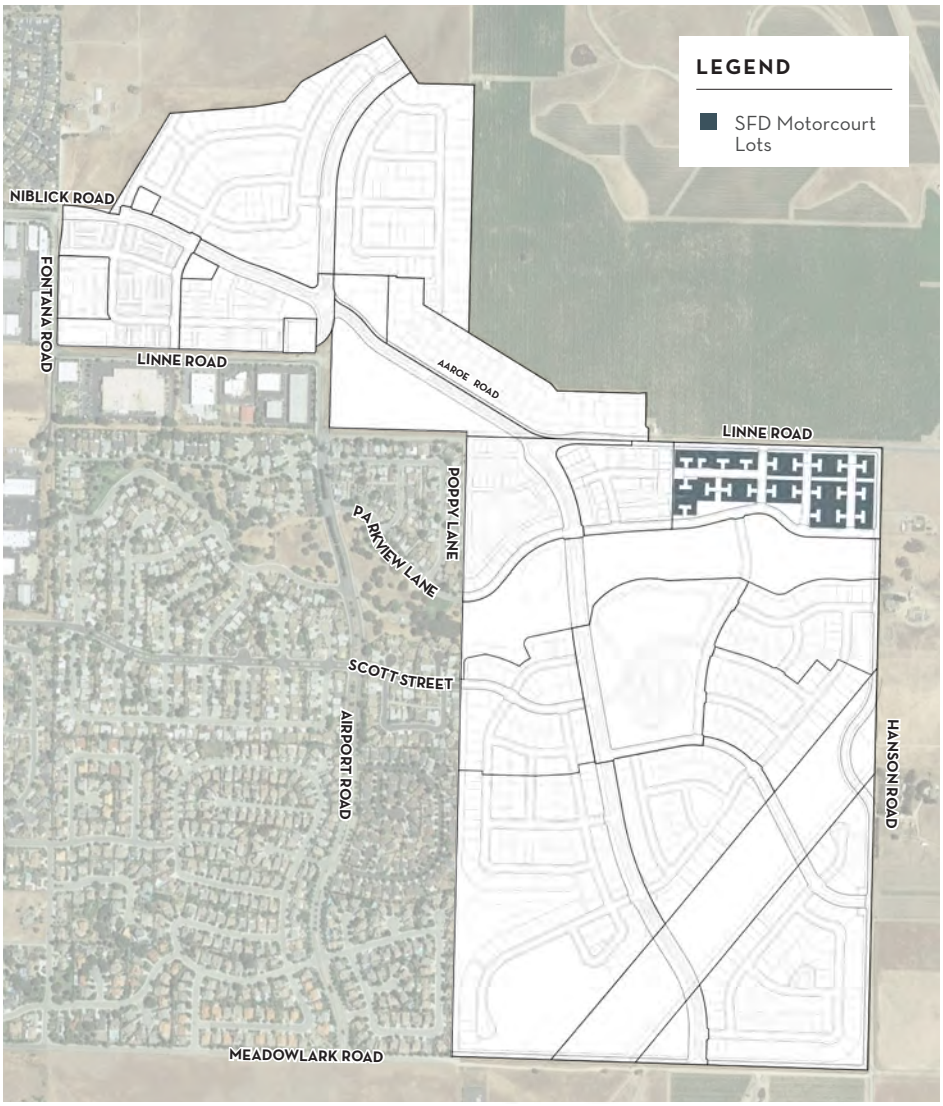
**On-Street parking within 200' can be counted towards guest parking requirements.

***Utility meters are prohibited on corner lot side street elevations.

40'X80' SFD GREENCOURT TYPICAL LOTTING DIAGRAM



3.2 | Medium Density Residential (MDR)



SFD MOTORCOURT STREETSCENE (TYP.)

3.2 Medium Density Residential (MDR)

3.2.B.II DEVELOPMENT STANDARDS: SFD MOTORCOURT LOTS

DEVELOPMENT STANDARDS

	SFD MOTORCOURT LOTS
Minimum Lot Size	2,000 s.f.
Maximum Lot Coverage (roof wall)	60%
Maximum Building Height	35'
Maximum Stories	2
Minimum Front Yard Setbacks	
Living Area	8'
Porch/Patio	3'
Architectural Encroachments*	2' max. into setback
Minimum Side Yard Setbacks	
Interior Lot	5'
Corner Lot	8' to Front Facade 13' to Rear Facade
Architectural Encroachments*	2' max. into setback

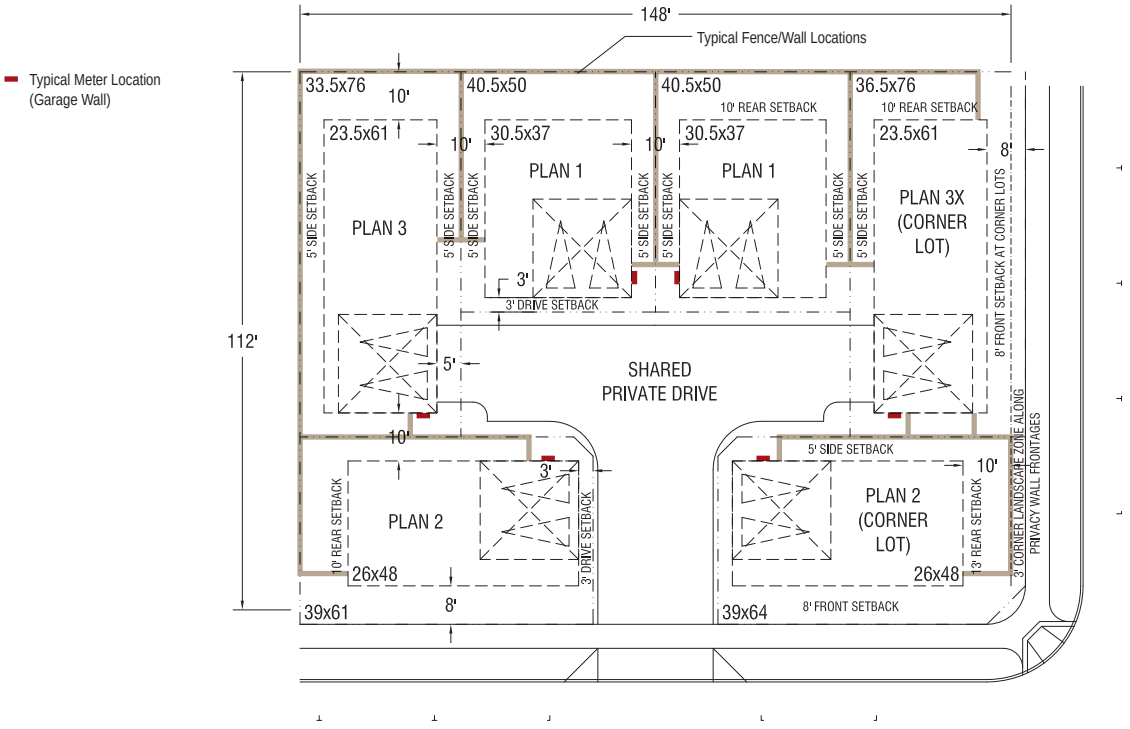
	SFD MOTORCOURT LOTS
Minimum Rear Setbacks	
Living Area	10'
Architectural Encroachments*	2' max. into setback
Parking	
Required Covered Parking	2 spaces
Guest/Driveway Parking**	0.25 spaces
Fencing (*see Typical Planting Plans in Design Submittal Package that depict typical wall/fence and gate locations.)	
Front Yard Fencing/Walls	42" maximum height (min. 2' from back of sidewalk for landscaping)
Interior Side Yard Fencing/Walls	6' maximum height (must be set back 2' from front facade)
Corner Side Yard Fencing/Walls	6' maximum height (min. 3' from back of sidewalk for landscaping)
Rear Privacy Fence/Walls	6' maximum height

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation.

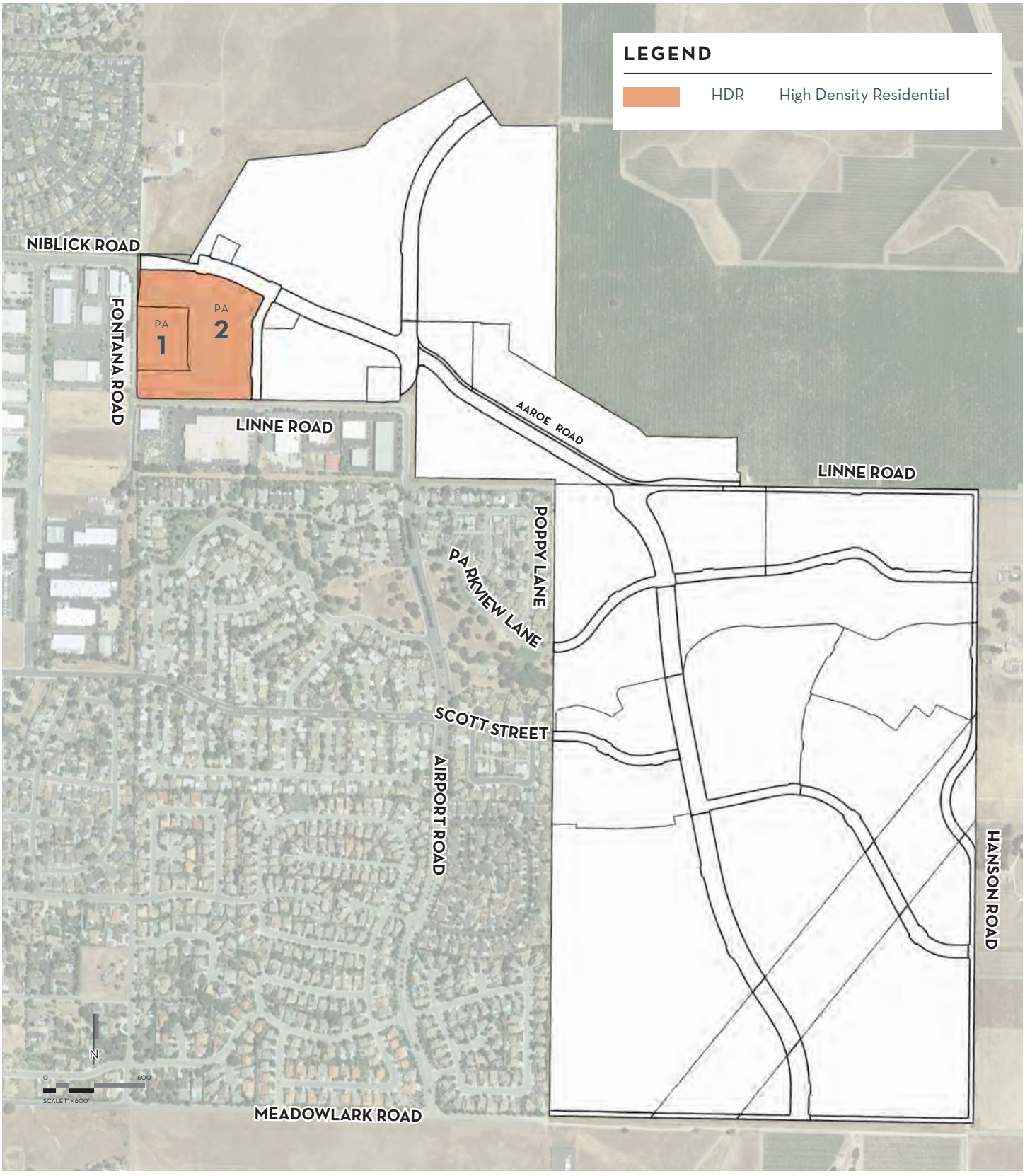
**On-Street parking within 200' can be counted towards guest parking requirements. (1) Driveway space per Plan 3 may be counted towards guest parking requirements.

***Utility meters are prohibited on street frontage elevations.

SFD MOTORCOURT TYPICAL LOTTING DIAGRAM



3.3 | High Density Residential (HDR)



3.3 High Density Residential (HDR)

3.3.A PERMITTED & ACCESSORY USES HDR

Allowable uses within the High Density Residential (HDR) zone are limited to those of the R3 and R5 - Residential Apartment uses listed in Table 21.16.200 of the City's Zoning Code and are subject to the standards set forth in the Design Guidelines listed in Chapter 4.

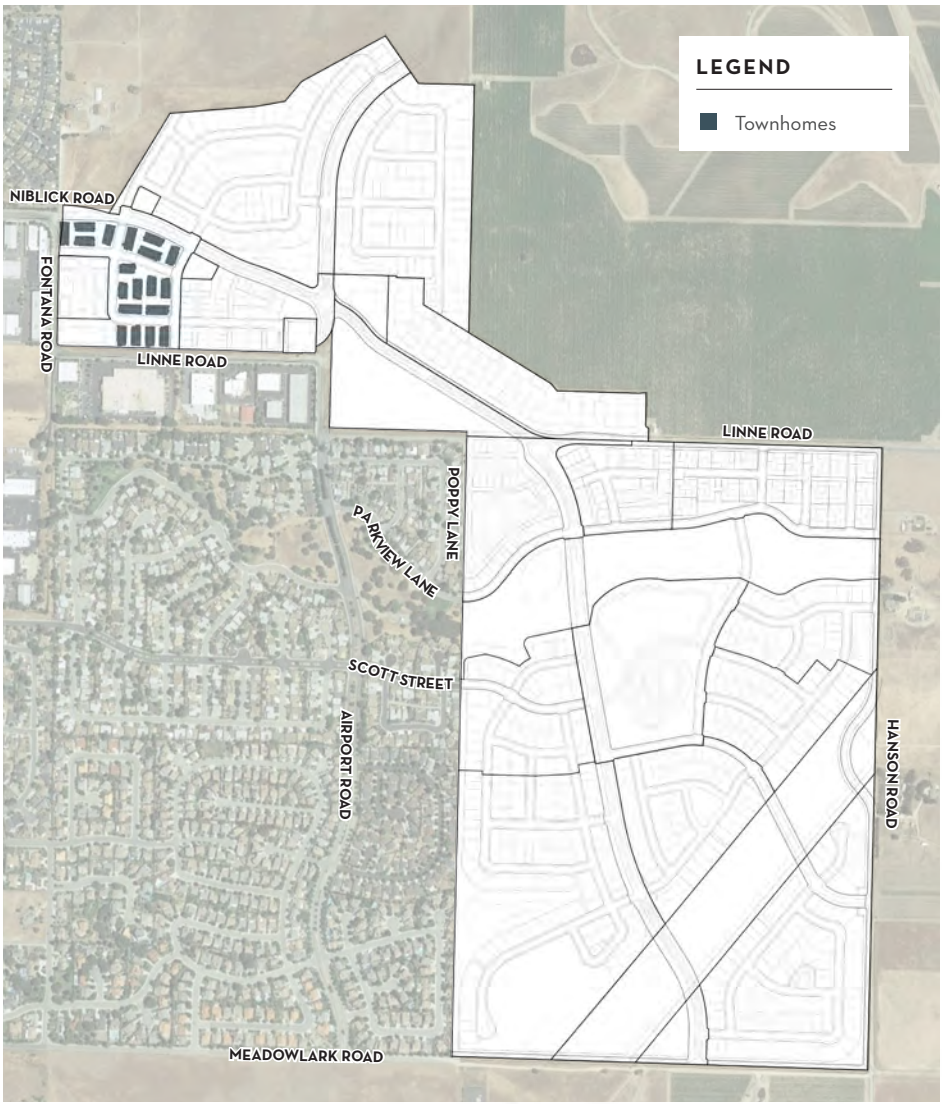
TABLE 3.3: RESIDENTIAL PERMITTED USES

Use	Notes
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use	
Principal Permitted Uses	
Single-Family Dwellings,	P
Multi-Family Dwellings	P
Accessory Permitted Uses	
Accessory Dwelling Units (ADUs),	P
Temporary real estate sales offices,	P
Leasing Office/ Rec Facility,	P
Utility facilities,	C
Swimming pools and spas,	C
Neighborhood Parks/Open Space,	P
Landscaped common areas,	P
Playground,	C
Dog Park, and	C
Water Quality/Basins	P
Other Accessory Uses as determined by the Director to be substantially compatible with a principle permitted residential use.	TBD

LAND USE SUMMARY (SIMPLIFIED)

	Land Use	Gross Area (acres)	Density Range (du/ gross ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
	HDR - High Density Residential	13.1	8 - 22	-	168

3.3 | High Density Residential (HDR)



TOWNHOME BUILDING STREET ELEVATION (TYP.)

3.3 High Density Residential (HDR)

3.3.B DEVELOPMENT STANDARDS: TOWNHOMES

DEVELOPMENT STANDARDS

	TOWNHOMES
Maximum Building Height	40'
Maximum Stories	2 + 500 sf max. 3rd story pop-up
Roof Decks	Permitted
Minimum Front Setbacks	
Living Area	8'
Porch/Patio	5'
Architectural Encroachments*	2' max. into setback
Minimum Side Setbacks	
Building Separation	15' min.
Corner	8' to Living Area
Porch/Patio	5'
Architectural Encroachments*	2' max. into setback

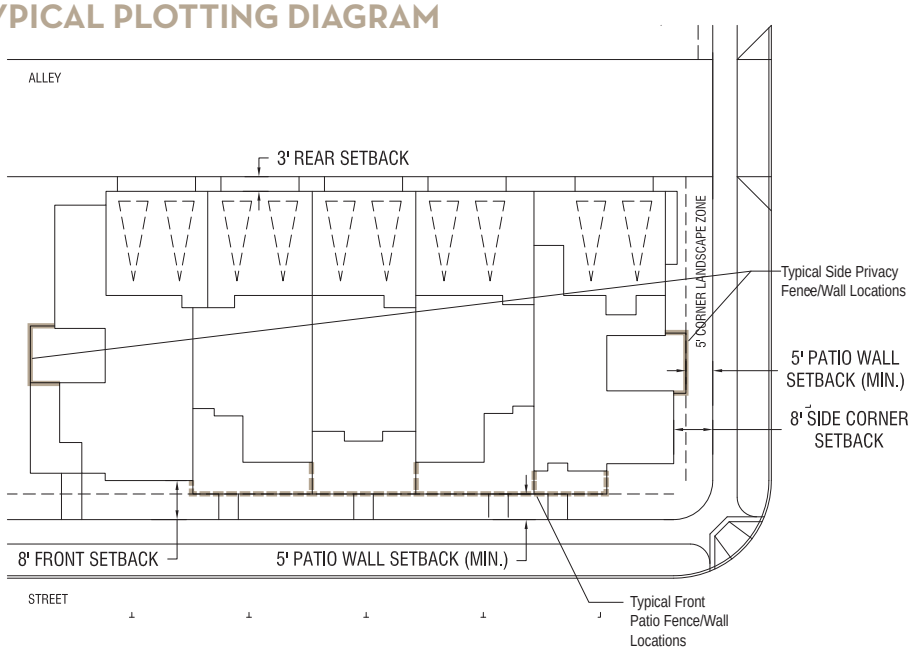
	TOWNHOMES
Minimum Rear Setbacks	
Garage (driveway apron from alley)	3' min. and 7' max.
Architectural Encroachments*	2' (eave only)
Parking	
Required Covered Parking	1 space per 1 BD unit 2 spaces per 2+ BD unit
Guest Parking**	0.2 spaces
Fencing (*see Typical Planting Plans in Design Submittal Package that depict typical wall/fence and gate locations.)	
Front Patio Fencing/Walls	42" maximum height (min. 2' from back of sidewalk for landscaping)
Side Patio Privacy Fencing/Walls	6' maximum height

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation.

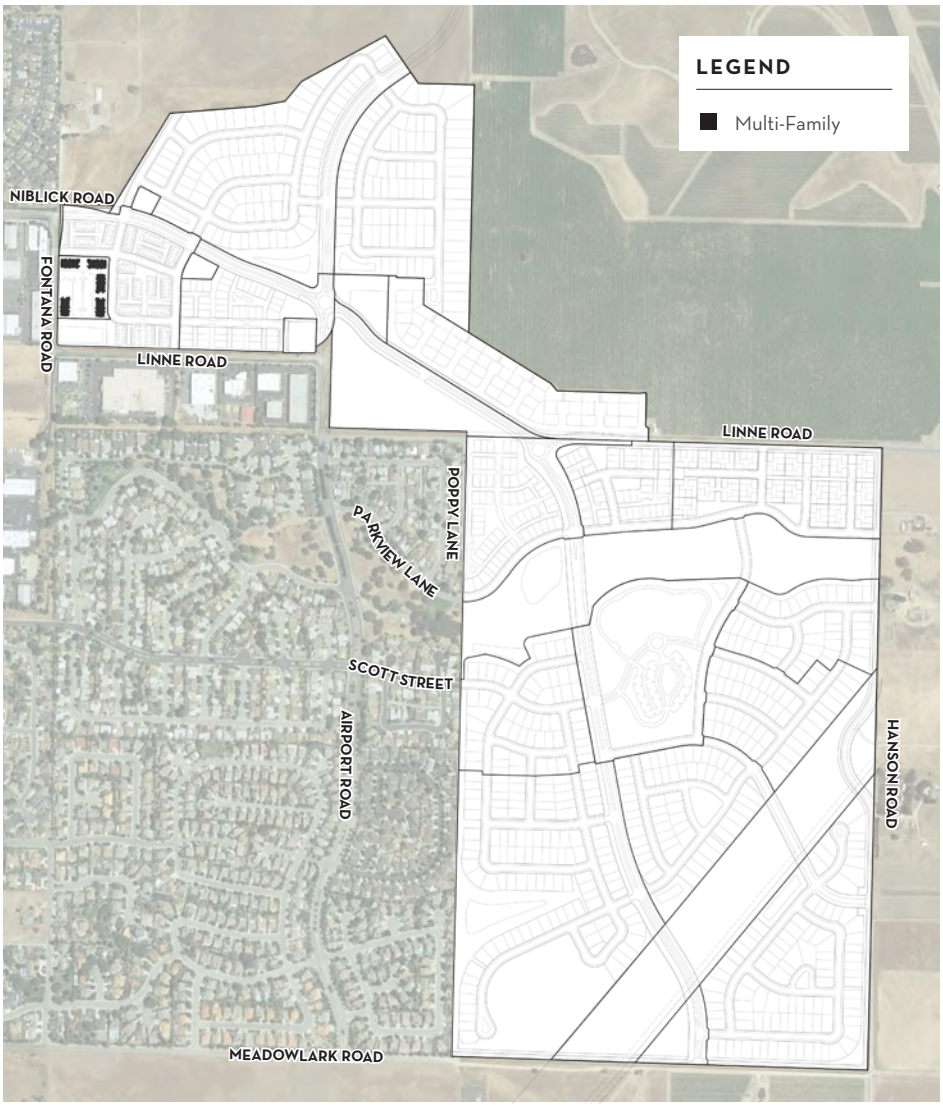
**On-Street parking within 200' can be counted towards guest parking requirements.

***Exposed utility meters are prohibited on street frontage elevations; howeve, screened uitility closets are permitted.

TOWNHOME TYPICAL PLOTTING DIAGRAM



3.3 | High Density Residential (HDR)



MULTI-FAMILY BUILDING STREET ELEVATION (TYP.)

3.3 High Density Residential (HDR)

3.3.C DEVELOPMENT STANDARDS: MULTI-FAMILY

DEVELOPMENT STANDARDS

	MULTI-FAMILY
Maximum Building Height	45'
Maximum Stories	3
Required Amenities	
Community Recreation & Leasing Facility	1,200 sf min. (20 sf per unit)
Tot Lot	6 pieces of play equipment min. (slides, swings, etc.)
BBQ area, picnic area, etc.	1 min.
Laundry (washer/dryer hook-ups)	Required in each unit
Storage	250 cubic sf per unit (located outside of unit)
Minimum Setbacks	
Living Area	12'
Porch/Deck/Patio	5'
Building Separation	15'
Architectural Encroachments*	2' max. into req'd. setback
Minimum Setback to Parking	
Living Area	12'

	MULTI-FAMILY
Parking	
Required Parking^	1.5 spaces per studio or 1 BD unit^^ 2 spaces per 2+ BD units
Guest Parking^^^	0.2 spaces
Bicycle Parking	2 rack spaces per 10 units

*Architectural Encroachments are allowed to encourage articulation and shall not exceed 90 sf in plan on any elevation.

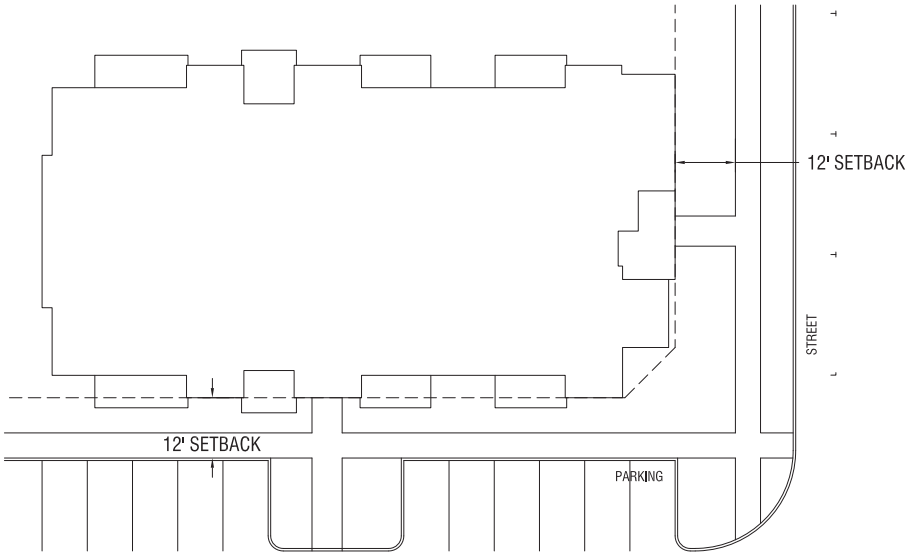
**Exposed utility meters are prohibited on public street frontage elevations. Screened uitility closets are permitted.

^For parking lots that require twenty or more parking spaces, a five percent reduction in parking spaces shall be allowed in exchange for providing four bike rack spaces.

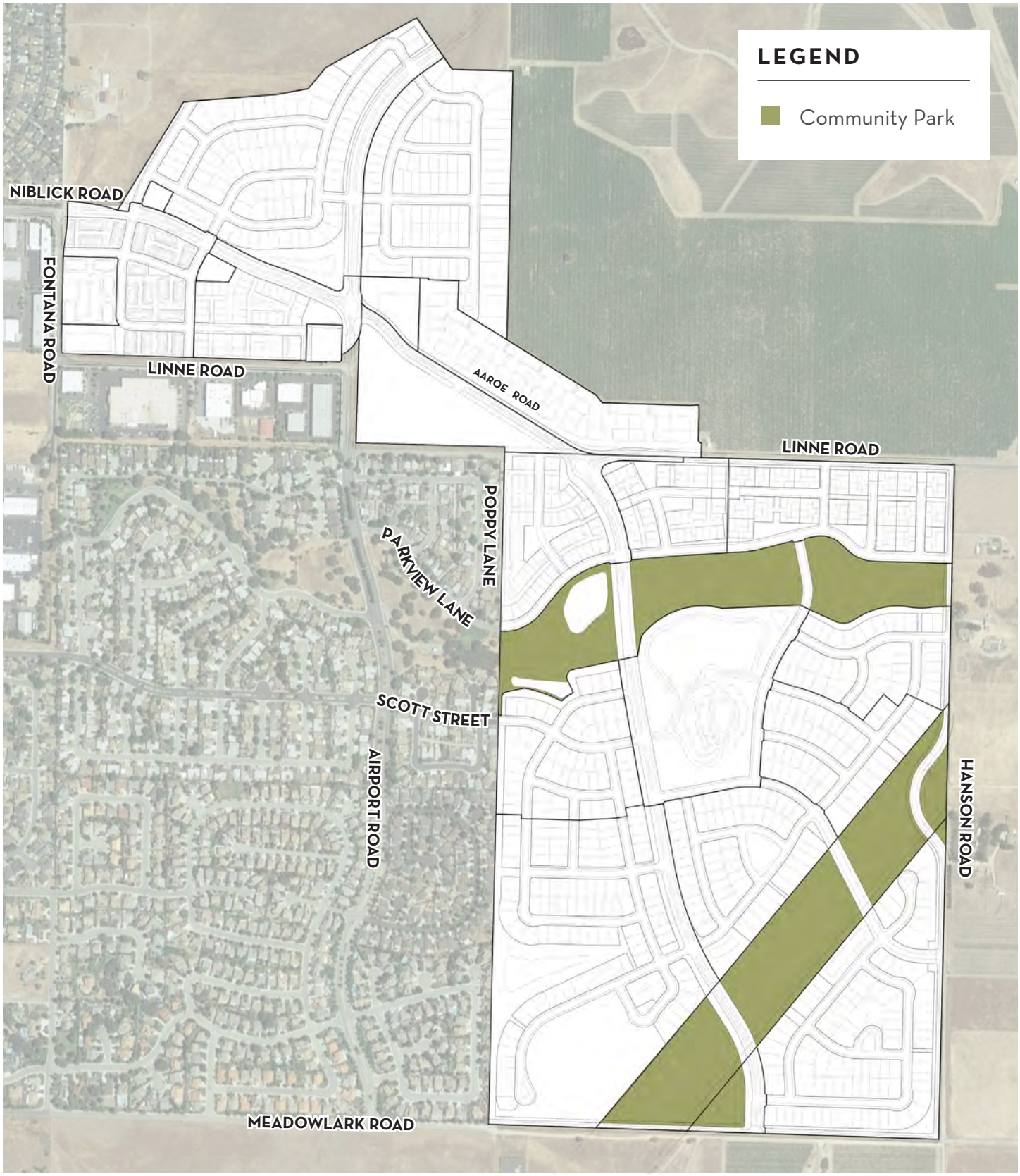
^^Ratio may be reduced to 1 space per studio or 1 bedroom unit 1 if the parking space surface is constructed from porous concrete or porous pavement.

^^^On-Street parking within 200' can be counted towards guest parking requirements.

MULTI-FAMILY TYPICAL PLOTTING DIAGRAM



3.4 | Open Space - Community Park (OS-CP)



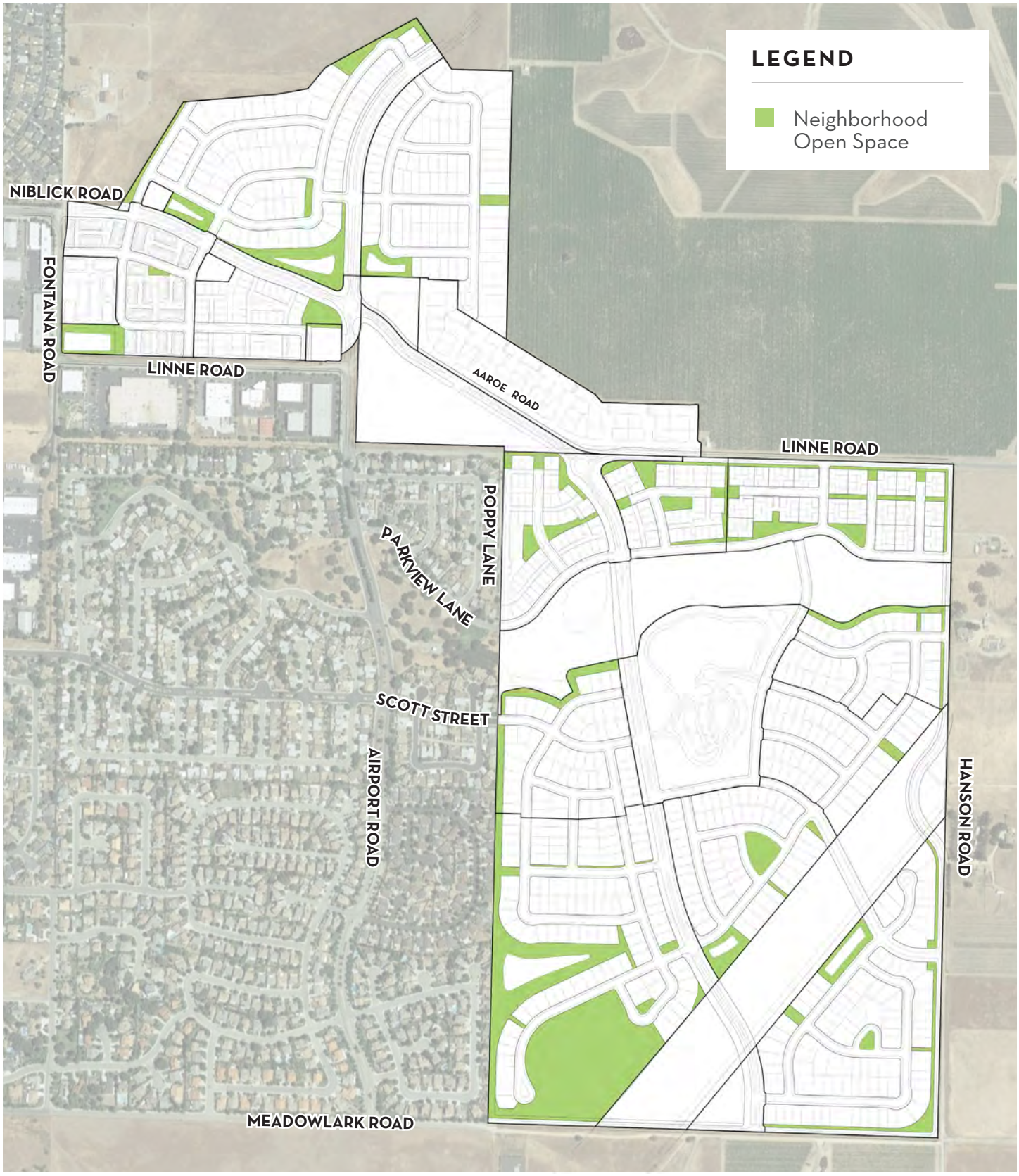
3.4 Open Space - Community Park (OS-CP)

3.4 PERMITTED & ACCESSORY USES OS-CP

TABLE 4.5: OPEN SPACE PERMITTED USES TABLE - OS-CP

Use	
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use	
Principal Permitted Uses	
Public or private parks;	P
Public or private playgrounds;	P
Athletic fields and hard courts;	P
Dog parks;	P
Agricultural cultivation & maintenance (CSA shed)	P
Accessory Permitted Uses	
Utility facilities;	P
Recreation facilities;	P
Trails;	P
Shade structures; and	P
Other accessory uses as determined by the Director to be substantially compatible with a principal permitted open space recreation/ park use.	P

3.5 | Neighborhood Open Space (OS-N)



3.5 Neighborhood Open Space (OS-N)

3.5 PERMITTED & ACCESSORY USES OS-N

TABLE 4.6: OPEN SPACE PERMITTED USES TABLE - OS-N

Use	
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use	
Principal Permitted Uses	
Unrestricted open space;	P
Utility facilities;	P
Active recreation;	P
Dog parks;	P
Playgrounds;	P
Agricultural cultivation.	P
Accessory Permitted Uses	
Trails, and	P
Other accessory uses as determined by the Director to be substantially compatible with a principal permitted open space conservation use.	P

3.6 Open Space - Private Recreation Center (OS-R)

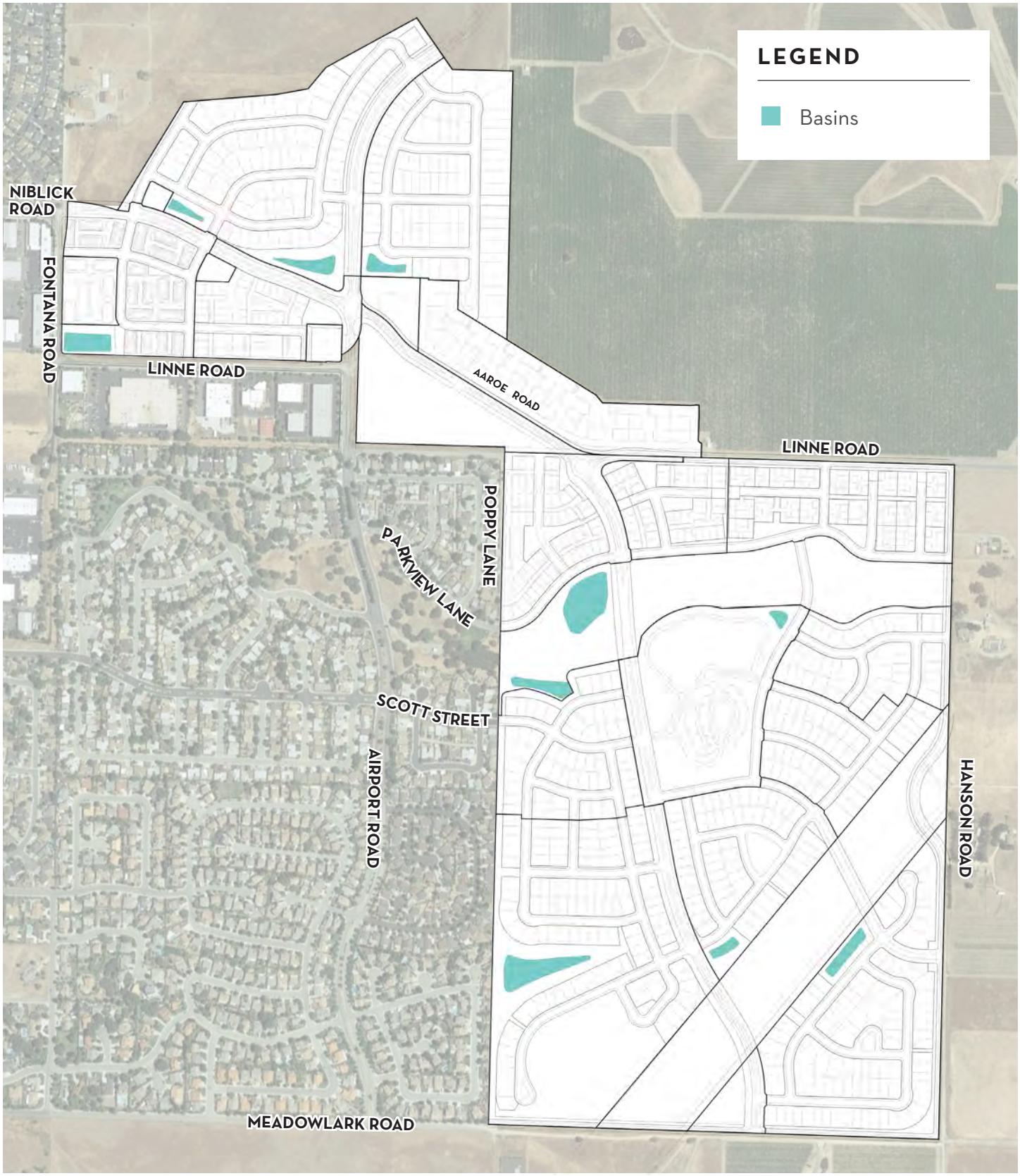
3.6 Open Space - Private Recreation Center (OS-R)

3.6 PERMITTED & ACCESSORY USES OS-R

TABLE 4.7: OPEN SPACE PERMITTED USES TABLE - OS-REC

Use	
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use	
Principal Permitted Uses	
Public or private parks;	P
Public playgrounds;	P
Athletic fields and hard courts;	P
Private club;	P
Retail sales;	P
Gym/fitness;	P
Restaurants/bars;	P
Spas;	P
Wine tasting rooms;	P
Demonstration kitchens;	P
Year-round and seasonal stands with sales of agricultural products;	P
Meeting Rooms/ business center;	P
Art/ potting/ gardening studios;	P
Event venue/weddings/catering;	P
Agricultural cultivation.	P
Accessory Permitted Uses	
Utility facilities;	P
Seasonal events;	P
Recreation facilities;	P
Trails;	P
Shade structures; and	P
Other accessory uses as determined by the Director to be substantially compatible with a principal permitted open space recreation/ park use.	P

3.7 | Open Space - Water Quality/Detention (OS-W)



3.7 Open Space - Water Quality/Basin (OS-W)

3.7 PERMITTED & ACCESSORY USES OS-W

TABLE 4.7: OPEN SPACE PERMITTED USES TABLE - OS-W

Use	Notes	
P = Permitted Uses; C = Conditional Uses; N = Non-Permitted Use		
Principle Permitted Uses		
Detention facilities, and	P	
Water quality treatment facilities.	P	
Accessory Permitted Uses		
Landscape and irrigation for basins that doesn't interfere with drainage facilities.	P	

CHAPTER 4

DESIGN GUIDELINES

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4.0 Community Design Principles

4.0.A LANDSCAPE VISION

The intent of these Design Guidelines in to create a palette or "pattern book" of design elements for the use of all builders, architects, landscape architects, engineers and other design professionals engaged to develop neighborhoods within Viñedo.

These guidelines are written to inspire innovative and creative architectural and landscape designs. Unless otherwise specified herein, they are not intended to be a literal set of rules. The basic concepts found in these guidelines are flexible in their structure, but are intended to communicate the developer's vision and design expectations, against which, all builder plans and architecture will be evaluated and approved.

DESIGN REVIEW & APPROVAL PROCESS

The Master Developer shall develop a detailed Master Landscape Plan as part of their final engineering package submittal that conforms to the design intent contained herein. This plan shall be submitted to the City for review and approval.

Following approval from the City, each Builder shall first submit landscaping plans to the Master Developer for substantial conformance review. Once approved by the Master Developer, the plans may be submitted to the City for final site plan review and approval.

PHASING, INSTALLATION & ONGOING MAINTENANCE

Open Spaces shall be completed as the adjacent residential parcels are developed. Initially either the Master Developer or Builder shall construct and install the improvements as outlined in the Development Agreement. Additionally, the responsibilities of ongoing maintenance shall be specified in the Development Agreement.

LANDSCAPE FRAMEWORK: PARKWAYS AND MEDIANS

The intent of the overall landscape design echoes the agrarian roots of the land. Orchards, vines, row crops, fields of wheat are all familiar landscape forms. Where the community gateways and neighborhood entries occur, these agrarian forms will be repeated, such as groves or bosques of trees and layered rows of accent shrubs. In between these parkway or median accent areas a "less is more" approach is intended with ornamental grasses, shrubs and groundcovers with crushed rock mulches in between. Alternative paving materials such as decomposed granite paving for trails and walks helps complete the rustic yet elegant nature of the landscape.

PARKS & OPEN SPACE

A series of interconnected trails and internal park spaces allow pedestrians and bicyclists access through and around the entire community. These areas will include small orchards, vineyards, gardens with edible plants, drought tolerant landscape, public art "surprises", seating and dining areas, and way finding signage that direct safe passage through the community.

SUSTAINABLE LANDSCAPE PRINCIPLES

In addition, there are low impact development techniques through the use of swales and landscape treatments that direct and filter storm water within the community, and use recycled water for all common landscape.

MATERIALS

Simple and time honored materials that reflect the agricultural vernacular; rusted and galvanized metal, wood timber and siding, natural stone, crushed rock, decomposed granite or gravel.

LANDSCAPE RESPONSIBILITY

The Master Association will maintain all neighborhood parks and publicly accessible slopes except Turtle Creek Park which will be maintained by the City.

Sub-Association maintained landscape shall only occur at attached products (i.e. Multi-Family, Townhomes, etc.). Cost Centers will be utilized for HOA maintained front yard landscaping. Landscape that is intended to be maintained

by a Sub-Association should be separate from the Master Homeowner's Association plan sets.

All private yards contained within privacy or patio fencing/ walls shall be maintained by the homeowner.

The City shall maintain all medians and parkways contained within public Right of Ways.

Additional ongoing maintenance agreements shall be outlined in the Development Agreement.

4.0.B COMMON AREA LANDSCAPE CRITERIA

LANDSCAPE CHARACTER

The landscape character and design of the community in intended to embrace the regional and site specific context associated with Viñedo. Viñedo will employ a unified landscape character for multiple uses associated with the site. Elements which will provide additional cohesion to the site development will include row planting groves and vines, organic planting drifts including flowering shrubs and perennials that echo the agricultural heritage of the site.

COMMON AREA LANDSCAPE

Water conservation is an important component of the landscape design. In addition, storm water infiltration and energy conservation practices shall be incorporated where possible to encourage a sustainable landscape and shall comply with all City water ordinance requirements.

PLANTING DESIGN CRITERIA

- Plant material forms and heights shall respond to the form, scale and style of the architecture.
- Ultimate tree and shrub sizes should be considered to insure that the neighborhood scale is maintained.
- All trees and shrubs shall be used with regard to climate, water usage and maintenance needs.
- Energy conservation is encouraged with regard given to planting deciduous trees next to buildings and along streets to reduce ambient temperature, reduce heat gain, and to allow for cool, natural ventilation.
- Natural turf is only permitted in areas of active use and is subject to the City's turf and water conservations standards. Decorative natural turf is prohibited.
- Refer to subsequent Community Plant Palette.

TREES

- Trees shall be placed so as to soften and enhance the architecture.
- Trees are to be evergreen combined with a maximum of 30% deciduous.
- Tree sizes are to be a combination of a minimum of 60% 24" box, 30% 36" box, and 10% 48" box excluding parkways. The 48" box trees are to occur at focal points and neighborhood entries.
- Root barriers are to be utilized where trees are within 5' of a hardscape surface.
- Refer to the Community Plant Palette.

SHRUBS

- Layers of planting should be used to soften building masses.
- A double layer of shrubs is encouraged in narrow planting zones with lower ground covers in the foreground and small shrubs behind.
- Locate plants with higher water demands in shady areas.
- Group plants with similar water requirements to allow more effective use of irrigation.
- Shrubs areas are to be planted with a minimum of 10% 15-gal., 60% 5-gal., and 30% 1-gal.

- At internal auto courts and alleys, planter pockets with 5-gal. vines and trellises over garages are encouraged. If trellises aren't used, 15-gal. vertical shrubs on both sides of the garage doors are required (except where not allowed for Fire code.)

- All shrubs areas are to have a minimum 2" layer of bark mulch.

- Refer to the Community Plant Palette.

PARKWAYS

- Parkways are to be planted with ornamental grasses, dwarf shrubs and groundcover with a minimum 24" box trees at a maximum spacing per the Master Landscape Plan.

IRRIGATION

- All common area landscape shall have a smart irrigation system with moisture sensors.

- The Master Homeowner's Association irrigation controllers shall comply with City water ordinance requirements.

- Drip irrigation required for all shrub and groundcover areas.

- Overhead spray irrigation in parks and parkways over 10' with turf.

- Drip irrigation systems are recommended to include fertilization injection to minimize maintenance and promote healthy soil and plant growth.

4.1 | Landscape Design Guidelines

4.1.A COMMUNITY AMENITY PLAN

As identified in the Landscape Vision, the landscape echoes the agrarian roots of the land. Orchards, vines, row crops, fields of wheat are all familiar landscape forms. Where the community gateways and neighborhood entries occur, these agrarian forms will be repeated, such as groves or bosques of trees and layered rows of accent shrubs. In between these parkway or median accent areas a "less is more" approach is intended with ornamental grasses, shrubs and groundcovers with crushed rock mulches in between. Alternative paving materials such as decomposed granite paving for trails and walks helps complete the rustic yet elegant nature of the landscape.

LEGEND

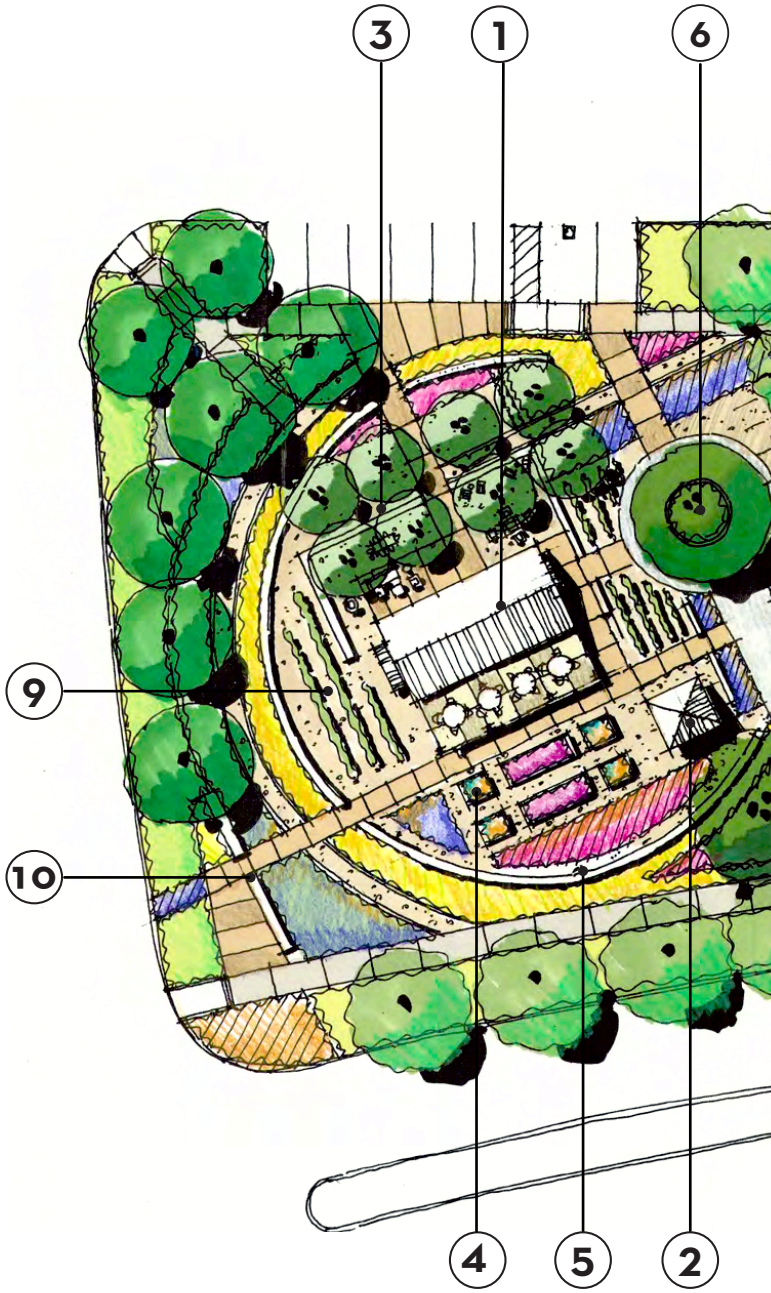
1. The Farmstand
2. The Poolhouse
3. Turtle Creek Park
4. The Overlook
5. Oak Knoll Park
6. The Vines (PG&E easement park)
7. Meadowlark Park
8. Dog Park
9. City of Paso Robles Gateway
10. Neighborhood Park
11. Community Trail
12. Ponding Basin
13. Turtle Creek Bridge

4.1 | Landscape Design Guidelines

4.1.B THE FARMSTAND

The Farmstand is the gateway into the community from the West and includes a trail head destination. The converted agrarian structure and water tower create an iconic visual anchor and will set the tone for the community architecture.

This destination could ultimately host a weekly farmers market, house the CSA management office and provide space for outdoor classes on gardening and viticulture. The site is well suited for informal outdoor dining and respite under the trees or shaded patio after a walk, run or bike ride on the trail.

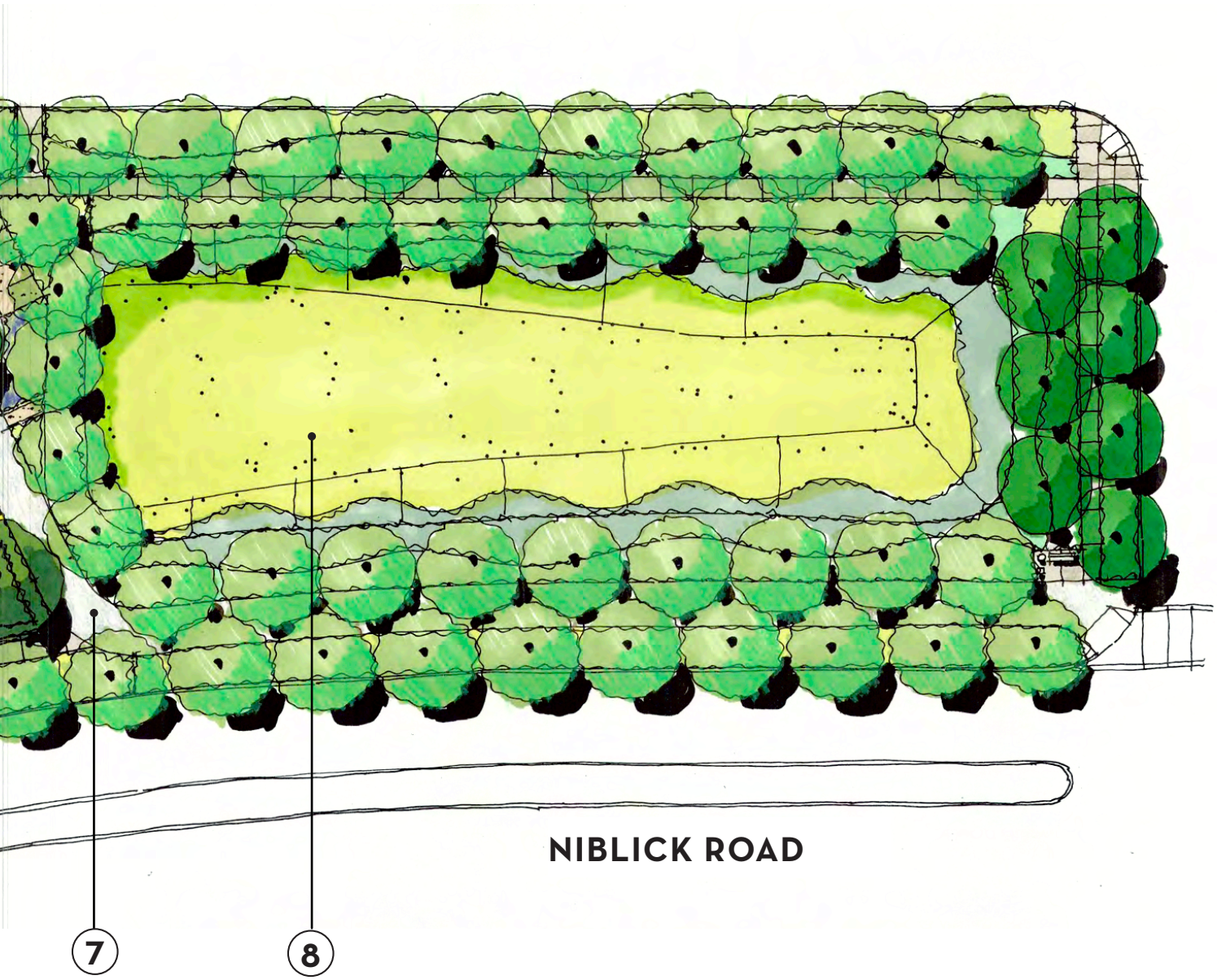


LEGEND

1. The Farmstand
2. Water Tower
3. Olive Grove & Dining/Event Space
4. Raised Farm Garden
5. Stone Wall
6. Specimen Oak at Trailhead
7. 12' Trail - Multi-Modal
8. Ponding Basin
9. Vineyard
10. Community Project Monument Sign

KEY PLAN

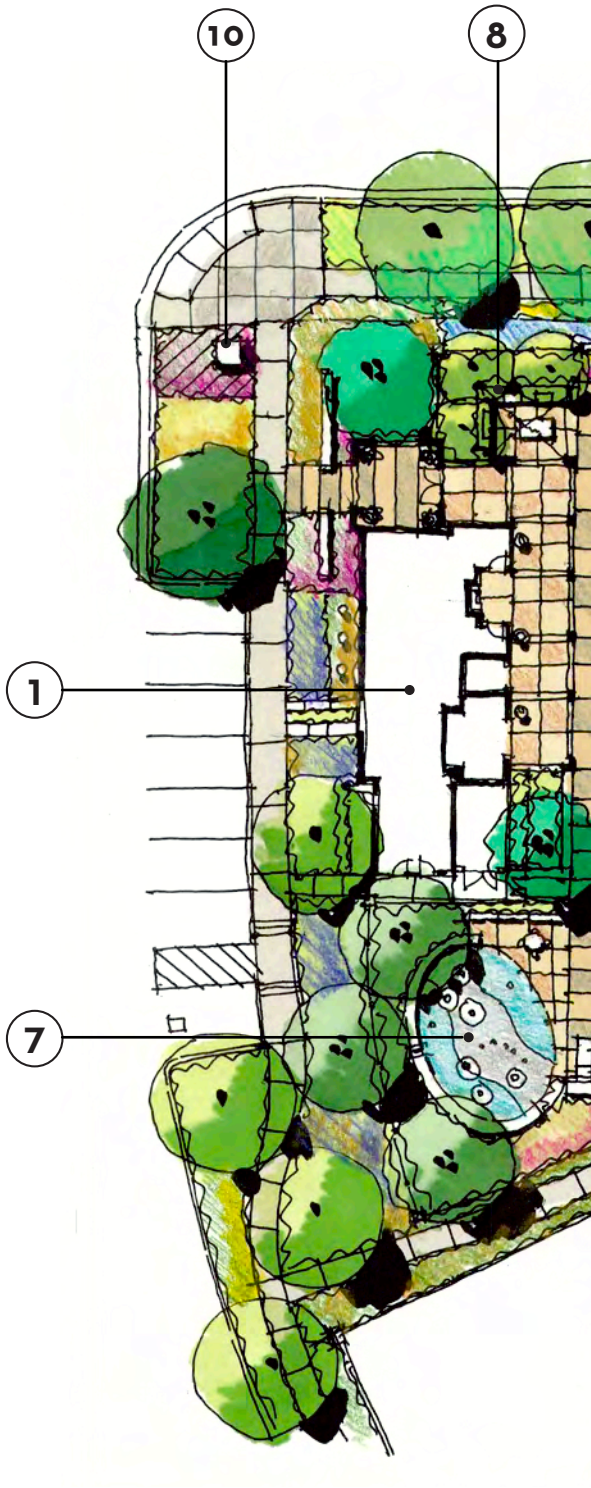
4.1 | Landscape Design Guidelines



4.1.C THE POOLHOUSE

The Pool house is a local community amenity on a smaller scale. The program includes a larger recreation pool, family pool with beach entry and spa. The family area includes a splash pad that provides cooling off for people of all ages.

Ample shaded areas for lounging by the pool or dining. An outdoor kitchen and gathering space completes this community destination space.



LEGEND

1. Pool House
2. Trellis Lounge
3. Cabanas
4. Spa Pavillions
5. Spa
6. Rec Pool
7. Splash Pad
8. Outdoor Dining & Kitchen
9. Beach Entry Pool
10. Community Project Monument Sign

KEY PLAN

4.1 | Landscape Design Guidelines

NIBLICK ROAD

4.1.D TURTLE CREEK PARK

Turtle Creek Park anchors the western section of this linear park and is the pedestrian and bike gateway along the creek off Niblick Rd.

This park is primarily passive in nature but at this location enjoys both pickle ball courts and par course equipment as part of an exercise routine. Benches dot the pedestrian and bike trail that meanders through the park towards Royal Oaks park to the west and the trail adjacent Hanson Rd. to the east.

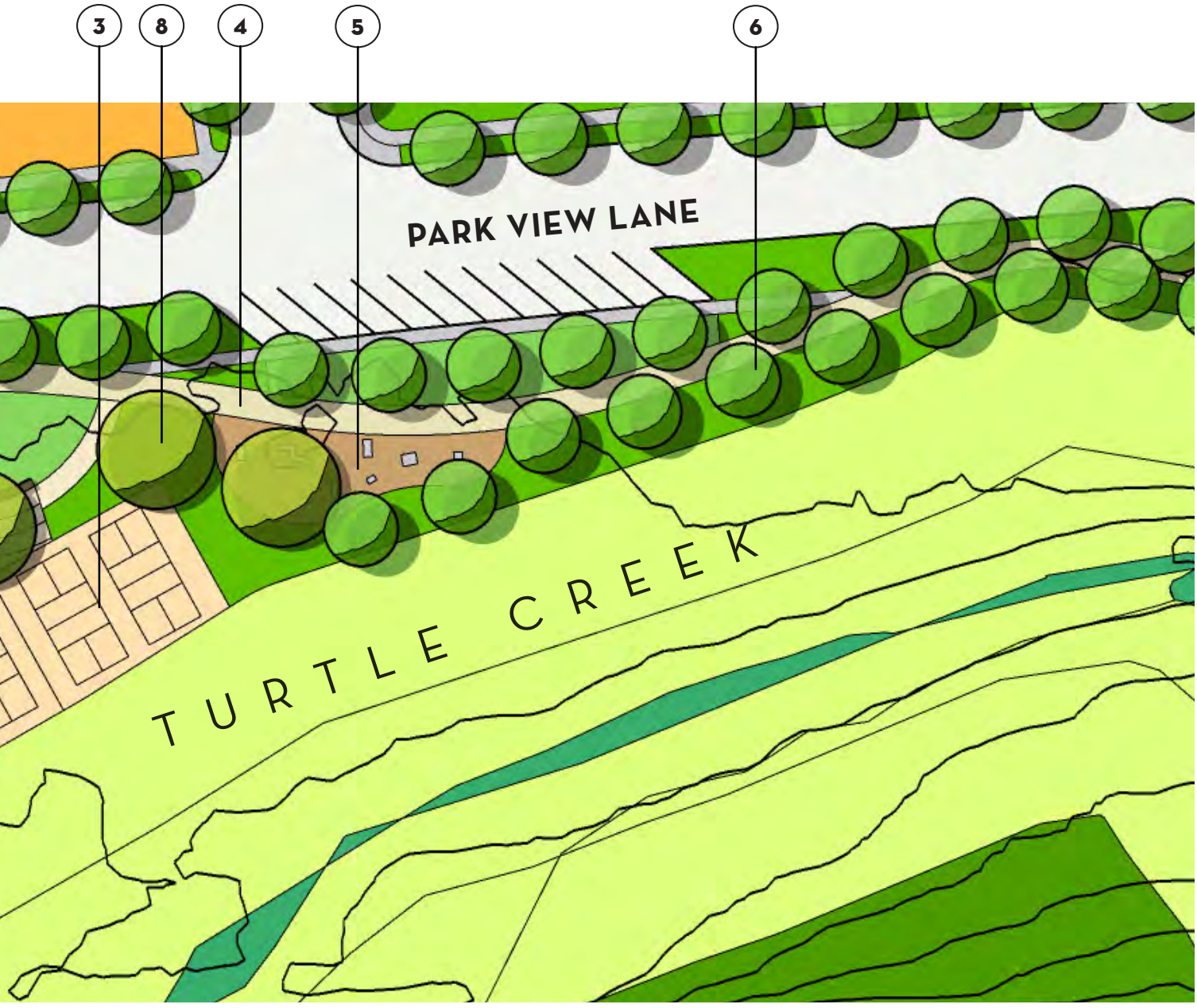
The landscape vernacular provides for both open turf and layered planting of ornamental grasses and shrubs reflecting the movement of the creek.

LEGEND

1. Park Monument Wall
2. Concrete Seatwall
3. Pickleball Court w/ 4' ht Fencing
4. Pedestrian/ Bike Trail
5. Par Course Circuit w/ Drinking Fountain and DG Paving
6. Park Bench @ Trail
7. Open Turf
8. Specimen Oak

KEY PLAN

4.1 | Landscape Design Guidelines



4.1.E THE OVERLOOK (MAIN REC)

The Overlook represents the connecting hub of the community for gatherings, play and recreation. As well, it offers stunning views to the vineyards and adjacent agriculture. The building layout enables multiple activities and gatherings to occur simultaneously woven together with contemporary agrarian architecture.

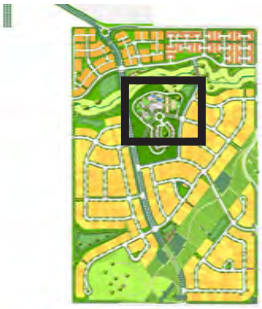
The community spaces are large enough for a gala and intimate for wine tasting and dinner for two. The amenities include a family pool for hanging out and a recreational pool for a rigorous workout. Tennis and indoor gym with a yoga-pilates studio round out the active program. For the ultimate in relaxation a club spa is available with massage and outdoor soaking infinity edge pool with views to the hillside vineyards.

The landscape evokes the regional agricultural heritage with an emphasis on viticulture. Vineyards surround the site and welcome you as you drive up to the Overlook.

LEGEND

1. The Club
2. Event Barn
3. Pool Barn
4. Spa with Inifinity Pool
5. Great Lawn & Fireplace
6. The Overlook
7. Pool Equipment
8. Entry Fountain
9. Club Pool
10. Club Spa
11. Pickleball Courts
12. Vineyard

KEY PLAN



4.1 | Landscape Design Guidelines

4.1.F OAK KNOLL PARK

Oak Knoll Park is one of the highest points of the project allowing for 360 views and hosts several majestic oak trees indigenous to the site. The access to the overlook is by the 10' pedestrian and bike trail that connects to the overall community trails network. This particular trail could be native or decomposed granite which blends into the natural landscape environment.

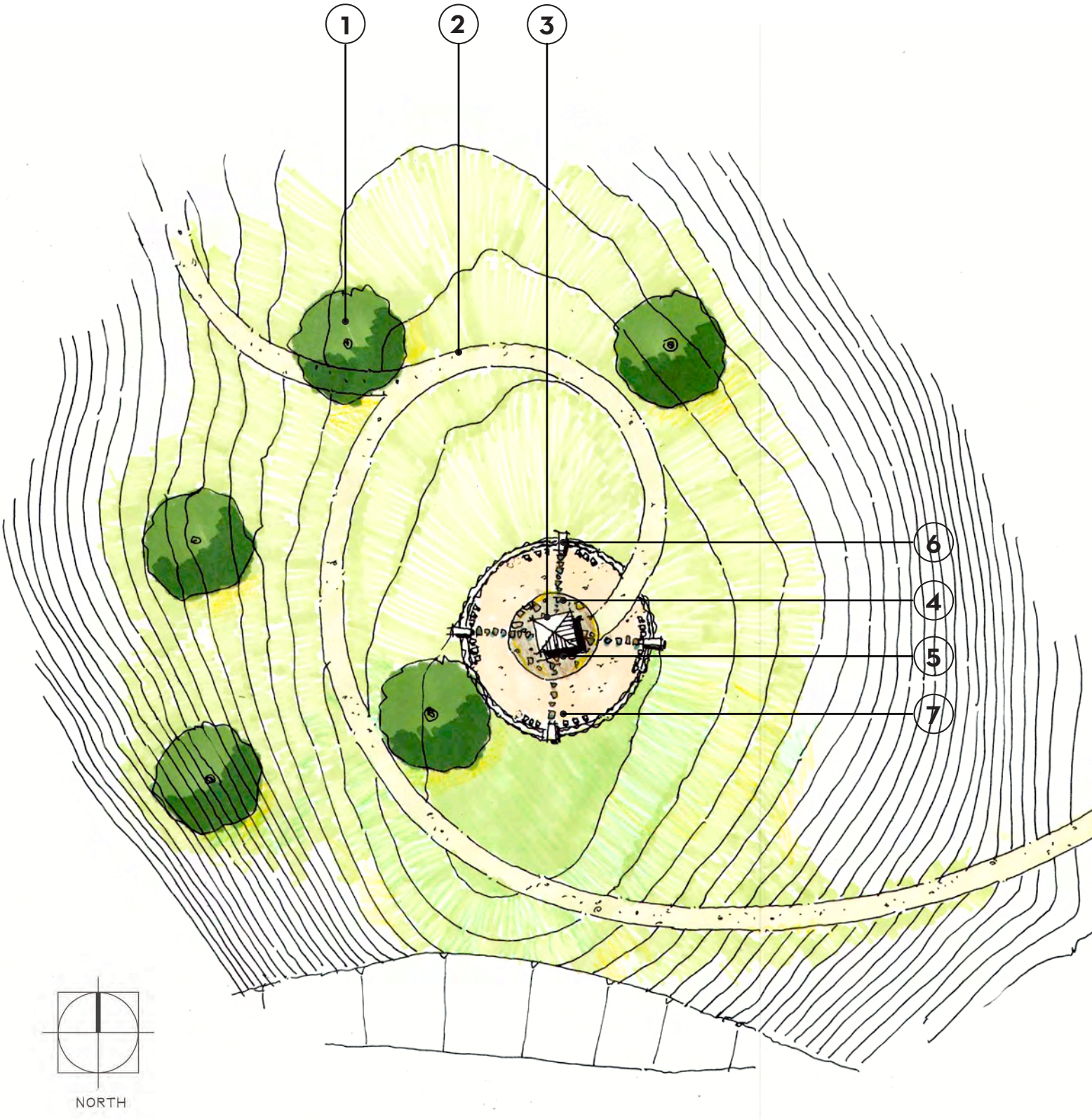
At the summit a solid roof pavilion and patio space provides a resting space and small gathering area. A locally sourced limestone stone wall (30" in height) is used to enclose the area together with stone compass monuments that orient the visitor.

LEGEND

1. Native Heritage Oaks
2. 10' Pedestrian / Bike Trail
3. Knoll Outlook Pavilion
4. Stone Patio
5. Stacked Limestone Wall
6. Compass Point Stone Monuments
7. 3/4" Crushed Rock Surfacing

KEY PLAN

4.1 | Landscape Design Guidelines



4.1.G THE VINES PG&E EASEMENT PARK

The PG&E easement park allows for several community amenities that include a pedestrian bike trail network with linkages to the adjacent neighborhoods, open play turf, agricultural vignettes of orchards and vines together with an access to the dog park adjacent the easement area.

LEGEND

1. Vineyards
2. Remnant Orchards of Stone Fruit
3. 10' Pedestrian/Bike Trail
4. Dog Park & CSA Maintenance Building
5. Open Play
6. PG&E Towers
7. Tennis Courts & Restrooms

KEY PLAN

4.1 | Landscape Design Guidelines

4.1.H MEADOWLARK PARK

The community entry is intended to reflect the agricultural heritage of the site with the use of grove plantings of trees and entry monument and community identity materials of stone and cor-ten metal.

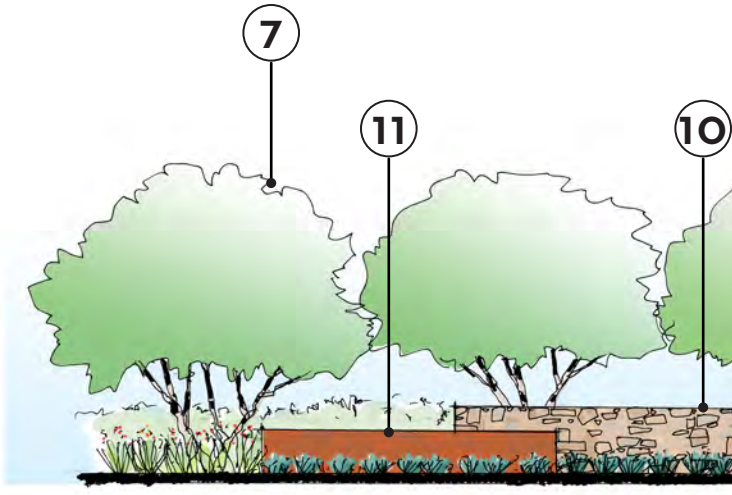
The stone wall forms are typical of many vineyards and orchards, used as property delineators and entry points to the farm.

The community monumentation and identification materials will be consistent throughout the project including the use of metal backlit letters to illustrate the monument text.

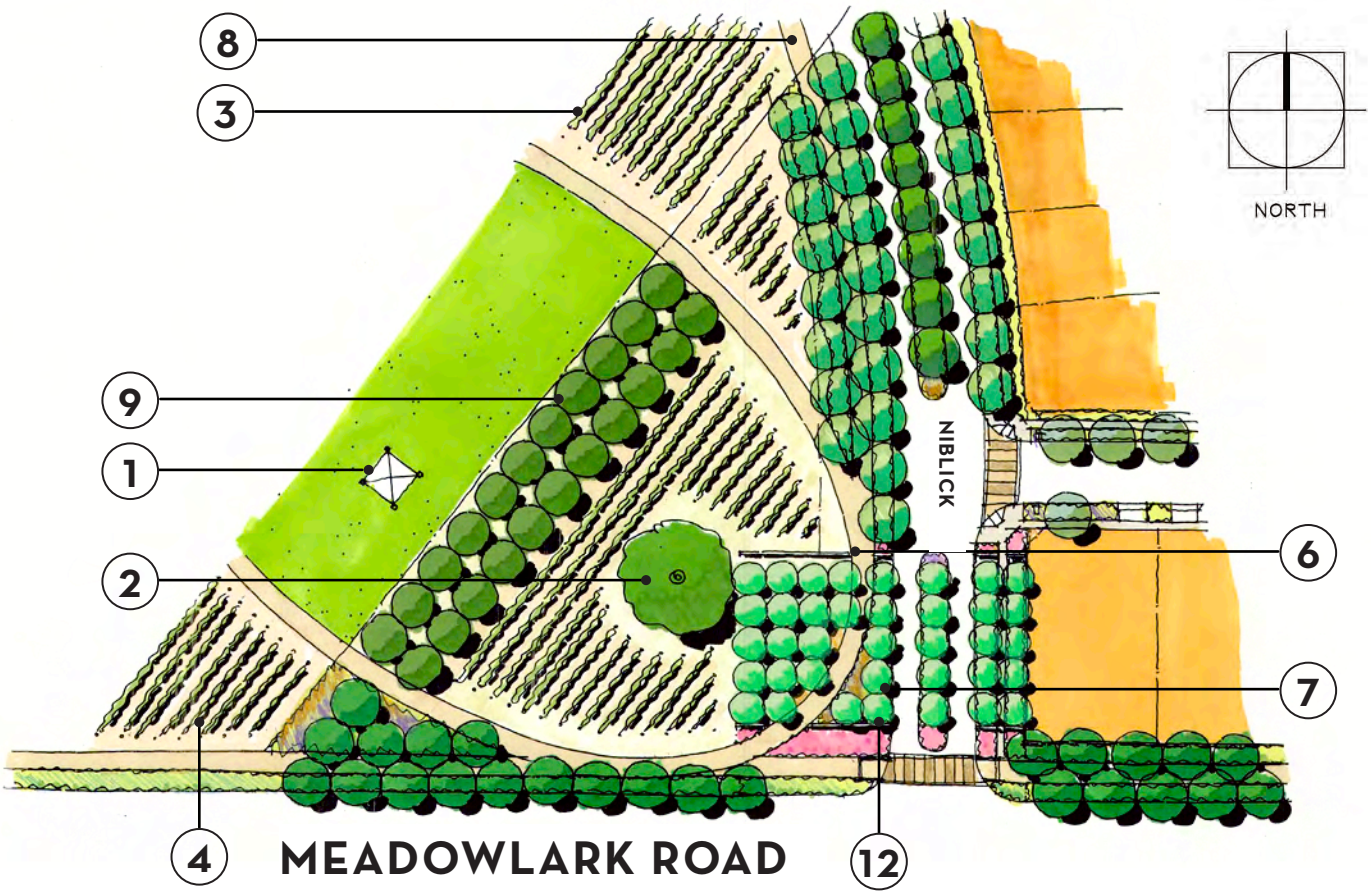
LEGEND

1. PG&E Tower
2. Heritage Oak Protected in Place
3. Vineyard
4. Pedestrian/BikeTrail
5. Community Entry
6. Stone Wall @ Orchard
7. Entry Olive Orchard
8. Multi Modal Trail
9. Orchard Alle
10. Community Entry Monument
11. Corten Steel Panel
12. Entry Monumentation

KEY PLAN

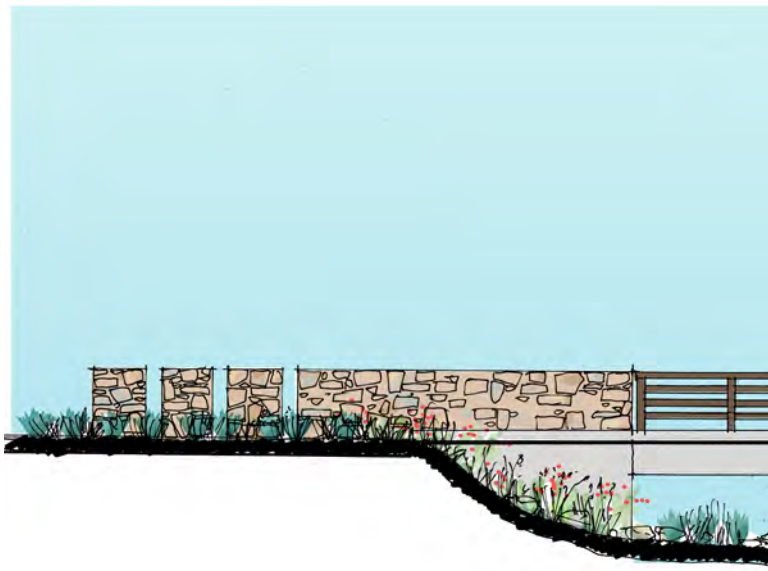


4.1 | Landscape Design Guidelines



ENTRY ELEVATION

4.1.1 TURTLE CREEK BIDGE CONCEPT



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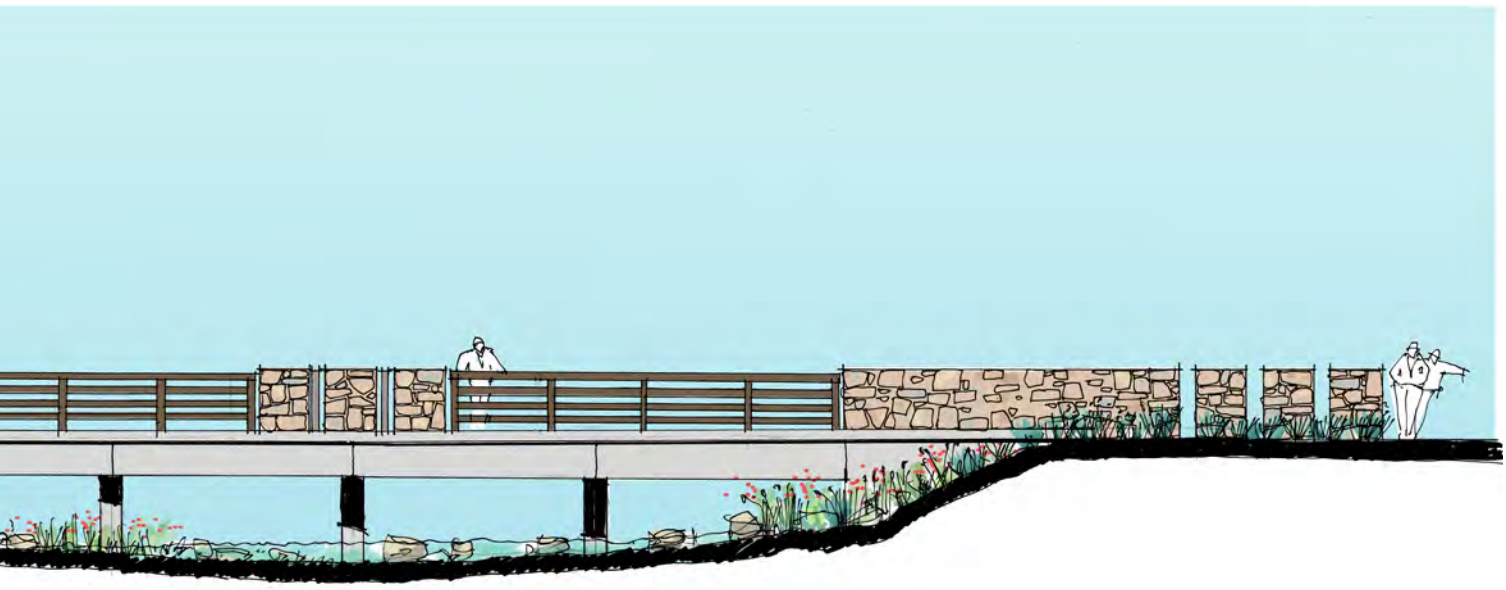
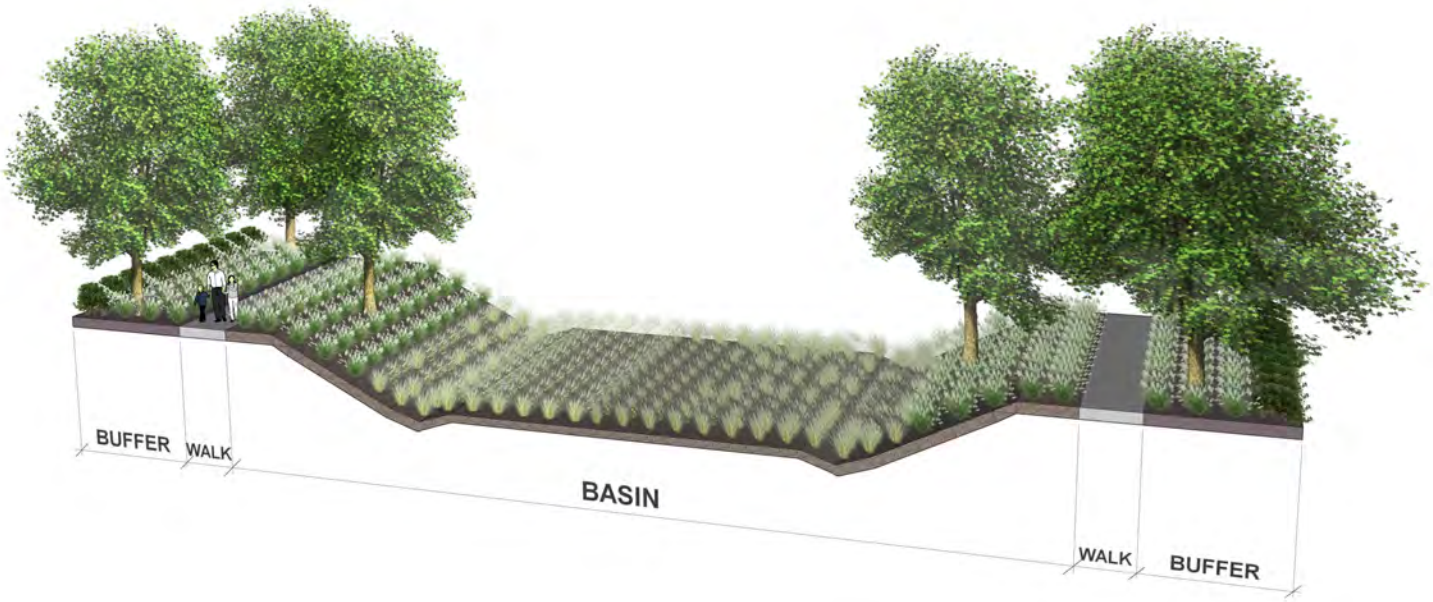


TURTLE CREEK BRIDGE ELEVATION CONCEPT

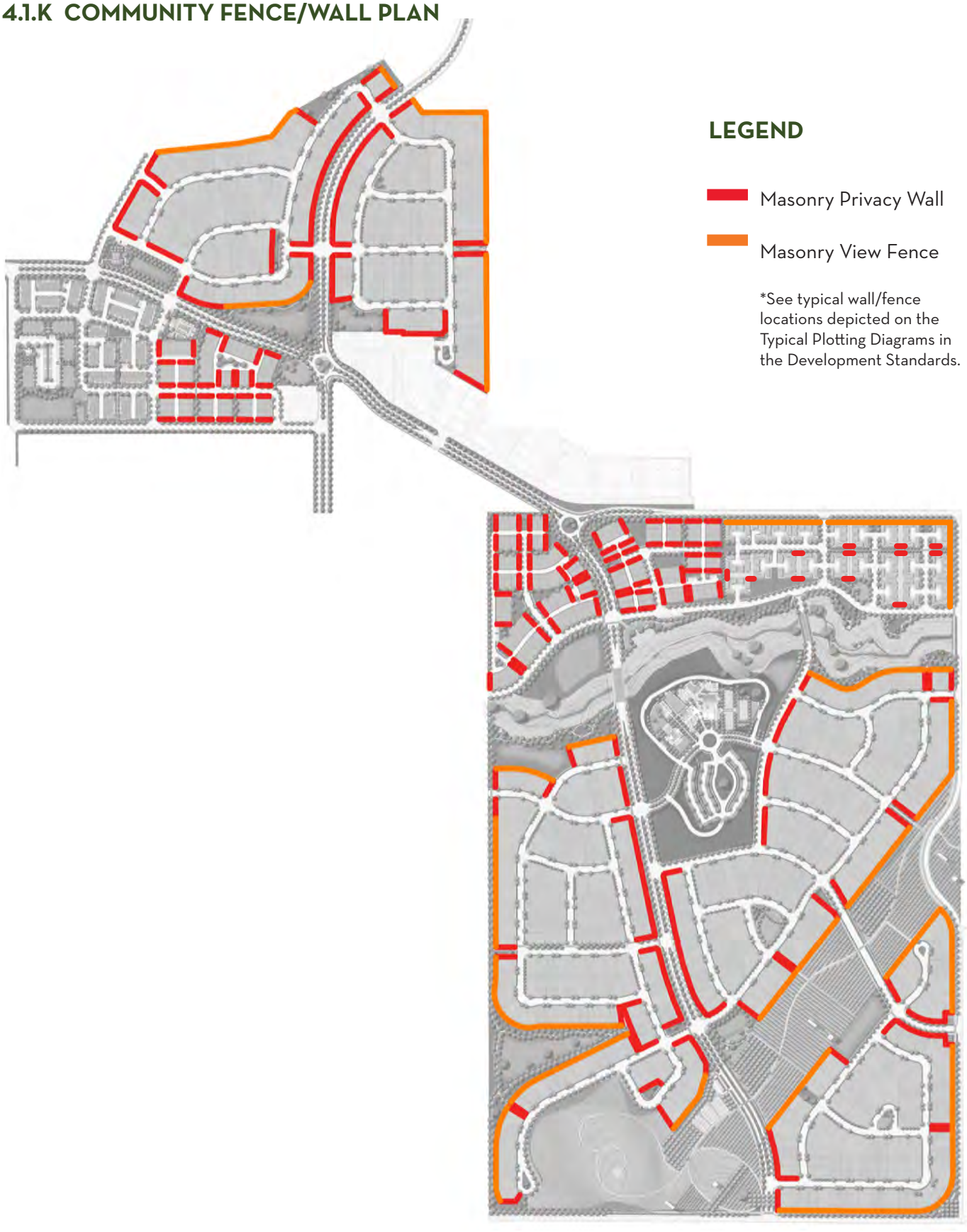
4.1.J TYPICAL BASIN LANDSCAPE

The basin landscape includes trees and ornamental shrub plantings (based upon the design guideline plant palate) to the upper half of the slope measured from the toe. The purpose is to blend the basin landscape with adjacent landscape areas and yet provide for peak storm water storage.



4.1 | Landscape Design Guidelines

4.1.K COMMUNITY FENCE/WALL PLAN



LEGEND

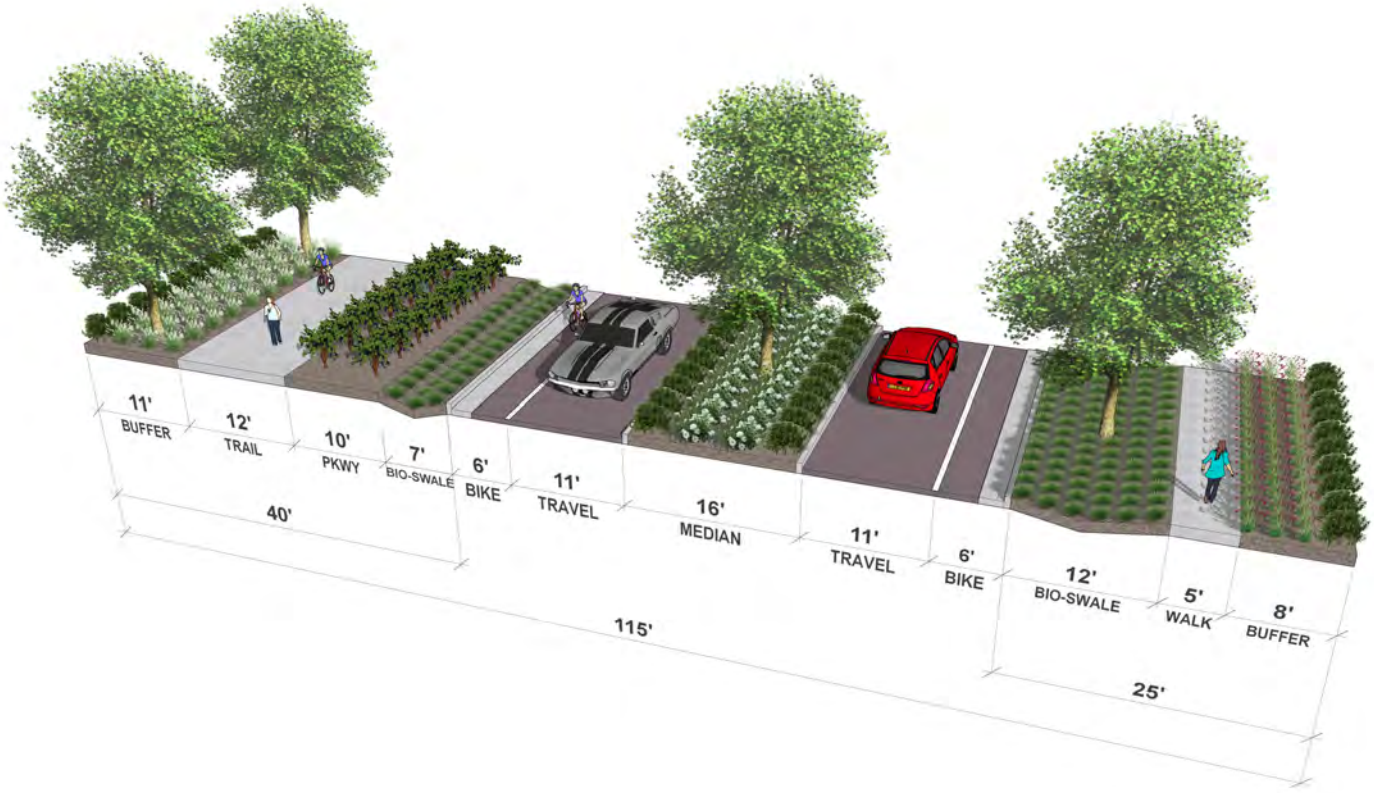
Masonry Privacy Wall

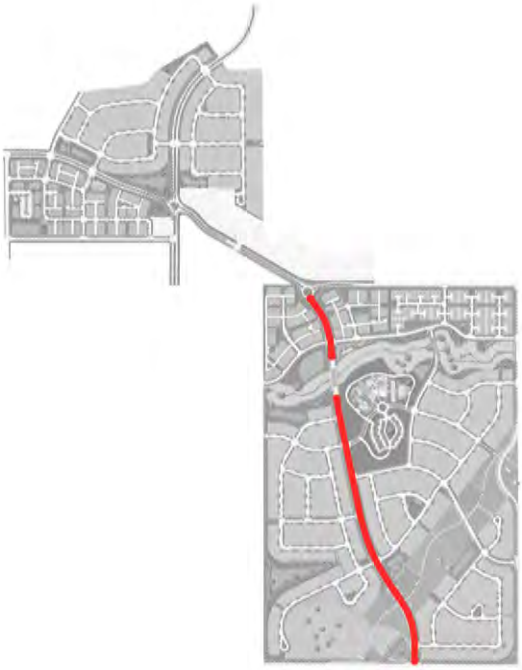
Masonry View Fence

*See typical wall/fence locations depicted on the Typical Plotting Diagrams in the Development Standards.

4.1.L STREETSCAPES

NIBLICK ROAD - MEADOWLARK TO SCOTT

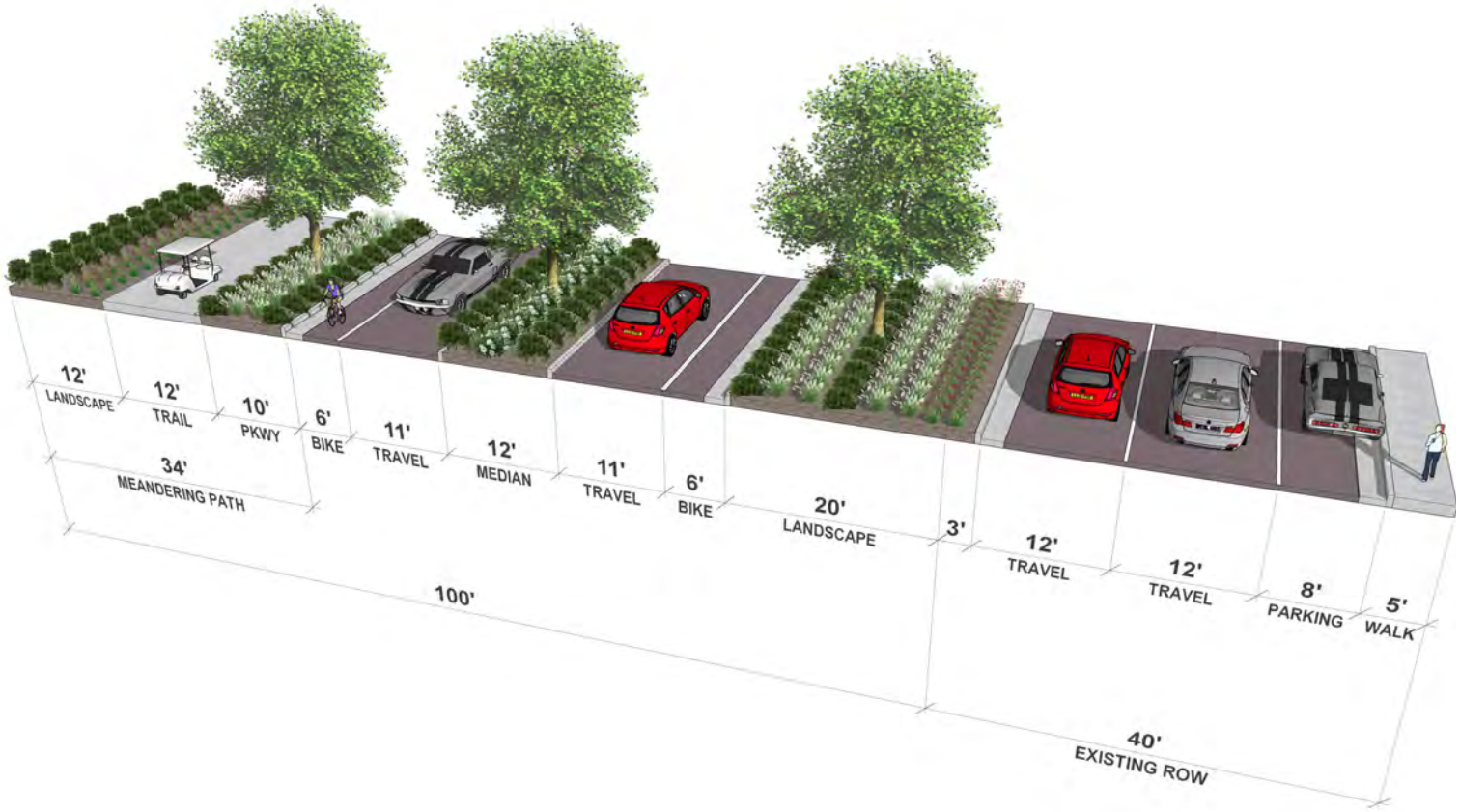




4.1 | Landscape Design Guidelines

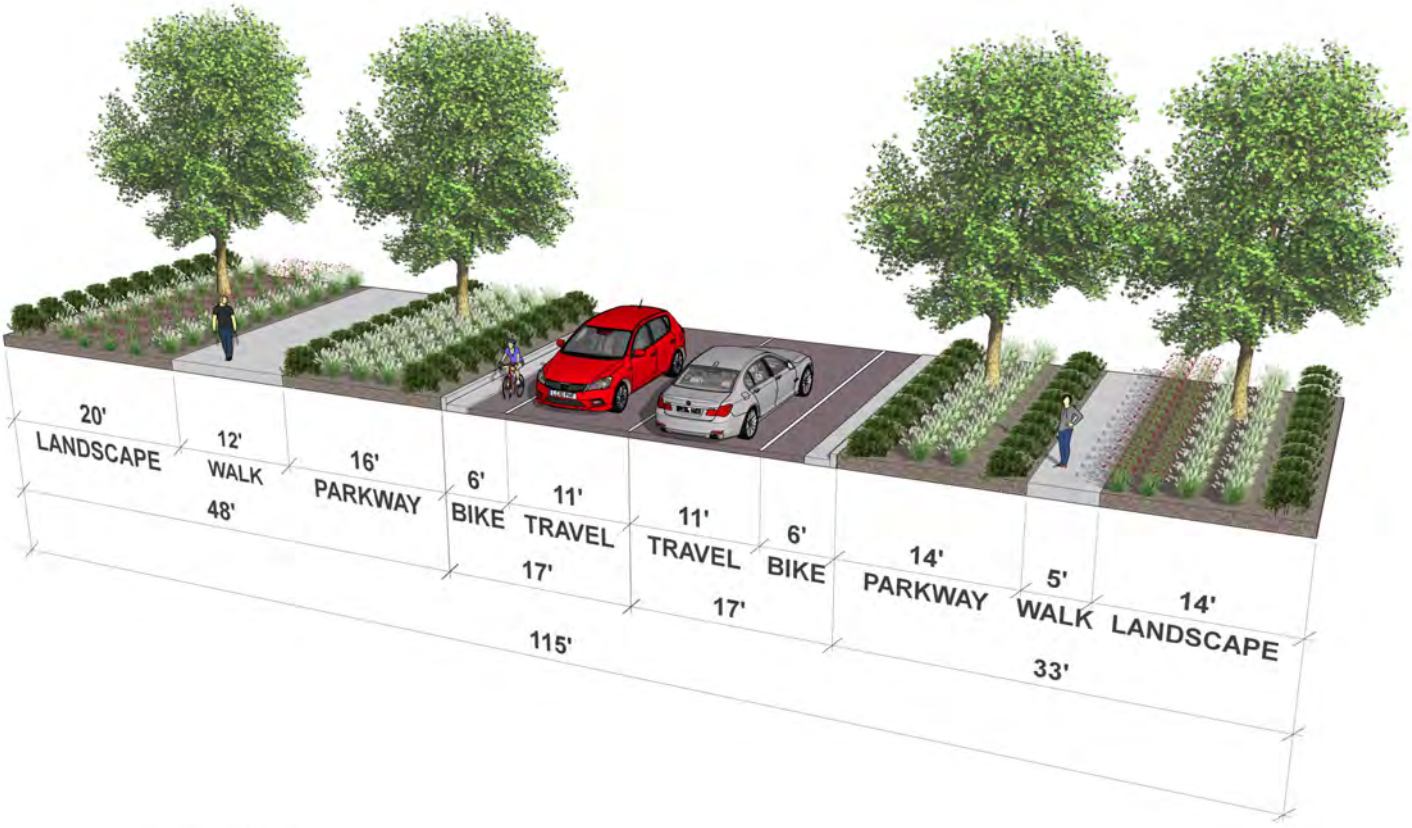
4.1.L STREETSCAPES

NIBLICK ROAD - WITH OUR TOWN FRONTAGE



4.1.L STREETSCAPES

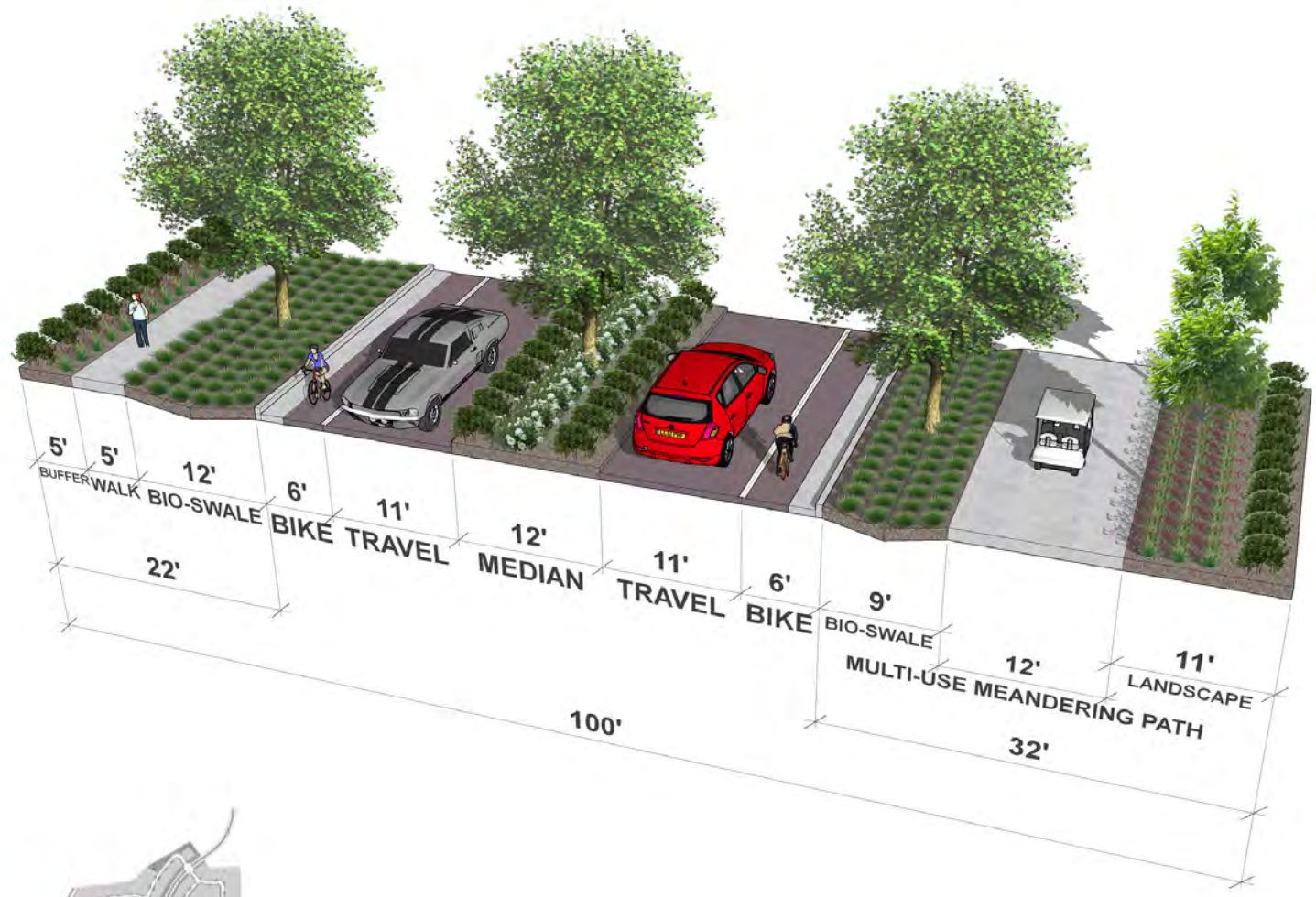
NIBLICK ROAD - AT TURTLE CREEK CROSSING



4.1 | Landscape Design Guidelines

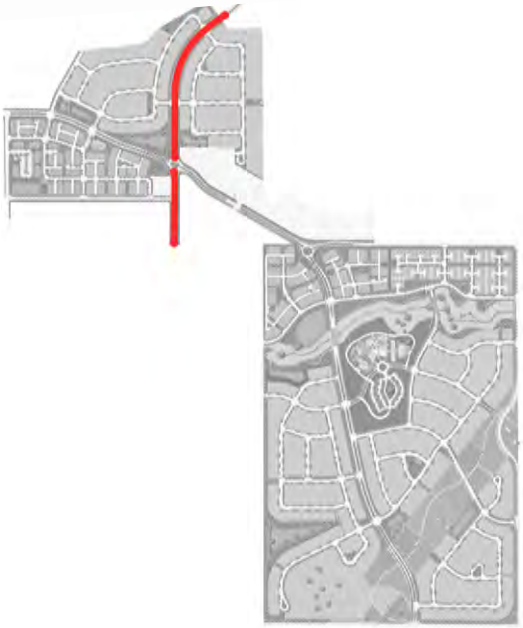
4.1.L STREETSCAPES

NIBLICK ROAD - AIRPORT RD. TO FONTANA RD.



4.1.L STREETSCAPES

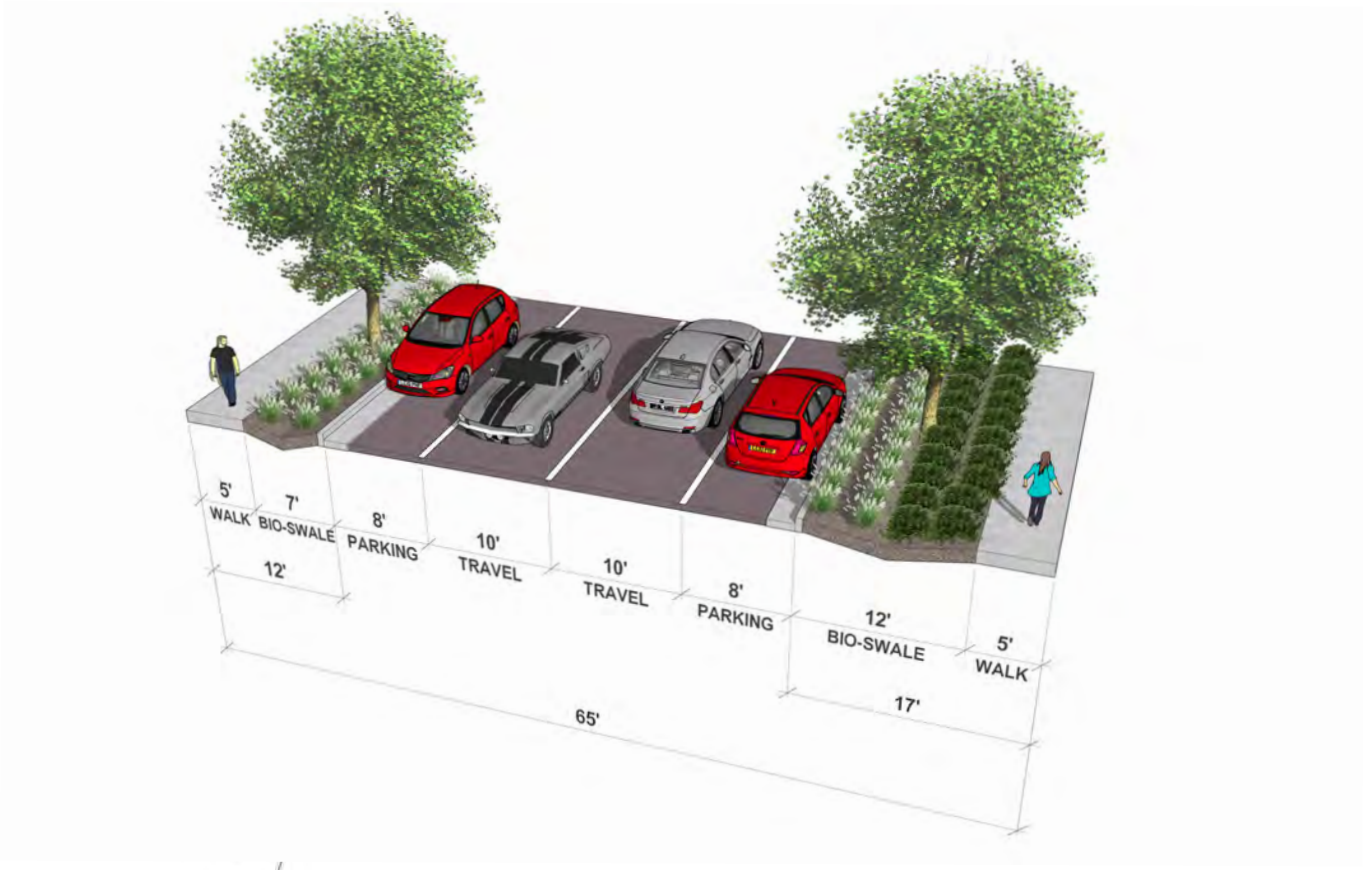
AIRPORT ROAD



4.1 | Landscape Design Guidelines

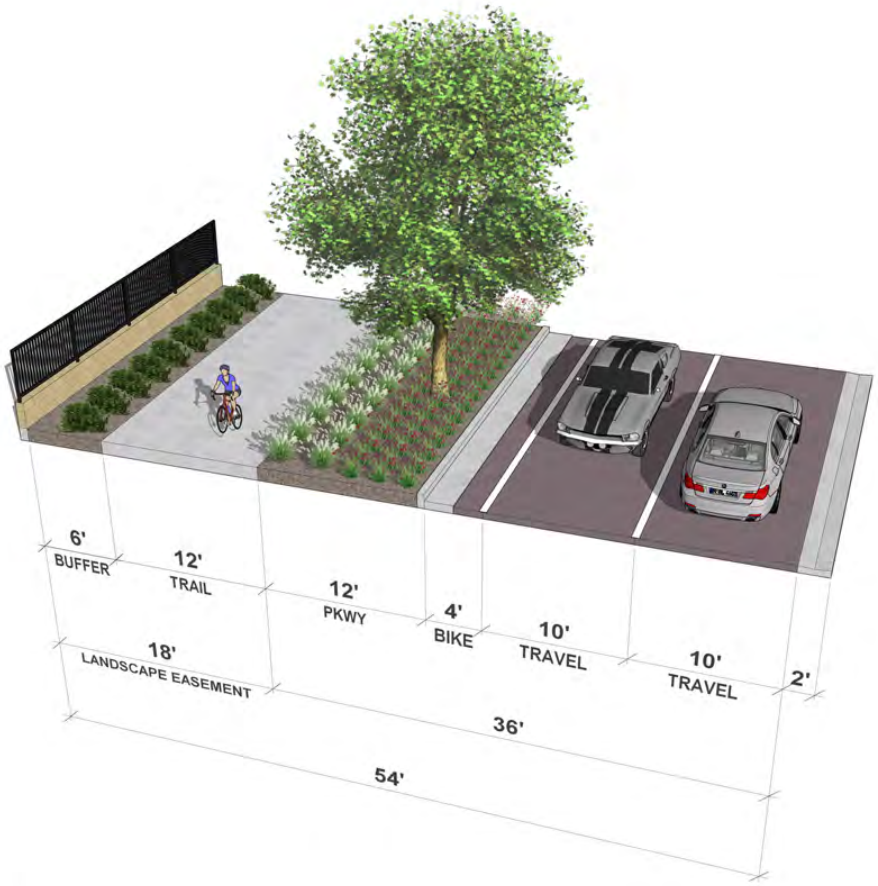
4.1.L STREETSCAPES

PARKVIEW STREET EXTENSION



4.1.L STREETSCAPES

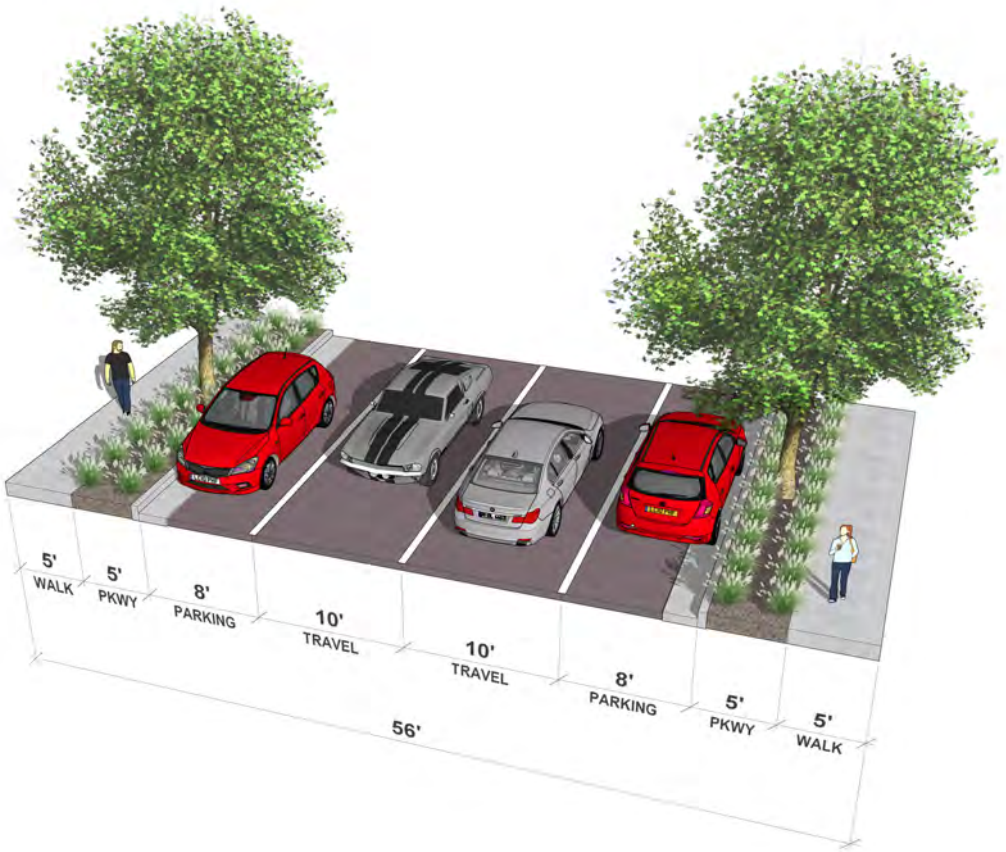
PERIMETER ROAD

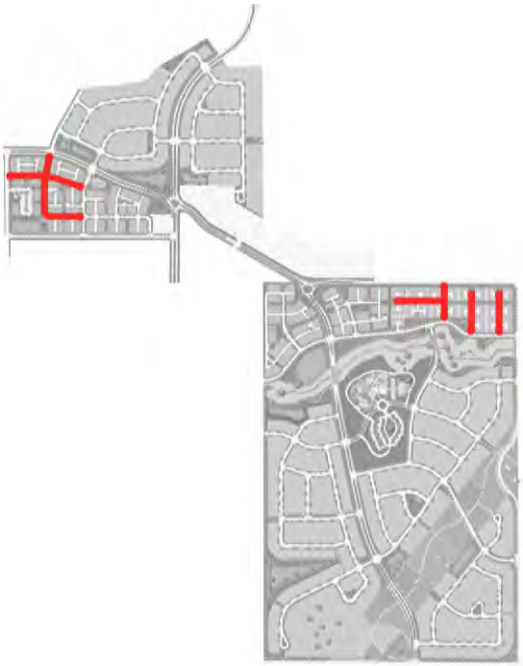


4.1 | Landscape Design Guidelines

4.1.L STREETSCAPES

LOCAL ROAD - MOTORCOURT & TOWNHOMES



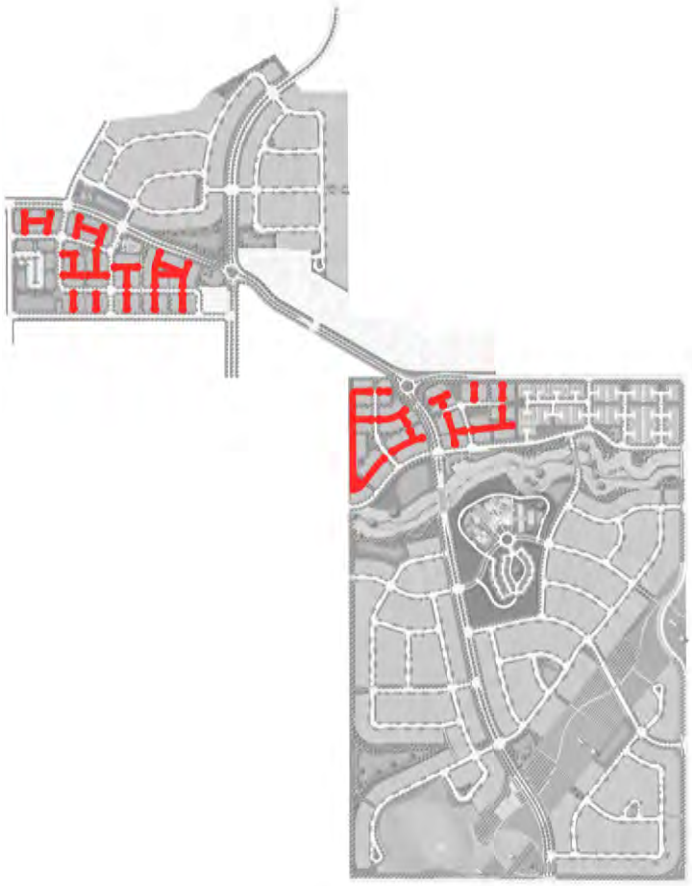


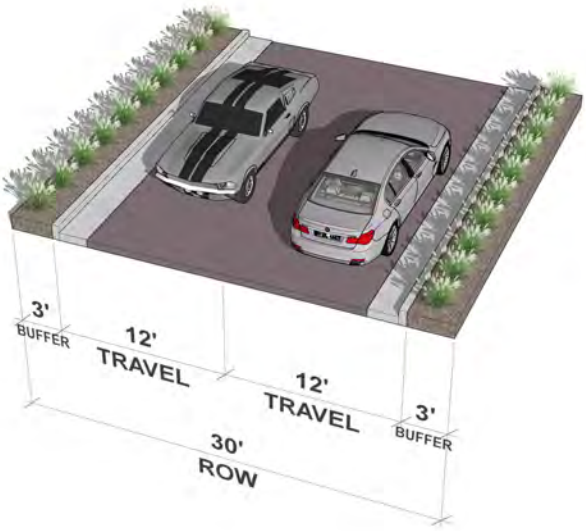
4.1.L STREETSCAPES

LOCAL ROAD - TYPICAL

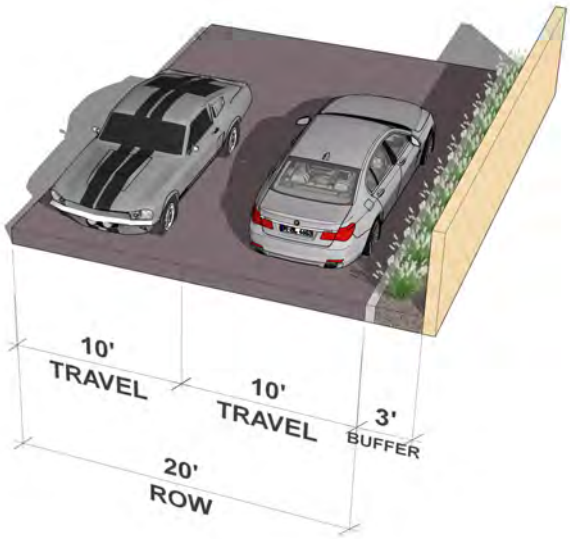
4.1 | Landscape Design Guidelines

4.1.L STREETSCAPES



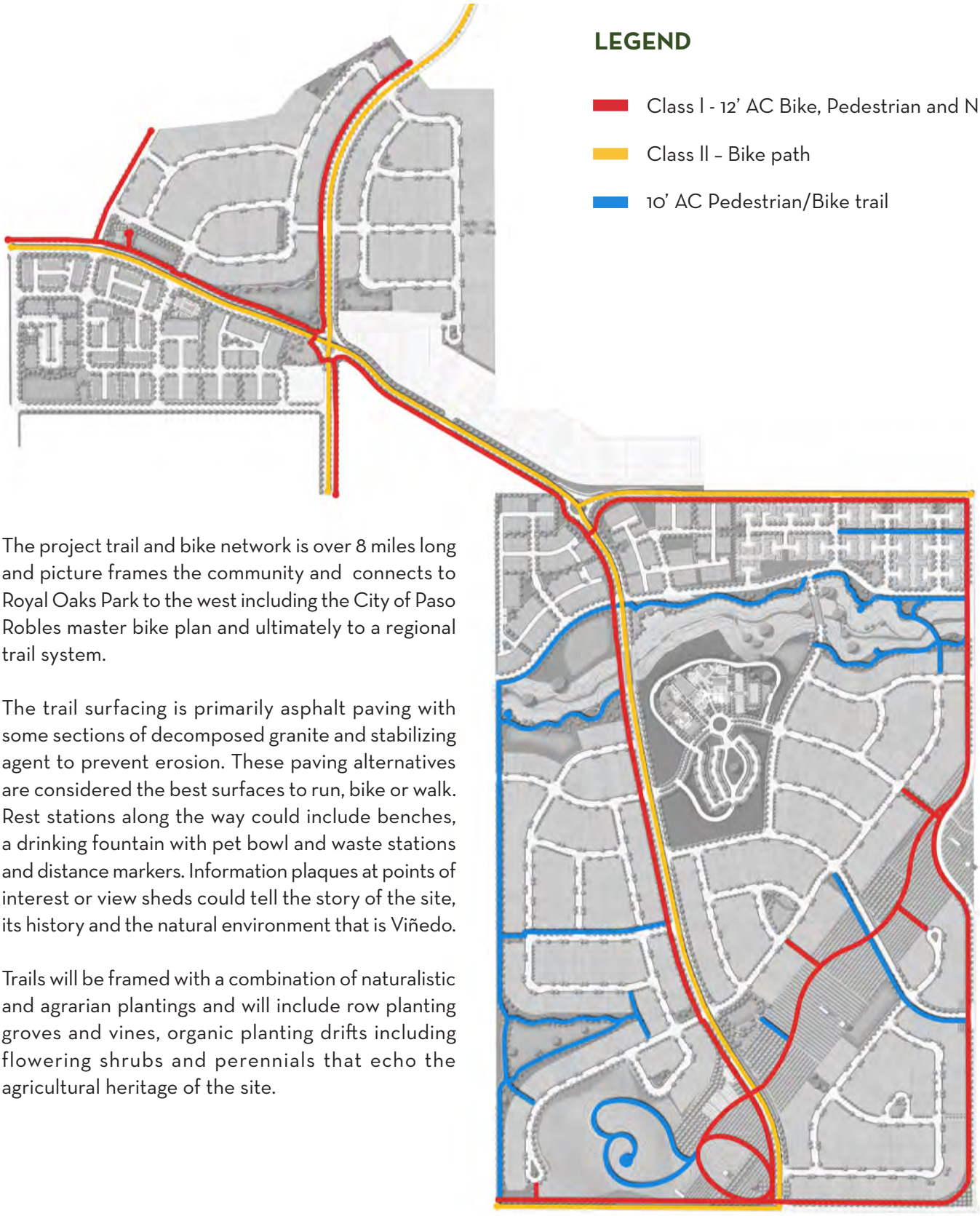


PUD ALLEY



POPPY LANE

4.1.M TRAIL PLAN



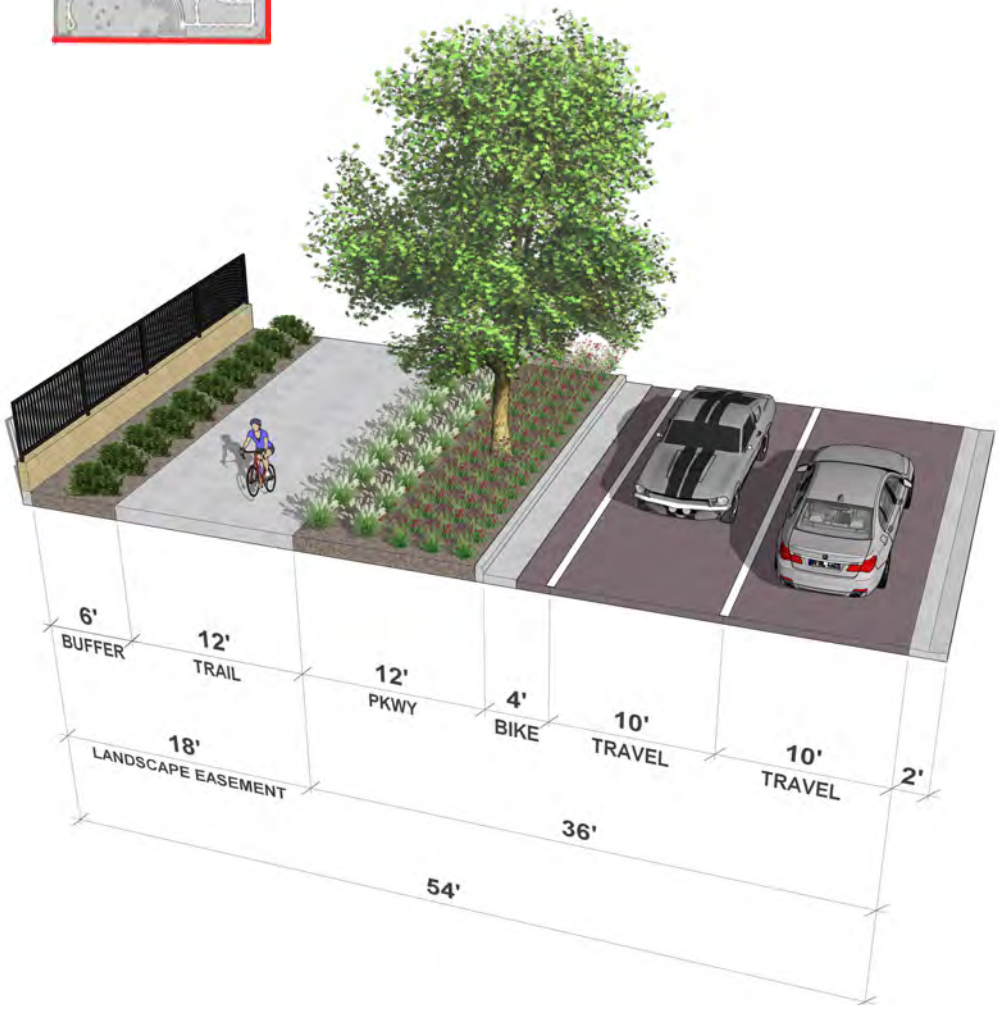
The project trail and bike network is over 8 miles long and picture frames the community and connects to Royal Oaks Park to the west including the City of Paso Robles master bike plan and ultimately to a regional trail system.

The trail surfacing is primarily asphalt paving with some sections of decomposed granite and stabilizing agent to prevent erosion. These paving alternatives are considered the best surfaces to run, bike or walk. Rest stations along the way could include benches, a drinking fountain with pet bowl and waste stations and distance markers. Information plaques at points of interest or view sheds could tell the story of the site, its history and the natural environment that is Viñedo.

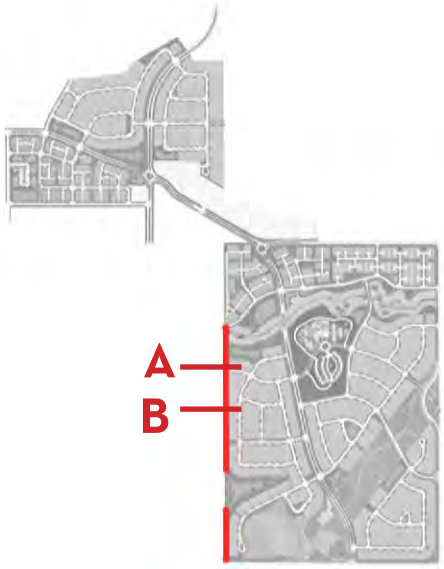
Trails will be framed with a combination of naturalistic and agrarian plantings and will include row planting groves and vines, organic planting drifts including flowering shrubs and perennials that echo the agricultural heritage of the site.

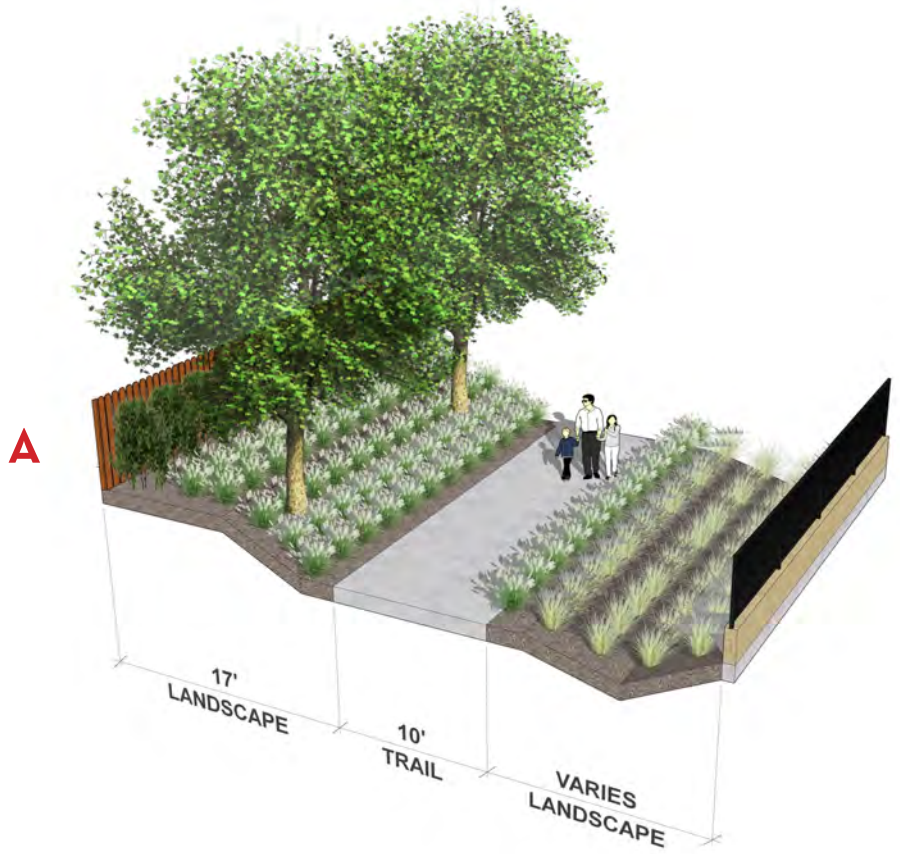
4.1 | Landscape Design Guidelines

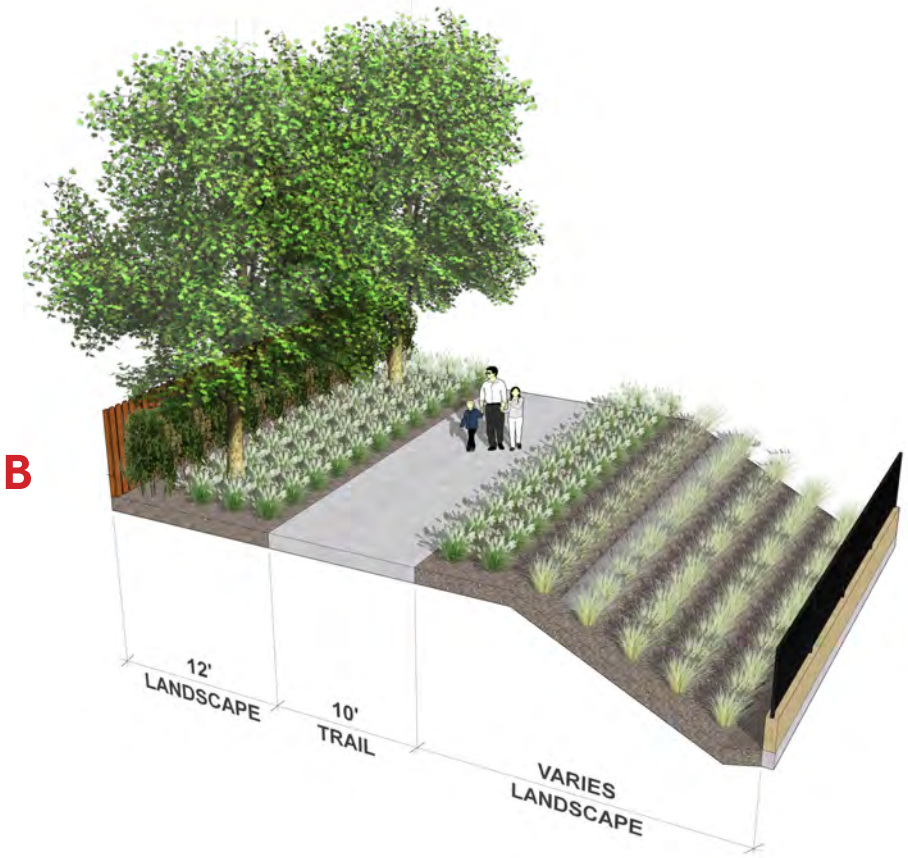
4.1.N PERIMETER TRAIL



4.1.O EXISTING RESIDENTIAL INTERFACE

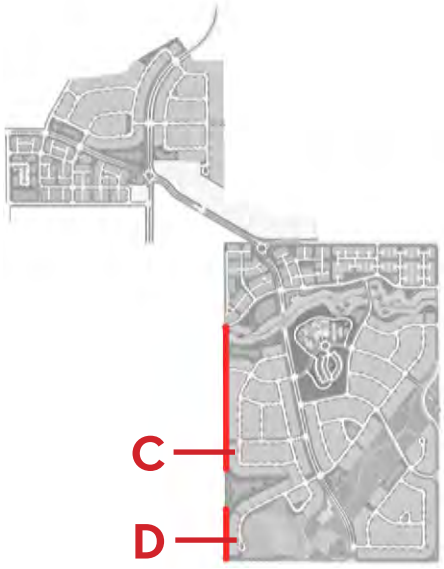


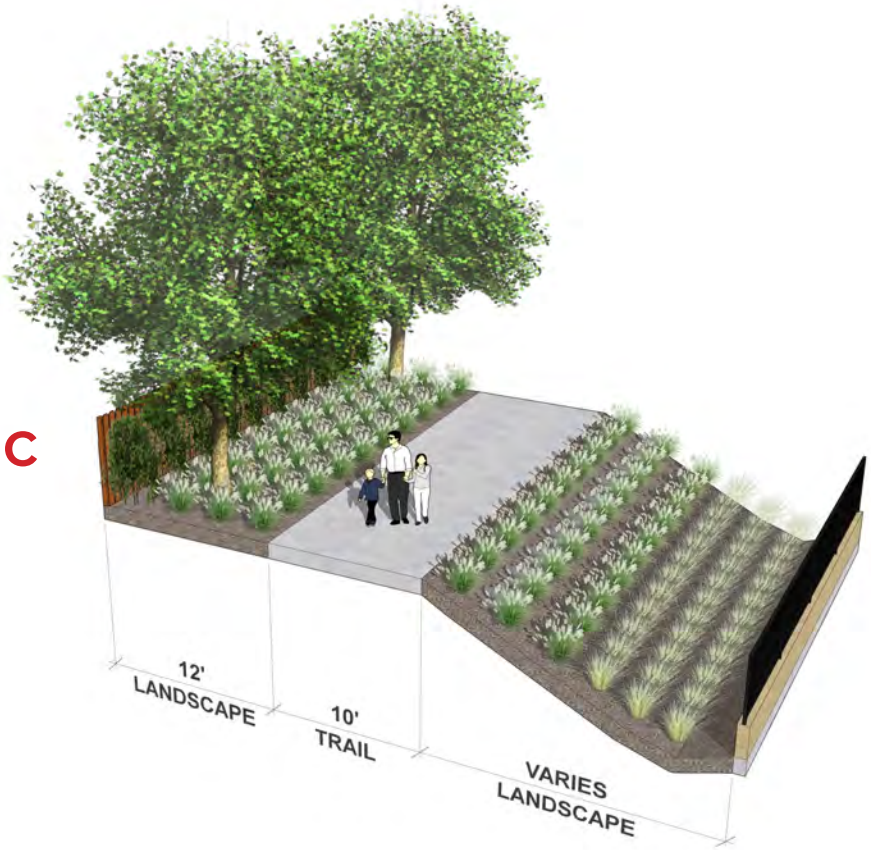


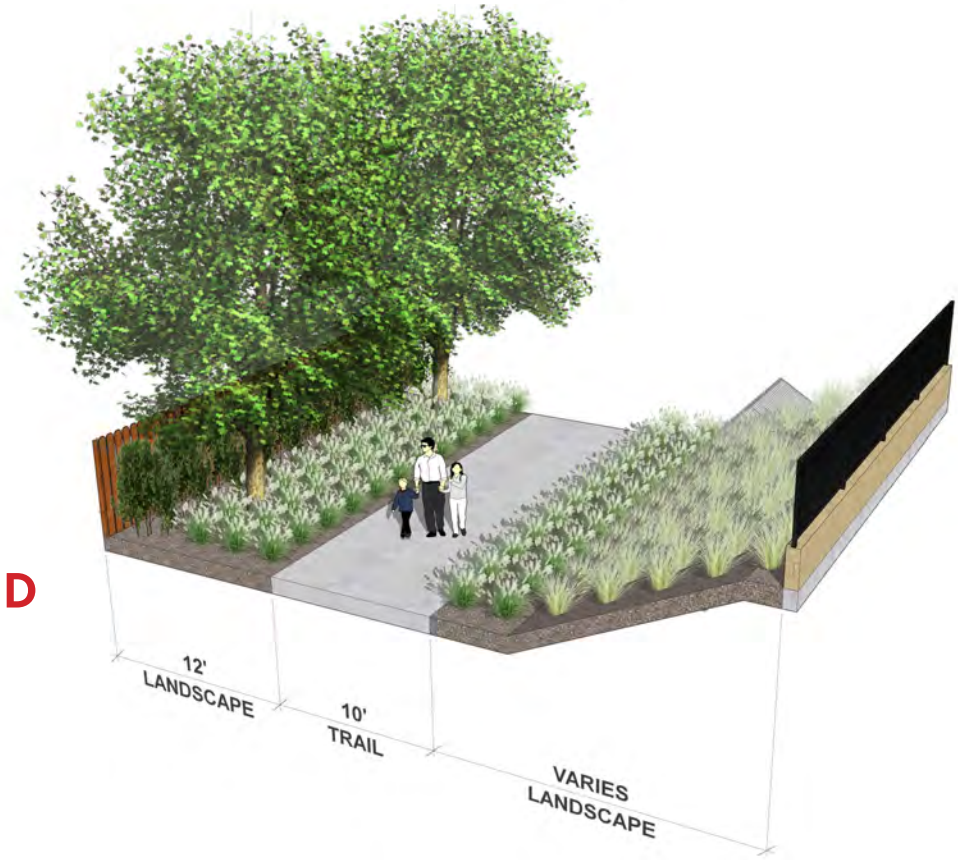


4.1 | Landscape Design Guidelines

4.1.O EXISTING RESIDENTIAL INTERFACE







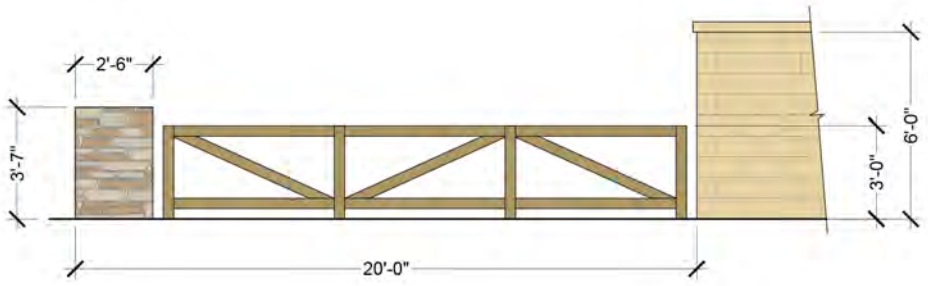
4.1.P WALLS & FENCING

The builder is responsible for all interior walls and fences.

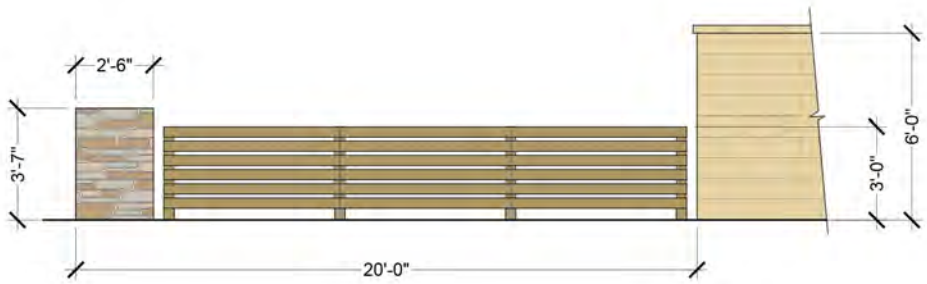
- The builder is to coordinate the design and location of all retaining and freestanding walls/fencing so that they become an integral part of both the architecture and the site design concept.
- Limit retaining walls to 5' as measured from the top of grade in front of the wall to top of wall cap.
- Where retaining conditions require walls to be higher than 5', the wall shall be separated into two or more walls with a minimum of 3' between each wall for screen planting. Side yard retaining walls will be 6'.
- Retaining walls are to comply with the City of Paso Robles' standards.
- View fencing shall be metalized steel, trap fencing or trail/park fencing .
- Side yard walls shall have a minimum of 5' setback from any sidewalks or curbs (Motorcourt side yard walls can be setback 3').
- Courtyard walls, fences, and gates may vary to reflect the architectural style.
- Courtyard walls, fences, and gates shall be located a minimum of 2' from back of sidewalk.

MATERIALS

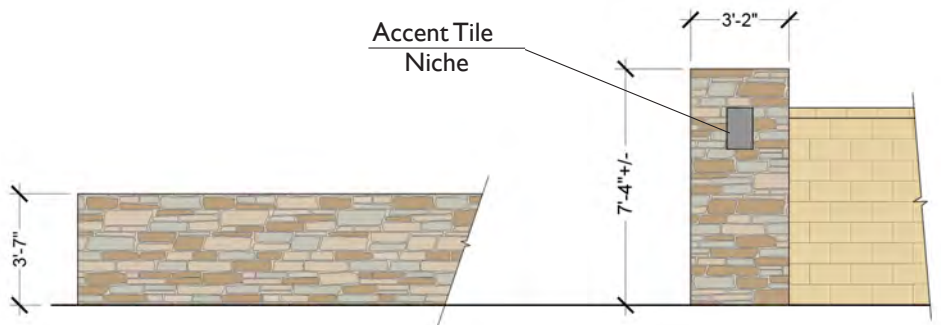
- Stone Veneer: Natural or Faux, to be selected
- Stone Pilasters at neighborhood entries will receive a community accent tile
- Masonry Block & Cap: Smooth Texure or Split-face Block, Smooth Texture Block Cap
- Fences: Wood or Concrete
- Trap fencing may be a combination of metal and wood. Colors should reflect adjacent building color palette
- Metal View Fence: Dark Bronze color



SIDEYARD OPEN FENCE WITH PILASTER



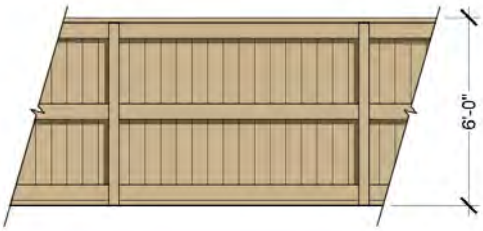
SIDEYARD HORIZONTAL FENCE WITH PILASTER



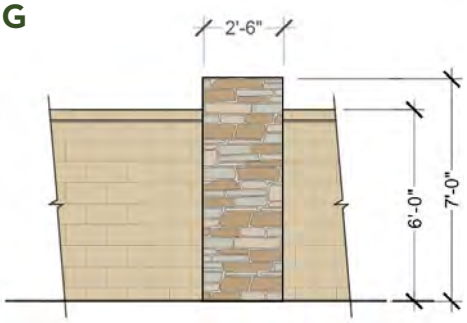
LOW STONE WALL **STONE PILASTER**

4.1 | Landscape Design Guidelines

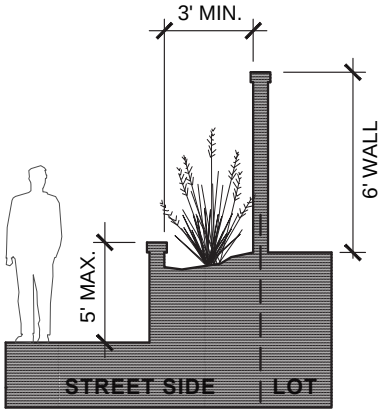
4.1.P.1 EXAMPLE WALLS & FENCING



WOOD PRODUCTION FENCE
(Painted where exposed to Street)

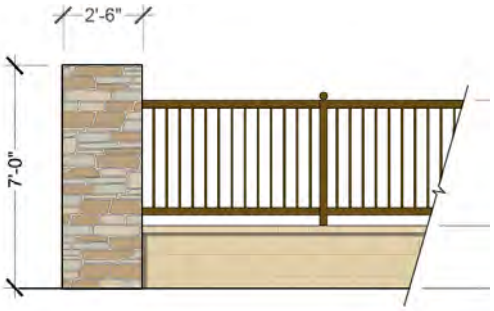


MASONRY WALL WITH CAP
& INTERVAL PILASTER
(MIN. 75' to 100' O.C. to)



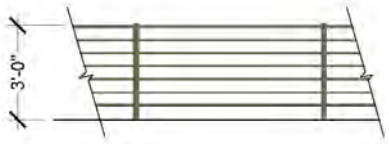
RETAINING WALL DETAIL

VIEW FENCE - OPT A

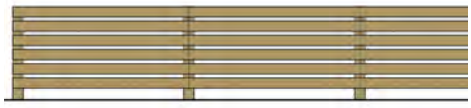


VIEW FENCE - OPT B

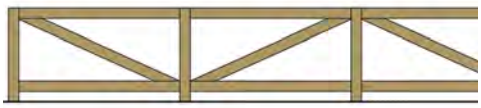
COURTYARD MASONRY WALL WITH CAP



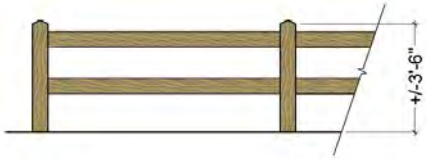
TRAP FENCE



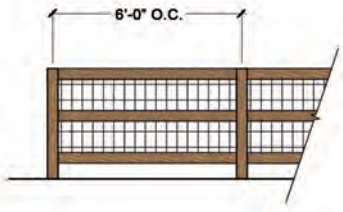
FRONT YARD FENCE (3' HT.) - OPT. A



FRONT YARD FENCE (3' HT.) - OPT. B



CONCRETE SPLIT RAIL TRAIL FENCE



TRAIL / PARK FENCE

4.1.P.II SIDEYARD GATES

The builder is responsible for all gates:

- Pedestrian gates shall be designed appropriate to the architecture style and incorporate features consistent with the style.
- Side yard gates are to be solid to screen views into the yards.
- In neighborhoods where gates are maintained by the Homeowner's Association, side yard gate designs are to be consistent. The colors may vary to match the Architecture.

GATE EXAMPLES

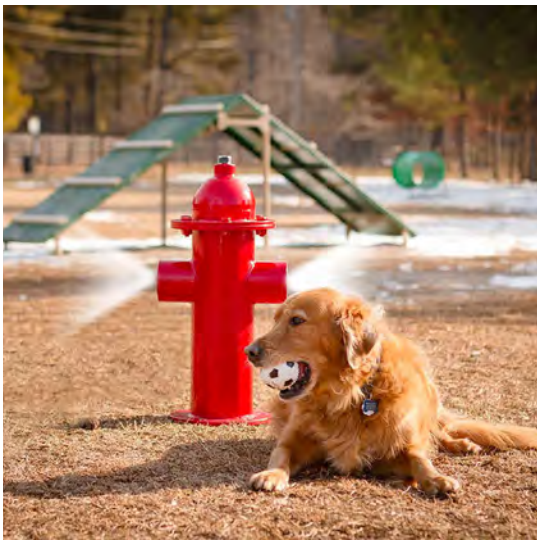
4.1 | Landscape Design Guidelines

4.1.Q PARK & STREETSCAPE FURNISHINGS

Site furniture is a critical element in creating a visually pleasing pedestrian scaled community and neighborhood. Furnishings should be located and designed to reinforce the character of community.

- The use of street furniture such as benches, pots, litter receptacles, and permanent decorative elements is encouraged. In order to insure consistency within the five knolls community, matching amenities are encouraged.
- Material: Furniture shall be constructed of high quality, durable materials.
- Locations: Furniture shall be permanently mounted, and be located near areas of outdoor public use and gathering. Furniture shall not obstruct access to buildings or impede handicap accessibility.
- Benches and chairs TBD
- Litter and recycling receptacles are TBD

4.1.R DOG PARK FURNISHINGS

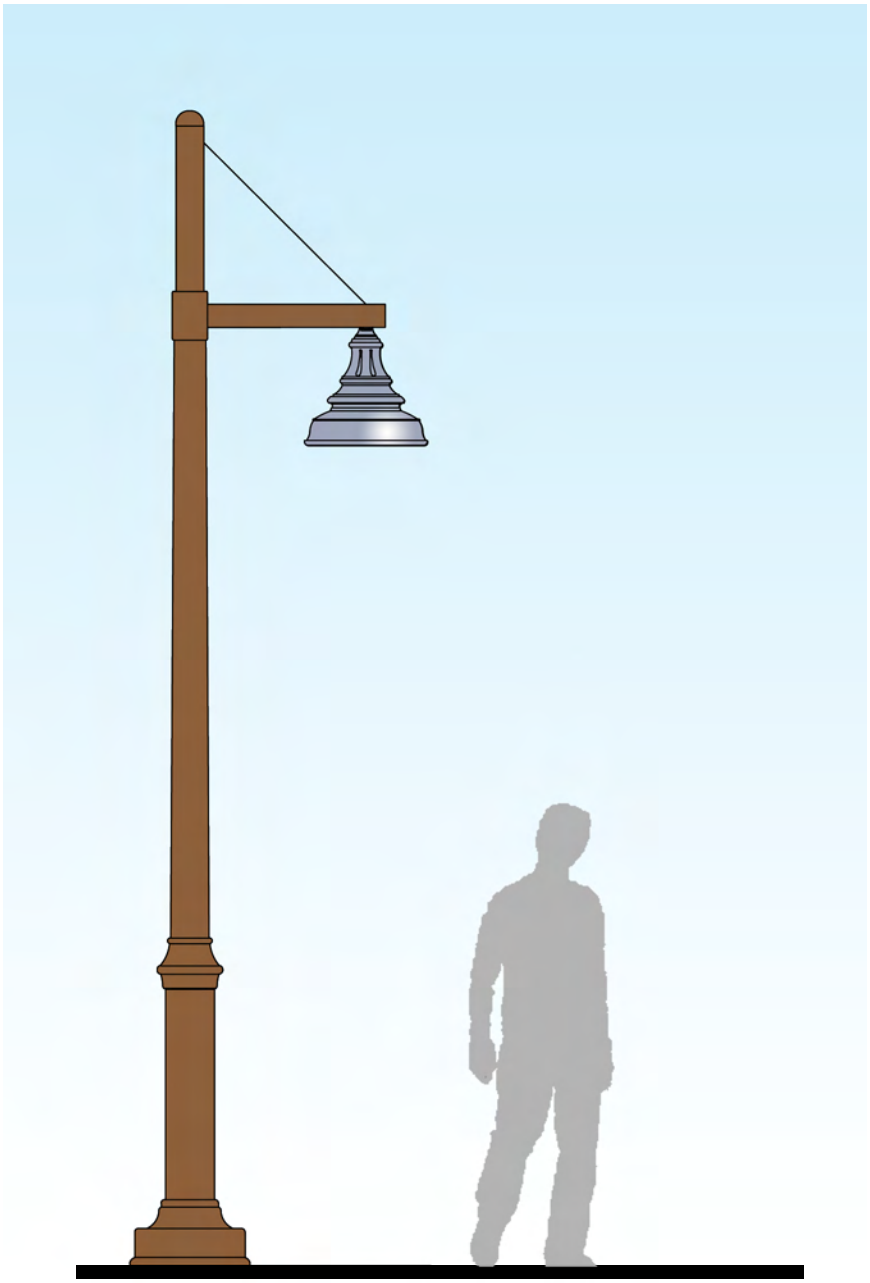


4.1 | Landscape Design Guidelines

4.1.S EXAMPLE LIGHTING FIXTURES

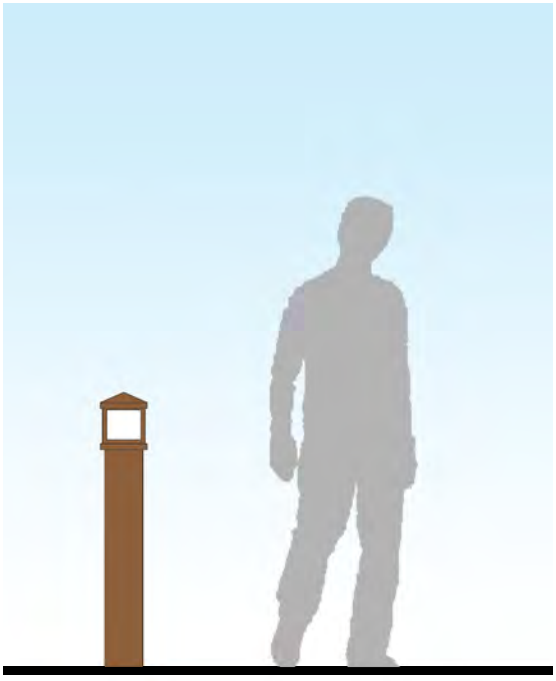
PARK LIGHTING

The park lighting fixtures follow the eclectic style of Viñedo combining traditional, contemporary, and industrial agriculture design components. The park light exhibits a pedestrian scale and compliments the architecture vernacular of the park structures



STREET LIGHTING

PG&E approved "Epic" light fixture with wood grain concrete pole.



4.1.T TYPICAL FRONT YARD CRITERIA

(Note: See Part 2: Design Submittal Package for Typical Front Yard Planting Plans)

FRONT YARD LANDSCAPING CRITERIA:

- Front yard landscaping will be installed by the Home Builder and maintained by the private homeowner.
- Trees will be installed a minimum of five feet away from any utility.
- Trees will be installed a minimum of ten feet away from any street light unless directed otherwise by the City.
- Linear root barriers should be installed at each tree planted six feet or closer from a curb or walk. Root barriers on the curb side should be 24" deep minimum. Root barriers installed on the walkway side should be 18" deep. In all cases, the root barriers should extend six feet to each side of tree trunk.
- Each lot should have at least one 24" box tree from the Community Plant Palette. This tree should have a minimum planting size of nine feet tall and three to four feet wide.
- Deciduous trees should be planted on the west facing side of homes to provide shade in the summer and allow maximum solar gain in the winter.
- All turf installations shall comply with the City of Paso Robles Water Efficient Landscape Ordinance (WELO) standards.
- Due to the wide variety of soil conditions found throughout Paso Robles, extra care should be given to prepare and apply soil amendments prior to planting.
- 'Structural Soil' should be considered for tree planting in areas that might be subject to compaction, such as street edges, narrow medians and parking lots.
- All irrigation should comply with applicable City (Paso Robles) standards and details.
- Irrigation systems should utilize water conserving methods and incorporate water efficient technologies such as drip emitters, sub-grade capillary action, irrigation for turf areas, evapotranspiration controllers and moisture sensors.
- Landscaping that is installed by the Home Builder should include hardscape coverage such as decorative paving, decking, and stones for non-irrigated areas.
- Each tree should be watered by two deep watering bubbler type irrigation heads on a separate system.
- Landscape character should reflect the form and or the community and its surrounding natural landscape.
- Shrubs shall be a minimum of 40% 1 gallon and 60% 5 gallon.
- Plants to be selected from the Master Plant Palette. Any variations from the Master Palette must be approved by the Master Developer and be compatible with Sunset Book's climate zone 18.

4.1.T NATIVE OAK REPLANTING PROGRAM

Native oaks that are removed shall be replaced according to the City's Oak Tree Preservation Ordinance in Chapter 10.01.050 of the Code of Ordinances.

4.1 | Landscape Design Guidelines

4.1.U STREET TREE PLAN

Street trees will be installed by either the Master Developer or the Home Builder and maintained by the City as part of the public Right of Way.

LEGEND

- Koelreuteria paniculata- Chinese Flame Tree
- Olea Europe Wilsonii- Wilson Olive
- Pistache chinensis- Chinese Pistache
- Platanus racemosa- Western Sycamore
- Zelkova serrata- Zelkova
- Niblick Road - Platanus acerfolia (parkways), Quercus virginiana (median island)
- Airport Boulevard- Koelreuteria paniculate (parkway), Quercus agrifolia (median island)

4.1.V COMMUNITY PLANT PALETTE

TREE PALETTE

SYM	COMMON NAME	BOTANICAL NAME	WUCOLS	DECIDUOUS/ EVERGREEN
T-1	STRAWBERRY TREE	ARBUTUS UNEDO	L	E
T-2	CHINESE FRINGE TREE	CHIONANTHUS RETUSUS	M	D
T-3	LEMON, ORANGE, ETC	CITRUS SPP.	M	E
T-4	AUSTRALIAN WILLOW	GEIJERA PARVIFLORA	M	E
T-5	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	M	D
T-6	CRAPE MYRTLE (RED)	LAGERSTROEMIA INDICA 'DYNAMITE'	L	D
T-7	CRAPE MYRTLE (WHITE)	LAGERSTROEMIA INDICA 'NATCHEZ'	L	D
T-8	CRAPE MYRTLE (PINK)	LAGERSTROEMIA INDICA 'MUSKOGEE'	L	D
T-9	BAY LAUREL	LAURUS NOBILIS	L	E
T-10	SARATOGA BAY	LAURUS NOBILIS 'SARATOGA'	L	E
T-11	MAGNOLIA	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	M	E
T-12	OLIVE	OLEA EUROPAEA	VL	E
T-13	FRUITLESS OLIVE	OLEA EUROPAEA 'SWAN HILL'	VL	E
T-14	CHINESE PISTACHE	PISTACIA CHINENSIS 'KEITH DAVIES'	L	D
T-15	LONDON PLANE	PLATANUS X ACERIFOLIA AND CVS.	M	D
T-16	WESTERN SYCAMORE-NATIVE	PLATANUS RACEMOSA	M	D
T-17	HOLLY OAK	QUERCUS ILEX	L	E
T-18	VALLEY OAK - NATIVE	QUERCUS LOBATA	L	D
T-19	COAST LIVE OAK - NATIVE	QUERCUS AGRIFOLIA	L	E
T-20	BLUE OAK - NATIVE	QUERCUS DOUGLASII	VL	D
T-21	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	M	E
T-22	BRISBANE BOX	LOPHOSTEMON CONFERTUS	M	E
T-23	SAW LEAF ZELKOVA	ZELKOVA SERRATA	M	D


T-1


T-2


T-3


T-4


T-5

4.1 | Landscape Design Guidelines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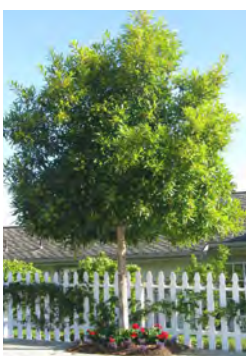
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T-23

4.1.V COMMUNITY PLANT PALETTE

SHRUB PALETTE

SYM	COMMON NAME	BOTANICAL NAME	WUCOLS
S-1	CENTURY PLANT	AGAVE AMERICANA	VL
S-2	WHALES TONGUE AGAVE	AGAVE OVATIFOLIA	VL
S-3	WEBER AGAVE	AGAVE WEBERI	VL
S-4	STALKED BULBINE	BULBINE FRUTESCENS	L
S-5	FORTNIGHT LILY	DIETES BICOLOR	L
S-6	DWARF BOTTLE BRUSH	CALLISTEMON CITRINUS 'LITTLE JOHN'	L
S-7	EVERGREEN EUONYMUS	EUONYMUS JAPONICUS	L
S-8	PINEAPPLE GUAVA	FEIJOA SELLOWIANA	L
S-9	RED YUCCA	HESPERALOE PARVIFOLIA	L
S-10	RED HOT POKER	KNIPHOFIA UVARIA	L
S-11	NEW GOLD LANTANA	LANTANA X. 'NEW GOLD'	M
S-12	WHITE LIGHTNIN' LANTANA	LANTANA SELLOWIANA 'MONMA'	L
S-13	BAY LAUREL	LAURUS NOBILIS	L
S-14	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	L
S-15	LITTLE OLLIE DWARF OLIVE	OLEA EUROPAEA 'MONTRA'	VL
S-16	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	L
S-17	DWARF YEDDO HAWTHORNE	RHAPHIOLEPIS UMBELLATA 'MINOR'	L
S-18	CARPET ROSE	ROSA	M
S-19	FLORIBUNDA ROSE	ROSA FLORIBUNDA	M
S-20	ROSEMARY	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	L
S-21	TRAILING ROSEMARY	ROSMARINUS 'PROSTRATUS'	L
S-22	MEXICAN BUSH SAGE	SALVIA LEUCANTHA "SANTA BARBARA'	L
S-23	GERMANDER	TEUCRIUM CHAMAEDRYS	L
S-24	SOCIETY GARLIC	TULBAGHIA VIOLACEA	L
S-25	YUCCA	YUCCA FILAMENTOSA	L


S-1


S-2


S-3


S-4


S-5

4.1 | Landscape Design Guidelines


S-6

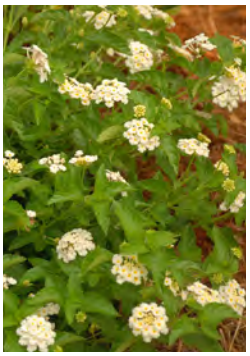

S-7


S-8


S-9


S-10


S-11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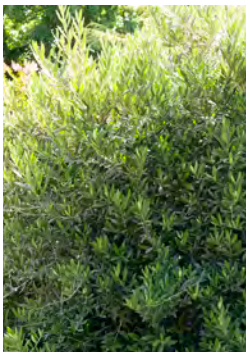
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S-22


S-23


S-24


S-25

4.1.V COMMUNITY PLANT PALETTE

GRASS, GROUNDCOVER & VINE PALETTE

SYM	COMMON NAME	BOTANICAL NAME	WUCOLS
	GRASSES		
G-1	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS	L
G-2	WESTERN MEADOW SEDGE	CAREX PRAEGRACILIS	M
G-3	ATLAS FESCUE	FESTUCA MAIREI 'CANYON PRINCE'	L
G-4	MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	M
G-5	WHITE MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	L
G-6	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	L
G-7	PINE MUHLY	MUHLENBERGIA DUBIA	L
G-8	LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	L
G-9	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	L
G-10	EVERGREEN FOUNTAIN GRASS	PENNISETUM 'FAIRY TAILS'	M
G-11	SLENDER VELDT GRASS	PENNISETUM SPATHIOLATUM	L
G-12	AUTUMN MOOR GRASS	SESLERIA AUTUMNALIS	M
G-13	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	L
	GROUNDCOVER		
GC-1	MYOPORUM	MYOPORUM PARVIFOLIUM & CVS.	L
GC-2	GROUNDCOVER ROSES	ROSA 'DRIFT SERIES'	M
	VINES		
V-1	CREEPING FIG	FICUS PUMILA	M
V-2	CAT'S CLAW VINE	MACFADYENA UNGUIS-CATI	L
V-3	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	M


G-1


G-2


G-3


G-4


G-5

4.1 | Landscape Design Guidelines

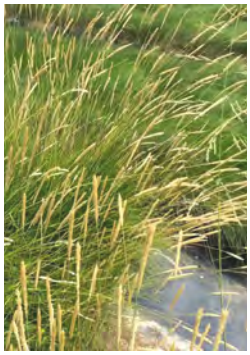

G-6


G-7


G-8


G-9


G-10


G-11


G-11


G-13


GC-1


GC-2


V-1


V-2


V-3

4.2 ARCHITECTURAL DESIGN GUIDELINES

The purpose of this section is to provide guidance on the architectural design and massing of the various homes and structures within Viñedo.

4.2.A VISION STATEMENT

The community of Viñedo is designed to reflect the rich agrarian and architectural histories of the region. The design intent is to create a community that touches upon this history while adapting to meet the needs of today's active lifestyles and market expectations. To accomplish this, a palette of architectural styles was derived from these indigenous historical influences of the region.

Viñedo will offer a wide variety of new housing options and amenities, appropriately, in four architectural styles.

Three styles were identified for the residential buildings in Viñedo: Progressive Spanish, Modern Farmhouse and Wine Country Chic. Influenced by the numerous rural and agricultural buildings in the region; a fourth style, Commercial Agrarian, was chosen for the amenity and commercial structures located throughout the community.

The following architectural guidelines work in conjunction with the extensive network of open space and amenities to create an immersive environment that is an extension of the history of the site. This consistent architectural language creates a unique and strong a sense of place. The extensive landscape design found throughout the community also seeks to marry the built and natural environments, further reinforcing this theme.

4.2.B ARCHITECTURAL STYLES

As a tribute to the City and its history, the styles chosen for Viñedo were inspired by the rich architectural history of Paso Robles. While incorporating modern adaptations and contemporary features expected in today's housing market, the architectural styles chosen were derived from indigenous historical influences of the region.

Spanish architectural influences first migrated north from Mexico in the early 1800's. A combination of the westward movement, fertile farmland and natural hot springs initially drew pioneers to the region.

Agriculture became the catalyst for the growth of Paso Robles, incorporating in 1889. Wine grapes were first planted as early as 1797 by the Spanish conquistadors and Franciscan missionaries.

Today Paso Robles is one of the most desired wine growing regions in the country.

The Progressive Spanish, Modern Farmhouse and Wine Country Chic styles complement one another while using simple yet elegant details to differentiate themselves. These styles support a myriad of housing typologies and plans that cater to a wide range of lifestyles. Another common theme amongst all housing typologies is their emphasis on indoor/outdoor living opportunities.

4.2.C DESIGN PRINCIPLES

The following principles will help guide the development of the architecture to ensure a high level of quality and design consistency throughout the community:

- Choose appropriate massing and roof forms based on each architectural style;
- Design architectural elements and details to reinforce style languages;
- Create diverse and visually interesting streetscenes by varying styles, colors and materials along streetscapes;
- Architecture-forward: designs should emphasize architecture and deemphasize garages; and
- Utilize porches and patios to soften streetscapes and promote social interaction.

4.2 | Architectural Design Guidelines

4.2.D ARCHITECTURAL PLAN MIX

- Homes and multi-family buildings shall be plotted in a manner that provides a variety of plans and elevation styles along all streetscapes.
- No two plans may be plotted next to or directly across from one another.
- Plotting the same elevation style for more than two buildings in a row is discouraged to promote streetscape diversity.
- Where multi-family buildings of the same type must plotted next to or across from each other, different elevation styles and color palettes shall be used.

Each neighborhood shall have a minimum of the following floor, unit and building plans and elevation styles:

SINGLE FAMILY NEIGHBORHOODS

SFD Conventional Lots (70x110s)

- 3 floor plans
- 3 elevation styles each

SFD Conventional Lots (60x110s)

- 3 floor plans
- 3 elevation styles each

SFD Conventional Lots (50x110s)

- 3 floor plans
- 3 elevation styles each

SFD Greencourts (40x80 Alley-Loaded):

- 3 floor plans
- 3 elevation styles each

SFD Motorcourts

- 3 floor plans
- 3 elevation styles each

MULTI-FAMILY NEIGHBORHOODS

Townhomes

- 5 unit plans
- 3 building plans
- 2 elevation styles each

Multi-Family

- 4 unit plans
- 1 building plan
- 2 elevation styles

4.2.E MULTI-FAMILY SITE PLANNING

BUILDING PLACEMENT

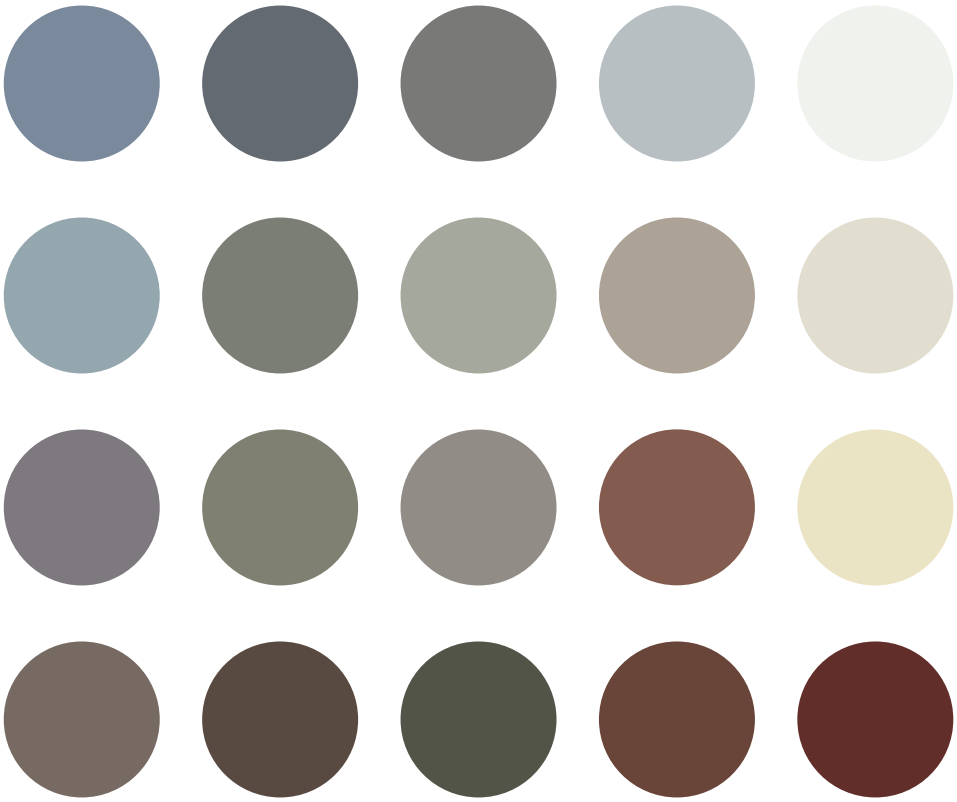
Buildings should be placed along the perimeter of blocks and edges of open space to better define the streetscape and reinforce purposeful spaces.

PARKING

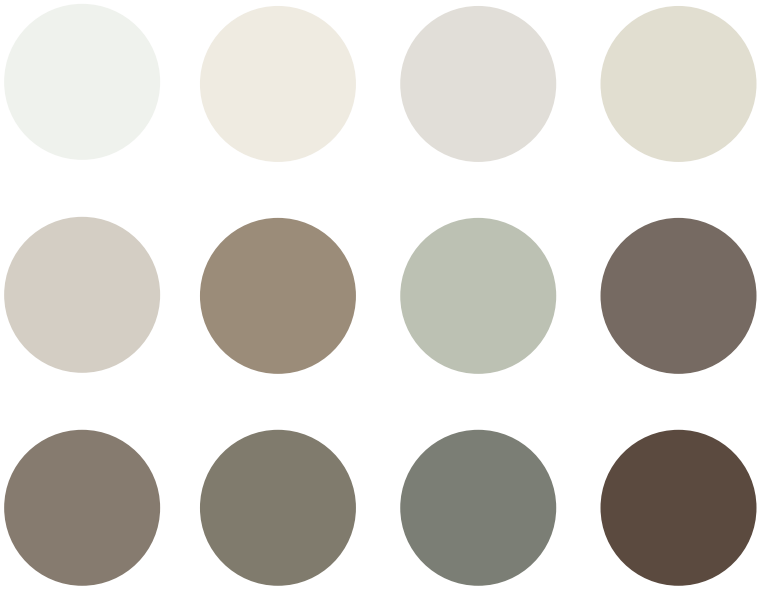
Surface parking shall be located mid-block whenever possible to minimize its visual impact from surrounding public frontages.

4.2.F COLORS & MATERIALS

BODY COLORS-SIDING



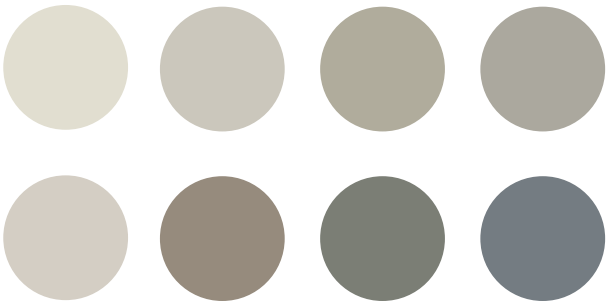
BODY COLORS-STUCCO



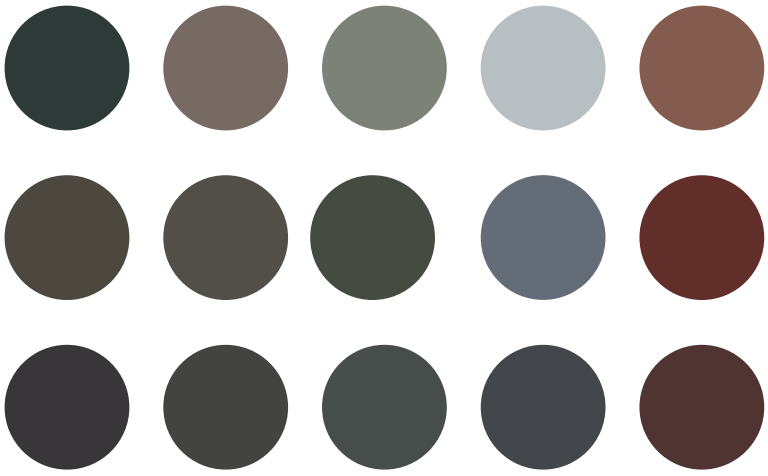
4.2 | Architectural Design Guidelines

4.2.F COLORS & MATERIALS

TRIM COLORS



ACCENT COLORS



4.2.F COLORS & MATERIALS

STONE






BOARD-FORMED NATURAL CONCRETE

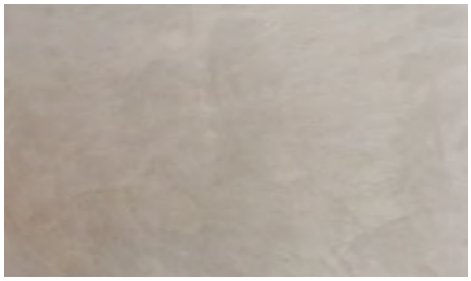

BRICK



4.2 | Architectural Design Guidelines

4.2.F COLORS & MATERIALS

SMOOTH STUCCO

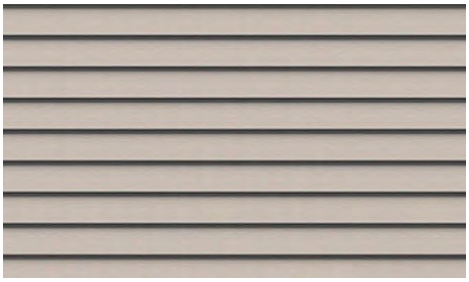
SAND FINISH STUCCO


BOARD AND BATTEN SIDING

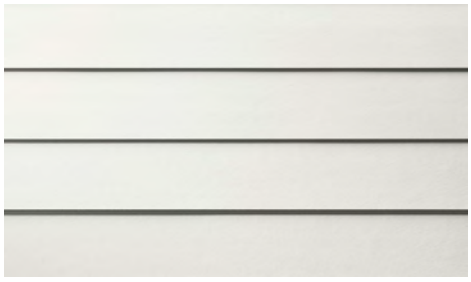

CEMENTITIOUS SHAKE

4.2.F COLORS & MATERIALS

LAP SIDING (HORIZONTAL, NARROW)



LAP SIDING (HORIZONTAL, WIDE)



LAP SIDING (HORIZONTAL, ALTERNATING EXPOSURES)

VERTICAL SIDING

4.2 | Architectural Design Guidelines

4.2.F COLORS & MATERIALS

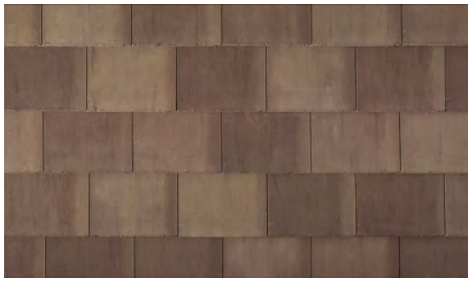
CONCRETE SHAKE ROOFING



SPANISH TILE



FLAT CONCRETE TILE

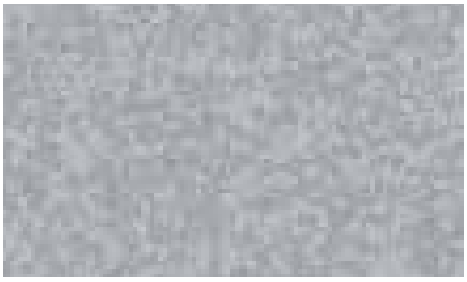




COMPOSITION SHINGLE ROOFING (8:12 PITCH OR GREATER)



4.2.F COLORS & MATERIALS

STANDING SEAM METAL ROOFING



CORRUGATED STEEL ROOFING

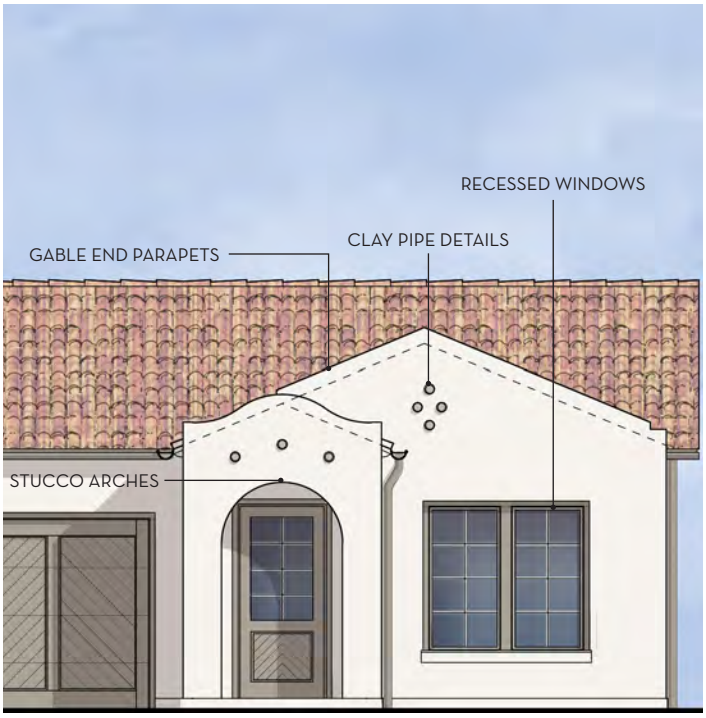
4.2.G PROGRESSIVE SPANISH

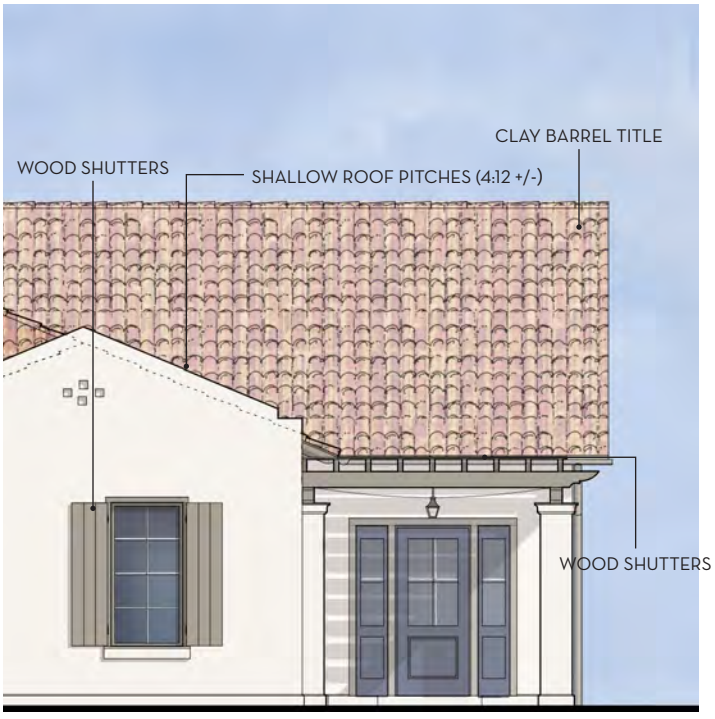
The Progressive Spanish style is a direct evolution of the longstanding Mission style found in the region. With its use of simple massings and clean facades and punched openings, the style easily lends itself to more contemporary and playful adaptations.

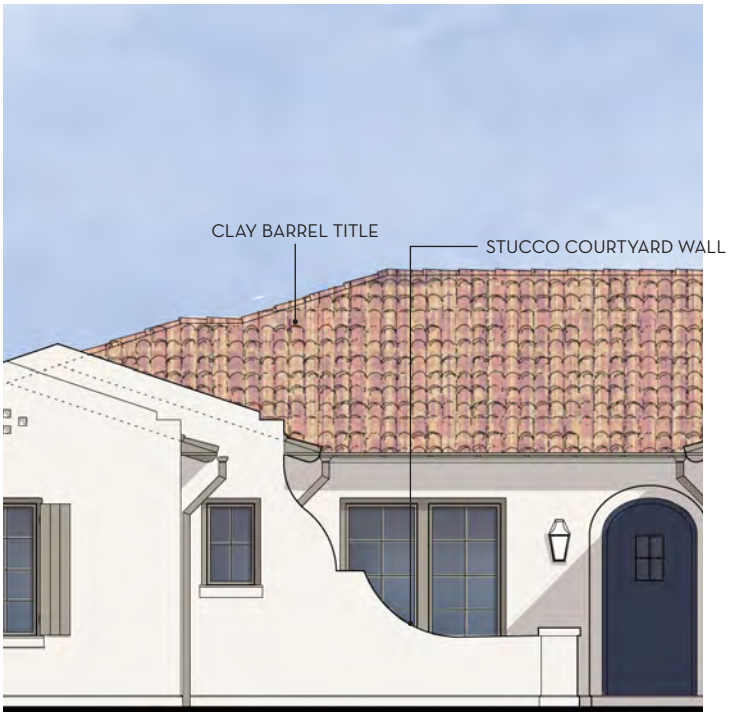
Some of the most notable characteristics of the Progressive Spanish style include “S” tile roofs, stucco walls, recessed entry doors and porticos, highlighted ornamental iron work and carefully proportioned windows appropriate to the building massing.

4.2 | Architectural Design Guidelines

4.2.G.I ELEMENTS OF THE PROGRESSIVE SPANISH STYLE







4.2.G.I ELEMENTS OF THE PROGRESSIVE SPANISH STYLE

PROGRESSIVE SPANISH DESIGN ELEMENTS		
Elements	Standard Elevations	Enhanced Elevations*
Architectural Components	• Simple massings • Arched accents	• Balconies/verandas • Sun shades/shutters • Decorative metal accents and canopies
Roof Components	• Clean roof forms • Mixture of shallow-roof pitches, parapets and flat roofs • Roof pitch range: flat to 4:12	
Roof Materials	• Concrete barrel tile	• Wood trellis accents
Roof Colors	• Hues of terra cotta	
Wall Materials	• Medium sand float stucco finish (16/20 minimum)	• Stone or tile accents
Wall Colors	• Toned whites & light to medium light value warm colors	
Trim & Details	• Proportional entry light fixtures • Trim as appropriate	
Trim/Accent Colors	• Deep, saturated tones that contrast with the austerity of the clean stucco walls	
Windows	• Recessed • Square or vertical pane proportions	• Deep Recess • Header or Sill details • Shutters
Doors	• Solid or glazed front entry doors	• Arched entry
Garage Doors	• Raised panel or horizontal	• Windows

*Enhanced Elevation elements are required on all front and side-facing facades directly adjacent to a Public Right of Way including streets, parks, paseos, and mid-block pedestrian paths. Such elevations shall have a minimum of (2) two enhanced elements per facade.

4.2 Architectural Design Guidelines

4.2.G.II VARIOUS REPRESENTATIONS OF THE PROGRESSIVE SPANISH STYLE

4.2.H MODERN FARMHOUSE

The Modern Farmhouse style is defined by clean lines and simple geometric forms that are paired with traditional material applications. The style is an evolution of rural Americana and agriculturally influenced designs adapted for today's modern lifestyle.

Conceptual Modern Farmhouse Front Elevation: 50' x 100'

4.2 | Architectural Design Guidelines

4.2.H.I ELEMENTS OF THE MODERN FARMHOUSE STYLE

4.2.H.II ELEMENTS OF THE MODERN FARMHOUSE STYLE

MODERN FARMHOUSE DESIGN ELEMENTS		
Elements	Standard Elevations	Enhanced Elevations*
Architectural Components	• Clean lines • Simple geometric forms	• Porches • Patios
Roof Components	• Clean, uncomplicated roof forms • Predominately gable ends • Roof pitch range: 4:12 to 12:12	• Rafter tails
Roof Materials	• Standing Seam, Concrete tile, Corrugated Metal and Composition Shingle (8:12 and greater)	• Standing Seam Roof • Corrugated Metal accents
Roof Colors	• Natural metal, greys and darker tonal values	
Wall Materials	• Board and Batten, siding, shake, Medium sand float stucco finish (16/20 minimum)	• Stone or concrete veneer accents
Wall Colors	• Toned whites & light to medium light value warm colors	
Trim & Details	• Well-placed & proportional entry light fixtures • Trim as appropriate	
Trim Colors	• Stark white or subtly contrasting color	
Windows	• Recessed • Vertically proportioned panes	• Trimmed openings • Shutters
Doors	• Solid or glazed front entry doors	• Stoop or covering
Garage Doors	• Horizontal or raised panel	• Windows

*Enhanced Elevation elements are required on all front and side-facing facades directly adjacent to a Public Right of Way including streets, parks, paseos, and mid-block pedestrian paths. Such elevations shall have a minimum of (2) two enhanced elements per facade.

4.2 | Architectural Design Guidelines

4.2.H.III VARIOUS REPRESENTATIONS OF THE MODERN FARMHOUSE STYLE

4.2 Architectural Design Guidelines

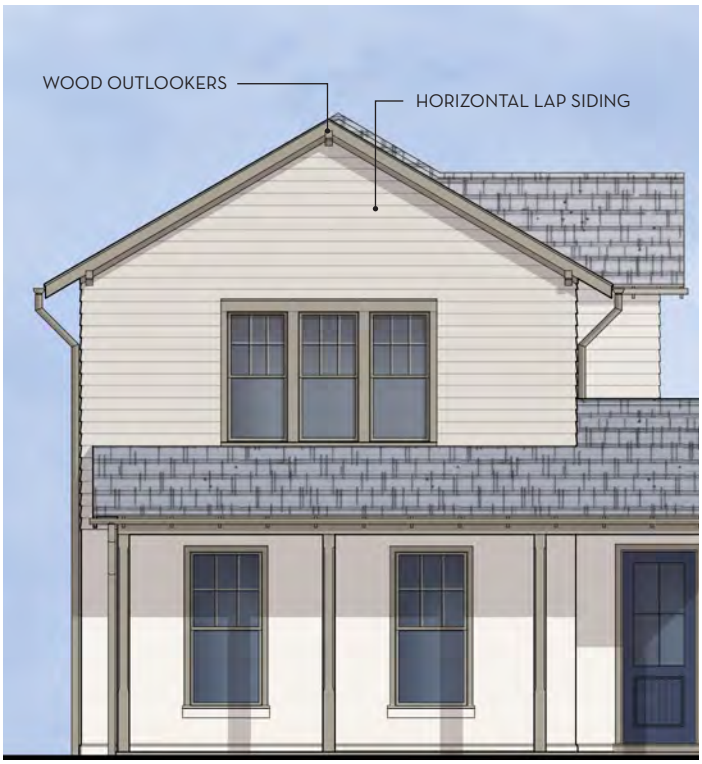
4.2.1 WINE COUNTRY CHIC

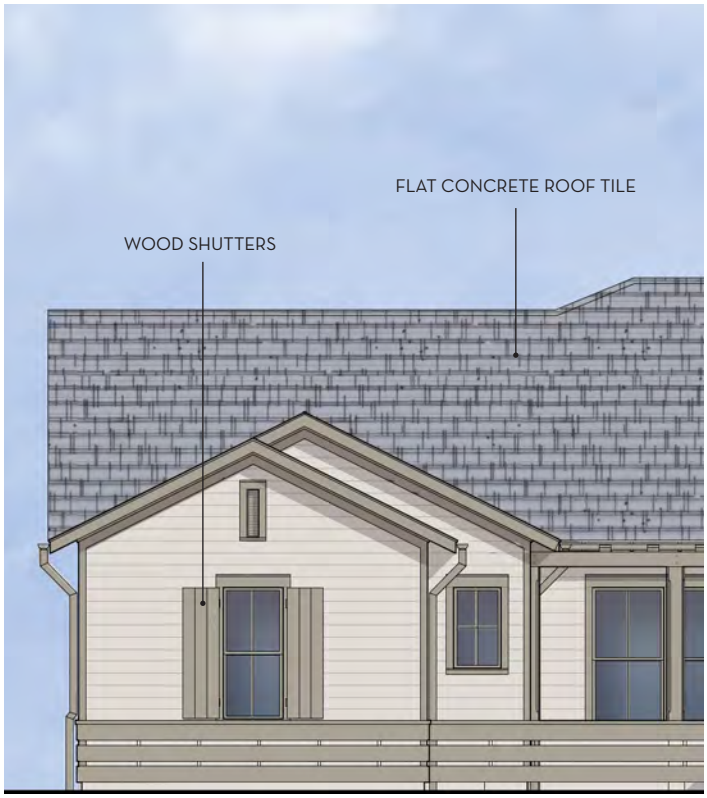
Wine Country Chic is a more refined style with rustic roots. The style is characterized by the use of subtle textures and details for a more sophisticated visual palette. Roof forms typically use lower pitches and are either gabled or hipped.

Conceptual Wine Country Chic Front Elevation: 50' x 100'

4.2 Architectural Design Guidelines

4.2.1.1 ELEMENTS OF THE WINE COUNTRY CHIC STYLE





4.2.I.II ELEMENTS OF THE WINE COUNTRY CHIC STYLE

WINE COUNTRY CHIC DESIGN ELEMENTS		
Elements	Standard Elevations	Enhanced Elevations*
Architectural Components	• Simple geometric forms • Horizontal lines	• Porches • Patios
Roof Components	• Simple roof forms • Hip and gable forms • Roof pitch range: 3:12 to 8:12	• Rafter tails
Roof Materials	• Standing Seam, Concrete tile, Corrugated Metal and Composition Shingle (8:12 and greater)	• Standing Seam Roof • Corrugated Metal accents
Roof Colors	• Natural metal, greys and darker tonal values	
Wall Materials	• Siding, shake, Medium sand float stucco finish (16/20 minimum)	• Stone or concrete veneer accents
Wall Colors	• Whites or saturated earth tones	
Trim & Details	• Well-placed & proportional entry light fixtures • Delicate trim details as appropriate	• Enhanced trim accents
Trim Colors	• Stark white or subtly contrasting color	
Windows	• Recessed • Vertically proportioned panes	• Bay windows • Shutters
Doors	• Solid or glazed front entry doors	• Stoop or covering
Garage Doors	• Horizontal or raised panel	• Windows

*Enhanced Elevation elements are required on all front and side-facing facades directly adjacent to a Public Right of Way including streets, parks, paseos, and mid-block pedestrian paths. Such elevations shall have a minimum of (2) two enhanced elements per facade.

4.2 | Architectural Design Guidelines

4.2.1.III VARIOUS REPRESENTATIONS OF THE WINE COUNTRY CHIC STYLE

4.2.J COMMERCIAL AGRARIAN

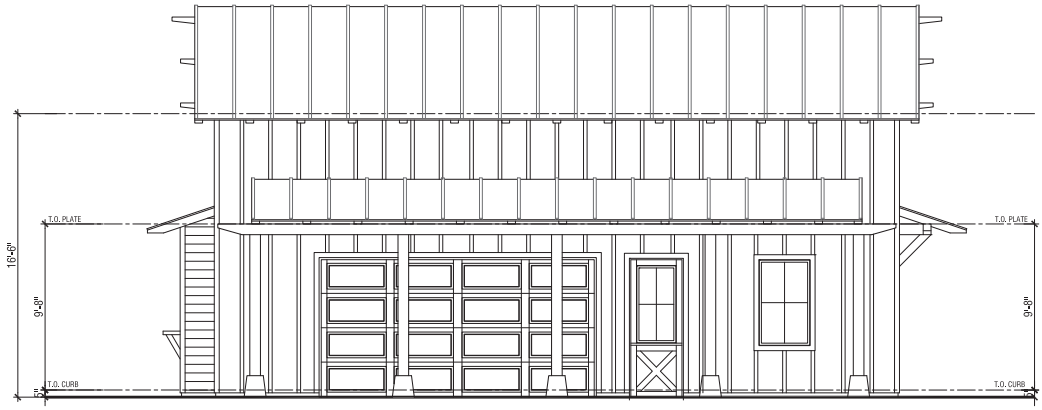
The Commercial Agrarian Style is a contemporary take on vernacular architecture. The style takes inspiration from the indigenous agrarian structures of the region. The large, simple forms of the agri-dustrial facilities are well-suited for commercial applications such as The Overlook (main recreation center). Furthermore, these farms and industrial facilities are typically arranged in campus configurations. This is an effective way to simultaneously break down the scale of the program while creating many "outdoor rooms" and interesting spatial relationships between buildings.

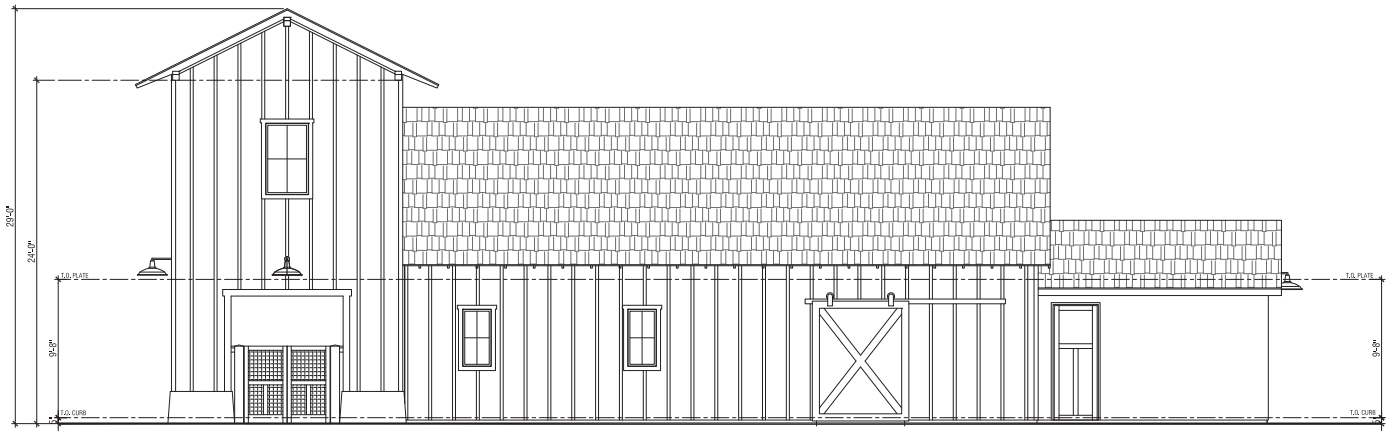
Conceptual Wine Country Chic Front Elevation: 50' x 100'

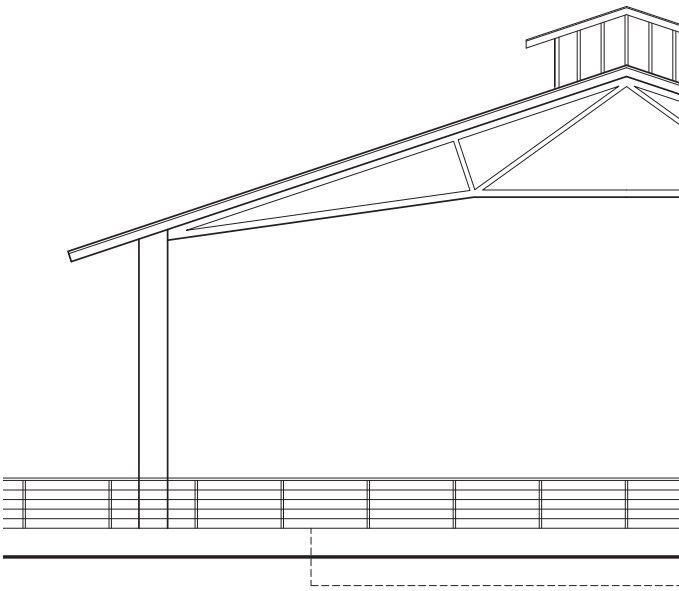
4.2 | Architectural Design Guidelines

4.2.J.1 COMMERCIAL AGRARIAN

The Wine Country Chic style.... .







4.2.J.II ELEMENTS OF THE COMMERCIAL AGRARIAN STYLE

COMMERCIAL AGRARIAN DESIGN ELEMENTS		
Elements	Standard Elevations	Enhanced Elevations*
Architectural Components	• Simple, pure geometric forms • 'Commercial scale' compositions • Indoor/Outdoor program relationships	• Patios/ verandas • Decorative accents and canopies
Roof Components	• Clean, uncomplicated roof solutions • Mixture of shallow-roof pitches • Roof pitch range: 2:12 to 8:12	• Exposed rafter tails
Roof Materials	• Standing Seam, Corrugated Metal and Composition Shingle	• Accent metal roof
Roof Colors	• Natural metal hues	
Wall Materials	• Board and batten, siding, stone veneer, board-formed concrete	• Stone or concrete veneer accents
Wall Colors	• White and saturated earth tones	
Trim & Details	• Trim as appropriate	
Trim Colors	• Match the body color, or stark white to contrast against it	
Windows	• Recessed • Square or vertically proportioned panes • Large scale openings	• Bay windows • Enhanced Shutters
Doors	• Celebration of main entrances	• 10' doors
Garage Doors	• Roll up aluminum and glass	

*Enhanced Elevations are defined as all front or side architectural facades directly adjacent to a Public Right of Way including streets, parks, paseos, and mid-block pedestrian paths. Such elevations shall have a minimum of (2) two enhanced elements per facade.

4.2 | Architectural Design Guidelines

4.2.J.III VARIOUS REPRESENTATIONS OF THE COMMERCIAL AGRARIAN STYLE

4.3 Design Review Process

4.3.A DESIGN REVIEW & APPROVAL PROCESS

Following adoption of this Specific Plan, separate Development Plan applications shall be submitted for each Planning Area (PA) consistent with this plan and all other applicable City regulations. These applications shall include all required final engineering plans and elements for subdivisions including infrastructure, utilities, landscaping and site improvements. These Development Plans shall be reviewed for consistency with this Specific Plan and all other applicable City requirements.

The process by which each Planning Area will be reviewed is outlined below.

Prior to any City submittal, each Builder shall first submit all plans to the Master Developer for substantial conformance review. Once approved by the Master Developer, the plans may be submitted to the City for final site plan review and approval.

PRE-APPLICATION MEETING

A pre-application meeting with the Community Development Director shall be held prior to the submittal of a proposed project.

SUBDIVISION MAPS

Each Planning Area will require a Tentative Tract and Final Tract Map for subdivision. Land plans and lotting may be refined during this process so long as they are consistent with the parameters outlined herein.

DEVELOPMENT PLAN

In addition to the TTM process, builders are required to simultaneously submit a detailed Development Plan package that includes:

- a detailed site plan,
- landscape plan,
- grading and drainage plan,
- fencing/wall plan, and
- a schematic architectural package for all structures located within the Planning Area.

PLANNING COMMISSION REVIEW

Once a project is deemed to be complete, it will be reviewed by the Planning Commission for consistency with the objectives outlined in this Specific Plan. Once approved, a builder may proceed with construction documents and obtaining building permits.

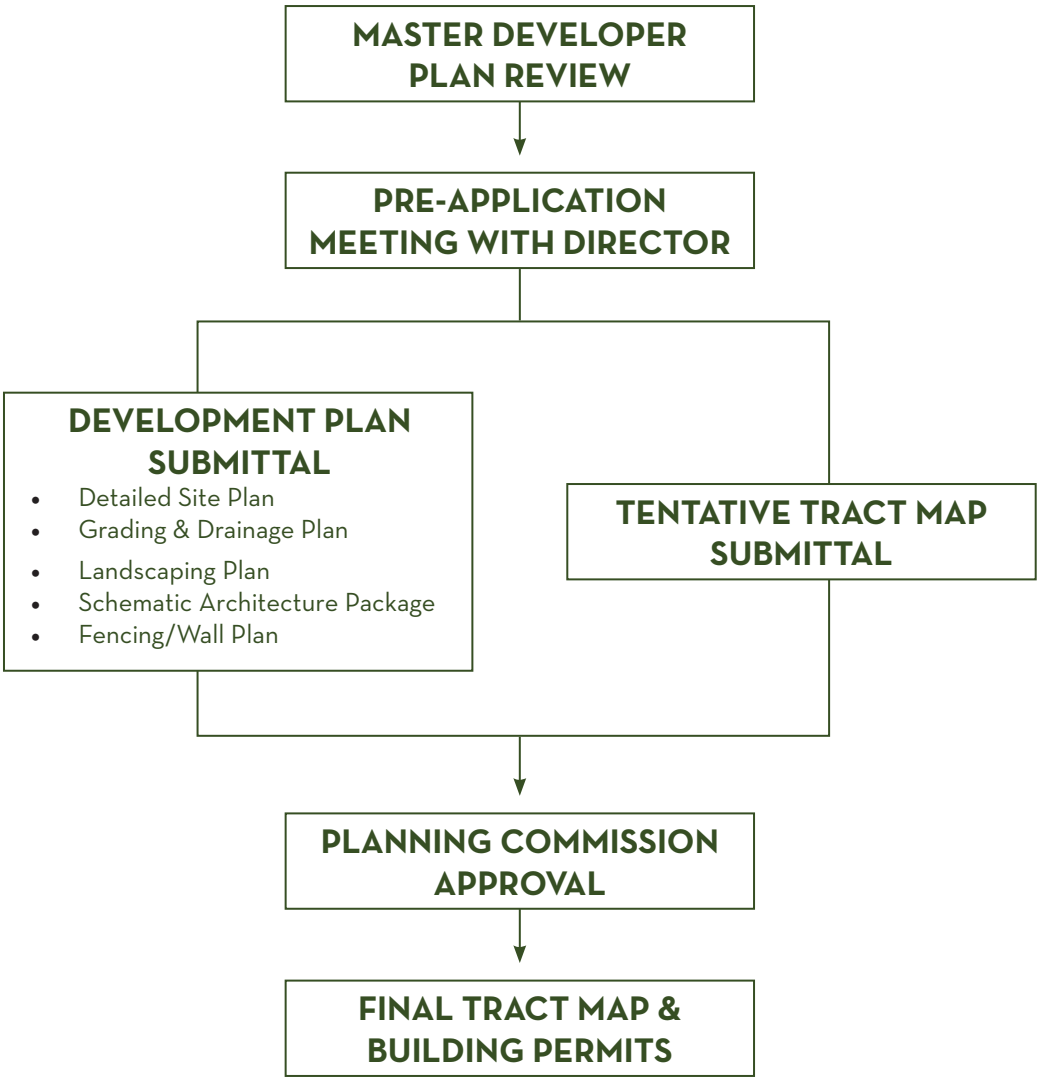
DESIGN SUBMITTAL PACKAGE

As Part 2 of this Specific Plan, the Design Submittal Package is a comprehensive collection of approved schematic architecture for all structures located within Viñedo and represents one possible outcome of such standards and guidelines. Such structures were designed to comply with the Development Standards and Architectural Guidelines contained herein.

Following adoption of this Specific Plan, a Builder could elect to advance these approved designs and pursue final Building Permits with an approved Site Plan. Alternatively, a Builder could elect to propose alternative designs or some combination thereof.

4.3 Design Review Process

4.3.1 DEVELOPMENT PLAN PROCESS REQUIRED FOR EACH PLANNING AREA:



4.3.B SUBSTANTIAL CONFORMANCE DETERMINATION

For minor revisions that do not change the meaning or intent of the Viñedo Specific Plan, these shall be processed administratively. Such requested revisions must also be found to be in conformance with the General Plan and all applicable City standards.

The following list is designed to illustrate examples of those items that would allow for an administrative level of approval:

- Minor alterations in internal right of way alignments that do not substantially alter the land plan or circulation patterns;
- Minor revisions in grading and resulting drainage that do not effect the overall Water Quality Master Plan;
- Modifications to design elements such as materials and finishes so long as they are found to be consistent and compatible with the other approved elements;
- Modifications to the phasing plan if infrastructure is available and associated mitigation measures will be implemented;
- Transfer of density between Planning Areas so long as it does not exceed the total allowable number of dwelling units in the Specific Plan; and
- Minor alterations to the design or orientation of landscape areas or recreational amenities so long as the character and intent is maintained.

4.3.C AMENDMENTS TO THE SPECIFIC PLAN

The Viñedo Specific Plan includes a detailed site plan for each Planning Area in addition to a comprehensive collection of schematic architecture approved for all structures located within Viñedo. It is understood however, that modifications may be necessary in any project due to changes in the economy or changes in builder/consumer preferences over the life of a project. Therefore, flexibility is necessary to construct a successful community.

Any modifications to this Specific Plan shall be made in accordance to the process outlined below.

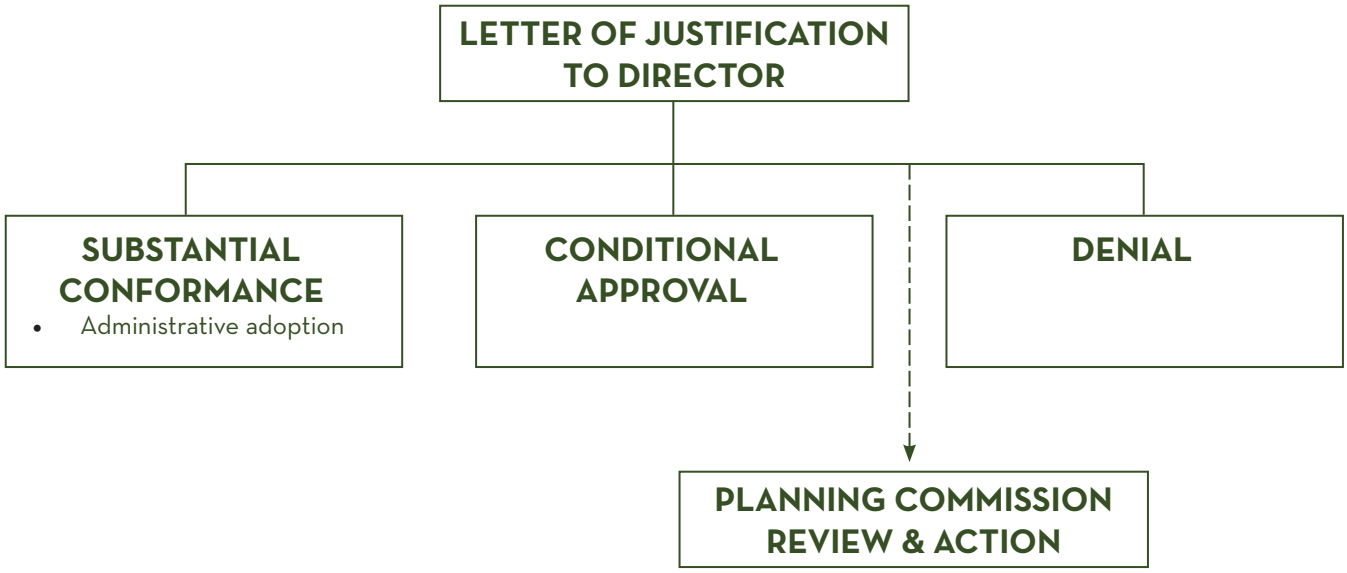
The Master Developer or builder shall first submit a letter of justification to the Community Development Director explaining why a modification is warranted.

If the modification is determined to be in substantial conformance with this Specific Plan, it may administratively be adopted. Alternatively, a project may also be conditionally approved or denied. The Community Development Director shall also have the authority to refer any such request to the Planning Commission.

An amendment shall be required for any proposed item that would result in a change to the character or intent of the standards and guidelines contained herein or that would trigger a supplemental EIR for this Specific Plan.

4.3 Design Review Process

4.3.2 SPECIFIC PLAN AMENDMENT PROCESS:



CHAPTER 5

IMPLEMENTATION & PHASING

5.0 Implementation & Phasing

This chapter outlines the anticipated phasing and implementation steps necessary to execute the Specific Plan including financial, construction and maintenance responsibilities.

The Implementation and Phasing Plan will help to ensure the expedient completion of public facilities, utilities and other necessary improvements as well as the ongoing proper maintenance of these facilities. Table 5.4: Financing, Construction and Maintenance Plan Summary outlines the parties responsible for each of these steps in the development of improvements proposed by the Specific Plan.

5.1 SEVERABILITY

If any section or clause of this Specific Plan is found to be invalid, such decision shall not affect the validity and enforceability of the remaining portions of this Plan.

5.2 DEVELOPMENT AGREEMENT

In addition to the requirements and provisions contained herein, the development of the Specific Plan shall be subject to the conditions outlined in the associated Development Agreement. All required off-site improvments shall also be outlined in this document.

5.3 CEQA MITIGATION MEASURES

All CEQA mitigation measures shall be determined and outlined in the associated Environmenal Impact Report for this Specific Plan.

5.4 FINANCING

Numerous mechanisms are available for financing the required improvements of this Specific Plan. All financing plans prepared for the implementation of this Specific Plan shall analyze a series of options to determine the best suited alternatives.

The following is a summary of potential mechanisms that could be used to finance improvements of this Specific Plan. Other sources may be available such as bonds or grants that are not listed below.

- Developer Funding
- Special Assessment Districts
- Community Facilities Districts

5.5 CONSTRUCTION

The installation and construction of necessary improvements will be conducted by the Master Developer, by Builders or a combination thereof.

5.6 MAINTENANCE

The proper long-term maintenance of common areas, recreation facilities and neighborhood parks are of paramount importance to both the appearance and functionality of Viñedo. A detailed Maintenance Plan will be developed by the that establishes standards and protocols to ensure the upkeep of such facilities.

A perminant maintenance organization/Home Owners Association shall be established for the Specific Plan area to maintain all common areas as outined in the Development Agreement.

5.7 Financing, Construction & Maintenance Plan Summary (Table)

TABLE 5.1: FINANCING, CONSTRUCTION & MAINTENANCE PLAN SUMMARY

SERVICE/ FACILITY	FINANCING	CONSTRUCTION	MAINTENANCE
ROADWAY ELEMENTS			
Public Street ROWs	Master Developer or City CFD	Master Developer	City CFD
Private Street ROWs	Master Developer	Master Developer	Master HOA or Sub-HOA
PUBLIC FACILITIES			
Storm Drainage Facilities	Master Developer or City CFD	Master Developer	City CFD
Detention/Water Quality Basins	Master Developer or City CFD	Master Developer	Master HOA & City of PR
Sewer Facilities	Master Developer or City CFD	Master Developer	City of PR
Water Facilities	Master Developer or City CFD	Master Developer	City of PR
Community Parks	TBD	TBD	City CFD
SHARED FACILITIES			
Common Area Landscape & Improvements	Master Developer	Master Developer	City CFD and/or HOA
Neighborhood Parks	Master Developer or Builder	Master Developer or Builder	City CFD and/or HOA
Private Recreation Centers	Master Developer	Master Developer	HOA
Community Walls/Fences/ Entry Gates/ Monumentation	Master Developer	Master Developer	City CFD and/or HOA
Community Signage (Wayfinding)	Master Developer	Master Developer	City CFD and/or HOA
PRIVATE FACILITIES			
Front Yard Landscape	Builder	Builder	Property Owner
Rear & Side Yard Landscape	Property Owner	Property Owner	Property Owner
Privacy Fences	Builder	Builder	Property Owner
Commercial Signs/Landscape	Property Owner	Property Owner	Property Owner

CFD Communities Facilities District
HOA Home Owner's Association

5.8 Development Phasing Plan

The development phasing plan for any large master plan community should provide flexibility but present the most cost-effective solution to developing property in terms of capital outlay for off-site public infrastructure improvements. The development of the Olsen-Chandler Ranch Specific Plan should follow a phasing plan that presents the opportunity to develop individual parcels of land without excessive off-site infrastructure improvements.

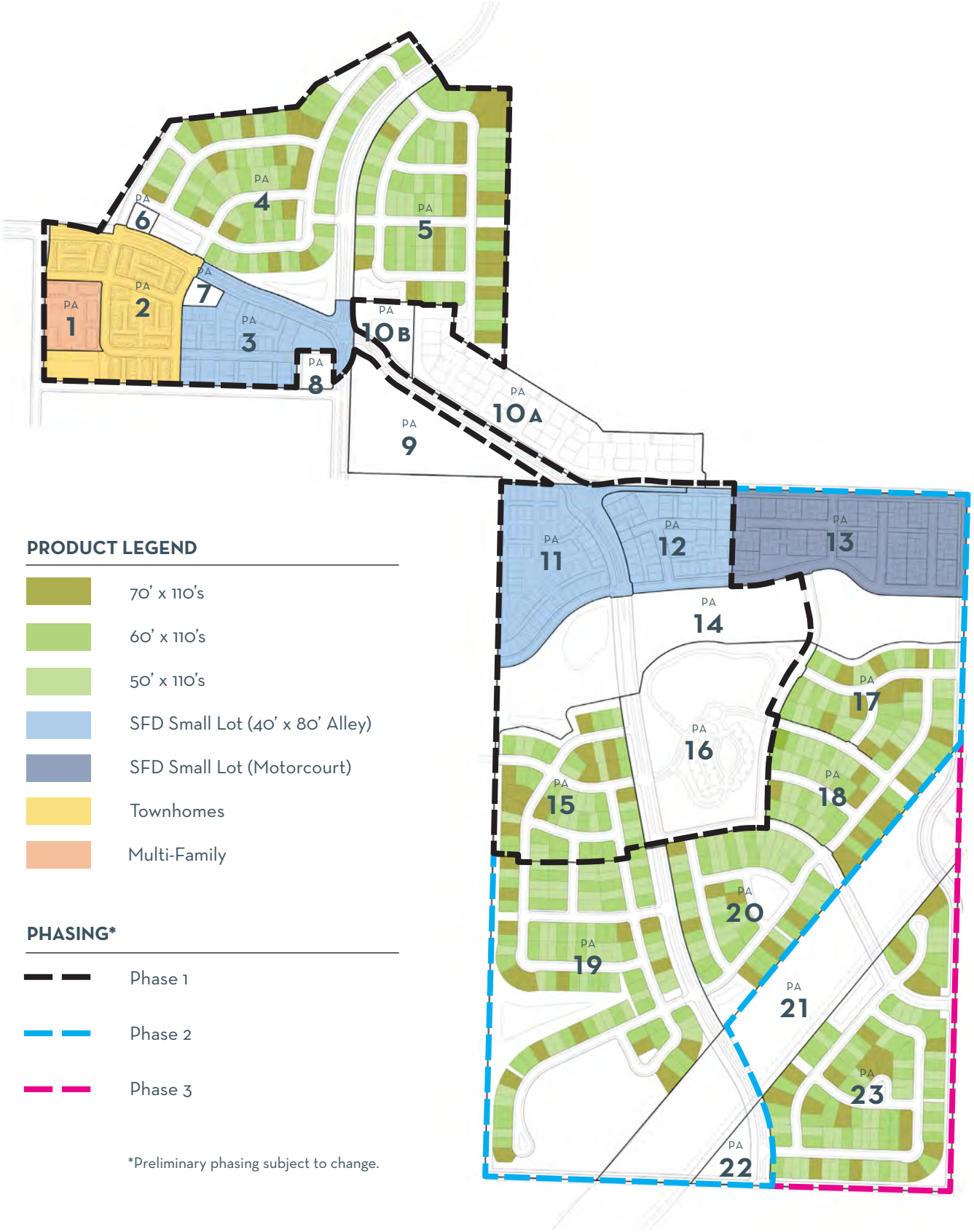
Major roadway infrastructure required for this project will be the construction of approximately 1.4 miles of NIBLICK Road from Fontana Road to Meadowlark Road at the southerly boundary of Olsen Ranch; construction of approximately 1,700 feet of Airport Road from the northerly boundary of Chandler Ranch to the proposed round-a-bout at NIBLICK Road and approximately 800 feet of roadway widening of Airport Road from the NIBLICK Road round-a-bout to Linne Road; the construction of approximately 2,800 feet of Parkview Lane from the westerly boundary of Olsen Ranch to Hanson Road; approximately 2,200 feet of improvements to Linne Road; approximately 4,000 feet of improvements to Hanson Road from Linne Road to Meadowlark Road; and approximately 2,250 feet of improvements along Meadowlark Road from the western boundary of Olsen Ranch to Hanson Road.

In addition to the roadway backbone infrastructure required to serve each parcel, utilities such as water, sanitary sewer and drainage facilities will be extended from the City of Paso Robles existing system within the proposed roadway infrastructure to serve each parcel.

This phasing plan outlines one option for the development approach. The actual phasing of the Specific Plan development will be based on market conditions and the land use that is in demand at the time of development. In the case of the Olsen-Chandler Specific Plan, the parcels with higher density are located adjacent to existing roadways and utility connection points, while the large single family lots are located more internally into the Specific Plan. The development of the parcels with larger single-family lots will require more off-site infrastructure in the earlier construction stages of the Specific Plan. The Phasing Plan relates to multiple planning areas of the total Specific Plan Area, excluding Planning Areas 8, 9 and 10. T

The following matrix outlines the phasing of major infrastructure elements through the build-out of the community.

5.8 | Development Phasing Plan



PRODUCT LEGEND

- 70' x 110's
- 60' x 110's
- 50' x 110's
- SFD Small Lot (40' x 80' Alley)
- SFD Small Lot (Motorcourt)
- Townhomes
- Multi-Family

PHASING*

- Phase 1
- Phase 2
- Phase 3

*Preliminary phasing subject to change.

5.8 Development Phasing Plan

MAJOR INFRASTRUCTURE DEVELOPMENT MATRIX

PLANNING AREA (PA)	MAJOR ROADWAYS	ROADWAY FRONTAGE IMPROVEMENTS	WATER FACILITIES	RECYCLED WATER FACILITIES
PHASE 01				
Prior to 1st CO within Specific Plan Area				
Prior to 1st CO within Specific Plan Area				
PA-1		Approximately 800' of curb, gutter, sidewalk improvements with grind and overlay on Fontana Road from Niblick Road to Linne Road		
PA-2	Extension of Niblick Road from intersection of Niblick Road and Fontana Road to PA2 entry	Approximately 800' of curb, gutter, sidewalk improvements with grind and overlay on Linne Road from Fontana Road to PA 2 entry	Extend 12" water main from Niblick Road and Fontana Road intersection to PA 2 entry	
PA-3	Extension of Niblick Road from PA2 entry to Airport Road roundabout	Approximately 900' of curb, gutter, sidewalk improvements with grind and overlay on Linne Road from PA 2 entry to Airport Road	Extend 12" water main from PA 2 entry to Airport Road	
PA-4	Extension of Niblick Road from intersection of Niblick Road and Fontana Road to Airport Road roundabout		Extend 12" water main from Niblick Road and Fontana Road intersection to Airport Road roundabout	
	Widening 800' of Airport Road from Linne Road to Niblick Road including the roundabout at Niblick Road.		Extension of 800' of 12" water line from Linne Road to the Niblick Road roundabout	

5.8 Development Phasing Plan

SANITARY SEWER FACILITIES	DRAINAGE SYSTEM	DRY UTILITIES	MULTI PURPOSE TRAILS
Capacity improvements to replace 2,200 lf of sanitary sewer within Scott Street. Upgrades include the replacement of the 12" VCP with an 18" PVC main			
Capacity improvements to replace 1,700 lf of sanitary sewer within Commerce Way. Upgrades include the replacement of the 10" VCP with a 15" PVC main			
Install approximately 200' Sanitary Sewer main from development to existing City infrastructure	Install approximately 800' of storm drain system from Niblick Road to intersection of Fontana Road and Linne Road	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
		Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
		Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
		Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	

5.8 Development Phasing Plan

MAJOR INFRASTRUCTURE DEVELOPMENT MATRIX

PLANNING AREA (PA)	MAJOR ROADWAYS	ROADWAY FRONTAGE IMPROVEMENTS	WATER FACILITIES	RECYCLED WATER FACILITIES
PHASE 01				
PA-5	Extension of Airport Road from the northern boundary of South Chandler Ranch to the roundabout at Niblick Road		Extension of 1,700' of 12" water line from Northern Boundary of South Chandler Ranch to the Niblick Road roundabout	Extension of City 10" recycled waterline from the northerly boundary of South Chandler Ranch to the Niblick Road roundabout
	Widening 800' of Airport Road from Linne Road to Niblick Road including the roundabout at Niblick Road.		Extension of 800' of 12" water line from Linne Road to the Niblick Road roundabout	
PA-6				
PA-7				
PA-11	Construction of full roadway improvements for Niblick Road from Airport Road to Turtle Creek including roundabout at Linne Road		Extension of 12" water main within Niblick Road	Extension of 10" recycled water main within Niblick Road
	Extension of Parkview Lane easterly to Niblick Road			
PA-12	Construction of full roadway improvements for Niblick Road from Airport Road to Turtle Creek including roundabout at Linne Road		Extension of 12" water main within Niblick Road	Extension of 10" recycled water main within Niblick Road
	Extension of Parkview Lane from Niblick Road to PA 12 easterly boundary			

5.8 Development Phasing Plan

SANITARY SEWER FACILITIES	DRAINAGE SYSTEM	DRY UTILITIES	MULTI PURPOSE TRAILS
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
		Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
Connection and extension of 8" sanitary sewer system within Parkview Lane.	Construction of required storm drain system as outlined in final drainage report for Niblick Road	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
		Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
Extension of 8" sanitary sewer system within Parkview Lane from Niblick Road to easterly boundary of PA 12	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
		Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
			Construction of multi purpose trail within creek area

5.8 | Development Phasing Plan

MAJOR INFRASTRUCTURE DEVELOPMENT MATRIX

PLANNING AREA (PA)	MAJOR ROADWAYS	ROADWAY FRONTAGE IMPROVEMENTS	WATER FACILITIES	RECYCLED WATER FACILITIES
PHASE 01				
PA-15	Extension of Niblick Road across Turtle Creek to southern boundary of PA 15		Extension of 12" water main within Niblick Road	Extension of 10" recycled water main within Niblick Road
	Extension of Scott Road easterly through PA 15 to Niblick Road		Extension of 8" water line within Scott Road through PA 15 to Niblick Road	
PA-16	Extension of Niblick Road across Turtle Creek to southern boundary of PA 15		Extension of 12" water main within Niblick Road	Extension of 10" recycled water main within Niblick Road

5.8 Development Phasing Plan

SANITARY SEWER FACILITIES	DRAINAGE SYSTEM	DRY UTILITIES	MULTI PURPOSE TRAILS
Extension of 8" sanitary sewer within Niblick Road to southern PA 15 boundary	Construction of Turtle Creek Crossing	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.		
Extension of 8" sanitary sewer within Niblick Road to southern PA 15 boundary	Construction of Turtle Creek Crossing	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.		

5.8 Development Phasing Plan

MAJOR INFRASTRUCTURE DEVELOPMENT MATRIX

PLANNING AREA (PA)	MAJOR ROADWAYS	ROADWAY FRONTAGE IMPROVEMENTS	WATER FACILITIES	RECYCLED WATER FACILITIES
PHASE 02				
PA-13	Extension of Parkview Lane easterly for 2,000' from PA12 easterly boundary to Hanson Road	Approximately 1,800' of curb, gutter, sidewalk improvements with grind and overlay on Linne Road from Niblick Road roundabout to Hanson Road	Extension of 2,000' of 8" water main within Parkview Lane	
	Construction of 2,000' of Hanson Road from Linne Road to southern boundary of Turtle Creek			
PA-17	Construction of 2,000' of Hanson Road from Linne Road to the southern boundary of PA 17		Extension of 8" water main within Parkview Lane and up to PA 17 boundary	
PA-18				
PA-19	Extension of Niblick Road from southern boundary of PA 15 to Meadowlark Road		Extension of 12" water main within Niblick Road	Extension of 10" recycled water main within Niblick Road and through southerly internal roadway to Meadowlark Road
	Extension of Meadowlark Road from southwest boundary to the southerly entry to Olsen Ranch		Extension of 12" water main within Meadowlark Road and connection to City system	
			Install Water Booster Pump Station northwest of Our Town	

5.8 Development Phasing Plan

SANITARY SEWER FACILITIES	DRAINAGE SYSTEM	DRY UTILITIES	MULTI PURPOSE TRAILS
Extension of 2,000' of 8" sanitary sewer main within Parkview Lane	Reconstruction of culvert crossing at Turtle Creek	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.		
Extension of 8" sanitary sewer main within Parkview Lane and up to PA 17 boundary	Reconstruction of culvert crossing at Turtle Creek		
	Turtle Creek Crossing for internal access to Parkview Lane		
Upgrade to existing pumps within the Crestone Road sanitary sewer lift station	Expansion of existing pond area to create detention pond for southern portion of Olsen Ranch.	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.		

5.8 Development Phasing Plan

MAJOR INFRASTRUCTURE DEVELOPMENT MATRIX

PLANNING AREA (PA)	MAJOR ROADWAYS	ROADWAY FRONTAGE IMPROVEMENTS	WATER FACILITIES	RECYCLED WATER FACILITIES
PHASE 02				
PA-20	Extension of Niblick Road from southern boundary of PA 15 to Meadowlark Road		Extension of 12" water main within Niblick Road	Extension of 10" recycled water main within Niblick Road and through southerly internal roadway to Meadowlark Road
	Extension of Meadowlark Road from southwest boundary to the southerly entry to Olsen Ranch		Extension of 12" water main within Meadowlark Road and connection to City system	
			Install Water Booster Pump Station northwest of Our Town	

5.8 Development Phasing Plan

SANITARY SEWER FACILITIES	DRAINAGE SYSTEM	DRY UTILITIES	MULTI PURPOSE TRAILS
Connect and extend 8-inch sanitary sewer from Running Stag way through PA 19 to Niblick Road	Expansion of existing pond area to create detention pond for southern portion of Olsen Ranch.	Install gas, electric, cable, communications and fiber optic facilities within major roadways and roadway frontage improvements	
Upgrade to existing pumps within the Crestone Road sanitary sewer lift station	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.		

5.8 Development Phasing Plan

MAJOR INFRASTRUCTURE DEVELOPMENT MATRIX

PLANNING AREA (PA)	MAJOR ROADWAYS	ROADWAY FRONTAGE IMPROVEMENTS	WATER FACILITIES	RECYCLED WATER FACILITIES
PHASE 03				
PA-21				
PA-23	Reconstruction of 2,000' of Hanson Road from the southern boundary of PA 17 to Meadowlark Road			
	Extension of Meadowlark Road for approximately 1,300' from southerly entry to the Viñedo Specific plan to Hanson Road.			

5.8 Development Phasing Plan

SANITARY SEWER FACILITIES	DRAINAGE SYSTEM	DRY UTILITIES	MULTI PURPOSE TRAILS
	Storm drain facilities within the primary access roads as required to drain roadway and/or convey flows from one PA to a downstream PA to accommodate the proposed drainage plan.		

VIÑEDO

PASO ROBLES