

RESOLUTION NO. 95-88

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 95003
(BARNEY SCHWARTZ PARK)
APN: 25-371-09

WHEREAS, Planned Development 95003 has been filed by the City of Paso Robles to develop Barney Schwartz Park in five development phases which would include four (4) ballfields, snack bar, recreational amenities, and parking lot on approximately 40 acres of land located on the south side of Union Road, approximately 1500 feet east of its intersection with Highway 46 East, and

WHEREAS, in conjunction with Planned Development 95003, the City has filed Conditional Use Permit 95007 and conducted an Initial Study pursuant to the requirements of CEQA (California Environmental Quality Act), and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 1995 and June 12, 1995, and by the City Council on May 16, 1995 and June 20, 1995, and July 18, 1995, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, use permit and environmental analysis, and

WHEREAS, a resolution was adopted by the City Council granting a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed project and Conditional Use Permit application in accordance with the California Environmental Quality Act, and

WHEREAS, Section 21.23B of the Municipal Code requires adoption of a development plan in conjunction with the development of a project of this scale, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;

b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;

c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;

d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve Planned Development 95003 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Attachment A" to this resolution.

SITE SPECIFIC CONDITIONS:

2. The project shall be constructed so as to substantially conform with the development plan shown in the attached exhibit B and with the conditions established by this resolution.
3. The project shall be developed in conformance with the following standards established by the County's Airport Land Use Plan for Zone 5:
 - a. Nonreflective materials shall be used in buildings and signs. This shall particularly apply to roofing materials.
 - b. Soundproofing, where appropriate, shall be used to reduce noise to acceptable levels according to State guidelines.
 - c. No electro-magnetic transmissions which would interfere with operation of aircraft shall be emitted from the development.
 - d. An avigation easement shall be established across the property.
4. Prior to grading the site, a kit fox construction survey shall be completed in accordance with the April 3, 1995 letter received from the State Department of Fish and Game, and other requirements as necessary to comply with the Memorandum of Understanding (MOU) as may be established between the City of

Paso Robles and the U.S. Fish and Wildlife Service and the State Department of Fish and Game.

5. All lighting for the project shall be fully shielded so as not to create off-site glare or adversely impact surrounding properties. The style, location and height of lighting fixtures shall be subject to review by the Community Development Department staff prior to their installation.
6. Buildings shall be set back from Union Road a minimum of 100 feet.
7. The phasing of the project shall either comply with the approved phasing as outlined in this resolution, or in the future, phasing revisions may be submitted which shall be subject to City staff review. Staff determination on the appropriateness of the phasing revisions shall be based on the ability for that particular phase to meet the purpose and intent of environmental mitigation measures and if they achieve the intent of orderly development for the project and the surrounding area. A staff determination on phasing revisions would be appealable to the Planning Commission and/or City Council.

SITE SPECIFIC PHASED CONDITIONS:

PHASE 1:

8. The City shall dedicate 25 feet on the south side of Union Road (50 feet from center line).
9. Existing underground phone line shall be relocated along Union Road.
10. A preliminary drainage report shall be completed.
11. The existing drainage pipes (two) under Union Road shall be cleaned out.
12. The existing on-site well shall be modified to provide irrigation system water for field #1 and phase 1 parking lot landscape areas.
13. A two-inch water line shall be installed from the existing line in Union Road to the vicinity of the proposed multi-purpose building for potable water. A wharf head shall be installed in vicinity of the multi-purpose building and drinking fountains.
14. Rough grading shall be done of all areas to be developed (including the area from existing edge of pavement to the edge of right-of-way). Final grading shall be done for the following areas:

- o main entrance area including access driveway;
 - o parking area for phase 1;
 - o field #1.
15. Driveway approach shall be installed along Union Road in front of the entrance and parking lot area. A 100 foot deceleration lane to the west of the entrance driveway and a 150 foot transition area to the east of the parking area shall be paved.
 16. An asphalt entrance driveway shall be installed.
 17. Drainage calculations shall be submitted and calculations for the ultimate site shall be done, and an on-site detention basin shall be constructed, if determined to be necessary by the City Engineer.
 18. Portable toilets with holding tank(s) shall be installed.
 19. A fence shall be installed along the entire Union Road frontage (fence height and type to be determined by the DRC).
 20. A maintenance agreement shall be submitted for review and approval by the Department of Community Services to guarantee that all necessary work will be completed (e.g. cleaning and waste removal for portable toilets, irrigation repairs, turf maintenance, litter pick-up, refuse discarded, etc.).
 21. Street trees shall be installed from the western property boundary to, and including, phase one boundary.

PHASE 2:

22. Additional toilet facilities shall be added as necessary.
23. The following areas shall be final graded:
 - o access driveway on east side of parking lot;
 - o parking area for phase 2;
 - o field #2.
24. A second parking lot access driveway shall be constructed at east end of the parking lot.
25. Irrigation system for field #2 and phase 2 of the parking lot landscape areas shall be installed.
26. Phase 1 and 2 parking lot areas shall be asphalted.
27. Landscaping for phase 1 and 2 parking area shall be installed (design subject to DRC review).

PHASE 3:

28. The following areas shall be final graded:
- o parking area for phase 3;
 - o field #3.
29. Curb, gutter and pavement shall be installed along Union Road in front of the entrance and parking lot area of phase 1 (approximately 350 feet), and from the eastern boundary of the parking lot to the midpoint between fields #1 and #2 (approximately 370 feet).
30. An irrigation system for field #3 and phase 3 of the parking lot landscape areas shall be installed.
31. Phase 3 parking lot area shall be asphalted.
32. Landscaping for phase 3 parking area shall be installed (design subject to DRC review).
33. Street trees shall be installed from the phase 1 boundary through the phase 2 frontage.

PHASE 4:

34. The following areas shall be final graded:
- o parking area for phase 4;
 - o field #4.
35. Curb, gutter and pavement shall be installed to the eastern property line for Union Road frontage (approximately 430 feet).
36. Install irrigation system for field #4 and phase 4 of the parking lot landscape areas.
37. Phase 4 parking lot area shall be asphalted.
38. Landscaping for phase 4 parking area shall be installed (design subject to DRC review).
39. Install remaining street trees along Union Road frontage.

PHASE 5:

40. The following areas shall be final graded:
- o parking area for phase 5.
41. Curb, gutter and pavement shall be installed along Union Road from the western boundary of the site to the Park entrance (approximately 450 feet).

42. Sidewalk shall be installed along the entire Union Road frontage (approximately 1600 feet).
43. Irrigation system for recreation areas and phase 5 of the parking lot landscape areas shall be installed.
44. Phase 5 parking lot area shall be asphalted.
45. Landscaping and irrigation for all remaining areas, including the detention basin, shall be installed (design subject to DRC review).
46. A sewer line shall be installed to the site and pump station if required. The portable toilets and holding tank(s) shall be removed and replaced with permanent toilet facilities (design subject to DRC approval).


PASSED AND ADOPTED THIS 18th day of July, 1995 by the following Roll Call Vote:

AYES: HEGGARTY, PICANCO, IVERSEN, MARTIN, MACKLIN

NOES: NONE

ABSENT: NONE


MAYOR WALTER J. MACKLIN

ATTEST:

RICHARD J. RAMIREZ, CITY CLERK

ATTACHMENT A OF RESOLUTION 95 - 88

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

PROJECT #: PLANNED DEVELOPMENT 95003

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: JUNE 20, 1995

APPLICANT: CITY OF PASO ROBLES

LOCATION: UNION ROAD, EAST OF HIGHWAY 46 EAST INTER.

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

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

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on June 20, 1997 unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Development Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stucco block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District: _____

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).
- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners Association, or other means acceptable to the City: _____
- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

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

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. A detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: As noted in the site specific conditions
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

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

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

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

APPLICANT: CITY OF PASO ROBLES PREPARED BY: JRM

REPRESENTATIVE: _____ CHECKED BY: _____

PROJECT: BARNEY SCHWARTZ PARK TO PLANNING: _____

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

____ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

____ 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".

X 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

X 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention retention if adequate disposal facilities are not available, as determined by the City Engineer.

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

F. PRIOR TO ANY SITE WORK:

X 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

____ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.

X 3. Any grading anticipated during the rainy season (October 15 to April 15) shall require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.

X 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

____ 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.

X 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>UNION ROAD</u>	<u>ARTERIAL</u>	
Street Name	City Standard	Standard Drawing No.

7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

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

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

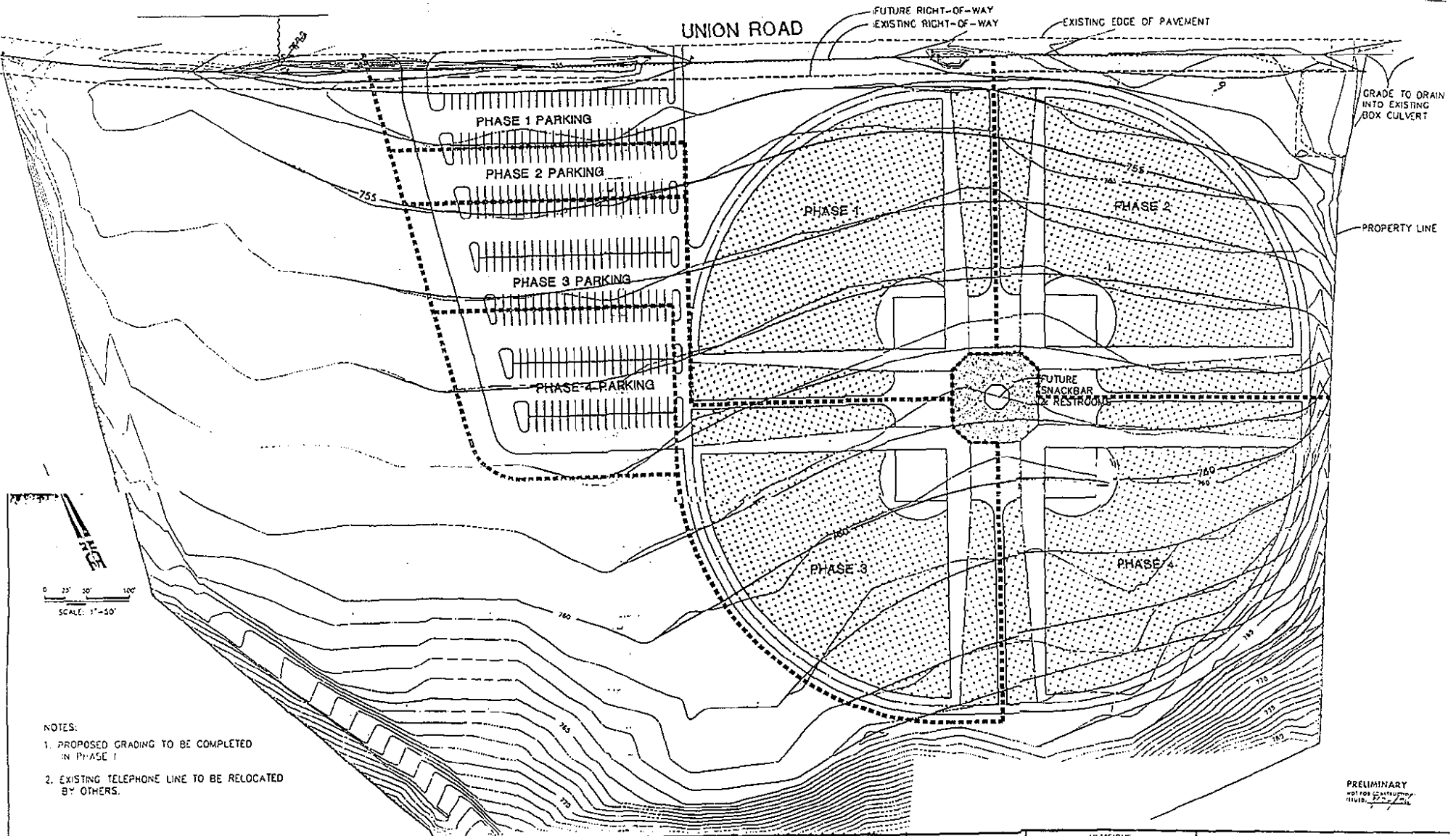
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PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

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

PLANNED DEVELOPMENT 95005 (BARNEY SCHWARTZ PARK) EXHIBIT "B" - MASTER SITE DEVELOPMENT PLAN



- NOTES:
1. PROPOSED GRADING TO BE COMPLETED IN PHASE 1
 2. EXISTING TELEPHONE LINE TO BE RELOCATED BY OTHERS.

PRELIMINARY
DATE: 3/21/97

NCE NORTH COAST ENGINEERING INC.
CIVIL, ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT

723 Creston Rd. - Suite B
Paso Robles, CA 93446
(805) 239-3127
(805) 927-8851

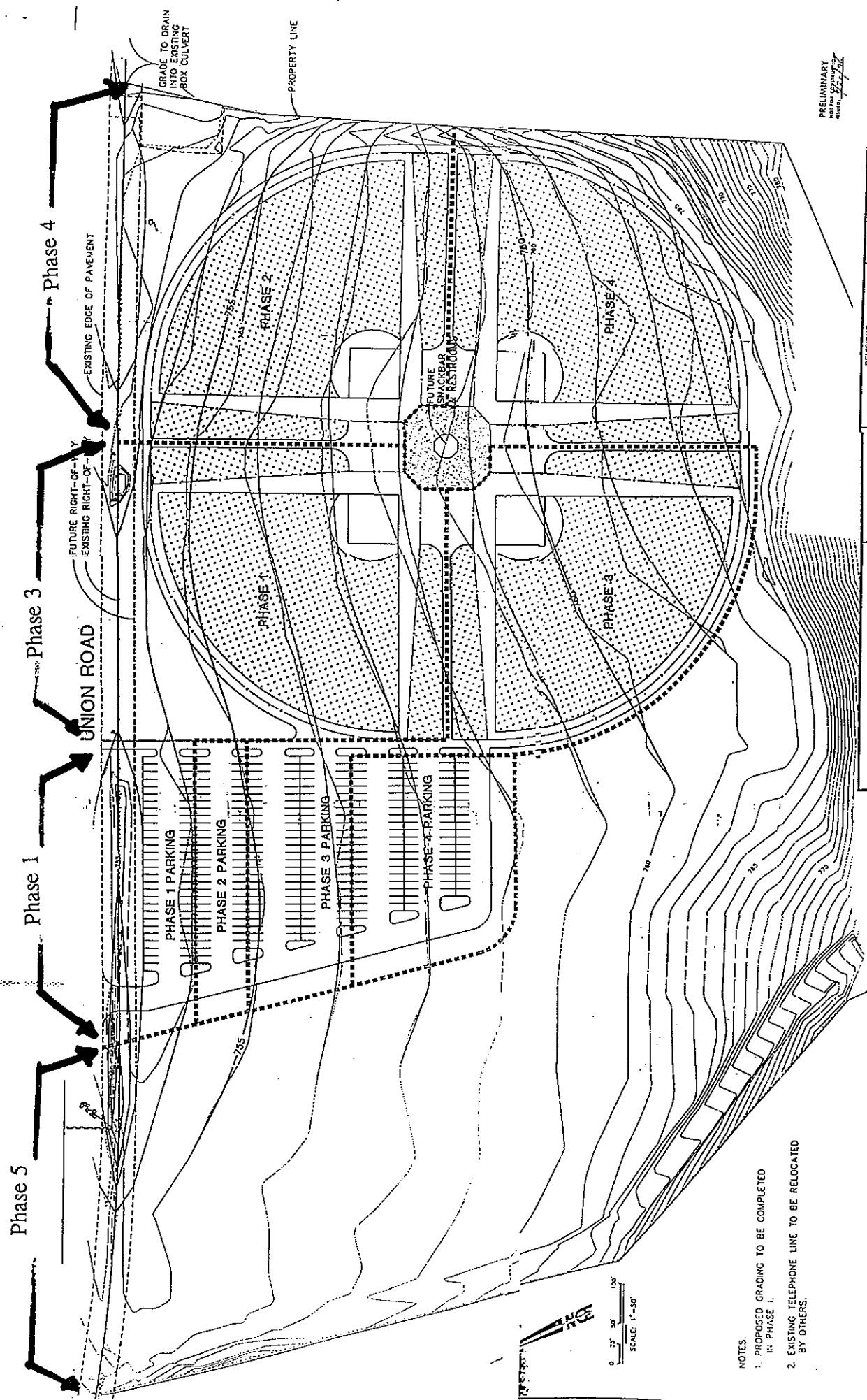


REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY GRADING PLAN
FOR
BARNEY SCHWARTZ PARK
LITTLE LEAGUE FIELDS

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: 3/21/97
SCALE: 1"=50'

PLANNED DEVELOPMENT 9500 (BARNEY SCHWARTZ PARK) UNION ROAD PHASING



- NOTES:
1. PROPOSED GRADING TO BE COMPLETED BY PHASE 1.
 2. EXISTING TELEPHONE LINE TO BE RELOCATED BY OTHERS.

0 25 50 100'
SCALE: 1"=50'

PRELIMINARY
DATE: 1/17/10
BY: [Signature]

NCE
NORTH COAST ENGINEERING, INC.
Civil Engineers - Land Surveying - Project Management

725 Creston Rd. - Suite B
Paso Robles, CA 93445
(805) 239-3127
(805) 927-8851



REVISIONS	
NO.	DATE

PRELIMINARY GRADING PLAN
FOR
**BARNEY SCHWARTZ PARK
LITTLE LEAGUE FIELDS**

PROJECT NO. 10-07-0001
SCALE: 1"=50'
DATE: 1/17/10