

RESOLUTION NO. 96-100

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES DENYING THE APPEAL
AND UPHOLDING THE PLANNING COMMISSION APPROVAL OF
PLANNED DEVELOPMENT 95009
OAK TREE PLAZA/TARGET PROJECT
(APPLICANT: ELLIS PARTNERS, INC.)

WHEREAS, Planned Development 95009 has been filed by Ellis Partners, Inc., for the development of approximately 300,000 square foot commercial center located at the southwest corner of Theater Drive and Gahan Place, and

WHEREAS, this Planned Development has been filed in conjunction with Lot Line Adjustment 96066 and Conditional Use Permit 96003, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for this project and a Final EIR was certified for the project in accordance with the California Environmental Quality Act (CEQA) by the Planning Commission on July 22, 1996, and

WHEREAS, the General Plan designation for the site is Regional Commercial (RC) and the zoning is C-2 PD (Highway Commercial), and

WHEREAS, the Development Review Committee reviewed the project at meetings on March 12, April 17, May 13, June 11 and 25 and July 2, 1996 and recommended approval to the Planning Commission subject to specific conditions of approval, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 22, 1996, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, on July 22, 1996, the Planning Commission certified the Final EIR and approved the project applications on 6-1 vote; and

WHEREAS, appeals were filed by Geneen Whitaker et al and the Halferty Development Company; and

WHEREAS, a public hearing was held by the City Council to consider the appeals on Planned Development 95009, Conditional Use Permit 96003 and Lot Line Adjustment 96066 and the Final EIR relating thereto, following notice duly and regularly given as required by law, and all

- b. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is finished for the day.
- c. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust, unless additional watering trucks are employed.
- d. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- e. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.

Standard mitigations for control of dust in disturbed areas following active construction:

- f. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
- g. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with fast-germinating native grass seed and watered until vegetation becomes established.
- h. All disturbed areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods in advance by the APCD.
- i. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, structural foundations shall be completed as soon as possible following building pad construction.

Standard mitigations for control of dust from vehicular operations during construction:

- j. On-site vehicle speed shall be limited to 15 mph for any unpaved surface.
- k. All unpaved areas with vehicle traffic shall be watered at least twice per day.
- l. Streets adjacent to the project site shall be swept daily to remove silt which may have accumulated from construction activities so as to prevent excessive amounts of dust from leaving the site.

LONG-TERM AIR QUALITY

40. The following Final EIR mitigation measures shall be required to mitigate long-term air quality impacts (page 71 of the Final EIR):
- a. The developer shall identify at least one of every ten employee parking spaces for use by employee carpools and locate these in preferential locations.
 - b. Post carpool information in the shopping center office and in the employee area of individual stores.
 - c. Covered, secure bicycle parking shall be constructed on-site at a minimum rate of 1 bike space per 10 employee car spaces.
 - d. Provide employer-subsidized transit passes to encourage the use of alternate modes of transportation.
 - e. The developer shall construct a bus stop or shelter in the project vicinity.
 - f. The developer shall install a Class II bikeway on Theater Drive along the project frontage.

HISTORIC RESOURCES

41. Prior to demolition of the former Richfield service station building, the applicant shall implement the measures proposed by the applicant to relocate the Richfield building as indicated in Exhibit N. In the event that it is not feasible to relocate the building, the following Final EIR mitigation measure (page 78 of the Final EIR) shall be implemented prior to demolition:

Full documentation of the building and settings according to the standards of the Historic American Building Survey/Historic American Record.

DEPARTMENT OF EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

42. The Department of Emergency Services Standard Condition #2 shall be modified to allow the issuance of building permits if a letter is submitted stating that no combustible materials are on-site. Prior to allowing combustible materials on-site, the Department of Emergency Services shall inspect the site to insure compliance with Standard Condition #2.

DEPARTMENT OF PUBLIC WORKS SITE SPECIFIC CONDITIONS:

43. The applicant shall comply with all mitigation measures as required on the certified Environmental Impact Report. (Page 88-89 on Oak Trees, page 45-54 on Traffic and Circulation, and page 92-93 on Drainage)

44. The applicant shall widen Theater Drive including streetlights along the project frontage to a 4-lane arterial standard and install interim striping in accordance to the EIR prior to the issuance of a Certificate of Occupancy for phase one. (See attached Cross-Section). Sidewalks along the project frontage may meander provided easements are dedicated to the City and the design is approved by the City.
45. The applicant shall widen a section of Theater Drive south from Highway 46 as needed to install the required turn lanes prior to the issuance of Certificate of Occupancy for phase one.
46. The applicant shall install at least one driveway each on Theater Drive and Gahan Place to be designed to accommodate the large turning radii of trucks.
47. The applicant shall improve Gahan Place from Theater Drive to the westerly boundary of the project as approved by the City Engineer and in accordance to modified City Standards prior to issuance of Certificate of Occupancy for phase one. (See attached Cross-Section)
48. Prior to the issuance of a Certificate of Occupancy, the applicant shall install the improvements at Highway 46 and 101 as outlined in the EIR to mitigate the impact of this project to the existing traffic circulation system. The City Council has adopted a Capital Improvement Program which includes the allocation of \$250,000 for the signalization at this location.
49. The applicant shall agree not to protest to the formation of an Assessment District to construct any future improvements at the Highway 46 and 101 interchange at the project build-out of this study area. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on benefit to the project.
50. Soils and geotechnical reports including grading plans shall be prepared and submitted prior to building permit issuance and in subsequent phases as required by the City Engineer and Building Official.
51. The applicant shall establish a parking lot sweeping program to assure on-going cleaning of the parking lots on a regular basis, as well as thorough cleaning after storms. The program shall concentrate on providing thorough parking lot cleaning prior to the onset of winter rains and shall be performed with high quality equipment operating at a slow rate to maximize the amount of silt collected and the effectiveness of the operation. The hours of sweeping shall be limited to the conditions of Conditional Use Permit 96-003. The program contract and specifications shall be subject to the approval of the City prior to the issuance of the Certificates of Occupancy for any buildings.
52. The on-site drainage inlets shall be contracted for thorough cleaning periodically throughout the year but specially prior to the on-set of winter rains. This service shall be secured in a contract and manner to be approved by the City prior to the issuance of Certificates of Occupancy for any buildings.

53. All of the existing oak trees will be retained other than those already identified in the EIR to be removed or relocated. Any revision to the plan which would necessitate the removal of additional oak trees would require the developer to obtain approval from the City Council. Location of the oak trees recommended to be re-planted shall be approved by the Development Review Committee.
54. Trash enclosures shall be oversized so as to provide adequate room for recycling bin/receptacle, in addition to a standard trash receptacle. This shall be done in a manner to be approved by the City Engineer. The applicant shall submit a recycling program to the City for review and approval.
55. Solid waste requirements shall be analyzed in conjunction with the construction of each phase, and mitigation measure incorporated as established by the City's Source Reduction and Recycling Element.
56. The applicant shall install a 10-inch diameter waterline including fire hydrants in Gahan Place along the project frontage. This waterline construction maybe deferred to phase 2 development unless it is required to meet fireflow requirements with phase 1 development. Engineering calculations prepared by a registered civil engineer shall be submitted to the City Engineer for review and approval.
57. Applicant shall submit an engineered on-site water master plan for the entire commercial center to be reviewed and approved by the City Engineer. In addition, the applicant shall submit a water network calculations to confirm that the on-site water system will deliver the required fire protection as determined by the City Fire Marshal. Each phase shall provide for a looped system as approved by the City Engineer. Water meters shall be provided for each lot. Separate meters with a backflow device shall be required for irrigation of common area landscaping.
58. Applicant shall submit an engineered on-site sewer master plan to serve the entire commercial center to be reviewed and approved by the City Engineer. The on-site sewer system shall be privately maintained. Sewer laterals that serve restaurants shall be have grease traps. Wastewater Discharge Permits maybe required for certain businesses and shall be determined on a case by case basis.
59. All domestic water meters shall be placed on Gahan or Theater Drive to serve the site. Appropriate backflow devices shall be installed as approved by the City Engineer.
60. On-site firelines shall be private and shall have double check valves located adjacent to the public right-of-way.
61. A lotline adjustment shall be submitted, approved by the City, and a recorded copy provided to the City prior to the issuance of any construction permits.

62. Storm drain pipelines in Theater Drive maybe required by the City if justified by a technical analysis prepared by a registered civil engineer. Such analysis shall be submitted to the City Engineer for review and approval.
63. The applicant shall obtain, with City assistance as necessary, all the required permits from Caltrans or other agencies to construct the required improvements for this project.

PASSED AND ADOPTED this 20th day of August 1996, by the following roll call vote:

AYES: HEGGARTY, MARTIN, MACKLIN

NOES: PICANCO

ABSENT: IVERSEN



Walter J. Macklin, Mayor

ATTEST:



Richard J. Ramirez, City Manager/City Clerk

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ATTACHMENT A OF RESOLUTION 96-100

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

PROJECT #: PLANNED DEVELOPMENT 95009
APPROVING BODY: CITY COUNCIL
DATE OF APPROVAL: AUGUST 20, 1996
APPLICANT: ELLIS PARTNERS INC.
LOCATION: SOUTHWEST CORNER OF THEATER DR. & GAHAN PL.

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 July 22, 1998 unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- X 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib

walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

15. The following areas shall be placed in the Landscape and Lighting District:
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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:
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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: _____
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X 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:

 X 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.

 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

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

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment

(LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

- 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a

interested persons expressing a desire to comment thereon or object thereto having been heard, and said Final EIR and all comments and responses thereto having been considered; and

WHEREAS, the Planning Commission recommends that the City Council approve an Oak Tree Permit to remove the Oak trees identified in the Final EIR with the recommend Oak tree replacement ratios, 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. Required findings of Section 21.16A.070 of the Zoning Code:
 - a. The granting of this permit will not adversely affect the policies, spirit, and intent of the General Plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the City;
 - b. The proposed project maintains and enhances significant natural resources on the site;
 - c. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - d. The proposed projects design and density of the developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the neighborhood;
 - e. 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.
2. Required findings of Section 21.23B.050 of the Zoning Code:
 - A. The design and intensity (density) of the proposed development plan is consistent with the following:
 - i. The goals and policies established by the General Plan;
 - ii. The policies and development standards established by any applicable specific plan;
 - iii. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located;
 - iv. All other codes, policies, standards, and plans of the city.

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:

THEATER DR. 77 FOOT R.O.W./64 FEET CURB TO CURB A-2 MODIFIED
Street Name City Standard Standard Drawing No.

GAHAN RD. LOCAL A-5 MODIFIED
Street Name City Standard Standard Drawing No.

- X 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:

- x a. Public Utilities Easement;
- b. Water Line Easement;
- c. Sewer Facilities Easement;
- x d. Landscape Easement;
- e. Storm Drain Easement.
- x f. Sidewalk Easements.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- X 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.

- X 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.

- X 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.

- X 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.

- X 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

- x a. Street lights;
- x b. Parkway and open space landscaping;

- c. Wall maintenance in conjunction with landscaping;
- d. Graffiti abatement;
- e. Maintenance of open space areas.

7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.

2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.

3. All final property corners and street monuments shall be installed before acceptance of the public improvements.

4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.

5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.

6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

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).

- X 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.

- X 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.

- X 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.

- X 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.

- X 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

- X 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES - The applicant shall contact the Department of Emergency Services, (805) 237-3973, for compliance with the following conditions:

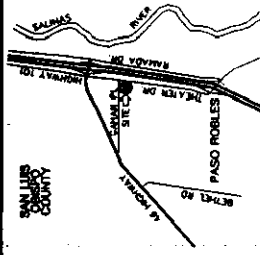
I. GENERAL CONDITIONS

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.

SUMMARY

- PHASE I**
- GROSS LAND AREA • 874,331 SF (20.07 AC)
 - NET LAND AREA (LESS 74,000 SF THEATER DR. DEDICATION) • 800,331 SF (18.52 AC)
 - BUILDING AREA • 271,280 SF
 - LAND/BUILDING RATIO • 2.94/1 (2.00/2.8)
 - PARKING PROVIDED • 1,061 STALLS (2,000/2.8)
 - PARKING/BUILDING RATIO • 4.79/1,000
 - PARKING REQUIRED • 922 STALLS
- PHASE I, IBI**
- GROSS LAND AREA • 1,198,838 SF (25.70 AC)
 - NET LAND AREA (LESS 117,000 SF DEDICATION #1 AND 112,000 SF OF ROAD DEDICATION #2) • 970,838 SF (22.25 AC)
 - BUILDING AREA • 296,280 SF
 - LAND/BUILDING RATIO • 2.67/1 (2.72/2.8)
 - PARKING PROVIDED • 1,351 STALLS
 - PARKING/BUILDING RATIO • 4.49/1,000
 - PARKING REQUIRED • 1,222 STALLS
- THE PARKING REQUIRED CALCULATION FOR THIS SCHEME IS BASED UPON THE FOLLOWING:
- GENERAL RETAIL • 1/250 SF
 - PHASE I: 25,000 SF = 882 REQ. PHASE II: 75,000 SF = 300 REQ.
 - RESTAURANT & DRIVE THRU • 1/700 GFA
 - PHASE I: 6,000 SF = 86 REQ. PHASE II: NONE
- NOTE:**
- PARKING REQUIRED PER TARGET STANDARD (PHASE I&II)
 RETAIL & D/T • 1/1000 • 6,000 SF = 60 STALLS REQ.
 TOTAL PARKING REQUIRED PER TARGET = 1,522 STALLS

VICINITY MAP



CLIENT

CEP INVESTORS V, LP.
 c/o **ELLIS PARTNERS, INC**

351 California Street, Suite 1150
 San Francisco, CA 94104
 Tel. (415) 391-9600 Fax: (415) 391-4711

In association with

HAWKEYE INVESTMENTS, LLC
 1240 Cougar Ridge Rd. Buellton, CA 93427
 Tel. (805) 688-4168 Fax (805) 688-6569

COMMERCIAL PROJECT

TOWN CENTER

SWC OF GAHAN PL & THEATER DR.
PASO ROBLES, CALIFORNIA

07/10/98 DT 18,000 SF
 07/25/98 VY 47,250 SF
 08/25/98 SF 105,000 SF
 09/23/98 MAX 152,200 SF
 95-607.71

CITY SUBMITTAL



SCALE: 1" = 80'-0"

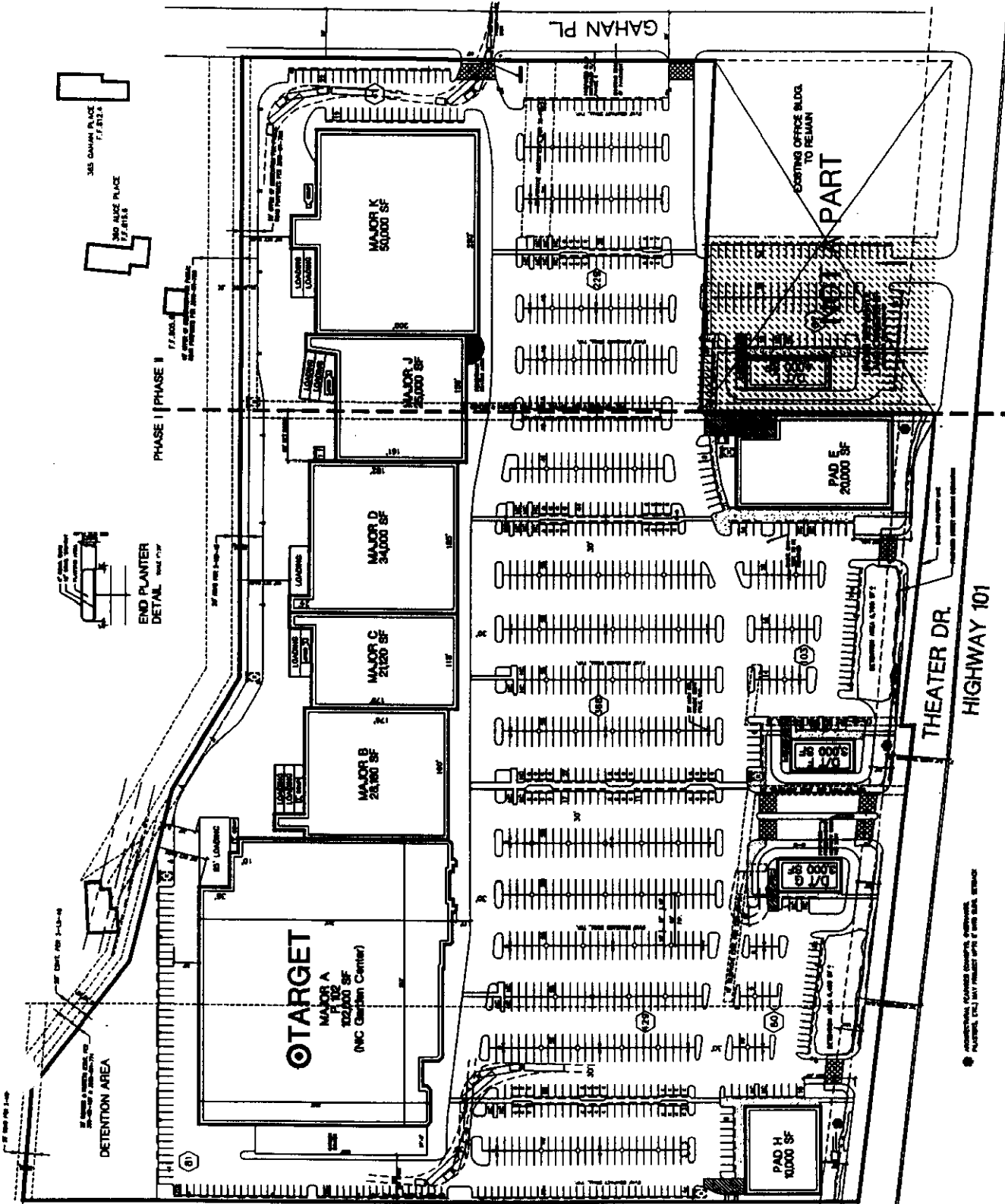
1A



THE PLAN HAS BEEN PREPARED WITHOUT REGARD TO A COMPLETE SURVEY. IT IS CONSIDERED TO BE AN APPROXIMATE AND NO WARRANTY OF ITS ACCURACY IS MADE.

Musil Perkwitz Ruth, Inc.
 Architecture & Planning

911 Stuebener Road
 Long Beach, CA 90801
 310.394-9313



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END PLANTER DETAIL

SUMMARY

PHASE I LAND AREA CALCULATIONS

	PHASE I NET TOTAL	TARGET CARED
OPENS LAND AREA	37,137	36,250
STRIPS PARCEL AREA	27,775	NA
STRIPS CORNER AREA	162,718	21,522
LESS THEATER DRIVE DEDICATION (ESTIMATE BASED ON 77' ROW)	-24,000	-0.00
LESS RECEPTION BARRI AT	-36,000	-0.00
LESS RECEPTION BARRI ALONG	-13,400	-0.36
THEATER DRIVE	-13,400	-0.36
NET LAND AREA	88,204	34,276

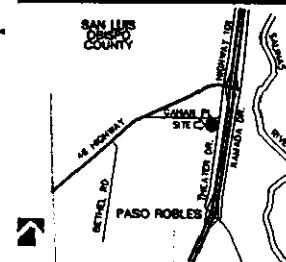
- BUILDING AREA • 221,280 SF
- LAND/BUILDING RATIO • 2.91/1 (255%)
- PARKING PROVIDED • 1,254 STALLS
- PARKING/BUILDING RATIO • 5.67/1000
- PARKING REQUIRED CITY • 922 STALLS - CITY STANDARD
- PARKING REQUIRED TARGET • 1,136 STALLS - TARGET STANDARD

THE PARKING REQUIRED CALCULATION FOR THIS SCHEM IS BASED UPON THE FOLLOWING:

- GENERAL RETAIL • 1/250 SF
- PHASE I 215,280 SF = 862 REQ.
- RESTAURANT & DRIVE THRU • 1/100 GFA
- PHASE I 6,000 SF = 60 REQ.

- PARKING REQUIRED PER TARGET STANDARD
- RETAIL • 5/1000 SF = 215,280 SF = 1076 STALLS REQ.
- REST. & D/T • 10/1000 = 6,000 SF = 60 STALL REQ.
- TOTAL PARKING REQUIRED PER TARGET = 1,136 STALLS

VICINITY MAP



CLIENT

CEP INVESTORS V, LP.

c/o ELLIS PARTNERS, INC
351 California Street, Suite 1150
San Francisco, CA 94104
Tel. (415) 391-9800 Fax: (415) 391-4711

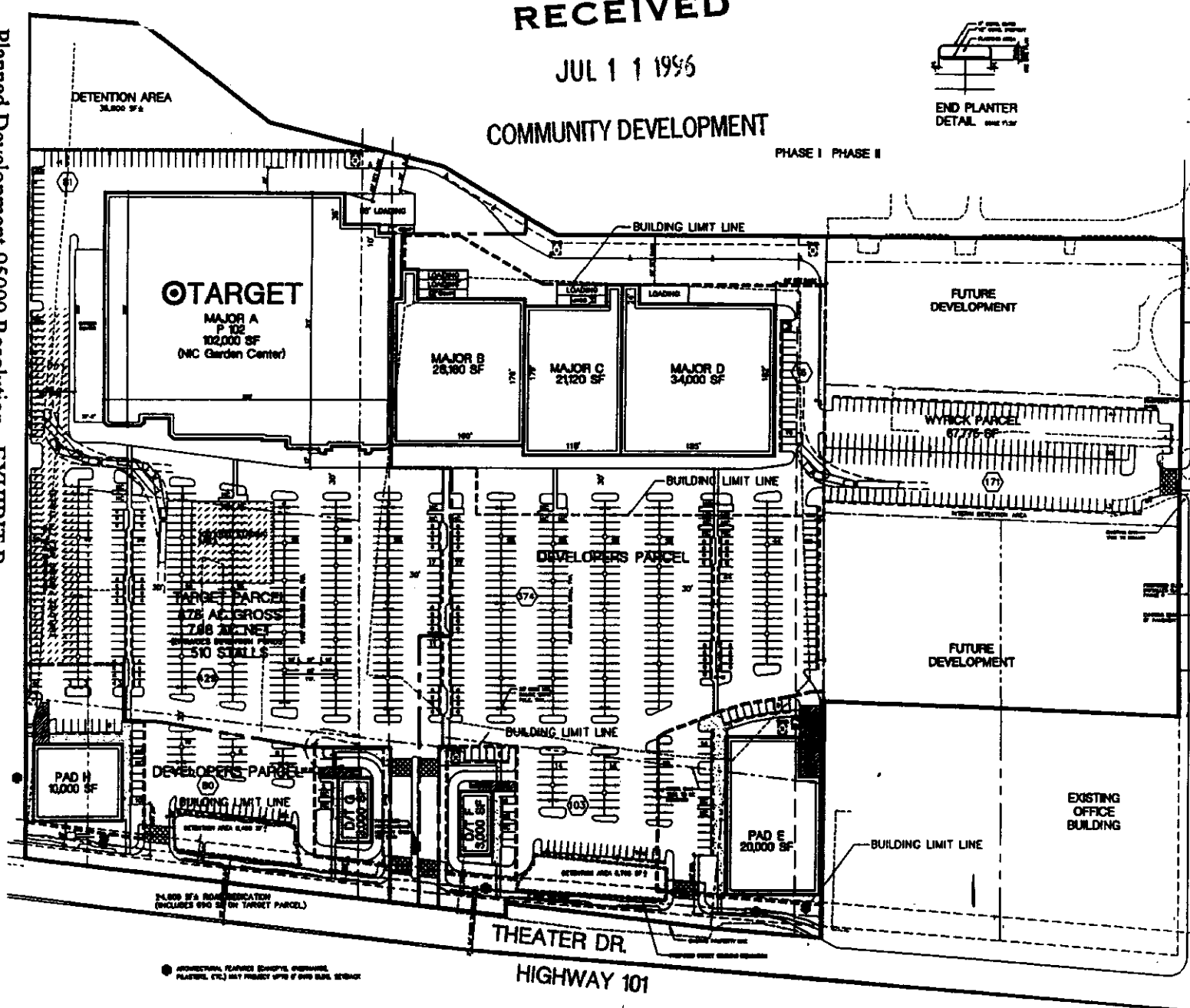
In association with

HAWKEYE INVESTMENTS, LLC
1240 Cougar Ridge Rd. Buellton, CA 93427
Tel. (805) 688-4188 fax (805) 688-6589

COMMERCIAL PROJECT

PASO ROBLES TOWN CENTER
SWQ OF GAHAN PL & THEATER DR.
PASO ROBLES, CALIFORNIA

Planned Development 95009 Resolution - EXHIBIT B



24,800 S.F. ROAD DEDICATION (INCLUDES 600' ON TARGET PARCEL)

NOTE: FOR DRAFT DR. & CITY COMMENTS ASSUME NO ROAD DEDICATIONS REQUIRED AT REAR OF PROPERTY.

PHASE I SITE PLAN

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IF IN CONCEPTION OR INTENT AND NO WARRANTY IS IMPLIED.



PHASE I 1B Musil Perkowitz Ruth, inc.

Architecture Planning 911 Studebaker Road Long Beach, CA 90815 310/584-9333

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PLANT LIST •

KEY	PLANT
TREES:	
CUP APR	CUPRESSOCYPERUS LEYLAND/LEYLAND CYPRESS
OLE TR	OLENTERRA T I / SHADENASTER/HONEY LOCUST
LAC IND	LAGERSTROEMIA INOCA/CAPE MYRTLE
LIO STY	LIOUDAMBER S. BURBUNDY/SWEETGUM
PLA ACE	PLATANUS ACERIFOLIA/SYCAMORE
PRU CER	PRUNUS C. TRAUTERFRASER/PRUNUS PUMILA/LEAF PLUM
PVR CAL	PYRUS C. BRADFORD/BRADFORD PEAR
QVE AGA	QUERCUS AGROFOLIA/COAST LIVE OAK
SHRUBS:	
ABE ORN	ABELIA G. EDWARD GOUCHER/ABELIA
AGA ORI	AGAPANTHUS ORIENTALIS/AGAPANTHUS
BAC PL	BACCHARIS HYBRID/YELLOW CREME & RUST DAYLILY
ESC BAH	BACCHARIS P. TWIN PEAKS/COYOTE BRUSH
NET ARR	ESCALONIA HERPORT OLIARIS/ESCALONIA
LAU NOB	HETEROMELES ARBUTIFOLIA/TOYON
MAH ADU	LAURUS NOBILIS/GRECIAN LAUREL
MAH DOU	MAHONIA AQUIFOLIUM/OREGON GRAPE HOLLY
PHO FRA	MAHONIA D. PURPUREA/MAHONIA
PVR SAN	PHOTINIA FRASER/PHOTINIA
XYL CON	PHYRACANTHA SANGRE CRUZ/FIRETHORN
	XYLOSHA COMESTRUM/VYLOSHA
DROUOCCOVERS:	
ARR SAN	ANEMONA MARITIMA/SEA THURT
COT AM	COTONEASTER ANGULATUS/COTONEASTER
GAZ BPP	GAZANIA SPECIES MITSUWA RED/GAZANIA
HEB MEL	HEDERA N. ROCHESTER/ROCHESTER IVY
JUN TAM	JUNIPERUS S. TAMARISCOPOLIA/TAM JUNPER
ROSHARR	ROSHARRIUS O. PROSTATUS/DWARF ROSEHARY

NOTES:
 1. TURF TO BE DROUGHT-TOLERANT TURF TYPE GRASS
 2. LANDSCAPE MATERIAL UNDER THE EXISTING OAK TREES TO INCLUDE ANEMONA MARITIMA D. "HOWARD HENRI" BACCHARIS PALLASII TWIN PEAKS COTONEASTER PURPUREUS AND OTHER PLANT MATERIALS SELECTED FROM APPENDIX 5 OF THE OAK TREE PLAZA SIF

LANDSCAPE ARCHITECT •

LANDPLANS INCORPORATED
 LANDSCAPE ARCHITECTURE
 LAND/SITE PLANNING

P.O. Box 14327
 San Luis Obispo, California 93406
 Telephone (805) 544-4340
 Facsimile (805) 544-4594
 E-mail: ltpnc@aol.com

CLIENT •

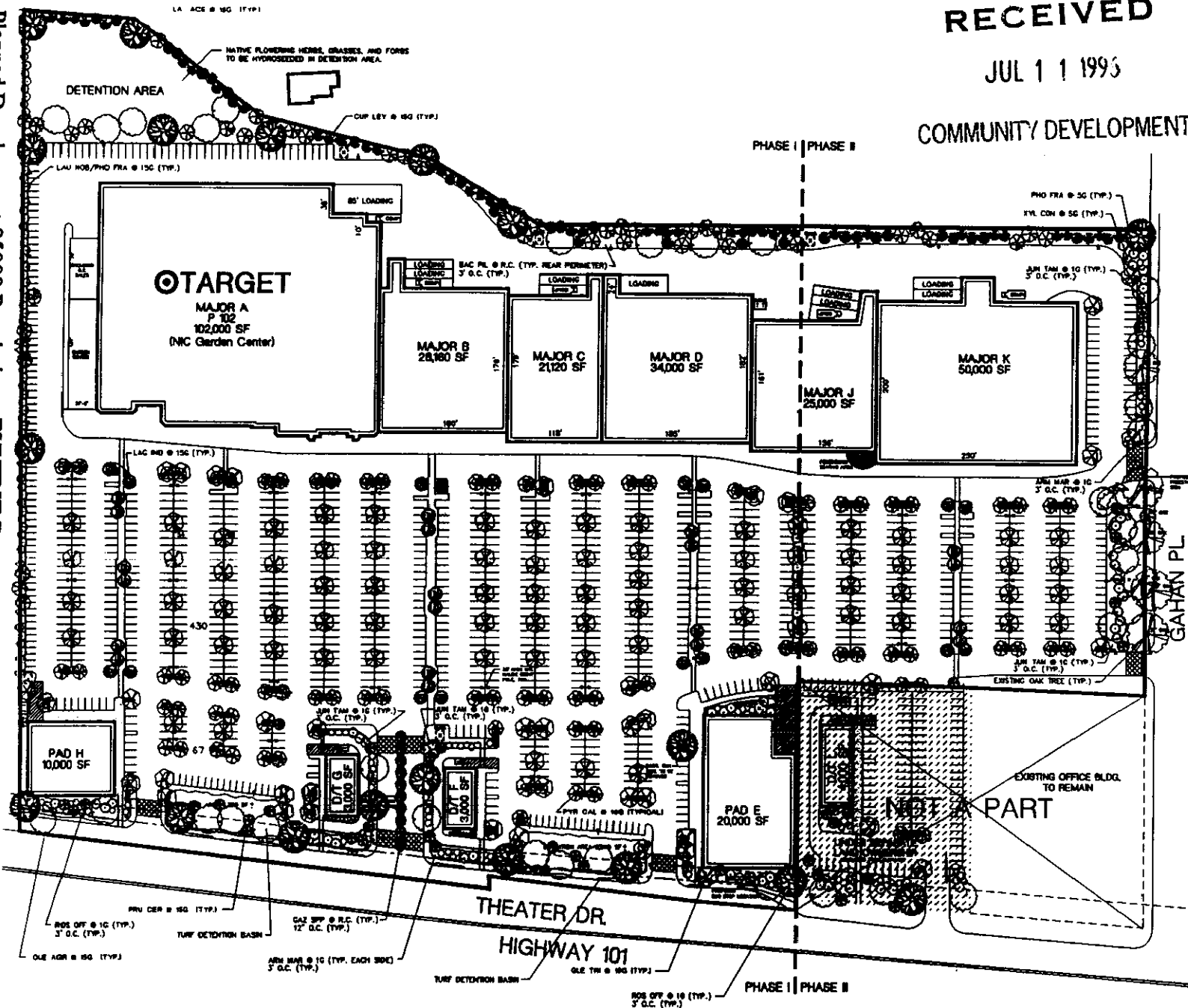
CEP INVESTORS V, L.P.
 c/o ELLIS PARTNERS, INC.
 351 California Street, Suite 1150
 San Francisco, CA 94104
 Tel. (415) 391-9800 Fax: (415) 391-4711

in association with
 HAWKEYE INVESTMENTS, L.L.C.
 1240 Cougar Ridge Rd. Buellton, CA 93427
 Tel.(805) 688-4168 fax(805) 688-6569

COMMERCIAL PROJECT •

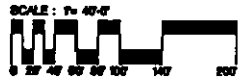
TOWN CENTER
 SWC OF GAHAN PL & THEATER DR.
 PASO ROBLES, CALIFORNIA

07/10/93 05/13/96 SWP 4/25/96 YH
 05/15/96 DF 01/23/96 MAK 95-607.11



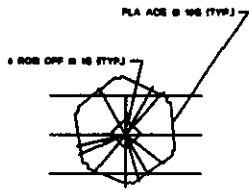
LANDSCAPE PLAN

THIS PLAN HAS BEEN PREPARED WHOLLY IN BENEFIT OF A COMPLETE SERVICE. IT IS CONSIDERED AS A SERVICE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

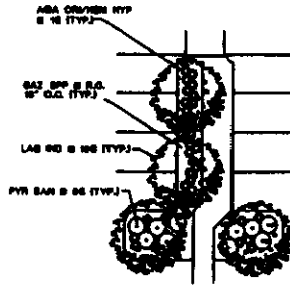


3A Musil Perkwowitz Ruth, inc.

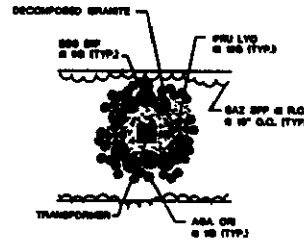
Architecture Planning
 911 Studebaker Road
 Long Beach, CA 90815
 310/594-9333



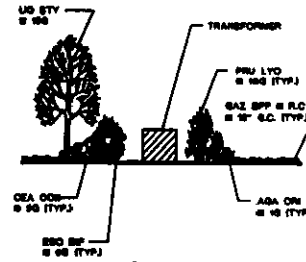
TREE PLANTER
DETAIL SCALE: 1" = 10'-0"



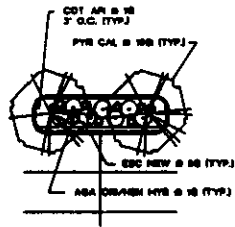
PARKING LOT WALKWAY
DETAIL SCALE: 1" = 10'-0"



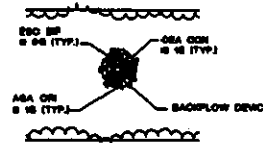
TRANSFORMER SCREENING
DETAIL SCALE: 1" = 10'-0"



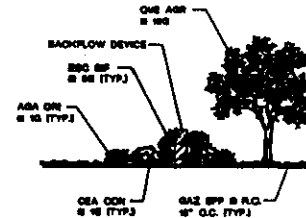
TRANSFORMER SCREENING ELEVATION SCALE: 1" = 5'-0"



END PLANTER
DETAIL SCALE: 1" = 10'-0"



BACKFLOW DEVICE SCREENING
DETAIL SCALE: 1" = 10'-0"



BACKFLOW DEVICE SCREENING ELEVATION SCALE: 1" = 5'-0"

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LANDSCAPE ARCHITECT •

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LANDSCAPE ARCHITECTURE
LAND/SITE PLANNING

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CEP INVESTORS V, LP.
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351 California Street, Suite 1150
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Tel. (415) 391-9000 Fax: (415) 391-4711

in association with

HAWKEYE INVESTMENTS, LLC
1240 Cougar Ridge Rd. Buellton, CA 93427
Tel.(805) 688-4168 fax(805) 688-6589

COMMERCIAL PROJECT •

TOWN CENTER

SWC OF GAHAN PL & THEATER DR.
PASO ROBLES, CALIFORNIA

01/23/98 MAY
07/10/98 95-007.1

LANDSCAPE DETAILS

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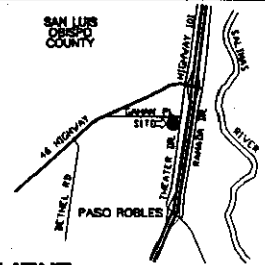
JUL 11 1995

COMMUNITY DEVELOPMENT

- NOTES:
1. BUILDING WALL PACKS WILL PROVIDE SUPPLEMENTAL ILLUMINATION ADJACENT TO BUILDINGS.
 2. PROVIDE HOUSE SIDE SHIELDS ON FIXTURES LOCATE ALONG PERIMETER AT ADJACENT LOTS.
 3. FIXTURE LOCATIONS AND COUNT SUBJECT TO MODIFICATION AT TIME OF FINAL ENGINEERING.

PLANE GROUP
 POINT SPACING LEFT-TO-RIGHT = 20 FT
 POINT SPACING TOP-TO-BOTTOM = 20 FT
 LOWER LEFTHAND CORNER OF PLANE: X = 44 Y = 2645 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE: X = 14356 Y = 15943 Z = 0
 LIGHT METER IS NORMAL TO PLANE
 AVERAGE FT = 242
 MAXIMUM FT = 5
 MINIMUM FT = 8
 AVERAGE/NUMBER = 0
 MAXIMUM/NUMBER = 0
 TOTAL NUMBER OF POINTS = 1720

VICINITY MAP



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c/o ELLIS PARTNERS, INC
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 San Francisco, CA 94104
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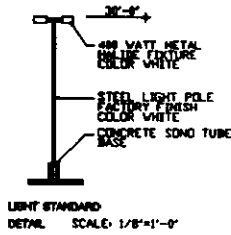
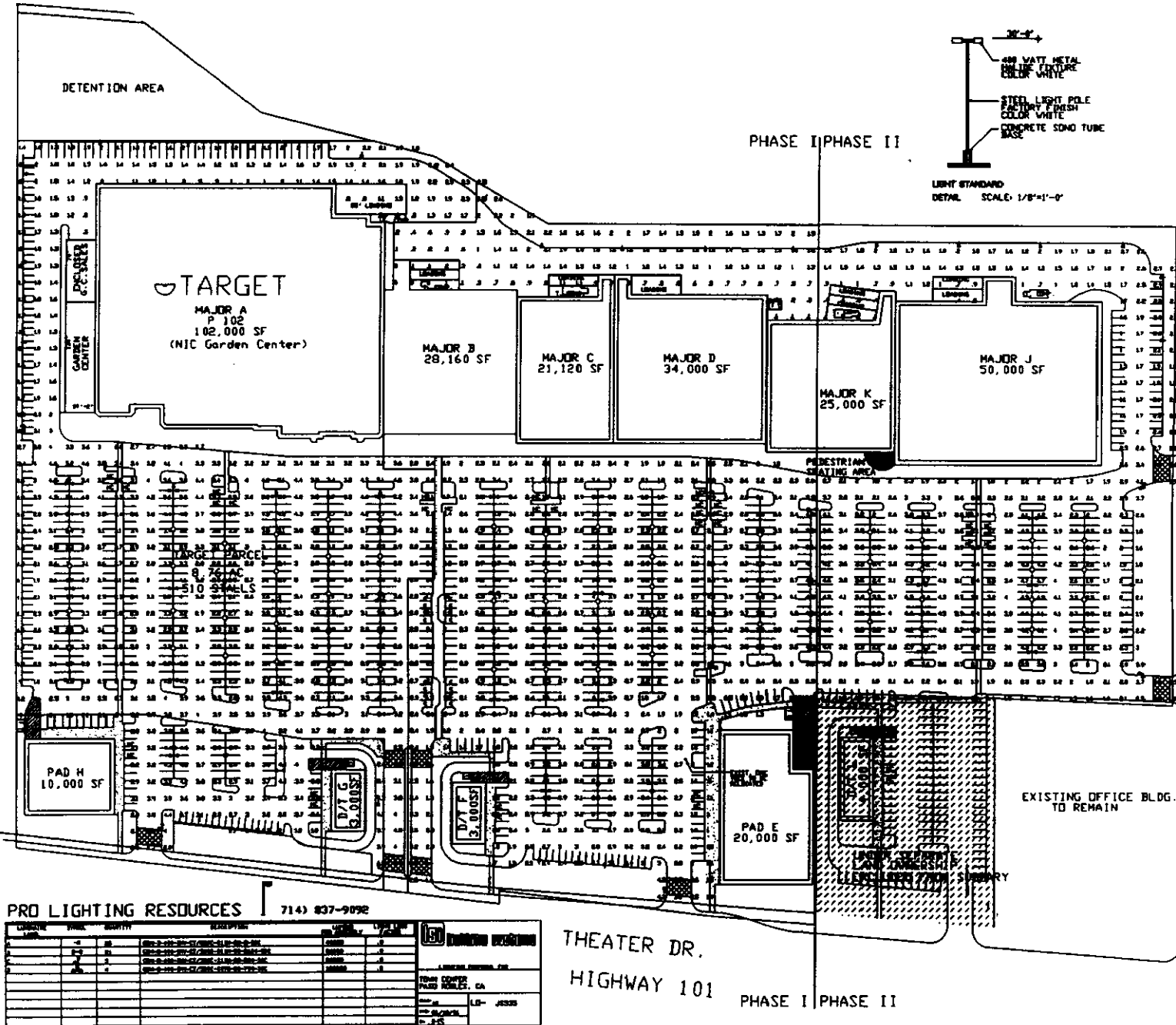
COMMERCIAL PROJECT

TOWN CENTER

SWC OF GAHAN PL. & THEATER DR
 PASO ROBLES, CALIFORNIA

07/10/95 MA-95-607

GAHAN PL.



LIGHT STANDARD
 DETAIL SCALE: 1/8"=1'-0"

PRO LIGHTING RESOURCES 714) 837-9092

LOCATION	FIXTURE	QUANTITY	DESCRIPTION
1	400 WATT METAL HALIDE	1720	400 WATT METAL HALIDE FIXTURES
2	STEEL LIGHT POLE	1720	STEEL LIGHT POLES
3	CONCRETE SOND TUBE	1720	CONCRETE SOND TUBES

THEATER DR.
 HIGHWAY 101

PHASE I PHASE II



SITE LIGHTING PLAN

4 Musil Perkowitz Ruth, inc

Architecture
 Planning

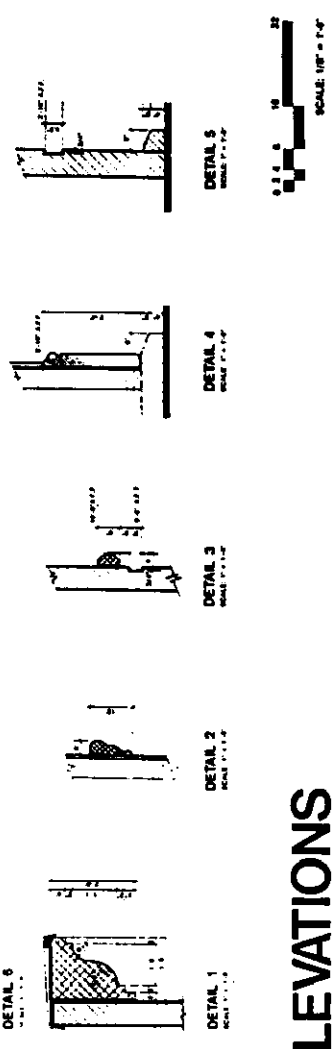
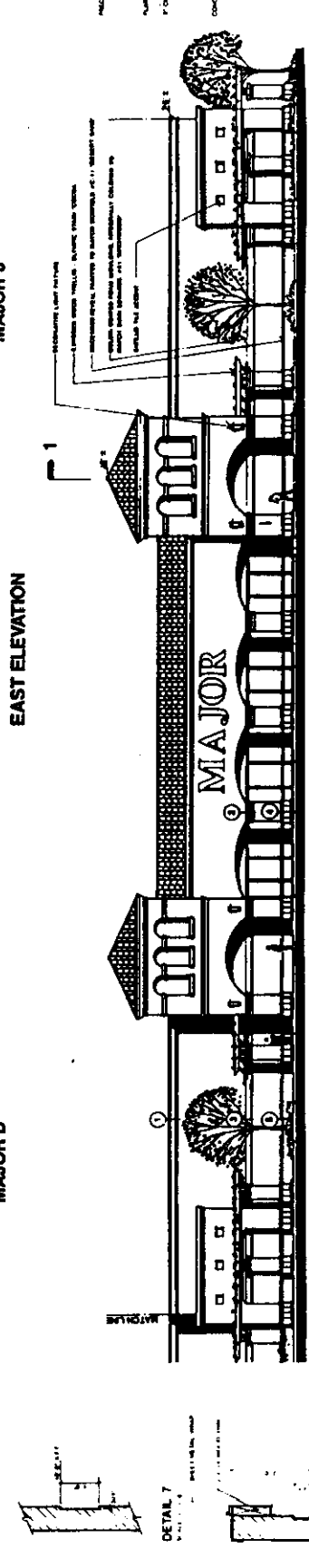
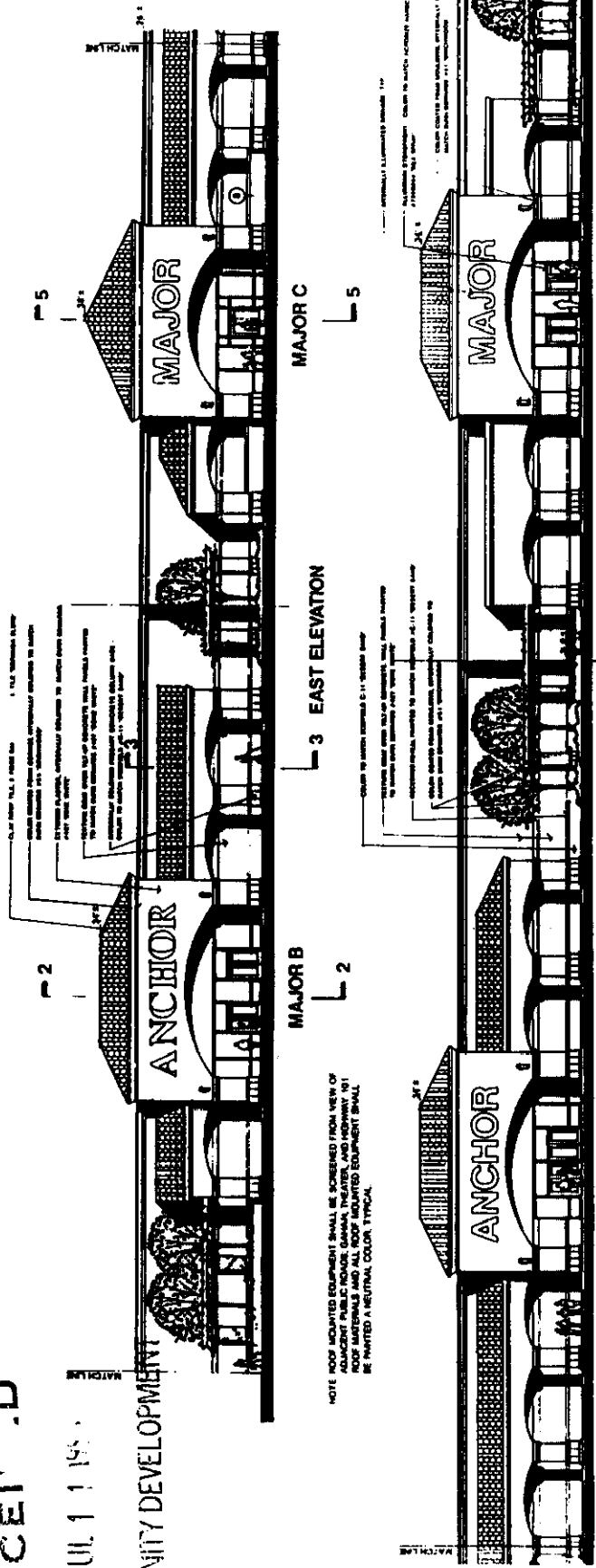
911 Studebaker Road
 Long Beach, CA 90817
 310/594-9331

- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience, and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
 - C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
 - D. The proposed development plan is compatible with, and not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
 - E. The proposed development is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
 - F. The proposed development plan contributes to the orderly development of the city as a whole.
3. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations).
 4. The proposed Planned Development is consistent with the City's Economic Strategy.
 5. The proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.
 6. The proposed Planned Development is consistent with the goals and policies established by the General Plan of the City of El Paso De Robles, including but not limited to COM-8 Regional Commercial, OA-11 Economic Development, and Vision Statement.
 7. The proposed project design is consistent with General Plan Policy ENV-9 as the project would enhance and upgrade the appearance of the City and the architectural style and materials is compatible with the City's architectural heritage.
 8. The proposed project is located at a "gateway" to the City and would present a positive image due to the high quality architectural treatments and site design.

DATE: JUL 1 1995

JUL 1 1995

UNITY DEVELOPMENT



COMMERCIAL PROJECT •
TOWN CENTER
 SWC OF GAHAN PL & THEATER DR
 PASO ROBLES, CALIFORNIA

CLIENT •
CEP INVESTORS V, LP,
ELLIS PARTNERS, INC.
 351 California Street, Suite 1150
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 Tel. (415) 781-9900 Fax: (415) 381-0711
 In association with
HAWKEYE INVESTMENTS, LLC
 1241 Congar Ridge Rd, Buellton, CA 91427
 Tel.(805) 888-4188 Fax(805) 888-6589

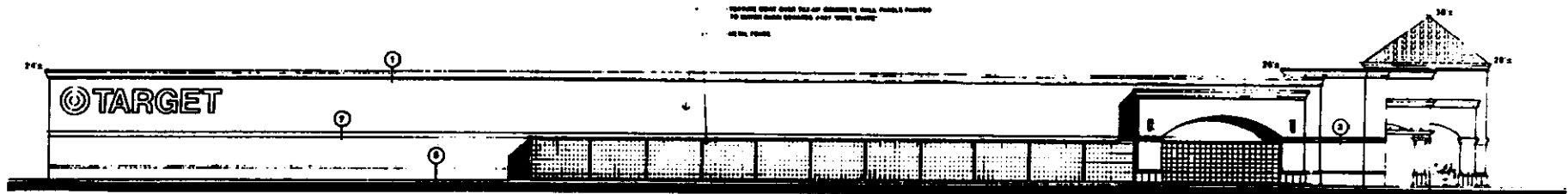
ELEVATIONS



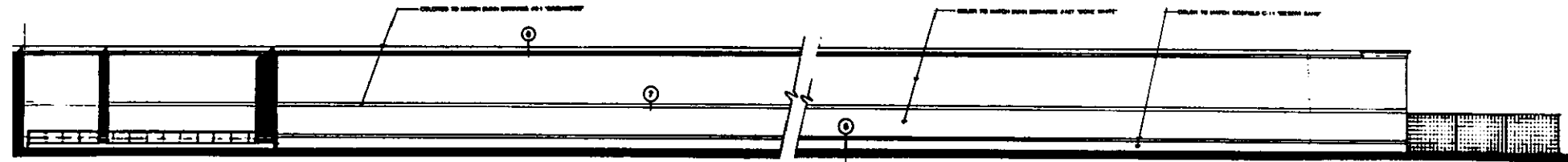
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Musil Perkovitz Ruth, Inc.

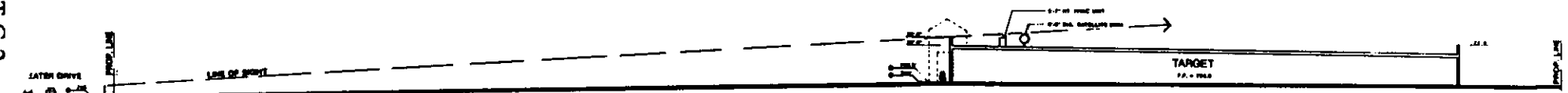
07/08/95
10/23/96
06/07/11



**MAJOR A
SOUTH ELEVATION**
SCALE 1/8" = 1'-0"

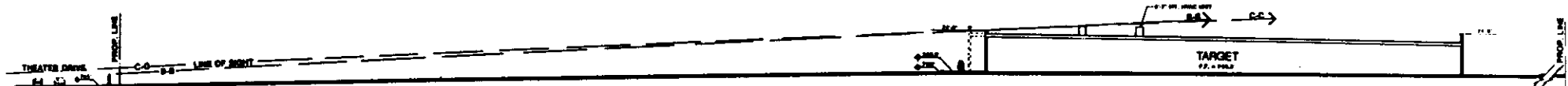


**MAJOR A
WEST ELEVATION**
SCALE 1/8" = 1'-0"

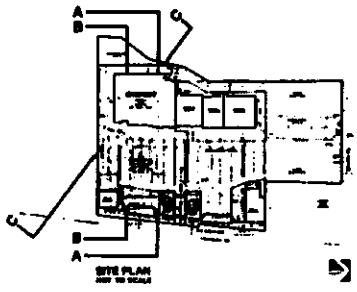


SECTION A-A
SCALE 1" = 20'-0"

NOTE: ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT PUBLIC ROADS: GAHAN, THEATER, AND HIGHWAY 101. ROOF MATERIALS AND ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED A NEUTRAL COLOR, TYPICAL.



SECTION B-B & C-C
SCALE 1" = 20'-0"



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ELEVATIONS & SITE SECTIONS

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c/o ELLIS PARTNERS, INC.

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San Francisco, CA 94104
Tel. (415) 791-9900 Fax: (415) 391-4711

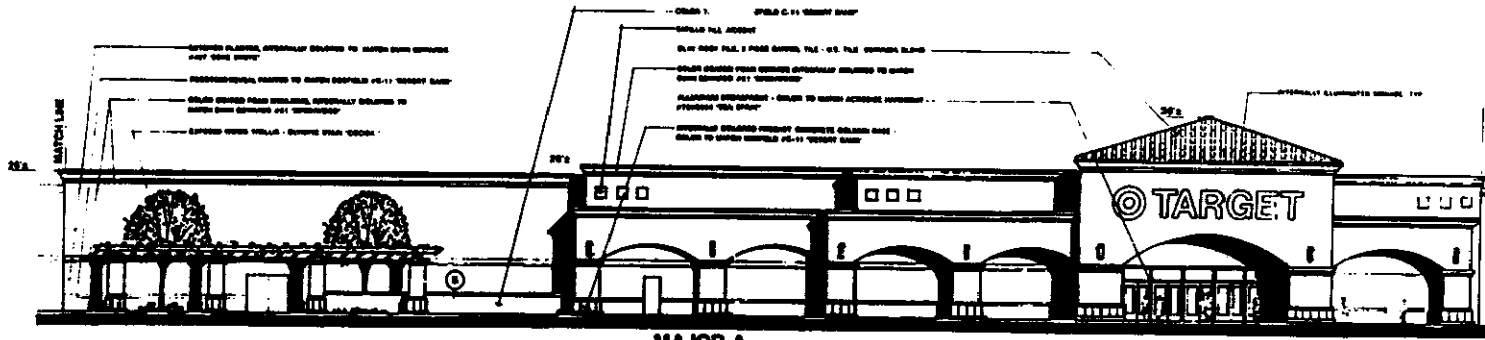
In association with
HAWKEYE INVESTMENTS, L.L.C.
1210 Conger Ridge Rd. Houston, TX 77042
T: (800) 688-4168 fax: (800) 688-6509

COMMERCIAL PROJECT

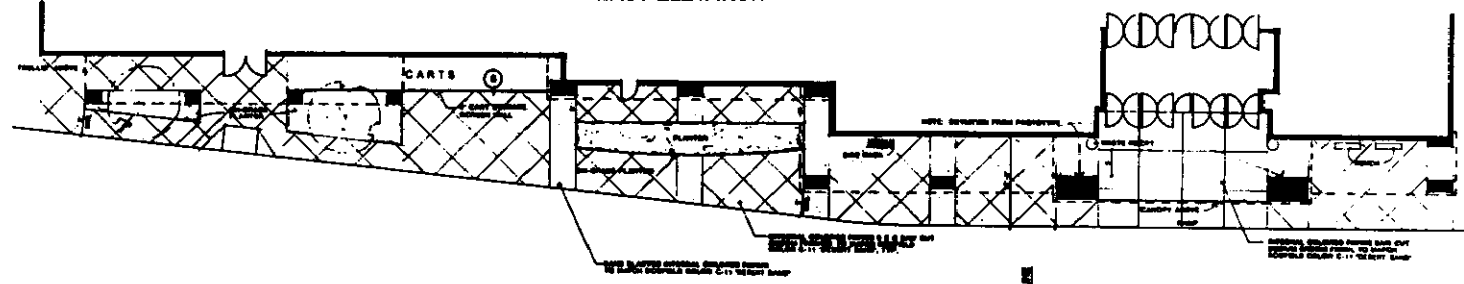
TOWN CENTER
SWC OF GAHAN PL & THEATER DR
PASO ROBLES, CALIFORNIA

07/10/95
02/11/95
06/08/95 OF
95-00/11

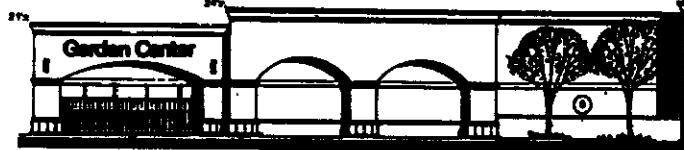
5B Must Perkwitz Ruth, inc



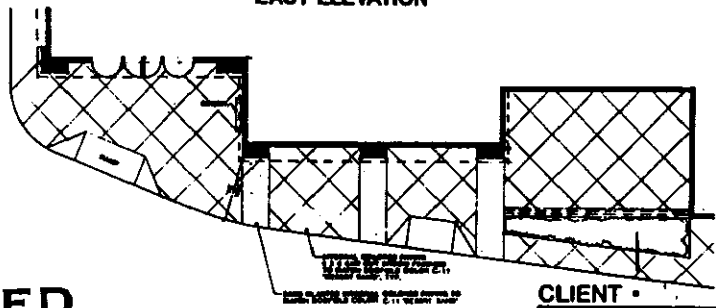
MAJOR A
EAST ELEVATION



NOTE: ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT PUBLIC ROADS, GARDEN THEATER AND HIGHWAY 101. ROOF MATERIALS AND ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED A NEUTRAL COLOR, TYPICAL.



MAJOR A
EAST ELEVATION



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 Tel. (415) 791-8888 Fax: (415) 391-1711
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HAWKEYE INVESTMENTS, L.L.C.
 1240 Conger Ridge Rd. Hamilton, CA 95127
 Tel.(805) 648-4168 fax(805) 688-0569

COMMERCIAL PROJECT •

TOWN CENTER
 SWC OF GAHAN PL & THEATER DR
 PASO ROBLES, CALIFORNIA

07/10/94
 0/21/94
 04-08/95 DP
 25-00/11

ELEVATIONS

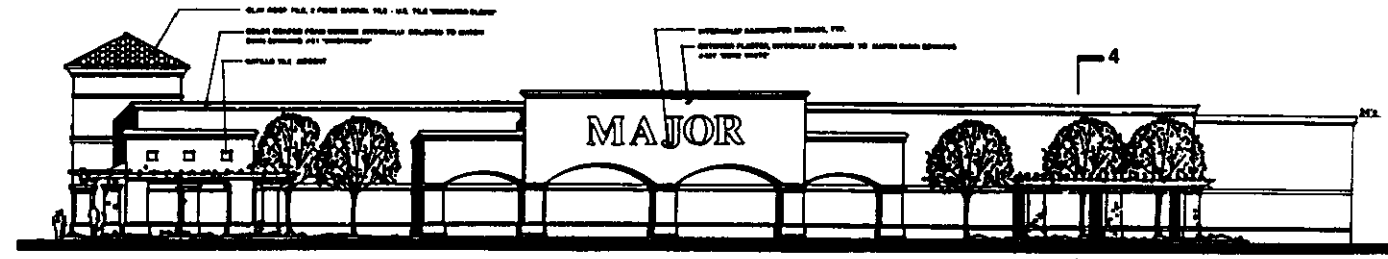
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Masi Perkonitz Ruth, Inc

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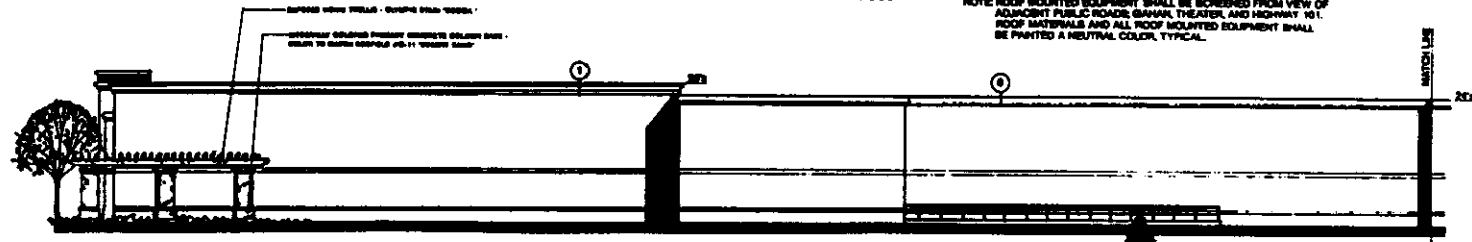
JUL 1 1 1995

COMMUNITY DEVELOPM

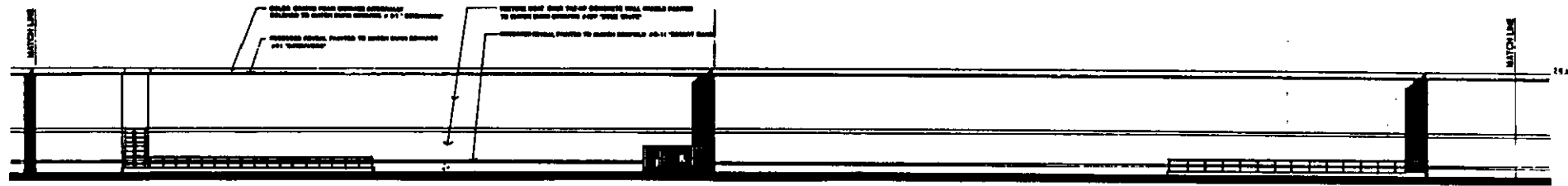


MAJOR K
NORTH ELEVATION

NOTE: ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT PUBLIC ROADS: GAHAN, THEATER, AND HIGHWAY 101. ROOF MATERIALS AND ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED A NEUTRAL COLOR, TYPICAL.



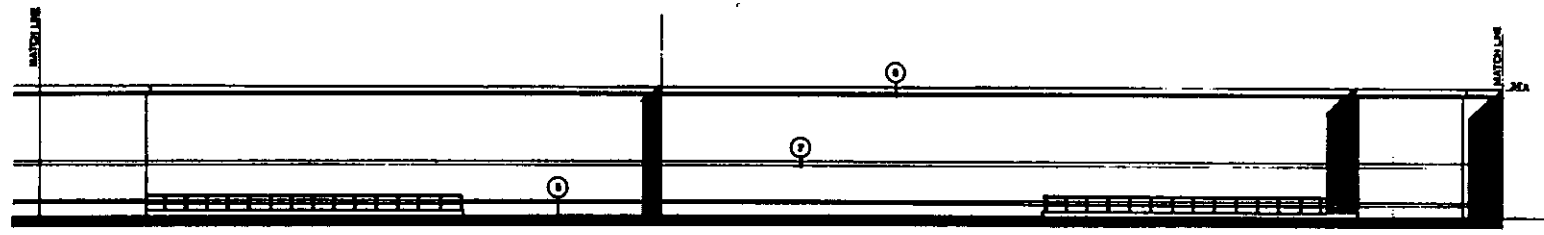
MAJOR K
WEST ELEVATION



MAJOR J

WEST ELEVATION

MAJOR D



MAJOR C

WEST ELEVATION

MAJOR B

CLIENT •
CEP INVESTORS V, LP.
 c/o **ELLIS PARTNERS, INC.**
 351 California Street, Suite 1150
 San Francisco, CA 94104
 Tel. (415) 391-9000 Fax: (415) 391-4711
 in association with
HAWKEYE INVESTMENTS, L.L.C.
 1240 Cougar Ridge Rd. Buellton, CA 91427
 Tel. (805) 888-4188 fax (805) 888-6569

COMMERCIAL PROJECT •
TOWN CENTER
 SWC OF GAHAN PL & THEATER DR
 PASO ROBLES, CALIFORNIA



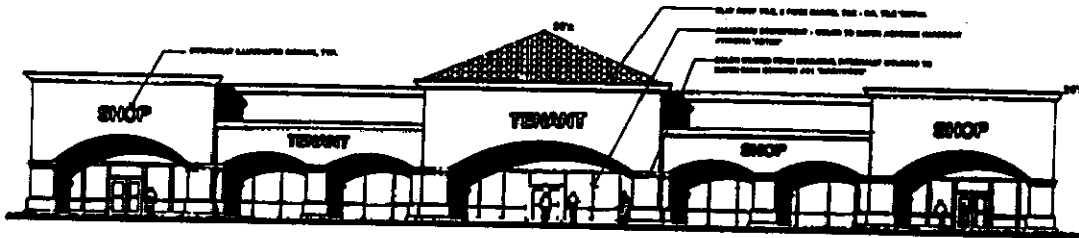
ELEVATIONS

7

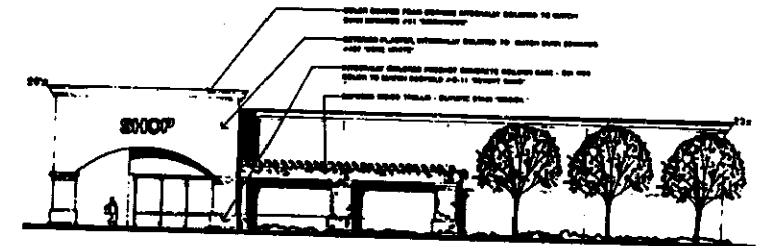
Musl Parkowitz Ruth, inc

07/10/94
 5/21/95
 1/23/96
 95-00711

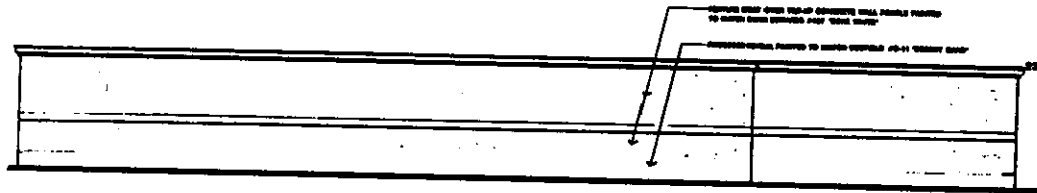
Planned Development 95009 Resolution - EXHIBIT G-4



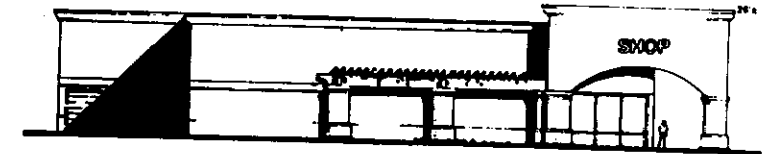
PAD E
SOUTH ELEVATION



PAD E
EAST ELEVATION

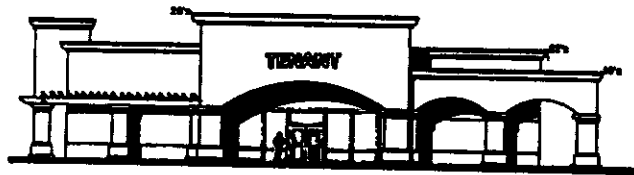


PAD E
NORTH ELEVATION

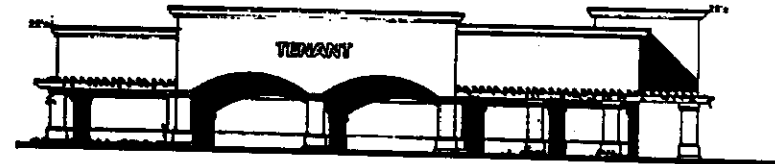


PAD E
WEST ELEVATION

NOTE ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT PUBLIC ROADS, GAHAN THEATER, AND HIGHWAY 99. ROOF MATERIALS AND ALL ROOF MOUNTED EQUIPMENT SHALL BE FINISHED A NEUTRAL COLOR, TYPICAL.



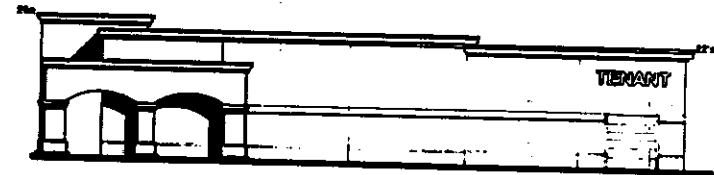
PAD H
SOUTH ELEVATION



PAD H
NORTH ELEVATION



PAD H
EAST ELEVATION



PAD H
WEST ELEVATION

RECEIVED

JUL 11 1995

COMMUNITY DEVELOPMENT

ELEVATIONS



CLIENT •

CEP INVESTORS V, LP.
 c/o **ELLIS PARTNERS, INC.**
 351 California Street, Suite 1150
 San Francisco, CA 94104
 Tel. (415) 391-8800 Fax: (415) 391-4711
 in association with
HAWKEYE INVESTMENTS, L.L.C.
 1240 Cougar Ridge Rd. Biscailon, CA 95427
 Tel.(905) 888-4168 Fax(905) 888-6569

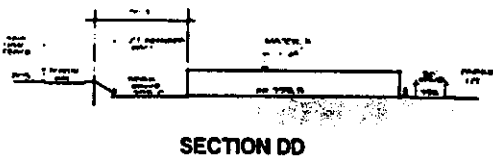
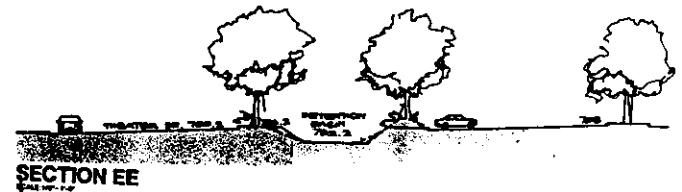
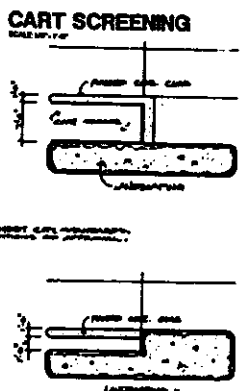
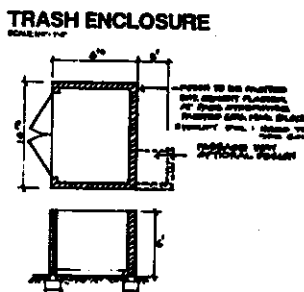
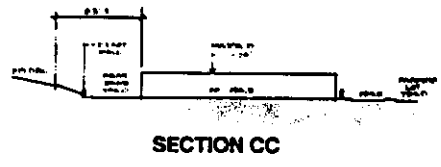
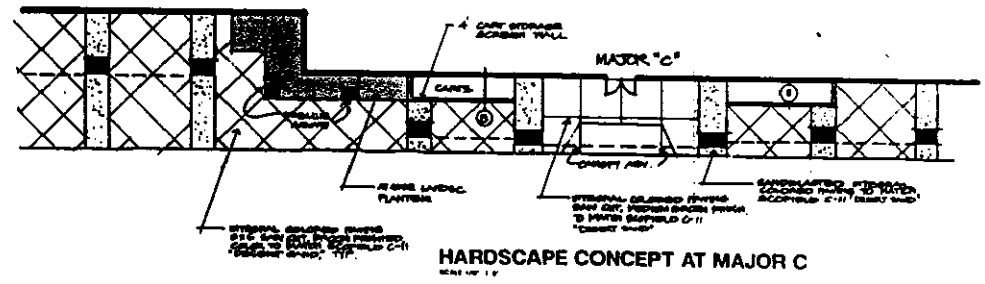
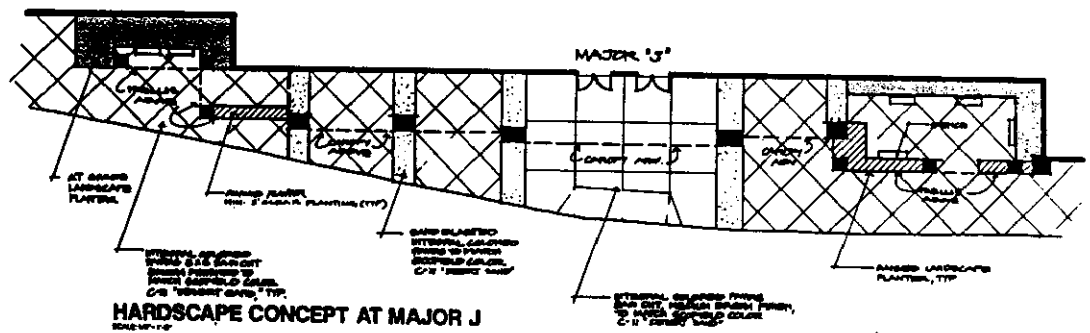
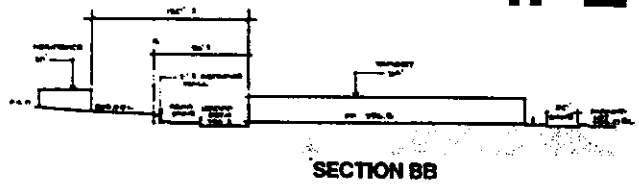
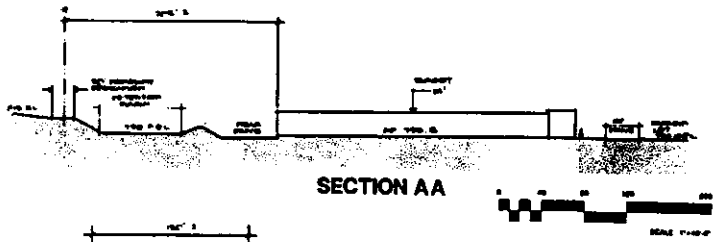
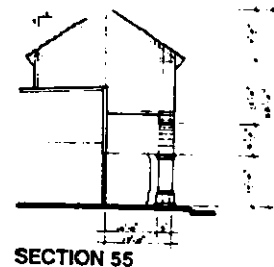
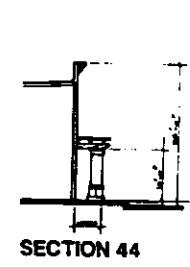
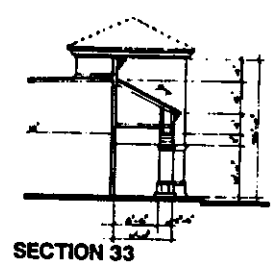
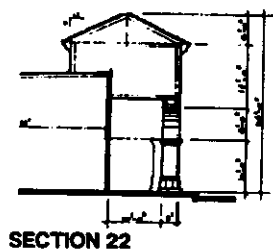
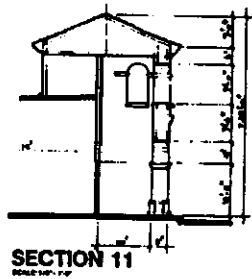
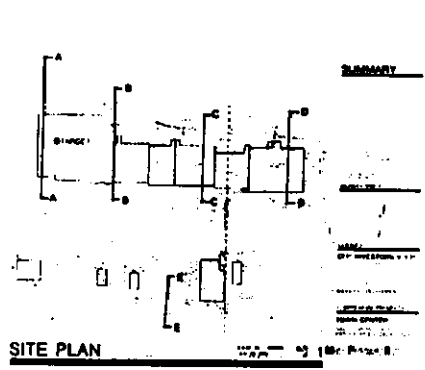
COMMERCIAL PROJECT •

TOWN CENTER
 SWC OF GAHAN PL & THEATER DR
 PASO ROBLES, CALIFORNIA

07/18/94
 4/21/94
 1/22/94
 05-007.0

8

Musil Parkowitz Ruth, Inc.



CLIENT

CEP INVESTORS V, LP.
c/o ELLIS PARTNERS, INC.
324 California Street, Suite 1150
San Francisco, CA 94101
Tel: (415) 391-3900 Fax: (415) 391-1311

in association with
HAWKEYE INVESTMENTS, L.L.C.
1210 Cougar Ridge Rd. Buelton, VA 22127
Tel: (804) 680-1400 Fax: (804) 680-6260

COMMERCIAL PROJECT

TOWN CENTER

SWC OF GAHAN PL & THEATER DR
PASO ROBLES, CALIFORNIA

SECTIONS

SIGN CRITERIA
TOWN CENTER
SWC OF GAHAN PLAGE AND THEATER DRIVE

PASO ROBLES, CALIFORNIA

CLIENT

CEP INVESTORS V, LP

c/o **ELLIS PARTNERS, INC.**

351 California Street, Suite 1150

San Francisco, CA 94104

Tel. (415) 391-9800 Fax: (415) 391-4711

in association with

HAWKEYE INVESTMENTS, L.L.C.

1240 Cougar Ridge Rd., Bullerton, CA 93427

Tel. (805) 688-4168 fax (805) 688-6569

6/26/96
6/21/96
95-607.11

Must Peronetz Ref. inc

**PASO ROBLES, CALIFORNIA
PASO ROBLES TOWN CENTER
MPR FILE NO.: 95-607.11**

GENERAL NOTES:

1. THE PURPOSE OF THIS CRITERIA IS TO ESTABLISH THE SIGN STANDARDS NECESSARY TO INSURE COORDINATED, PROPORTIONAL EXPOSURE FOR ALL TENANTS. PERFORMANCE SHALL BE STRICTLY ENFORCED AND ANY NON-CONFORMING SIGNS SHALL BE REMOVED BY THE TENANT OR HIS SIGN CONTRACTOR AT THEIR EXPENSE.
2. EACH TENANT SHALL SUBMIT TO THE LANDLORD FOR APPROVAL TWO (2) COPIES OF A DETAILED SHOP DRAWING OF HIS PROPOSED SIGN INDICATING CONFORMANCE TO THIS CRITERIA, SUCH SUBMITTALS SHALL INCLUDE BUT NOT BE LIMITED TO PERTINENT DIMENSIONS, DETAILS AND COLOR CALL-OUTS.
3. THE TENANT SHALL PAY FOR ALL SIGNS AND THEIR INSTALLATIONS AND MAINTENANCE.
4. THE TENANT SHALL SUBMIT LANDLORD APPROVED DRAWINGS TO THE CITY OF PASO ROBLES PER THEIR REQUIREMENTS AND SHALL PAY FOR THE REQUIRED APPROVALS AND PERMITS.
5. ALL WORK SHALL BE OF EXCELLENT QUALITY. LANDLORD RESERVES THE RIGHT TO REJECT ANY WORK DETERMINED TO BE OF INSUFFICIENT QUALITY BY LANDLORD OR THE PROJECT ARCHITECT.
6. ALL SIGNS AND THEIR INSTALLATION MUST COMPLY WITH LOCAL BUILDING AND ELECTRICAL CODES. CITY OF PASO ROBLES ORDINANCES SHOULD BE CONSULTED FOR REQUIREMENTS NOT COVERED IN THIS CRITERIA.
7. TENANT SHALL BE RESPONSIBLE FOR PENETRATIONS, LEAKS, AND/OR DEFACEMENT CAUSED BY HIS SIGN CONTRACTOR.
8. NO ANIMATED, FLASHING, OR AUDIBLE SIGNS WILL BE PERMITTED.
9. NO EXPOSED TUBING LAMPS WILL BE PERMITTED.
10. NO EXPOSED RACEWAYS, CROSS CROSSOVERS, CONDUITS, CONDUCTOR, TRANSFORMERS, ETC., SHALL BE PERMITTED.
11. SIGN CONTRACTOR SHALL PROVIDE NECESSARY FASTENINGS AND BRACINGS TO SECURELY INSTALL THE SIGN.

SPECIFICATIONS: BUILDING SIGNS:

Type "A" SIGN: INLINE MAJORS A THROUGH K:

- TENANT SHALL BE REQUIRED TO INSTALL ONE SIGN COMPRISED OF INTERNALLY ILLUMINATED METAL LETTERS. SIGN FACE TO BE PLEXIGLAS, COLOR SELECTED BY TENANT AND SUBJECT TO LANDLORD APPROVAL. LETTERS TO BE A MAXIMUM 6' IN HEIGHT WITH DEPTH NOT TO EXCEED 9".
- MAJOR TENANTS TRIM CAPS AND RETURNS MAY VARY. TENANTS WITH TRADEMARK LOGOS MAY BE PERMITTED TO INSTALL CANISTERS FOR LOGOS NOT TO EXCEED 6' IN HEIGHT WITH DEPTH NOT TO EXCEED 9".
- GARDEN CENTER AT BUILDING "A" IS ALLOWED IDENTIFICATION SIGNAGE OF CHANNEL LETTERS, MAXIMUM HEIGHT 24" AND MAXIMUM AREA OF 60 SQUARE FEET. OTHER TENANTS MAY BE ALLOWED UP TO TWO ANCILLARY (PRODUCT OR SERVICES) WALL SIGNS ON FRONT ELEVATIONS, SUBJECT TO THE CITY OF PASO ROBLES DEVELOPMENT REVIEW COMMITTEE (D.R.C.) APPROVALS.
- THE MAXIMUM AREA OF ALL WALL SIGNS SHALL BE ONE SQUARE FOOT PER LINEAR FOOT OF STREET FRONTAGE WITH A MAXIMUM OF 250 SQUARE FEET PER SIGN. INLINE TENANTS EXCEEDING SIGN AREA LIMITS OF THEIR TENANT FRONTAGE SHALL BE REVIEWED AND APPROVED BY D.R.C.
- WALL SIGNS ARE NOT PERMITTED ON THE REAR (WEST ELEVATION). WALL SIGNS MAY BE PERMITTED ON TWO SIDES OF MAJOR TENANT BUILDINGS (NORTH AND SOUTH ELEVATIONS) SUBJECT TO D.R.C. REVIEW AND APPROVAL.
- WALL SIGNS WITH TWO ROWS OF LETTERS SHALL NOT EXCEED A COMBINED 6' IN HEIGHT.

TYPE "B" SIGN: PAD BUILDINGS:

- TENANT SHALL BE REQUIRED TO INSTALL ONE SIGN COMPRISED OF INTERNALLY ILLUMINATED METAL CHANNEL LETTERS. SIGN FACE TO BE PLEXIGLAS, COLOR SELECTED BY TENANT AND SUBJECT TO LANDLORD APPROVAL. LETTERS TO BE A MAXIMUM 2' IN HEIGHT, WITH MAXIMUM DEPTH OF SIGN NOT TO EXCEED 5". ANY SIGNS GREATER THAN 2' HIGH SHALL BE REVIEWED AND APPROVED BY D.R.C.
- TENANTS WITH TRADEMARK LOGOS MAY BE PERMITTED TO INSTALL CANISTERS FOR LOGOS NOT TO EXCEED 2' IN HEIGHT AND 5" IN DEPTH SUBJECT TO LANDLORD REVIEW AND APPROVAL. NATIONAL CHAIN TENANTS AND TENANTS WITH TRADEMARK LOGOS MAY UTILIZE PROTOTYPICAL TRIM CAP AND RETURNS. ALL OTHERS TO USE DARK BRONZE RETURNS.
- TENANTS MAY BE ALLOWED UP TO TWO ANCILLARY (PRODUCT OR SERVICES) WALL SIGNS SUBJECT TO D.R.C. APPROVALS.
- THE MAXIMUM AREA OF WALL SIGNS SHALL BE ONE SQUARE FOOT PER LINEAR FOOT OF STREET FRONTAGE. WALL SIGNS ARE PERMITTED ON UP TO FOUR SIDES OF PAD BUILDINGS SUBJECT TO D.R.C. REVIEW AND APPROVAL.

TYPE "C" SIGN: WINDOW SIGNAGE:

- TENANT SHALL BE ALLOWED TO PLACE IN THE UPPER WINDOW PANEL ADJACENT TO THE DOOR NOT MORE THAN 144 SQUARE INCHES OF HANDPAINTED, DECAL, OR STICK-ON LETTERING OR GRAPHICS INDICATING HOURS OF BUSINESS, TELEPHONE NUMBERS FOR EMERGENCY CONTACT, APPROVED CREDIT CARDS, ETC. NO OTHER WINDOW SIGNAGE SHALL BE ALLOWED INCLUDING BUT NOT LIMITED TO TEMPORARY SIGNS, SALE BANNERS, POSTERS, AND PRODUCT INFORMATION WITHOUT WRITTEN LANDLORD APPROVAL AND SUBJECT TO CITY ORDINANCE.

TYPE "D" SIGN: REAR SERVICE DOOR:

- TENANT MAY IDENTIFY SERVICE DOOR FOR DELIVERY AND EMERGENCY-PURPOSES ONLY. SIGN SHALL BE 8 INCHES HIGH BY 18 INCHES LONG, SHEET METAL PLAQUE AFFIXED TO THE REAR DOOR WITH A MINIMUM OF 4 SELF TAPPING SHEET METAL SCREWS. PLAQUE SHALL BE PAINTED TO MATCH BUILDING. LETTERS MAY BE 4 INCHES HIGH, BLACK, BLOCK PRINT.

TYPE "E" SIGN: ADDRESSES:

- ADDRESSES SHALL BE WALL-MOUNTED, DARK BRONZE COLORED METAL LETTERS (PIN MOUNTED). STYLE SHALL BE HELVETICA REGULAR WITH MAXIMUM HEIGHT OF 12", MINIMUM 6".

TYPE "F" SIGN: CANOPY:

- UNDER CANOPY SIGNS ARE ALLOWED SUBJECT TO D.R.C. APPROVAL. THERE SHALL BE A MINIMUM 8" HEIGHT CLEARANCE UNDER THE SIGN.

SIGN COLORS: ALL SIGN TYPES:

- SIGN COLORS FOR TENANTS WITHOUT TRADEMARK LOGOS ARE LIMITED TO THE FOLLOWING:

<u>COLORS</u>	<u>ROHM HAUS#</u>	<u>EQUIVALENT ACRYLITE #</u>
RED	# 2283	211-1
GREEN	# 2030	506-0
ORANGE	# 2119	303-0
YELLOW	# 2465	432-2
BLUE	# 2051	607-1

9. The Planning Commission in making its project approval considered the project architecture, landscaping, scale of development, signage, circulation and relationship to the natural setting.
10. The availability of water and sewer are adequate to service the proposed project.
11. The proposed project would not adversely impact the City's landfill as a result of addition refuse produced by the project.
12. The proposed project grading would not cause a significant adverse environmental impact as proposed.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby deny the appeal and upholds the Planning Commission approval of Planned Development 95009 subject to the following conditions:

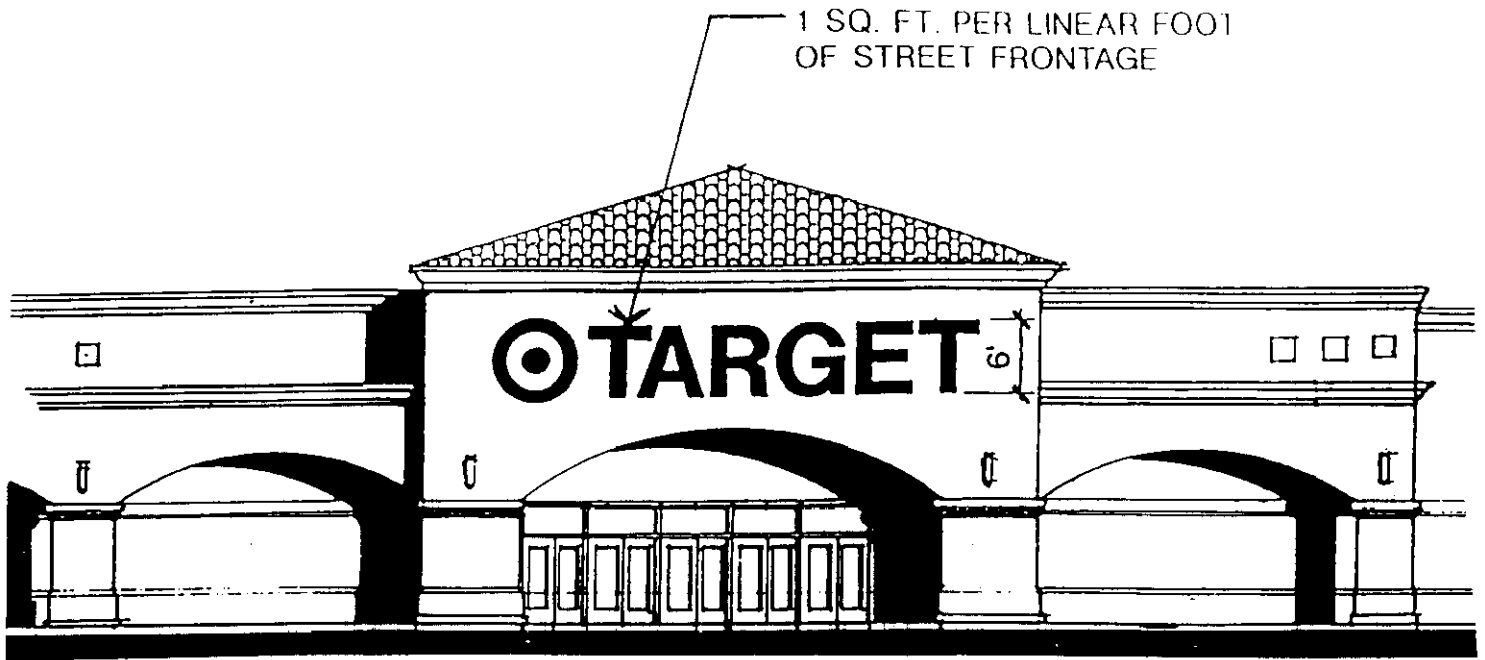
STANDARD CONDITIONS:

The applicant shall comply with all those standard conditions which are indicated on "Attachment A" to this Resolution.

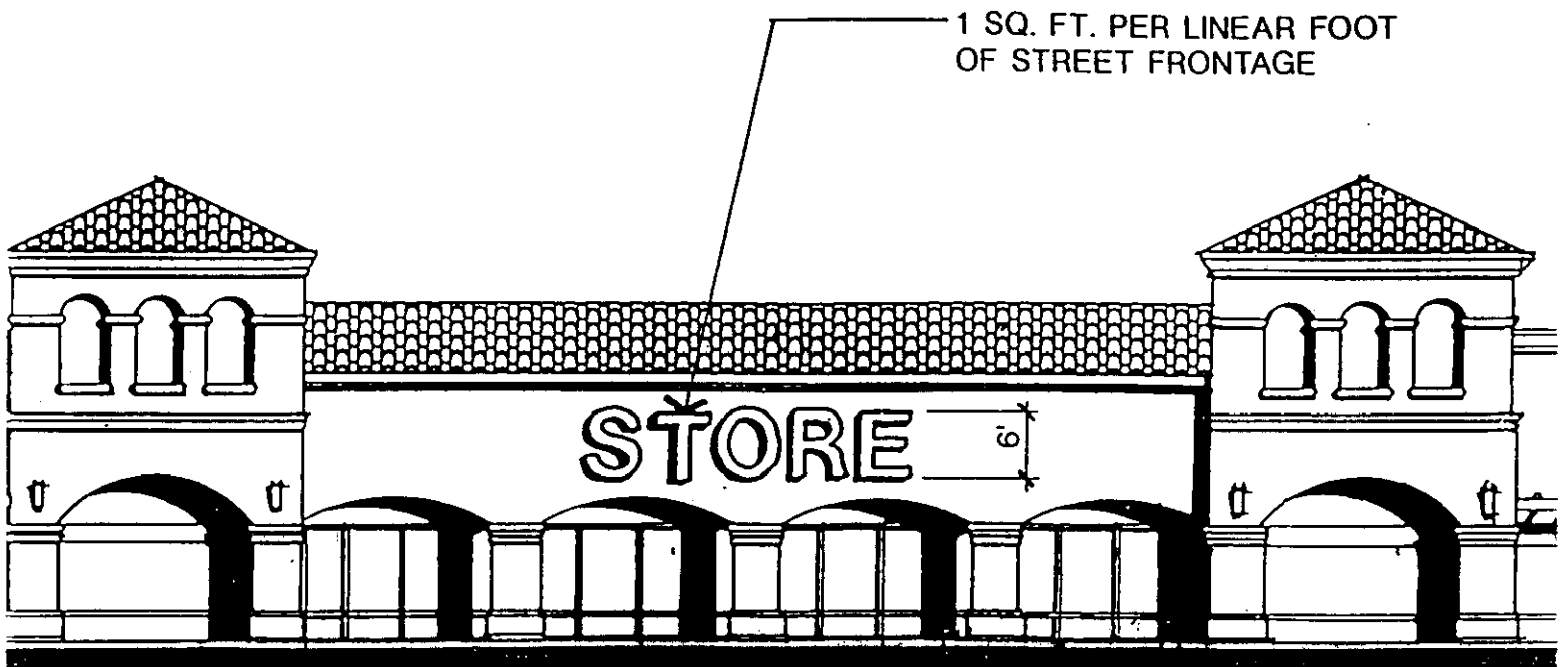
COMMUNITY DEVELOPMENT DEPARTMENT SITE SPECIFIC CONDITIONS:

1. This Planned Development authorizes the construction of an approximate 300,000 square foot commercial center to be constructed in two development phases.
2. The applicant shall construct the project in substantial conformance with the site/phasing plan, grading plan, landscaping plan, building elevations, lighting plan, sign plans, and colors and materials attached as Exhibits listed below and as may be modified by conditions of project approval:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Site Plan for Phase 1
C	Preliminary Grading and Drainage Plan
D	Landscape Plan
E	Landscape Details
F	Lighting Plan
G1-G5	Building Elevations
H	Section and Details
I	Center Sign Details
J	Material & Color Board *



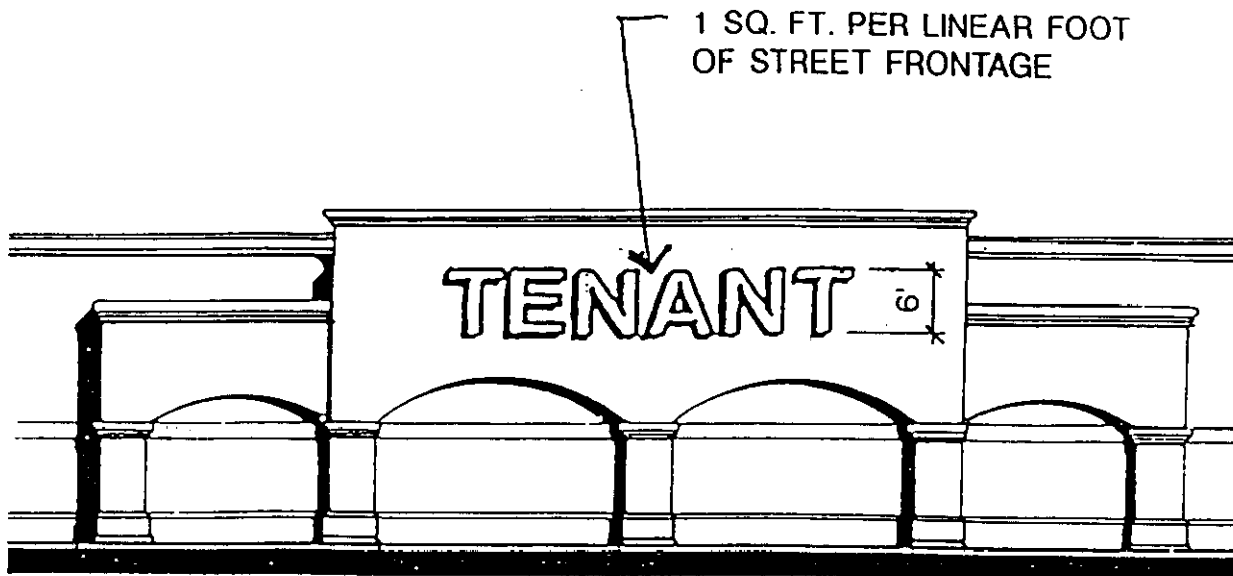
WALL SIGN (TYPE 'A')
SCALE: 1/16" = 1'-0"



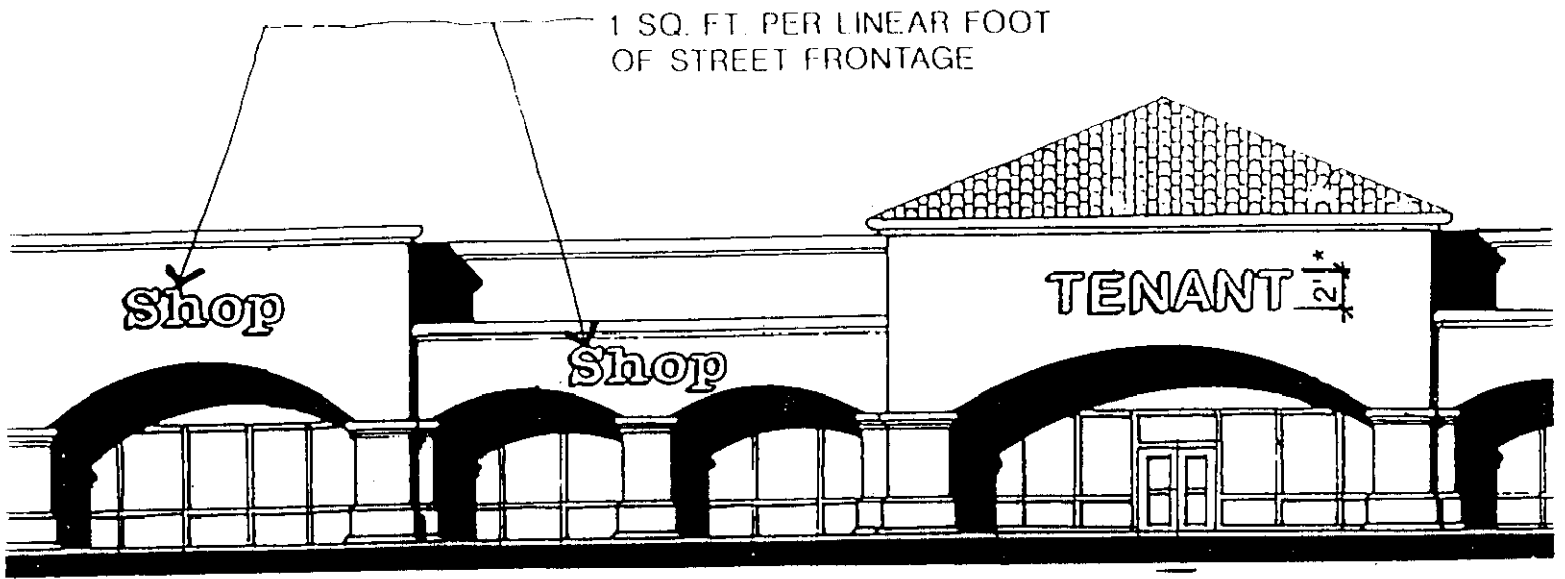
WALL SIGN (TYPE 'A')
SCALE: 1/16" = 1'-0"



WALL SIGN (TYPE 'A')
SCALE: 1/16" = 1'-0"

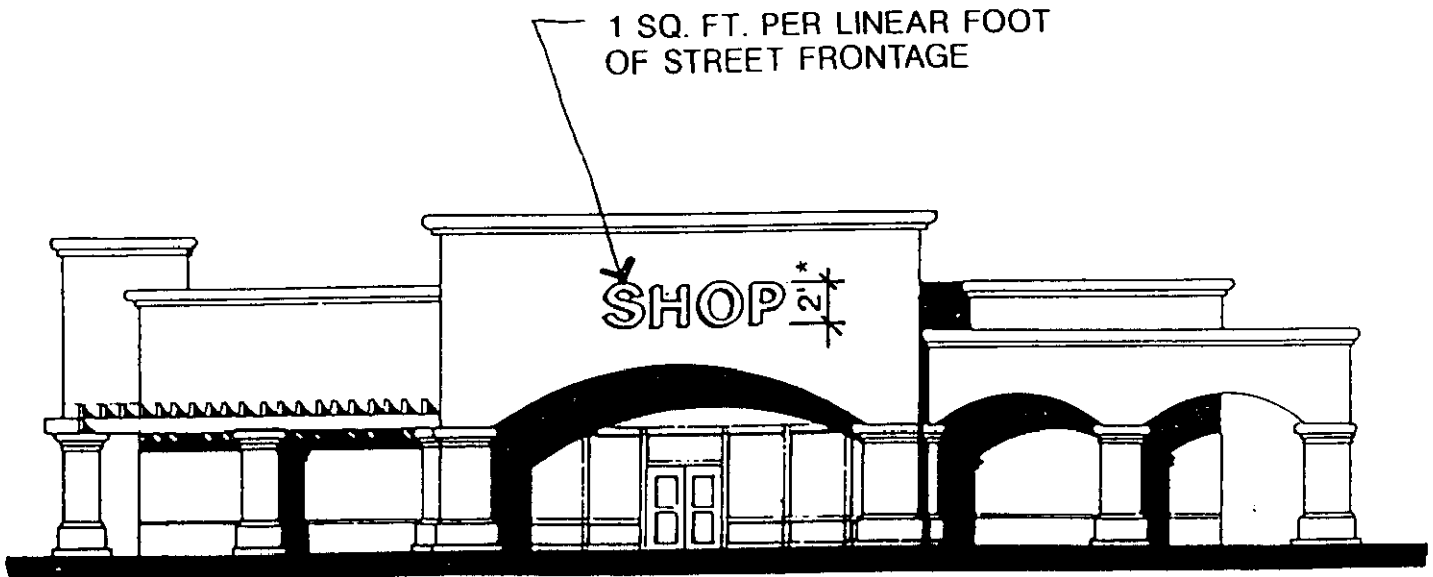


SECONDARY WALL SIGNS REAR & SIDE WALLS (TYPE 'A' & 'B')
SCALE: 1/16" = 1'-0"



WALL SIGN (TYPE 'B')

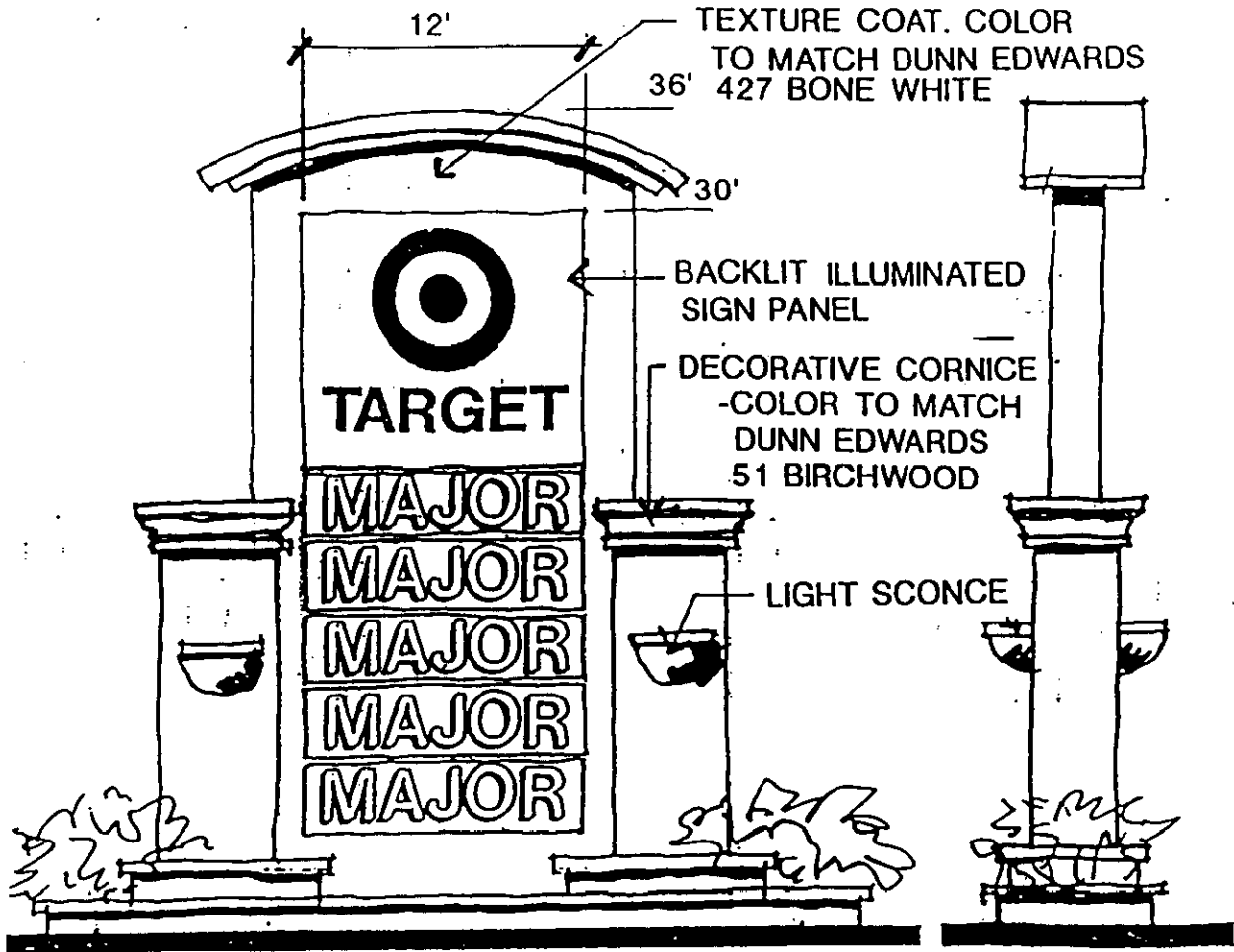
SCALE: 1/16" = 1'-0"



WALL SIGN (TYPE 'B')

SCALE: 1/16" = 1'-0"

*SIGN HEIGHTS GREATER THAN 2' REQUIRE D.R.C. REVIEW AND APPROVAL



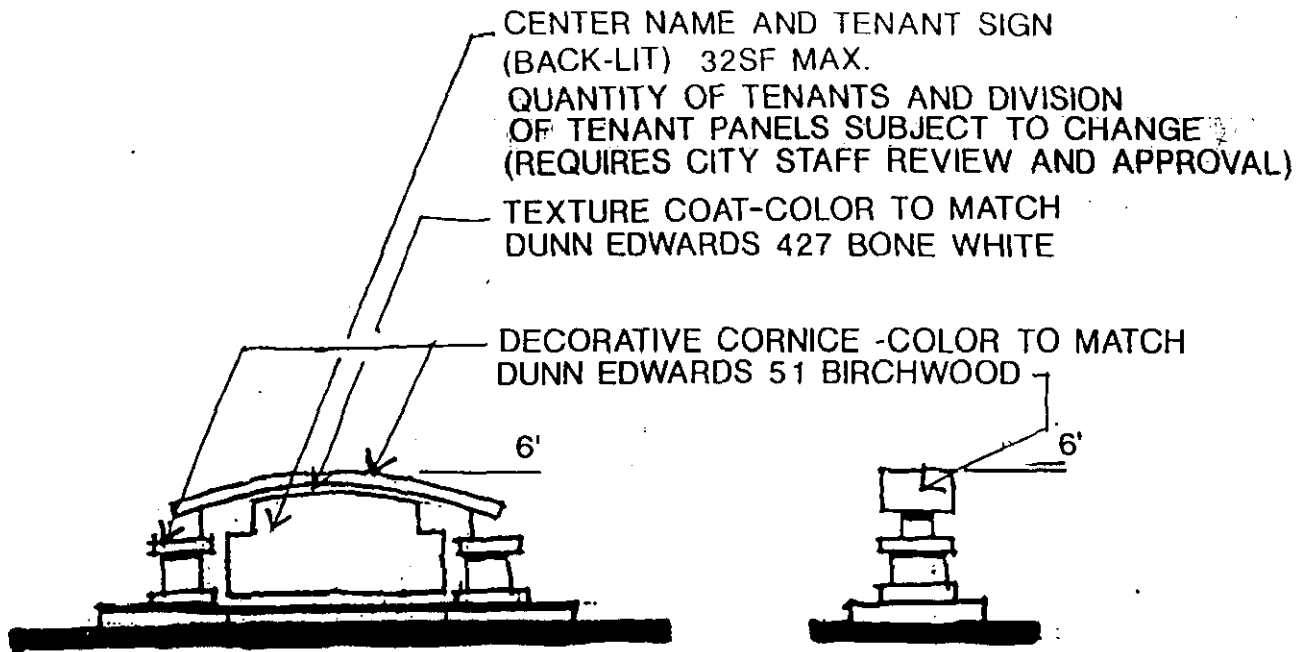
FRONT & REAR

SIDE

SCALE: 1/8" = 1'-0"

NOTE: TENANT PANELS MAY
ADJUST SUBJECT TO CITY STAFF REVIEW.

**FREESTANDING HIGHWAY
ORIENTED SIGN
(THEATER DRIVE)**



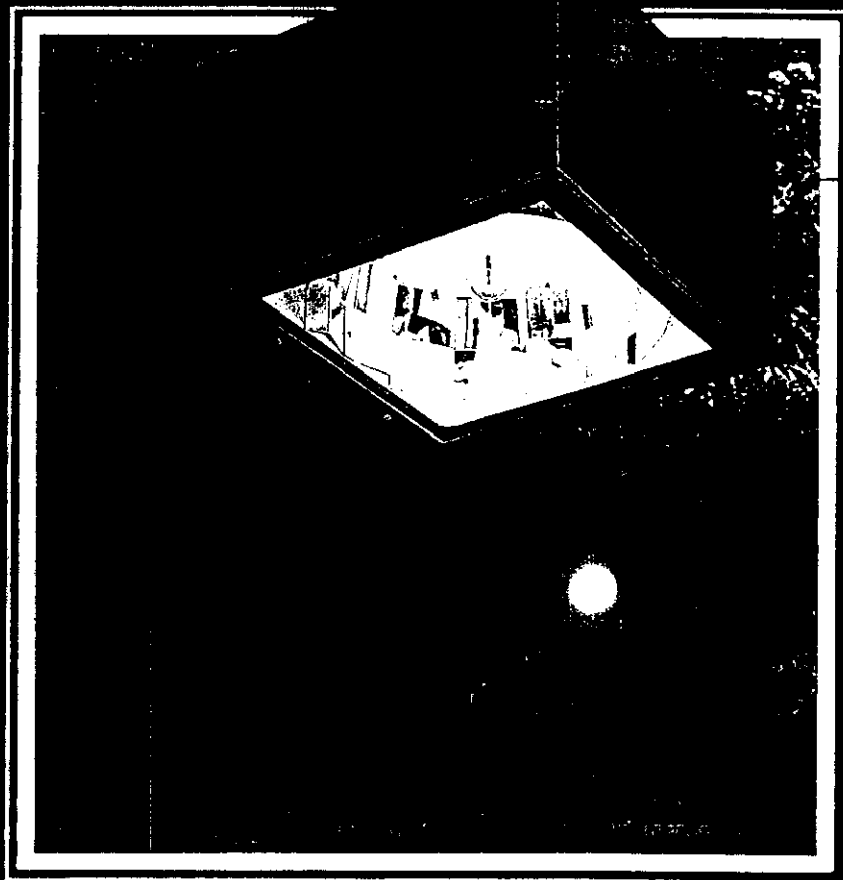
FRONT & REAR

SIDE

SCALE: 1/8" = 1'-0"

**FREESTANDING SIGN
(GAHAN PLACE)**

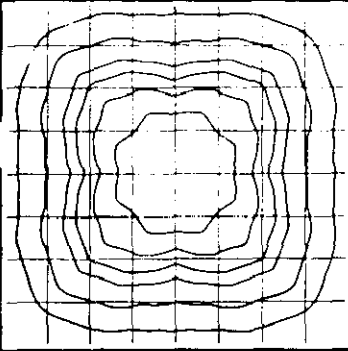
The Greenbriar™ Series



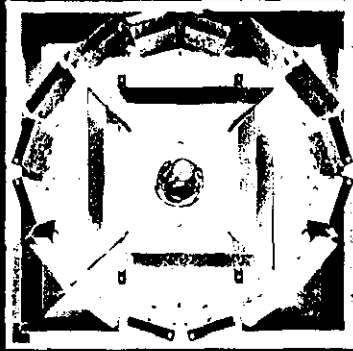
USE MATERIALS SPECIFIED OR APPROVED EQUAL

 lighting systems

PHOTOMETRICS & REFLECTOR SYSTEMS



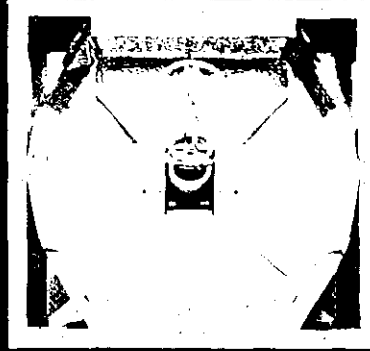
DISTRIBUTION: Type V Square (shown)
Also available: Type II, III, FA and FP.



Type V Square Distribution,
400 Watt Metal Halide



Type FP (Forward Throw Perimeter)
Distribution, 400 Watt Metal Halide



Type III Distribution,
400 Watt Metal Halide

LUMINAIRE EPA CHART (ANSI Standards)	■ Pole-Top Mount	□ Single	■ D90	■ D180	■ T90	■ TN120	■ Q90
Medium							
Arm-Mount—14" Bracket (GBM)	—	3.2	6.4	6.4	9.5	9.6	12.7
Pole-Top (GBPM)	3.4	—	—	—	—	—	—
Large							
Arm-Mount—14" Bracket (GBL)	—	4.7	9.4	9.4	14.0	14.0	18.7
Pole-Top (GBPL)	5.0	—	—	—	—	—	—

DIMENSIONS	A	B	C
GBM—Medium Arm-Mount	21-5/8"	15-5/8"	14"
GBPM—Medium Pole-Top	21-5/8"	15-5/8"	21-15/16"
GBL—Large Arm-Mount	26-1/8"	19-1/2"	14"
GBPL—Large Pole-Top	26-1/8"	19-1/2"	26-13/16"

HOW TO ORDER LUMINAIRES

Optional Brackets: If optional brackets are to be used, specify the optional bracket code in the Options column of this chart. Optional brackets should be ordered separately from the Optional Bracket Coding Information chart.

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage*	Luminaire Finish	Options
Medium Arm-Mount GBM	2 - Type II 3 - Type III FP - Perimeter Forward Throw	150 175 250 400	HPS - High Pressure Sodium 150, 250, 400 Watt SMV - Super Metal Halide (Vertical) 400 Watt MH - Metal Halide 175, 250, 400 Watt	CT - Contoured Tempered Glass	120V 208V 240V 277V 480V MT - Multi Tap	Standard BRZ - Bronze COA - Cocoa VAN - Vanilla BLK - Black PLT - Platinum WHT - White GRN - Green	Brackets DSB** - Delete Standard Bracket
Pole-Top GBPM	5 - Type V Square						Fixture PCI† - Button-Type Photoelectric Control LL - Less Lamp CL - Coated Lamp FS - Fusing for 120V and 277V (except for 1000W in 120V) FS1 - Fusing for 120V/1000W FD - Double Fusing for 208V and 240V FD1 - Double Fusing for 480V HSS** - House Side Shield RPP - Round Pole Plate NO - No Options
Large Arm-Mount GBL	2 - Type II FP - Perimeter Forward Throw	400 750 1000	HPS - High Pressure Sodium 400, 750, 1000 Watt SMV - Super Metal Halide (Vertical) 400, 1000 Watt MH - Metal Halide 400, 1000 Watt			Architectural BRD - Brick GYG - Gray Granite RDG - Red Granite LMS - Limestone DTS - Desertstone MGR - Green Marble	Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 01 - Chrome 59 - Dark Green 51 - Dark Red 21 - Tomato Red 575 - Beige 50 - White
Pole-Top GBPL	FA - Automotive Forward Throw 5 - Type V Square						

14" Arm Mount (Bolt-On Bracket) or Pole Top Mount is shipped standard with luminaires.



EXAMPLE OF A TYPICAL ORDER

GBM - 5 - 400 - MH - CT - 120 - BRZ - NO

NOTE: Architectural finishes require additional lead time.

THE ARCHITECTURE OF LIGHT



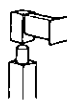



* For international voltage, consult factory.
** See Optional Bracket Coding Information to order other mounting types.
† Specify single line voltage. 480V not available.
‡ Consult factory for Pole-Top units.

Planned Development 95009 Resolution - EXHIBIT K

Lighting Standards
Division of LSI, Inc.
1-452-42-0728 • (313) 793-3400 • FAX (313) 793-0147

BRACKETS

Bolt-On, Tenon Mount and Wall Mount brackets are easily ordered from the following charts. To order poles, refer to Pole Section of catalog for complete ordering information.

Bolt-On Brackets	Tenon Mount Brackets	Wall Mount
 4"x4"  Adjustable	 Square Slipfitter 2"x4"  Round Slipfitter 2"x4"  Adjustable	 4"x4"

Notes: For Bolt-On, order one bracket per luminaire. Tenon Mount brackets come as an assembly. DN90° and QN90° configurations are ordered from pole data sheets. Order two Single brackets for DN90° configuration and four Single brackets for a QN90° configuration.

LUMINAIRE EPA CHART

Includes bracket.

	Single		D90°		DN90°		D180°		T90°		TN120°		Q90°		QN90°	
	F	DL	F	DL	F	DL	F	DL	F	DL	F	DL	F	DL	F	DL
Greenbriar – 6" Bracket	1.3	1.6	2.7	3.2	2.4	2.9	2.7	3.2	4.0	4.8	4.0	4.8	5.4	6.4	4.8	5.8

Note: F-Flat Glass, DL-Drop Lens

HOW TO ORDER BRACKETS

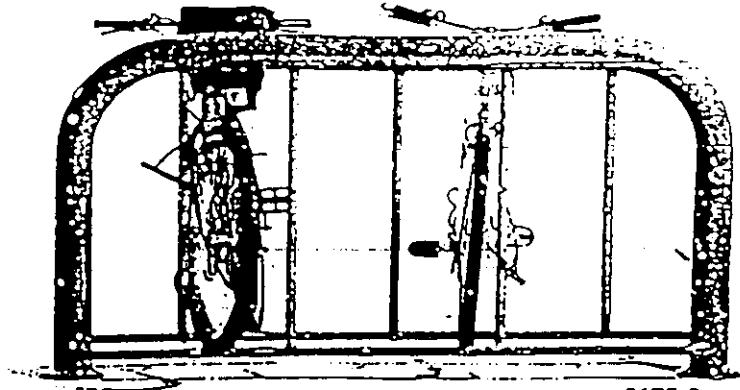
Select appropriate choice from each column.

Bracket Designation	Bracket Width/Type	Bracket Configuration	Length	Bracket Finish	Options
BOLT-ON					
BKS – Bracket Steel	4B0 – 4"x4" Bolt-On	S – Single	6"	Standard BRZ – Bronze BLK – Black PLT – Platinum Consult Factory (Additional Lead Time Needed) PP – Prime COA – Cocoa VAN – Vanilla WHT – White	NO – No Options
		WM – Wall Mount			
BKA – Bracket Aluminum	4B0 – 4"x4" Bolt-On	S – Single	6"		
	CBO – Cast Bolt-On	ADJ – Adjustable	6"		
TENON MOUNT					
BKS – Bracket Steel BKA – Bracket Aluminum	2NM – 2"x4" Tenon Mount (Square Slipfitter is Standard)	S – Single	6"		Slipfitter Sizes 2.0 – (2-3/8" O.D.) Standard 2.5 – (2-7/8" O.D.) 3.0 – (3-1/2" O.D.) 3.5 – (4" O.D.) RS – Round Slipfitter UT5 – Up-Tilt 5° UT10 – Up-Tilt 10° NO – No Options
		D180° – Double			
	D90° – Double				
	T90° – Triple				
	TN120° – Triple				
	Q90° – Quad				
BKA – Bracket Aluminum	CNM – Cast Tenon Mount	ADJ – Adjustable	3"		

EXAMPLE OF A TYPICAL ORDER

BKS – 4B0 – S – 6 – BRZ – NO

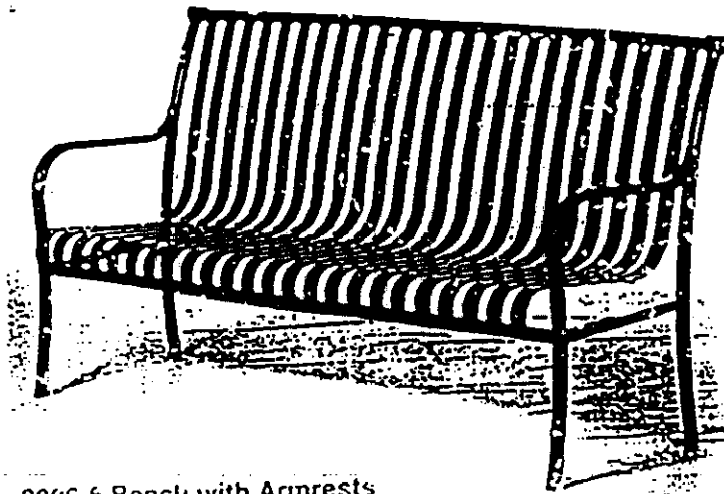
*6" length bracket can only be ordered with Single and D180° configurations, and all small luminaire configurations.



2175-8

BIKE RACK

**COLUMBIA CASCADE
SUPER CYCLOOPS 2175-8
COLOR: COFFEE TAN**



2806-6 Bench with Armrests

METAL BENCH

**COLUMBIA CASCADE RENAISSANCE #2806-6
COLOR: COFFEE TAN**

SITE FURNISHINGS

USE MATERIALS SPECIFIED OR APPROVED EQUAL

Planned Development 95009 Resolution - EXHIBIT M



TRASH COMPACTOR AND CHUTE

- K Lighting Standard Detail
- L Bike Rack & Bench Detail
- M Trash Compactor & Chute Detail
- N Developers Letter on Richfield Mitigation

* On file in the Community Development Department.

3. Any amendments or revisions to the approved development plans shall be subject to review by the respective entity identified in the project conditions for final approval of that aspect of the plan, and a determination of substantial compliance must be made by that respective entity. Those changes determined by the respective approving entity to be beyond the scope of the parameters of any condition or exhibit shall be subject to recommendations of the approving entity to the next level of review as follows:
 - a. City staff
 - b. Development Review Committee
 - c. Planning Commission
 - d. City Council
4. Prior to issuance of building permits for Phase 1 and 2, the applicant shall submit a revised site plan and other applicable plans if existing easements cannot be abandoned by the applicant. If staff determines that the revised plans do not substantially comply with the approved plans, the applicant shall submit an Amendment to Planned Development 95009.
5. All conditions contained within the resolution granting approval to Conditional Use Permit 96003 and Lot line Adjustment PRAL 96066 shall be complied with in a manner acceptable to the City of Paso Robles.

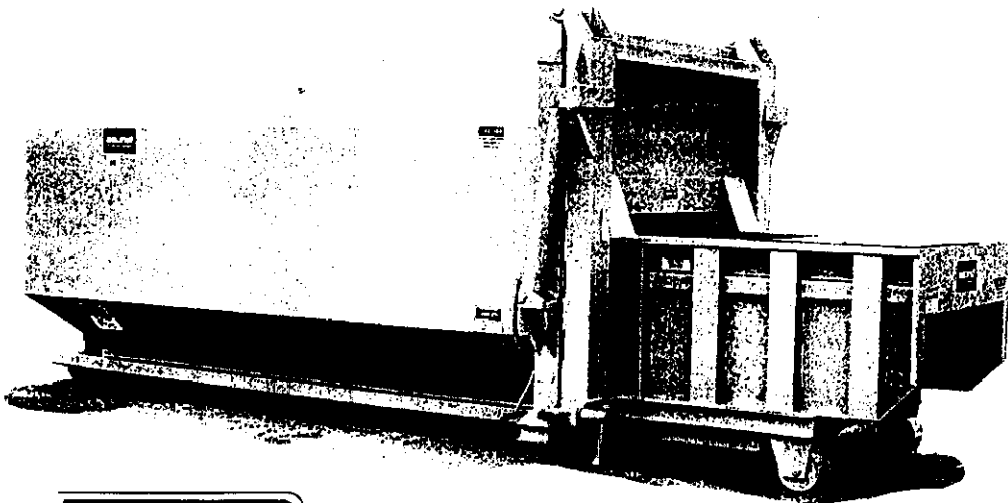
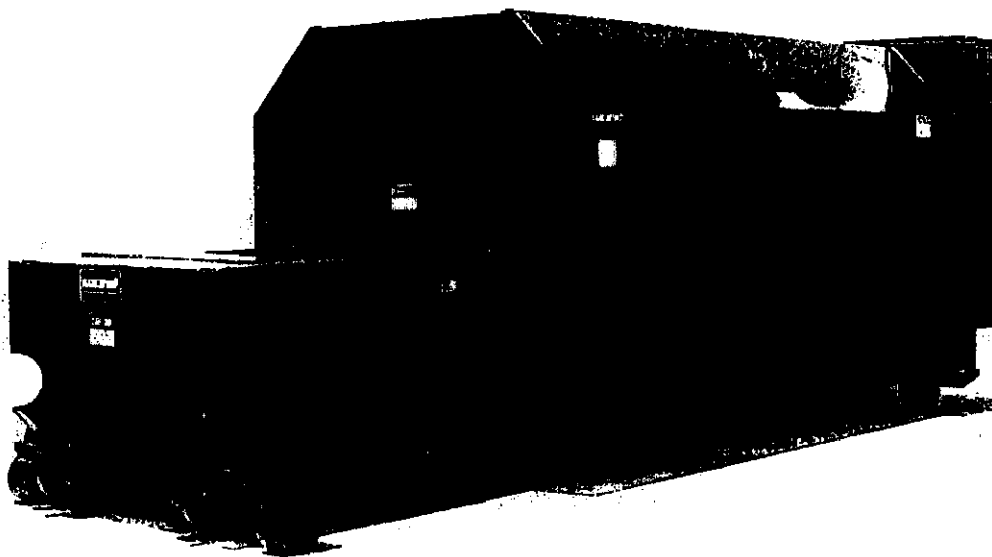
SITE PLAN

6. Prior to issuance of building permits for each phase, the applicant shall submit a revised Site Plan that substantially complies with the approved Site Plan (attached as Exhibits A & B) for review and approval. The revised Site Plan shall incorporate by drawing and/or reference all other site plan changes/modifications contained in this resolution of approval.
7. The Material/Color Sample Board (Exhibit J on file at the Community Development Department) is approved as submitted. Any proposed changes that are in substantial compliance shall be reviewed and approved by the DRC; changes of a significant nature/scope shall be subject to Planning Commission approval.
8. Parking lot shopping cart storage receptacles should be evenly distributed on site.
9. Vending machines shall be located in a designated area adjacent to the building, subject to all wiring, conduit, etc., be professionally installed so they are not visible.

RAMJET RJ-88SC/HT SELF CONTAINED COMPACTOR



NOW FEATURING . . .



THE NEW FORCE IN SELF-CONTAINED COMPACTORS!

Marathon's RJ-88 Series Compactors offer proven assurance in storing high liquid content wastes in a controlled environment. Complete with a certified watertight container, the RJ-88 also provides assured insect and odor control making it ideal for virtually any commercial application!

The RJ-88 utilizes the successful design of the popular RJ-250 Series, offering many of the same features and advantages of its larger linemate.

Available in 15, 20 and 24 cubic yard capacities, the RJ-88SC provides outstanding flexibility for:

- SUPERMARKETS
- RESTAURANTS
- HOSPITALS
- NURSING HOMES
- SHOPPING CENTERS
- HOTELS
- INFLIGHT KITCHENS

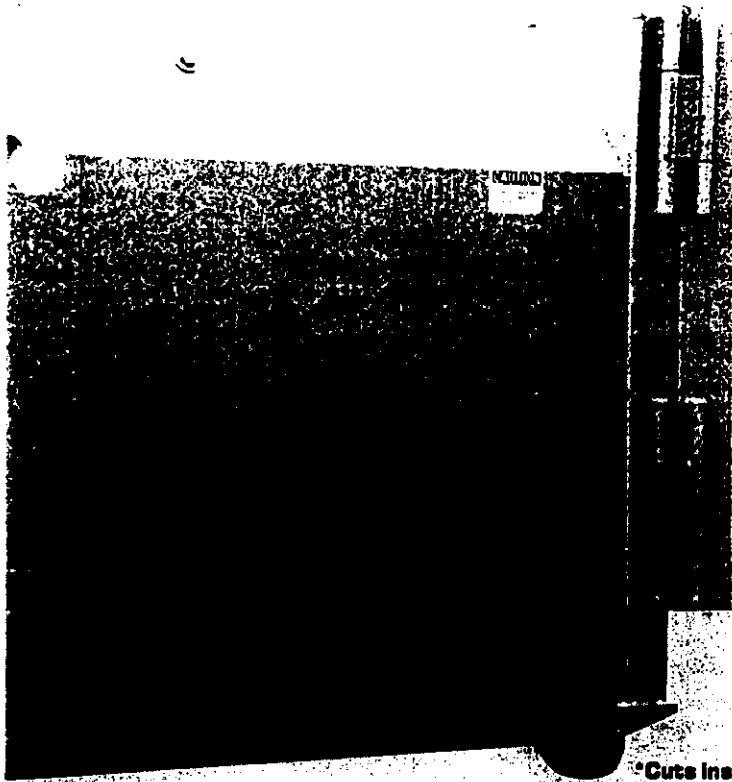
RJ-88HT

Equipped with hydraulic tailgate, the RJ-88HT is particularly well suited for security chute-fed and dock-fed applications where maneuvering space for collection vehicle is limited. The compactor is built into the same door through which the compacted refuse is later emptied, eliminating the need for the additional space necessary for the time-consuming double "turn around" maneuver required for conventional self-contained models.



DOVER

Planned Development 95009 Resolution - EXHIBIT M

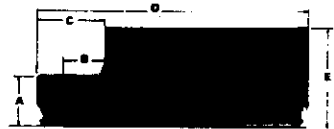


SPECIFICATIONS:		
Charge Box Capacity (Mfrs. Rating)	100 cu yd	76 m ³
[Rating in accordance with NSWMA criteria]	70 cu yd	53 m ³
Clear Top Opening	30 5/8" x 48"	775mm x 1219mm
PERFORMANCE CHARACTERISTICS:		
Cycle Time	11 sec	44 sec
Total Normal Force	36,600 lb	162 kN
Total Maximum Force	43,100 lb	192 kN
Normal Ram Face Pressure	34.7 psi	239 kPa
Maximum Ram Face Pressure	40.8 psi	281 kPa
Ram Penetration	6"	152 mm
ELECTRICAL EQUIPMENT:		
Electric Motor	3/60/230-460	5 hp 3.7 kW
Electric Control Voltage	120 VAC	120 VAC
Panel Box Assembly	UL Rated	
All Circuits Fused		
3 Push Button Station	Key Operated	Start/Stop/Reverse
HYDRAULIC EQUIPMENT:		
Hydraulic Pump	6 gpm	23 liter/min
Normal Pressure	1700 psi	12 mPa
Maximum Pressure	2000 psi	14 mPa
Hydraulic Cylinder (2) - Bore	4"	102 mm
Rod	2.5"	64 mm

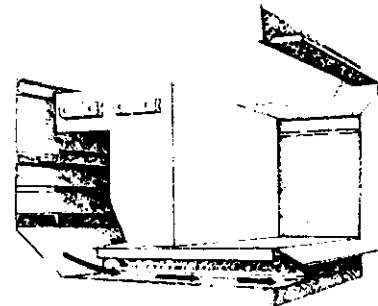
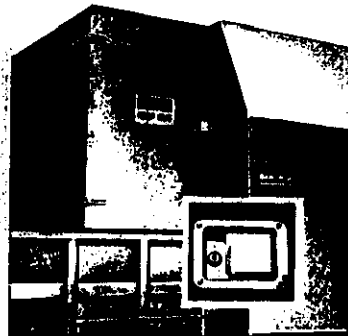
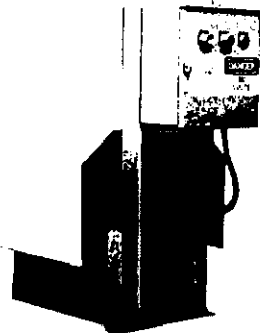
*Fire hose connection provided on each side of the unit.

*Cuts installation costs by half over conventional compaction system.

Model #	Total Capacity (cu yd)	A*	B	C	D	E	Weight
RJ-88SC	15	3' 6"	2' 6 1/2"	5' 9"	15' 6"	7' 5"	6,600#
	20	3' 6"	2' 6 1/2"	5' 9"	18' 5"	7' 5"	7,000#
	24	3' 6"	2' 6 1/2"	5' 9"	21' 3"	7' 5"	7,400#
RJ-88HT	16	3' 8"	2' 6 1/2"	5' 9"	17' 11"	7' 6"	7,000#
	20	3' 8"	2' 6 1/2"	5' 9"	20' 9"	7' 6"	7,500#



*W/DEPU INCREASE 1"
W/SPLASH PAN INCREASE 4"



The separate power unit remains free of damage caused by jolting during transit to and from disposal site and problems caused by severe dust conditions found at landfills. Superior to power pack mounted on compactactor, there are no electrical connections to "make" and "break" — two simple-to-use hydraulic quick disconnects couple power unit to packing head. The weather cover for the remote power pack (above photo) is standard as is the UL and CSA rated Power Box Assembly.

The optional doghouse offers a totally enclosed charge box with extra large door opening (32 1/2"W x 40-5/8"H) and flush lockable latch.

The Qwik Clean Tank® with exclusive Trash Check™ feature, standard on all RJ-88SC and RJ-88HT Self-Contained Compactors, funnels any liquid seepage which occurs during compaction into an enclosed area underneath the charge box floor. (Arrows indicate flow of liquid into container.) The liquid is automatically discharged at the disposal site, in effect flushing the container and the area behind the ram.

The sump area is designed to provide easier hook access for roll-off driver.



RRM DESIGN GROUP
Architecture - Planning - Engineering - Surveying - Interiors - Landscape Architecture

April 16, 1996

Via Fax: 415/391-4711

Mr. Jim Ellis
Ellis Partners, Inc.
351 California Street, Suite 1150
San Francisco, CA 94104

Re: Existing Service Station

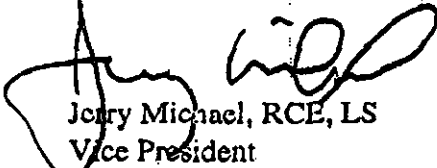
Dear Jim:

As you requested, I have taken a look at the grading and drainage plan and how it relates to the existing service station. The existing service station falls in a location which is being designated as a detention basin. The detention basin is placed in this strategic location because the existing topography draining from the rear of the property towards Theater Drive needs to be captured at its lowest point. If the basin were to be moved, or removed entirely from the site, we would have a large portion of drainage being undetained and increasing the flows to the existing drainage system as it now exists. The size of the remaining detention basins are fully utilized due to the amount of drainage coming to those basins.

I hope this brief description describes to you the extreme difficulties with trying to preserve the existing service station from a civil engineering perspective. Should you wish to discuss this matter in further detail, please call.

Sincerely,

RRM DESIGN GROUP


Jerry Michael, RCE, LS
Vice President
Director Engineering Division

cc: Victor Montgomery, RRM
Brian Wolfe MPR

z/B95856/client/jm-Elis-SvcSta

ELLIS PARTNERS, INC.

June 18, 1996

Mr. Bruce Buckingham
Associate Planner
City of El Paso de Robles
801 4th Street
P.O. Box 307
Paso Robles, CA 93447-0307

Re: Gas Station on Theatre Drive, Paso Robles, California

Dear Bruce:

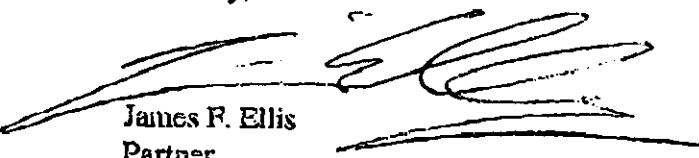
I am writing to address the mitigation measures recommended in the Draft Environmental Impact Report for the aforementioned property. Specifically I have requested that my civil engineer ascertain whether or not it is feasible to incorporate this gas station into the development of Oak Tree Plaza Shopping Center.

In summary this letter identifies several issues that make it extremely difficult to retain this building on our site. We regret that the physical characteristics of this development do not allow for the feasible incorporation of this building into our project.

We are committed to respecting the historical significance of this building as referenced in the EIR, however we request that it be addressed in an alternative manner. First, we would offer this building in local papers for free if anyone is willing to offhaul it to an unrelated location. We would propose contributing to this relocation by providing an allowance to the building buyer that would approximate its demolition and offhaul cost. Furthermore, we would follow the proper procedures for documenting this building historically as referenced in the EIR.

Please contact me if you have any questions or comments regarding this issue.

Sincerely,


James F. Ellis
Partner

JFE/jfe'

enclosure:

cc: Brian Wolfe
Jerry Michael

10. Decorative paving (alternative textures and/or color) shall be used to visually enhance concrete work at site entrances and major crosswalks. Locations, materials and colors shall be reviewed and approved by the DRC.
11. Two additional trash enclosures shall be constructed along the rear (west side) of the inline building.
12. Trash enclosures shall be oversized so as to provide adequate room for a recycling bin/receptacle, in addition to a standard trash receptacle. This shall be done in a manner to be approved by the City Engineer.
13. All trash enclosures to be used by restaurants or for uses which generate a substantial amount of liquid waste, shall be designed so as to properly contain or convey liquid materials into a drainage facility to be approved by the City Engineer so as not to create a visual or odor nuisance.
14. All required masonry walls/enclosures shall be constructed of decorative concrete block in a manner to be approved by the Development Review Committee (DRC). The DRC shall determine where it is appropriate to require double sided decorative block (example, where wall is highly visible from more than one side).
15. All open fencing of outdoor display areas shall be required to be constructed of decorative metal material subject to review and approval of the DRC.
16. Bike racks shall be located throughout the center, including, but not limited to store fronts and bus shelter.
17. A six (6) foot high decorative masonry wall shall be constructed along the entire western project boundary (i.e., where the masonry wall is not required for noise mitigation). The wall shall be constructed of decorative block with materials and design to be reviewed and approved by the DRC. The wall may be constructed in conjunction with the respective phase it is adjacent to.
18. The applicant shall submit for phase one, an interim circulation plan indicating truck routes and vehicle movement patterns for that respective phase. The interim circulation plan shall be subject to approval by the Fire and Public Works Department, and shall be installed with the respective on-site improvements for phase one. All interim roads shall be paved.
19. The applicant shall construct a transit shelter in conjunction with phase one improvements in a location acceptable to the City Engineer. The shelter shall be architecturally compatible with the center design/materials and consistent with the City's standard detail for transit shelters.
20. All roof mounted equipment shall be screened from public views by the parapet wall, unless alternative screen walls and/or other methods of screening are approved by the

Development Review Committee (DRC). All roof mounted equipment and the roof surface shall be painted a neutral color to minimize glare.

21. All rain gutters shall be installed internally either inside of the walls of buildings or inside structural columns, connecting to under-sidewalk drains (where applicable) then directed to appropriate drainage facilities.

LANDSCAPING

22. Prior to issuance of building permits for each phase, the applicant shall submit a Final Landscape and Irrigation Plan that substantially complies with the Preliminary Landscape Plan (attached as Exhibit D) for review and approval by the City's Development Review Committee (DRC). The Landscape Plan shall implement the recommendations to increase the landscape buffer along the western boundary described on pages 13-16 of the Final EIR and all other measures contained in this resolution of approval.
23. Pads E, F, G & H within Phase I shall be hydroseeded with red fescue or turf prior to occupancy of any tenant. The DRC may grant a 90 day grace period if a building permit is pending for a pad.
24. All disturbed areas within Phase II shall be hydroseeded with naturalized grasses.
25. All proposed turf areas shall use sod, unless the DRC determines the time of year is appropriate for hydroseeding.
26. All landscaping under and adjacent to existing Oak trees along shall be planted with the appropriate drought tolerant species as recommended by a licensed landscape architect.
27. The majority of all landscaping shall be drought tolerant and plants grouped according to watering needs. Turf (lawn) areas shall be minimized and used only where necessary (i.e., detention basins, sitting areas).
28. Landscaping and irrigation shall be provided along the project frontage on the east side of Theater Drive. The landscaping would be appropriate on a slope and shall include a columnar street tree and vine adjacent to the right-of-way fence.

PAD BUILDINGS

29. The development of individual satellite pads shall be subject to review and approval of the Development Review Committee (DRC). The building architecture and use of colors and materials shall be architecturally compatible with the remainder of the center (i.e., the buildings shall incorporate architectural details such as cornices, clay tile roofs, wood trellises, etc.). Four sided architectural detailing shall be utilized.

30. Each approved satellite pad shall be permitted to apply for an individual monument sign which shall be subject to review and approval by the DRC. The monument sign design shall be similar to the monument sign on Gahan Road.

SIGNAGE

31. All signs within the center shall be in compliance with the Master Sign Program (attached as Exhibit I), with permits to be secured through the City prior to sign installation. All signs may be approved by the Community Development Department unless otherwise stated in the Master Sign Program. Any proposed changes to the Master Sign Program shall be considered by the Planning Commission.

LIGHTING

32. Prior to issuance of building permits for each phase, the applicant shall submit a revised Lighting Plan that incorporates the Final EIR mitigations to minimize glare as listed below (page 107 of the Final EIR) and all other measures contained in this resolution of approval.
 - a. The lights to be provided with the house side shields should include all the lights along the western boundary, as well as the lights adjacent to Gahan Place. The light shields shall extend to a level at or below the lowest edge of the light source at a distance sufficient to block the light source from any off-site location.
 - b. Light shields shall be used to direct light downward so that the horizontal light level along the western boundary of the site would not exceed a maintained lighting value of 0.5 footcandles at a distance of 25 feet behind the lights. Because the building wall pack lights would contribute to the cumulative light levels along the western boundary, the wall pack lights shall be designed so as not to increase the light levels beyond 0.5 footcandles at a distance of 25 feet behind the western perimeter shielded lights.
33. All building mounted lights shall be mounted no higher than sixteen feet above finished grade and shall have shrouds attached to direct light downward.
34. The purpose and intent of shielding all lighting is to totally contain the glare of the on-site lighting by directing all light downward so as not to negatively impact public rights of way or adjacent private property. The City shall have the ability to require additional screening/shielding methods as necessary to achieve the stated intent.

NOISE

35. The following Final EIR mitigation measures shall be required to mitigate potentially significant noise impacts (pages 103 of the Final EIR):

- a. The potential delivery truck and loading dock noise impact at the residences adjacent to the western boundary of the site shall be mitigated by constructing a six to nine foot high sound wall along the western property line. The sound wall would mitigate both the delivery truck drive-by noise and the loading dock activity noise. The height and location of the proposed sound wall is depicted in Figure 24 (page 104 of the Final EIR). The height of the proposed sound wall at the southwestern portion of the site would vary due to the proposed grading and sloping topography. The top of the sound wall at this location should be at an elevation of 813 feet above mean sea level (amsl).

The applicant shall submit an alternative design for the wall along the western site boundary. If feasible, the alternative wall design should attempt to soften the aesthetic impact by placing the wall on top of an earthen berm. The alternative design shall be subject to reviewed and approved by the DRC and a qualified acoustician to assure that equivalent noise attenuation can be attained as required by the EIR .

- b. Deliveries shall only be allowed between the hours of 8:00 AM to 6:00 PM, Monday through Saturday.
 - c. The noise impact assessment and barrier location and heights are based on the preliminary site plan and conceptual grading plan. If changes are made to the elevations, setbacks, or delivery access route, they shall be reviewed by a qualified acoustician to ensure that the revisions comply with the City's noise criteria.
36. The noise wall along the western project boundary shall be constructed of decorative block with materials and design to be reviewed and approved by the DRC. The noise wall may be constructed in conjunction with the respective phase it is adjacent to.
 37. All mechanical equipment shall be located and selected to comply with the City's Noise Element stationary source noise standards.
 38. The applicant shall comply with the City's Municipal Code regarding construction noise impacts which limits construction activity from 7:00 a.m. to 7:00 p.m.

SHORT-TERM AIR QUALITY

39. The following Final EIR mitigation measures shall be required to mitigate short term air quality impacts (pages 69-70 of the Final EIR:

To control short-term construction equipment emissions:

- a. All construction equipment shall be retrofitted with the "diesel BACT package" consisting of engine timing retarded by two degrees, installation of high pressure injectors, and use of reformulated diesel fuel.

Standard mitigations for control of fugitive dust emissions during construction: