

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 06-010 & TENTATIVE TRACT 2839 (JRW GROUP)

DATE: SEPTEMBER 26, 2006

Needs: For the Planning Commission to consider a Planned Development & Tentative Tract Map to construct 8 separate commercial/light-industrial buildings on 8 separate parcels.

- Facts:**
1. The project is located on Lot 12 of Tract 2369, the northwest corner of Wisteria Ln and Gemaine Way (see attached Vicinity Map).
 2. The subdivision creates 8 separate lots ranging in size from 11,500 square feet to 19,800 square feet, each lot would meet the 10,000 square foot minimum lot size within the PM zone, and will be developed with a compatibly designed light-industrial/manufacturing building. Reciprocal parking and access easements will be recorded on the tract map to insure necessary parking and access between the lots/buildings.
 3. Each of the buildings would be approximately 4,984 square feet and has been designed for light-industrial/manufacturing uses with a small accessory office.
 4. The proposed project complies with the City Zoning Ordinance development standards for setbacks, building height, and other on-site requirements.
 5. The project has provided the required 80 parking spaces for industrial/manufacturing uses. Reciprocal parking and access easements will be required.
 6. The project is also consistent with the Golden Hills Business Park Tract Design Guidelines.
 7. Surface drainage is proposed to be conveyed to a detention system that will ultimately be metered out to the storm drain system installed in the tract which ultimately drains to the east into the Huer Huero Creek.
 8. The project is consistent with the BP (Business Park) General Plan designation, and the zoning which is PM (Planned Industrial), including compliance with all applicable development standards.

9. The Development Review Committee (DRC) reviewed the project at their meeting on August 14, 2006, where the Committee concluded that the project was acceptable as proposed and would be a good addition to the business park. The Committee recommended that the Commission approve the project.

**Analysis
and**

Conclusions:

The proposed light-industrial/manufacturing project is consistent with all the requirements for development in this business park. It would appear that the architecture is well designed and suitable for this location, and would be an attractive addition to the area.

Except for units 1 and 2, each building will have a small outdoor storage area. The areas appear to be adequately screened with the use of decorative masonry walls in the visible areas, and chain link in the interior non-visible areas. Accessory outdoor storage areas are permitted within the PM zone when properly screened and when all public improvements are installed.

The proposed landscaping plan is also appropriate for this location. There are no site development constraints such as trees or other features on the property.

Along with the development plan for the complex which would consist of the site planning and architecture for the proposed light-industrial / manufacturing project, the applicants are requesting to subdivide the property so that each building is on a separate lot. There would be reciprocal parking, access and landscape easements to insure consistent access, parking and landscape maintenance. The 8 parcels would range in size from 11,500 square feet to 19,800 square feet, which would meet the 10,000 square foot minimum lot size within the PM zone.

As a speculative development, the future uses would be limited to those that are permitted or conditionally permitted in the PM district. The Site Plan includes 80 parking spaces to accommodate a maximum intensity of uses of one space per 500 s.f. of leasable area for light industrial/manufacturing uses.

The project has been designed to have 80 parking spaces which would comply with the 8 buildings (totaling 39,872 square feet) to be utilized for light-industrial/manufacturing uses (1 parking space per 500 square feet of building). A condition of approval has been added requiring that constructive notice be recorded against each parcel informing future property owners that the use of each building is limited to light-

industrial/manufacturing uses based on the 1 space per 500 square foot requirement.

If that applicant wishes to provide additional parking spaces that would support commercial uses allowed in the PM Zoning district, the plan will need to be submitted prior to the recording of the tract map and/or prior to the issuance of a building permit for the first building. The revised parking plan will need to specifically call out the amount of square footage allowed for commercial uses. CC&Rs will need to be provided that indicate the parking/use parameters and the process for consistent management and enforcement of the parking/uses among the 8 parcels.

An environmental review was conducted for this project. No significant environmental impacts were identified that could result from the project. A Negative Declaration has been prepared for consideration by the Planning Commission.

The project as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.

Additionally, the subdivision of the 2.6-acre site into the smaller lots would allow smaller business owners the opportunity to own their own building which would meet the intent of the Economic Strategy by providing the opportunity to promote local industry, products and services.

Options:

After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

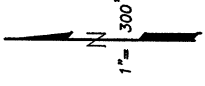
- a. (1) Adopt the attached Resolution adopting a Negative Declaration for PD 06-010 & Vesting Tentative Map 2839; and (2) adopt the attached Resolution approving Planned Development 06-010; and (3) adopt the attached Resolution approving Vesting Tentative Map 2839.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Prepared by:

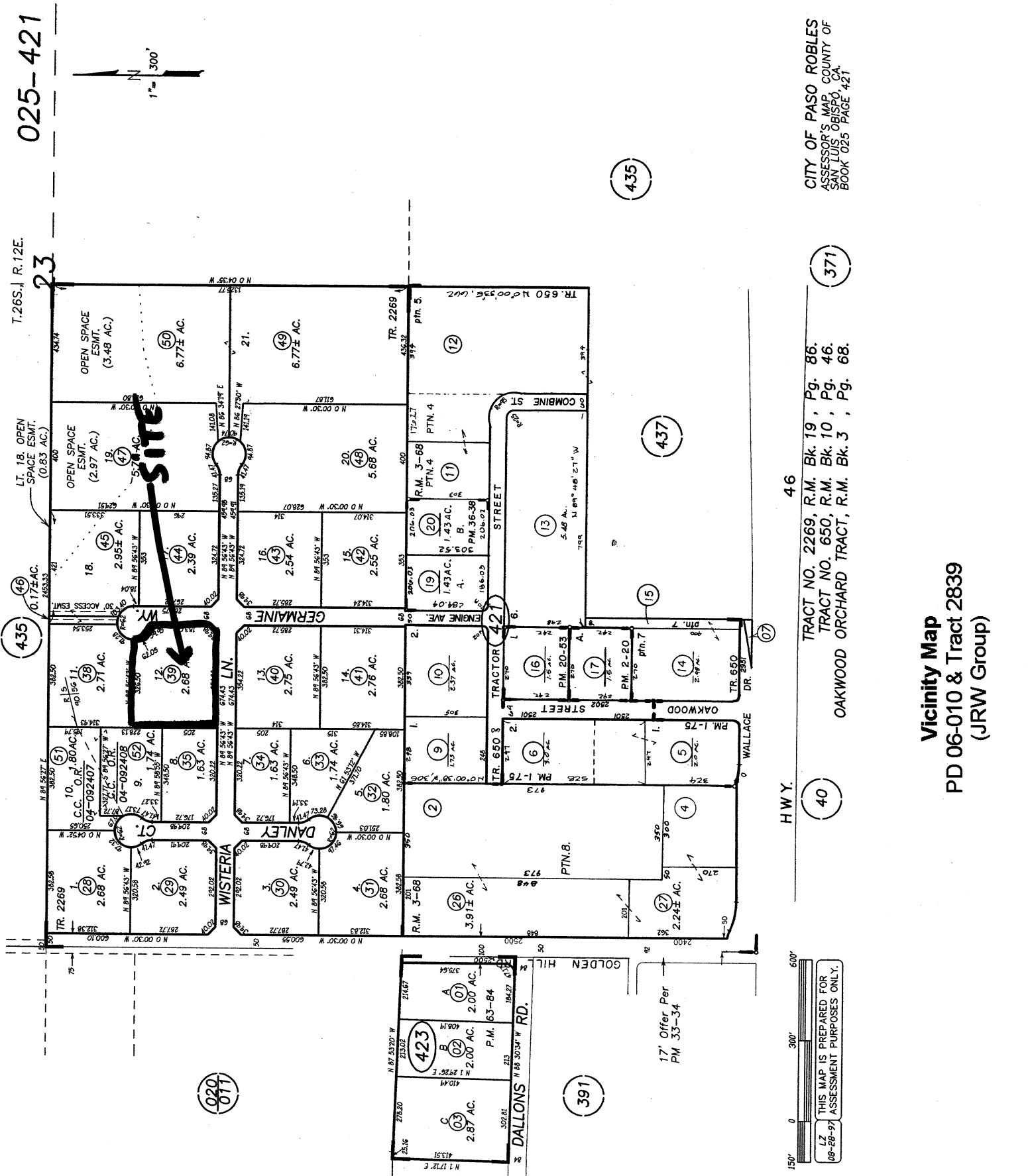
Darren Nash,
Associate Planner

Attachments:

1. Vicinity Map
2. City Engineer Memo
3. Resolution to Approve the Negative Declaration
4. Resolution to Approve the Planned Development 06-010
5. Resolution to Approve Vesting Tentative Tract 2839
6. Newspaper and Mail Notice Affidavits



T.26S., R.12E.



TRACT NO. 2269, R.M. Bk. 19 ; Pg. 86.
 TRACT NO. 650, R.M. Bk. 10 ; Pg. 46.
 OAKWOOD ORCHARD TRACT, R.M. Bk. 3 ; Pg. 68.

Vicinity Map

PD 06-010 & Tract 2839

(JRW Group)

REVISIONS	I.S.	DATE
1	MA	11-20-03
2	MA	03-28-05
3	MA	05-30-05
4	MA	04-08-05
5	MA	09-08-05
6	MA	07-19-06
7		
8		
9		
10		

THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

1" = 300'

HWY. 40

46

371

435

437

435

391

391

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 06-010, JRW Group
DATE: September 26, 2006

Streets

The subject property is located on Lot 12 in Tract 2269 located at the northwest corner of Wisteria and Germaine Streets, east of Golden Hill Road. Wisteria and Germaine Streets were improved with the development of Tract 2269.

Sewer and Water

All utilities were made available to the property with the development of Tract 2269.

Drainage

An 18-inch storm drain serves the property at this location. The storm drain is not sized to handle increased run-off associated with the development of the lots. Storm drain detention facilities therefore must be provided.

The 18-inch storm drain flows directly to the Huer Huero Creek. It is recommended that all storm run-off from the development be filtered through landscape areas to improve its water quality prior to discharge.

The developed site will be greater than one-acre, therefore a Storm Water Pollution Prevention Plan will be required.

Recommended Site Specific Conditions

1. Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off and to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.

RESOLUTION NO:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING A NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 06-010 & VESTING TENTATIVE MAP 2839
LOCATED ON LOT 12, OF THE
GOLDEN HILL BUSINESS PARK, APN: 025-421-039
APPLICANT – JRW GROUP**

WHEREAS, Planned Development 06-010 has been filed by Geo West Land Consultants on behalf of JRW Group, proposing to develop a eight (8) light-industrial/manufacturing buildings; and

WHEREAS, in conjunction with PD 06-010, the applicants have also submitted Vesting Tentative Tract Map 2839 to subdivide the 2.6 acre site into on eight (8) separate parcels; and

WHEREAS, the project complies with the guidelines and standards of the Zoning Ordinance and the Conditions of Approval of Tract 2269; and

WHEREAS, the project complies with the BP (Business Park) General Plan land use designation and the Zoning Ordinance PM (Planned Manufacturing) zoning district, and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study; and

WHEREAS, Public Notice of the proposed Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 2006 to consider the Initial Study and the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the Planned Development and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project. This finding is based on the Mitigation Monitoring Program included in the General Plan Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Negative Declaration for Planned Development 06-010 and Tract 2839 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 26th day of September, 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:Darren/pd/PD06-010JRWGroup/ND Res

CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: JRW Business Park (PD 06-010 & Vesting Tentative Tract Map 2839)

LEAD AGENCY: City of Paso Robles - 1000 Spring Street, Paso Robles, CA 93446

Contact: Darren Nash, Associate Planner
Telephone: (805) 237-3970

PROJECT LOCATION: Lot 12 of Tract 2269
(APN 025-421-039)

PROJECT PROPONENT: Applicant: JRW Group, Inc.
2004 Dallons Drive, Ste 100
Paso Robles, CA 93446
Representative:

**LEAD AGENCY CONTACT/
INITIAL STUDY PREPARED BY:** Darren Nash, Associate Planner

Telephone: (805) 237-3970
Facsimile: (805) 237-3904
E-Mail: dnash@prcity.com

GENERAL PLAN DESIGNATION: Business Park (BP)

ZONING: Planned Industrial (PM)

2. PROJECT DESCRIPTION

The proposed project is a request to develop eight (8) light-industrial/manufacturing buildings, where each would be on a separate parcel.

The proposed development area is flat with no unique vegetation or other site development constraints or resources. The site is part of a previously approved Tract Map and Planned Development. These entitlements include development Conditions of Approval which will be incorporated into this project.

3. **OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):**

None.

4. **EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:**

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

5. **CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:**

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

6. PURPOSES OF AN INITIAL STUDY

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

This Initial Study evaluates potential impacts identified in the following checklist.

B. Evaluation of Environmental Impacts

A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).

All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. Answers should address off-site as well as on-

site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

“Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.

Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation Measures from Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) may be cross-referenced).

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.

References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.

The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City’s needs and requirements.

Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers’ information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.

Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City’s Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” if so indicated on the following Environmental Checklist Form (Pages 8 to.15)

- Land Use & Planning
- Transportation/Circulation
- Public Services
- Population & Housing
- Biological Resources
- Utilities & Service Systems
- Geological Problems
- Energy & Mineral Resources
- Aesthetics
- Water
- Hazards
- Cultural Resources
- Air Quality
- Noise
- Recreation
- Mandatory Findings of Significance

9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.”

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

Signature:

Date:

September 7, 2006

Darren Nash, Associate Planner

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning? (Sources: 1 & 8)

Discussion: The proposed project is consistent with the PM Zoning District and BP land use designation in the General Plan Land Use Element, and the Airport Land Use Plan (ALUP), and they are in compliance with all applicable development standards.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (Sources: 1 & 3)

Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003.

- c) Be incompatible with existing land uses in the vicinity? (Sources: 1 & 3)

Discussion: The project is proposed for light industrial uses. There are no surrounding uses in the vicinity that would be incompatible with proposed uses. Other uses in the area include vacant industrial zoned property.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

Discussion: This is an industrial infill site. The previously approved Tract Map and Planned Development entitlements evaluated impacts that may result from development of this tract. The roads and other public improvements are already installed for this project. In addition, the General Plan EIR also evaluated agricultural soils, and it is determined that the underlying soil on this property is not prime, of statewide importance, or unique farmland. The site is not used for agricultural purposes. Thus, there would not be significant impacts to agricultural resources or operations.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (Sources: 1 & 3)

Discussion: The project is proposed in an industrial infill location and will not disrupt or divide the established community.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

Discussion: The proposed project does not include a residential component nor is it large enough to result in creating a significant number of new jobs that could affect cumulative population projections.

- b) Induce substantial growth in an area either directly or

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)

Discussion: This is an existing industrial infill site and will be served by all city services. The project will not extend infrastructure that would induce growth.

c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5)

Discussion: There is no housing currently existing on the project site, thus the project will not displace any existing housing.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture? (Sources: 1, 2, & 3)

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault. The proposed structures are not intended for human habitation.

b) Seismic ground shaking? (Sources: 1, 2, & 3)

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The proposed structure will be constructed to current UBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

c) Seismic ground failure, including liquefaction? (Sources: 1, 2 & 3)

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events due to soil conditions. The EIR identifies measures to reduce this potential impact, which will be incorporated into this project. This includes a requirement to conduct a site-specific analysis of liquefaction potential. Based on analysis results, the project design and construction will include specific design requirements to reduce the potential impacts on structures due to liquefaction to a less than significant level.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

e) Landslides or Mudflows? (Sources: 1, 2, & 3)

Discussion: d. and e. The project site is not located near bodies of water or volcanic hazards, nor is the site located in an area subject to landslides or mudflows.

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)

Discussion: Per the General Plan EIR and previous environmental review for the tract subdivision, the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated.

Subsidence of the land? (Sources: 1, 2, & 3)

Discussion: See Item c.

h) Expansive soils? (Sources: 4)

Discussion: Per the General Plan EIR, Paso Robles is an area that has moderately expansive soils. This issue will be addressed through implementation of appropriate soil preparation as determined necessary by recommendations of site specific soils report. Therefore, impacts related to expansive soils will be less than significant.

i) Unique geologic or physical features? (Sources: 1 & 3)

Discussion: There are no unique geologic or physical features on or near the project site.

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources: 1, 3, & 7)

Discussion: The project includes structures and parking lots which will increase the amount of surface runoff and decrease absorption rates. However, site drainage will be conveyed to an on-site detention basin.

b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)

Discussion: There is no potential to expose people or property to water related hazards due to this project since it is not in or near a flood zone.

c) Discharge into surface waters or other alteration of surface

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)</p> <p><i>Discussion: The project will utilize the existing on-site detention basin. Streets and development in the public right-of-way. The volume of discharge that may result from this project could not be of a quantity to alter water quality in terms of temperature, dissolved oxygen or create significant turbidity.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)</p> <p><i>Discussion: There is no water body on or near the project site. The HuerHuero Creek is dry except during storm events.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)</p> <p><i>Discussion: This project could not result in changes in currents or water movement since it is not large enough to significantly affect changes in currents, or the course or direction of water movement.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7)</p> <p><i>Discussion Build-out of the City is anticipated in the General Plan and evaluated in the GP EIR. This project is in compliance with build-out scenario and anticipated impacts to water demand. The project will implement water conservation measures through use of water conservation landscape and irrigation measures, building fixtures, and development impact fees which will help pay for the City to obtain new water resources. The project will not make any direct additions or withdrawals or result in substantial loss of ground water.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)</p> <p><i>Discussion: This project could not result in alterations to the direction or rate of groundwater flow since this project does not directly extract groundwater or otherwise affect these resources.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Impacts to groundwater quality? (Sources: 1, 3, & 7)</p> <p><i>Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources, and the proposed uses do not utilize construction materials or methods that would result in reduced groundwater quality. This project will not change existing water quality from discharging in surface waters with implementation of standard storm water discharge infrastructure that is in compliance with the National Pollution Discharge Elimination System (NPDES) requirements.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: Refer to response f.

V. AIR QUALITY. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project is consistent with the growth projections and projected air quality impacts anticipated in the recent General Plan Update and EIR. An air quality emissions evaluation was conducted utilizing the URBEMIS 2002 program for this project and with incorporation of the tract conditions of approval prepared by the SLO Co. APCD, air quality impacts will be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no sensitive receptors such as schools, hospitals, etc. within the near vicinity that could be impacted by this project.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature since the project incorporates parking lot and periphery shade trees to help cool site temperatures. This will reduce potential changes to moisture or temperature to less than significant levels.

- | | | | | |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project does not have the potential to create objectionable odors since the future uses (offices, storage and software development) do not generally create odors.

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increased vehicle trips or traffic congestion? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: A trip generation analysis was conducted using the ITE Manual, 6th Edition, and results indicate that the proposed project of this scope may result in generation of approximately 181 average weekday trips, and approximately 23.92 A.M. peak hour and 25.48 P.M. peak hour trips. The level of service (LOS) on Golden Hill Road and the intersection of Golden Hill and Hwy. 46 is currently LOS C. The addition of this project on the roadway system will not result in increased impacts that will exceed LOS C. The General Plan Environmental Impact Report (EIR) analysis on circulation at build-out included infill development of future commercial development, including this property.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The proposed project does not include road improvements that may result in safety hazards or in incompatible uses.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is adequately served by public streets for emergency services.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Site Plan indicates 80 parking spaces which meets the number of required spaces per Zoning Ordinance requirements for the proposed uses.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Hazards or barriers for pedestrians or bicyclists? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subdivision includes curb, gutter and sidewalk which extends along the property frontage, and does not have hazards or barriers for pedestrians or bicyclists.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in impacts to rail, waterborne or air traffic. The site is in the Airport Land Use Planning Area, and is within Zone 3 of the ALUP. The project complies with the development standards so that it will not conflict with or result in impacts to the airport and flight paths.

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Previous environmental studies prepared for the subdivision indicate that there are no endangered, threatened or rare species or their habitats located on the proposed project site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Locally designated species (e.g., heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Discussion: There are no locally designated species on this site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no locally designated natural communities on this site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no wetland habitats on the project site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The property is not located within a wildlife dispersal or migration corridor.

VII. ENERGY AND MINERAL RESOURCES. Would the proposal involve:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Conflict with adopted energy conservation plans? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The structures will be designed and constructed according to applicable UBC codes and Title 24 energy conservation requirements, thus it will not conflict with adopted energy conservation plans.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not use non-renewable resource in a wasteful and inefficient manner.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located in an area of a known mineral resources that would be of future value to the region and the residents of the State.

IX. HAZARDS. Would the proposal involve:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in a risk of accidental explosion or release of hazardous substances since the uses do not generally use these types of substances.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)

Discussion: The project will not interfere with an emergency response plan or emergency evacuation plan since it is not a designated emergency response location to be used for staging or other uses in an emergency.

- c) The creation of any health hazard or potential hazards?

Discussion: The project and future uses will not likely result in creating any health or other hazards.

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: The project site is currently cleared and grubbed, and is not within an area that would result in increase fire hazards.

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels? (Sources: 1, 7, & 8)

Discussion: The project will not likely result in a significant increase in operational noise levels. It may result in short-term construction noise. However, construction noise will be limited to specific daytime hours per city regulations.

- b) Exposure of people to severe noise levels? (Source: 3)

The proposed project would not result in exposure of people to severe noise levels.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection? (Sources: 1, 3, 6, & 7)

- b) Police Protection? (Sources: 1, 3, & 7)

- c) Schools? (Sources: 1, 3, & 7)

- d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)

- e) Other governmental services? (Sources: 1,3, & 7)

Discussion: a.-e. The project applicant will be required to pay development impact fees as established by the city per AB 1600 to mitigate impacts to public services.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a) Power or natural gas? (Sources: 1, 3, & 7)
- b) Communication systems? (Sources: 1, 3, & 7)
- c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)
- d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)
- e) Storm water drainage? (Sources: 1, 3, & 7)
- f) Solid waste disposal? (Sources: 1, 3, & 7)
- g) Local or regional water supplies? (Sources: 1, 3, & 7)

Discussion: a.-g. The project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems. Utilities were installed upon acceptance of the Final Map.

XIII. AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)

Discussion: The project is not located in a scenic vista or scenic highway area.

- b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)

Discussion: The project is proposed to be designed with contemporary business park architecture that is well designed for this site. Thus, it will not likely have a demonstrable negative aesthetic effect.

- c) Create light or glare? (Sources: 1, 3, 7, & 8)

Discussion: All light fixtures will be shielded and downcast as required per city regulations.

XIV. CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources? (Sources: 1, 3, & 7)
- b) Disturb archaeological resources? (Sources: 1, 3, & 7)

Discussion: a.-b. The project site is not located in an area with know paleontological or archaeological resources. If these types of resources are found during grading and excavation, appropriate procedures will be followed including

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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halting activities and contacting the County Coroner, and follow standard mitigation procedures.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect historical resources? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no existing historical resources on the project site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not proposed in a location where it could affect unique ethnic cultural values.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Discussion: There are no known religious or sacred uses on or near the project site.

XV.RECREATION. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is non-residential and will not affect the demand for parks and recreational facilities.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect existing recreational opportunities? (Sources 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not affect existing recreational opportunities.

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not have any existing natural resources located on it except for one oak tree and oak woodland area beyond the project site in the open space area that will not be impacted by this project. The site is not located near any other plant, animal or habitat resources or historical resources that could be negatively affected by this project.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will likely have a beneficial long-term environmental impact since it will result in increased jobs which aid the jobs/housing balance.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: With mitigations incorporated for traffic impacts and building design to current UBC code standards the project will not result in significant cumulative impacts.

- d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in substantial adverse environmental impacts on human beings, either directly or indirectly.

11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

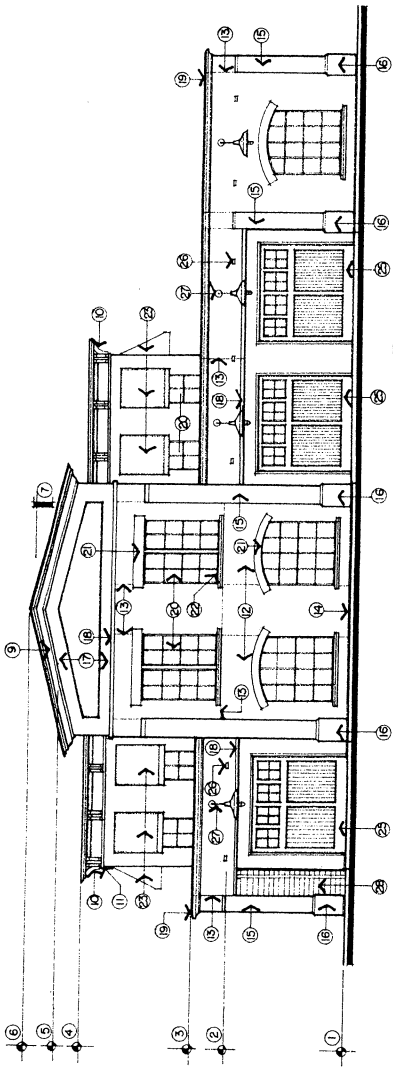
Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). The earlier documents that have been used in this Initial Study are listed below.

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446

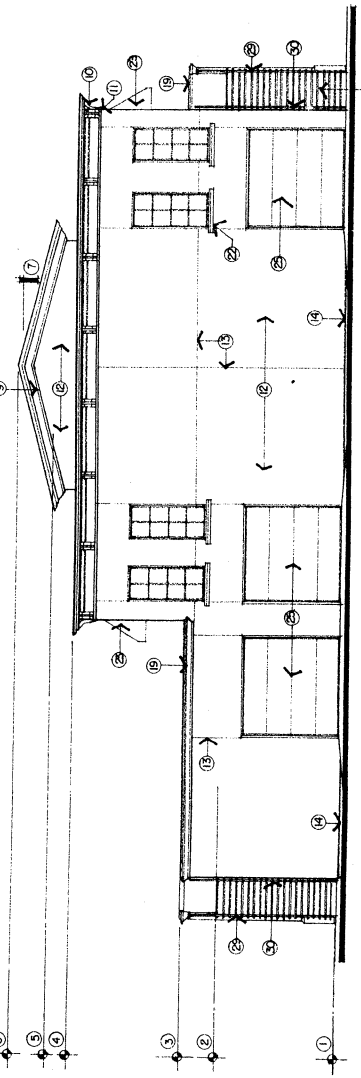
Attachments:

Exhibit A – Site Plan

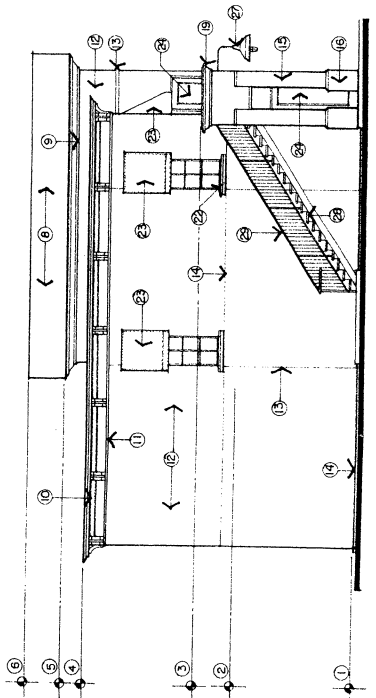
Exhibit B - Elevations



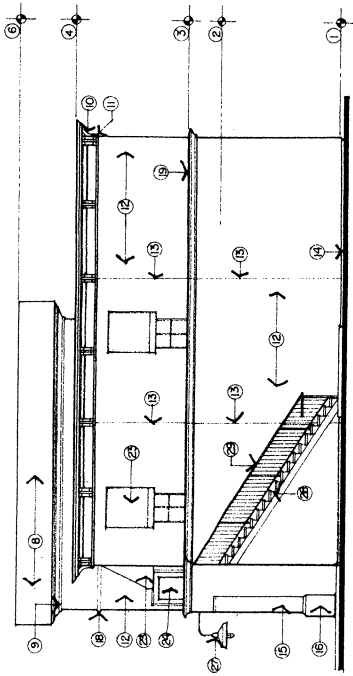
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

EXTERIOR ELEVATIONS
(ELEVATION TYPE B)
1/8" = 1'-0"

KEYNOTES

- 1 FINISHED FLOOR ELEVATION
- 2 SECOND FINISHED FLOOR ELEVATION
- 3 TOP OF QUARTERMASTER ELEVATION
- 4 TOP OF QUARTERMASTER ELEVATION
- 5 DOUBLE TOP PLATES ELEVATION
- 6 TOP OF ROOF ELEVATION
- 7 TYPICAL ROOF PITCH (MASSING)
- 8 METAL CLAS 40 YEAR ARCHITECTURAL COMPOSITION SINGLE SIDING ROOFING PER THE MANUFACTURER'S RECOMMENDATIONS AS NOTED BY THE ARCHITECT
- 9 STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH
- 10 PAINT FINISH AND METAL Drip Gutter AS NOTED ON THE EXTERIOR
- 11 COLOR SCHEDULE TYPICAL
- 12 INDICATES LOCATION OF 2" x 2" GYPSUM PLASTER TRIM INSTALLED OVER TOP OF TRIM WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH
- 13 METAL TRIM WITH THREE COAT FINISH SYSTEM WITH DAMP COAT FINISH BUILT UP OVER TRIM WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH
- 14 INDICATES LOCATION OF SINGLE LANE GALVANIZED SHEET METAL ADJACENT SURFACE TYPICAL
- 15 INSTALL CONTIGUOUS GALVANIZED SHEET METAL (KEEP SCHEDULE "SUPERIOR" OVER 2" JUMP THICK FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH. COORDINATE INSTALLATION WITH DETAIL "A", SHEET A-1 TYPICAL.
- 16 INDICATES LOCATION OF HIGH RISED COLUMN BASE WITH TOP EDGE BEVELLED OVER FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH. BEVEL DIMENSIONS AS NOTED IN DETAIL "A", SHEET A-1 TYPICAL.
- 17 INDICATES LOCATION OF HIGH RISED COLUMN BASE WITH TOP EDGE BEVELLED OVER FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH TYPICAL.
- 18 INDICATES THE LOCATION OF CANVAS AWNING INSTALLED OVER FINE INSTALLATION. COORDINATE INSTALLATION WITH DETAILS "B", SHEET A-20 AND "A", AND DOOR SCHEDULE SHEET A-1 AND DOOR SCHEDULE SHEET A-2
- 19 COORDINATE INSTALLATION OF OVERHAUL SECTIONAL DOORS WITH THE GROUND FLOOR PLAN SHEET A-4 AND DOOR SCHEDULE SHEET A-8
- 20 COORDINATE INSTALLATION OF GALVANIZED SHEET METAL THROUGH THE WALL CONNECTION OF WALL MOUNTED INDUSTRIAL LIGHT FIXTURES WITH FIBERGLASS REINFORCING MESH AND DAMP COAT FINISH
- 21 COORDINATE THE INSTALLATION OF THE PRE-FABRICATED WOODGUT BOM BARS WITH PRECAST CONCRETE TIEBARS WITH DETAIL "A", SHEET A-27. STAIR ARCHITECT AND LOCAL BUILDING AUTHORITY FOR REVIEW AND APPROVAL.
- 22 COORDINATE THE INSTALLATION OF THE PRE-FABRICATED WOODGUT BOM GUARDRAIL WITH ORNAMENTAL BRIMS AND FINISHES WITH DETAIL "A", SHEET A-27 ARCHITECT AND LOCAL BUILDING AUTHORITY FOR REVIEW AND APPROVAL.
- 23 COORDINATE THE INSTALLATION OF THE PRE-FABRICATED WOODGUT BOM GUARDRAIL WITH ORNAMENTAL BRIMS AND FINISHES WITH DETAIL "A", SHEET A-27 ARCHITECT AND LOCAL BUILDING AUTHORITY FOR REVIEW AND APPROVAL.
- 24 WALL FINISH WITH DETAIL "A", SHEET A-1 TYPICAL.

JRW BUSINESS
 PROSOP ORE CANA REHUSE DEVA OMYNT
 PARK
 PASO ROBLES, CALIFORNIA

VINCENT COMPANY
 AN ARCHITECTURAL PLANNING FIRM
 1500 West Shaw, Ste. 304
 Fresno, California 93711
 Phone: 559.225.2602

THE B

Project Name: JRW BUSINESS
 Project Number: 201025
 Date: 07/16/07
 Scale: 1/8" = 1'-0"
 Project Location: PASO ROBLES, CA
 Project Number: 201025
 Date: 07/16/07

REVISIONS:
 01 DESIGN REVIEW
 02 CHECK
 03 CHECK
 04 CHECK
 05 CHECK
 06 CHECK
 07 CHECK
 08 CHECK
 09 CHECK
 10 CHECK

APPROVED BY: [Signature]

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 06-010
LOCATED ON LOT 12 OF THE
GOLDEN HILL BUSINESS PARK, APN: 025-421-039
APPLICANT – JRW GROUP**

WHEREAS, Planned Development 06-010 has been filed by Geo West Land Consultants on behalf of JRW Group, proposing to develop a eight (8) light-industrial/manufacturing buildings; and

WHEREAS, in conjunction with PD 06-010, the applicants have also submitted Vesting Tentative Tract Map 2839 to subdivide the 2.6 acre site into on eight (8) separate parcels; and

WHEREAS, the project complies with the guidelines and standards of the Zoning Ordinance and the Conditions of Approval of Tract 2269; and

WHEREAS, the project complies with the BP (Business Park) General Plan land use designation and the Zoning Ordinance PM (Planned Manufacturing) zoning district, and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 26, 2006 on this project to accept public testimony on the Planned Development application PD 06-010 and associated environmental review; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed commercial project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Negative Declaration, which is included in a separate resolution; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.
8. The proposed development plan and subdivision of the 2.6-acre site into smaller lots would meet the intent of the Economic Strategy by giving the smaller business owners the opportunity to own their own building and would therefore, promote local industry, products and services.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-010, subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2839 and its exhibits.

SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Site Plan
B	Concept Landscape Plan
C	Elevations (Type B)
D	Elevations (Type A)
E	Color Boards (on-file)

3. This PD 06-010 along with Vesting Tentative Tract Map 2839 allows for development of eight (8) light-industrial/manufacturing buildings with ancillary storage yards on eight separate parcels.
4. The project has been designed to have 80 parking spaces which would comply with the 8 buildings (totaling 39,872 square feet) to be utilized for light-industrial/manufacturing uses (1 parking space per 500 square feet of building). With the recording of the final map, constructive notice shall be recorded against each parcel informing future property owners that the use of each building are limited to light-industrial/manufacturing uses based on the 80 parking spaces.
5. If that applicant wishes to provide additional parking spaces that would support commercial uses allowed in the PM Zoning district, the plan will need to be submitted prior to the recording of the tract map or prior to the issuance of a building permit for the first building. The revised parking plan will need to specifically call out the amount of square footage allowed for commercial uses. CC&Rs will also need to indicate parking/use parameters and the process for consistent management and enforcement among the

8 parcels by the Association. This information will need to be recorded against each parcel by Constructive Notice.

6. In conjunction with the recording of the final map, a constructive notice shall be recorded against each parcel indicating the Planning Commission's approval of PD 06-010 and the listed exhibits and conditions of approval establishing architectural and site planning requirements.
7. The project shall be designed and constructed to be in substantial conformance with Exhibits A-E approved with this resolution.
8. Prior to the issuance of a building permit the following final details shall be submitted for DRC review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Landscaping plan including parkway areas (per City approved Plans);
 - e. Sign Program;
9. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
10. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
11. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
12. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.

PASSED AND ADOPTED THIS 26th day of September, 2006 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

VINCENT COMPANY
 MULTIPLE TRACTS/PROJECTS
 1500 West Shaw, Ste. 304
 Fresno, California 93717
 Phone: 559.232.2602

JRW BUSINESS PARK
 PROPOSED OFFICE/WAREHOUSE DEVELOPMENT
 MNC WISTERIA LANE AND GERMAINE WAY
 FRESNO, CALIFORNIA

JRW BUSINESS PARK
 PROPOSED OFFICE/WAREHOUSE DEVELOPMENT
 MNC WISTERIA LANE AND GERMAINE WAY
 FRESNO, CALIFORNIA



VICINITY MAP
 Project Name: JRW BUSINESS PARK
 Project Number: 201005
 Sheet Number: 1 of 1

SYMBOLS

1 A BUILDING IDENTIFICATION TYPE
 LETTER INDICATES BUILDING TYPE
 NUMBER INDICES BUILDING NUMBER

TRANSFORMER LOCATION
 INDICATES PROPOSED PAD MOUNTED TRANSFORMER LOCATION
 BUILDINGS AS REQUIRED BY THE LOCAL UTILITY

WALL MOUNTED LIGHT
 INDICATES LOCATION OF WALL MOUNTED LIGHT FIXTURE FOR SITE LIGHTING

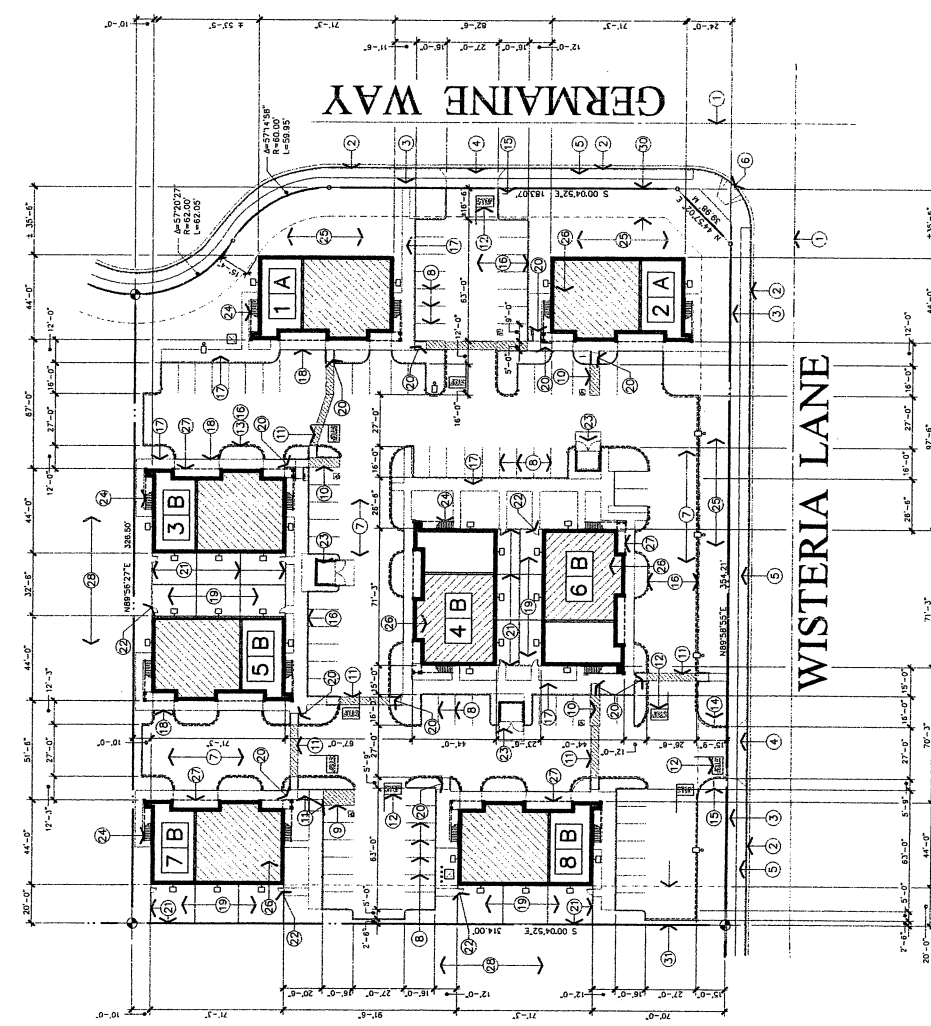
POLE MOUNTED LIGHT
 INDICATES LOCATION OF WALL MOUNTED LIGHT FIXTURE FOR SITE LIGHTING

KEYNOTES

(1) INDICATES CENTERLINE OF THE STREET / TYPICAL
 EXISTING CONCRETE CURB AND GUTTER CONSTRUCTED PER CITY OF PASO ROBLES PERMITS / TYPICAL
 (2) INDICATES LOCATION OF 3" HIGH WHITE PAINTED TRAFFIC STOP SIGN PER CITY OF PASO ROBLES PERMITS / TYPICAL
 (3) INDICATES LOCATION OF 3" HIGH WHITE PAINTED TRAFFIC STOP SIGN PER CITY OF PASO ROBLES PERMITS / TYPICAL
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STATISTICS

AGENCY JURISDICTION	CITY OF PASO ROBLES
PROJECT ADDRESS	12 WISTERIA LANE, PASO ROBLES, CALIFORNIA
ASSESSOR'S PARCEL	028-041-028
CURRENT ZONING	C-2 COMMERCIAL LIGHT INDUSTRIAL
PROPOSED USE	OFFICE / WAREHOUSE
SITE AREA	118,246.6
SITE COVERAGES	23,969.4 (20.4%) 15,545.5 (13.2%) 15,545.5 (13.2%)
OCCUPANCY SEPARATIONS	1. OFFICE USE 2. OFFICE USE 3. OFFICE USE
OCCUPANCY SEPARATIONS	1. OFFICE USE 2. OFFICE USE 3. OFFICE USE
CONSTRUCTION TYPE	1. CONCRETE 2. CONCRETE 3. CONCRETE
BUILDING AREAS PER BUILDING	1. GROUND FLOOR 2. SUITE 101 3. SUITE 102 4. SUITE 103
TOTAL BUILDING AREA	158,551
TOTAL BLDG. AREA PROPOSED	158,551
PARKING	1. 158 STALLS 2. 158 STALLS 3. 158 STALLS 4. 158 STALLS
PARKING PROVIDED	1. 158 STALLS 2. 158 STALLS 3. 158 STALLS 4. 158 STALLS
PROJECT OWNER	JRW BUSINESS PARK 200 WALLEONE DRIVE, SUITE 100 FRESNO, CALIFORNIA 93708 (559) 232-2600



VICINITY MAP

Project Name: JRW BUSINESS PARK
 Project Number: 201005
 Sheet Number: 1 of 1

Exhibit A
Site Plan
PD 06-010 & Tract 2839
(JRW Group)



SITE PLAN

1" = 30'-0"

DESIGN NOTES

1. THE CONCEPT OF THE LANDSCAPE DESIGN IS TO PROVIDE A BROUGHT TOGETHER AND COHESIVE ENVIRONMENT THROUGH THE USE OF PLANT MATERIALS, WATER, AND LIGHT. THE DESIGN IS TO ACCENTUATE THE ARCHITECTURE WHILE PROVIDING A DROUGHT TOLERANT PALETTE. DROUGHT TOLERANT PLANTS OF THE SAME HEIGHT AND COLOR SHALL BE USED WITHIN THE SAME PLANTING BEDS.

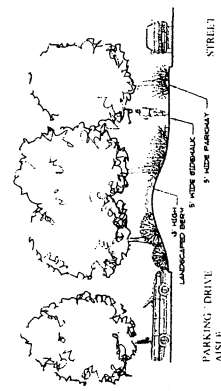
2. THE LANDSCAPE SYMBOLS PROVIDE A LIST OF PROPOSED MATERIALS TO BE USED IN THE CONSTRUCTION OF THE LANDSCAPE. THE MATERIALS LISTED WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.

3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAXIMIZE EFFICIENCY AND TO PROVIDE THE BEST OF IRRIGATION AS WELL AS LOW MAINTENANCE.

LANDSCAPE SYMBOLS

SYMBOL	SIZE	BOTANICAL NAME (COMMON NAME)	REMARKS
(Symbol)	1' G	LARIX NOBILIS (COYUNE CEDAR)	PENETRANT SCALE WHITE FLOWERS
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR

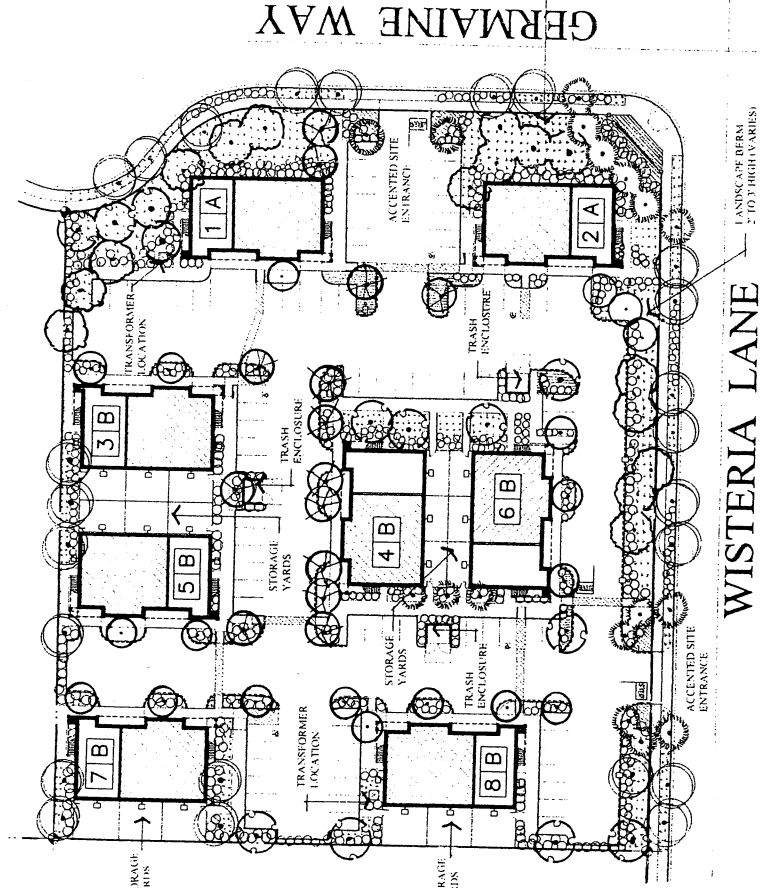
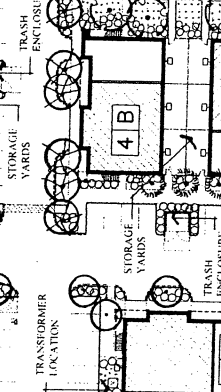
STREET SECTION



LANDSCAPE SYMBOLS

SYMBOL	SIZE	BOTANICAL NAME (COMMON NAME)	REMARKS
(Symbol)	1' G	LARIX NOBILIS (COYUNE CEDAR)	PENETRANT SCALE WHITE FLOWERS
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR
(Symbol)	1' G	QUERCUS AGROBOLIA (CORK OAK)	VERTICAL, SHORT FALL COLOR

STREET SECTION



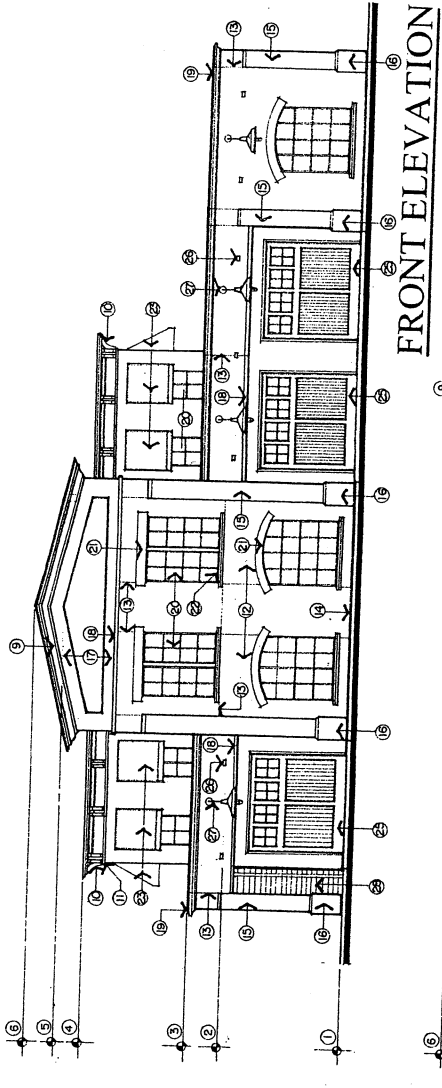
JRW BUSINESS PARK
 PROPOSED OFFICE/WAREHOUSE DEVELOPMENT
 1500 West Slaw, Ste. 304
 Fresno, California 93711
 Phone: 558.225.2602



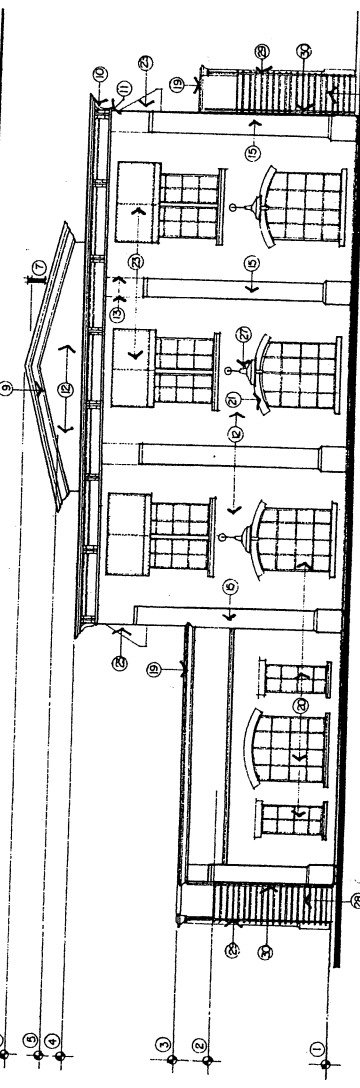
JRW BUSINESS PARK
 1500 WEST SLAW, STE. 304
 FRESNO, CALIFORNIA 93711
 Project No: 2007
 Plan No: 2007-01
 Date: 11-21-07

Exhibit B
Concept Landscape Plan
PD 06-010 & Tract 2839
(JRW Group)

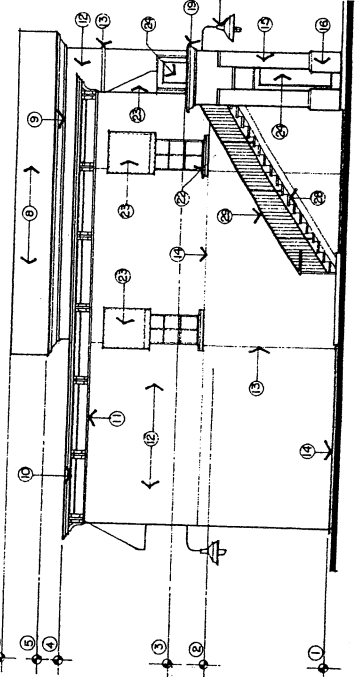




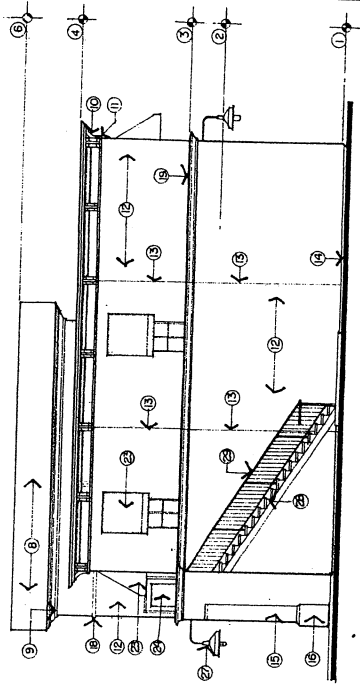
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATION TYPE A)
EXTERIOR
ELEVATIONS

3/16" = 1'-0"

KEYNOTES

- 1 SECOND FLOOR ELEVATION
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Exhibit D
Elevations (Type A)
PD 06-010 & Tract 2839
(JRW Group)

VINCENT COMPANY
1500 West Sliew, Ste. 3
Fresno, California 937
Phone: 559.223.2600

JRW BUSINESS
PARK
NWC WESTERLA LANE AND GERRAINE WAY
PASO ROBLES, CALIFORNIA



REVISIONS
DATE
BY
REASON
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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
TRACT 2839
(JRW GROUP, INC.)
APN: 025-421-039

WHEREAS, Tract 2839 has been filed by Geo-West Land Consultants on behalf of JRW Group, Inc. to construct subdivide a 2.6 acre site into 8 lots for the construction of 8 light industrial / manufacturing buildings; and

WHEREAS, the site is located on Lot 12 of Tract 2269, the northwest corner of Wistera Lane and Germaine Way; and

WHEREAS, the General Plan land use designation is Planned Industrial (PM), the Zoning is BP, Business Park; and

WHEREAS, in conjunction with Tract 2839, Planned Development 06-010 has been submitted to for the approval of the architectural and site planning components of the project; and

WHEREAS, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was approved by the Planning Commission on September 26, 2006, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 2006 to consider facts as presented in the staff report prepared for the tentative tract map, and to accept public testimony regarding the application, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles, by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City;
2. The proposed development plan and subdivision of the 2.6-acre site into smaller lots would meet the intent of the Economic Strategy by giving the smaller business owners the opportunity to own their own building and would therefore, promote local industry, products and services;
3. The design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;

4. The site is physically suitable for the type of development proposed;
5. The site is physically suitable for the proposed density of development;
6. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
7. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
8. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Tract 2839 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.
2. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-010 and its exhibits. In the event that either the tract or development plan is not approved, the approval of one plan does not automatically grant approval of the other.

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

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

3. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Vesting Tentative Tract Map

4. This Tentative Tract Map 2839 coincides with Planned Development 06-010 and authorizes the subdivision of a 8-lot light industrial/manufacturing subdivision on a 2.6 acre site.
5. The project has been designed to have 80 parking spaces which would comply with the 8 buildings (totaling 39,872 square feet) to be utilized for light-industrial/manufacturing uses (1 parking space per 500 square feet of building). With the recording of the final map, constructive notice shall be recorded against each parcel informing future property owners that the use of each building are limited to light-industrial/manufacturing uses based on the 80 parking spaces.
6. If that applicant wishes to provide additional parking spaces that would support commercial uses allowed in the PM Zoning district, the plan will need to be submitted prior to the recording of the tract map or prior to the issuance of a building permit for the first building. The revised parking plan will need to specifically call out the amount of square footage allowed for commercial uses. CC&Rs will also need to indicate parking/use parameters and the process for consistent management and enforcement among the 8 parcels by the Association. This information will need to be recorded against each parcel by Constructive Notice.
7. In conjunction with the recording of the final map, a constructive notice shall be recorded against each parcel indicating the Planning Commission's approval of PD 06-010 and the listed exhibits and conditions of approval establishing architectural and site planning requirements.
8. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map (Exhibits B reduction attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
9. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-010 and its exhibits.
10. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE MITIGATION:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**
Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and

Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact**

David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE MITIGATION:

The APCD staff considered the operational impact of this commercial development by running the URBEMIS 2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will likely be more than the APCD's CEQA Tier I significance threshold value of 10 lbs/day for nitrogen oxides (NOx), Reactive Organic Gases (ROG) and Particulate Matter (PM10).

11. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
12. Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off and to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.
13. Prior to occupancy of any buildings, a cash deposit shall be paid to the City for the installation of the parkway landscaping in the right of way along Wisteria Lane and Germaine Way. The landscaping will be installed per the approved plans (on-file at the City) with the rest of the tract landscaping in the future.
14. Per Tract 2269 Conditions of Approval the following additional conditions shall apply:
 - a. Since this property is located in Area 3, Approach and Departure Zone of the Airport Land Use Plan (ALUP), the following conditions shall apply: (1) soundproofing where appropriate to reduce noise to acceptable levels in accordance with State guidelines; (2) no electro-magnetic transmissions which would interfere with operation of aircraft; (3) all bulk storage of volatile or flammable liquid be underground; (4) an avigational

easement shall be required for uses; and (5) the number of persons using the facility kept to a minimum, in compliance with the ALUP.

- b. Use of tree species such as London Plane with rapid growth characteristics and spread, shall be utilized in parking areas.
- c. Provide one (1) fifteen (15) gallon size tree per five parking stalls shall be provided.

15. Provide fire sprinkler systems for residential, commercial, and industrial buildings.

16. Provide secondary emergency vehicle access sufficient to support the City's fire apparatus (HS-20 Truck Loading). Secondary vehicle access to be at least twenty (20) feet wide with no less than thirteen feet, six inches vertical clearance. All secondary emergency vehicle access surfaces shall provide all weather driving capabilities and conform to the requirements of City Zoning Codes.

17. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.

PASSED AND ADOPTED THIS 26th day of September, 2006 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, JOHN HAMON

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\Tract\TR2839\JRW Group\Map Reso

EXHIBIT A OF RESOLUTION 06-_____

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR SINGLE FAMILY RESIDENTIAL TRACT AND PARCEL MAPS**

PROJECT #: Tentative Tract 2839

APPROVING BODY: Planning Commission

DATE OF APPROVAL: September 26, 2006

APPLICANT: JRW Group

LOCATION: Lot 12 of Tract 2269

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 Planning Division, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS

- 1. This project approval shall expire on September 26, 2008, 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, development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. 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.
- 5. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

(Adopted by Planning Commission Resolution 94-038)

- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All 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 Department.
- 8. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. 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.
- 10. The following areas shall be placed in a Landscape and Lighting District:
Parkway Landscape Strips
- 11. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____.
- 12. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets consisting of brick, tubular steel with pilasters, or other similar materials as determined by the Development Review Committee, but specifically excluding precision block and wood fences. Substantial setbacks with landscaping may be considered as an alternative, subject to approval by the Development Review Committee.
- 13. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:

- 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.
- 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 landscape plan including walls/fencing;
 - b. Other: See Condition No. 5 of PD Resolution.
- 3. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the

(Adopted by Planning Commission Resolution 94-038)

Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

- 4. The applicant shall agree, in a manner acceptable to the City Attorney, to pay impact mitigation fees as may be established through a resolution or ordinance adopted by the City Council, in effect at the time building permits are issued.

- N/A 5. ~~In order for this tract/parcel map to be in conformance with the General Plan, the lots/parcels of the tract/parcel map shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City School District CFD or a CFD created by the School District that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract/parcel map into a CFD have not been completed, the applicant shall record on all lots/parcels, a waiver of future protest to the formation of a CFD joint City School District CFD or a CFD created by the School Districts that the City Council has approved. This condition shall not be imposed if the developer executes a development agreement with the District to mitigate school impacts.~~

- 6. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

- 7. The developer shall provide constructive notice to all buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.

- 8. The developer shall provide constructive notice to future buyers that all residential units shall be required to be equipped with trash compactors.

- 9. 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.

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: JRW Group
REPRESENTATIVE: Geo-West
PROJECT: Tentative Tract 2839

PREPARED BY: John Falkenstien
CHECKED BY:
TO PLANNING:

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO RECORDING OF THE FINAL OR PARCEL MAP:

- 1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.
- 2. If, at the time of approval of the final/record parcel map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

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

- 3. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 4. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.

(Adopted by Planning Commission Resolution 94-038)

- 5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:
- 6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 7. All 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 Public Works Department Standards and Specifications.
- 8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
- 9. 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 Managers.
- 10. 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.
- 11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
- 12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. 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, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 13. 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.
- 14. Prior to paving any street, the water and sewer systems shall successfully pass a City 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.
- 15. The owner shall install all street name, traffic signs and traffic striping as directed by the City Engineer.
- 16. 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

(Adopted by Planning Commission Resolution 94-038)

with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)

- 17. 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' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter 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, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

E. PRIOR TO ANY SITE WORK:

- 1. The applicant shall obtain a Grading Permit from the City Building Division.
- 2. Prior to issuance of a Grading Permit 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.
- 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 its removal.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. 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.
- 6. 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.

F. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.

- 3. 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, in a manner approved by the Fire Chief.
- 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) 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.
- 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) 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 Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

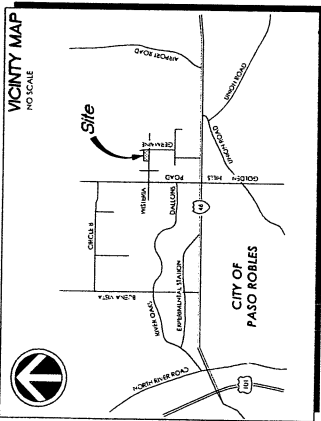
- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer, which may include hydroseeding or landscaping.
- 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- 5. 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.
- 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
- 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.
- 8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue line prints 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.
- 9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

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

(Adopted by Planning Commission Resolution 94-038)

H. 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.



**PASO ROBLES, CA
VESTING TENTATIVE TRACT MAP
TRACT 2839**



OWNERS STATEMENT

I HEREBY REQUEST APPROVAL OF THE DIVISION OF REAL PROPERTY SERVICES, TRUSTEES OF THE RICK & SCOTT TRACT, THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS OF THE TRACT AND I HAVE READ AND CORRECTED TO THE BEST OF MY KNOWLEDGE.

GEO-WEST LAND CONSULTANTS, INC. March 18, 2008 DATE
AGENT FOR OWNERS

OWNERS
1. RICK & SCOTT TRACT, TRUSTEES OF THE RICK & SCOTT TRACT
2. SCOTT TRACTING

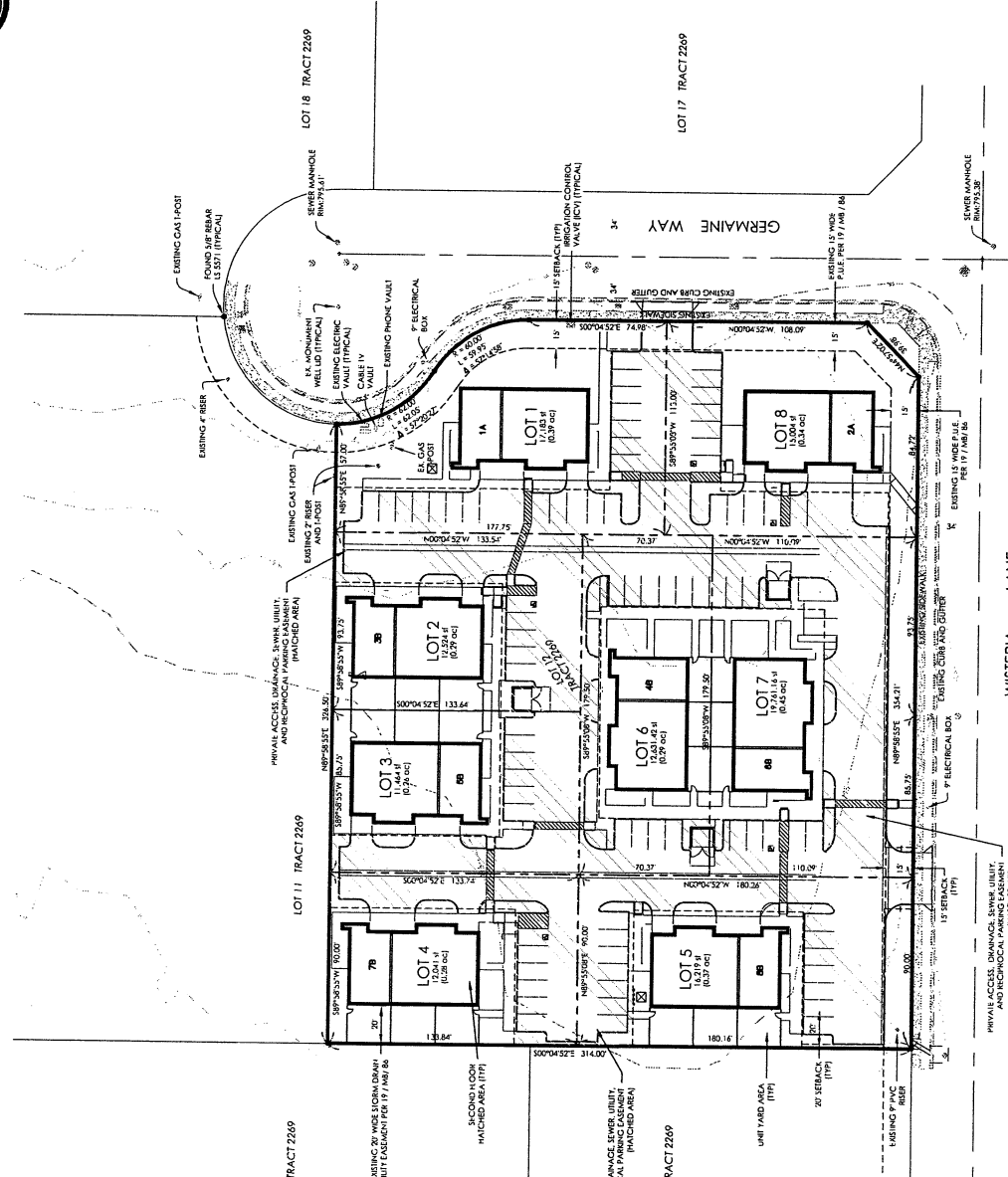
APPLICANT
JRW GROUP, INC.
300 GALLON DRIVE, SUITE 100
PASO ROBLES, CA 91344

APN
025-41-109

ACREAGE
Original: 2.66 AC
Proposed: 17,183 SF (0.39 AC)
LOT 1 12,374 SF (0.29 AC)
LOT 2 11,444 SF (0.26 AC)
LOT 3 12,041 SF (0.28 AC)
LOT 4 15,319 SF (0.35 AC)
LOT 5 15,441 SF (0.35 AC)
LOT 6 15,813 SF (0.36 AC)
LOT 7 15,004 SF (0.34 AC)

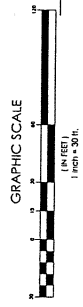
AS REQUESTED BY
JRW GROUP, INC.
A TRACT MAP
LEGAL DESCRIPTION: LOT 12 OF TRACT 2839 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SHOWN ON THE TRACT MAP DATED AND BY DECREE OF CORRECTION HEREBY AMENDED NO. 2006-07987
DATE: FEBRUARY 2008 JOB: 07-104 APN: 025-41-109

Sheet 1 of 1



LEGEND

- FOUND MONUMENT
- FIBRE DRAIN
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- PHONE RECEPTACLE
- PHONE SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- ELECTRIC BOX
- 1/4" IRON
- BENCHMARK
- CENTER POINT
- FENCE



**Exhibit B
Vesting Tentative Tract Map
PD 06-010 & Tract 2839
(JRW Group)**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

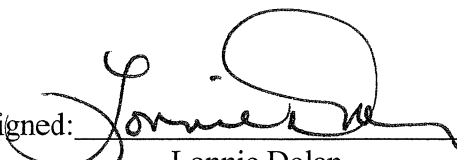
Newspaper: Tribune

Date of Publication: September 7, 2006

Meeting Date: September 26, 2006
(Planning Commission)

Project: Planned Development 06-010
and Tentative Tract 2839
(Geo-West Land/Guthrie -
Wisteria Lane)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARINGS,
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold Public Hearings to consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA), and approval of a Planned Development for the following project:

Planned Development 06-010 & Tract 2839: a development plan and tentative tract application, filed by Geo-West Land Consultants on behalf of the JRW Group, to construct 8 commercial/ light-industrial buildings on 8 separate parcels. The project site is located on Parcel 12 of Tract 2269, which is located on Wisteria Lane, east of Golden Hill Road, North of Highway 46 East.

The public review period for the Draft Negative Declaration commences on September 6, 2006, and ends at the Public Hearing, which is scheduled for the Planning Commission on Tuesday, September 26, 2006.

The meeting will begin at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The proposed Negative Declarations may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed development plan, tract and negative declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the development plan, tract and negative declaration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

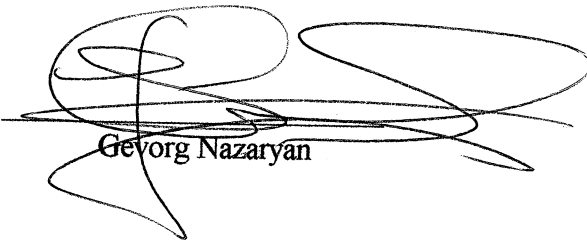
Darren Nash, Associate Planner
September 7, 2006 6448861

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 06-010 A request to construct 8 commercial/light-industrial buildings on 8 separate parcels. (Applicant: Geo-West Land Consultants on behalf of the JRW Group) APN: 025-421-039, on this 14th day of September, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Gevorg Nazaryan

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