

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 06-016 (NCI AFFILIATES)

DATE: DECEMBER 12, 2006

Needs: For the Planning Commission to consider an application to construct a 15,000 square foot building.

- Facts:**
1. The project is located at the corner of Fontana and Linne Roads (see attached Vicinity Map).
 2. Section 21.23B. requires Planning Commission approval of a development plan (PD) for buildings over 10,000 square feet.
 3. MW Architecture on behalf of NCI Affiliates has submitted an application for PD 06-016, requesting to construct a 15,000 square foot building for offices and adult support center, along with the associated parking and landscaping.
 4. The project is consistent with the Business Park (BP) Land Use Category as well as the Planned Industrial (PM) Zoning district, and meets the associated development standards.
 5. The Development Review Committee (DRC) reviewed the project at their meeting on October 30, 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.
 6. At the DRC meeting, the Committee requested additional information regarding fencing, landscaping within the detention basin and colors/materials for the proposed storage building. At the time of the preparation of this staff report, Staff has not received any additional information. A condition of approval has been added that requires the applicant to submit the above mentioned items for DRC review and approval prior to the issuance of a Building Permit for the main building.
 7. This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis
and**

Conclusions:

The proposed project is consistent with all the requirements for development in this business park. It would appear that the architecture is well designed with the utilization of four-side architecture, including the use of gable entry features with tile roofs, awnings, trellises and a nice variety of colors and materials on all four elevations. The project would be an attractive addition to the area.

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

Reference:

Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006 Paso Robles Economic Strategy and CEQA.

**Fiscal
Impact:**

None.

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. Adopt the attached Resolution approving Planned Development 06-016.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

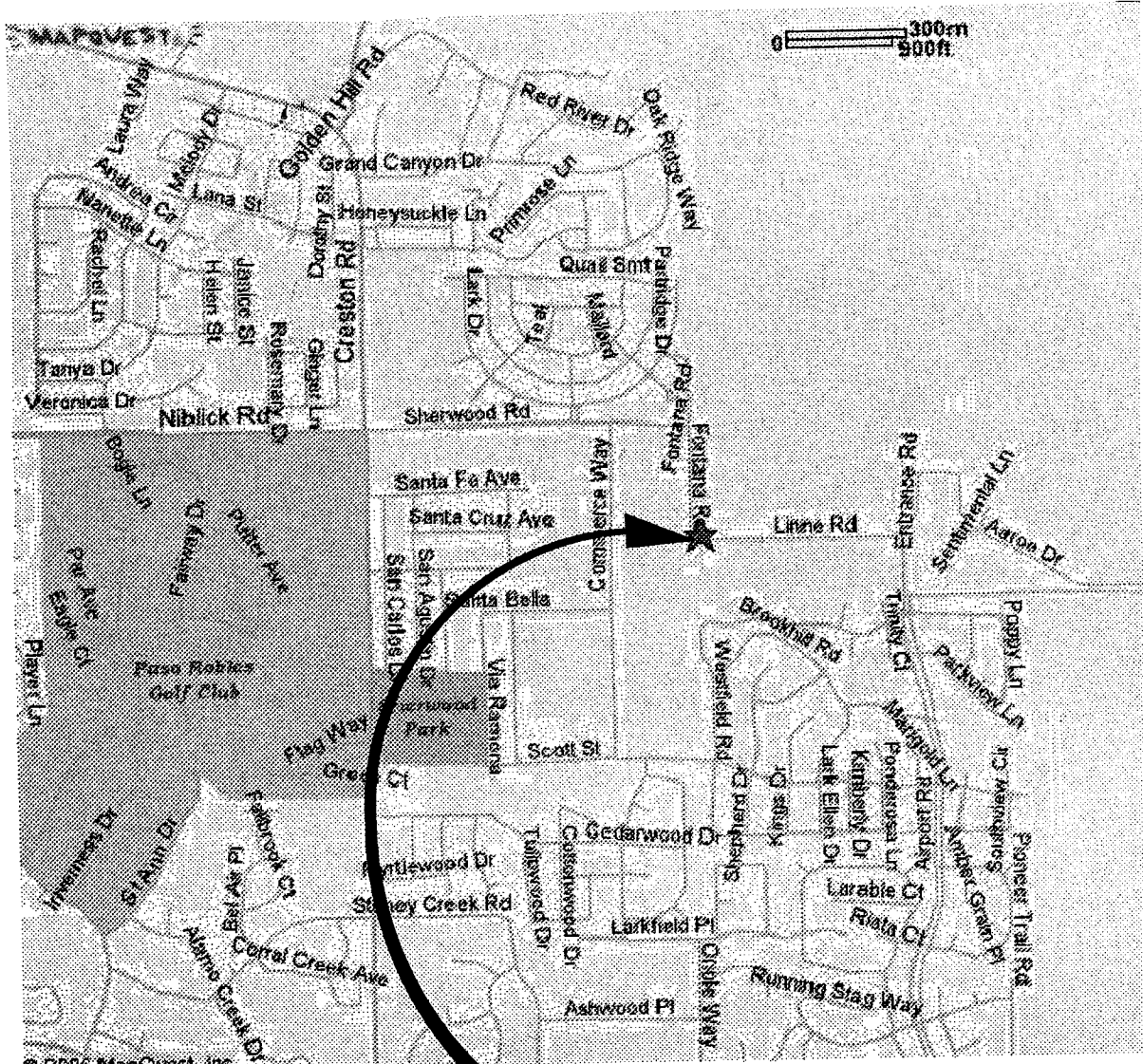
Prepared by:

Darren Nash,
Associate Planner

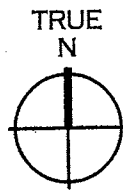
Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. City Engineer Memo
4. Resolution to Approve the Planned Development 06-016
5. Newspaper and Mail Notice Affidavits

VICINITY MAP



SITE



Vicinity Map
PD 06-016
(NCI Affiliates)



Paso Robles
SEP 15 2006
Michael Peachey

September 14, 2006

Project Description

Owner: NCI Affiliates Inc.
Project location: Corner of Fontana Rd. & Linne Rd., Paso Robles, Ca.
APN #: 009-314-049 and portion of 009-315-009

The proposed project is for a 15,000 sqft. commercial building to house offices and an adult day support center located on a 2.5 acre parcel in a PM zoned area in Paso Robles California. It will be of type VN, fire sprinklered, wood construction and 1 story with a maximum height of 20'-6".

The existing detention basin will be improved to allow additional outdoor activity areas and to accommodate this new development.

Our office has been in contact with Darren Nash and John Falkenstien regarding our proposal. They have been very helpful in crafting our proposed development. We were assured by the engineering department that the drainage inlet at the corner of Linne Road and Fontana would not be a condition of approval and the extension of sidewalk curb and gutter would be the extent of off site improvements.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Peachey', written over a large, stylized flourish.

Michael Peachey, Architect
MW Architecture, Inc

MW ARCHITECTURE, INC
225 PRADO ROAD STE. G, SAN LUIS OBISPO CALIFORNIA 93401
TEL. (805) 544.4334 FAX. (805) 544.4330
MICHAEL PEACHEY . ARCHITECT • WAYNE STUART

MEMORANDUM

TO: Darren Nash

FROM: John Falkenstien

SUBJECT: PD 06-016, NCI
Linne Road

DATE: December 12, 2006

The subject property fronts on Linne Road. Linne Road was improved with the development of the industrial buildings adjacent to the project site. A short section of curb, gutter and sidewalk is needed to finish the frontage improvements.

A 12-inch water main is available to serve the property in Linne Road. There is also a 10-inch water main in the City easement along the west boundary of the property. A new fire hydrant is needed at the intersection of Linne and Fontana Roads.

An 8-inch sewer is available in the City easement along the south boundary of the project.

Recommended Site Specific Conditions

1. Prior to occupancy, the applicant shall extend curb, gutter and sidewalk on Linne Road to the west boundary of the property.
2. Prior to occupancy, the applicant shall install a new fire hydrant at the intersection of Linne and Fontana Roads.

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 06-016
APN: 009-314-049
APPLICANT – NCI AFFILIATES**

WHEREAS, Planned Development 06-016 has been filed by MW Architecture on behalf of NCI Affiliates, proposing to develop a 15,000 square foot building; and

WHEREAS, the project complies with the guidelines and standards of the Zoning Ordinance; 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 December 12, 2006 on this project to accept public testimony on the Planned Development application PD 06-016; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-016, subject to the following conditions:

STANDARD CONDITIONS:

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

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	Standard Conditions
B	Title Sheet
C	Existing Topography / Site Plan
D	Preliminary Grading & Drainage
E	Schematic Site & Grading Plan
F	Schematic Floor Plan
G	Schematic Exterior Elevations
H	Site Perspectives
I	Schematic Landscape Plan
F	Color Boards (on-file)

3. This PD 06-016 allows for development of a 15,000 square foot building light-industrial/office buildings with ancillary parking and landscaping.
4. In the future if another business requests to occupy the building either as a tenant with NCI, or as an entire separate business, the use shall comply with Table 21.16.200, Permitted Land Uses for All Zoning Districts. Some uses may require the need for a Conditional Use Permit in the PM zoning district.
5. Prior to the issuance of a building permit for the main building 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. Detailed landscape plan including transformer, backflow and other equipment screening;
 - e. Plans for Storage Building (exterior color & materials will need to match primary building)
 - f. Fencing Plan
6. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view on Golden Hill Road with vegetation that is dense and high enough to conceal it.
7. Any roof mounted equipment shall be fully screened. The building parapet may need to be raised in order to accomplish full screening. Prior to the issuance of a building permit, architectural elevations along with building cross sections shall be submitted to the DRC showing how roof screening will be accomplished.

8. 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:

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.**

9. Prior to occupancy, the applicant shall extend curb, gutter and sidewalk on Linne Road to the west boundary of the property.
10. Prior to occupancy, the applicant shall install a new fire hydrant at the intersection of Linne and Fontana Roads.
11. Provide fire sprinkler system for residential, commercial, and industrial buildings.
12. 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 12th day of December, 2006 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VICE – CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION

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

PROJECT #: PD 06-016

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: DECEMBER 12, 2006

APPLICANT: NCI

LOCATION: LINNE ROAD

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

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

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on December 12, 2007 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

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

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution 94-038)

- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 00-023 Resolution for specific DRC review requirements.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

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

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

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: NCI PREPARED BY: JF
REPRESENTATIVE: _____ CHECKED BY: _____
PROJECT: PD 06-016 TO PLANNING: _____

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

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

F. PRIOR TO ANY SITE WORK:

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

<u>Linne Road</u>	<u>Industrial</u>	<u>A-4</u>
Street Name	City Standard	Standard Drawing No.

- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;

(Adopted by Planning Commission Resolution 94-038)

- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

(Adopted by Planning Commission Resolution 94-038)

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

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

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

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

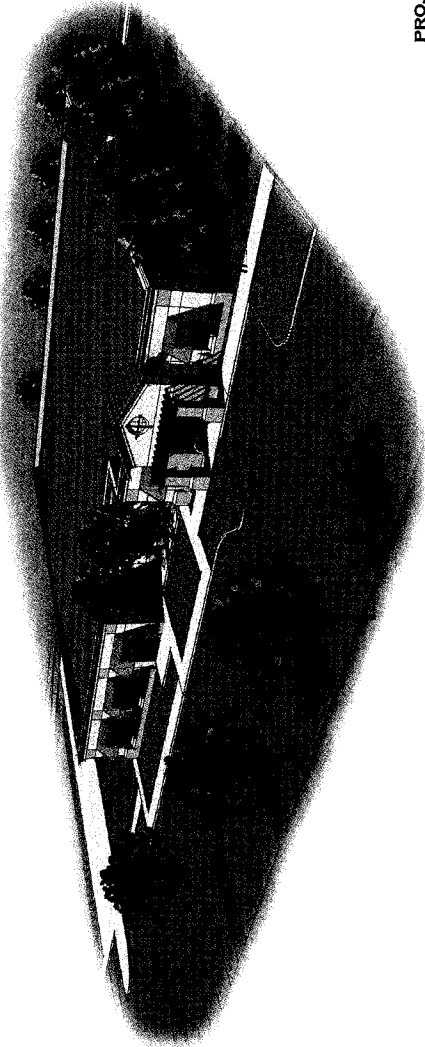
I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be 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

SEP 15 2016

Planning Division



CONCEPTUAL RENDERING NCI AFFILIATES, INC. PASO ROBLES, CA

PARKING REQMTS

PERMITTED REQUIREMENTS:
 * 1 VEHICLE PER HOUR
 * 1 SPACE PER 100 SQ FT.
 * 1 SPACE PER 100 SQ FT. - 150,000 - 247,700
 * 1 SPACE PER 100 SQ FT. - 500,000 - 1,000,000
 * 1 SPACE PER 100 SQ FT. - 1,000,000 - 1,500,000
 * 1 SPACE PER 100 SQ FT. - 1,500,000 - 2,000,000
 * 1 SPACE PER 100 SQ FT. - 2,000,000 - 2,500,000
 * 1 SPACE PER 100 SQ FT. - 2,500,000 - 3,000,000
 * 1 SPACE PER 100 SQ FT. - 3,000,000 - 3,500,000
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 * 1 SPACE PER 100 SQ FT. - 4,000,000 - 4,500,000
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 * 1 SPACE PER 100 SQ FT. - 8,500,000 - 9,000,000
 * 1 SPACE PER 100 SQ FT. - 9,000,000 - 9,500,000
 * 1 SPACE PER 100 SQ FT. - 9,500,000 - 10,000,000

SITE SUMMARY

LEGAL DESCRIPTION:
 A PORTION OF THE TRACT 2384, IN THE CITY OF PASO ROBLES, CALIFORNIA, BEING THE TRACT 2384, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA, BEING THE TRACT 2384, AS SHOWN ON THE MAP FILED IN BOOK 089 PAGE 314.

APN: 099-1448 AND PART OF 06-815-008

LOCAL ZONING: PM - PLANNED INDUSTRIAL

ADJACENT USE: NORTH - COMMERCIAL INDUSTRIAL, EAST - COMMERCIAL INDUSTRIAL, WEST - VACANT LOTS

PROPOSED USE: OFFICE / ADULT DAY SUPPORT CENTER

EXISTING USE: VACANT LOTS

GRID COORDINATES: 15,501' 10" NORTH, 42,943' 10" WEST

SETBACKS FROM PROPERTY LINE: 15' FRONT, 15' SIDE, 15' REAR, 15' CORNER, 15' ADJACENT TO RESIDENTIAL

LOT COVERAGE: 15,501' 10" NORTH, 42,943' 10" WEST, 15% ALLOWABLE

LANDSCAPE AREA: 42,943' 10" NORTH, 15,501' 10" WEST, 15% ALLOWABLE

AREA RATIO: 15,501' 10" NORTH, 42,943' 10" WEST, 15% ALLOWABLE

LANDSCAPE COVERAGE: 42,943' 10" NORTH, 15,501' 10" WEST, 15% ALLOWABLE

BUILDING SUMMARY

PROPOSED USE: OFFICE / ADULT DAY SUPPORT CENTER

BUILDING TYPE: TYPE I IN UNBURNED, WOOD CONSTRUCTION

NUMBER OF FLOORS: 1 STORY

BUILDING FOOTING: 02 - ZONING GOVERNS

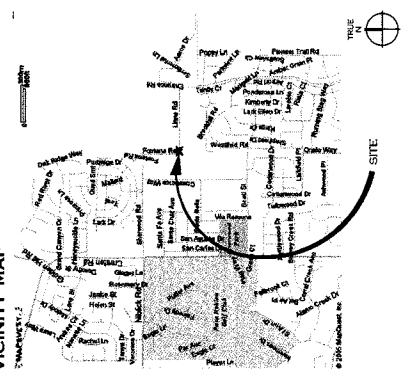
BUILDING HEIGHT: 15' 0" MAX. ALLOWABLE BUILDING HEIGHT

ACTUAL BUILDING HEIGHT ELEVATION: 15,501' 10" NORTH, 42,943' 10" WEST

PROJECT DESCRIPTION

THE EXISTING DETENTION BASIN WILL BE REMOVED TO ALLOW ADDITIONAL OUTDOOR ACTIVITY AREAS AND TO ACCOMMODATE THE NEW DEVELOPMENT.

VICINITY MAP

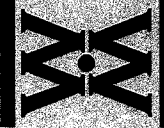


SHEET INDEX


DS1	TITLE SHEET
DS2	PRELIMINARY SITE PLAN
DS3	PRELIMINARY GRADING, DRAINAGE, & UTILITY
DS4	SCHEMATIC SITE / GRADING AND DRAINAGE PLAN
DS5	SCHEMATIC SITE / GRADING AND DRAINAGE PLAN
DS6	SCHEMATIC SITE / GRADING AND DRAINAGE PLAN
DS7	SCHEMATIC SITE / GRADING AND DRAINAGE PLAN
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DS100	SCHEMATIC SITE / GRADING AND DRAINAGE PLAN

052831
 051106
DPI

Exhibit B
Title Sheet
PD 06-016
(NCI Affiliates)

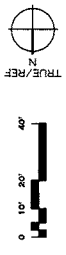
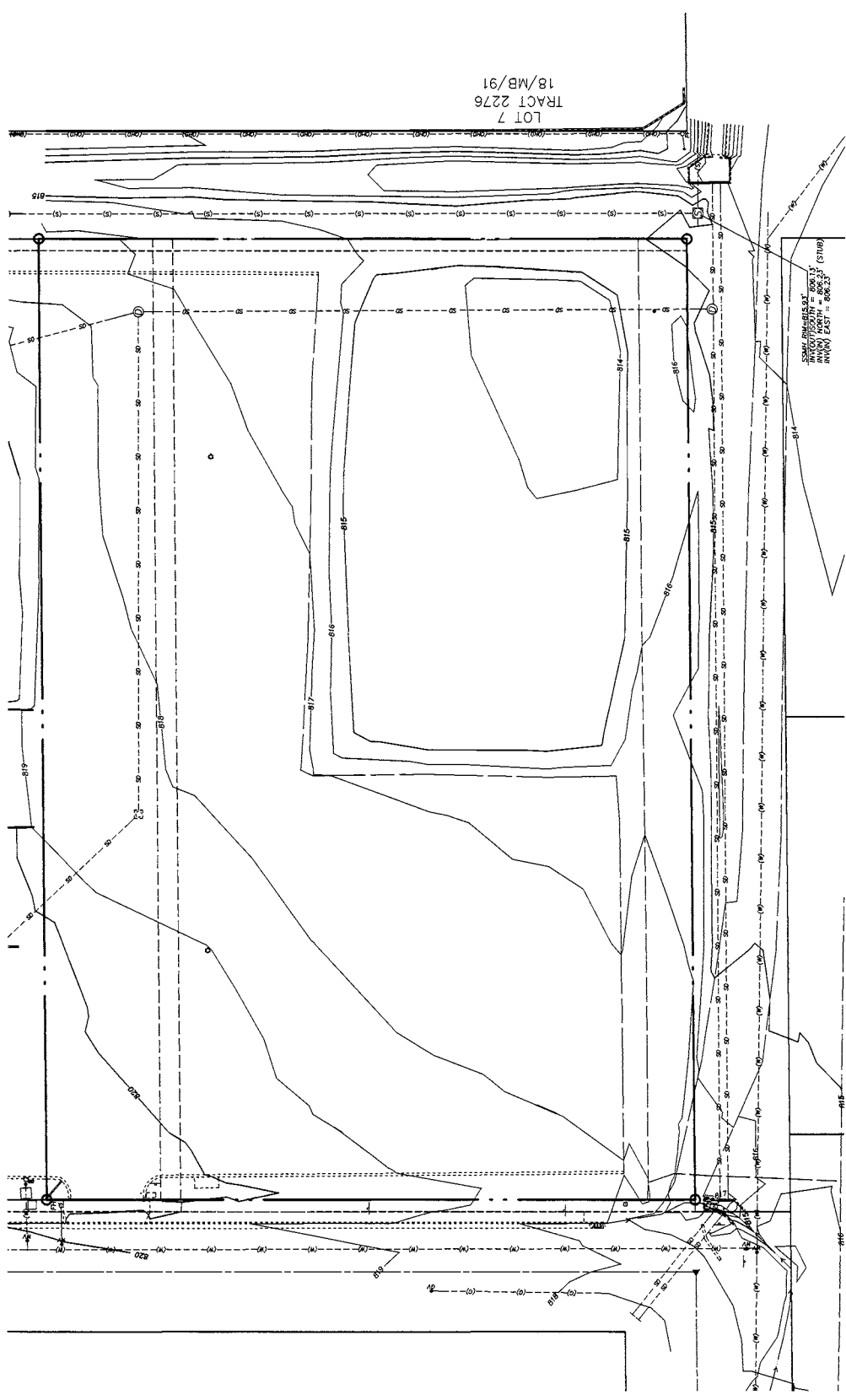


X ARCHITECTURE



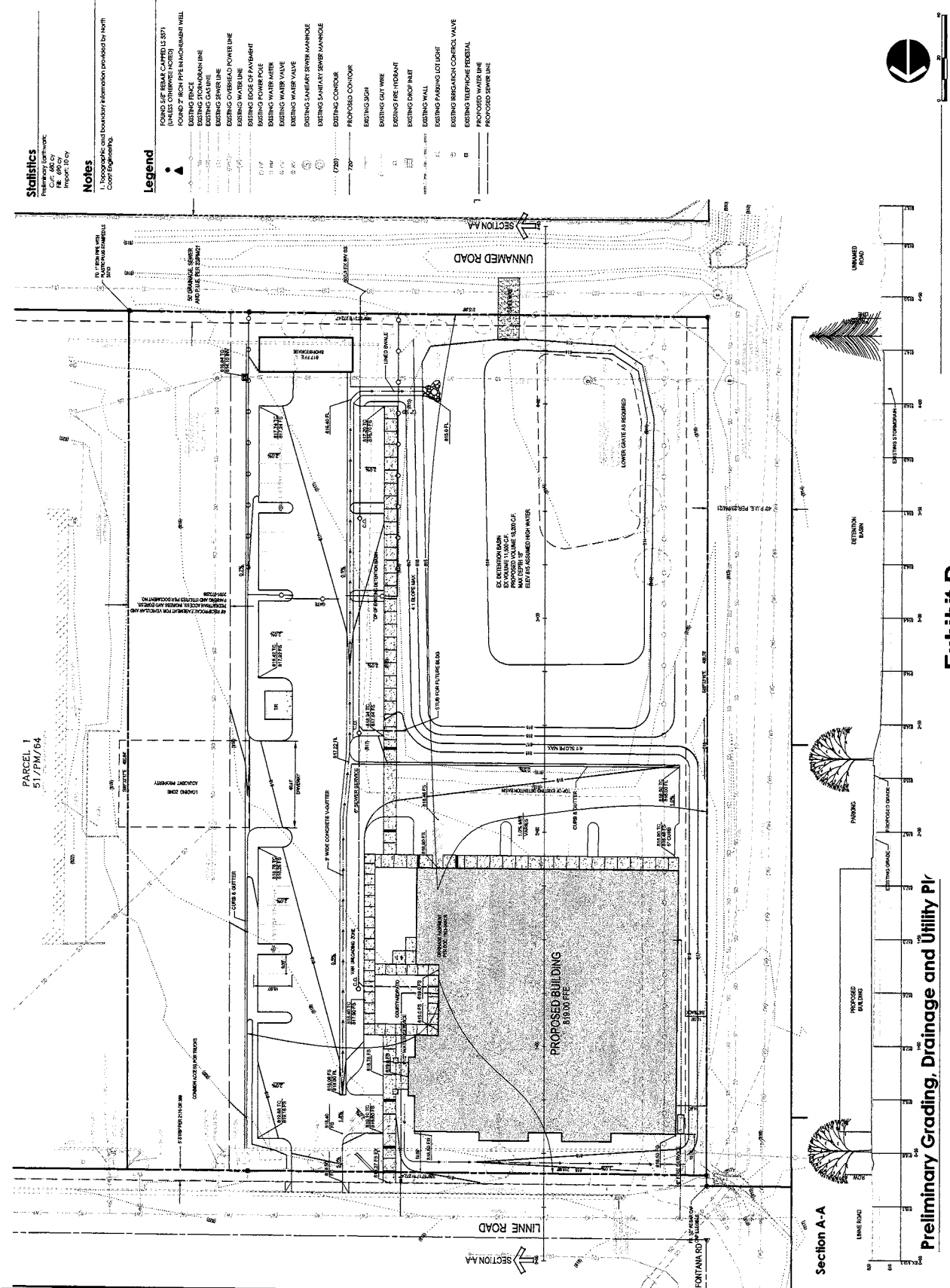
MICHAEL C. REYES
 ARCHITECT
 845 COLLETT DRIVE, SUITE 100
 PASO ROBLES, CA 93426
 (805) 974-6399

NCI AFFILIATES, INC.
 PASO ROBLES, CA
 LINNE ROAD



EXISTING TOPO / SITE PLAN

Exhibit C
 Exist. Topo/Site Plan
 PD 06-016
 (NCI Affiliates)



Statistics
 Project No. 0801010000
 Date: 09/07/2009
 Report: 10 of 10

Notes
 1. Existing utility boundaries information provided by both Civil Engineering.

- Legend**
- FOUND 6" RIBBON (AS SHOWN) (UNLESS OTHERWISE NOTED)
 - EXISTING FENCE
 - EXISTING POWER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING WATER LINE
 - EXISTING FLOOR JOIST
 - EXISTING OVERHEAD POWER LINE
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SLOPE
 - EXISTING CUT WIRE
 - EXISTING FIRE HYDRANT
 - EXISTING DROPPED INLET
 - EXISTING WALL
 - EXISTING PARKING LOT LIGHT
 - EXISTING SEGMENT CONTROL VALVE
 - EXISTING SEGMENT CONTROL VALVE
 - PROPOSED WATER LINE
 - PROPOSED WATER LINE

rh rhythms
 An Alliance of Independent Professionals
 Our Members:
 Rhonda J. Smith, P.E., Professional Engineer
 John G. Jones, P.E., Professional Engineer
 Keith V. Cox, P.E., Professional Engineer
 Robert A. Starnes, P.E., Professional Engineer
 Stephen J. Hines, P.E., Professional Engineer
 William C. Wilson, P.E., Professional Engineer
 Robert L. Smith, P.E., Professional Engineer
 James R. Smith, P.E., Professional Engineer
 Robert A. Smith, P.E., Professional Engineer
 Robert A. Smith, P.E., Professional Engineer

Project:
 NCI Affiliates, Inc.,
 Linn and Fortiana Road
 Paso Robles, Ca

client:
 WMA Architecture

sheet title:
**Preliminary Grading,
 Drainage and Utility
 Plan**

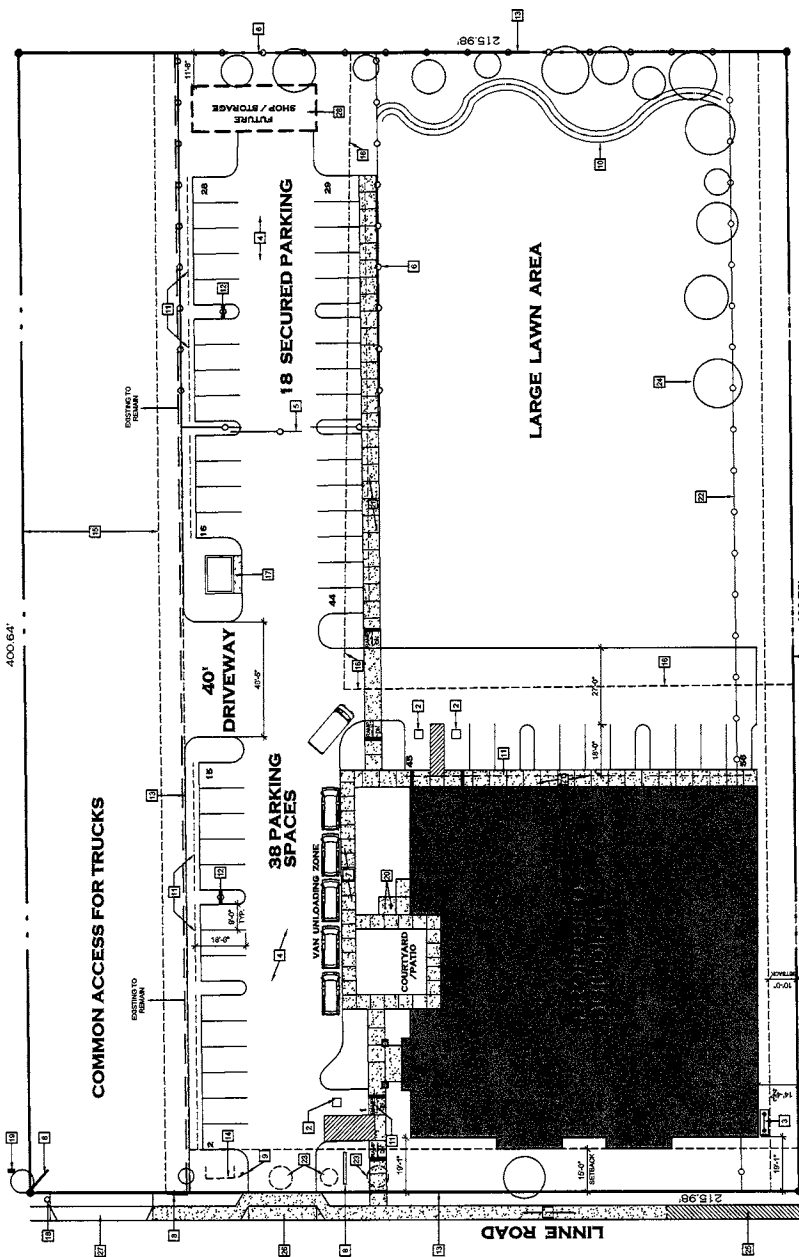
sheet data:
 Job: Linn Road Free Boxes
 Project: 0801010000
 Plot Date: 09/07/2009
 Drawn By: JLS
 Revised Date:
 SHEET:

C1

Exhibit D

Prelim. Grading/Drainage PD 06-016 (NCI Affiliates)

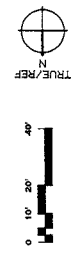
Section A-A
 Preliminary Grading, Drainage and Utility Plan



- GENERAL NOTES**
- A. ALL TREES SHOWN ARE EXISTING.
 - B. EXISTING TREE SPACES ARE SHOWN ON LANDSCAPE PLAN SHEET.

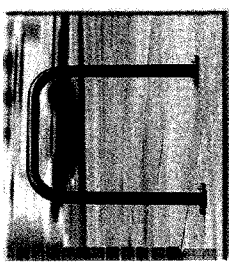
- REFERENCE NOTES**
1. EXISTING CONCRETE WALKWAY
 2. ACCESSIBLE PARKING
 3. BACKFLOW PREVENTER
 4. EXISTING FLOOR SURFACE
 5. EXISTING FLOOR SURFACE
 6. EXISTING FLOOR SURFACE
 7. EXISTING FLOOR SURFACE
 8. EXISTING FLOOR SURFACE
 9. EXISTING FLOOR SURFACE
 10. EXISTING FLOOR SURFACE
 11. EXISTING FLOOR SURFACE

- GENERAL NOTES**
23. EXISTING TREES TO BE REMOVED.
 24. EXISTING TREES TO REMAIN.
 25. EXISTING TREES TO REMAIN.
 26. EXISTING TREES TO REMAIN.
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 32. EXISTING TREES TO REMAIN.



SCHEMATIC SITE PLAN

Exhibit E
Schematic Site Plan
PD 06-016
(NCI Affiliates)

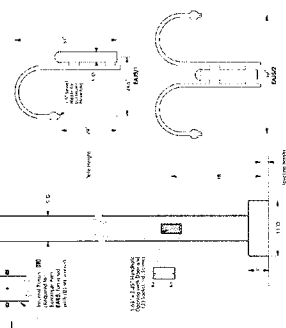
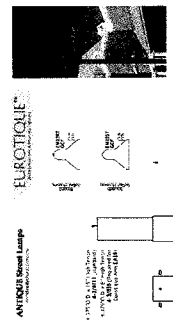


51 INVERTED U BIKE RACK

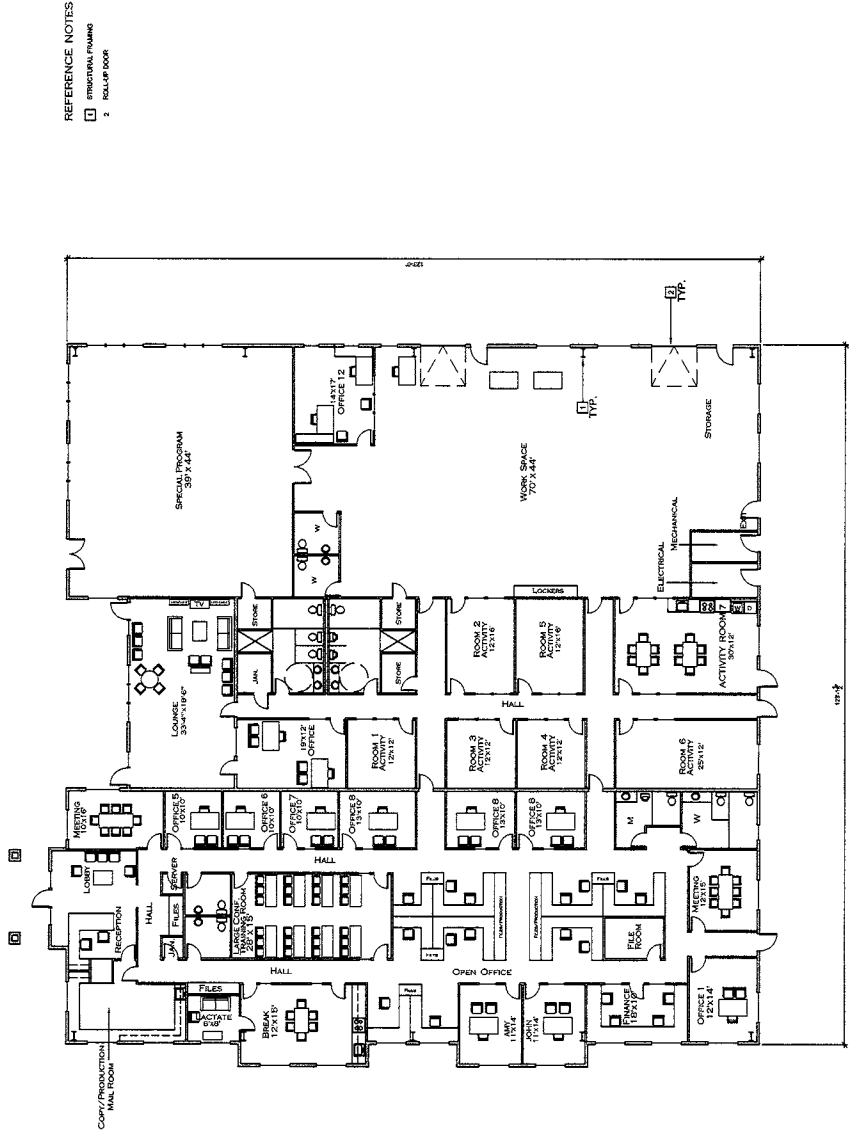
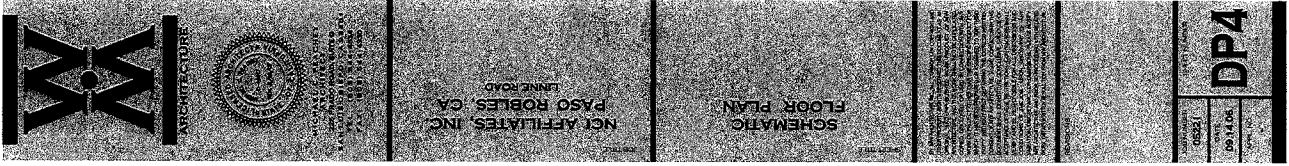


FRONT VIEW

52 TRASH ENCLOSURE



54 LIGHTING SCHEDULE



REFERENCE NOTES
 1 STRUCTURAL FINISHING
 2 ROLLUP DOOR

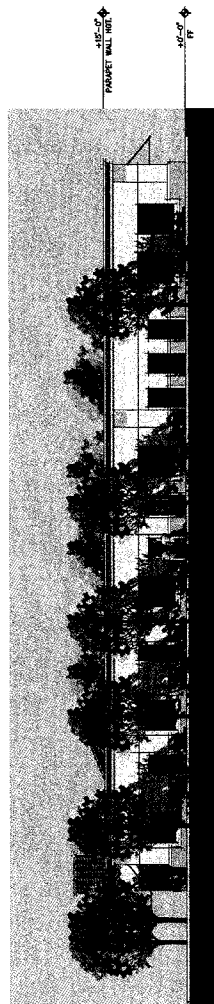
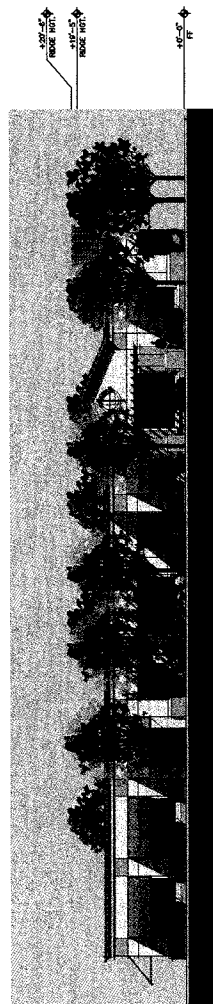
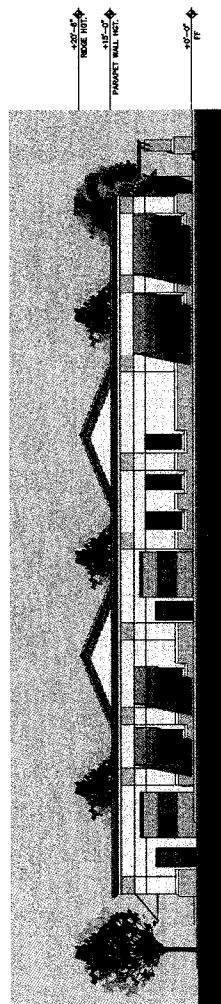
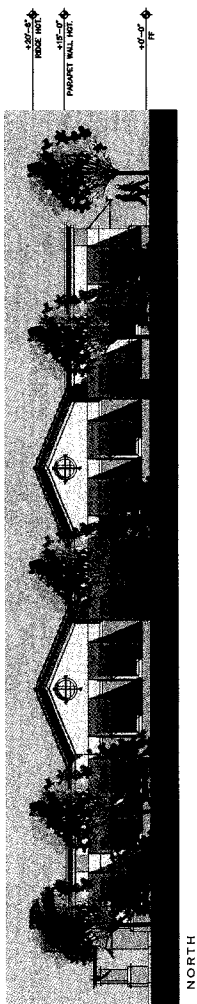


FLOOR PLAN

Exhibit F
 Schematic Floor Plan
 PD 06-016
 (NCI Affiliates)

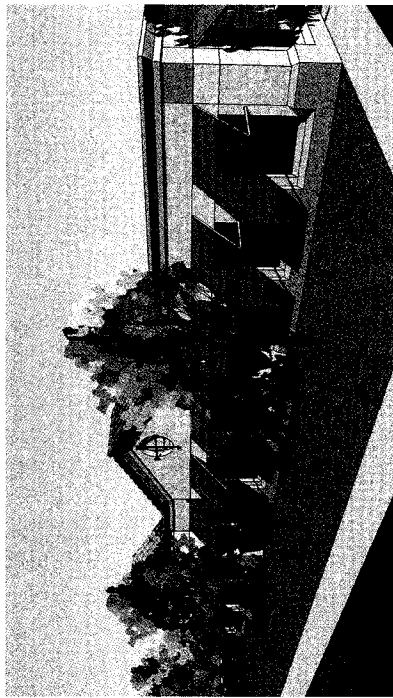
MATERIAL / COLOR LIST

1. WALLS:
 - STUCCO: LAMAS TAN SAND FINISH
 - SHERWIN WILLIAMS CORONA WHITE (SW7077)
2. ROOF:
 - BLENDED CONCRETE 6-TILES
3. TRIM/FASCIA:
 - SHERWIN WILLIAMS GRAY MATTER (SW7090)
4. WINDOW FRAMES:
 - ALUMINUM EXTRUSION AND METAL FRAME, CLEAR FINISH
5. PARAPET FRAMING:
 - ALUMINUM FRAMING, CLEAR FINISH
6. ROLL-UP DOOR:
 - ALUMINUM ROLL-UP DOOR, FINISHED TO MATCH PARAPET WALL COLOR
7. AWNINGS:
 - GRAY FABRIC
8. TRELLIS:
 - COMPOSITE WOOD TEXTURE
9. PARAPET:
 - SHAPED FORM CORNICE, COLOR GRAY

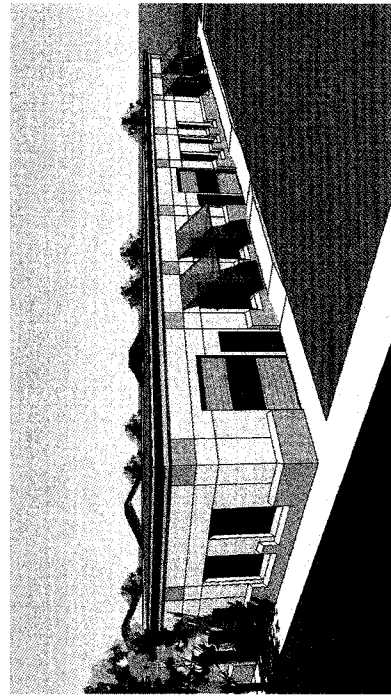


EXTERIOR ELEVATIONS

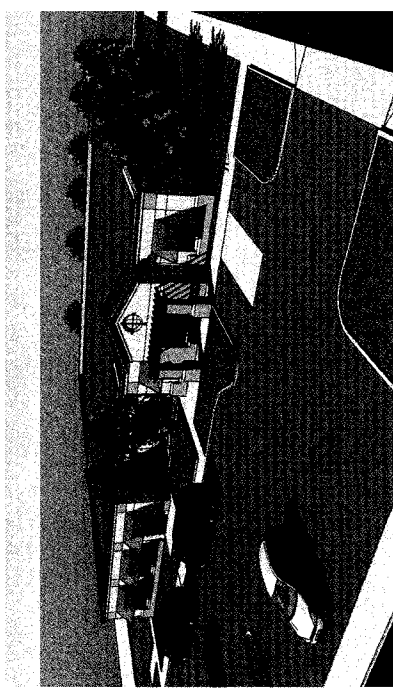
Exhibit G
 Schematic Exterior Elevations
 PD 06-016
 (NCI Affiliates)



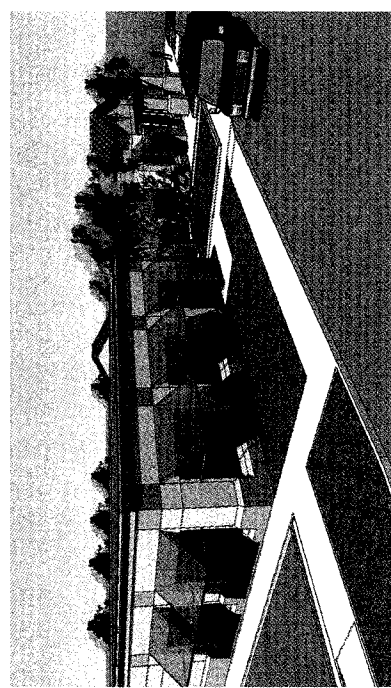
NORTH WEST



SOUTH WEST



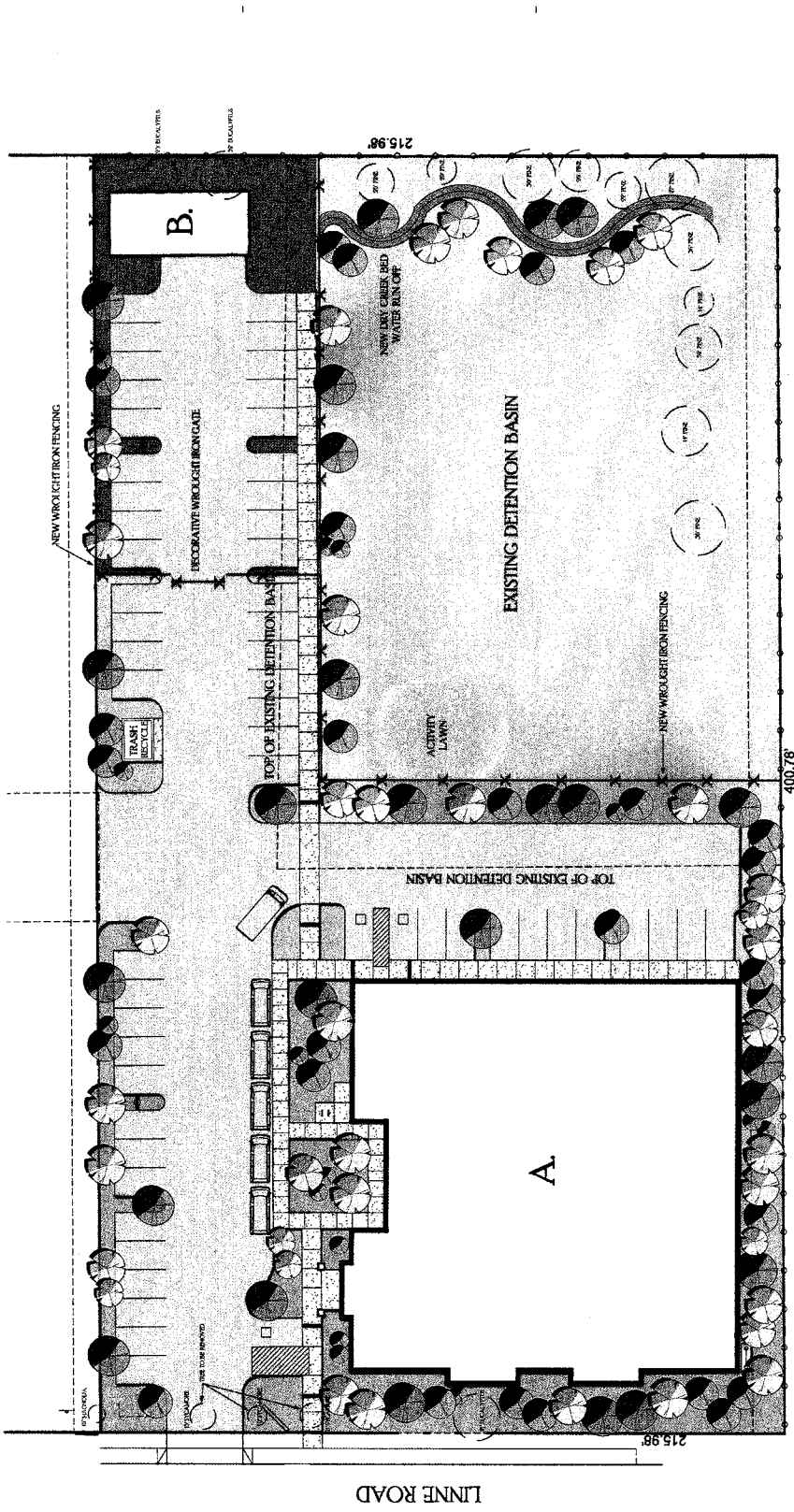
NORTH EAST



SOUTH EAST

PERSPECTIVES

Exhibit H
Perspectives
PD 06-016
(NCI Affiliates)



PROPOSED PLANT LIST - COMMERCIAL LOW MAINTENANCE

BOTANICAL NAME	COMMON NAME	HEIGHT/SPREAD	QTY.
VARIOUS SPECIES	VARIOUS SPECIES	10' x 20'	42
VARIOUS SPECIES	VARIOUS SPECIES	20' x 20'	24
VARIOUS SPECIES	VARIOUS SPECIES	30' x 60'	18
VARIOUS SPECIES	VARIOUS SPECIES	30' x 30'	18

- GENERAL NOTES**
- ALL LANDSCAPE PLANTS WILL BE INSTALLED
 - THESE PLANTS ARE SUGGESTIONS ONLY. THE CLIENT MAY SUBSTITUTE OTHER PLANTS.



SCHEMATIC LANDSCAPE PLAN

Exhibit I

Schematic Landscape Plan
PD 06-016
(NCI Affiliates)

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Plan Development PD 06-016, a request to construct a 15,000 square foot industrial/office building, (Applicant: MW Architects on behalf of NCI Affiliates) on this 29th day of November, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Talin Shahbazian

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

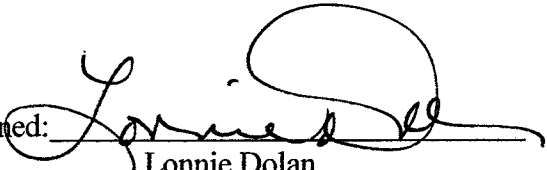
Newspaper: Tribune

Date of Publication: December 1, 2006

Meeting Date: December 12, 2006
(Planning Commission)

Project: Planned Development 06-016
(NCI Affiliates, Inc. Linne &
Fontana Roads)

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Planned Development PD 06-016, an application filed by MW Architects on behalf of NCI Affiliates, to construct a 15,000 square foot industrial/office building. The site is located on the southeast corner of Linne Road and Fontana Road (APN: 009-314-049).

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, December 12, 2006, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project 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 hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed development plan will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the development plan application 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 R. Nash, Associate Planner
December 1, 2006 6497882