

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 08-008 & TENTATIVE PARCEL MAP
PR 08-0062 (MICHAEL CAMP)

DATE: August 26, 2008

Needs: For the Planning Commission to consider applications filed by Nick Gilman on behalf of Michael Camp to subdivide the existing 1.95 acre lot into four individual parcels, as well as construct three new industrial/manufacturing buildings.

Facts:

1. The project is located at 410 Sherwood Road (see attached Vicinity Map).
2. The project site's General Plan designation is Business Park (BP) and is zoned Planned Industrial (PM).
3. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan (PD).
4. Planned Development 08-008 has been submitted to construct three new industrial/manufacturing buildings totaling 22,588 square feet. No outdoor storage is proposed.
5. The proposed Tentative Parcel Map will create four lots, where the existing 9,960 square foot building would remain and be located on Parcel 1 which would be ±25,503 square feet. Parcels 2, 3, and 4 are proposed to be ±37,019, ±11,226, and ±11,183 square feet respectively.
6. The project has been designed to accommodate industrial/manufacturing uses with accessory warehouse area. The parking provided, which will be shared among all parcels, would meet the zoning code requirement for those uses. Certain commercial tenants may not be authorized in the future should parking limits be reached.
7. The Planned Development and Tentative Parcel Map are exempt under Article 19 of the California Environmental Quality Act, Categorical Exemptions (Class 32, §15332 In-Fill Development Projects and §15315 Minor Land Division).

8. The DRC reviewed the project on August 11, 2008 and concluded that the architecture and design meet the minimum standards of the Industrial Design Guidelines and Zoning Code. The DRC recommended the Planning Commission approve this project.

Analysis
and

Conclusion:

The subject property is located in the Sherwood Industrial Park with frontage on both Commerce Way and Sherwood Road.

The architecture of the buildings includes a mixture of stucco, split faced block walls, and metal roofs. Staff suggested that the applicant redesign the roofs to help break up the roofline, as described in the Industrial Design Guidelines. The DRC, after discussing the architecture with Nick Gilman, project architect, and comparing the building to existing buildings in the Sherwood Industrial Park, concluded that the building architecture and design would be compatible and did meet the minimum requirements of the Industrial Design Guidelines and recommend that Planning Commission approve the project.

The Industrial Design Guidelines also suggest that equipment, such as the double check valve, be adequately screened. In this case, staff has added a condition that requires relocation of the double check valve approximately 20 feet east to the south landscape planter of unit A and for the applicant to enclose the apparatus on three sides with an architectural element similar to and compatible with the proposed building A to appropriately screen it.

Parking will be shared among all building and tenants. The project was designed for 59 spaces, which should be sufficient if all buildings are occupied by industrial and warehouse uses. There are many other commercial uses that are permitted in the PM zoning district that could have more intensive parking needs. The applicant may be limited in his ability to lease to these commercial tenants. A condition of approval has been included in the project requiring that a Constructive Notice be recorded against the title of each property indicating to future owners/tenants that the use of the building is limited to those uses that would correspond with the 59 parking spaces.

Taking into consideration the uses of the building being limited to manufacturing, industrial, and storage as indicated by the plans submitted by the applicant, the proposed project is consistent with the requirements for development in the PM zoning district, as well as the Business Park land use designation.

The proposed planned development and subdivision would meet the intent of the General Plan Land Use Element by providing clean and attractive buildings in which all activities can be conducted indoors with no proposed outdoor storage space as well as a chance for individual ownership for start up

businesses. The proposed project also helps develop the Sherwood Park area and keep that area a distinctive community as identified in the 2006 Economic Strategy document.

Policy

Reference: General Plan Land Use Element, Zoning Code and 2006 Economic Strategy.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this Planned Development or subdivision.

Options:

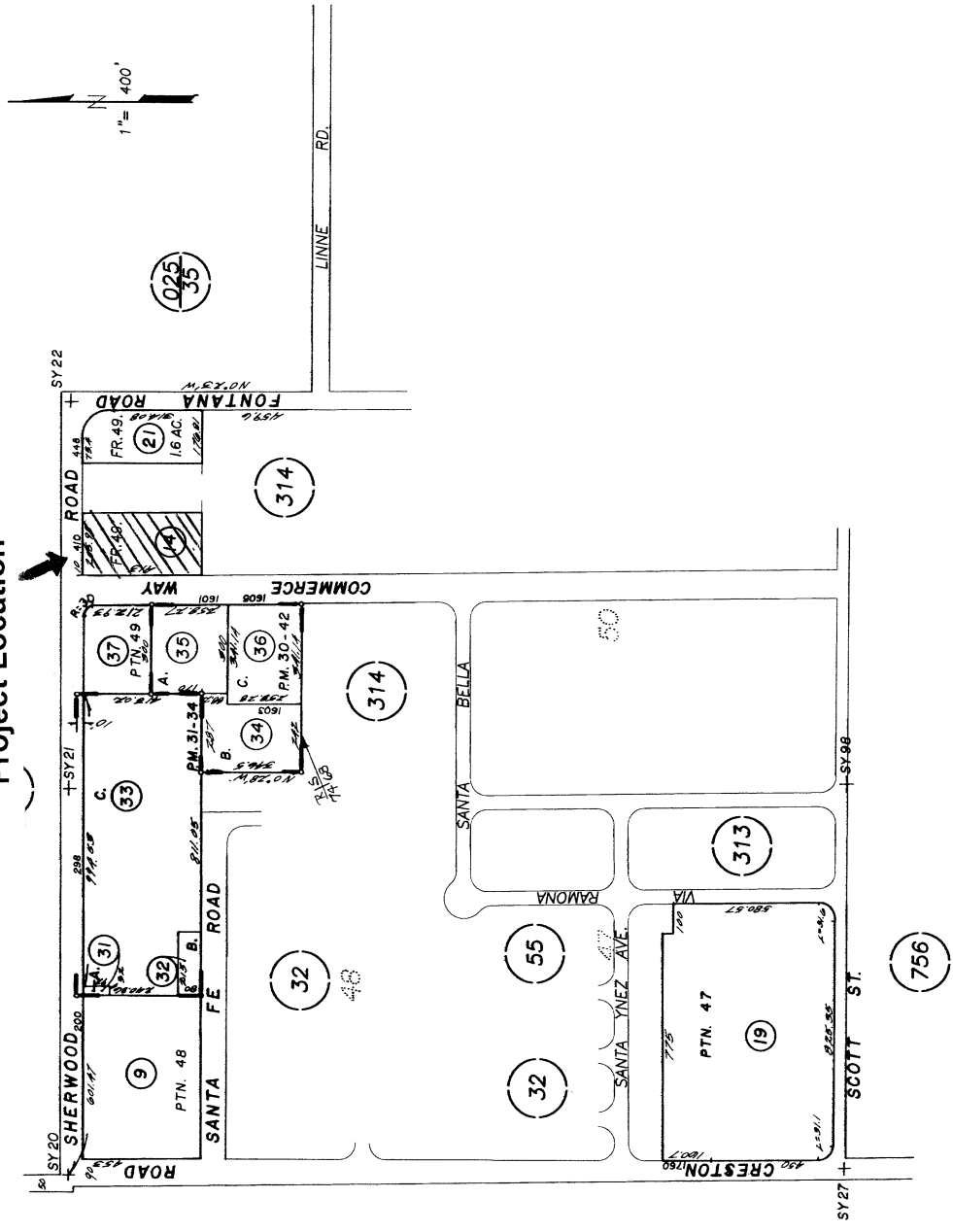
After consideration of public testimony, the Planning Commission may consider one of the following options:

- a. Adopt attached Draft Resolution approving Planned Development 08-008 subject to standard and site specific conditions.
- b. Adopt attached Draft Resolution approving Tentative Parcel Map PR 08-0062 subject to standard and site specific conditions.
- c. Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Draft Resolution to approve PD 08-008
4. Draft Resolution to approve TPM PR 08-0062
5. Mail and Newspaper Affidavits

009-311



REVISIONS	
TECH	DATE
JAW	01-24-00
JAW	12-17-02

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THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

JAW
01-24-00

SY 021 +
SY 101
SY 221 +

CITY OF PASO ROBLES
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 009 PAGE 311

39.

Attachment 1:
Vicinity Map

MEMORANDUM

TO: Mathew Fawcett
FROM: John Falkenstien
SUBJECT: PD 08-008, PIC
DATE: August 13, 2008

Streets

The subject property is located in the Sherwood Industrial Park with frontage on both Commerce Way and Sherwood Road. When the City developed the Sherwood Industrial Park in the late 70's, the intention was to attract large manufacturing facilities to be built on large parcels. Commerce Way was designed accordingly to accommodate the largest trucks. The pavement width is 84 feet curb to curb. In comparison, the Wallace industrial park, constructed about the same time in what was then the County, is comprised of streets that are 40 feet wide curb to curb.

In 1995 the Council adopted a street standard for use in industrial areas. That standard calls for 44 feet curb to curb. In this case the applicant indicates that they intend to reconstruct the improvements along the existing building frontage on Commerce Way and extend them to the south boundary of the property. The City is obligated by the Regional Water Quality Control Board to reduce impervious surfaces to the maximum extent possible in the design of all public and private improvements. Rather than pave what is now a dirt surface, it is recommended that the improvement of Commerce Way be reduced to curb widths outlined in City Industrial Street Standard A-4 and that the remainder of the public right-of-way be available for accepting site run-off through drought tolerant landscaping.

Sewer and Water

Sewer is available to the property from an 8-inch sewer line in Commerce Way. Water is available to the property from a 10-inch water main in Commerce Way. An additional fire hydrant is needed on Commerce Way.

Drainage

The City is obligated under their Phase II Municipal Storm water permit with the Regional Water quality Control Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off to the maximum extent possible. These goals are accomplished by the implementation of Low Impact Development. Low Impact Development reduces impervious surfaces and promotes the use of devices designed to reduce a site's post-development hydrologic functions closer to its pre-development state.

Recommended Site Specific Conditions

Commerce Way will be improved in accordance City Industrial Standard A-4 and plans approved by the City Engineer.

A new fire hydrant shall be install on Commerce Way along the frontage of the project.

The design and construction of the project shall incorporate Low Impact Development best management practices to mitigate the project's impacts on storm water quality and to reduce the quantity and rate of discharge of storm water run-off from the site.

**Attachment 2:
Memo**

RESOLUTION NO: 08-_____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 08-008
410 SHERWOOD ROAD
(MICHAEL CAMP)
APN: 009-311-014

WHEREAS, Planned Development 08-008 has been submitted by Nick Gilman on behalf of Michael Camp, requesting to construct three new industrial/manufacturing buildings totaling 22,588 square feet; and

WHEREAS, the project is located at 410 Sherwood Road; and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code requires applicants to go through the development plan (PD) review process when proposing to construct buildings that total over 10,000 square feet; and

WHEREAS, Tentative Parcel Map PR 08-0062 has been filed in conjunction with this planned development application requesting to subdivide the existing lot into four individual lots; and

WHEREAS, the project is Exempt (Class 32) from environmental review of the California Environmental Quality Act (CEQA) per section 15332 In-Fill Development Projects; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 26, 2008 to consider facts as presented in the staff report prepared for this Planned Development application and to accept public testimony regarding the project; and

WHEREAS, based upon 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 Planned Development 08-008, subject to the following condition:

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	Site Plan
C	Preliminary Utility Plan
D	Landscape and Lighting Plan
E	Elevations

3. This PD 08-008 allows for construction three new industrial/manufacturing buildings totaling 22,588 square feet.
4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for the Community Development Staff review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures details;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening;
 - e. Fencing Plan
 - f. Utility plan (including backflow apparatus, transformers, etc.)
5. The sprinkler backflow valve shall be located in the landscaped area along the south side of unit A and enclosed by walls that match the materials used with unit A. A detail showing the final location and screen enclosure shall be submitted for staff review prior to issuance of a building permit.

6. 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 indicating how roof screening will be accomplished.
7. Prior to issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater water rights.
8. The project design and construction shall incorporate Low Impact Development Best Management Practices (BMPs) to mitigate the impacts on quality, quantity and rate of storm water run-off discharge from the site.
9. 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.
10. Provide central station monitored fire sprinkler system for all buildings.
11. Provide fire department connection to the fire sprinkler system on the address side of the building.
12. Provide exterior fire alarm enunciator panel in weather proof enclosure on the address side of the building.
13. Provide Knox Box fire department rapid entry device on address side of the building.
14. Commerce Way will be improved in accordance City Industrial Standard A-4 and plans approved by the City Engineer.
15. A new fire hydrant shall be installed on Commerce Way along the frontage of the project.
16. The design and construction of the project shall incorporate Low Impact Development best management practices to mitigate the project's impacts on storm water quality and to reduce the quantity and rate of discharge of storm water run-off from the site.
17. 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 re-vegetation 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.**

PASSED AND ADOPTED THIS 26th day of August 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ED STEINBECK, CHAIRMAN

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 08-008

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: August 26, 2008

APPLICANT: Dennis Camp

LOCATION: 410 Sherwood Road (009-311-014)

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 August 26, 2010 (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 00-000)

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 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.

(Adopted by Planning Commission Resolution 00-000)

- 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.

- 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, lighting, 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 08-008 Resolution for specific Planning Division Staff 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 00-000)

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

APPLICANT: Dennis Camp PREPARED BY: JF
REPRESENTATIVE: _____ CHECKED BY: _____
PROJECT: PD 08-008 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.

- 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:

Commerce Way	Industrial	A-4
<hr style="border: none; border-top: 1px solid black;"/>		
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:

(Adopted by Planning Commission Resolution 00-000)

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

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The 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 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).

(Adopted by Planning Commission Resolution 00-000)

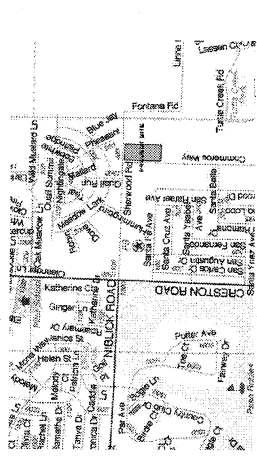
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, 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

- 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.
- 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.
- No building shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 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.
- All open space areas to be dedicated to the City shall be inspected by Emergency Services 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 the areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- Each tract shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- Provisions shall be made to update Emergency Service's Run Book.

(Adopted by Planning Commission Resolution 00-000)



VICINITY MAP

PROJECT DATA

PROJECT DESCRIPTION:
 CONSTRUCT THREE NEW REGULATIVE INDUSTRIAL BUILDINGS ON VACANT PORTION OF ± 1.99 ACRE INDUSTRIAL SITE. NO SPECIFIC TENANTS HAVE BEEN IDENTIFIED; PROPOSED USES RANGE FROM INDUSTRIAL MACHINING TO WINE STORAGE. FROM SEVEN TO TEN TENANTS MAY BE ACCOMMODATED. THE SITE IS PROPOSED TO BE SUBDIVIDED SO THAT EACH BUILDING IS ON A SPECIFIC PARCEL. THE PROPOSED INDUSTRIAL USES WILL ENHANCE THE OVERALL INDUSTRIAL IMAGE OF THE NEIGHBORHOOD.

OWNER: MICHAEL D. CAMP
 P.O. BOX 865, PASEO ROBLES, DA 92447

AGENT: DENNIS CAMP
 ADDRESS: SAME AS ABOVE
 PHONE: 949.387.1111

REPRESENTATIVE: 1540, 1580, 1590 COMMERCE WAY (TENTATIVE)
 APN# 049.1874 STREET, SUITE C, PASEO ROBLES, DA 92448

ADDRESS 1540, 1580, 1590 COMMERCE WAY (TENTATIVE)
APN# 049.1874 STREET, SUITE C, PASEO ROBLES, DA 92448
PARCEL SIZE 9,960 SQ.FT. ± 1.99 ACRES
BLDG. SIZE EXISTING 9,960 SQ.FT. 410 SHERWOOD ROAD
BLDG. SIZE PROPOSED 12,320 SQ.FT. 1540 COMMERCE WAY
 5,100 SQ.FT. 1580 COMMERCE WAY
 5,168 SQ.FT. 1590 COMMERCE WAY
28,448 SQ.FT. TOTAL

PARKING REQUIRED: (ASSUMED)

MANUFACTURING 90,000 / 800 = 40
STORAGE 19,848 / 1,000 = 13

PARKING PROVIDED 89 < 83

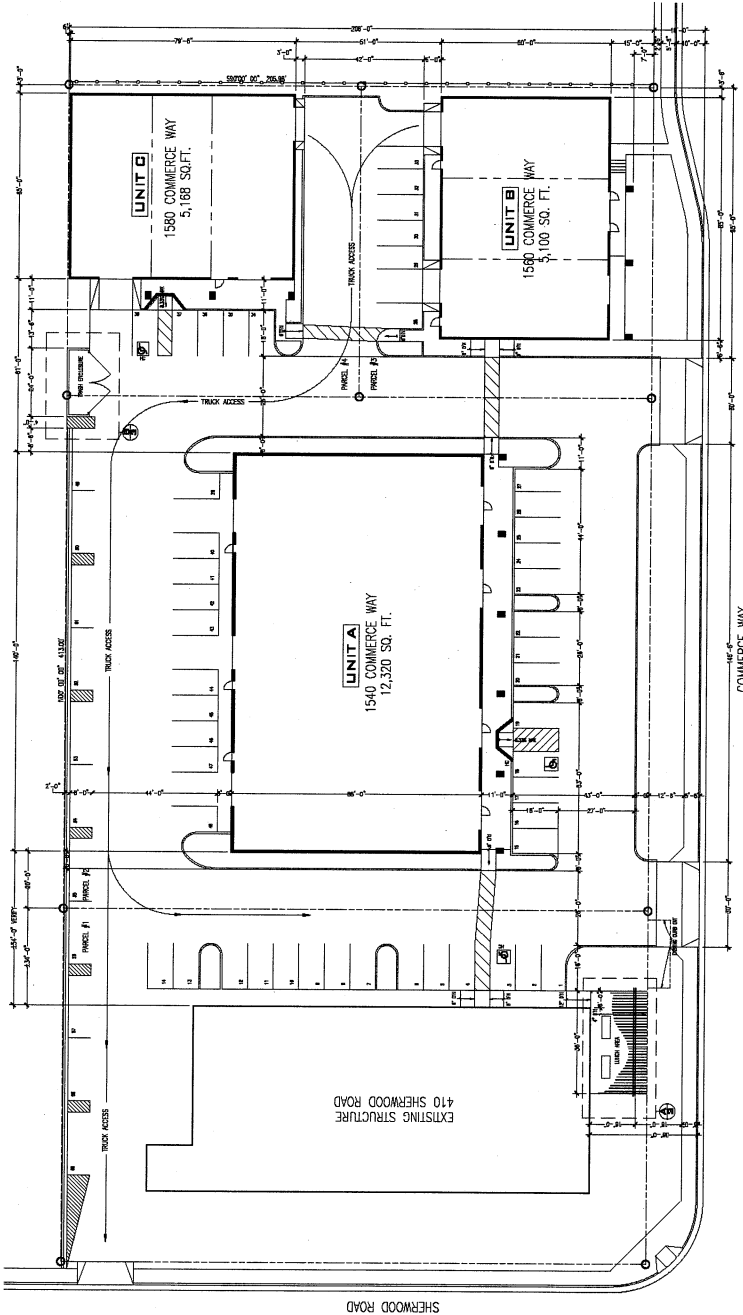
ESTIMATED WATER & SEWER UTILIZATION

EXISTING	NEW	WATER	SEWER
1540 COMMERCE WAY	80	100	100
1580 COMMERCE WAY	80	400	400
1590 COMMERCE WAY	13	800	800
LANDSCAPE	N/A	800	0
TOTAL	80	1,600	1,600

SHEET INDEX

- 1 SITE PLAN & PROJECT DATA
- 2 PRELIMINARY UTILITY PLAN
- 3 LANDSCAPE & LIGHTING PLAN
- 4 PERSPECTIVE & ELEVATIONS

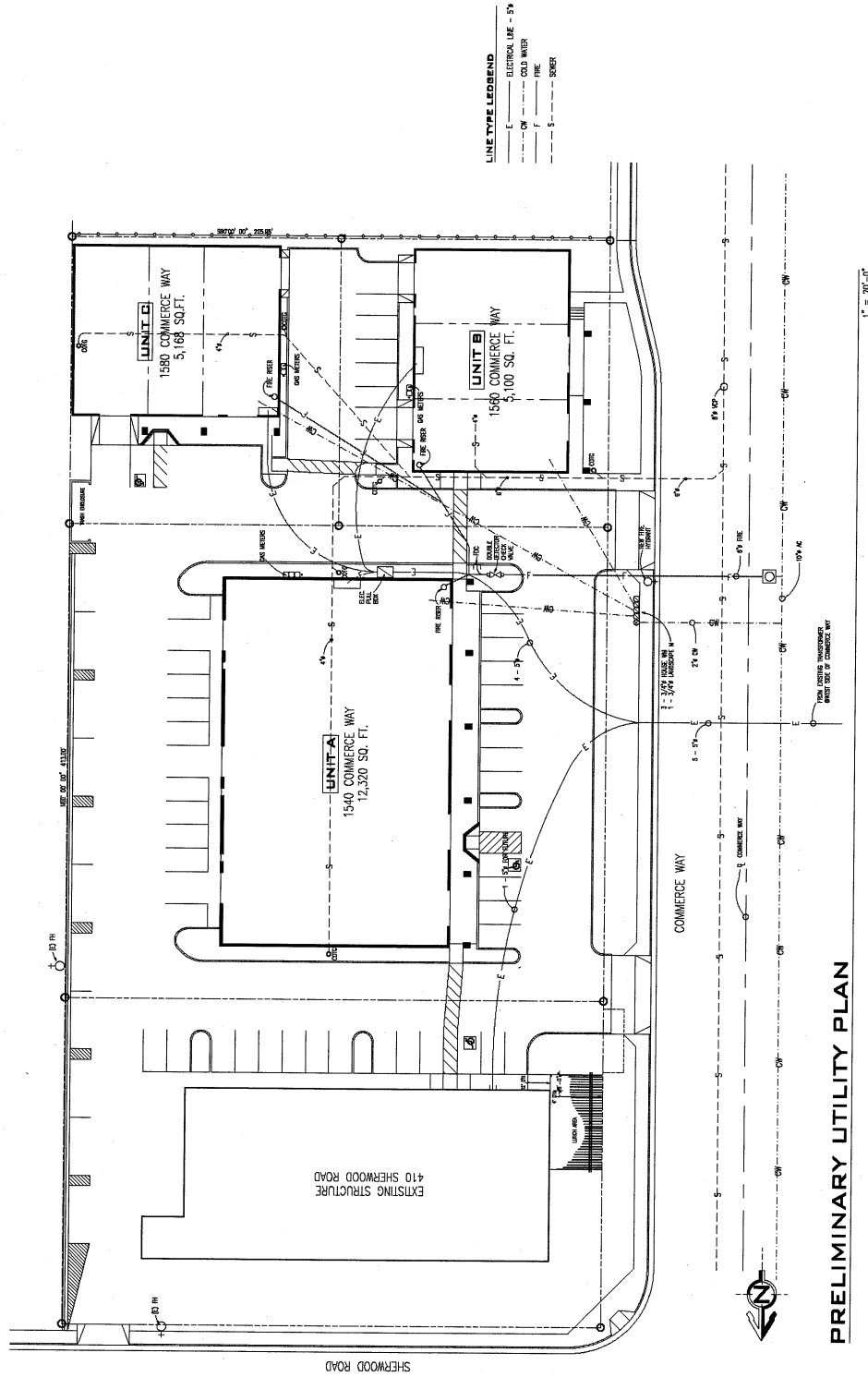
REVISION	DATE	BY	CHKD
SITE PLAN & PROJECT DATA OPTION D			
NEW COMMERCIAL BUILDING			
1540, 1580 & 1590 COMMERCE WAY, PASEO ROBLES, DA			
OWNER: MICHAEL D. CAMP			
AGENT: DENNIS CAMP			
ADDRESS: PASEO ROBLES, DA 92448			
PROJECT NO: 2024-00000000000000000000			
DRAWN BY: [Name]			
CHECKED BY: [Name]			
DATE: 07/24/24			



SITE PLAN OPTION B

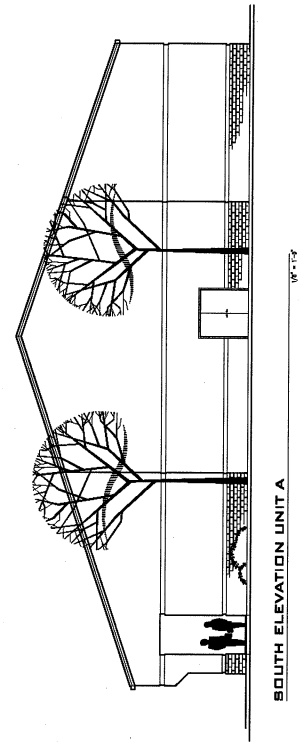
1" = 20'-0"

**Exhibit B:
Site Plan**

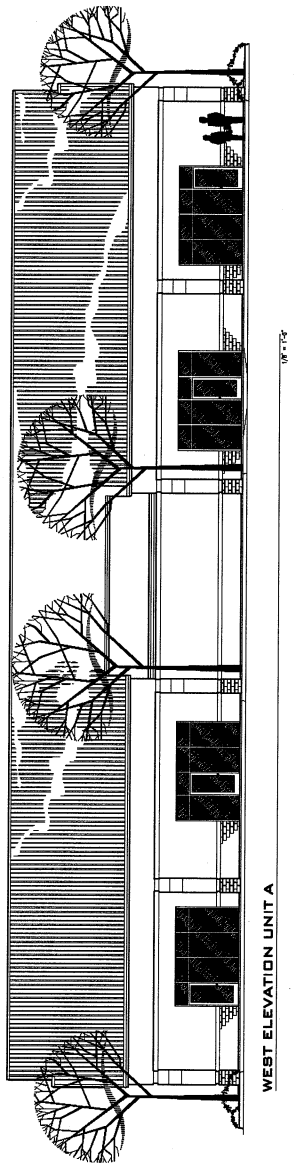


PROJECT	PRELIMINARY UTILITY PLAN 'D'	DATE	07/24/08
CLIENT	NEW COMMERCIAL BUILDING	DESIGNED BY	DAVID L. SMITH
OWNER	1540, 1580 & 1580 COMMERCE WAY, PASCAGOULA, MS	CHECKED BY	DAVID L. SMITH
ARCHITECT	DAVID L. SMITH ARCHITECTS, INC.	DATE	07/24/08

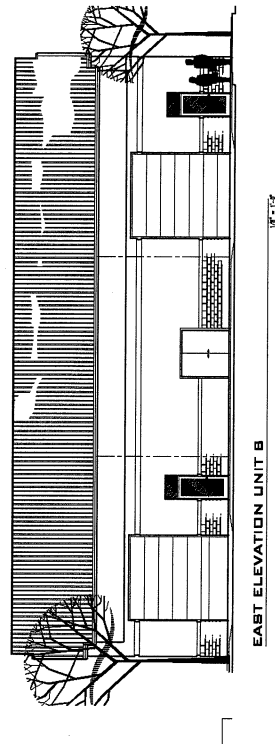
Exhibit C:
Preliminary Utility Plan



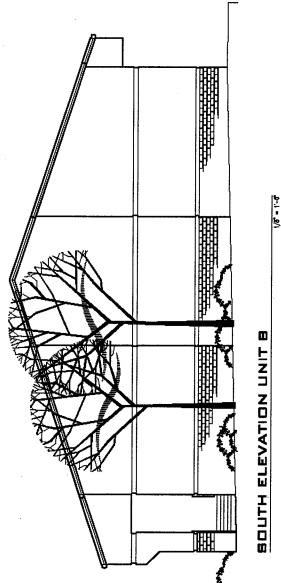
SOUTH ELEVATION UNIT A



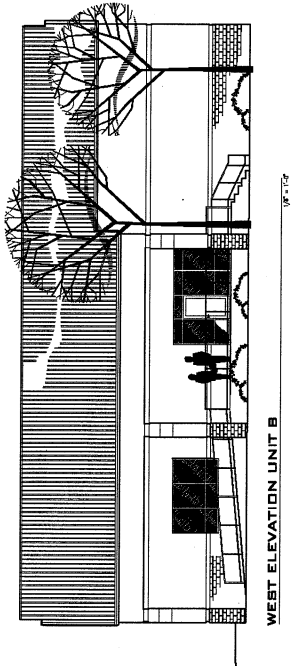
WEST ELEVATION UNIT A



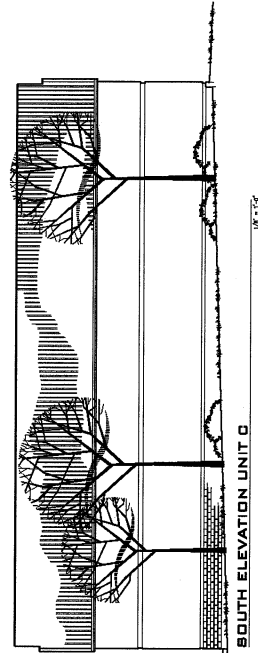
EAST ELEVATION UNIT B



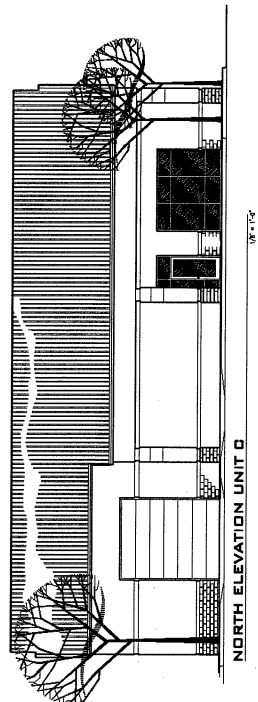
SOUTH ELEVATION UNIT B



WEST ELEVATION UNIT B



SOUTH ELEVATION UNIT C



NORTH ELEVATION UNIT C

PROJECT:	PERSPECTIVE & ELEVATIONS 'D'	DATE:	4
LOCATION:	NEW COMMERCIAL BUILDINGS	OWNER:	
ADDRESS:	1345, 1360 & 1380 COMMERCE WAY, PASO ROBLES, CA	ARCHITECT:	
SCALE:	1/4" = 1'-0"	DATE:	02/24/08
DRAWN BY:		CHECKED BY:	
INCHES:		SCALE:	

**Exhibit E:
Elevations**

RESOLUTION NO: 08-_____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
TENTATIVE PARCEL MAP PR 08-0062
410 SHERWOOD ROAD
(MICHAEL CAMP)
APN: 009-311-014

WHEREAS, Parcel Map PR 08-0062, an application filed by Nick Gilman on behalf of Michael Camp, to subdivide a 1.95 acres lot into four parcels; and

WHEREAS, the site is located at 410 Sherwood Road; and

WHEREAS, the subject site is located in the Business Park (BP) land use category, and the Planned Industrial (PM) zoning district; and

WHEREAS, as a result of the proposed parcel map, the existing building would remain and be located on Parcel 1 which would be ±25,503 square feet, and a new ±37,019 (Parcel 2), ±11,226 (Parcel 3), and ±11,183 (Parcel 4) square foot parcels would be created; and

WHEREAS, Planned Development 08-008 has been filed in conjunction with this tentative parcel map application requesting to construct three new industrial/manufacturing buildings totaling 22,588 square feet; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on August 26, 2008, to consider facts as presented in the staff report prepared for the tentative parcel 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 clean and attractive buildings in which all activities can be conducted indoors with no proposed outdoor storage space as well as a chance for individual ownership for start up businesses;
2. As conditioned the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. 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;
5. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;

6. 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 Parcel Map PR 08-0062 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.

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.

PLANNING

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

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Tentative Parcel Map PR 08-0062

2. As a result of the proposed parcel map, the existing building would remain and be located on Parcel 1 which would be ±25,503 square feet, and a new ±37,019 (Parcel 2), ±11,226 (Parcel 3), and ±11,183 (Parcel 4) square foot parcels would be created.
3. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
4. Individual water and sewer services shall be provided to each parcel. The final parcel map shall include all utility easements necessary, including easements for water and sewer services to each parcel.
5. Prior to the recordation of the Final Map a constructive notice shall be recorded notifying future owners the intent of this project is to allow for the subdivision of buildings originally approved for industrial/manufacturing and warehousing uses. If in the future, a different type of use is proposed, the use shall comply with Table 21.16.200, Permitted Land Uses for All Zoning

Districts and Chapter 21.20 Off Street Parking and Loading Regulations. Some uses may require the need for a Conditional Use Permit, and the need to provide additional parking. The use may be prohibited if the necessary parking can not be provided, or if a Conditional Use Permit is not approved by the City.

6. In conjunction with the recordation of the final map, the applicant shall record a reciprocal parking and access easements between the four parcels for shared use of the parking areas, driveways and trash enclosures.
7. Prior to issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater water rights.

PASSED AND ADOPTED THIS 26th day of August 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, ED STEINBECK

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

EXHIBIT A OF RESOLUTION 08-_____

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

PROJECT #: Tentative Parcel Map PR 08-0062

APPROVING BODY: Planning Commission

DATE OF APPROVAL: August 26, 2008

APPLICANT: Dennis Camp

LOCATION: 009-311-014

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 August 26, 2010 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.

- 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:
- 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: Architectural Site Plans and Elevations

- 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 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.

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

APPLICANT: Dennis Camp
REPRESENTATIVE: North Coast Engineering
PROJECT: Tentative Parcel Map 08-0062

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.

5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

Commerce Way	Industrial	A-4
Street Name	City Standard	Standard Drawing No.

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 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) blueline 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:

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.

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for a Planned Development 08-008 (Dennis Camp – 410 Sherwood Road) on this 12th day of August 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

forms\mailaffi.691

**Attachment 4:
Affidavits**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

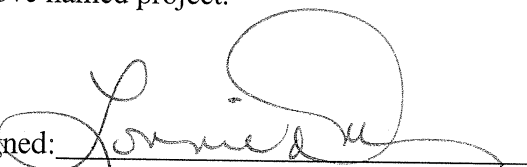
Newspaper: Tribune

Date of Publication: August 15, 2008

Hearing Date: August 26, 2008

Project: Planned Development 08-008
and Tentative Parcel Map
PR 08-0062 (Camp/PIC Manuf)

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 a request by Dennis Camp on behalf of Michael Camp, for Planned Development 08-008 and Tentative Parcel Map PR 08-0062. This is a proposal to construct three new industrial/manufacturing buildings with a combined square footage of approximately 22,588 s.f., as well as a subdividing of the property into four individual lots. The project is located at 410 Sherwood Road.

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, August 26, 2008, at which time all interested parties may appear and be heard.

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 Mathew Fawcett at (805) 237-3970.

If you challenge the Planned Development/Tentative Parcel Map 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.

Mathew Fawcett, Assistant Planner
August 15, 2008

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