

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 09-002 & CONDITIONAL USE PERMIT 09-004 (CASE PACIFIC) APN: 025-362-008

DATE: JULY 13, 2010

Needs: For the Planning Commission to consider a Development Plan (PD) and Conditional Use Permit (CUP) applications to construct a new office building with an accessory construction equipment storage yard for Case Pacific, LLC.

- Facts:**
1. The project is located at 2121 Ardmore Road, and consists of developing the west half of the 7.7 acre site, within the existing fenced in area. The east half would be developed in the future (See Attachment 1, Vicinity Map).
 2. There is an existing residence on the site that is currently being utilized by Case Pacific as a temporary office until the proposed new office is constructed. The residence will then become a care taker residence. There is also an existing warehouse building that will remain on the site, and continue to be used for equipment storage and maintenance.
 3. The project is consistent with the CS (Commercial Service) General Plan designation, and the zoning which is C3-PD (Commercial/Light-Industrial, Planned Development Overlay).
 4. Outdoor storage uses require an approval of a CUP. The proposed outdoor equipment storage area will be located behind the existing warehouse building and the proposed new office building. The existing 7-foot high chain-link/slat fence currently located along Ardmore Road will be relocated behind the buildings. The area between Ardmore Road and the buildings will be developed with a parking lot and site landscaping.
 5. The proposed project complies with the City Zoning Ordinance, development standards for setbacks, building height, parking, outdoor storage screening, and other on-site requirements.
 6. In conjunction with this project, the applicant's are requesting that the Planning Commission allow for phased improvements on Ardmore Road. Ardmore Road would be improved for the frontage of this project with Phase I, with the remaining frontage being improved with the development of the east half in the future (Phase II).

7. The Development Review Committee (DRC) reviewed the project at their meeting on June 21, 2010. The Committee was in favor of the project and recommended that the Planning Commission approve the project, with a condition that the final landscape plans be reviewed by DRC prior to issuance of a building permit.
8. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis
and
Conclusions:**

The Case Pacific project would meet the intent of the C3-PD zoning district and CS land use designation, since it provides for commercial/light-industrial land uses. Also, the outdoor storage of equipment would comply with the zoning code since the storage area would be located behind the buildings and be adequately screened by new landscaping and fencing.

This project will improve the site by cleaning up the site from its current condition, by adding a new attractive office building, bring the existing house into conformance with the codes as a care taker residence, and add landscaping and road improvements along the Ardmore Road frontage.

This project will only affect approximately half of the 7.7 acre site (the area within the existing fenced area). Future development of the eastern half of the site will require development review by the City in the future.

As noted in the attached memo from John Falkenstien, City Engineer, the applicant's are requesting that the Planning Commission allow the Ardmore Road improvements to be phased so that the improvements in front of this project frontage (Phase I) would be completed prior to the occupancy of the new office building, and the portion of Ardmore Road east of the current project be improved in the future when the east half of the property is developed (Phase II). The phasing of road improvements to correspond with phased development is consistent with other developments, most commonly related to subdivisions. Case Pacific has no plans for the development of Phase II at this time.

Conditions have also been added by the City Engineer that requires the project to connect to City sewer and water services and abandon the existing well.

The construction of the new facility would be consistent with the Economic Strategy, since it helps promote local industry, products, services and destinations. Additionally, in this case it promotes business retention.

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 09-002 and Conditional Use Permit 09-004, allowing for the phased improvements to Ardmore Road, as approved by the City Engineer, subject to standard and site specific conditions of approval.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Attachments:

1. Vicinity Map
2. City Engineer Memo
3. Resolution to Approve Planned Development 09-002 & CUP 09-004
4. Newspaper and Mail Notice Affidavits



CASE
PACIFIC
PROPERTY
7.7 ac.

FUTURE
DEVELOPMENT

PROJECT
SITE

↑
NORTH

Attachment 1
Vicinity Map
PD 09-002 & CUP 09-004
(Case Pacific)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 09-002, Case Paso, LLC
DATE: June 22, 2010

Streets

The subject property is located on Ardmore Road east of the Paso Robles Unified School District facilities. The plans for the project indicate development of the western portion of the property only. In accordance with the Municipal Code Ardmore Road should be improved along the entire frontage of the property with any building permit. The applicant has requested limiting Ardmore Road improvements to the frontage of that portion of the property being developed. The Planning Commission has the discretion to defer the frontage improvements beyond that point to future development of the remainder of the property.

Utilities

The nearest sewer is an 8-inch line in Ardmore Road that serves the school district facilities. The end of the sewer is roughly 400 feet west of the property frontage. This sewer line will need to be extended to serve the proposed development.

Water is available to the property from an 8-inch main in Ardmore Road.

There are existing overhead utilities along the west boundary of the property. These lines should be relocated underground with development of the property.

Drainage

There are no storm drains or downstream channels available to accept storm water from this site. Low impact development best management practices shall be applied to improve storm water quality and to mitigate impacts resulting from increased storm water run-off.

Site Specific Conditions

Prior to occupancy, the applicant shall construct improvements to Ardmore Road in accordance with plans approved by the City Engineer.

Prior to occupancy, the sewer main shall be extended in Ardmore Road to the extent that gravity sewer is practical in accordance with plans approved by the City Engineer.

Prior to occupancy, all buildings on the property shall be connected to City water and the existing wells on the property shall be abandoned in accordance with County Environmental Health Department requirements.

Prior to occupancy, overhead utilities on the west boundary of the property shall be relocated underground.

Grading for the project shall include low impact development best management practices and storm water infiltration devices.

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 09-002 and CONDITIONAL USE PERMIT 09-004
LOCATED AT 2121 ARDMORE ROAD, APN: 025-362-008
APPLICANT – CASE PACIFIC, LLC**

WHEREAS, Planned Development 09-002 and Conditional Use Permit (CUP) 09-004 has been filed by Thomas Lang Architects on behalf of Case Pacific, LLC, to establish a construction office and outdoor storage yard; and

WHEREAS, the proposed project is located at 2121 Ardmore Road; and

WHEREAS, the project complies with the CS (Commercial Service) General Plan land use designation and the Zoning Ordinance C3-PD (Commercial/Light-industrial) zoning district; and

WHEREAS, conditions of approval are included related to outdoor storage screened behind buildings, and phased frontage improvements,

WHEREAS, the Planning Commission held a duly noticed public hearing on July 13, 2010 on this project to accept public testimony on the Planned Development application PD 09-002 & CUP 09-004; and

WHEREAS, this application 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 and conditional use permit 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 and conditional use permit 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 and conditional use permit 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, since the outdoor storage area will be adequately screened from public view, because it will be located approximately 100-feet from Ardmore Road, behind buildings, fencing and landscaping; and
5. The proposed development plan and conditional use permit is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan and conditional use permit contributes to the orderly development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 09-002 and CUP 09-004, subject to the following conditions:

PLANNING CONDITIONS:

1. 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 of Approval
B	Existing Site Plan
C	Proposed Site Plan
D	Office Floor Plan/Elevations

2. This PD 09-002 along with CUP 09-004 allows the construction of a new office building (4,000sf), with accessory outdoor equipment storage yard, and one care taker unit for Case Pacific, LLC.
3. This project approval shall expire on July 13 , 2012 unless a building or grading permit has been issued for the project or unless a time extension request is filed with the Community Development Department prior to expiration.
4. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
5. All outdoor storage shall be within the designated screened outdoor storage area, as described in the proposed site plan (Exhibit C). No storage or use of the eastern half of the site is permitted with this project.
6. Prior to the issuance of a building permit, the following final details shall be reviewed with DRC:
 - a. Landscape and irrigation plan;
 - c. Placement of equipment such as transformers, back flow devices and any other equipment;
7. Any condition imposed by the Planning Commission in granting this Conditional Use Permit 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 granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the conditional use permit.
8. The daily operations of this facility shall comply with Section 21.21.040 of the Municipal Code, Performance Standards:
 - A. Fire and Explosion Hazards. All activities involving and all storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.
 - B. Radioactivity or Electrical Disturbance. Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.

- C. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.
- D. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.
- E. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).
- F. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.
- G. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).
- H. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.
- I. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.
- J. Transportation Systems Impacts. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review.

ENGINEERING CONDITIONS:

- 9. Prior to occupancy, the applicant shall construct improvements to Ardmore Road in accordance with plans approved by the City Engineer.
- 10. Prior to occupancy, the sewer main shall be extended in Ardmore Road to the extent that gravity sewer is practical in accordance with plans approved by the City Engineer.

11. Prior to occupancy, all buildings on the property shall be connected to City water and the existing wells on the property shall be abandoned in accordance with County Environmental Health Department requirements.
12. Prior to occupancy, overhead utilities on the west boundary of the property shall be relocated underground.
13. Grading for the project shall include low impact development best management practices and storm water infiltration devices.

EMERGENCY SERVICES CONDITIONS:

14. Provide fire sprinkler systems for residential and commercial buildings exceeding 5,000 square feet.
15. Prior to 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 13th day of July, 2010 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOEL PETERSON , CHAIRMAN

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development 09-002 Conditional Use Permit 09-004
 Tentative Parcel Map Tentative Tract Map
Approval Body: Planning Commission Date of Approval: July 13, 2010
Applicant: Case Pacific Location:2121 Ardmore Road
APN:025-362-008

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 – PD/CUP:

- 1. This project approval shall expire on July 13, 2012 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied 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. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney’s fees, incurred by City or held to be the liability of City in connection with City’s defense of its actions in any proceeding brought in any State or Federal court challenging the City’s actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City’s actions with respect to the project.
- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions

(Adopted by Planning Commission Resolution _____)

may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. 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.
- 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 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.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, 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

(Adopted by Planning Commission Resolution _____)

Development Director or his designee. Details shall be included in the building plans.

- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. Prior to the issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of Paso Robles as the sole agent for pumping and delivering the overlyer's groundwater rights.

NOTE: THIS CONDITION IS CURRENTLY UNDER REVIEW BY THE CITY ATTORNEY.

- 18. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., 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.
- 19. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 20. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 21. Two sets of the revised Planning Commission approved plans incorporating all

(Adopted by Planning Commission Resolution _____)

Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 22. 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: Building colors

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. 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.
- 2. 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.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____.

(Adopted by Planning Commission Resolution _____)

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

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

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 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. 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.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 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.

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- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Ardmore Road		
Street Name	City Standard	Standard Drawing No.

- 4. If, at the time of approval of the final 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.

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

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the

(Adopted by Planning Commission Resolution _____)

frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. 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.
- 9. 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.
- 10. 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/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.

(Adopted by Planning Commission Resolution _____)

- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. 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.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

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4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)



TOMAS-LANG
ARCHITECTS

P.O. Box 1234
San Jose, California
95122-1234
Tel: 415-555-1234
Fax: 415-555-5678

CASE PACIFIC
LLC

Proprietors:
15000000000
10000000000
10000000000

Client:
Case Pacific LLC
10000000000
10000000000
10000000000

PROJECT NO: C2008
DATE: DEC 11, 2009
SCALE: AS NOTED
FILE: APR 14, 2008

PROJECT
SHEET NO.
POINT 1

A-2.2

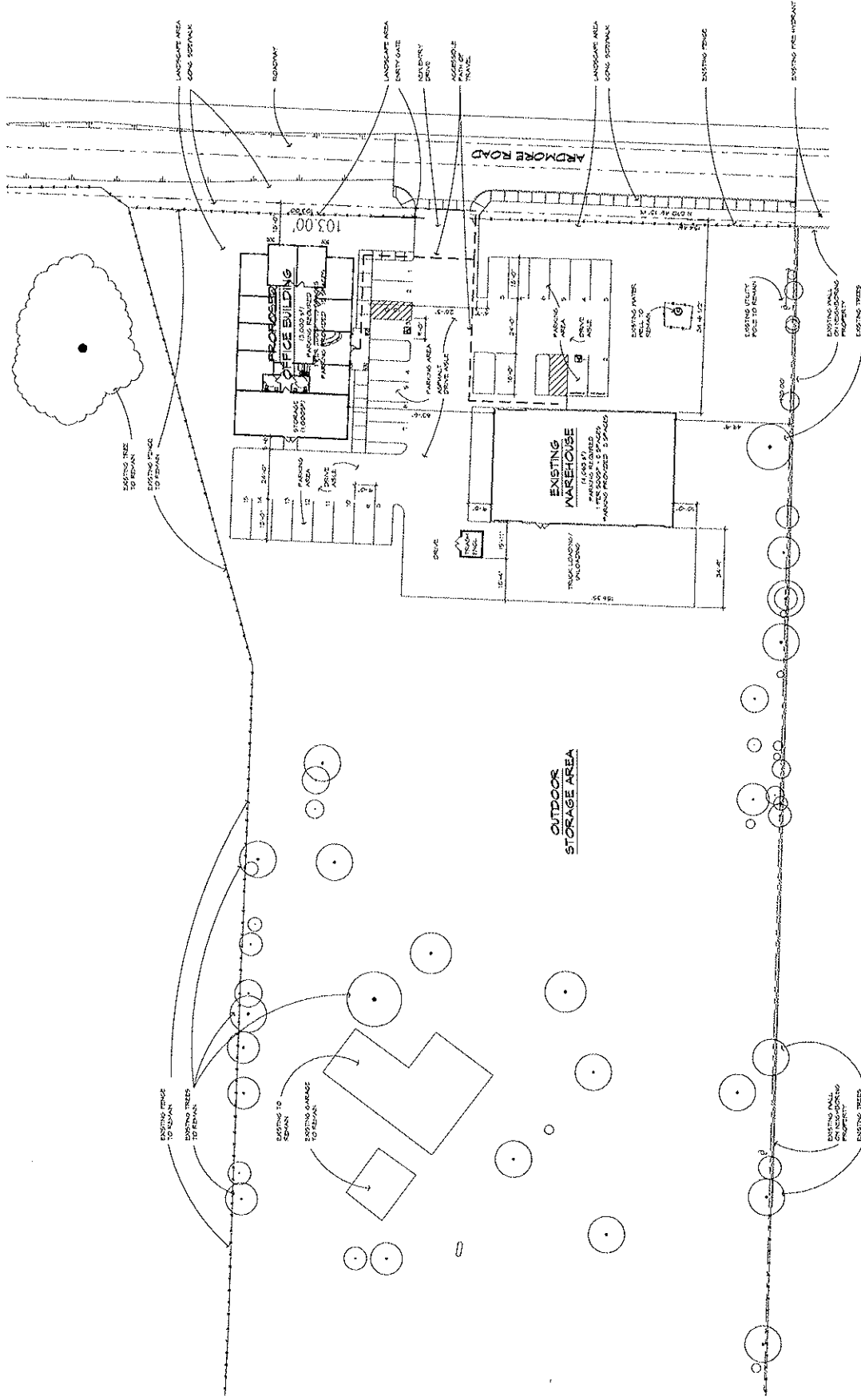
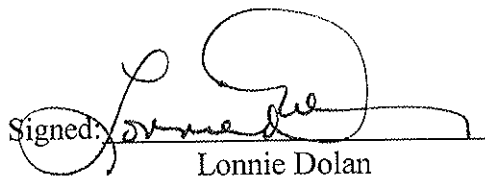


Exhibit C
Proposed Site Plan
PD 09-002 & CUP 09-004
(Case Pacific)

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 09-002 & Conditional Use Permit 09-004 (Case Pacific) on this 23rd day of June, 2010.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

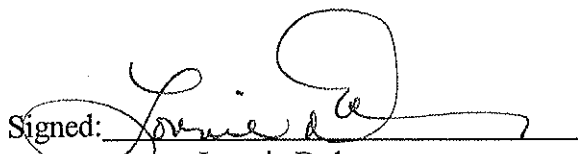
Newspaper: Tribune

Date of Publication: June 29, 2010

Hearing Date: July 13, 2010
(Planning Commission)

Project: PD 09-002 & CUP 09-004 (Case Pacific)

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

ESDAY, JUNE 29, 2010

CITY OF EL PASO DE ROBLES
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 the following application:

Planned Development 09-002 & Conditional Use Permit 09-004: a request to construct a new 4,000 square foot office building and outdoor equipment storage yard for Case Pacific Construction Company on the 7.7 acre site located at 2121 Ardmore Road.(APN: 025-362-008)

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, July 13, 2010, 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 project 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 planned development or conditional use permit 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 Nash, Associate Planner
June 29, 2010 6893582