

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION

**FROM:** ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** PLANNED DEVELOPMENT 12-003  
(MID-VALLEY PIPE & STEEL)

**DATE:** APRIL 10, 2012

**Needs:** For the Planning Commission to consider an application filed by TAE Architecture on behalf of Mid-Valley Pipe & Steel, proposing to construct a 32,000 square foot building with accessory outdoor storage yard for Mid-Valley Pipe & Steel.

**Facts:**

1. The project is located on the 4.4 acre site at the northeast corner of Tuley Road and Union Road (see attached Vicinity Map).
2. The General Plan designation is Commercial Service (CS), and the zoning designation is C3 (Commercial-Light Industrial).
3. Section 21.23B.030.A.5 of the Zoning Code provides that the construction of a building larger than 10,000 square feet requires approval of a Development Plan (PD).
4. The project has been developed so that the building is oriented to Union Road, with the parking lot located between Union Road and the building. The storage yard will be located behind the building and be accessed from driveways on either side of the building.
5. The 32,000 square foot building will include administrative offices, a retail showroom, and manufacturing areas.
6. On March 19, 2012, the DRC reviewed the project site plan, building architectural elevations, and colors/materials. At the time of the DRC meeting the landscape plan had not yet been submitted. The DRC recommended that the Planning Commission approve the PD, subject to the review of the landscape plan at the Planning Commission meeting.
7. This application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis  
and**

**Conclusion:**

The landscaping and fencing plans have been submitted with this staff report. Mid-Valley Steel is proposing to use a 6-foot tall chain link fence with tan slats around the outdoor storage area. 10-feet of landscaping will be placed between Tuley Road and the fence. The fencing at the front of the site adjacent to the building will be a decorative tubular steel fencing.

Mid-Valley Steel has indicated that most of the materials that will be stored in the yard will be below the fence line.

The proposed project appears to be consistent with other light-industrial and manufacturing buildings in the Union Road area, and compliant with the City's Industrial Building Guidelines. The light-industrial/manufacturing use would meet the intent of the Commercial Service General Plan Land Use designation as well as the Commercial/Light-industrial zoning designation.

**Policy**

**Reference:**

General Plan Land Use Element, Zoning Code, Commercial/Industrial Design Guidelines, and 2006 Economic Strategy.

**Fiscal**

**Impact:**

There are no specific fiscal impacts associated with approval of this Planned Development.

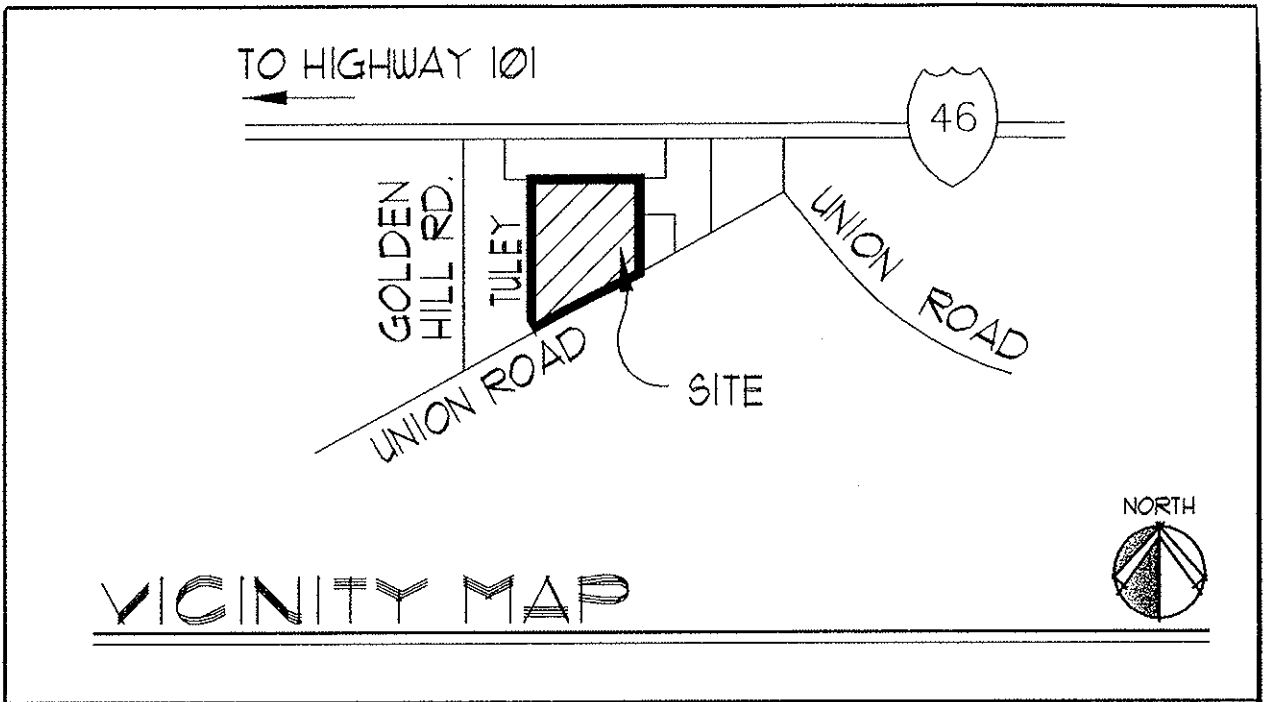
**Options:**

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

- a. Adopt the attached Resolution approving Planned Development 12-003, subject to the site specific and standard conditions of approval;
- b. Amend, modify, or reject the above-listed action.

**Attachments:**

1. Vicinity Map
2. City Engineer's Memo
3. Draft Resolution to approve PD 12-003
4. Mail and Newspaper Affidavits



Attachment 1  
Vicinity Map  
PD 12-003  
(Mid-Valley Pipe & Steel)

## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PD 12-003, Tri T Properties, LLC  
**DATE:** March 12, 2012

### Streets

The subject property is located on the north side of Union Road at the northeast corner of Tuley Court. Tuley Court was created with Parcel Map PR 88-051 in June of 1988. Although offered to the public, the offer of dedication was rejected by the City Council. Tuley Court remains a private street today, and therefore the obligation of street improvements by the Municipal Code does not apply.

The application shows a 10-foot offer of dedication along Tuley Court. This is beneficial for preservation of Tuley Court as a fire lane. The 10-foot offer of dedication will be rejected by the City but will remain in effect as a private access easement right. It will provide a 10-foot setback to the existing edge of paving, allowing perpetual clearance for emergency services vehicles and other large vehicles.

Improvements to Union Road will be required. Union Road is classified as a two lane divided arterial in the 2011 Circulation Element; featuring parking, bike lanes and a center turn lane. Needed improvements include curbs, sidewalks, street lights and landscaping. A 12-foot offer of dedication of public right-of-way will be required along the frontage of the property.

### Sewer and Water

Sewer is available to the site from a 15-inch line located along the east boundary of the property. Water is available from a 12-inch line in Union Road. In order to meet Emergency Services standards a fire hydrant will be needed at the southeast corner of the frontage of the project.

### Storm Water Quality

The project must comply with interim hydromodification criteria in accordance with the City's adopted Storm Water Management Plan. An assessment must be made of the extent of impervious surfaces and mitigation applied with Low Impact Development best management practices.

### Conditions of Approval

The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 3 projects.

Street improvements shall be completed on Union Road including curb, gutter, sidewalk, street lights and landscaping in accordance with plans approved by the City Engineer. New paving will be extended from the new gutter to the edge of the old highway paving. A grind and overlay treatment will be applied to the existing paving over the old highway to centerline.

A new fire hydrant must be installed on the southeast corner project frontage.

RESOLUTION NO. 12-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 12-003  
(MID-VALLEY PIPE & STEEL)  
APN: 025-403-006

**WHEREAS**, Planned Development 12-003 has been submitted by TAE Planning and Architecture, on behalf of Mid-Valley Pipe & Steel, requesting to construct a ±32,000 square foot manufacturing/light-industrial building with accessory outdoor storage yard; and

**WHEREAS**, the project is located on the northeast corner of Tuley Road and Union Road; and

**WHEREAS**, Section 21.23B.030A(5), of the Zoning Code require the development plan (PD) review process for buildings over 10,000 square feet; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on April 10, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

**WHEREAS**, this application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); 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 Commercial Service/Commercial- Light Industrial designated areas of the City.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 12-003, subject to the following conditions:

**STANDARD CONDITIONS:**

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

**SITE SPECIFIC CONDITIONS:**

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

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

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B	Site Plan
C	Preliminary Grading & Drainage Plan
D	Elevations
E	Landscape Plan

- 3. This PD 12-003 allows for development of the 32,000 square foot, building for manufacturing/light-industrial uses, with an accessory outdoor storage yard.
- 4. All outdoor storage shall be within the designated screened outdoor storage area, as described in the proposed site plan (Exhibit B). No storage or use of the eastern half of the site is permitted with this project.
- 5. Prior to the issuance of a building permit, the following final details shall be reviewed by staff:
  - a. Final Landscape and Irrigation Plan;
  - b. Fencing Plan;
  - c. Placement and screening of equipment such as transformers, back flow devices and any other equipment.
- 6. The grading design will be subject to the City’s Interim Low Impact Development Guidelines for Tier 3 projects.
- 7. Street improvements shall be completed on Union Road including curb, gutter, sidewalk, street lights and landscaping in accordance with plans approved by the City Engineer. New paving will be extended from the new gutter to the edge of the old highway paving. A grind

and overlay treatment will be applied to the existing paving over the old highway to centerline.

8. A new fire hydrant must be installed on the southeast corner project frontage.
9. 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.

PASSED AND ADOPTED THIS 10th day of April 2012 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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AL GARCIA, CHAIRMAN

ATTEST:

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ED GALLAGHER, PLANNING COMMISSION SECRETARY



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

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_  
 Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_  
Approval Body: Planning Commission Date of Approval: April 10, 2012  
Applicant: Mid-Valley Pipe & Steel Location: NEC of Tuley & Union  
APN: 025-403-006

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 April 10, 2014 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.

(Adopted by Planning Commission Resolution 09-028)

- 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 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 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. 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.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. 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.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution 09-028)

- 21. 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:

**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:
 

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**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.

(Adopted by Planning Commission Resolution 09-028)

- 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:

Street Name	City Standard	Standard Drawing No.
Union Road		

- 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 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 Union Road 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.
- 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.

(Adopted by Planning Commission Resolution 09-028)

- 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.

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

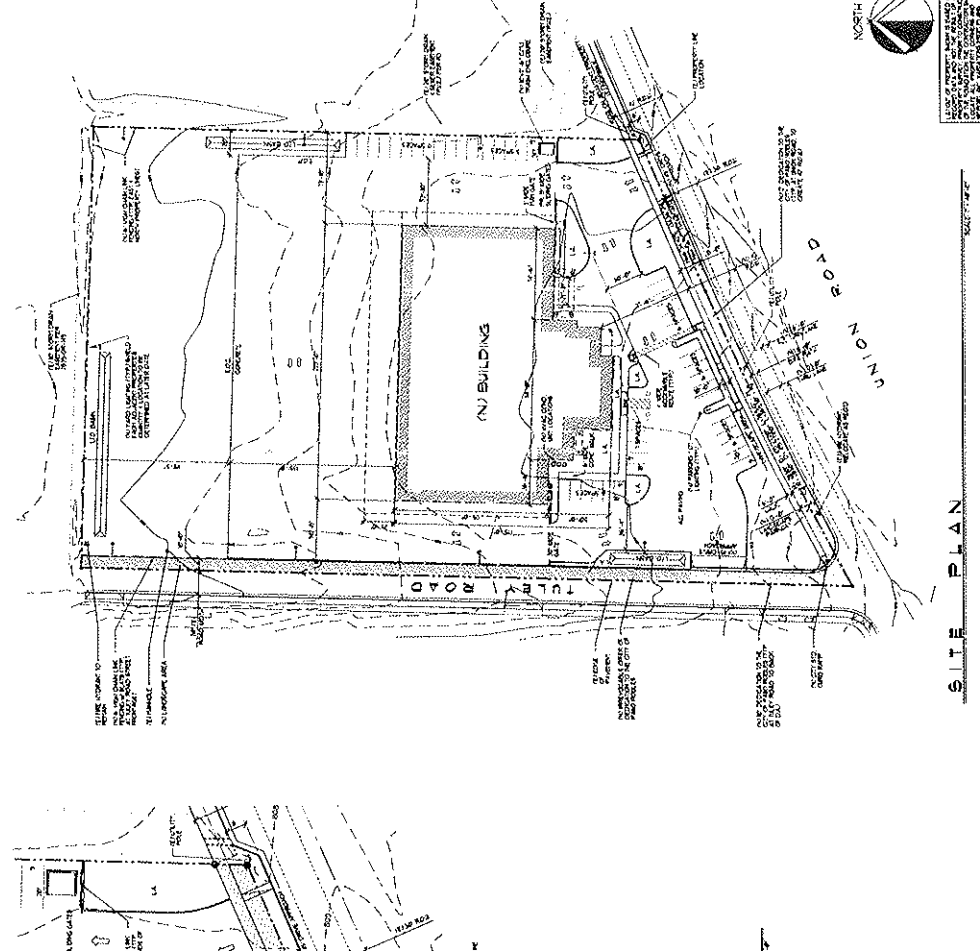
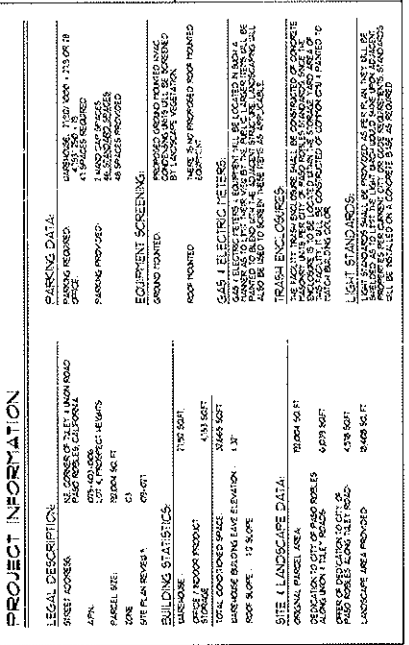
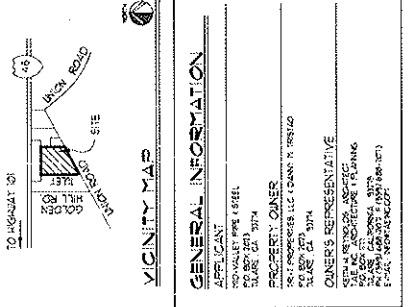
**G. GENERAL CONDITIONS**

- 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.
  
- 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 09-028)



**PROJECT INFORMATION**

**PARKING DATA:**  
REQUIREMENT: 1,000 SPACES + 175.0% R  
4,131 SPACES REQUIRED  
SPACES PROVIDED: 4,131 SPACES  
4,131 SPACES PROVIDED

**EQUIPMENT SCREENING:**  
SCREENING: 10' HIGH WOODEN SCREENING  
SCREENING: 10' HIGH WOODEN SCREENING  
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**EQUIPMENT SCREENING:**  
SCREENING: 10' HIGH WOODEN SCREENING  
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**ROOF MOUNTED:**  
ROOF MOUNTED: 10' HIGH WOODEN SCREENING  
ROOF MOUNTED: 10' HIGH WOODEN SCREENING  
ROOF MOUNTED: 10' HIGH WOODEN SCREENING

**GAS & ELECTRIC FEEDERS:**  
GAS & ELECTRIC FEEDERS: 10' HIGH WOODEN SCREENING  
GAS & ELECTRIC FEEDERS: 10' HIGH WOODEN SCREENING  
GAS & ELECTRIC FEEDERS: 10' HIGH WOODEN SCREENING

**TRAIL EXCLUSIONS:**  
TRAIL EXCLUSIONS: 10' HIGH WOODEN SCREENING  
TRAIL EXCLUSIONS: 10' HIGH WOODEN SCREENING  
TRAIL EXCLUSIONS: 10' HIGH WOODEN SCREENING

**LIGHT STANDARDS:**  
LIGHT STANDARDS: 10' HIGH WOODEN SCREENING  
LIGHT STANDARDS: 10' HIGH WOODEN SCREENING  
LIGHT STANDARDS: 10' HIGH WOODEN SCREENING

Exhibit B  
Site Plan  
PD 12-003  
(Mid-Valley Pipe & Steel)



**John A. Kudla**  
 R.C.E. 40502  
 J.A.S. 40492  
 PALSIO RD, SUITE 100  
 PASADENA, CA 91107-4331  
 (800) 333-4331  
 \*CITY OF PASADENA LICENSED PROFESSIONAL ENGINEERING AND SURVEYING IN CALIFORNIA\*

**PRELIMINARY GRADING PLAN**

MID-VALLEY PIPE AND STEEL  
 1000 S. PASADENA AVENUE  
 PASADENA, CA 91106-5252  
 (805) 333-4331

SCALE: 1" = 30'  
 DATE: 2/08/12  
 JOB NO: MD-VALLEY

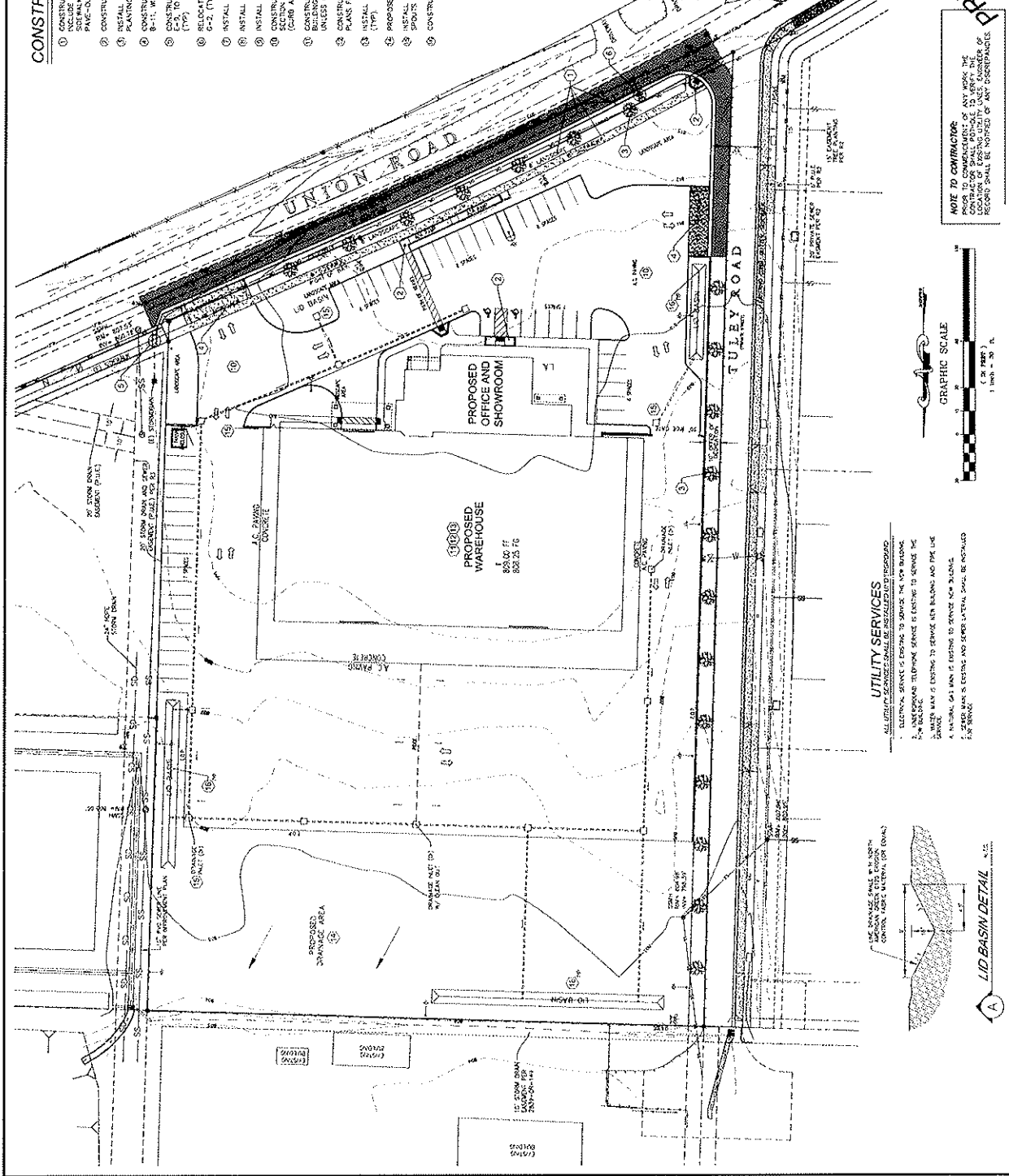
IMPROVEMENT PLAN		
MID-VALLEY PIPE AND STEEL	GRADING PLAN SHEET	
CITY OF PASADENA, CALIFORNIA		
DATE: 2/08/12	ACCEPTED BY: J.A.K.	SHEET: C-3
DESIGNED BY: J.A.K.	CHECKED BY: J.A.K.	OF: 8
DRAWN BY: J.A.K.	APPROVED BY: J.A.K.	
RECORD DWG: J.A.K.	APPROVED BY: J.A.K.	
	APPROVED BY: J.A.K.	

**CONSTRUCTION NOTES:**

- CONSTRUCT UNDER ROAD APPROXIMATE PER DETAIL A, SHEET C-3 TO INCLUDE CITY DIMS B-1 (CURB AND OUTER), B-5 (COMMERCIAL PLANTING), B-6 (LANDSCAPE AREA), AND B-8 (TYPICAL SECTION OF PAVEMENT) (TYP).
- CONSTRUCT ADA HANDICAP RAMP PER CITY DIM B-9 (TYP).
- INSTALL CITY TREES AT 40 FEET O.C. PER CITY DIM L-4 (STREET TREE PLANTING) (TYP).
- CONSTRUCT CONCRETE DRIVEWAY APPROX PER CITY DIMS B-10 AND B-11. EXISTING LEVEL SURFACE PER CITY DIM B-5 DIMA (TYP).
- CONSTRUCT AGRICULTURE DRIVE APPROX PER CITY DIM B-12 AND L-2, TO DIRECT OUTER DRAINAGE TO EXISTING STORM DRAIN SYSTEM (TYP).
- RELOCATE EXISTING FIRE HYDRANT BEING NEW CURB PER CITY DIM G-2 (TYP).
- INSTALL SINKER LATERAL PER CITY DIM F-6 (TYP).
- INSTALL 1" WATER SERVICE PER CITY DIM G-6 (TYP).
- INSTALL 1.5" WATER SERVICE PER CITY DIM G-15 (TYP).
- CONSTRUCT AND FINISH DRIVEWAY APPROX PER STRUCTURAL ACCORDING TO STANDARD DRAWING PER CITY DIM B-1 (CURB AND OUTER) AND B-2 CURB ONLY (TYP).
- CONSTRUCT A GRADED PAD (80.25 TO) FOR PROPOSED COMMERCIAL BUILDING. SLOPE FINISH GRADE FROM FOUNDATION PERIMETER AT 2% UNLESS OTHERWISE NOTED (TYP).
- CONSTRUCT FOUNDATION SLAB (80.0 FT) REFER TO FOUNDATION PLAN FOR SPECIFICATIONS (TYP).
- INSTALL ALL ROOF DRAINS INTO 4" PVC PIPE TO DETENTION BASIN (TYP).
- PROPOSED DRAINAGE AREA (TYP).
- INSTALL CATCH BASIN WITH PVC PIPE CONNECTED TO ROOF DRAIN SPOTS TO DRAINAGE U.O. DRAIN (TYP).
- CONSTRUCT DRAINAGE LID BASIN PER DETAIL A, SHEET C-3 (TYP).

**STREET STRIPPING NOTES:**

- TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE IDENTICAL TO EXISTING STRIPES AND PAVEMENT MARKINGS OF THE STANDARD DRAWING PER CITY DIM B-1 (CURB AND OUTER), B-2 CURB ONLY, B-5 (COMMERCIAL PLANTING), B-6 (LANDSCAPE AREA), AND B-8 (TYPICAL SECTION OF PAVEMENT) (TYP).
- DOUBLE YELLOW LANE LINES SHALL BE APPLIED PER DETAIL Z OF STANDARD PLAN A204 (TYP).
- STOP SIGN CHANGES SHALL BE APPLIED PER DETAIL W OF STANDARD PLAN A204 (TYP).
- WHITE CHANGE LANE LINES SHALL BE APPLIED PER DETAIL X OF STANDARD PLAN A204 (TYP).
- BISE LANE STRIPS SHALL BE APPLIED PER DETAIL Y OF STANDARD PLAN A204 (TYP).



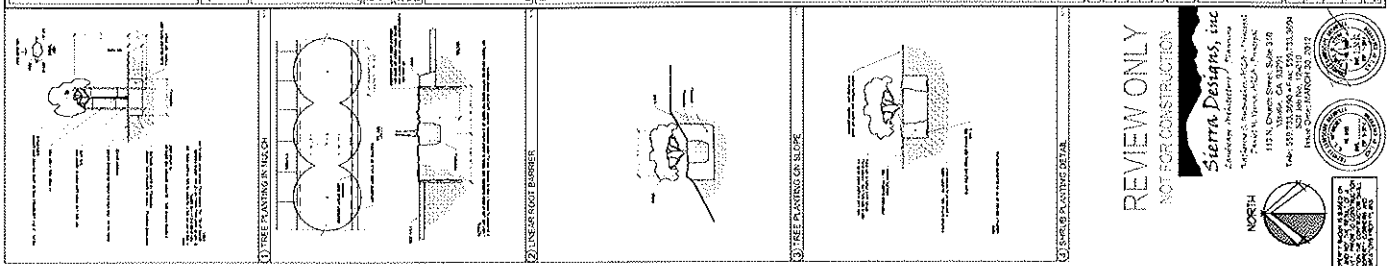
- UTILITY SERVICES**
- ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
  - ELECTRICAL SERVICE IS EXISTING TO SERVICE THE NEW BUILDING.
  - WATER SERVICE IS EXISTING TO SERVICE THE NEW BUILDING AND THE USE OF THE EXISTING WATER MAIN.
  - SEWER SERVICE IS EXISTING TO SERVICE THE NEW BUILDING.
  - ALL UTILITIES SHALL BE INSTALLED TO SERVE THE NEW BUILDING.

**NOTE TO CONTRACTOR:**  
 PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL OBTAIN THE LOCATION OF EXISTING UTILITIES. LOCATION RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.

J.K. ENGINEERING  
 PRELIMINARY GRADING PLAN  
 SHEET C-3 OF 8

**Exhibit C**  
**Grading & Drainage Plan**  
**PD 12-003**  
**(Mid-Valley Pipe & Steel)**





**PLANTING NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) AND THE CALIFORNIA PLANTING MANUAL (CALPM).

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

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10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

11. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

12. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

13. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

14. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

15. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

16. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

17. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

18. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

19. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

20. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALPSS AND CALPM.

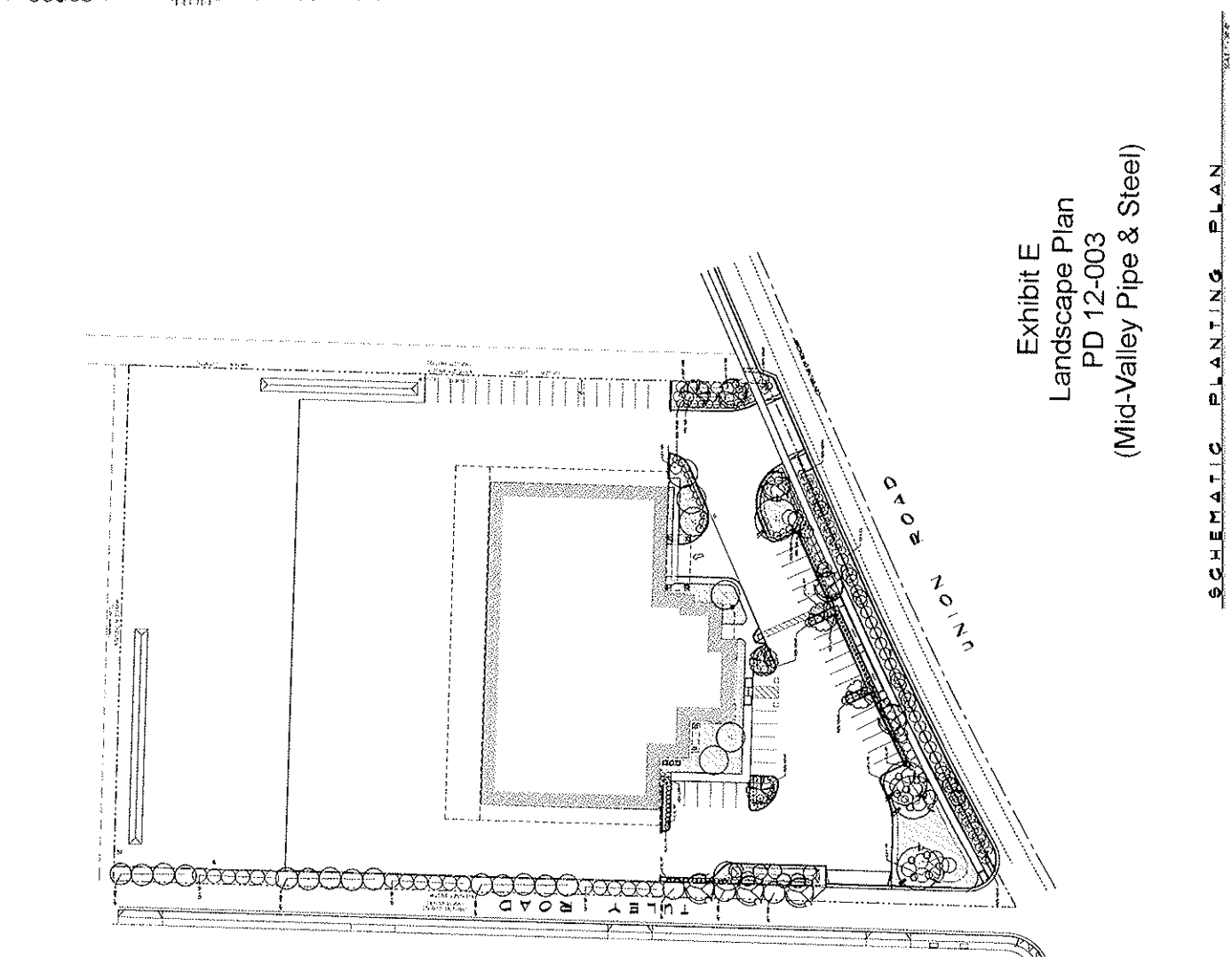


Exhibit E  
 Landscape Plan  
 PD 12-003  
 (Mid-Valley Pipe & Steel)

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Theresa Variano, 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 PD 12-003 (Mid-Valley Pipe & Steel) on this 27<sup>th</sup> day of March 2012.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

  
Theresa Variano

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING


Newspaper: Tribune

Date of  
Publication: March 29, 2012

Hearing  
Date: April 10, 2012  
(Planning Commission)

Project: Planned Development 12-003 (Mid-Valley  
Pipe and Steel)

I, Theresa Variano, 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:   
Theresa Variano

forms/newsaffi.691

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Planned Development 12-003, a request filed by TAE Inc., on behalf of Mid Valley Pipe and Steel, to construct an approximate 32,000 square warehouse building with ancillary office, which would also include an outdoor storage yard, on the vacant 4.4 acre site, located on the northeast corner of Tuley Road and Union Road. (APN: 025-403-006)

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, April 10, 2012, at which time all interested parties may appear and be heard.

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

Comments on the proposed Development Plan 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.

If you challenge the Development Plan application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner  
March 29, 2012 6980826