

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 12-004 (IQMS, INC.)

DATE: APRIL 24, 2012

Needs: For the Planning Commission to consider an application filed by RRM Design Group, on behalf of IQMS, Inc., proposing to construct an approximate 30,000 square foot office building.

Facts:

1. The project is located on the vacant 3.5 acre site adjacent to the existing IQMS facility located at 2231 Wisteria Lane (see Vicinity Map, Attachment 1).
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.
4. The new 30,407 square foot building would complement the existing IQMS building with the utilization of matching architecture, materials and colors.
5. The two parcels would be connected by entrance driveways, parking lots, and also a covered pedestrian walkway between the two buildings.
6. The Parking Ordinance requires 131 parking spaces (based on office and storage uses) for the new building. The project has been designed to construct 104 parking spaces. IQMS is requesting that the Commission allow for the deferral of constructing 27 parking spaces in the future when they are needed.
7. The City allowed the existing building to defer parking spaces. 65 spaces were originally provided at the time of the original building construction. 53 additional spaces were provided with the recent

second floor expansion. Of the 118 existing parking spaces, with the new project and lot line adjustment, 14 of the 118 spaces will be shifted to the new parcel and be part of the 104 spaces provided for the new building.

8. Between the two buildings, 237 spaces are required. IQMS is requesting to defer 12 spaces from the existing building, and 27 with the new building, for a total of 39 parking spaces. An exhibit has been provided that shows that there is space for up to 50 parking spaces that could be provided on the original parcel.
9. IQMS is proposing to construct six pilasters on site. The pilasters would be about 25-feet tall and 8-feet wide. The pilasters would be placed around the bulb-out section of Wisteria Lane. Since IQMS owns the property directly across the street, the proposal is to place the pilasters on both sides of the street as shown on Exhibit O, of the attached Planned Development Resolution. IQMS plans on submitting plans for additional buildings to add to their "campus" in the next 5-7 years. The pilasters will help identify the campus area.
10. The DRC reviewed the project on April 9, 2012 and concluded that the architecture, design and site planning complement the existing IQMS building and meet the standards of the Industrial Design Guidelines, Golden Hill Industrial Business Park Design Guidelines, and Zoning Code. The DRC recommended that the Planning Commission approve this project, including the pilasters and the request to defer the construction of the parking spaces.
11. The project is proposed to be built on Lot 7 of Tract 2778-1. Tract 2778-1 is a re-subdivision of Lots 20 & 21 of Tract 2269 (The Golden Hill Industrial Park – Erskine). Since Tract 2269 went through an environmental review at the time of tentative map, and mitigation measures have been completed for Tract 2269, the IQMS project does not require further environmental review.
12. 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 applicants are requesting that the Commission allow the deferral of 39 parking spaces between the two parcels. As shown in the attached Attachment 3, IQMS has room on the site to accommodate up to 50 spaces on the original parcel.

As mentioned above, the existing IQMS building was allowed to defer parking spaces. Additionally, the Justin Winery project adjacent to the IQMS site was also allowed to defer the installation of parking spaces. A condition of approval has been added to the project that requires the recording of a Constructive Notice against each of the properties that would notify existing and future property owners that if and when it is determined by the Community Development Director that additional parking spaces are needed for the existing use, or if a new more parking intensive use occupies the building, that additional parking spaces be constructed as shown on the Site Plan (Exhibit C), or as required by the Parking Ordinance for the site specific use.

That being said, the City is looking at amending the parking ordinance to better accommodate policies related to low impact development (LID) related to storm water retention and drainage. The amendment will evaluate ways to reduce the amount of non-permeable surface required (i.e. parking spaces and driveways). A consideration could be to reduce the amount of parking spaces required for office uses from the current 1 space per 200 square feet, to 1 space per 250 square feet. While the 1:200 seems reasonable for professional and medical offices, such as a dentist, real estate or chiropractor offices that has higher turnover, an office building such as IQMS does not have high turnover, and would seem to justify the lower ratio.

The proposed project would meet the intent of the General Plan Land Use Element and Economic Strategy by providing clean and attractive buildings in which all activities can be conducted indoors, and encourage the expansion of a high-tech industry. Additionally, since the number of parking spaces requested is related to the specific needs for IQMS, the request to allow a deferral in the amount of parking spaces constructed with the project seems reasonable, subject to the conditions of approval requiring Constructive Notice to add additional parking spaces as future demand warrants.

Policy

Reference: General Plan Land Use Element, Zoning Code, Golden Hill Industrial Business Park Design Guidelines, and 2006 Economic Strategy.

Fiscal

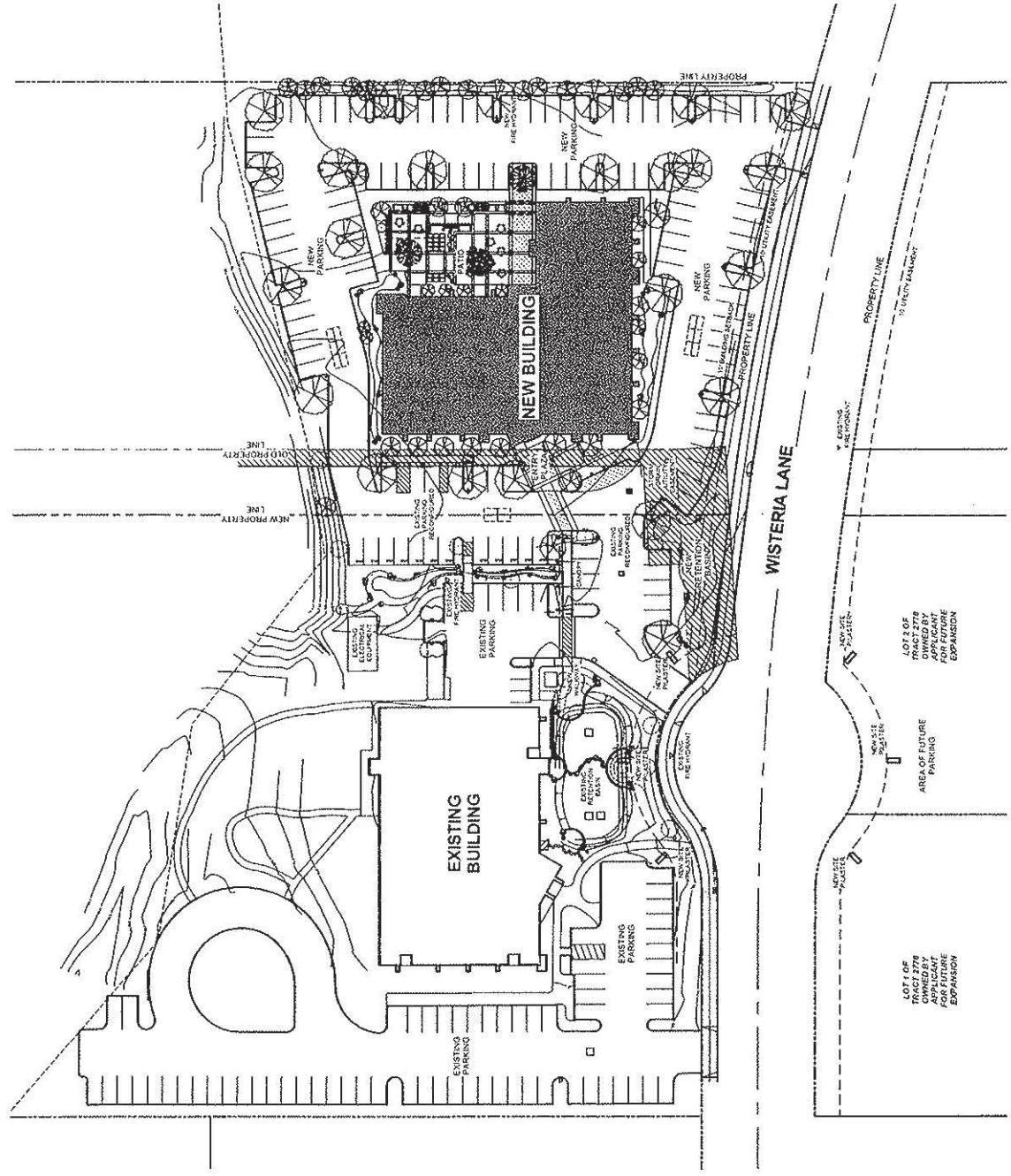
Impact: There are no specific fiscal impacts associated with approval of this Planned Development.

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 12-004, allowing the construction and operation of the new 30,000 square foot facility for IQMS, including the ability to defer the construction of 39 parking spaces, subject to standard and site specific conditions;
- B. Amend, modify, or reject the above-listed action.

Attachments:

1. Vicinity Map
2. Site Plan
3. Parking Exhibit
4. City Engineer's Memo
5. Draft Resolution to approve PD 12-004
6. Mail and Newspaper Affidavits



Attachment 2
 Site Plan
 Planned Development 12-004
 (IQMS)



rrmdesigngroup
 creating environments people enjoy
 11500 W. 16th Ave., Suite 100, Golden, CO 80401
 P: 303.440.1100 F: 303.440.1101
 www.rrmdesigngroup.com

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 12-004, IQMS
DATE: April 16, 2012

Streets

The subject property is Lot 7 of Tract 2778-1 on Wisteria Lane in Erskine's Golden Hill Industrial Park. Wisteria Lane has been improved in accordance with City standards and approved plans for Tract 2778-1.

Sewer and Water

Sewer is available to the property from an 8-inch sewer line in Wisteria Lane. Water is available to the property from a 10-inch water main in Wisteria Lane. Fire hydrants are spaced in accordance with City standards.

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 uses certain technology-based practices to ensure that a site's post-development hydrologic functions mimic those in its pre-development state. The preliminary grading plan and associated calculations reflect these concepts.

Recommended Site Specific Conditions

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

RESOLUTION NO. 12-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 12-004
2231 Wisteria Lane
(IQMS, INC.)
APN: 025-421-060

WHEREAS, Planned Development 12-004 has been submitted by RRM Design Group, on behalf of IQMS Inc., requesting to construct a ±30,000 square foot office building; and

WHEREAS, the project is located at 2231 Wisteria Lane; and

WHEREAS, Section 21.23B.030A(4a), of the Zoning Code require the development of commercial buildings over 10,000 square feet in size to go through the development plan (PD) review process; and

WHEREAS, IQMS is requesting that the Planning Commission allow for the deferral of 39 parking spaces to the future when needed; and

WHEREAS, the parking deferral would be similar to the original request by IQMS and also a parking exception that was allowed for Justin Winery, on the adjacent parcel o Wisteria Lane; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 24, 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; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 12-004, subject to the following conditions:

STANDARD CONDITIONS:

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

SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Title Sheet
C	Existing Site Conditions
D	Preliminary Grading Plan
E	Preliminary Grading Details
F	Architectural Site Plan
G	Enlarged Site Plan
H	First Floor Plan
I	Second Floor Plan
J	Exterior Elevations
K	Exterior Elevations
L	Perspectives
M	Site Section and Arch. Features
N	Landscape Plan
O	Parking Exhibit

3. This PD 12-004 allows for development of a 30,000 square foot, 2-story office building for IQMS, Inc., located adjacent to the existing IQMS building located at 2331 Wisteria Lane. The project also includes the deferral of 39 parking spaces, as shown on Exhibit O attached.
4. Prior to issuance of a building permit, the applicant shall record a Constructive Notice against the property that would notify existing and future property owners that if and when it is

determined by the Community Development Director that additional parking spaces are needed for the existing use, or if a new more parking intensive use occupies the building, that additional parking spaces be constructed as shown on the Site Plan (Exhibit O), or as required by the Parking Ordinance for the site specific use.

5. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view on Wisteria Lane with architectural features and vegetation that is dense and high enough to conceal it.
6. Low impact development best management practices shall be incorporated into the project grading plans and shall meet the Interim Design Guidance criteria on file with the City Engineer.
7. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE:

Dust Control Measures

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

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

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

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as backup 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 24th day of April 2012 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

ATTEST:

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 24, 2012
Applicant: IQMS Location: 2331 Wisteria Lane
APN: 025-421-060

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 24, 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.

- 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:

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:
Wisteria Lane

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

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.
- 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.

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)



IQMS

WISTERIA LANE
PASO ROBLES, CA

VICINITYMAP



SITE SUMMARY

PN SIZE
025-021-000
3.847 ACRES GRASS

LOCAL ZONING
PM - PLANNED INDUSTRIAL

PROPOSED USE
OFFICE

SETBACKS REQ
10.0' FRONT
0.0' SIDE
0.0' REAR

PARKING

SPACES REQUIRED
NEW BUILDING:
1 SPACE / 100 SF OF OFFICE X 25,546 SF = 102.2 SPACES
1 SPACE / 100 SF OF STORAGE X 3,302 SF = 3.3 SPACES
TOTAL SPACES REQUIRED = 105.5 SPACES
(4 OF WHICH ARE ACCESSIBLE)

EXISTING BUILDING
1 SPACE / 100 SF OF OFFICE X 20,814 SF = 83.25 SPACES
1 SPACE / 100 SF OF MANUF. X 8,309 SF = 12.5 SPACES
TOTAL SPACES PROVIDED = 95.75 SPACES

SPACES PROVIDED
NEW BUILDING:
158 SPACES (4 OF WHICH ARE ACCESSIBLE)
EXISTING BUILDING:
31 SPACES (0 OF WHICH ARE ACCESSIBLE)

PARKING NOTE
DUE TO THE PROPERTY LINE ADJUSTMENT SOME EXISTING PARKING SPACES ARE NOW ON THE NEW BUILDING SITE. THE OWNER IS PROVIDING PARKING AS NEEDED BY THE FACILITY. IF ADDITIONAL PARKING IS NEEDED, THE OWNER WILL PROVIDE PARKING ON ADJACENT PROPERTIES OWNED BY THE PROPERTY FOR FUTURE EXPANSION.

BUILDING SUMMARY

PROPOSED USE
OFFICE

OCCUPANCY
2

BUILDING HEIGHT
45'-0"

ALLOWABLE FLOOR AREA
11,171 SF

FIRE SPRINKLER OFF
INCLUDED

BUILDING AREA
11,171 SF

SECOND FLOOR
14,231 SF

TOTAL
25,402 SF

DESCRIPTION
THE PROJECT CONSISTS OF BUILDING AND SITE IMPROVEMENTS FOR A 2 STORY OFFICE BUILDING TO BE CONSTRUCTED FOR IQMS. THE BUILDING WILL BE A 45' TALL BUILDING WITH 2 STORIES. THE BUILDING WILL INCLUDE TRAINING ROOMS, BREAK AREA, ENGINEERING ROOM, LOCKER ROOMS, RESTROOMS, STORAGE, BIKE STORAGE AND A TWO STORY ENLARGED SITE PLAN. THE BUILDING WILL BE UNDERGOING RENOVATION TO MATCH AND COMPLEMENT LANDSCAPING AT EXISTING BUILDING.

SHEET INDEX

T	TITLE
C1	EXISTING SITE CONDITIONS
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY GRADING DETAILS
A1	ARCHITECTURAL SITE PLAN
A2	ENLARGED SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	PERSPECTIVES
A8	SITE SECTION AND ARCHITECTURAL FEATURES
L1	LANDSCAPE PLAN

Grand Total: 13

DIRECTORY

OWNER
IQMS INC.
2201 WISTERIA LANE
PASO ROBLES, CA 94021
COURTESY
LIZ ALFLEN
EAlf@iqms.com

ARCHITECT
RMM DESIGN GROUP
3765 SOUTH HOLLISTER
SAN LUIS OBISPO, CA 94921
COURTESY
MICHAEL SCOTT
mscott@rmmdesign.com

RECEIVED

MAR 16 2012

Engineering Division

TITLE
IQMS NEW OFFICE BUILDING
03/16/2012

Exhibit B
Title Sheet
Planned Development 12-004
(IQMS)

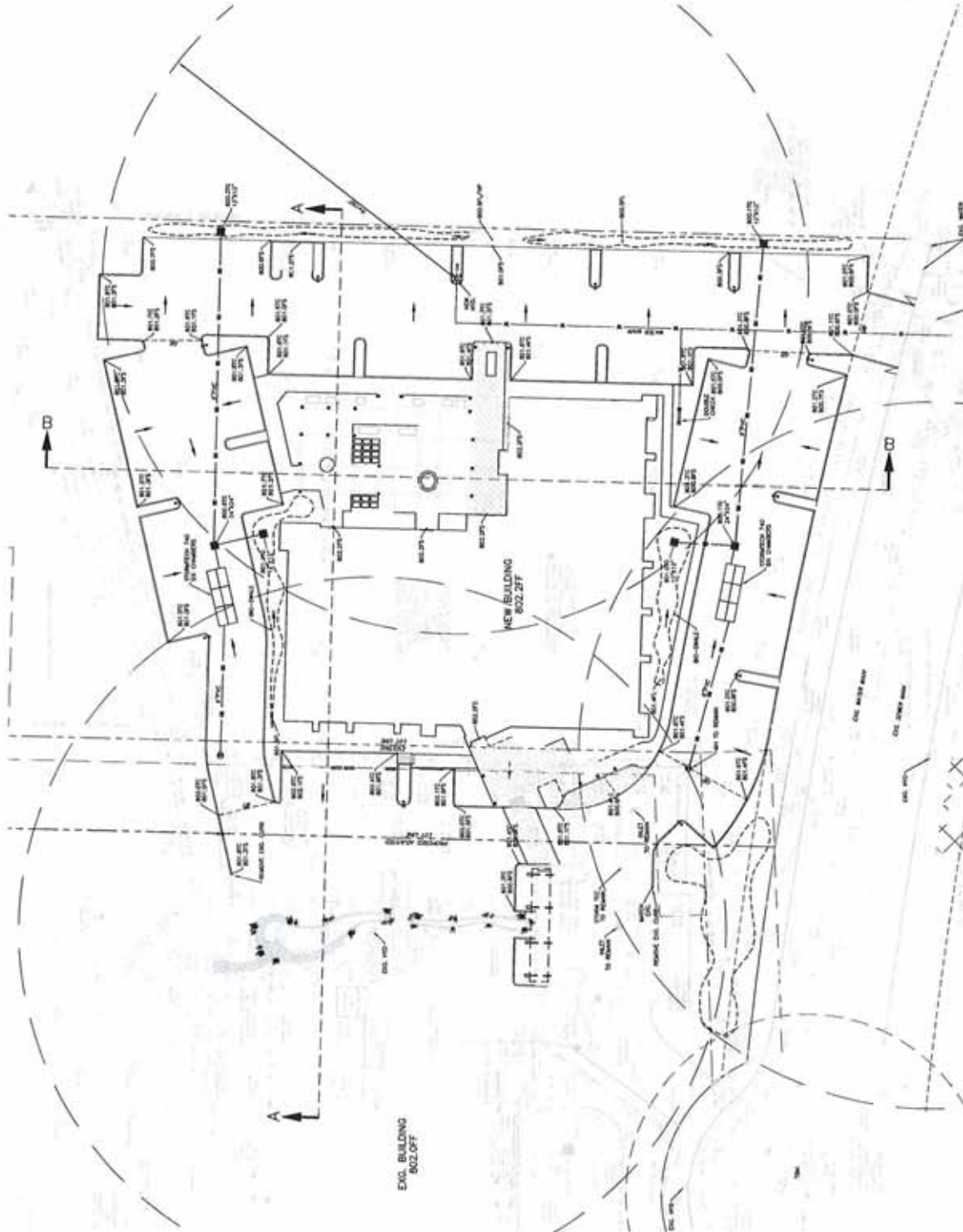
EARTHWORK QUANTITIES

SEE C01, 1/200 C.Y.
SEE FILL & CUT
THE RAIN EARTHWORK QUANTITIES SHOWN HEREON
ARE BASED ON THE PROPOSED GRADING PLAN
BETWEEN THE PROPOSED GRADE AND THE
EXISTING GRADE. THE QUANTITIES DO NOT
INCLUDE QUANTITIES FOR UTILITIES OR
REINFORCEMENT. THE QUANTITIES FOR
REINFORCEMENT SHALL BE DETERMINED BY THE
DESIGNER. THE QUANTITIES FOR UTILITIES
SHALL BE DETERMINED BY THE DESIGNER.
THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER
SHALL BE THE FINAL AUTHORITY DURING THE FINAL REVIEW/ISSUE
PROCESS.

STORMWATER MANAGEMENT

StormTech 80-150 Chamber
 StormTech 80-150 Chamber is a precast concrete chamber designed for stormwater management. It features a heavy-duty, reinforced concrete construction with a smooth interior finish to facilitate flow. The chamber is available in two sizes: 80 inches wide by 150 inches long, and 80 inches wide by 200 inches long. It is designed to be installed in a trench and can be used for a variety of applications, including stormwater collection, detention, and treatment. The chamber is made of high-strength concrete and is resistant to corrosion and cracking. It is also designed to be easy to install and maintain.

STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED AS
THE USE OF PRECAST CONCRETE CHAMBERS FOR
STORMWATER COLLECTION AND DETENTION. THE
STORMWATER CHAMBERS ARE PROPOSED TO CAPTURE AND MITIGATE THE
RAIN VOLUME INCREASE FOR THE CITY STORM AT -800 CFT.
IN ADDITION, THE SITE WILL INCORPORATE THE USE OF
PERMEABLE PAVING AND LANDSCAPE/BIO-RETAINMENT AND
BIORETAINMENT TO THE MAXIMUM EXTENT FEASIBLE. THE SITE
WILL ALSO INCLUDE -USE LANDSCAPE/BIO-RETAINMENT AND
THROUGH THE USE OF THE ABOVE DESCRIBED FACILITIES AND
METHODS THE PROJECT EXCEEDS MINIMUM STANDARDS



IQMS Corporate Headquarters C2

1"-20'
PRELIMINARY GRADING PLAN
MARCH 16, 2012

Exhibit D
Preliminary Grading Plan
Planned Development 12-004
(IQMS)

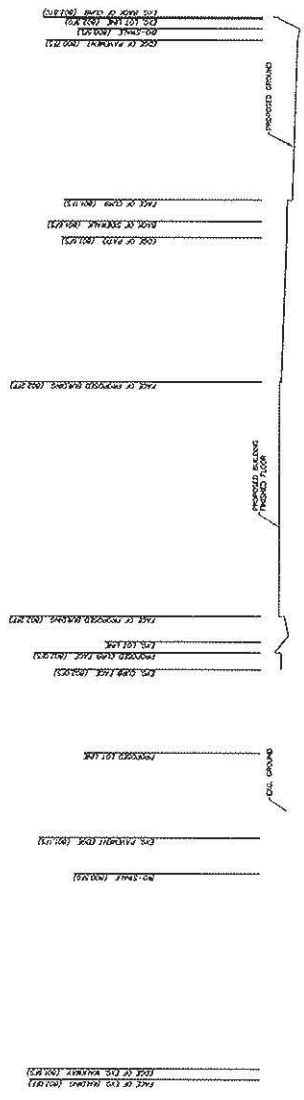
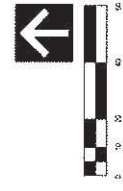
2011133



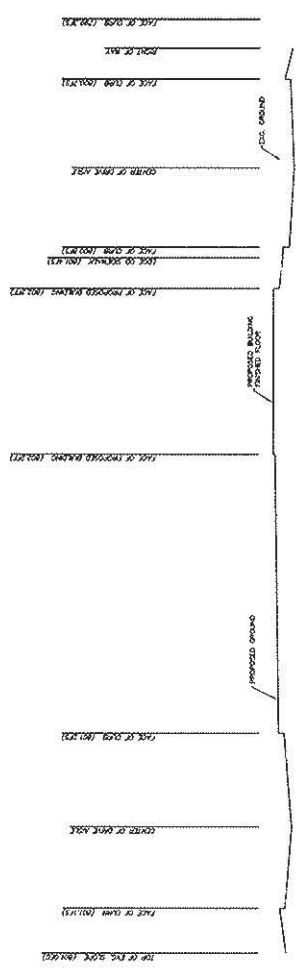
IQMS Corporate Headquarters

Exhibit E Preliminary Grading Details Planned Development 12-004 (IQMS)

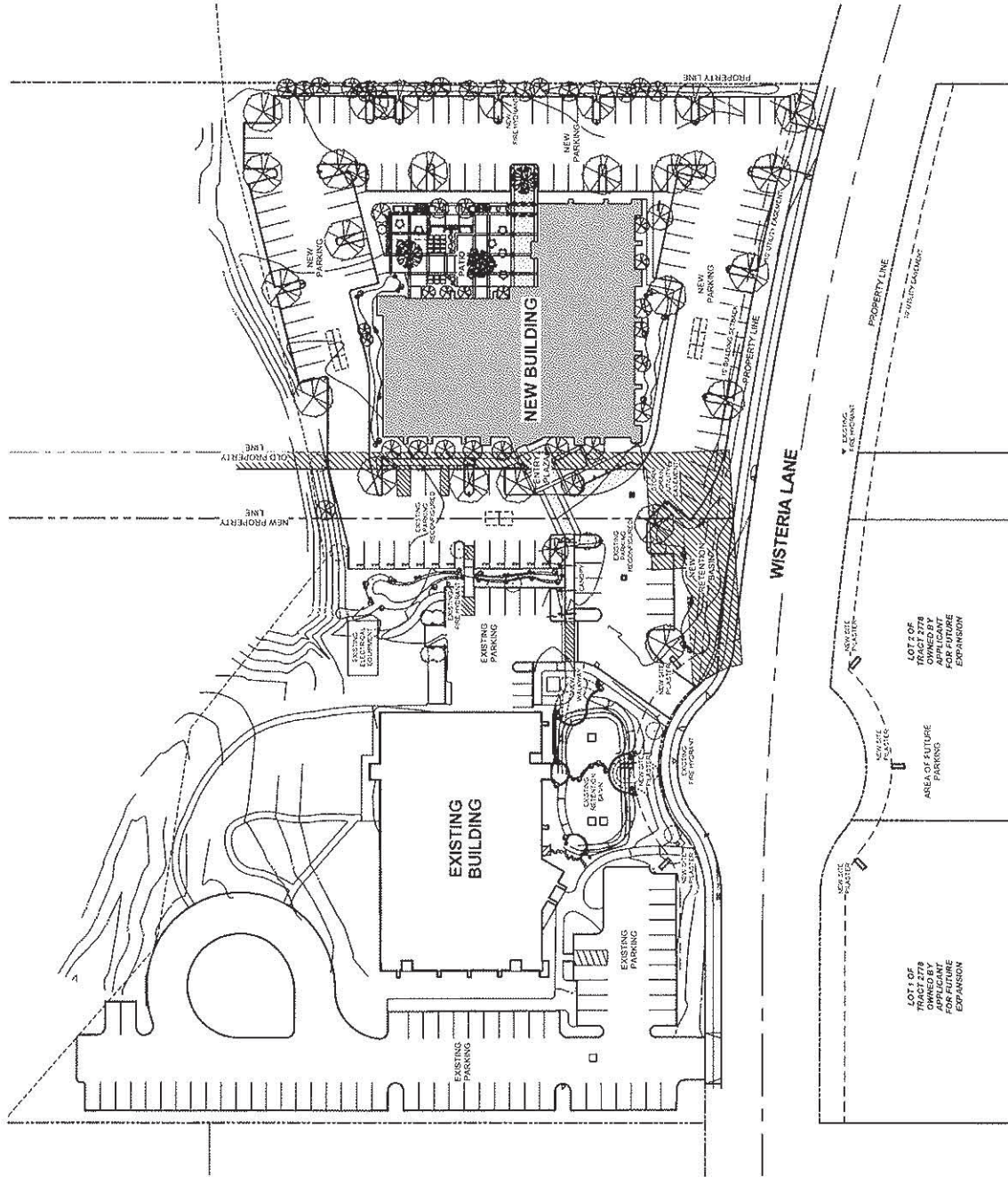
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SECTION A-A
SCALE: 1/4" = 1'-0"



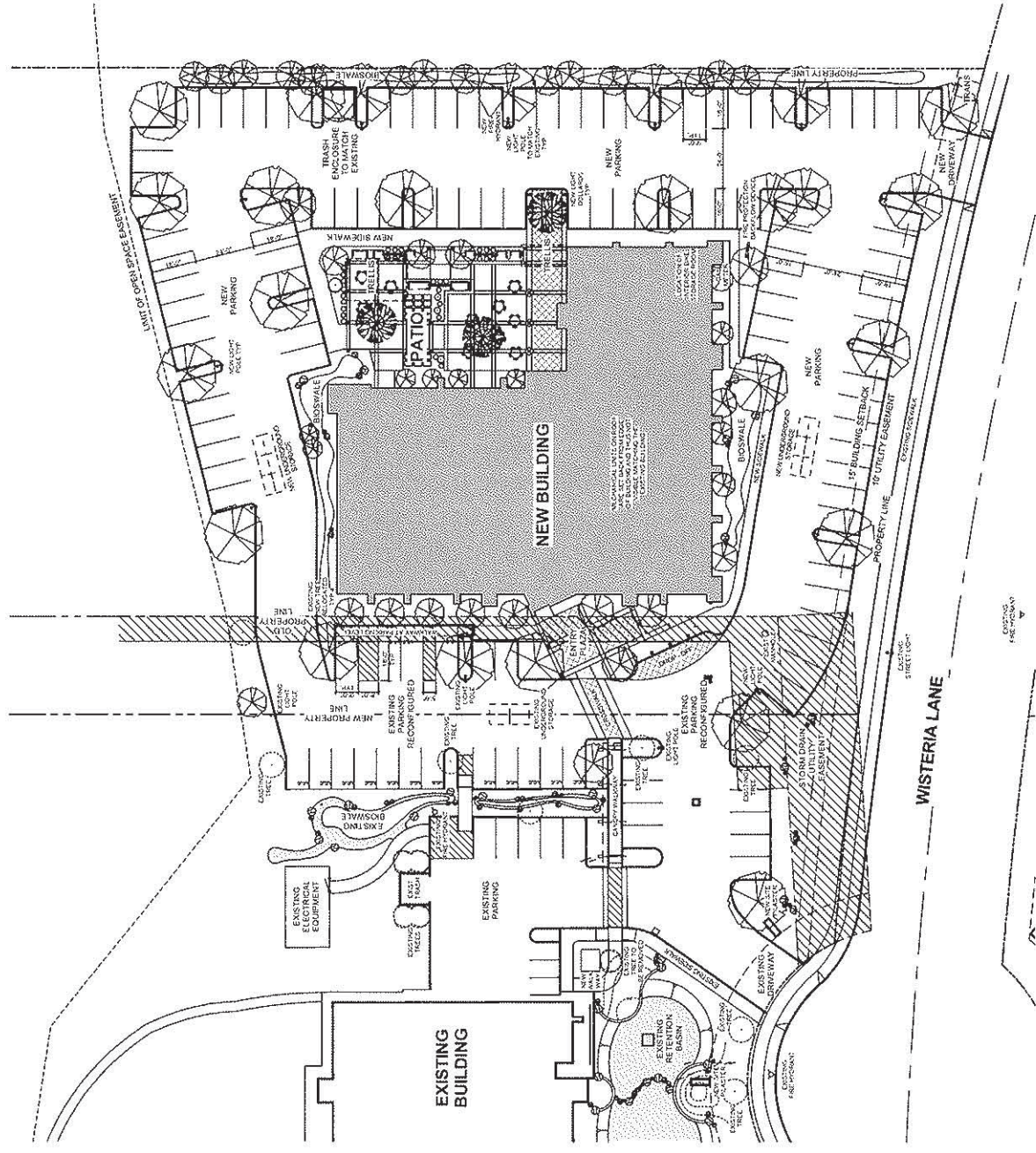
SECTION B-B
SCALE: 1/4" = 1'-0"



rrm design group
 creating environments people enjoy
 17150 Via Arroyo, Suite 100, San Diego, CA 92128
 619.451.1133
 www.rrmdesign.com

Exhibit F
 Architectural Site Plan
 Planned Development 12-004
 (IQMS)

IQMS NEW OFFICE BUILDING



ENLARGED SITE PLAN
A2
 03/16/2012

IQMS NEW OFFICE BUILDING

Exhibit G
 Enlarged Site Plan
 Planned Development 12-004
 (IQMS)

SCALE 1/32"
 2011.33
 5/20/12 11:25:33 AM

rrm design group
 creating environments people enjoy
 7100 Lake Avenue, Suite 200, San Francisco, CA 94133
 Tel: 415.774.8800 Fax: 415.774.8801
 www.rrmdesign.com



LEGEND

- TRAINING
- SHARED
- SALES
- MARKETING
- EDI - DATA SERVICES
- EXECUTIVE OFFICES

) **A3**
 FIRST FLOOR PLAN
IQMS NEW OFFICE BUILDING
 03/16/2012

Exhibit H
Floor Plan
Planned Development 12-004
(IQMS)



rrm design group
 creating environments people enjoy
11700 West 16th Avenue, Suite 100, Denver, Colorado 80242
 Phone: 303.755.1100 Fax: 303.755.1101
 www.rrmdesign.com

LEGEND

	TRAINING
	SHARED
	SALES
	MARKETING
	EDI - DATA SERVICES
	EXECUTIVE OFFICES



⊕

A4

SECOND FLOOR PLAN
IQMS NEW OFFICE BUILDING
 03/16/2012

Exhibit I
 Second Floor Plan
 Planned Development 12-004
 (IQMS)





2 SOUTH ELEVATION
DATE: 03/16/2012



4 WEST ELEVATION
DATE: 03/16/2012

NOTE:
ALL EXTERIOR MATERIAL COLORS TO MATCH
ADJACENT EXISTING IQMS BUILDING



2011133

DATE: 03/16/2012

Exhibit J
Exterior Elevations
Planned Development 12-004
(IQMS)

EXTERIOR ELEVATIONS
IQMS NEW OFFICE BUILDING
03/16/2012
A5



2 NORTH ELEVATION



1 EAST ELEVATION



2011133

1717 East 17th Avenue, Suite 100, Denver, CO 80202

1717 East 17th Avenue, Suite 100, Denver, CO 80202

Exhibit K
Exterior Elevations
Planned Development 12-004
(IQMS)

A6

EXTERIOR ELEVATIONS
IQMS NEW OFFICE BUILDING

03/16/2012



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 2011133
 11000 N. 15th Ave., Suite 100, Phoenix, AZ 85022
 (602) 998-8888

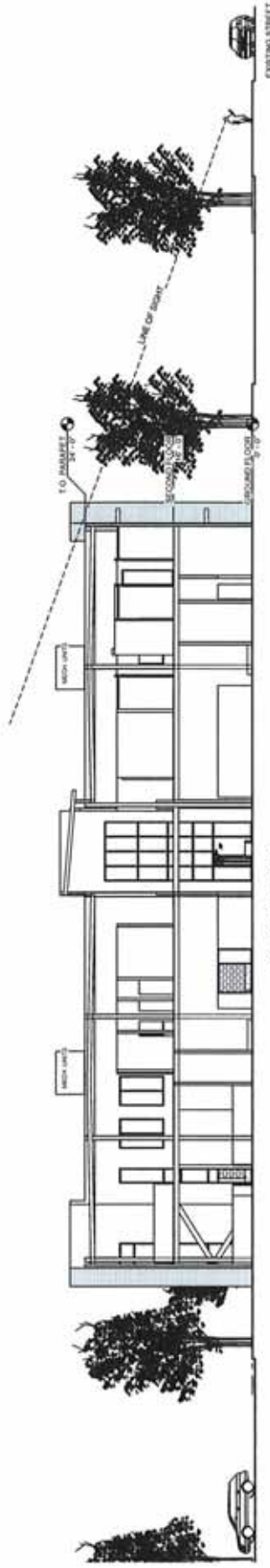
2011133

11000 N. 15th Ave., Suite 100, Phoenix, AZ 85022
 (602) 998-8888

PERSPECTIVES
IQMS NEW OFFICE BUILDING
 03/16/2012

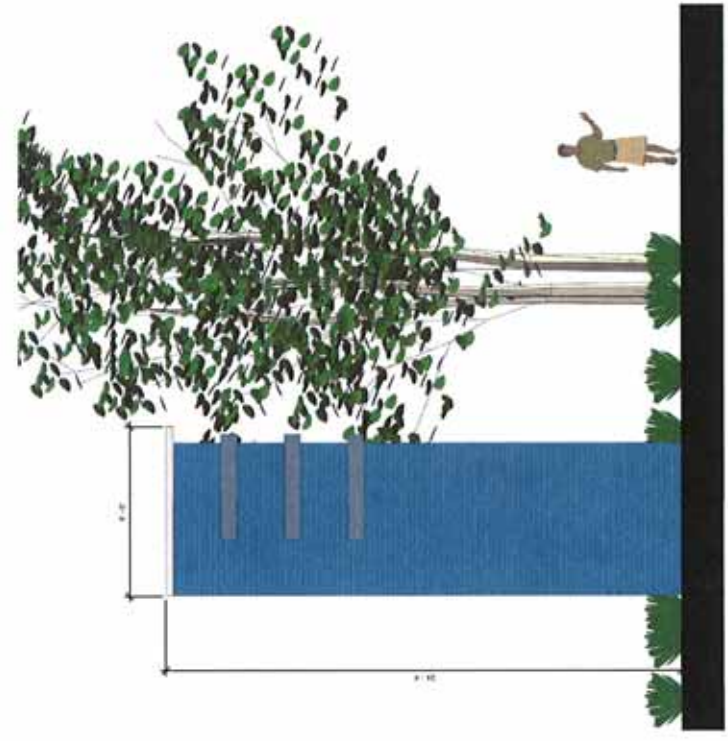
A7

Exhibit L
 Perspectives
 Planned Development 12-004
 (IQMS)

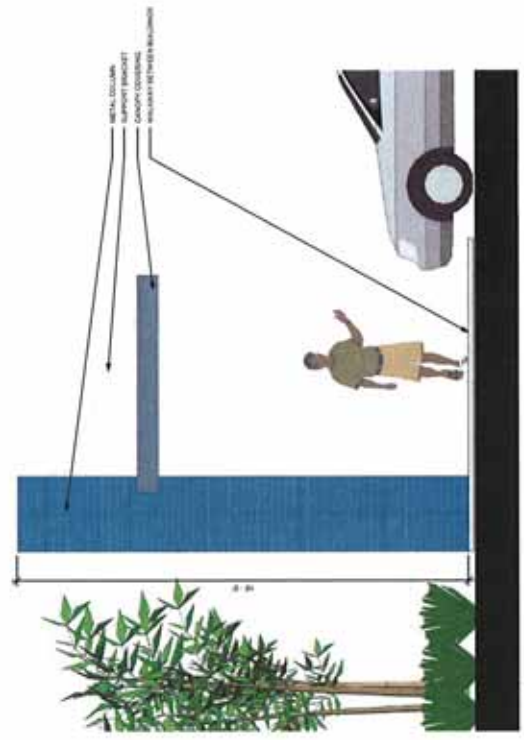


NEW BUILDING

2 SITE SECTION
12.11.12



3 COLUMN DETAIL
12.11.12



1 Canopy Detail
12.11.12

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designgroup
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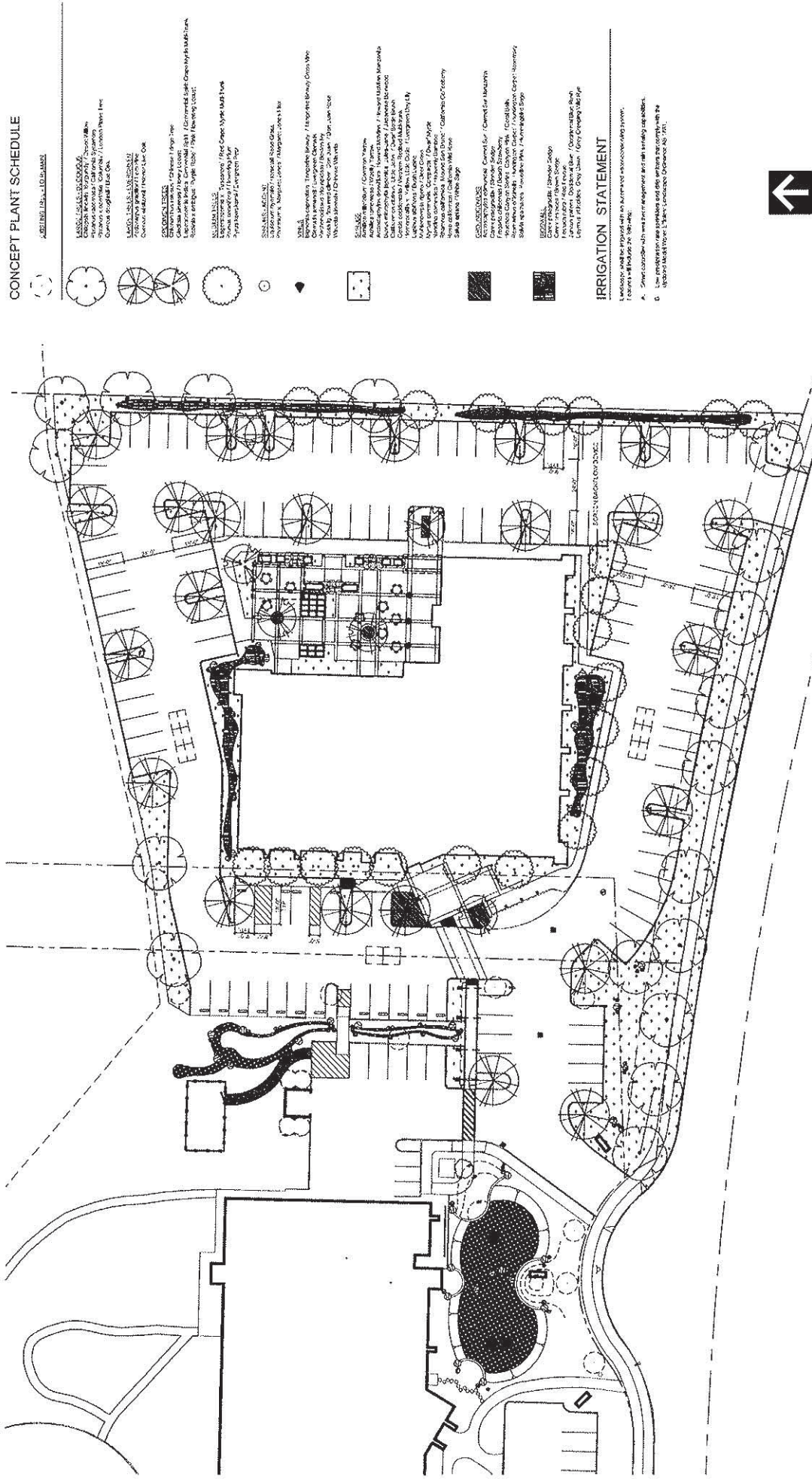
2011133
PROJECT 12-004

A8

SITE SECTION AND ARCHITECTURAL FEATURES
IQMS NEW OFFICE BUILDING

03/16/2012

Exhibit M
Site Sections and Arch. Features
Planned Development 12-004
(IQMS)



CONCEPT PLANT SCHEDULE

4/20/10 12:44:10 PM

MAJOR PLANT SCHEDULE
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**

SMALLER PLANT SCHEDULE
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**

IRRIGATION STATEMENT
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**

CONCEPT STATEMENT
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**

CONCEPT STATEMENT
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**

CONCEPT STATEMENT
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**

CONCEPT STATEMENT
 1. **Tree**
 2. **Shrub**
 3. **Grass**
 4. **Water**



1"=20'
CONCEPTUAL LANDSCAPE PLAN
IQMS Corporate Headquarters
 MARCH 16, 2012

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 2011133

Exhibit N
 Landscape Plan
 Planned Development 12-004
 (IQMS)

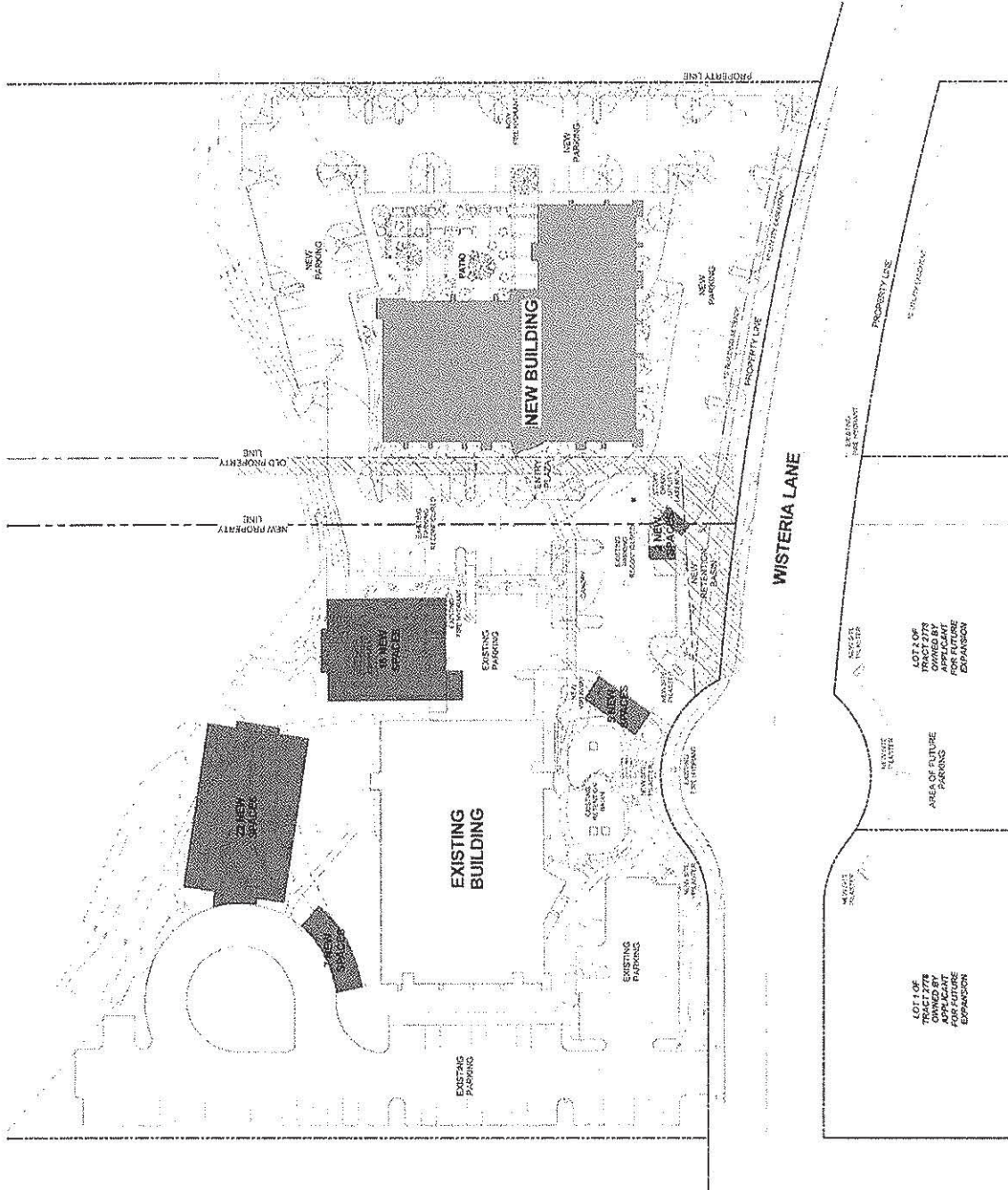


Exhibit O
 Parking Exhibit
 Planned Development 12-004
 (IQMS)

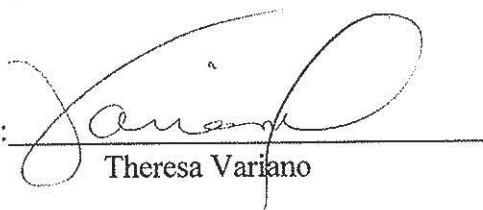


AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

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 12-004 (IQMS) on this 10th day of April 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

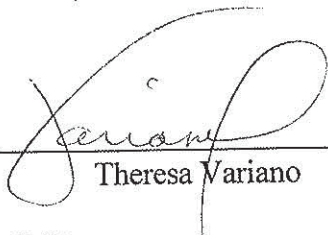
Newspaper: Tribune

Date of Publication: April 12, 2012

Hearing Date: April 24, 2012
(Planning Commission)

Project: Planned Development 12-004 (IQMS)

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 12-004, a request filed by RRM Design Group, on behalf of IQMS Inc., to construct an approximate 30,400 square foot office building, adjacent to the existing IQMS building located at 2231 Wistena Lane. (APN: 025-421-060)

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 24, 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).

Written comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application please send an e-mail to planning@prcity.com, or call Darren Nash at (805) 237-3970.

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
April 12, 2012 6982120