

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 12-007 & PD 05-012 AMENDMENT
(3G-CNG, INC.)

DATE: JUNE 25, 2013

Needs: For the Planning Commission to consider an application filed by 3G-CNG, Inc. to establish a compressed natural gas (CNG) fueling station. (APN: 025-421-014)

Facts:

1. The project site is located on Combine Street, Lot 14 of Tract 2594 (See Vicinity Map, Attachment 1).
2. The site has a zoning designation of C3 (Commercial-Light Industrial).
3. Table 21.16.200 of the Zoning Code, Permitted Land Uses, requires the approval of a Conditional Use Permit (CUP) for retail fuel dealers in the C3 zoning district.
4. The fuel station will be un-manned, operating by a card-lock automatic payment system similar to JB Dewar on Riverside Avenue.
5. The facility would consist of one fuel island with canopy that would have the ability to provide two dual hose CNG fueling dispensers. Primarily, only one dispenser is proposed to be installed until demand necessitates the additional dispenser.
6. There would also be an equipment compound structure that would house two CNG compressors, two storage tanks, and other accessory equipment necessary for the CNG facility. The structure would have walls on four sides and a roof, but would be open from the top of the wall to the bottom of the canopy.

7. In conjunction with the CUP application, a request for an amendment to PD 05-012 is necessary in order to allow for the proposed change in architecture and materials from that proposed at the time of the original subdivision of Tract 2594.
8. The Development Review Committee (DRC) reviewed the proposal at their meeting on June 10, 2013. The Committee recommended approval of the CUP and PD amendment as proposed.
9. This application is categorically exempt from environmental review per Section 15303/15332 (new construction, infill) of the State's Guidelines to Implement CEQA.

**Analysis
and**

Conclusion: The site is a vacant lot located within Tract 2594, which was originally designed to be an industrial park. None of the lots within the tract have been developed.

The architectural plans that were submitted by the original developer of the tract proposed the use of stucco exterior walls and tile roofs, with details that included columns, arches and tower elements. Since none of the lots have been developed, the architectural character of the tract has not been established. However, since PD 05-012 was adopted at the time of the establishment of Tract 2594, the architectural details described in the PD still apply. The applicants are requesting a different type of architecture and materials that would better suit the type of development proposed. In order to allow the change in details an amendment to PD 05-012 is necessary.

3G-CNG is a company associated with Paso Robles Waste Disposal, which is located on the western boundary of the CNG site. The proximity of the CNG site to the PR Waste is important, since PR Waste plans on converting its waste disposal vehicles to CNG, once the facility is on line. Besides PR Waste, the facility will be the only CNG facility within 100 miles of Paso Robles and will be a key fueling stop for CNG vehicles traveling between Los Angeles and San Francisco as well as Fresno and Bakersfield.

The lot was configured to protect the existing oak tree, with the intent that development would take place on the northern half of the lot. The proposed project has been designed to locate the improvements on the north half of the site. The project plans to allow circulation through the site from Combine Street to Wallace Drive. In general, it is anticipated that circulation would stay to the north of the tree; since that is the direct route to access the CNG pumps. It is possible for vehicles to utilize the existing paver driveway on the south side of the tree, which does encroach into the oak tree Critical Root Zone. The Arborist has provided a letter that indicates that the use of the paved driveway for circulation will not significantly impact the tree (See Arborist Letter, Attachment 3).

The DRC reviewed the project at their meeting on June 10th. The DRC discussed the proposed architecture and materials and recommended that the Planning Commission approve the PD amendment, noting that the proposed use of stucco, masonry, steel columns and metal roofing would be a better fit for the type of use being proposed, as opposed to the stucco and tile originally approved with the PD. The DRC was also very excited and in support of the CNG facility.

The proposed facility would meet the requirements of the General Plan and Zoning for C3/Industrial type development, additionally, the establishment of the CNG facility would help the City meet GHG reduction goals under AB 32.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

Impact: None identified at this time.

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

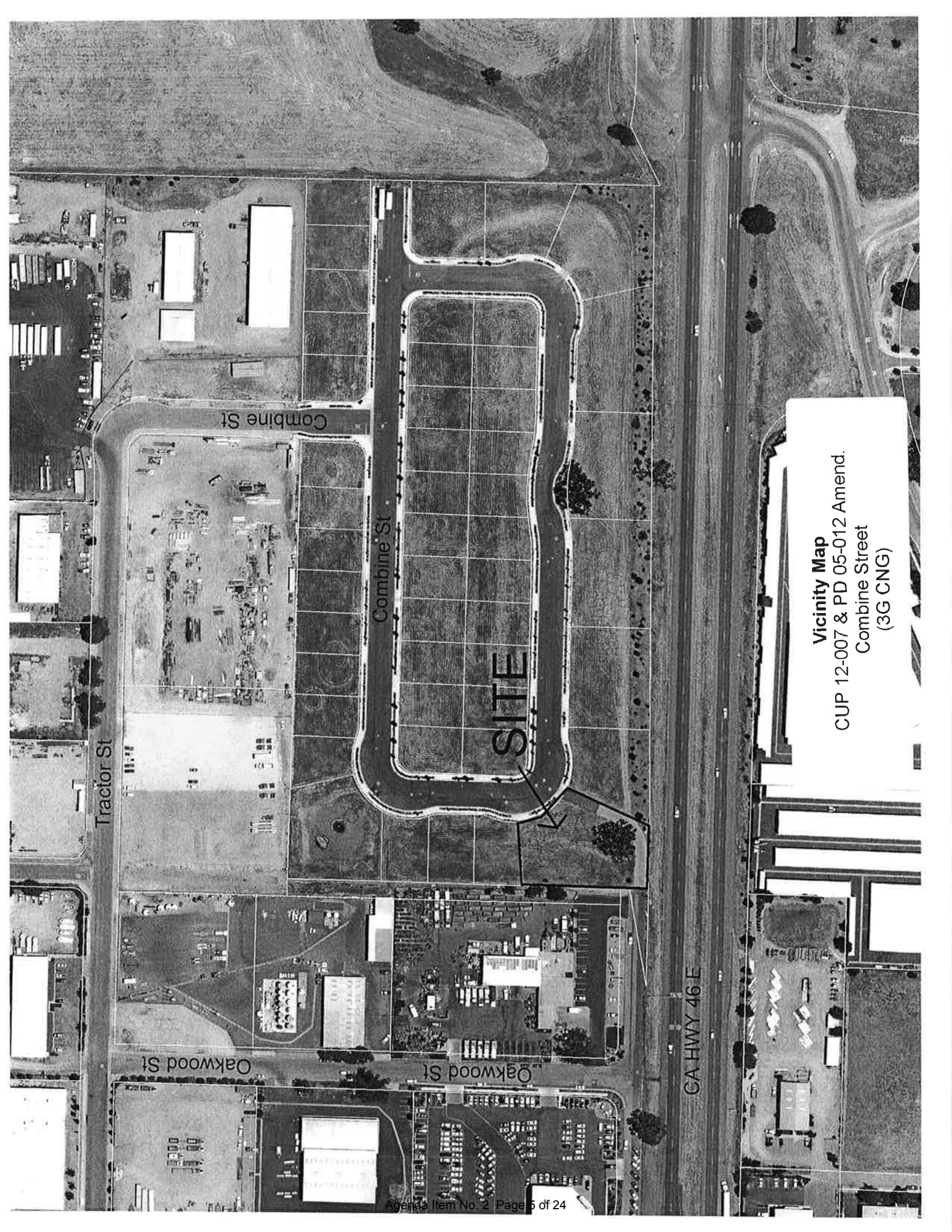
- a). 1. Adopt the attached resolution approving the proposed Conditional Use Permit 12-007, subject to standard and site specific conditions of approval; and approving the proposed amendment to PD 05-012, allowing the architecture materials and details as proposed for Lot 14

of Tract 2594 subject to standard and site specific conditions of approval;

- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. City Engineer Memo
3. Arborist Letter
4. Resolution Approving CUP 12-007
5. Resolution Approving PD 05-012 Amendment
6. Newspaper notice and mail affidavits



Vicinity Map
CUP 12-007 & PD 05-012 Amend.
Combine Street
(3G CNG)

Tractor St

Combine St

Combine St

SITE

Oakwood St

Oakwood St

CA HWY 46 E

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: 3G CNG Combine Street
DATE: June 13, 2013

Conditions of Approval

All street improvements and utility connections were provided with Tract 2594, Modifications to existing improvements will be made under plans approved by the City Engineer.

Plans prepared by a civil engineer must be provided including storm water control measures to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical. The undeveloped strip of land between the Waste Management site and Tract 2594 should be developed into a drainage and landscape strip designed to improve the quality of storm water (bio-swale) prior to its discharge into the terminal retention basin on Lot 18.

Attachment 2
City Engineer Memo
Combine Street
(3G CNG)

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



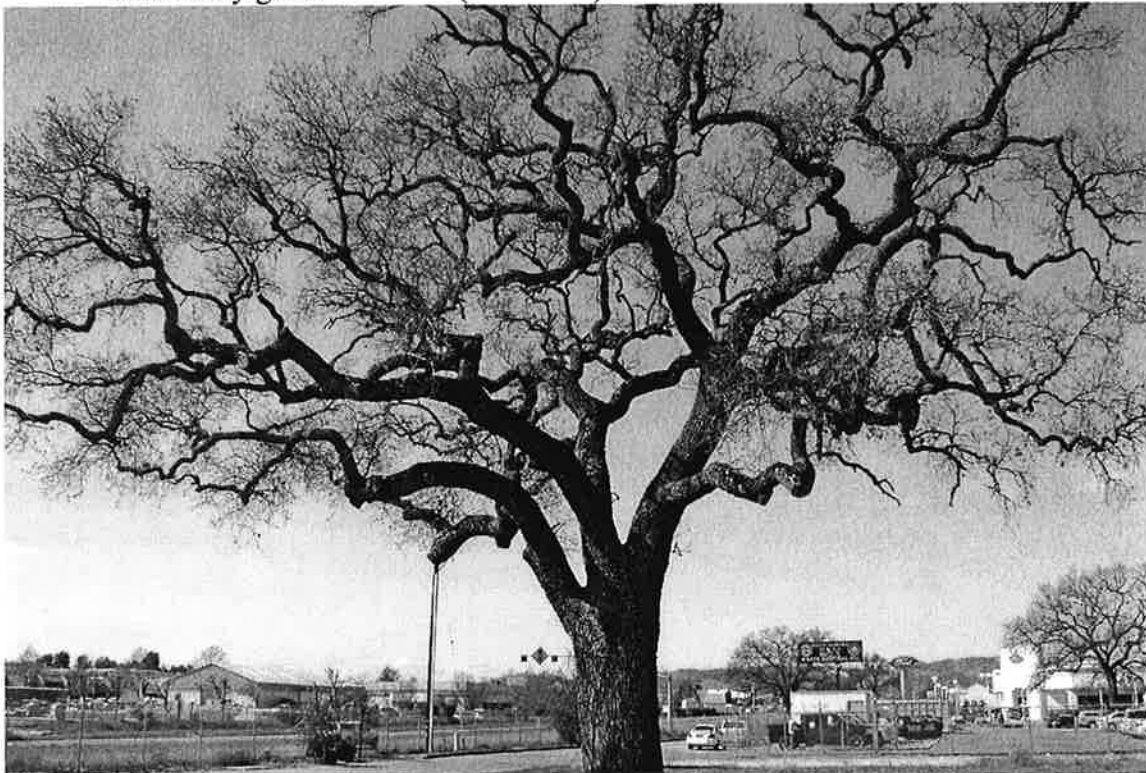
3-6-13

Dale Gomer
Vince Vanderlip

Re: Wallace Drive Fueling Station

This report is in regard to the 40" valley oak (*Quercus lobata*) located adjacent to Wallace drive in Paso Robles. According to the plans we received, there are perceived future impacts at this time. However, our evaluation will contain limitations if that situation changes.

The tree is in fairly good condition (see below)



There are no obvious cavities or nesting holes that we could see. We did notice some deadwood up to about four inches in diameter throughout the canopy. In addition, there is a little heavy end weight in several areas that could possibly fail in the future. We actually trimmed this tree about four years ago when the initial development of the whole parcel began.

Attachment 3
Arborist Letter
Combine Street

(3G CNG)
Agenda Item No. 2 Page 7 of 24

The main concern with this tree is accounting for any grade changes adjacent to the tree that might cause any ponding to occur within the drip line. This situation must be avoided otherwise oak root fungus may take over.

Our recommendations are as follows:

- Limit any disturbance to out side of the drip line. This should provide about 30 feet of radius from the trunk undisturbed. Any work that occurs inside of the 40 foot radius shall be monitored by a certified arborist.
- Tree protection fencing shall be placed at the edge of the critical root zone which is at a 40 feet radius from the trunk. Call out a certified arborist to monitor any work inside that point.
- Landscape inside the drip line area shall be limited to drought tolerant plants on a limited drip system. Mulch shall not be placed within one foot from the trunk.
- Heavy end weight on several scaffolds needs reduction and major deadwood (>1.5 inches in diameter) should be removed.

Please feel free to call us with any questions.

Chip Tamagni
Certified Arborist #WE 6436-A

Steven Alvarez
Certified Arborist #WE 0511-A

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-007
& PD 05-012 AMENDMENT
(3G-CNG)
APN: 025-421-0014

WHEREAS, Table 21.16.200 Permitted Land Uses, requires approval of a Conditional Use Permit for retail fuel dealers in the C3 (Commercial/Light Industrial) zoning district; and

WHEREAS, the applicant, 3G-CNG has filed a Conditional Use Permit (CUP) application to establish and operate a compressed natural gas (CNG) fueling station on Lot 14 of Tract 2594, located on Combine Street; and

WHEREAS, in conjunction with CUP 12-007, the applicant has filed an application to amend PD 05-012, to allow for modifications in the architecture and materials established with PD 05-012 originally approved for Tract 2594; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 25, 2013, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

WHEREAS, the Planning Commission finds that 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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 12-007 and PD 05-012 Amendment, subject to the following conditions:

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Architectural Elevations & Materials
C	Site Plan
D	Landscape Plan

2. This Conditional Use Permit (CUP) authorizes the establishment and operation of the CNG fueling station as shown in the attached Exhibits A-D on Lot 14 of Tract 2594, Combine Street. The architectural Design and materials of the project shall be in substantial compliance with Exhibits A-D.
3. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the 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.
6. Plans prepared by a civil engineer must be provided including storm water control measures to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical. The undeveloped strip of land between the Waste Management site and Tract 2594 should be developed into a drainage and landscape strip designed to improve the quality of storm water (bio-swale) prior to its discharge into the terminal retention basin on Lot 18.

PASSED AND ADOPTED THIS 25th day of June, 2013 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

VINCE VANDERLIP, CHAIRMAN

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

H:\darren\CUP12-007\3g-cng\resolution

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: June 25, 2013 _____

Applicant: 3G-CNG _____ Location: Combine Street _____

APN: 025-421-014 _____

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

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

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on June 25, 2015 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 _____)

- 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.

(Adopted by Planning Commission Resolution _____)

- 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 _____)

- 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:

(Adopted by Planning Commission Resolution _____)

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution _____)

- 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.
-------------	---------------	----------------------

- 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.

(Adopted by Planning Commission Resolution _____)

- 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 _____)

- 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.

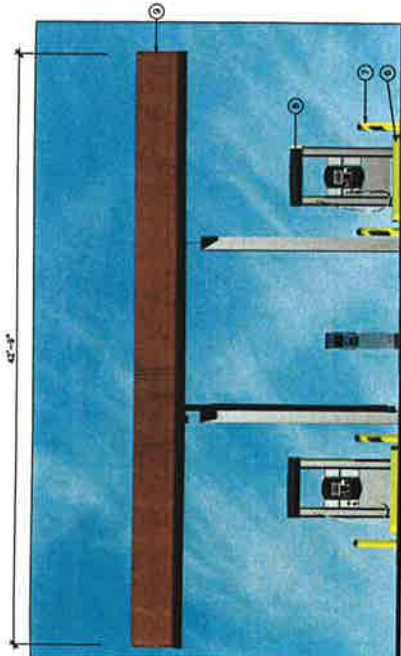
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 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.

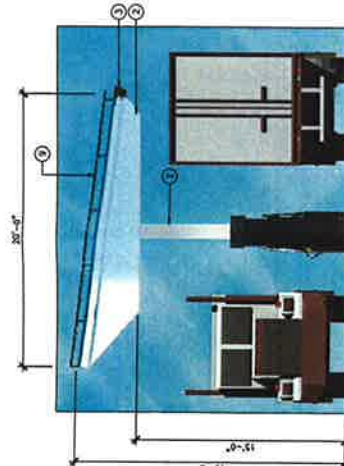
(Adopted by Planning Commission Resolution _____)

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 _____)



1 CANOPY FRONT ELEVATION
SCALE: 1/4"=1'-0"

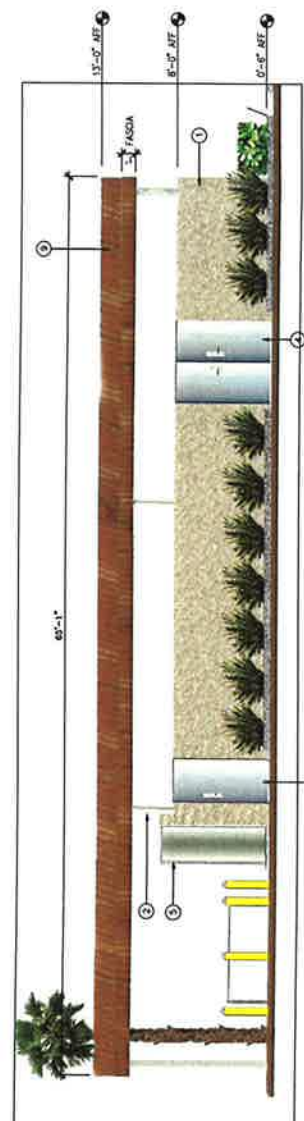


2 CANOPY SIDE ELEVATION
SCALE: 1/4"=1'-0"

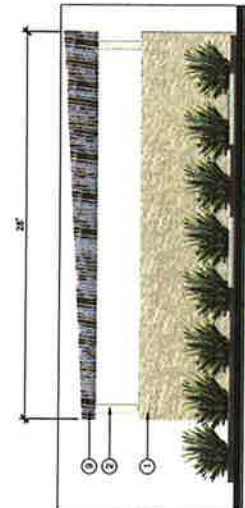
MATERIALS KEY

TAG	PURPOSE	MATERIAL DESCRIPTION	SURFACE FINISH	COLOR	MFR
1	WALL	STUCCO EXTERIOR	STUCCO TEXTURE	LA HABRA SPANISH	LA HABRA
2	SUPPORT COLUMNS	PRECAST CONCRETE	SEM-ROUGH	HOT DIPPED GALVANNEAD, SILVER	HUNNO STEEL
3	RAIN GUTTER	ALUMINUM	SEM-GLOSS	BRONZE	ROOF
4	DOOR	STEEL, HOLLOW CORE	SATIN	INDUSTRIAL GREY	
5	ELECTRICAL PANEL	STEEL, PAINTED	SATIN	INDUSTRIAL GREY	
6	FUELING ISLAND FORMS	STEEL, PAINTED	SEM-GLOSS	BLACK	OPW
7	CONCRETE FILLED BOLLARD	STEEL, PAINTED	SEM-GLOSS	YELLOW	GEN CONT.
8	CNG FUELING DISPENSER	STEEL, PAINTED, RUBBER HOSE	GLOSS	WHITE	TULSA GAS TECH
9	ROOF PANELS	RUSTED SHEET METAL	ROUGH	RUSTIC "CORTEX"	

NOTE: SEE COLOR BOARD FOR SAMPLES



3 EQUIPMENT COMPOUND FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 EQUIPMENT COMPOUND SIDE ELEVATION
SCALE: 1/4"=1'-0"

AT
ARCHITECTURAL TEMPLATES TODAY, INC.
11111 W. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.412.1111
WWW.AT-TEMPLATES.COM

3D CHS
COMPRESSED NATURAL GAS
FUELING STATION
AT
FIND YOUR NEAREST VEHICLE
FUELING STATION

3D CHS
3000 COMBINE ST.
DALLAS, TX 75243
TEL: 972.412.1111

PROPOSED ELEVATIONS

A-1

Exhibit B
Architectural Elevations & Materials
Combine Street
(3G CNG)

IMPROVEMENTS

- 1 NEW 4FT HIGH DOUBLE GATE CNG EQUIPMENT COMPOUND
- 2 NEW 8FT C&W WALL STUCCO EXTERIOR
- 3 NEW CONCRETE FILLED BOLLARDS (4)
- 4 NEW INF GAS METER BY UTILITY
- 5 NEW NATURAL GAS DRIVER
- 6 NEW CNG COMPRESSORS (2)
- 7 NEW CNG GAS STORAGE (3) (3 FUTURE)
- 8 NEW ELECTRICAL CONTROL PANELS
- 9 NEW CANOPY, 45' X 20' X 15' CLEARANCE
- 10 NEW CNG DISPENSERS (2), DUAL HOSE
- 11 NEW CNG TIME FILL POSTS (4), DUAL HOSE
- 12 NEW K-HAL TUBING SUPPORT
- 13 NEW TIME FILL FUELING POSITIONS (6)
- 14 NEW PARKING STOPS (13)
- 15 NEW CARD READER FUEL MANAGEMENT SYSTEM
- 16 NEW C&W CUT
- 17 NEW REINFORCED CONCRETE DRIVEWAY SLAB
- 18 EXISTING OAK TREE, 40" DIA. TRUNK
- 19 NEW 6" CONC CURB
- 20 NEW 4" ASPHALT
- 21 NEW WOOD BANK CHIP GROUNDCOVER
- 22 EXISTING CURB CUT
- 23 EXISTING STREET LIGHT
- 24 NEW PLANTER / LANDSCAPING-SEE LANDSCAPE PLAN
- 25 NEW RP-RAP ROCK
- 26 NEW 3" DRAIN SWALE
- 27 EXISTING IRRIGATED LANDSCAPE AREA

LEGEND

LINE TYPES:

- NEW FENCE
- EXISTING FENCE
- COMPRESSED NATURAL GAS
- LOW PRESSURE NATURAL GAS
- UNDERGROUND WATER UTILITY LINE
- UNDERGROUND STORM SEWER LINE

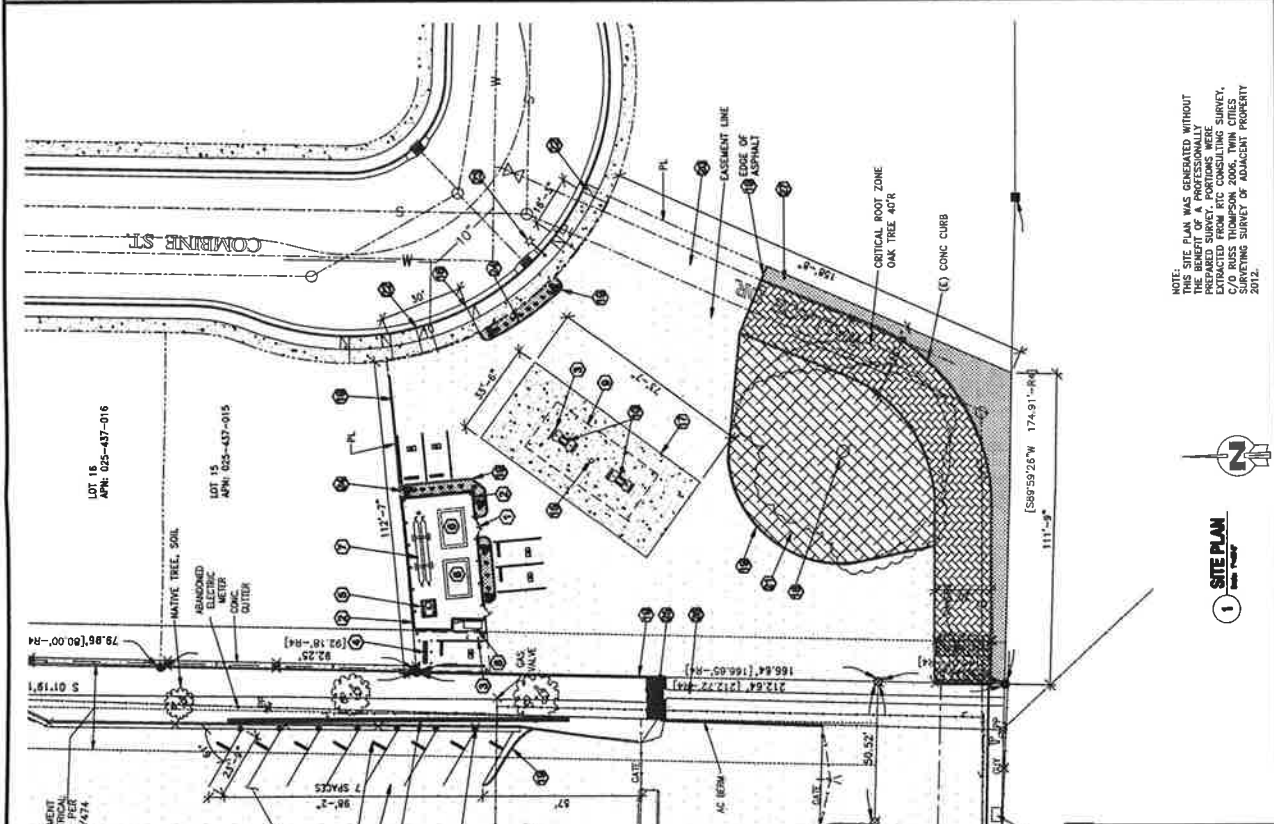
HATCH PATTERNS:

- [Pattern] LANDSCAPE, 300
- [Pattern] LANDSCAPE BANK CURB
- [Pattern] CONCRETE
- [Pattern] NEW PAVEMENT
- [Pattern] ASPHALT AREA

KEY MAP

PROPOSED SITE PLAN

PSP-1



NOTE: THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A PROFESSIONALLY ENGINEERED SURVEY. THE INFORMATION EXTRACTED FROM THIS CONSULTING SURVEY, C/O RUSSELL THOMPSON, 2006, TWIN CITIES SURVEYING SURVEY OF ADJACENT PROPERTY 2011.

N

1 SITE PLAN

LEGAL INFORMATION

INSTALL NEW COMPRESSED NATURAL GAS (CNG) FUELING STATION ON PORCH OF LOT 7, APN 025-437-015
 LOT 14, APN 025-437-014

SCOPE OF PROJECT

- INSTALL NEW COMPRESSED NATURAL GAS (CNG) FUELING SYSTEM
- ADD (3) PUBLIC FUELING ISLANDS WITH CONCRETE SLAB DRIVEWAYS
- NEW EQUIPMENT COMPANION ENCLOSURE WITH CANOPY OVER EQUIPMENT AREA
- SURFACE SITE WITH ASPHALT PAVING AND CONCRETE DRIVE SLAB
- NEW EQUIPMENT CONCRETE PAVES
- ADD NEW NATURAL GAS SERVICE
- ADD TELEPHONE SERVICE
- OFF-SITE, ADD/RECONFIGURE ONE ENTRANCE/EXIT DRIVEWAY ON COMBINE ST.

Exhibit C
 Site Plan
 Combine Street
 (3G CNG)

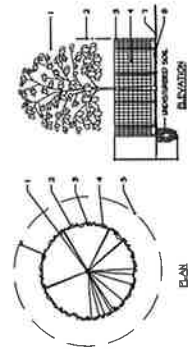


CNG FUELING STATION AT PASO ROBLES WASTE & REC.

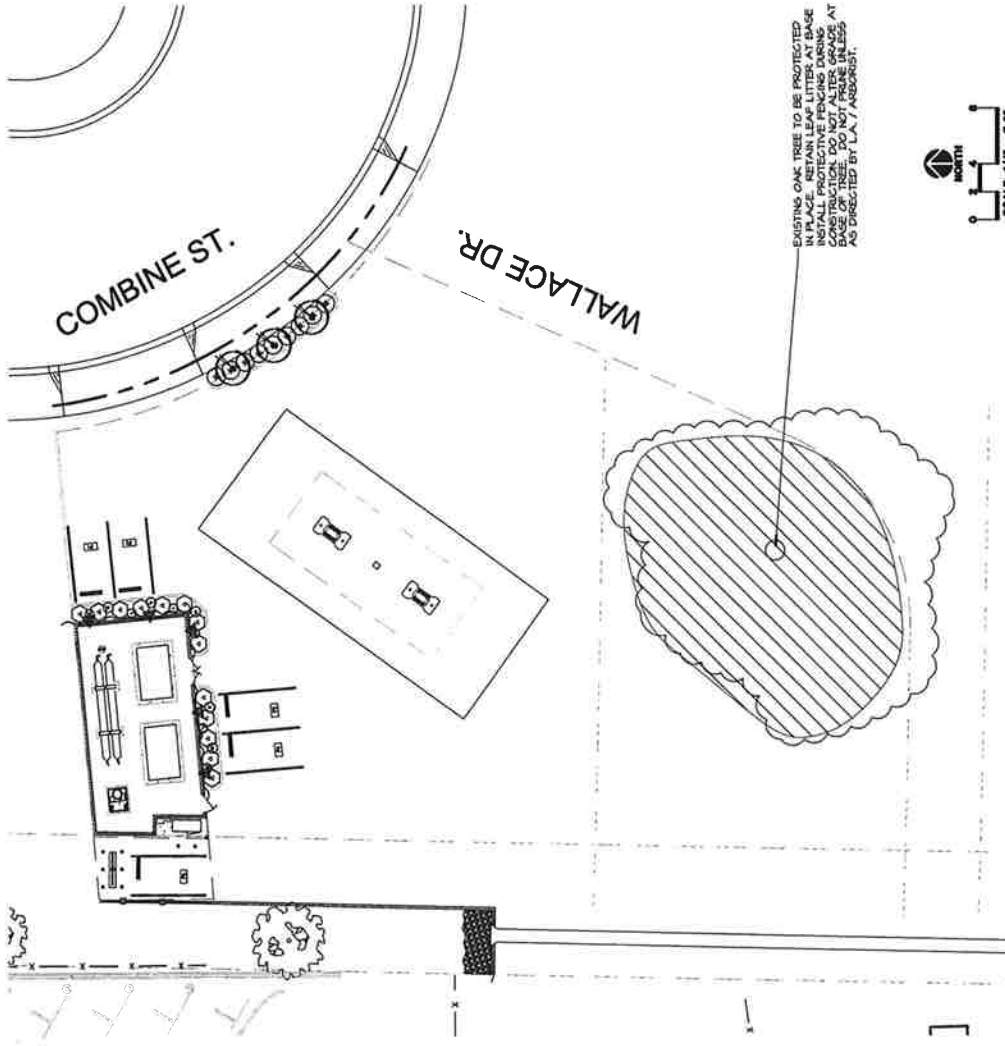
3838 COMBINE ST.
 PASO ROBLES, CA 92448

3GCNG
 IAN HOOVER
 IAN@PWASTE.COM
 (805) 288-5001

- GENERAL NOTES:**
- MINIMUM PLANT SIZES:
 STREET TREES - 24" CAL.
 SHRUBS - 12" CAL.
 GRASSCOVER - PLANTS
 SYSTEM SHALL BE INSTALLED AND AUTOMATIC WITH POP-UP SPRAY BE USED TO MINIMIZE BLAST SHOOT. LONG PRECIPITATION RATE HEADS TO POINT OF CONNECTION FOR WATER SUPPLY SHALL BE BY EXIST. SITE ALL PLANT MATERIAL SHALL RECEIVE A MINIMUM 9" LAYER OF MEDIUM FIR PETER WITH BACKFLOW PROTECTION FROM THE DOMESTIC SUPPLY.
 - ALL PLANT MATERIAL SHALL BE LOW WATER CONSUMING AND CONFORM TO CITY OF PASO ROBLES WATER CONSERVATION ORDINANCE.
 - ROBLES STANDARDS AND CODES SHALL BE INSTALLED PER CITY OF PASO ROBLES STANDARDS AND CODES.
 - DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
 - PLANS BY OTHERS, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION, SEE PLANS BY OTHERS.
 - ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION. EXISTING PLANTS SHALL BE PROTECTED AND REPLACED WITH IDENTICAL PLANTS. POSSIBLE DAMAGE TO EXISTING PLANTS SHALL BE REPAIRED IMMEDIATELY. DAMAGED PLANTS SHALL BE REPLACED WITH IDENTICAL PLANTS.
 - PROTECTIVE FENCING SHALL BE INSTALLED AROUND ALL AREAS TO BE DISTURBED BY CONSTRUCTION. FENCING SHALL BE INSTALLED WITH ROOT BARRIERS AND DEEP WELL IRRIGATION DEVICES.
 - PROTECTIVE FENCING SHALL BE INSTALLED IN A SHRUBBERY AREA AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - TOTAL LANDSCAPE AREA IS 364 SQ. FT. PROJECT IS EXEMPT FROM CA AB 1801 REQUIREMENTS.

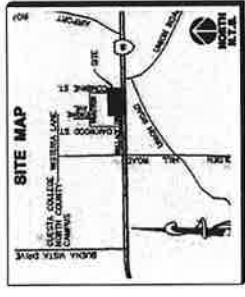


- PROTECTIVE FENCING DETAIL**
1. PROTECTIVE FENCING SHALL BE INSTALLED AROUND ALL AREAS TO BE DISTURBED BY CONSTRUCTION.
 2. FENCING SHALL BE INSTALLED WITH ROOT BARRIERS AND DEEP WELL IRRIGATION DEVICES.
 3. HEAVY DUTY STEEL, 1" POST & RAIL SHALL BE INSTALLED WITH 1" POSTS AND 1" RAILS.
 4. FENCING SHALL BE INSTALLED WITH 1" POSTS AND 1" RAILS.
 5. EXISTING PLANTS TO BE PROTECTED SHALL BE IDENTIFIED AND MARKED WITH RED PAINT AND FLAG.
 6. ALL EXCAVATION SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARCHITECT, PRIOR TO START OF WORK.
 7. PROTECTIVE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 8. UNDEGRADED LOW LIMITS



CONCEPTUAL LANDSCAPE PLAN

- PLANT LEGEND**
- CERCIS OCCIDENTALIS, REDBUD
 - ARCTOSTAPHYLOS HOOKERI / MONTEREY CARPET
 - HELIOTRICHON SENFERVIENSIS, BLUE OAT GRASS
 - MULLENBERGIA RIGENS, DEER GRASS
 - ROSEMARIS OFFICINALIS, TUSCAN BLUE ROSEMARY
 - PARTHENOCISSUS TRICUSPIDATA, BOSTON IVY



CONCEPTUAL LANDSCAPE PLAN


CL-1.0

Exhibit D
 Landscape Plan
 Combine Street
 (3G CNG)

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for CUP 12-007 & PD 05-012 Amendment on this 12th day of June, 2013.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Darren Nash

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

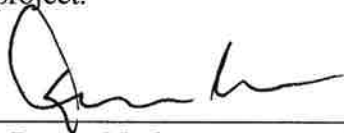
Newspaper: Tribune

Date of Publication: June 14, 2013

Meeting Date: June 25, 2013
(Planning Commission)

Project: CUP 12-007 & PD 05-012 Amendment
(3G- CNG)

I, Darren Nash, 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: 
Darren Nash

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, June 25, 2013, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Conditional Use Permit (CUP 12-007), a request by 3G CNG, Inc. to establish a compressed natural gas (CNG) fueling station and a request to amend PD 05-012 to allow for changes in the type of building architecture and materials from what was originally approved with PD 05-012. The project is proposed to be located on Combine Street (Lot 14, of Tract 2594)

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the 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 call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

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

Darren Nash
Associate Planner
June 14, 2013

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