

RESOLUTION NO.: 09-023

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 09-001
(SPECIALTY SILICONE)
APN: 025-453-001

WHEREAS, Planned Development 09-001 has been submitted by Oasis Associates on behalf of Specialty Silicone, requesting to construct a 103,524 square foot facility located at 3077 Rollie Gates Drive; and

WHEREAS, the General Plan land use designation of the site is Business Park (BP), and the Zoning is AP-PD (Airport, Office Professional Overlay); and

WHEREAS, Section 21.16A, Planned Development Overlay District, requires that project located within a PD-overlay district, be subject to Planning Commission approval of a development plan (PD); and

WHEREAS, the project has been designed to provide 172 parking spaces which is based on the project being designed specifically for the Specialty Silicone operations; and

WHEREAS, according to Chapter 21.22.050 of the Zoning Code, the Planning Commission has the authorization to approve parking ratios for uses not specified in the Ordinance; and

WHEREAS, at its August 11, 2009 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 09-001 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is consistent with the City's Economic Strategy, by providing clean attractive business and industry in the business park land use category at the Airport.
2. The proposed Project will not be detrimental to the City of Paso Robles Municipal Airport, since the Project is consistent with the Airport Land Use Plan, since it would provide a compatible use in the vicinity of the Airport.

3. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.23B.050 (Findings for approval of development plans) as follows:
 - A. The design and intensity (density) of the proposed development plan is consistent with the following:
 1. The goals and policies established by the General Plan;
 2. The policies and development standards established by any applicable specific plan;
 3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located;
 4. All other adopted codes, policies, standards, and plans of the city;
 - B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
 - C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
 - D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
 - E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structure;
 - F. The proposed development plan contributes to the orderly development of the city as a whole;
 - G. The request to provide 172 parking spaces is reasonable since it accommodates the building which is designed specifically for the Specialty Silicone which will have no more than 148 employees on site at any one time.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 09-001, 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.

PLANNING SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Site Plan
C	Ground Floor Plan
D	Mezzanine Floor Plan
E	Roof Plan
F	Architectural Elevations
G	Preliminary Grading and Drainage
H	Preliminary Underground Improvements
I	Details
J	Conceptual Landscape Plan
K	Color/Material Board

- 3. This Development Plan for PD 09-001, allows for the removal of the existing approximate 14,000 square foot building and the development of a new 103,524 square foot building for Specialty Silicone Fabricators, with ancillary parking and landscaping as indicated in the above listed exhibits A-K, for the site located at 3077 Rollie Gates Drive. PD 09-001 also allows for the development of 172 parking spaces as indicated on Exhibit B.
- 4. APCD Conditions of Approval:

APCD-1 If utility pipelines are scheduled for removal or relocation; or building are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61,Subpart M – asbestos NESHAP).

APCD-2 The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) 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 stockpile 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 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

APCD-3 Construction Permit Requirements:

If portable equipment, 50 horsepower or greater, are used during construction, a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the Districts CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50hp or greater;
- IC Engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

APCD-4 Operational Phase Mitigation:

Standard Measures (Include all standard mit. measures marked below)

- Provide on-site bicycle parking. One bicycle parking space (either bike racks, and/or bike lockers) for every 10 car parking spaces is considered appropriate.
- Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips.
- Provide preferential carpool and vanpool parking spaces (5 spaces) near the primary employee entrance.
- Provide at least two showers (one for each sex) and locker facilities to encourage employees to bike and/or walk to work.
- Increase the building energy efficiency rating by 10 percent above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double paned windows, using energy efficient interior lighting, etc.).

APCD-5 Greenhouse Gas Impacts and Mitigation:

APCD also discussed in their June 12, 2009 letter Greenhouse Gas Impacts and Mitigation. The letter noted that APCD staff considered the operational impacts of this proposed planned development by running the URBEMIS2007 computer model, a tool for estimating vehicle travel, fuel use and resulting emissions related to the project's land uses. This indicated that operational phase impacts of the greenhouse gas known as carbon dioxide (CO₂) will be approximately 5,971 pounds per day in the summer and 5,764 pounds per day in the winter. The letter concluded that “feasible GHG mitigation measures for both the construction and operational phases of this project should be identified from the CAPCOA document or from other proven energy efficiency measures and implemented.”

The following are some measures suggested by the Office of the California Attorney General (Updated 12/09/08) that seem feasible for the Specialty Silicone project to incorporate into the design and operation of the site and facility.

- Install efficient lighting and lighting control systems. Site and design building to take advantage of daylight;
- Use trees, landscaping and sun screens on west and south exterior building walls to reduce energy use;
- Install light colored “cool” roofs and cool pavements;
- Provide information on energy management services for large energy users;
- Install energy efficient heating and cooling systems, appliances and equipment, and control systems;
- Install LED exterior light fixtures;
- Limit hours of operation of outdoor lighting;
- Provide education on energy efficiency to employees;

- Create water efficient landscapes;
- Install water efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
- Design buildings to be water efficient. Install water-efficient fixtures and appliances;

ENGINEERING SITE SPECIFIC CONDITIONS:

6. Street improvements shall be constructed on Buena Vista Drive, Wing Way and Rollie Gates Drive in accordance with plans approved by the City Engineer.
7. Post construction storm water management and low impact development best management practices shall be included in the design of site improvements.
8. Traffic demand strategies shall be implemented by the applicant to limit impacts to peak hour traffic. The applicant shall enter into an agreement to participate in turn lane improvements on Airport Road at the intersection of Highway 46E.
9. The applicant shall pay transportation impact fees established by City Council in affect at the time of occupancy.
10. The applicant shall provide their fair share of improvements to the drainage channel along Airport Road in accordance with the memo provided by North Coast Engineering dated May 20, 2009.

EMERGENCY SERVICES CONDITIONS:

11. Provide fire sprinkler systems for buildings exceeding 5,000 square feet.
12. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
13. A directory or annunciator panel shall be installed at all vehicle entrance areas indicating building locations and numbers.

PASSED AND ADOPTED THIS 11th day of August, 2009 by the following Roll Call Vote:

AYES: Peterson, Holstine, Nemeth, Gregory, Garcia, Treatch
 NOES: None
 ABSENT: Johnson
 ABSTAIN: None

CHARLES E. TREATCH, CHAIRMAN

ATTEST:

 RON WHISENAND, PLANNING COMMISSION SECRETARY

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 Specialty Silicone Reso

EXHIBIT A OF RESOLUTION 09-023

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PLANNED DEVELOPMENT 09-001

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: AUGUST 11, 2009

APPLICANT: SPECIALTY SILICONE

LOCATION: 3077 ROLLIE GATES DR.

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

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

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on Aug. 11, 2011 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See site specific conditions is PD Resolution.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

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

APPLICANT: Specialty PREPARED BY: JF

REPRESENTATIVE: Oasis/NCE CHECKED BY: _____

PROJECT: PD 09-001 TO PLANNING: _____

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

D. PRIOR TO ANY PLAN CHECK:

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

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>Street Name</u>	<u>City Standard</u>	<u>Standard Drawing No.</u>
Wing Way		
Rollie Gates		
Buena Vista		

- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

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

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has

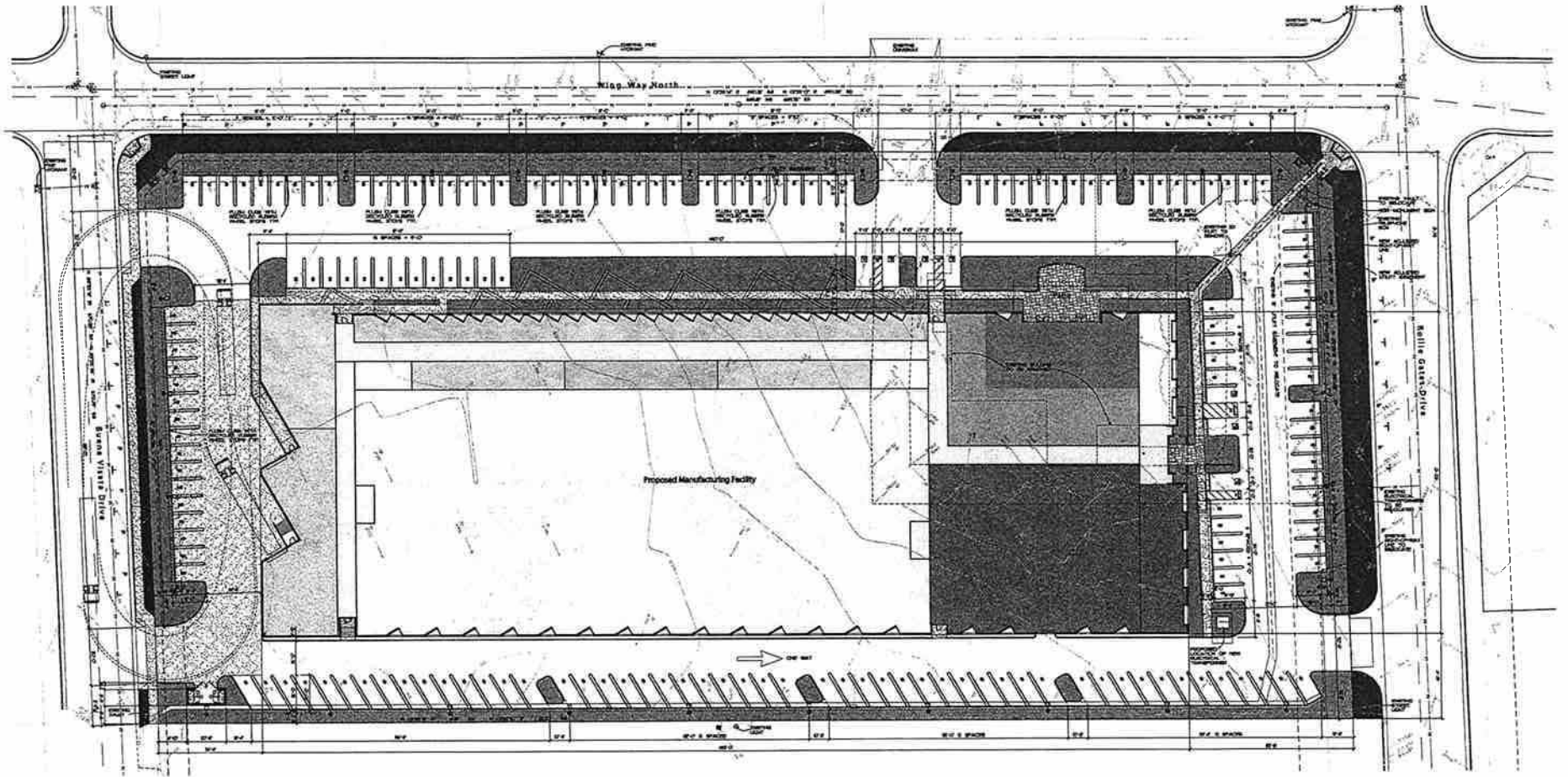
been made in the resolution for this condition).

- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.



Vicinity Map

Site Plan



Exhibit B
 Site Plan
 PD 09-001
 (Specialty Silicone)

A New Facility for



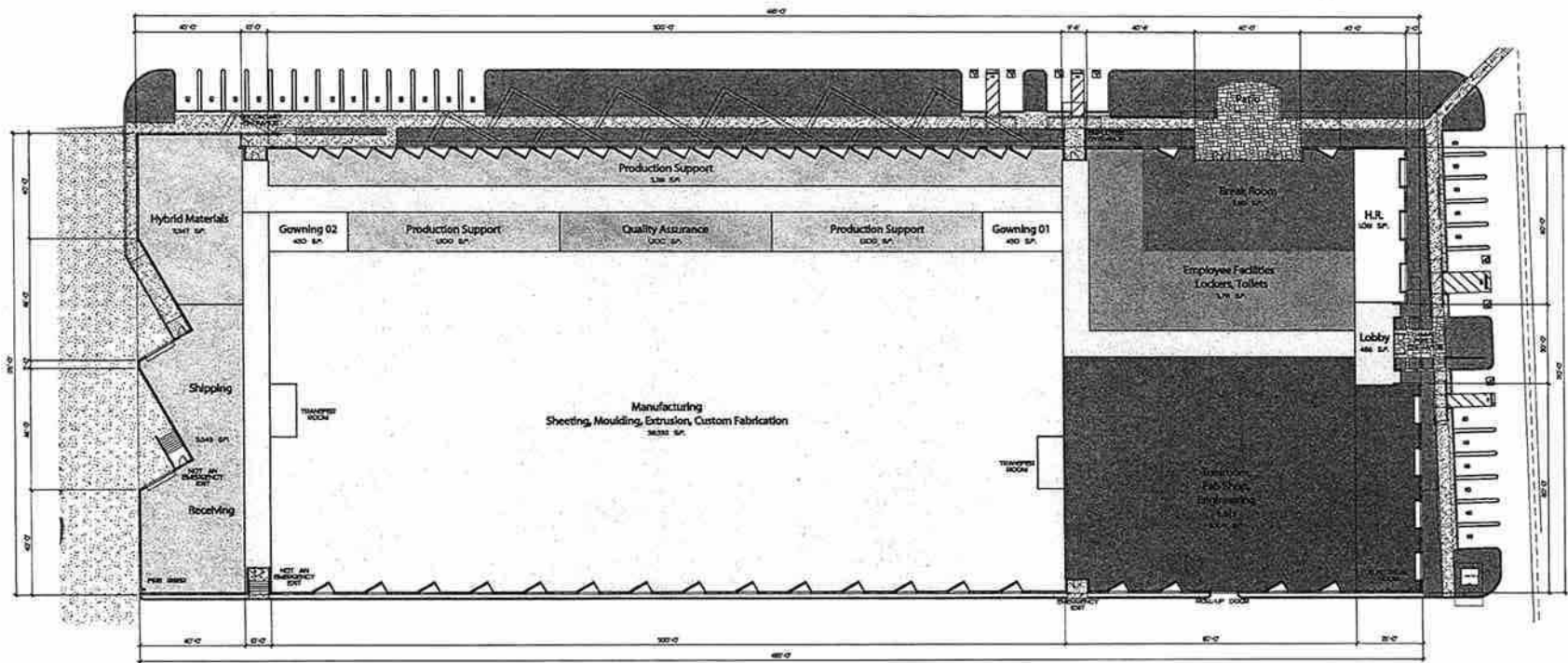
An ISSAC Medical Company

Rolle Gates Drive @ Wing Way El Paso de Robles, California



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Oasis Associates * Entitlement Coordination
 North Coast Engineering * Civil Engineering
 Oasis Associates * Landscape Architecture
 Electrical Design Services * Site Lighting & Photometrics



Ground Floor Plan



Exhibit C
Ground Floor Plan
PD 09-001
(Specialty Silicone)

A New Facility for



An ISSAC Medical Company

Rolle Gates Drive @ Wing Way El Paso de Robles, California



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Clean Rooms West • Clean Room Engineering
The BE Group • Facilities Strategy
Specialty Construction, Inc. • Construction Management

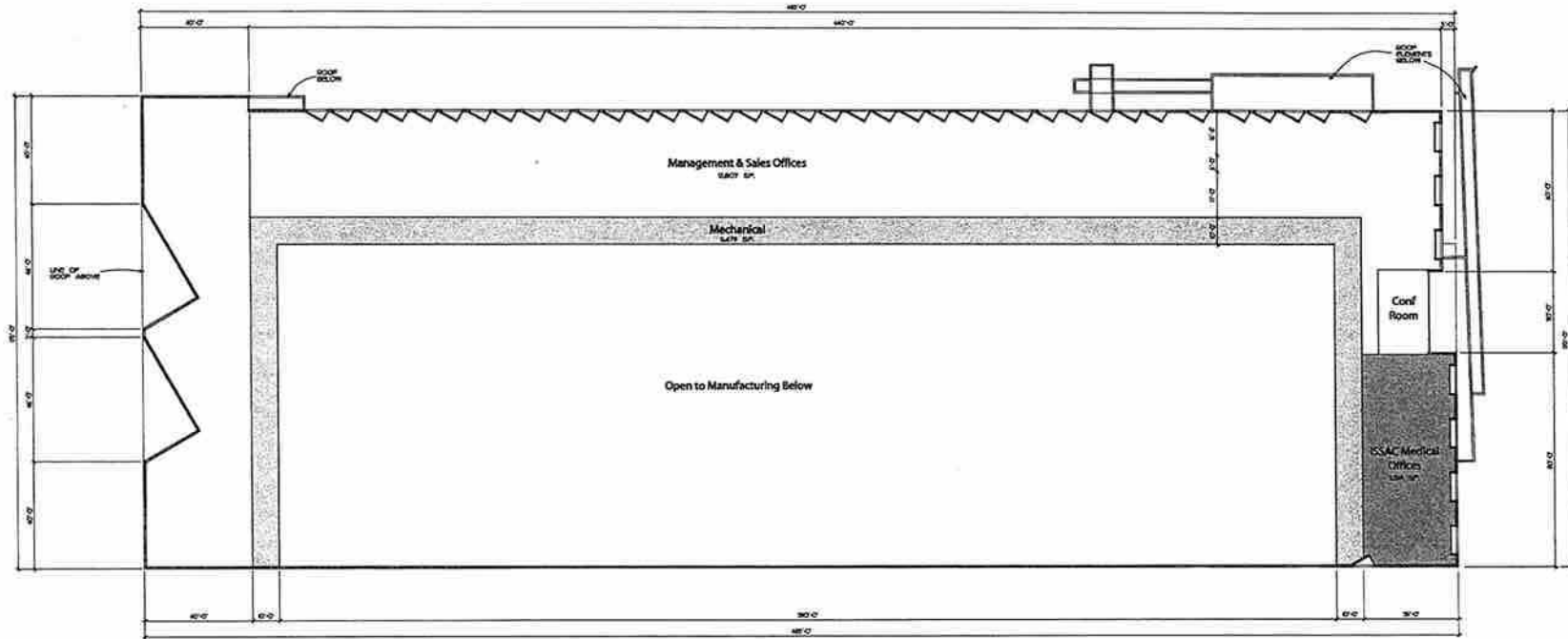
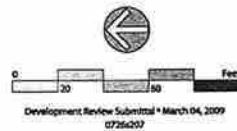


Exhibit D
 Mezzanine Floor Plan
 PD 09-001
 (Specialty Silicone)

Mezzanine Floor Plan



A New Facility for



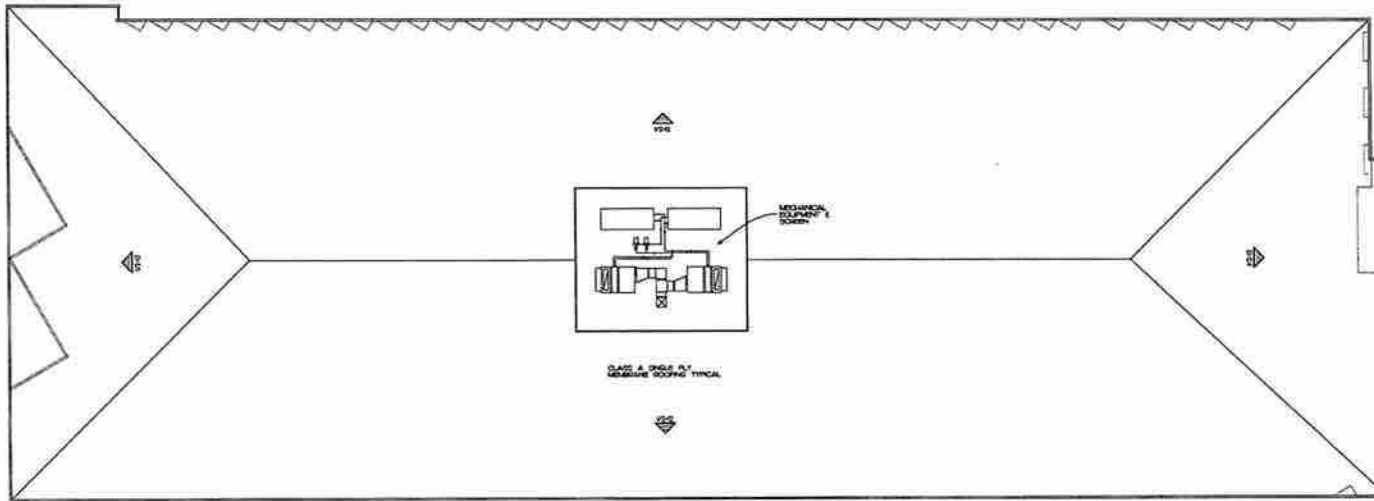
An ISSAC Medical Company

Rolie Gates Drive @ Wing Way El Paso de Robles, California



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R. M. Volpe & Associates * Structural Engineering
 Clean Rooms West * Clean Room Engineering
 The BE Group * Facilities Strategy
 Specialty Construction, Inc. * Construction Management



Roof Plan

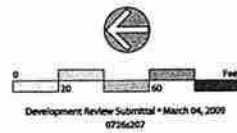


Exhibit E
Roof Plan
PD 09-001
(Specialty Silicone)

A New Facility for



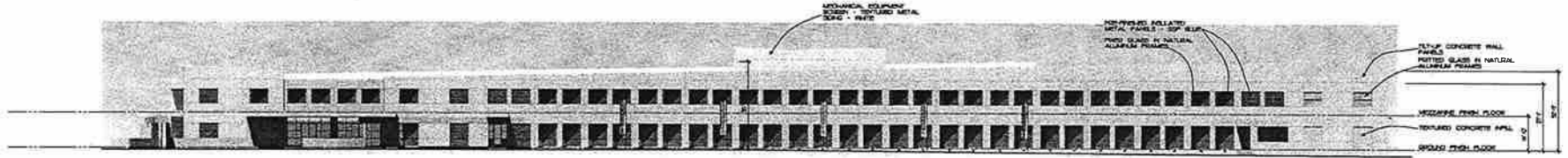
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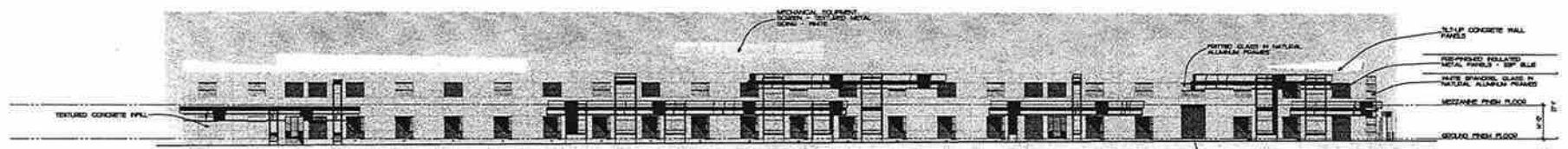
R.M. Volpe & Associates • Structural Engineering
 Clean Rooms West • Clean Room Engineering
 The BE Group • Facilities Strategy
 Specialty Construction, Inc. • Construction Management



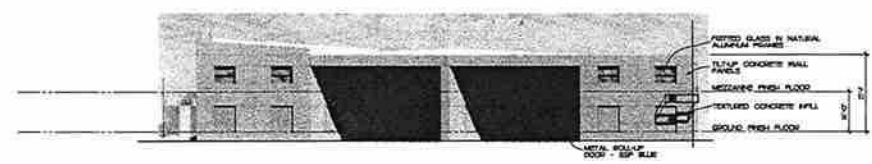
East Elevation



South Elevation



West Elevation



North Elevation

Exterior Elevations



Exhibit F
 Architectural Elevations
 PD 09-001
 (Specialty Silicone)

A New Facility for

SSF Specialty Silicone Fabricators

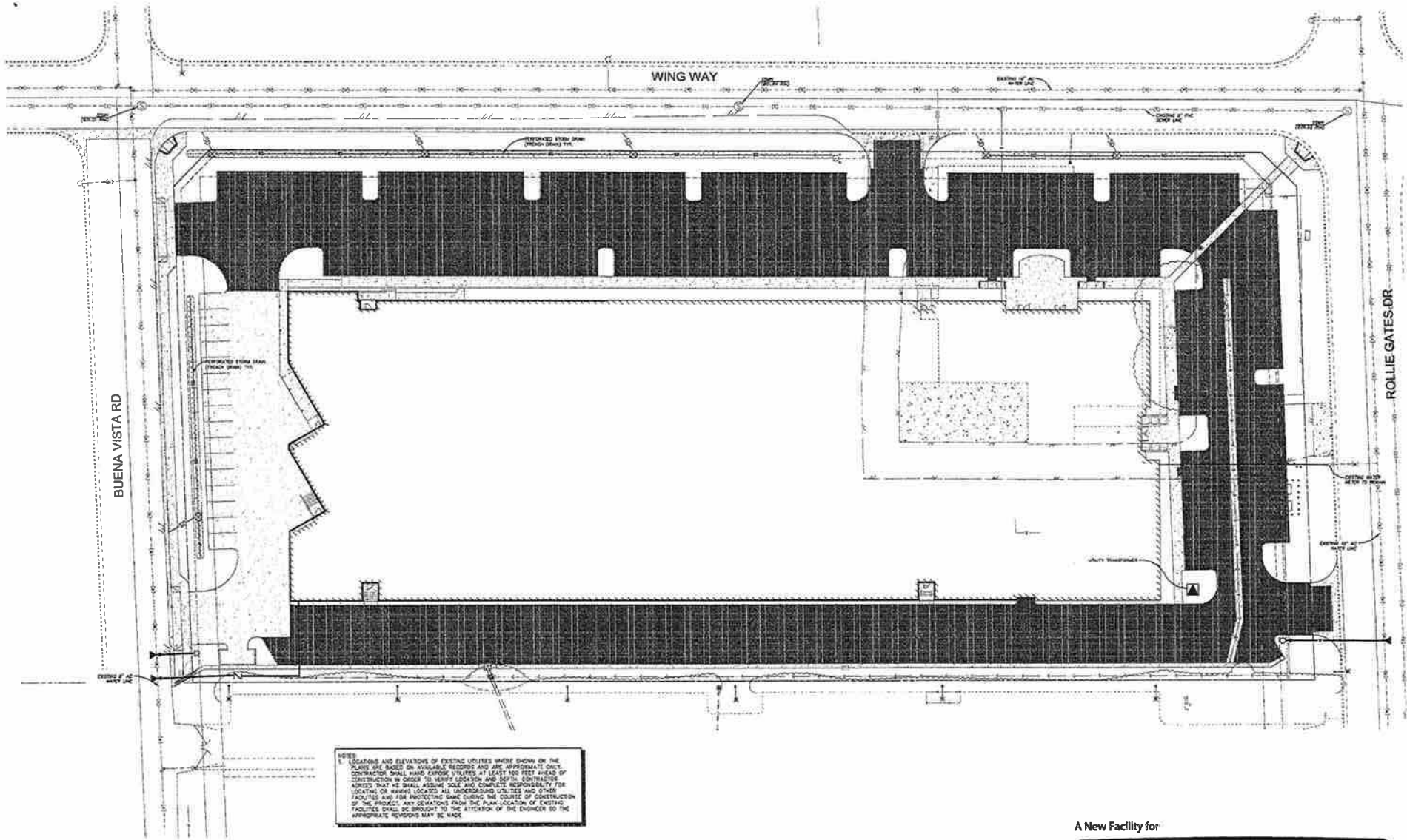
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Rolle Gates Drive @ Wing Way El Paso de Robles, California

James Goodman
 Architecture

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 Oasis Associates • Landscape Architecture
 Electrical Design Services • Site Lighting & Photometrics

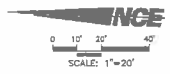


NOTES:
 1. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AND ARE APPROXIMATE ONLY. CONTRACTORS SHALL HAVE UTILITY LOCATORS AT LEAST 100 FEET AHEAD OF CONSTRUCTION IN ORDER TO VERIFY LOCATION AND DEPTH. CONTRACTORS ADVISED THAT THEY SHALL ASSUME TOTAL AND COMPLETE RESPONSIBILITY FOR LOCATING OR MARKING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. ANY DEVIATIONS FROM THE PLAN LOCATION OF EXISTING FACILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THE APPROPRIATE REVISIONS MAY BE MADE.

LEGEND

- | | |
|--------------------------|---------------------------------|
| PROPOSED FLOOR ELEVATION | EXISTING SP |
| EXISTING SANITARY | RIGHT-OF-WAY / PROJECT BOUNDARY |
| PROPOSED STORM SEWER | STORM LINE |
| PROPOSED SANITARY | EXISTING STORM LINE |
| PROPOSED WATER | STORM MANHOLE |
| DECORATIVE PAVEMENT | |

PRELIMINARY UNDERGROUND IMPROVEMENTS



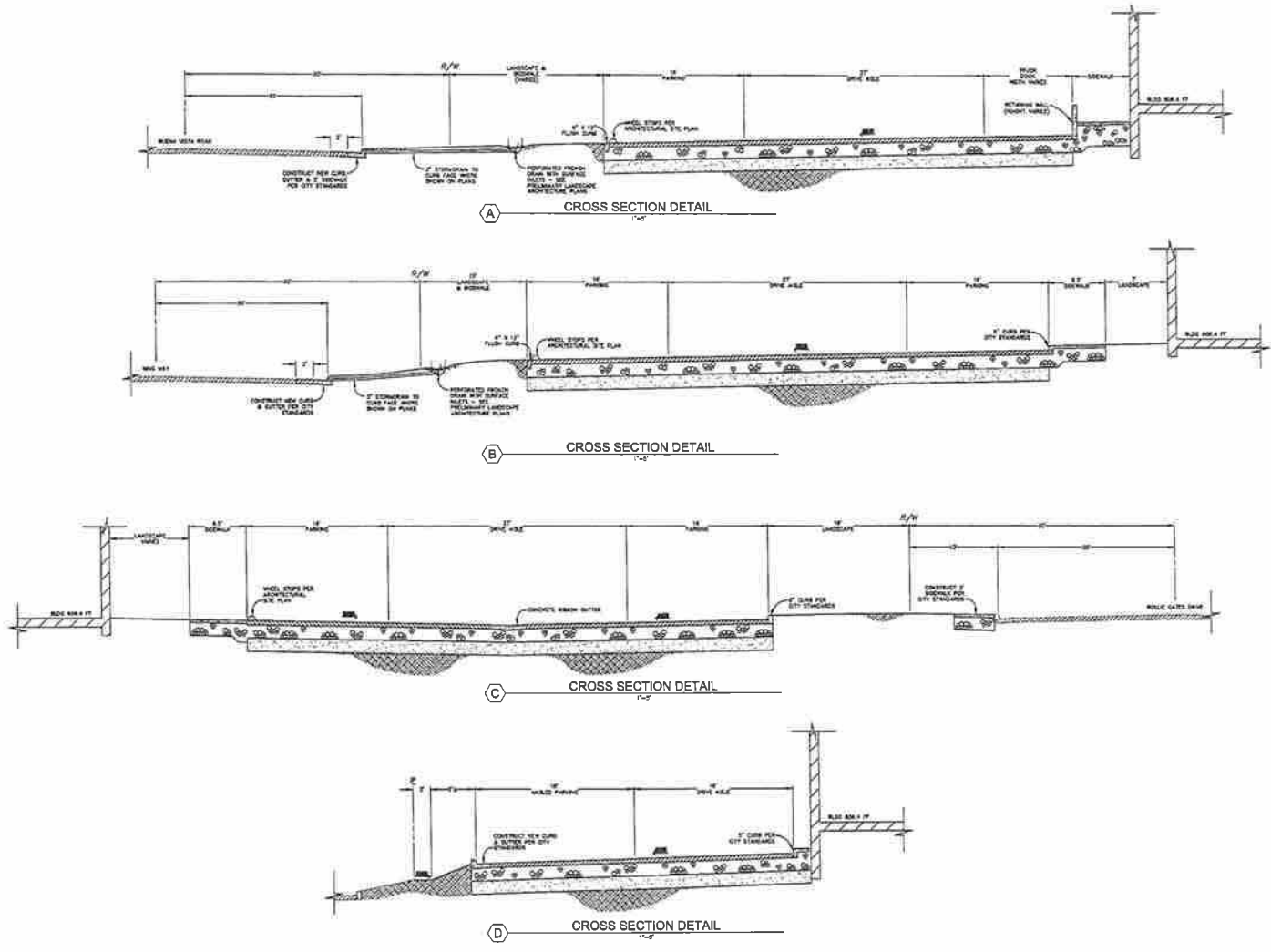
NCE NORTH COAST ENGINEERING, INC.
 722 Graham Rd Suite 10, Ukiah, CA 95521
 Development Review Submittal - March 04, 2009

Exhibit H
 Preliminary Underground Improvements
 PD 09-001
 (Specialty Silicone)

A New Facility for
SSF Specialty Silicone Fabricators
 An ISSAC Medical Company
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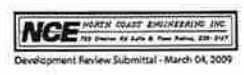
James Goodman Architecture
 27245 Ortega Highway • Suite 120 • San Jose Capitola • California • 95071 • 949.465.0700 • 949.465.0710 • 949.465.0711 Fax • info@jgarch.com
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DETAILS

Exhibit I
 Details
 PD 09-001
 (Specialty Silicone)



A New Facility for

SSF Specialty Silicone Fabricators

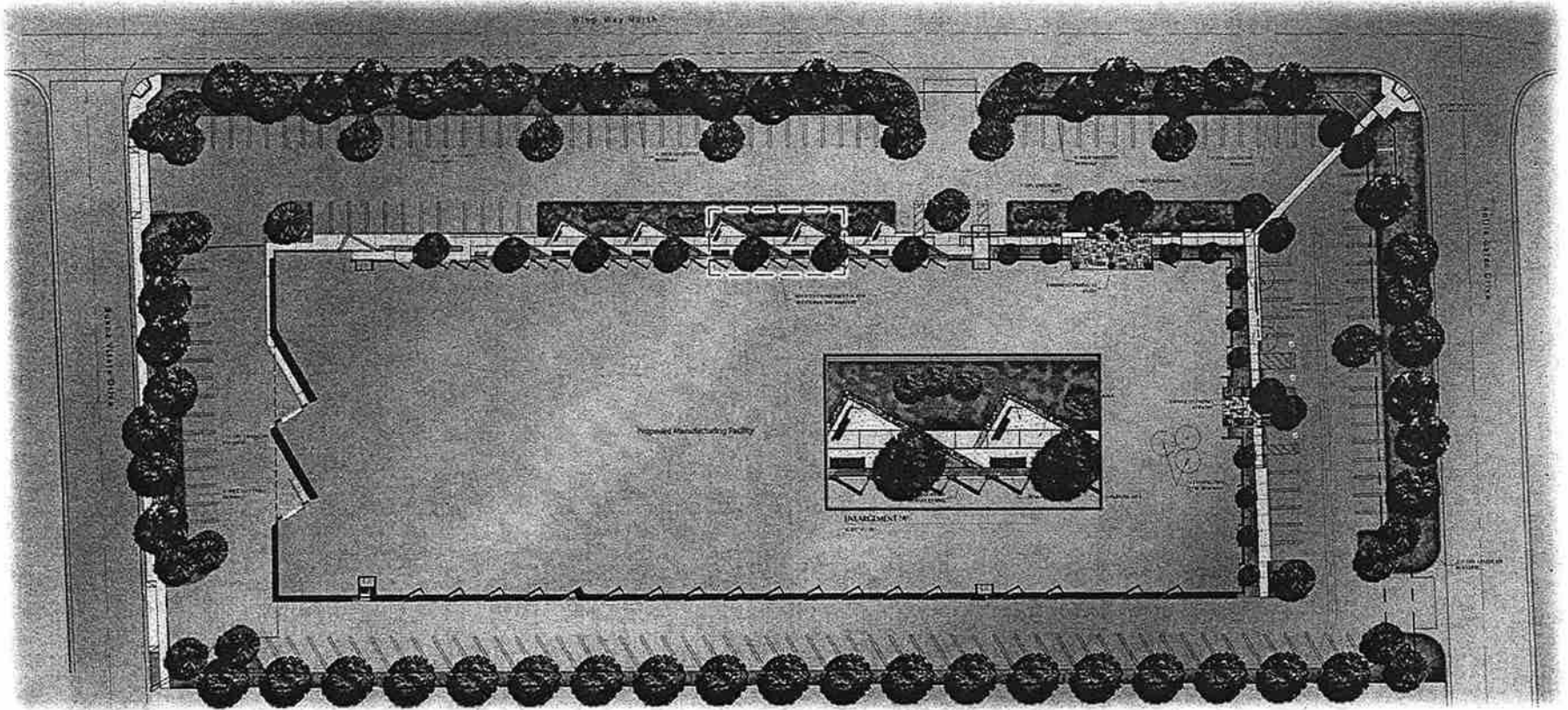
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PLANT LEGEND		TREES		SHRUBS		SMALLER VASCULAR PLANTS		HARDSCAPE ELEMENTS	
SYMBOL	COMMON NAME	SIZE	NOTES	SYMBOL	COMMON NAME	SIZE	NOTES	SYMBOL	COMMON NAME
1	Artemisia tridentata	12' BDB	12' BDB	1	Artemisia tridentata	12' BDB	12' BDB	1	Artemisia tridentata
2	Quercus agrifolia	12' BDB	12' BDB	2	Quercus agrifolia	12' BDB	12' BDB	2	Quercus agrifolia
3	Juniperus horizontalis	12' BDB	12' BDB	3	Juniperus horizontalis	12' BDB	12' BDB	3	Juniperus horizontalis
4	Yucca filifera	12' BDB	12' BDB	4	Yucca filifera	12' BDB	12' BDB	4	Yucca filifera
5	Phoradendron leucocarpum	12' BDB	12' BDB	5	Phoradendron leucocarpum	12' BDB	12' BDB	5	Phoradendron leucocarpum
6	Artemisia tridentata	12' BDB	12' BDB	6	Artemisia tridentata	12' BDB	12' BDB	6	Artemisia tridentata
7	Quercus agrifolia	12' BDB	12' BDB	7	Quercus agrifolia	12' BDB	12' BDB	7	Quercus agrifolia
8	Juniperus horizontalis	12' BDB	12' BDB	8	Juniperus horizontalis	12' BDB	12' BDB	8	Juniperus horizontalis
9	Yucca filifera	12' BDB	12' BDB	9	Yucca filifera	12' BDB	12' BDB	9	Yucca filifera
10	Phoradendron leucocarpum	12' BDB	12' BDB	10	Phoradendron leucocarpum	12' BDB	12' BDB	10	Phoradendron leucocarpum
11	Artemisia tridentata	12' BDB	12' BDB	11	Artemisia tridentata	12' BDB	12' BDB	11	Artemisia tridentata
12	Quercus agrifolia	12' BDB	12' BDB	12	Quercus agrifolia	12' BDB	12' BDB	12	Quercus agrifolia
13	Juniperus horizontalis	12' BDB	12' BDB	13	Juniperus horizontalis	12' BDB	12' BDB	13	Juniperus horizontalis
14	Yucca filifera	12' BDB	12' BDB	14	Yucca filifera	12' BDB	12' BDB	14	Yucca filifera
15	Phoradendron leucocarpum	12' BDB	12' BDB	15	Phoradendron leucocarpum	12' BDB	12' BDB	15	Phoradendron leucocarpum
16	Artemisia tridentata	12' BDB	12' BDB	16	Artemisia tridentata	12' BDB	12' BDB	16	Artemisia tridentata
17	Quercus agrifolia	12' BDB	12' BDB	17	Quercus agrifolia	12' BDB	12' BDB	17	Quercus agrifolia
18	Juniperus horizontalis	12' BDB	12' BDB	18	Juniperus horizontalis	12' BDB	12' BDB	18	Juniperus horizontalis
19	Yucca filifera	12' BDB	12' BDB	19	Yucca filifera	12' BDB	12' BDB	19	Yucca filifera
20	Phoradendron leucocarpum	12' BDB	12' BDB	20	Phoradendron leucocarpum	12' BDB	12' BDB	20	Phoradendron leucocarpum
21	Artemisia tridentata	12' BDB	12' BDB	21	Artemisia tridentata	12' BDB	12' BDB	21	Artemisia tridentata
22	Quercus agrifolia	12' BDB	12' BDB	22	Quercus agrifolia	12' BDB	12' BDB	22	Quercus agrifolia
23	Juniperus horizontalis	12' BDB	12' BDB	23	Juniperus horizontalis	12' BDB	12' BDB	23	Juniperus horizontalis
24	Yucca filifera	12' BDB	12' BDB	24	Yucca filifera	12' BDB	12' BDB	24	Yucca filifera
25	Phoradendron leucocarpum	12' BDB	12' BDB	25	Phoradendron leucocarpum	12' BDB	12' BDB	25	Phoradendron leucocarpum
26	Artemisia tridentata	12' BDB	12' BDB	26	Artemisia tridentata	12' BDB	12' BDB	26	Artemisia tridentata
27	Quercus agrifolia	12' BDB	12' BDB	27	Quercus agrifolia	12' BDB	12' BDB	27	Quercus agrifolia
28	Juniperus horizontalis	12' BDB	12' BDB	28	Juniperus horizontalis	12' BDB	12' BDB	28	Juniperus horizontalis
29	Yucca filifera	12' BDB	12' BDB	29	Yucca filifera	12' BDB	12' BDB	29	Yucca filifera
30	Phoradendron leucocarpum	12' BDB	12' BDB	30	Phoradendron leucocarpum	12' BDB	12' BDB	30	Phoradendron leucocarpum
31	Artemisia tridentata	12' BDB	12' BDB	31	Artemisia tridentata	12' BDB	12' BDB	31	Artemisia tridentata
32	Quercus agrifolia	12' BDB	12' BDB	32	Quercus agrifolia	12' BDB	12' BDB	32	Quercus agrifolia
33	Juniperus horizontalis	12' BDB	12' BDB	33	Juniperus horizontalis	12' BDB	12' BDB	33	Juniperus horizontalis
34	Yucca filifera	12' BDB	12' BDB	34	Yucca filifera	12' BDB	12' BDB	34	Yucca filifera
35	Phoradendron leucocarpum	12' BDB	12' BDB	35	Phoradendron leucocarpum	12' BDB	12' BDB	35	Phoradendron leucocarpum
36	Artemisia tridentata	12' BDB	12' BDB	36	Artemisia tridentata	12' BDB	12' BDB	36	Artemisia tridentata
37	Quercus agrifolia	12' BDB	12' BDB	37	Quercus agrifolia	12' BDB	12' BDB	37	Quercus agrifolia
38	Juniperus horizontalis	12' BDB	12' BDB	38	Juniperus horizontalis	12' BDB	12' BDB	38	Juniperus horizontalis
39	Yucca filifera	12' BDB	12' BDB	39	Yucca filifera	12' BDB	12' BDB	39	Yucca filifera
40	Phoradendron leucocarpum	12' BDB	12' BDB	40	Phoradendron leucocarpum	12' BDB	12' BDB	40	Phoradendron leucocarpum

HARDSCAPE ELEMENTS

CONCEPT NOTES

1. ALL HARDSCAPE ELEMENTS SHALL BE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND THE FACILITY'S OPERATIONAL REQUIREMENTS.
2. ALL HARDSCAPE ELEMENTS SHALL BE DURABLE AND WEAR RESISTANT.
3. ALL HARDSCAPE ELEMENTS SHALL BE EASY TO MAINTAIN.
4. ALL HARDSCAPE ELEMENTS SHALL BE AESTHETICALLY APPEALING.
5. ALL HARDSCAPE ELEMENTS SHALL BE ENVIRONMENTALLY FRIENDLY.

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Exhibit J
Conceptual Landscape Plan
 PD 09-001
 (Specialty Silicone)