

RESOLUTION NO: 12-002

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 11-006
3003 ROLLIE GATES DRIVE
(APPLIED TECHNOLOGIES)
APN: 025-453-002**

WHEREAS, Planned Development 11-006 has been submitted by Omni Design Group on behalf of Applied Technologies requesting to construct a ±21,000 square foot light industrial and warehousing building; and

WHEREAS, the project is located at 3003 Rollie Gates Drive at the Paso Robles Airport; and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan (PD) review process; and

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

WHEREAS, a resolution was adopted by the Planning Commission approved a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

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

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.

7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the 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 Planned Development 11-006, subject to the following condition:

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 Plan
D	Proposed Site Plan
E	Landscape Plan
F	Civil Cover Sheet
G	Preliminary Grading & Drainage
H	Utility Plan
I	Architectural Floor Plan
J	Exterior Elevations

3. This PD 11-006 allows for development of a 21,000 square foot light-industrial and warehouse building with ancillary parking and landscaping.
4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for Planning Division Staff review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
 - e. Fencing Plan (if any fencing)
5. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view with architectural features and vegetation that is dense and high enough to conceal it.

6. The following conditions are Traffic and Circulation mitigation measures:
 - T-1 Traffic demand strategies shall be implemented by the applicant to limit impacts to peak hour traffic.
 - T-2 The applicant shall pay transportation impact fees established by City Council in affect at the time of occupancy.

7. The following conditions are Hydrological/Water Quality mitigation measures:
 - Hydro-1 Post construction storm water management and low impact development best management practices shall be included in the design of site improvements.
 - Hydro-2 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.

8. The project shall be in compliance the following standard 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 back up 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 10th day of January 2012 by the following roll call vote:

AYES: Treatch, Barth, Holstine, Vanderlip, Gregory, Peterson, Garcia

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN AL GARCIA

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: Jan 10, 2012
Applicant: Applied Tech. Location: 3003 Rollie Gates
APN: 025-453-002

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 Jan. 10, 2014 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution 09-028)

- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution 09-028)

- 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:

Street Name	City Standard	Standard Drawing No.
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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

(Adopted by Planning Commission Resolution 09-028)

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.

(Adopted by Planning Commission Resolution 09-028)

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)

RECEIVED

NOV 18 2011

Engineering Division



MACHINE SHOP & SHIPPING WAREHOUSE
AIRPORT ROAD, ALHAMBRA, CALIFORNIA
FOND PARK, CALIFORNIA 91704



M.E. Designs
Civil, Mechanical, Electrical, Plumbing & Design
48185 Stone Valley Road, Suite 100, Alhambra, CA 91806
Phone: 626.441.1100 Fax: 626.441.1101

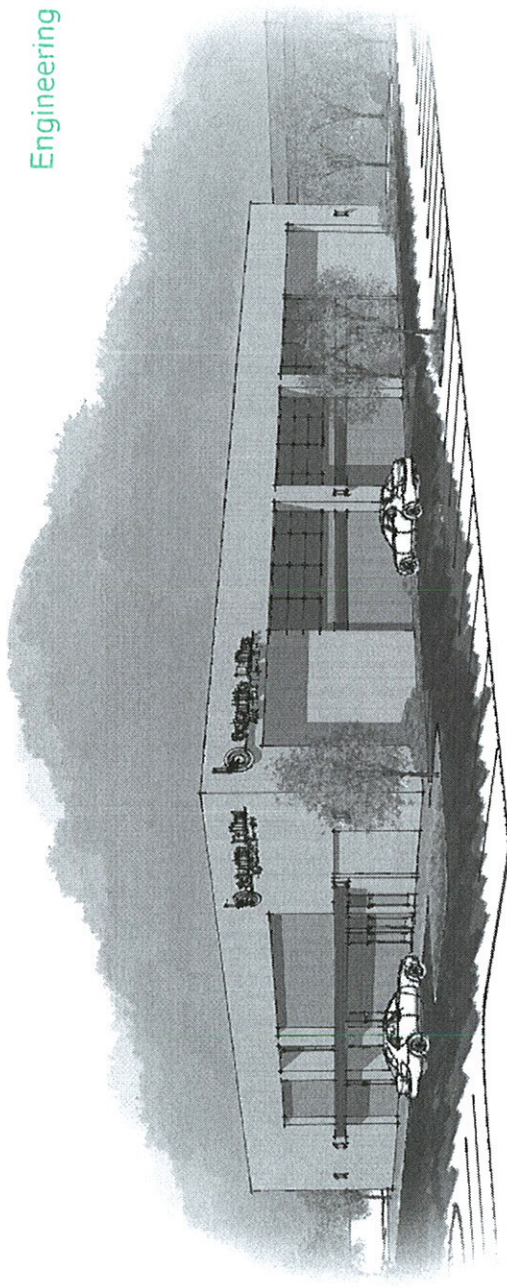


Spotlight Contracting, Inc.
10000 Wilshire Blvd, Suite 1000, Beverly Hills, CA 90210
Tel: 310.274.1100 Fax: 310.274.1101

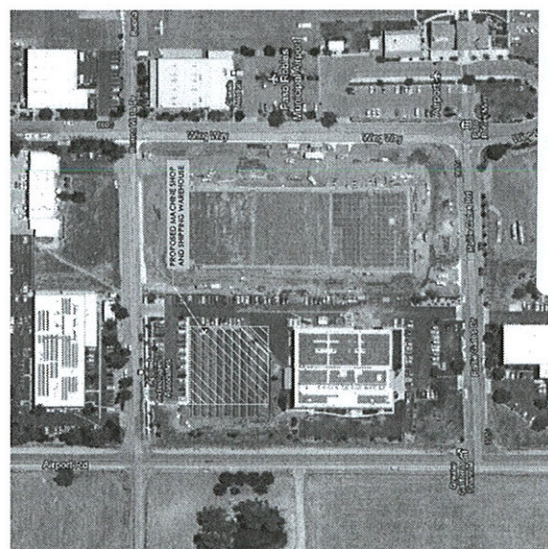


When Approved by the Director of the Department of Public Works, the City of Alhambra, California, this plan shall be used in accordance with the provisions of the City of Alhambra, California, Municipal Code, Chapter 10, Article 10.01, and the City of Alhambra, California, Municipal Code, Chapter 10, Article 10.02.

PROJECT NUMBER: 11-006
DATE: NOVEMBER 18, 2011
SHEET TITLE: COVER SHEET
SHEET NUMBER: DP.1



Applied Technologies Associates MACHINE SHOP & SHIPPING WAREHOUSE VIEW FROM AIRPORT ROAD AND BUENA VISTA DRIVE



VICINITY MAP

PROJECT TEAM	PROJECT	DATE	SCALE
APPLIED TECHNOLOGIES ASSOCIATES ARCHITECTURE	MACHINE SHOP & SHIPPING WAREHOUSE	NOVEMBER 18, 2011	AS SHOWN
ARCHITECT	MACHINE SHOP & SHIPPING WAREHOUSE	NOVEMBER 18, 2011	AS SHOWN
CIVIL ENGINEERING	MACHINE SHOP & SHIPPING WAREHOUSE	NOVEMBER 18, 2011	AS SHOWN
LANDSCAPE ARCHITECT	MACHINE SHOP & SHIPPING WAREHOUSE	NOVEMBER 18, 2011	AS SHOWN
SYMBOLS	MACHINE SHOP & SHIPPING WAREHOUSE	NOVEMBER 18, 2011	AS SHOWN
DESIGNER/ENGINEER	MACHINE SHOP & SHIPPING WAREHOUSE	NOVEMBER 18, 2011	AS SHOWN

LEGAL DESCRIPTION	PROJECT DESCRIPTION	LAND USE DATA	APPLICABLE ZONING
PANEL 104101, PART 1, PARCEL 27 IN THE CITY OF EL PASO OR PARCEL 20001 OF PARCEL 104101, PART 1, CITY OF EL PASO, TEXAS.	MACHINE SHOP & SHIPPING WAREHOUSE	COMMERCIAL INDUSTRIAL (C-1)	COMMERCIAL INDUSTRIAL (C-1)
		INDUSTRIAL (I-1)	INDUSTRIAL (I-1)
		RESIDENTIAL (R-1)	RESIDENTIAL (R-1)
		OFFICE (O-1)	OFFICE (O-1)
		RECREATION (R-2)	RECREATION (R-2)
		UTILITIES (U-1)	UTILITIES (U-1)
		TRANSPORTATION (T-1)	TRANSPORTATION (T-1)
		AGRICULTURE (A-1)	AGRICULTURE (A-1)
		CONSERVATION (C-2)	CONSERVATION (C-2)
		UNDEVELOPED (U-2)	UNDEVELOPED (U-2)
		WATERWAYS (W-1)	WATERWAYS (W-1)
		RAILROADS (R-3)	RAILROADS (R-3)
		MINERAL (M-1)	MINERAL (M-1)
		OTHER (O-2)	OTHER (O-2)

PARKING REQUIREMENTS	LANDSCAPE REQUIREMENTS	UTILITIES REQUIREMENTS	OTHER REQUIREMENTS
1. MINIMUM 10 SPACES PER 1,000 SF OF FLOOR AREA.	1. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
2. MAXIMUM 50% OF TOTAL PARKING SHALL BE COVERED.	2. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
3. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	3. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
4. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	4. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
5. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	5. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
6. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	6. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	6. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	6. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
7. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	7. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	7. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	7. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
8. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	8. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	8. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	8. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
9. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	9. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	9. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	9. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
10. PARKING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	10. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.	10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.	10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

Exhibit B
Title Sheet
PD 11-006
(Applied Technologies)



MACHINE SHOP & SHIPPING WAREHOUSE
 APPLIED TECHNOLOGIES ASSOCIATES
 1400 AIRPORT ROAD
 SUITE 100
 BIRMINGHAM, AL 35202



M.E. Designs
 ARCHITECTURAL, ENGINEERING,
 BUILDING & DESIGN
 1400 AIRPORT ROAD
 SUITE 100
 BIRMINGHAM, AL 35202



Specuity Chemicals, Inc.
 1400 AIRPORT ROAD
 SUITE 100
 BIRMINGHAM, AL 35202



PROJECT NUMBER: 11-006
 SHEET TITLE: EXISTING SITE PLAN
 SHEET NUMBER: 11-006-01



EXISTING SITE PLAN
 SCALE: 1" = 30'-0"



DP.2

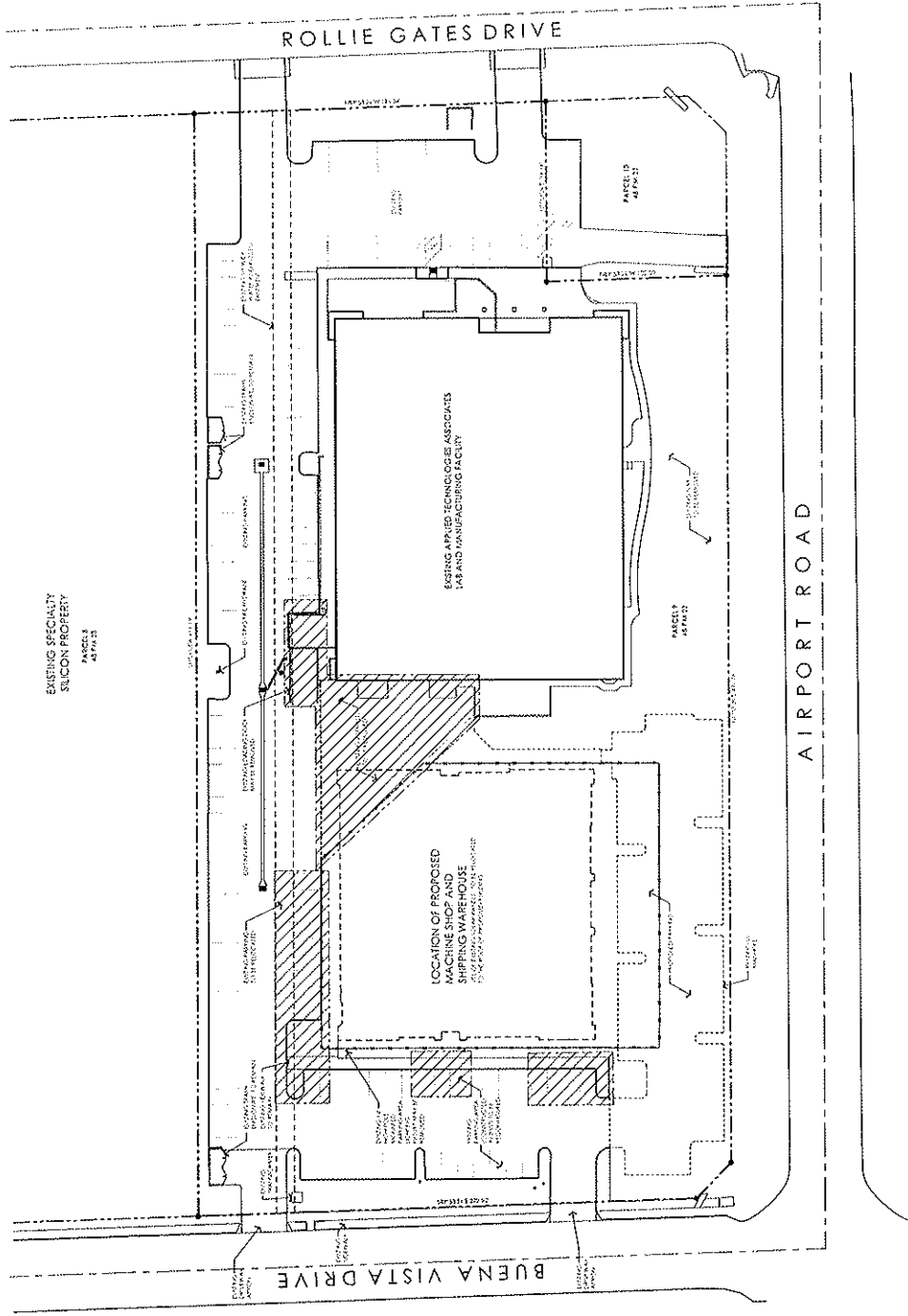


Exhibit C
 Existing Site Plan
 PD 11-006
 (Applied Technologies)



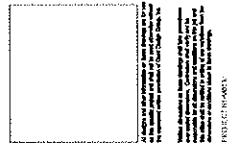
MACHINE SHOP & SHIPPING WAREHOUSE
 10000 AIRPORT ROAD
 AIRPORT, CALIFORNIA 94503



M.E. Designs
 Civil & Mechanical Engineering
 Drafting & Design
 10000 AIRPORT ROAD
 AIRPORT, CALIFORNIA 94503



Spotify Commerce Inc.
 10000 AIRPORT ROAD
 AIRPORT, CALIFORNIA 94503



PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"

PROJECT NUMBER:
 DATE: NOVEMBER 12, 2014
 SHEET NO.:
PROPOSED SITE PLAN

SHEET NUMBER

DP.3

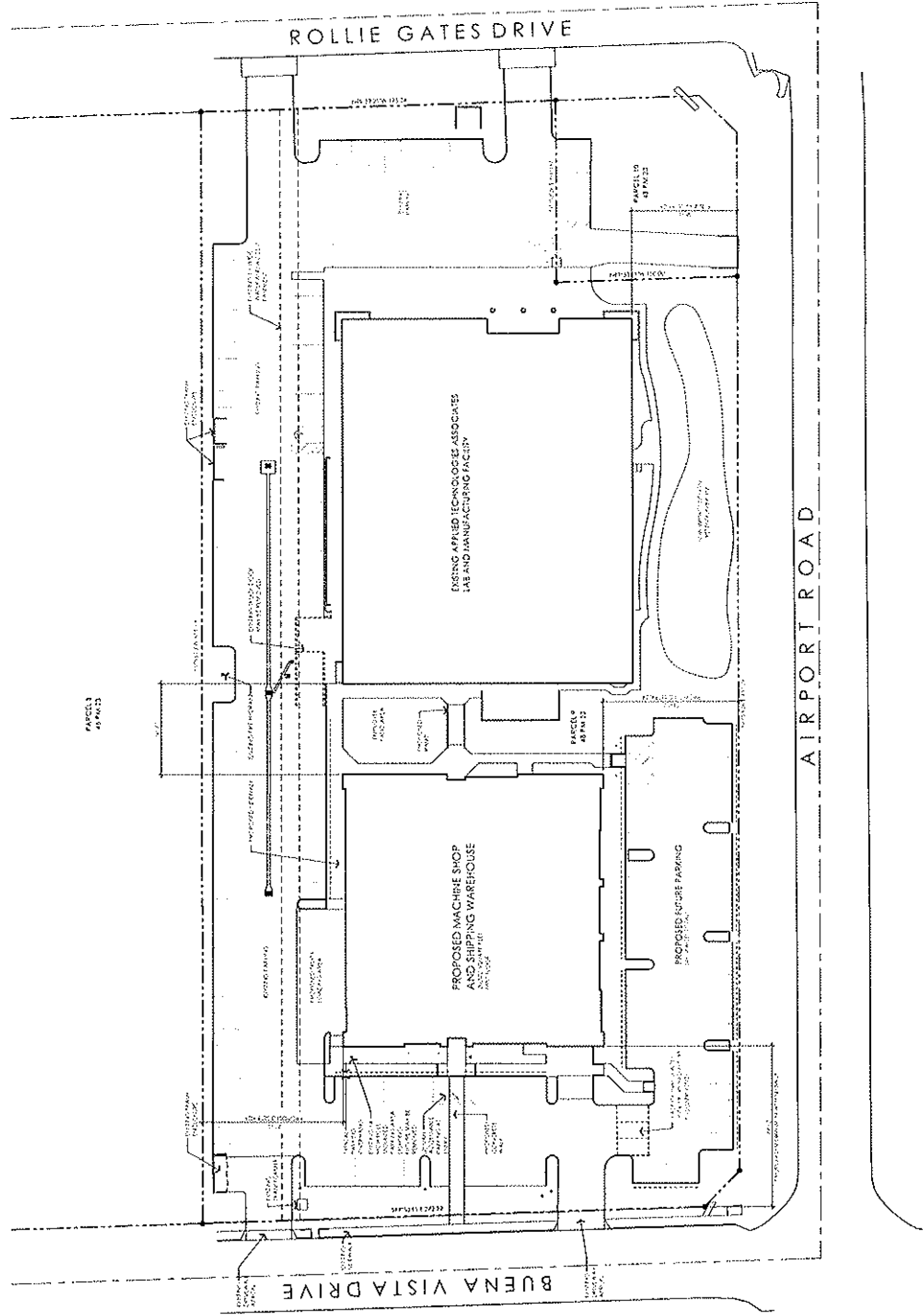


Exhibit D
 Proposed Site Plan
 PD 11-006
 (Applied Technologies)



MACHINE SHOP & SHIPPING WAREHOUSE
 10000 AIRPORT ROAD
 AIRPORT, CALIFORNIA 94503



Applied Technologies Associates
 505 HAYWARD AVE., SUITE 200
 AIRPORT, CALIFORNIA 94503

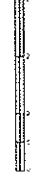
M.E. Designs
 CIVIL ENGINEERING, ARCHITECTURE,
 PLANNING, DESIGN & CONSTRUCTION
 4500 BAY LANE, SUITE 200
 AIRPORT, CALIFORNIA 94503



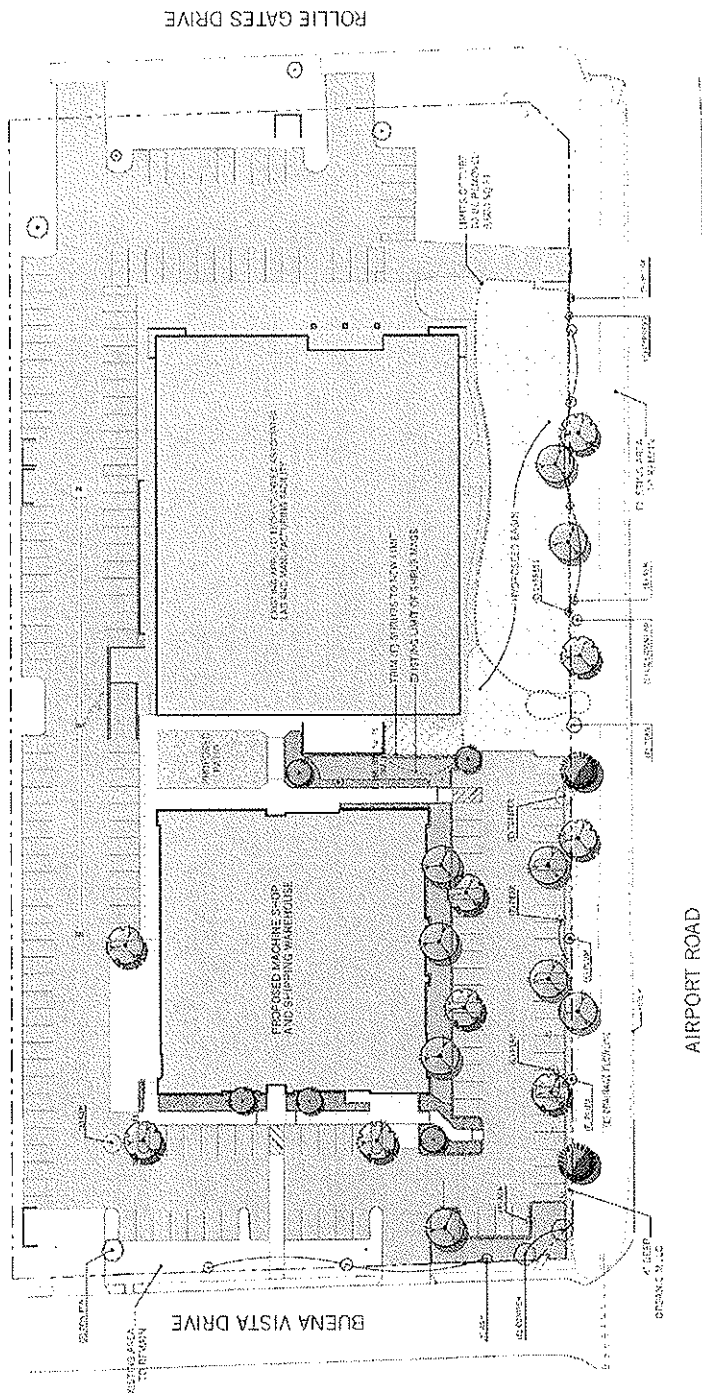
Specialty Curbmolds Inc.
 10000 AIRPORT ROAD
 AIRPORT, CALIFORNIA 94503



LANDSCAPE PLAN
 PROJECT NUMBER: 11-006
 SHEET: 11-006-01



DP.4



- Legend**
- Built up areas to remain
 - Built up areas to be removed
 - Existing trees to remain
 - Existing trees to be removed
 - New trees to be planted
 - New trees to be removed
- Preliminary Plant List**
- Small Accent Tree**
 1. Japanese Quince (E. Sp. 1000)
 2. Little-leafed Dogwood (E. Sp. 1000)
 - Medium Broadleaf Evergreen Tree**
 1. Japanese Quince (E. Sp. 1000)
 2. Little-leafed Dogwood (E. Sp. 1000)
 - Medium Deciduous Tree**
 1. Japanese Quince (E. Sp. 1000)
 2. Little-leafed Dogwood (E. Sp. 1000)
 - Large Evergreen Conifer**
 1. Japanese Quince (E. Sp. 1000)
 2. Little-leafed Dogwood (E. Sp. 1000)
 - Ground Cover 12" to 24" Height**
 1. Japanese Quince (E. Sp. 1000)
 2. Little-leafed Dogwood (E. Sp. 1000)
 - Ground Cover 24" to 36" Height**
 1. Japanese Quince (E. Sp. 1000)
 2. Little-leafed Dogwood (E. Sp. 1000)

Water Conservation Notes

1. All plants are selected for their ability to survive in the local climate and soil conditions.
2. All plants are selected for their ability to survive in the local climate and soil conditions.
3. All plants are selected for their ability to survive in the local climate and soil conditions.
4. All plants are selected for their ability to survive in the local climate and soil conditions.

Exhibit E
Landscape Plan
PD 11-006
(Applied Technologies)

- REFERENCE NOTES**
1. 3" GRADE FROM BUILDING
 2. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 3. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 4. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 5. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 6. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 7. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 8. 1" GRADE FROM EXISTING GRADE TO NEW GRADE
 9. 1" GRADE FROM EXISTING GRADE TO NEW GRADE

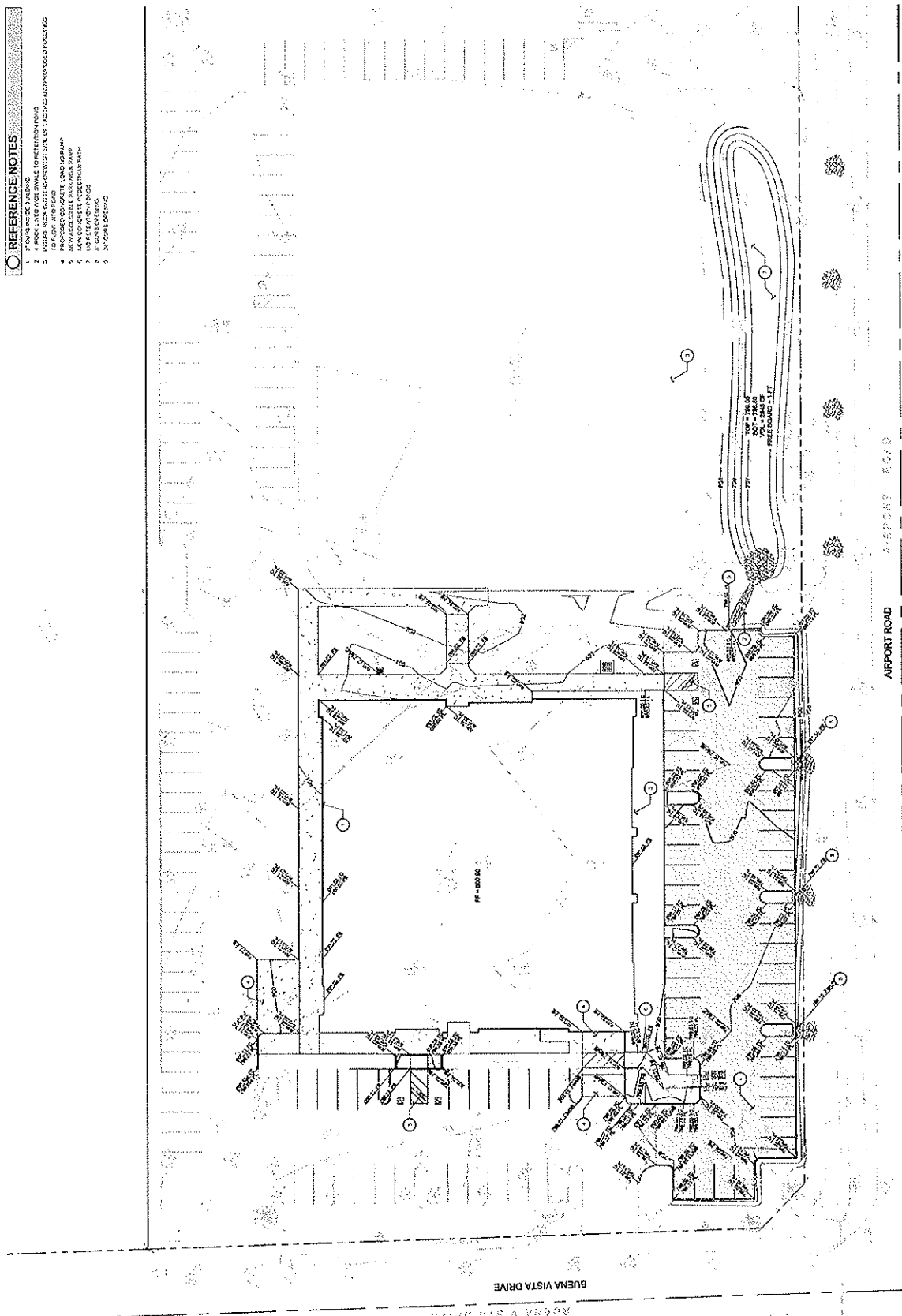


MACHINE SHOP & SHIPPING WA REHOUSE
 APPLIED TECHNOLOGIES ASSOCIATES
 10000 W. WASHINGTON, SUITE 100
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 PHONE: 515-281-1111
 FAX: 515-281-1112
 WWW: WWW.ATAPRO.COM

M.E. Designs
 Civil & Structural Engineering
 Consulting & Design
 1000 W. WASHINGTON, SUITE 100
 WEST DES MOINES, IOWA 50399
 PHONE: 515-281-1111
 FAX: 515-281-1112
 WWW: WWW.MEDDESIGN.COM



PROJECT NUMBER:
DATE: 10/20/06
SCALE: AS SHOWN
PREPARED BY:
CHECKED BY:
APPROVED BY:



DP.6

Exhibit G
 Preliminary Grading & Drainage
 PD 11-006
 (Applied Technologies)

- REFERENCE NOTES**
1. NEW 12" DIAMETER ELECTRICAL SERVICE FOR THE PUMP
 2. NEW 12" DIAMETER ELECTRICAL SERVICE FOR BUILDING
 3. NEW ELECTRICAL SERVICE FOR BUILDING
 4. 200' x 200' POND SERVICE WATER
 5. NEW WATER LINE TO NEW FROM EXISTING BUILDING
 6. NEW WATER LINE TO NEW FROM EXISTING BUILDING
 7. 2" RIGID POLYETHYLENE GLASS REINFORCED FIBER (RPG) PIPE TO NEW FROM EXISTING BUILDING
 8. EXISTING 12" STORM DRAIN TO BE REMOVED
 9. NEW 18" DIAMETER TO BE CONNECTED TO NEW STORAGE POND AS SHOWN
 10. NEW 12" DIAMETER TO BE CONNECTED TO NEW STORAGE POND AS SHOWN
 11. 12" 2000 PSI RIGID POLYETHYLENE GLASS REINFORCED FIBER (RPG) PIPE TO NEW FROM EXISTING BUILDING
 12. 24" AREA CATCH BASIN
 13. 48" AREA CATCH BASIN

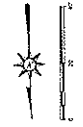
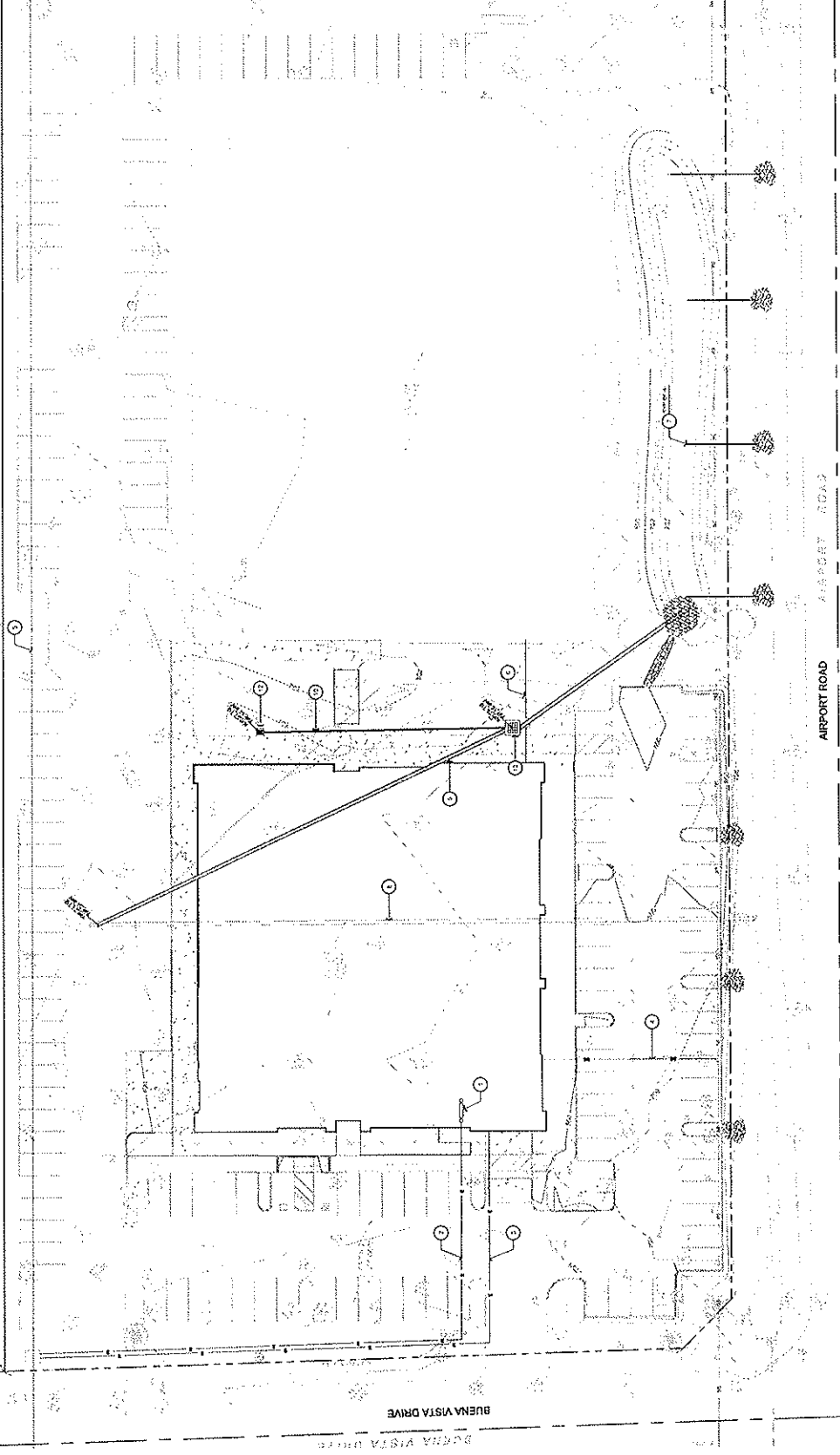


Exhibit H
 Utility Plan
 PD 11-006
 (Applied Technologies)

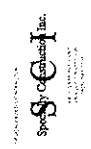
DP.7



MACHINE SHOP & SHIPPING WAREHOUSE
 APPLIED TECHNOLOGIES
 INDUSTRIAL DEVELOPMENT



M.E. Designs
 CIVIL ENGINEERING
 SURVEYING
 DESIGN & CONSTRUCTION



PROJECT NUMBER: 11-006
 SHEET: 11-006-1
 UTILITY PLAN

