

RESOLUTION NO. 12-015

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

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

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

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

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

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

**WHEREAS**, a public hearing was conducted by the Planning Commission on April 24, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

**WHEREAS**, this application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

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

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

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.

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

**STANDARD CONDITIONS:**

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

**SITE SPECIFIC CONDITIONS:**

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

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

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

3. This PD 12-004 allows for development of a 30,000 square foot, 2-story office building for IQMS, Inc., located adjacent to the existing IQMS building located at 2331 Wisteria Lane. The project also includes the deferral of 39 parking spaces, as shown on Exhibit O attached.

4. Prior to issuance of a building permit, the applicant shall record a Constructive Notice against the property that would notify existing and future property owners that if and when it is

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

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

**CONSTRUCTION PHASE:**

**Dust Control Measures**

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

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

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

Naturally Occurring Asbestos

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

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as backup generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

PASSED AND ADOPTED THIS 24th day of April 2012 by the following roll call vote:

AYES: Commissioners Vanderlip, Gregory, Barth, Holstine and Chairman Garcia

NOES: None

ABSENT: Commissioners Trench and Peterson

ABSTAIN:

  
AL GARCIA, CHAIRMAN

ATTEST:

  
ED GALLAGHER, PLANNING COMMISSION SECRETARY

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

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_  
 Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_  
Approval Body: Planning Commission Date of Approval: April 24, 2012  
Applicant: IQMS Location: 2331 Wisteria Lane  
APN: 025-421-060

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

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

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on April 24, 2014 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(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:  


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

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

**C. PRIOR TO ANY PLAN CHECK:**

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

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

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

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

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

(Adopted by Planning Commission Resolution 09-028)

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

**F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Wisteria Lane

Street Name	City Standard	Standard Drawing No.

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

(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.

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

**G. GENERAL CONDITIONS**

- 1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
  
- 2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
- 3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  
- 4.  If required by the Fire Chief, provide on the address side of the building if applicable:
  - Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.

(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)



# IQMS

WISTERIA LANE  
PASO ROBLES, CA

## VICINITYMAP



## SITE SUMMARY

**PN**  
SIZE 024-021-000  
3.487 ACRES GRASS  
LOCAL ZONING PM - PLANNED INDUSTRIAL  
PROPOSED USE OFFICE BUILDING  
SETBACKS REQ 10' 0" FRONT  
0' 0" SIDE  
0' 0" REAR

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

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

**SPACES PROVIDED**  
NEW BUILDING  
104 SPACES (4 OF WHICH ARE ACCESSIBLE)  
EXISTING BUILDING  
95.75 SPACES (0 OF WHICH ARE ACCESSIBLE)

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

## BUILDING SUMMARY

**PROPOSED USE** OFFICE  
**OCCUPANCY** 2  
**BUILDING HEIGHT** 45'-0"  
**ALLOWABLE** 45'-0"  
**PERMITTED OFF** INCLUDED  
**BUILDING AREA** 11,131 SF  
**PERMITTED** 14,231 SF  
**TOTAL** 30,207 SF

**DESCRIPTION**  
THE PROJECT CONSISTS OF BUILDING AND SITE IMPROVEMENTS FOR A 2 STORY OFFICE BUILDING TO BE CONSTRUCTED FOR IQMS. THE BUILDING WILL BE A 45' TALL BUILDING WITH 2 STORIES. THE BUILDING WILL INCLUDE TRAINING ROOMS, BREAK AREA, ENGINEERING ROOM, LOCKER ROOMS, RESTROOMS, STORAGE, BIKE STORAGE AND A TWO STORY EXISTING BUILDING. PARKING AREA, ENTRY PLAZA, PARKING, UNDERGROUND WATER STORAGE AND BROWNALES. EXTERIOR COLORS OF NEW BUILDING WILL BE DESIGNED TO MATCH AND COMPLEMENT LANDSCAPING AT EXISTING BUILDING.

## SHEET INDEX

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

Grand total: 13

## DIRECTORY

**OWNER**  
IQMS INC.  
2201 WISTERIA LANE  
PASO ROBLES, CA 94021  
COURTESY 805-321-1122  
COURTNEY  
LIZ.ALPHEN@iqms.com

**ARCHITECT**  
RMR DESIGN GROUP  
3765 SOUTH HOLLISTER  
SAN LUIS OBISPO, CA 94901  
COURTESY 805-321-1122  
MICHAEL SCOTT  
mrsco@rmdesign.com

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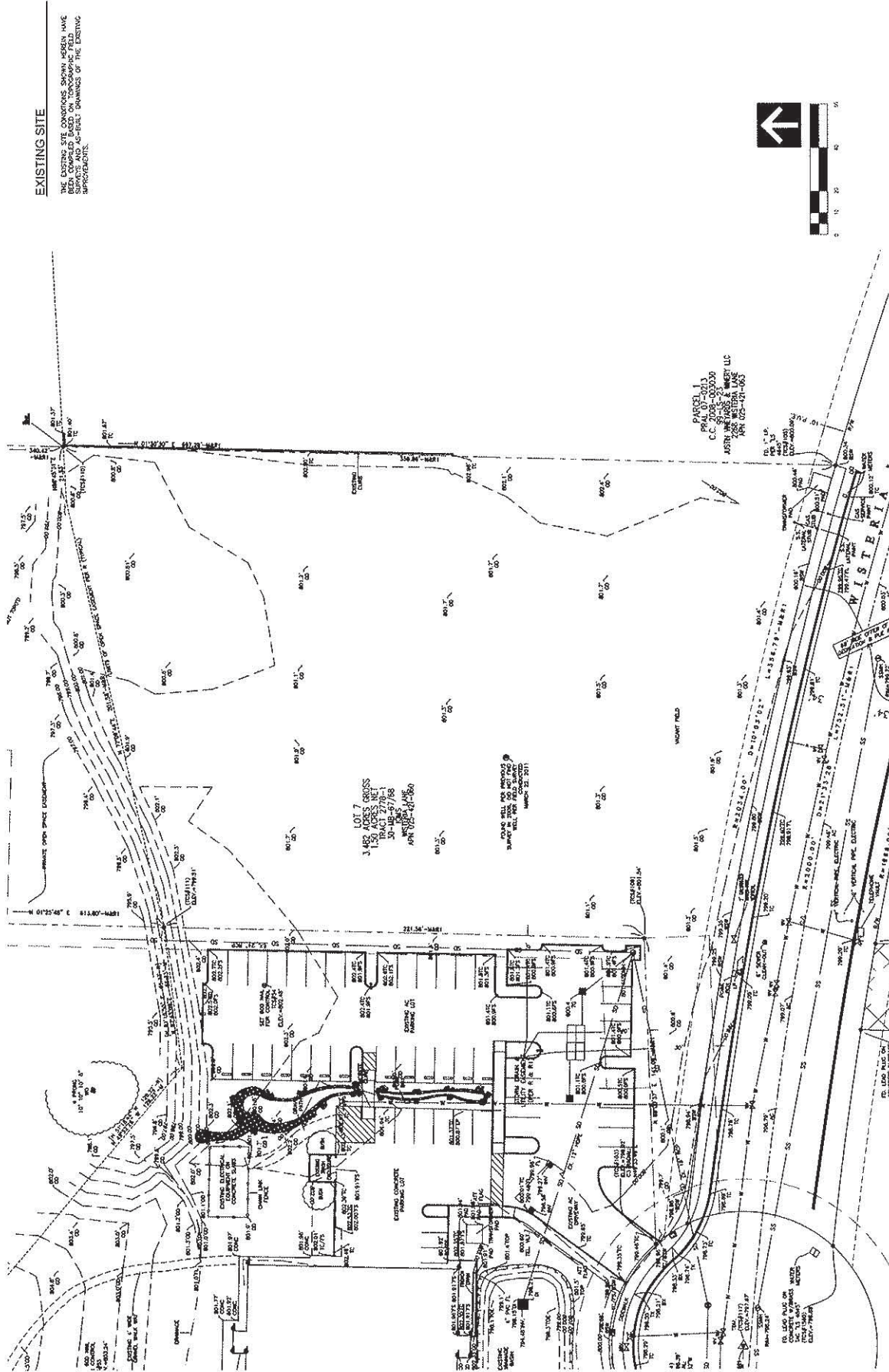
Engineering Division

TITLE  
IQMS NEW OFFICE BUILDING  
03/16/2012

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

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2011133  
PROJECT 12-004-P



**EARTHWORK QUANTITIES**

THE RAIN EARTHWORK QUANTITIES SHOWN HEREON ARE BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE. THE QUANTITIES ARE FOR THE ENTIRE PROJECT AREA AND DO NOT TAKE INTO ACCOUNT ANY CHANGES TO THE DESIGN OR CONSTRUCTION. THE QUANTITIES ARE FOR THE FINAL RECOMMENDATION OF THE SOIL DISTRICT AND THE FINAL CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE FINAL CONTRACT DOCUMENTS.

**STORMWATER MANAGEMENT**

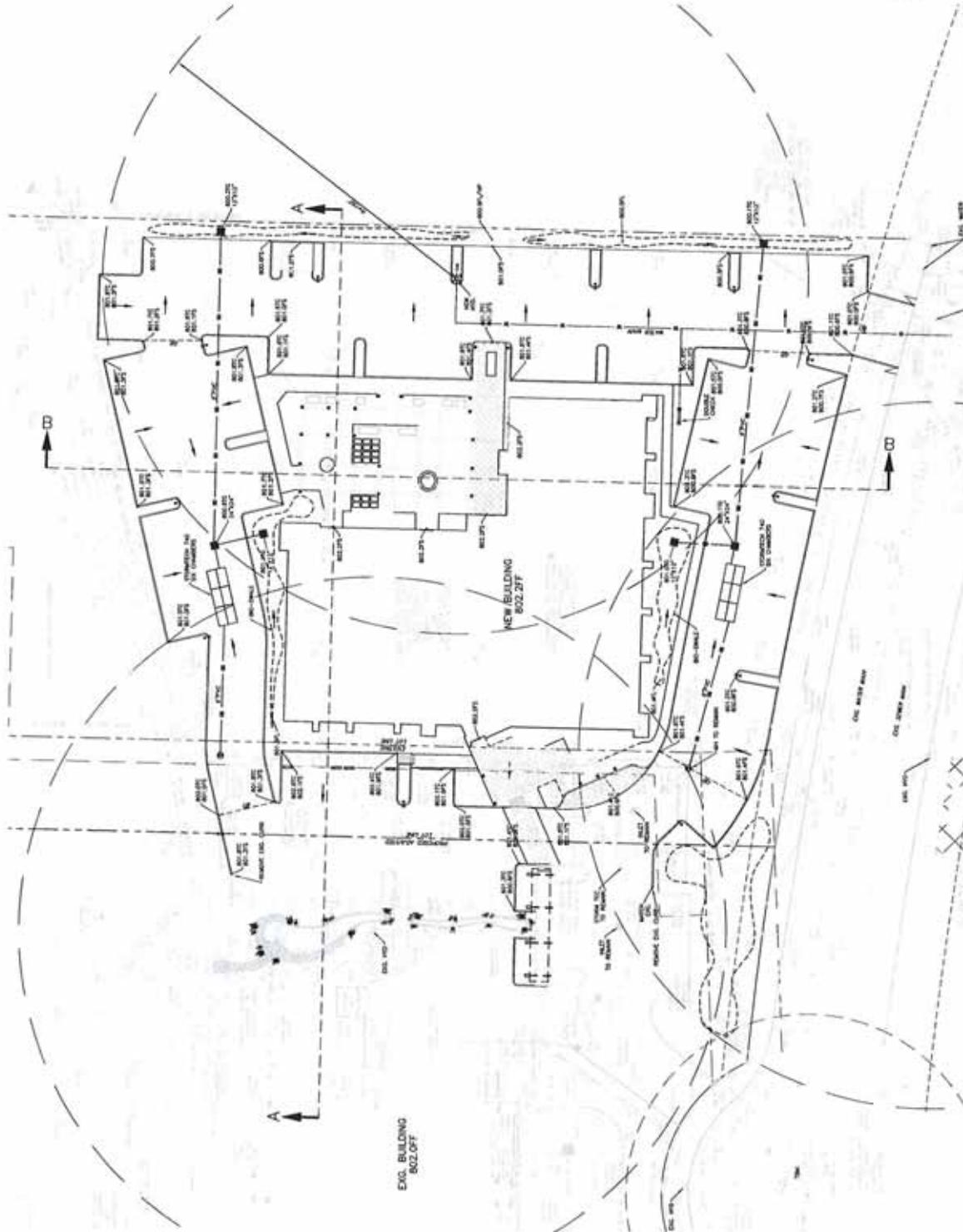
**StormTech 80-740 Chamber**

StormTech 80-740 Chamber is a precast concrete chamber designed for stormwater management. It features a 30-degree sloped interior for easy cleaning and maintenance. The chamber is available in various sizes and can be installed in a variety of applications, including residential, commercial, and industrial sites.

Key features include:

- 30-degree sloped interior
- Pre-cast concrete construction
- Available in various sizes
- Easy installation and maintenance

STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY THE USE OF POND REPAIRS OF EXISTING POND #1 AND POND #2. STORMWATER MANAGEMENT IS PROPOSED TO CAPTURE AND INFILTRATE THE RUN OFF FROM THE SITE TO A DEPTH OF 1800 CFT. IN ADDITION, THE SITE WILL INCORPORATE THE USE OF STORMWATER MANAGEMENT FACILITIES (STORMWATER POND) AND STORMWATER MANAGEMENT FACILITIES (STORMWATER POND) INCLUDED IN THE LANDSCAPE/BIODIVERSITY AREA. THROUGH THE USE OF THE ABOVE DESCRIBED FACILITIES AND THROUGH THE PROJECT EXCESS MINIMUM STANDARDS.



**IQMS Corporate Headquarters**

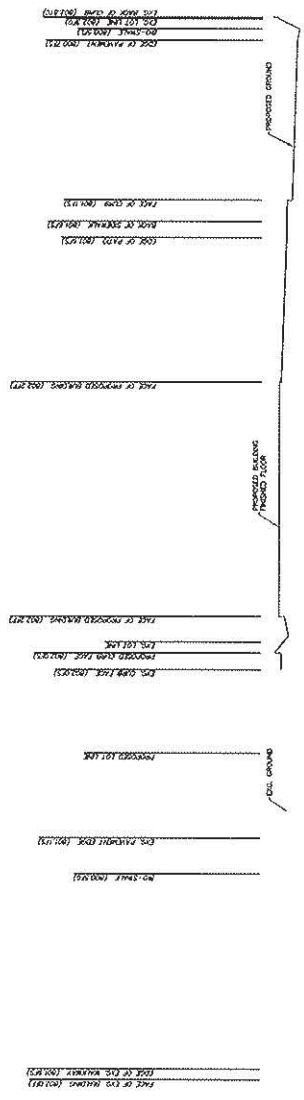
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PRELIMINARY GRADING PLAN  
MARCH 16, 2012

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

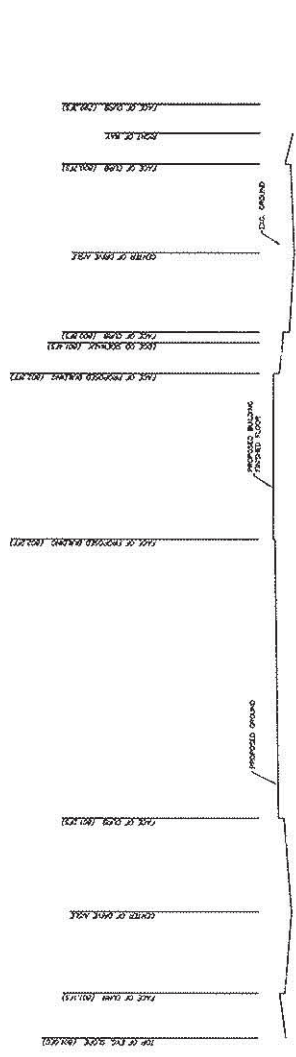
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SECTION A-A

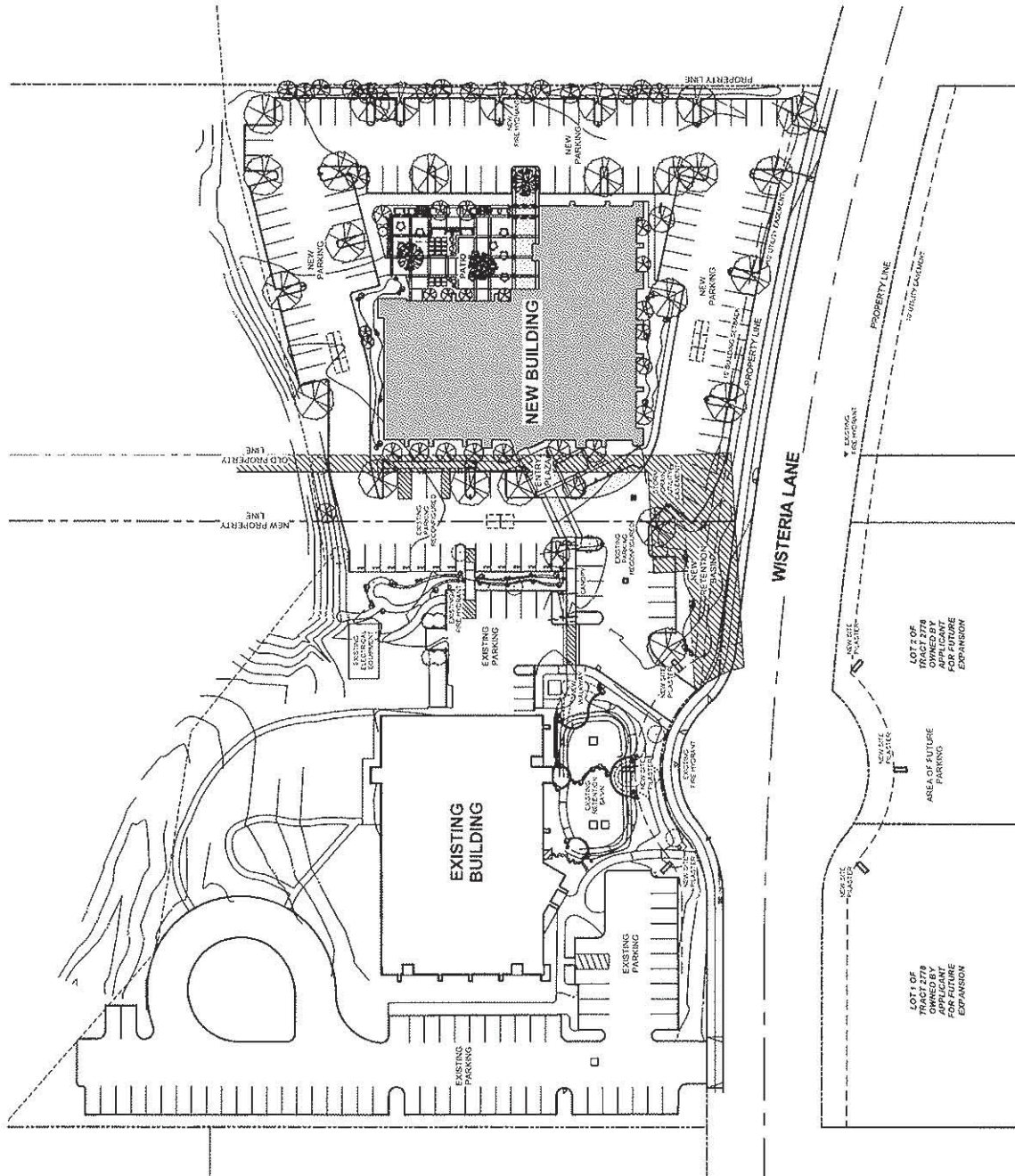


SECTION B-B



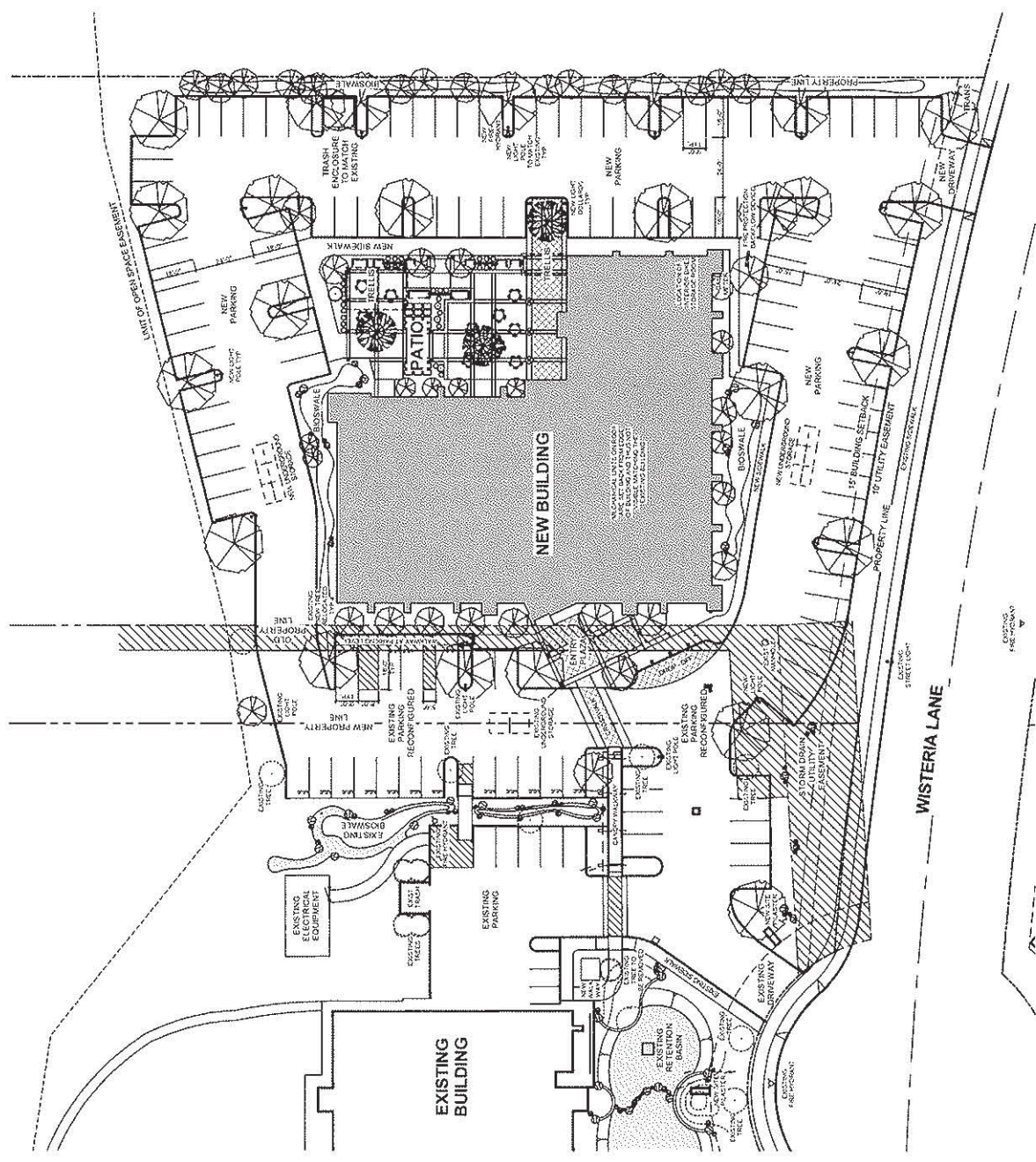
Exhibit E  
 Preliminary Grading Details  
 Planned Development 12-004  
 (IQMS)

1"=20'  
 PRELIMINARY GRADING DETAILS  
**IQMS Corporate Headquarters**  
 MARCH 16, 2012



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 17150 Via Arroyo, Suite 100, San Diego, CA 92128  
 619.451.1133  
 www.rrmdesign.com

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









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 415.440.1111 | www.rrmdesign.com

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

**LEGEND**

	TRAINING
	SHARED
	SALES
	MARKETING
	EDI - DATA SERVICES
	EXECUTIVE OFFICES










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

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



**LEGEND**

	TRAINING
	SHARED
	SALES
	MARKETING
	EDI - DATA SERVICES
	EXECUTIVE OFFICES



⊕

**A4**

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

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





2 SOUTH ELEVATION  
DATE: 03/16/2012



4 WEST ELEVATION  
DATE: 03/16/2012

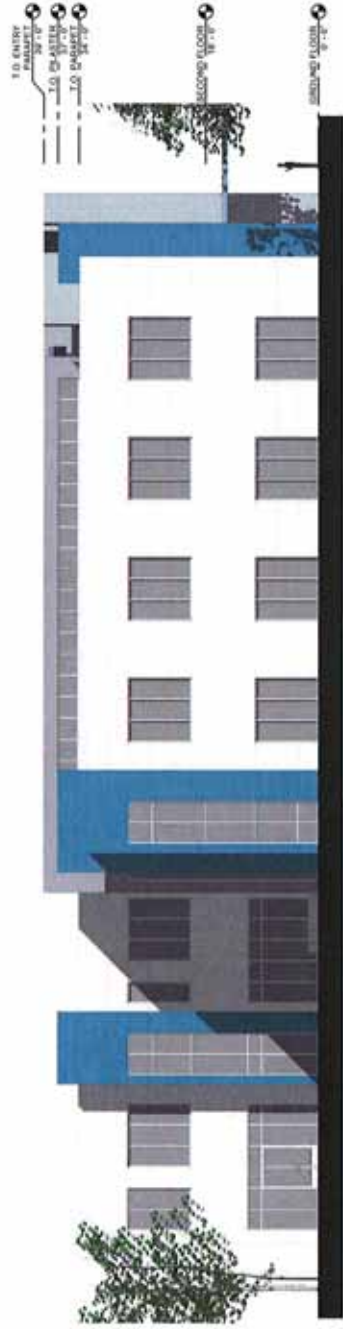
NOTE:  
ALL EXTERIOR MATERIAL COLORS TO MATCH  
ADJACENT EXISTING IQMS BUILDING



2011133  
DATE: 03/16/2012

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

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



2 NORTH ELEVATION  
DATE: 03/16/2012



1 EAST ELEVATION  
DATE: 03/16/2012



2011133  
DATE: 03/16/2012

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

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



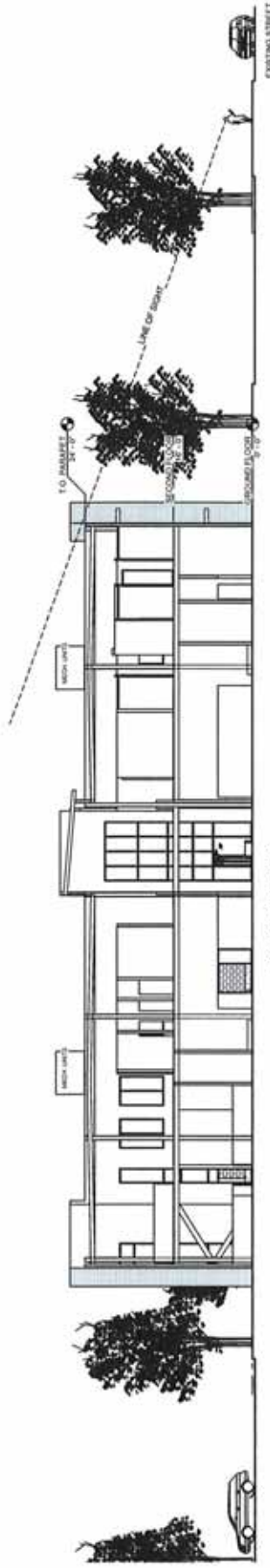
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Denver, CO 80202  
303.755.1111

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Exhibit L  
Perspectives  
Planned Development 12-004  
(IQMS)

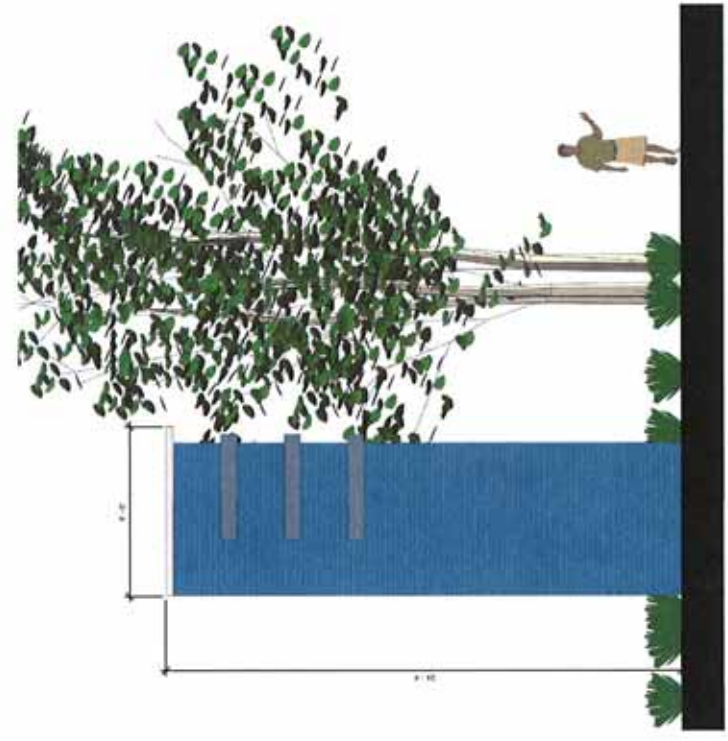
PERSPECTIVES  
**(A7)**  
IQMS NEW OFFICE BUILDING  
03/16/2012



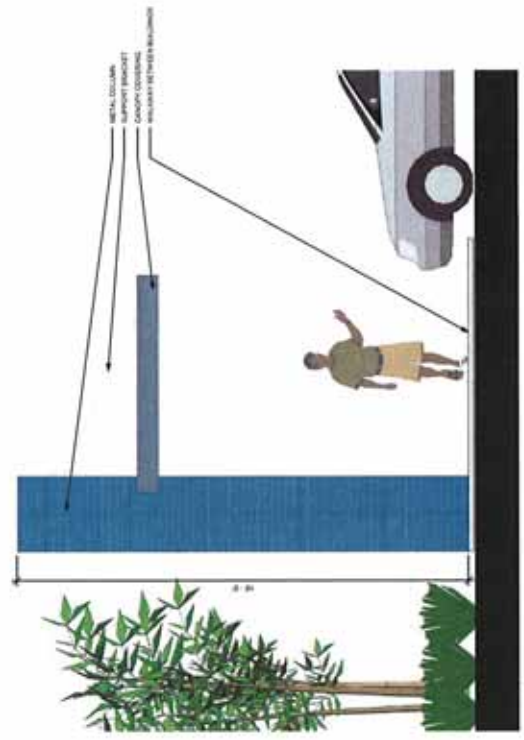


NEW BUILDING

2 SITE SECTION



3 COLUMN DETAIL



1 Canopy Detail

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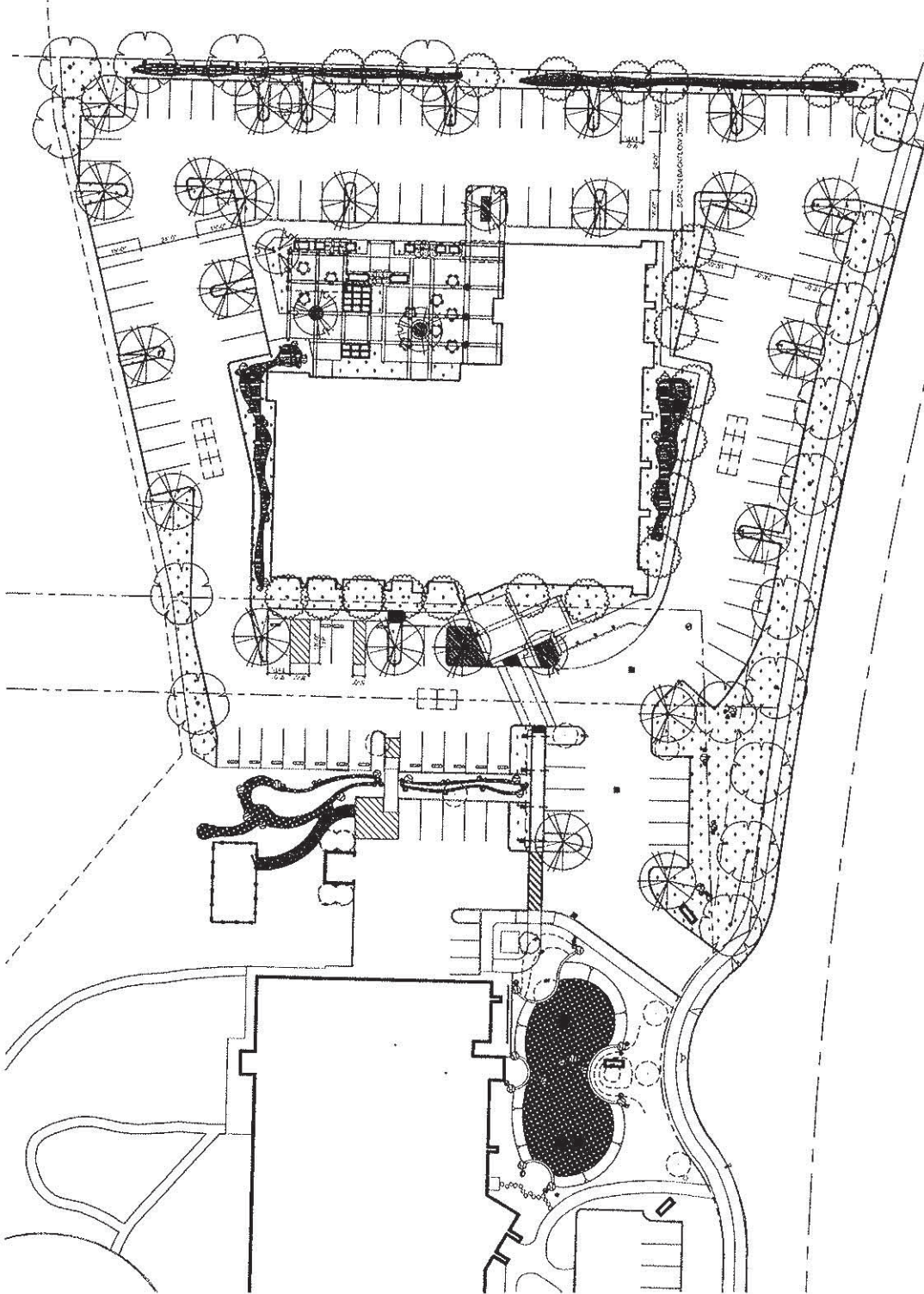
2011133  
 PROJECT 12-004

ARCHITECTURE  
 INTERIORS  
 LANDSCAPE ARCHITECTURE

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

**A8**

SITE SECTION AND ARCHITECTURAL FEATURES  
 IQMS NEW OFFICE BUILDING  
 03/16/2012



CONCEPT PLANT SCHEDULE

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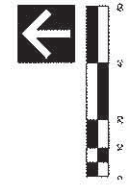


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1"=20'  
**CONCEPTUAL LANDSCAPE PLAN**  
**IQMS Corporate Headquarters**  
 MARCH 16, 2012

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

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 Tel: 303.440.1000 Fax: 303.440.1001  
 www.rmggroup.com



IRRIGATION STATEMENT

1. Irrigation system shall be designed to provide adequate water to all plants.  
 2. Irrigation system shall be designed to provide adequate water to all plants.  
 3. Irrigation system shall be designed to provide adequate water to all plants.  
 4. Irrigation system shall be designed to provide adequate water to all plants.  
 5. Irrigation system shall be designed to provide adequate water to all plants.

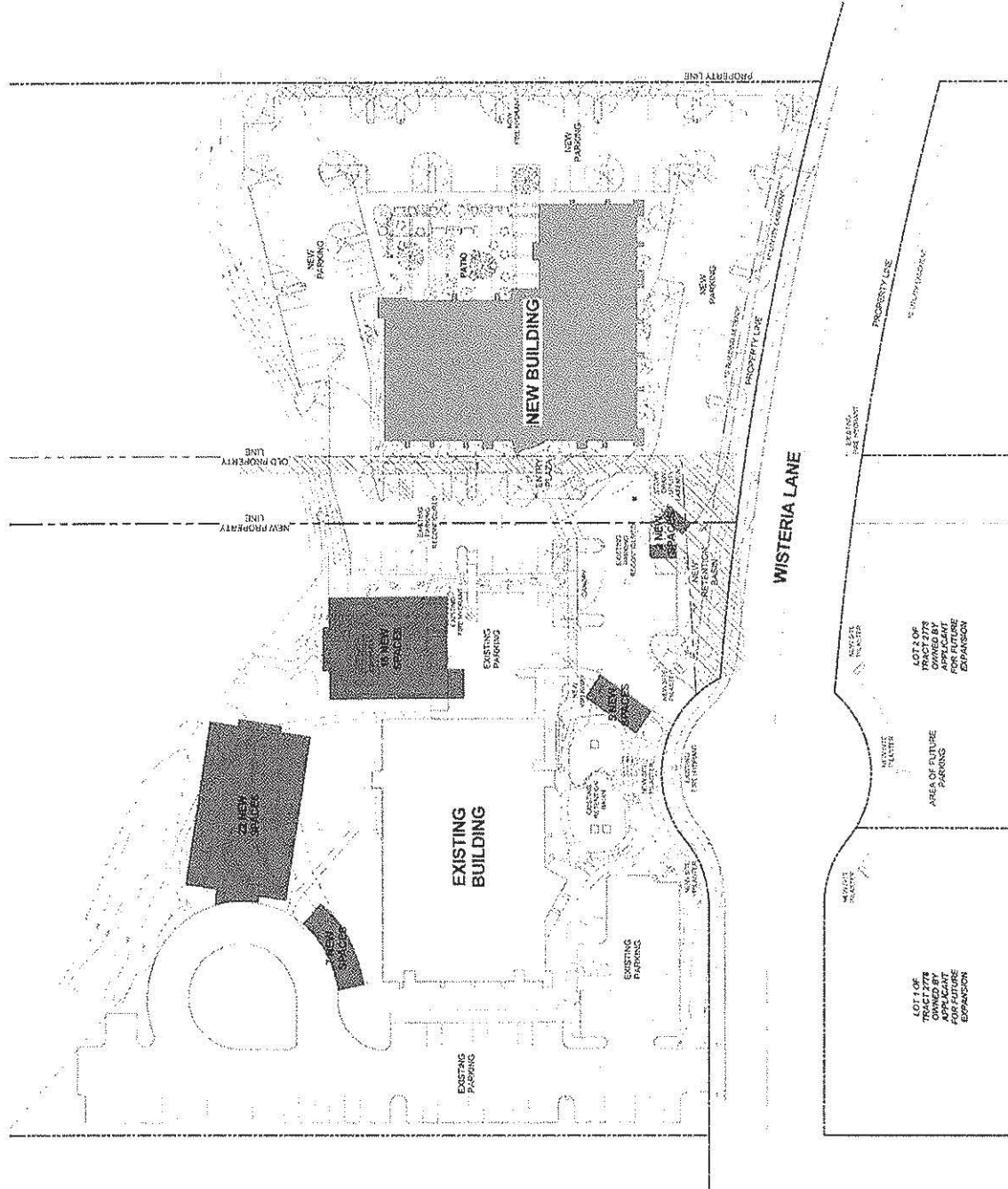


Exhibit O  
 Parking Exhibit  
 Planned Development 12-004  
 (IQMS)