

RESOLUTION NO: 13-010

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

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

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

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

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

WHEREAS, the public hearing was opened then continued to the July 9, 2013 Planning Commission hearing as a result of not having a quorum of Commission members; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 9, 2013, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

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

WHEREAS, the Planning Commission finds that the proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and

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

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

EXHIBIT DESCRIPTION

- A Standard Conditions of Approval
- B Architectural Elevations & Materials
- C Site Plan
- D Landscape Plan

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

PASSED AND ADOPTED THIS 9th day of July, 2013 by the following Roll Call Vote:

- AYES: Garcia, Barth, Rollins, Gregory
- NOES: None
- ABSENT: Nash, Holstine
- ABSTAIN: Vanderlip

ATTEST:



ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION



STEVE GREGORY, CO- CHAIRMAN

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: July 9, 2013 _____

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

APN: 025-421-014 _____

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

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

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on July 9, 2015 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

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

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 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.

- 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 frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on Union Road along the frontage of the project.
8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

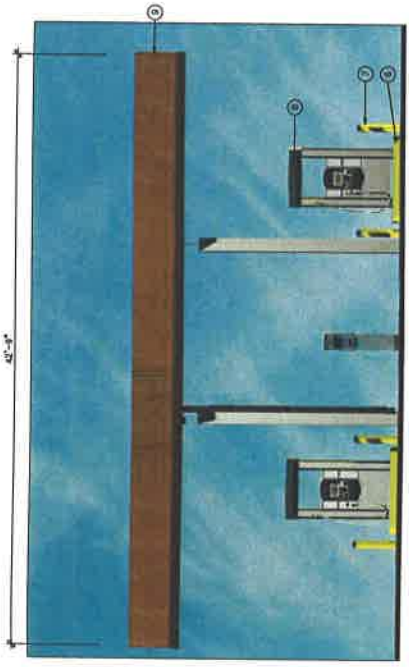
- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

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

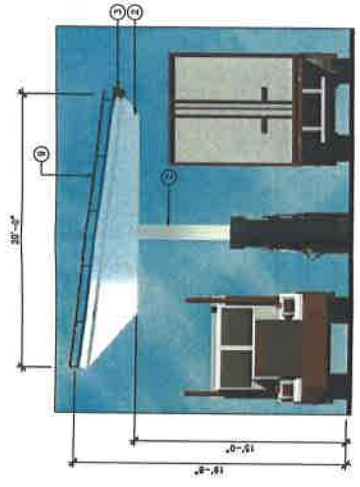
- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution _____)

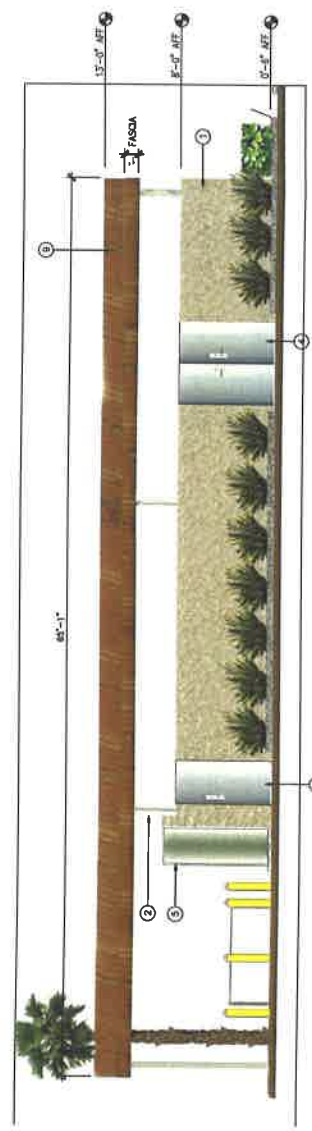
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.



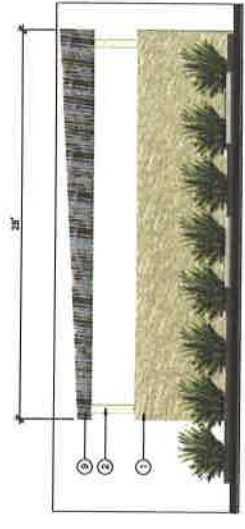
1 CANOPY FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

MATERIALS KEY

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

NOTE: SEE COLOR BOARD FOR SAMPLES

DATE: 10/15/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

NOVUMS ELEVATIONS

A-1

30' CNG COMPRESSED NATURAL GAS FUELING STATION
 10' CNG COMPRESSED NATURAL GAS FUELING STATION
 10' CNG COMPRESSED NATURAL GAS FUELING STATION

IMPROVEMENTS

- 1 NEW 4FT WIDE DOUBLE GATE CNG EQUIPMENT COMPOUND.
- 2 NEW 8FT CHW WALL, BR/CCO EXTERIOR
- 3 NEW CONCRETE FILLED BOLLARDS (9)
- 4 NEW NAT GAS METER, BY UTILITY
- 5 NEW NATURAL GAS DRIVEN
- 6 NEW CNG COMPRESSORS (2)
- 7 NEW CNG GAS STORAGE (3) (3 TUBES)
- 8 NEW ELECTRICAL CONTROL PANELS
- 9 NEW CHAMPY, 45' X 20' X 12' CLEARANCE
- 10 NEW CNG DISPENSERS (2), DUAL NOSE
- 11 NEW CNG TIRE FILL POSTS (6), DUAL NOSE
- 12 NEW K-RAL, TURNING SUPPORT
- 13 NEW TIME FILL FUSING POSITIONIE (8)
- 14 NEW PARKING STOPS (13)
- 15 NEW CARD READER FUEL MANAGEMENT SYSTEM
- 16 NEW CURB CUT
- 17 NEW REINFORCED CONCRETE DRIVEWAY SLAB
- 18 EXISTING OAK TREE, 40" DIA. TRUNK
- 19 NEW 8" CONC CURB
- 20 NEW 4" ASPHALT
- 21 NEW WOOD BARK CHIP GROUND COVER
- 22 EXISTING CURB CUT
- 23 EXISTING STREET LIGHT
- 24 NEW PLANTER / LANDSCAPING-SEE LANDSCAPE PLAN
- 25 NEW RPA-RAP ROCK
- 26 NEW 30" DRAIN SHALE
- 27 EXISTING IRRIGATED LANDSCAPE AREA

LEGEND

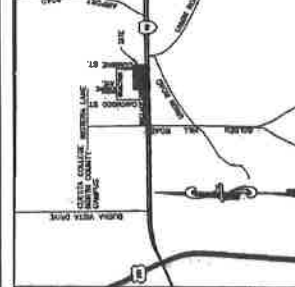
LINE TYPES:

- NEW FINISH
- EXISTING FINISH
- COMPRESSED NATURAL GAS
- LOW PRESSURE NATURAL GAS
- PROPERTY LINE
- WATERS UTILITY LINE
- UNDERGROUND STORM SEWER LINE

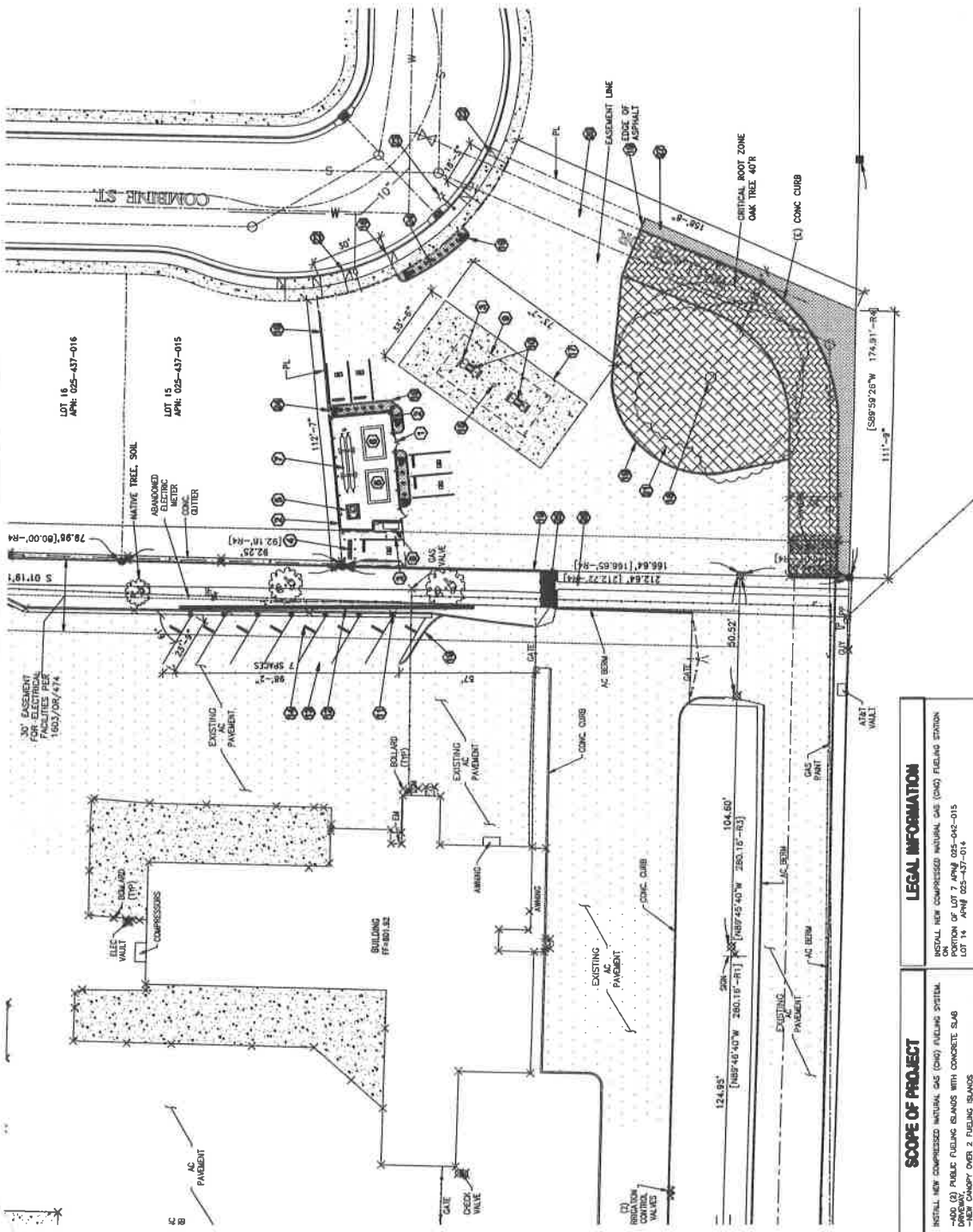
HATCH PATTERNS:

- LANDSCAPE, 500
- LANDSCAPE BANK CHIP
- ASPHALT AREA
- CONCRETE
- NEW PAVES

KEY MAP



PSP-1
PROPOSED
SITE PLAN



NOTE: THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A PROFESSIONALLY PREPARED SURVEY. PORTIONS WERE OBTAINED FROM AN EXISTING SURVEY, C/D BRASS THOMPSON 2006, TWIN CITIES SURVEYING SERVICE OF ADJACENT PROPERTY 2012.

1 SITE PLAN
DATE: 7/14/14

LEGAL INFORMATION

INSTALL NEW COMPRESSED NATURAL GAS (CNG) FUELING STATION ON PORTION OF LOT 7 APR. 025-437-015 LOT 14 APR. 025-437-014

SCOPE OF PROJECT

- INSTALL NEW COMPRESSED NATURAL GAS (CNG) FUELING SYSTEM
- ADD (3) PAVEMENT FUELING ISLANDS WITH CONCRETE SLAB DRIVEWAY
- NEW EQUIPMENT COMPOUND ENCLOSED WITH CANOPY OVER STORAGE AREA
- SURFACE SITE WITH ASPHALT PAVING AND CONCRETE DRIVE SLAB
- NEW CONCRETE CONTROL PANELS
- ADD NEW ELECTRICAL SERVICE
- ADD NEW NATURAL GAS SERVICE
- ADD TELEPHONE SERVICE
- CONVERT EX. 400/RECONSTRUCT ONE ENTRANCE/EXIT DRIVEWAY ON COMBINE ST.

Exhibit C
Site Plan
Combine Street
(3G CNG)



THE CONTRACTOR, DESIGNER, OWNER, AND ALL OTHERS OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO ROBLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO ROBLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO ROBLES.

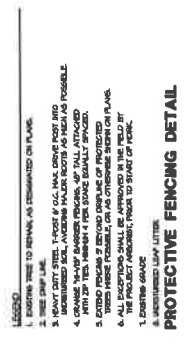
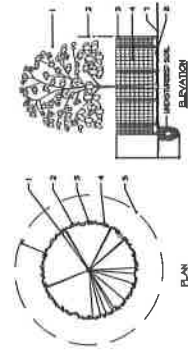
CNG FUELING STATION AT PASO ROBLES WASTE & REC.

3629 COMBINE ST.
PASO ROBLES, CA 93446

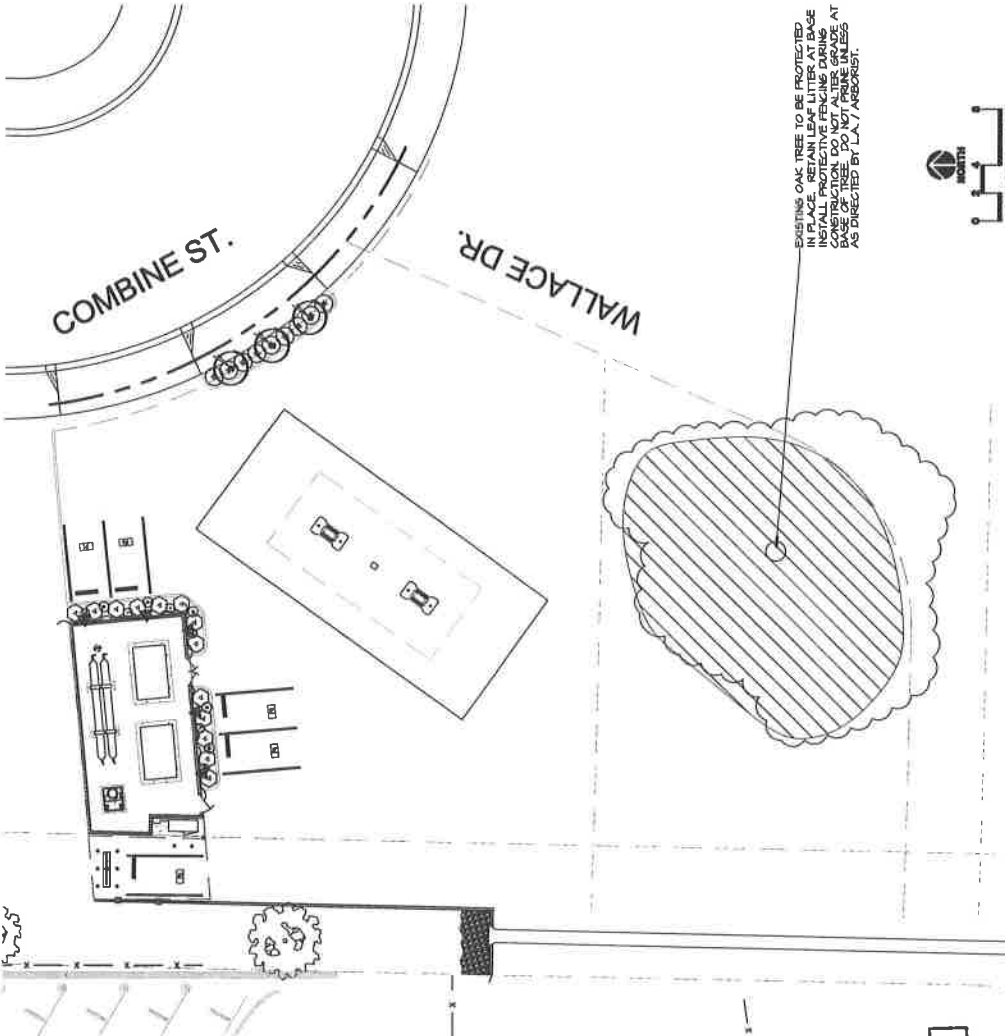
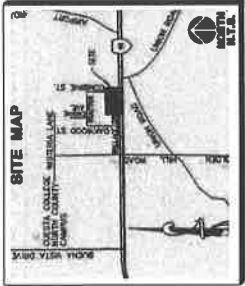
3GONG
IAN HOOKER
LANDSCAPE ARCHITECT
(805) 298-9091

GENERAL NOTES:

- MINIMUM PLANT SIZES: 2" GAL FOR TREES, 1" GAL FOR SHRUBS, 1" GAL FOR PLANTS.
- NEW IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE AUTOMATIC AND OPERATE WITH 1/2" HOLES SPRAY HEADS TO MINIMIZE BLANCHING. LONG PIPES SHALL BE USED TO MINIMIZE BLANCHING.
- POINT OF CONNECTION FOR WATER SUPPLY SHALL BE AT EXISTING METER WITH BACKFLOW PROTECTION FROM THE DOMESTIC SUPPLY. CALL AFTER INSTALLATION TO RECEIVE A MINIMUM 3" LATER OF MEDIUM FIRE FIGHTING WATER CONSERVATION ORDINANCE.
- ALL PLANT MATERIAL SHALL BE LOW WATER CONSUMING AND CONFORM TO PASO ROBLES WATER CONSERVATION ORDINANCE.
- DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- PLANS BY OTHERS: ARCHITECTURAL AND GRADING/DRAINAGE INFORMATION. SEE DRAWINGS FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- CONSTRUCTION SHALL BE PROTECTED IN ORDER TO MAINTAIN EXISTING PLANT MATERIAL. ALL PLANT MATERIAL DAMAGED DURING CONSTRUCTION OF STREET REPAIRS SHALL BE REPLACED ON-SITE BY PASO ROBLES URBAN FORESTER. STREET TREES SHALL BE INSTALLED WITH ROOT BARBERS AND DEEP WELL IRRIGATION DEVICES.
- ALL EXCAVATION SHALL BE RECLAIMED WITH A STRIPPER AREA AND RECLAIMED TOPSOIL.
- TOTAL LANDSCAPE AREA IS 364.56 SQ. FT. PROJECT IS EXEMPT FROM CA AS 1881 REQUIREMENTS.



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-422-4133
TWO DAYS BEFORE YOU DIG



CONCEPTUAL LANDSCAPE PLAN

PLANT LEGEND

- CERCIS OCCIDENTALIS; REDBUD
- ARCHTOSTAPHYLOS HOOKERI; MONTEREY CARRLET
- FELICITRICHLON SEMPERVIRENS; BLUE OAT GRASS
- MUELENBERGIA RIGENS; DEER GRASS
- ROSEMARYS OFFICINALIS 'TISCAN BLUE'; ROSEMARY
- PARENTOCISSEUS TRICUSPIDATA; BOSTON IVY



EXISTING OAK TREE TO BE PROTECTED IN PLACE. RETAIN LEAF LITTER AND BAGS IN PLACE. DO NOT ALTER GRADE AT BASE OF TREE. DO NOT PRUNE UNLESS AS DIRECTED BY LA / ARCHITECT.

Exhibit D
Landscape Plan
Combine Street
(3G CNG)

CONCEPTUAL LANDSCAPE PLAN

Page No. 28011 Date Oct. 18, 19

CL-10