

**RESOLUTION NO: 15-013**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 12-006 AMENDMENT  
1400 RAMADA DRIVE  
(FIRESTONE WALKER, LLC)**

**APNs:** 009-633-032, 013, 014, 015, 020, 021 & 022

**WHEREAS**, the project is located at 1400 Ramada Drive; and

**WHEREAS**, to request is to construct a 9,000 square foot expansion to the existing 19,500 square foot building (old Nu-Way Cleaners building) for office and warehouse uses, and construct a new 55,000 square foot warehouse with a 39 space surface parking lot; and

**WHEREAS**, the General Plan designation for this site is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD); 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 June 23, 2015, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and associated Negative Declaration; and

**WHEREAS**, a resolution was adopted by the Planning Commission approving a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Rezone applications 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; 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; and
8. The use of the 1:5,000 square foot parking ratio for the warehousing uses, as allowed by Table 21.22.01 for wine storage is consistent for beer storage, because this type of warehousing allows low employee demand, and generally the need for minimal parking spaces.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 12-006 Amendment, 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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B	Title Sheet
C	Grading and Drainage 1
D	Grading and Drainage 2
E	Conceptual Landscape Plan 1
F	Conceptual Landscape Plan 2
G	Bldg. 7 Site Plan
H	New Warehouse Site Plan
I	Parking Lot Layout Plan
I-2	Parking Lot Layout Plan (statistics)
J	Bldg. 7 Elevations (North & South)
K	Bldg. 7 Elevations (East & West)
L	New Warehouse Elevations (North & South)
M	New Warehouse Elevations (East & West)
N	New Warehouse Massing Study (North)
O	New Warehouse Massing Study (South)
P	Color & Materials (on-file)

3. This PD 12-006 Amendment allows for development of a 9,000 square foot expansion to an existing 19,500 square foot building for office and warehouse uses and construction of a new

55,000 square foot warehouse, and a 39 space surface parking lot. The project may calculate the number parking spaces for warehouse uses at a ratio of 1:5,000 square feet.

4. Prior to the issuance of a building permit, a Parking Agreement or Reciprocal Parking and Access Easement shall be established that ties the parking in the newly created parking lot for the use of brewery activities (i.e. employees and visitors) shall be submitted for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.
5. Prior to the issuance of a building permit for the new warehouse building, all necessary parcels need to be merged so that the building is not constructed over property lines.
6. Improvements to Ramada Drive and Vendels Circle will be constructed to City Standards and plans approved by the City Engineer.
7. Storm water management best management practices shall be designed, constructed and maintained in accordance with Central Coast Water Board Resolution No. R3-2012-0025 adopted September 6, 2012.
8. Prior to the issuance of a certificate of occupancy for the new warehouse building, eight (8) 24-inch box oak trees shall be planted on the Firestone Campus to mitigate the removal of the existing oak tree. Note: the oak tree was approved for removal by the City Council on August 18, 1992.
9. 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**

- AQ-1 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.

#### Asbestos / Naturally Occurring Asbestos

AQ-2 Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction 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 APCD. 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. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

#### Demolition of Asbestos Containing Materials

AQ-3 The project referral indicated that there are existing structures on the proposed site that will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulationon pipes). If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3)

applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of June 2015 by the following roll call vote:

AYES: Barth, Donaldson, Rollins, Cooper, Burgett, Vanderlip

NOES: None

ABSENT: Brennan

ABSTAIN: None

ATTEST:

  
WARREN FRACE, PLANNING COMMISSION SECRETARY

  
VINCE VANDERLIP, 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: June 23, 2015

Applicant: Firestone Brewery Location: 1400 Ramda Drive

APN: 009-633-032, 013, 014, 015,  
020, 021 & 022

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

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

**A. GENERAL CONDITIONS – PD/CUP:**

- ☒ 1. This project approval shall expire on June 23, 2017 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: See PD 12-006 Amend. Res. \_\_\_\_\_

**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-

(Adopted by Planning Commission Resolution \_\_\_\_\_)

**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.

- ☐ 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 \_\_\_\_\_ 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.

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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.
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.

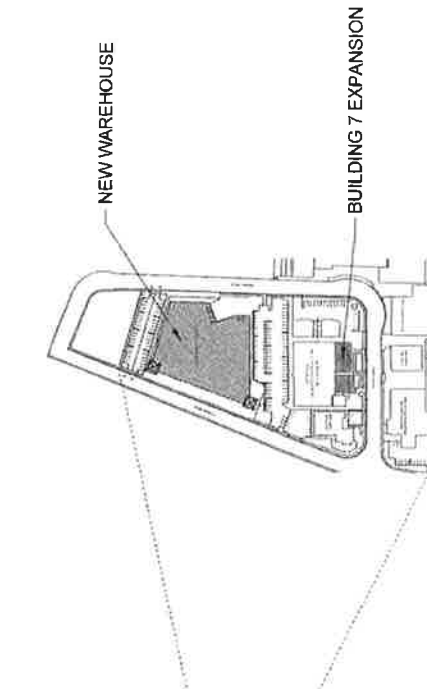
7. ☒ Prior to the issuance of Certificate of Occupancy:
- ☒ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - ☒ Final inspections shall be completed on all buildings.

## BUILDING EXPANSIONS AND NEW WAREHOUSE

## SCOPE OF WORK

**VICINITY MAP**

NEW



NEW WAREHOUSE

## BUILDING 7 EXPANSION

T-1.0

**Exhibit B**  
Title Sheet  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)

PIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS



**SHEET INDEX**

### PROJECT INFORMATION

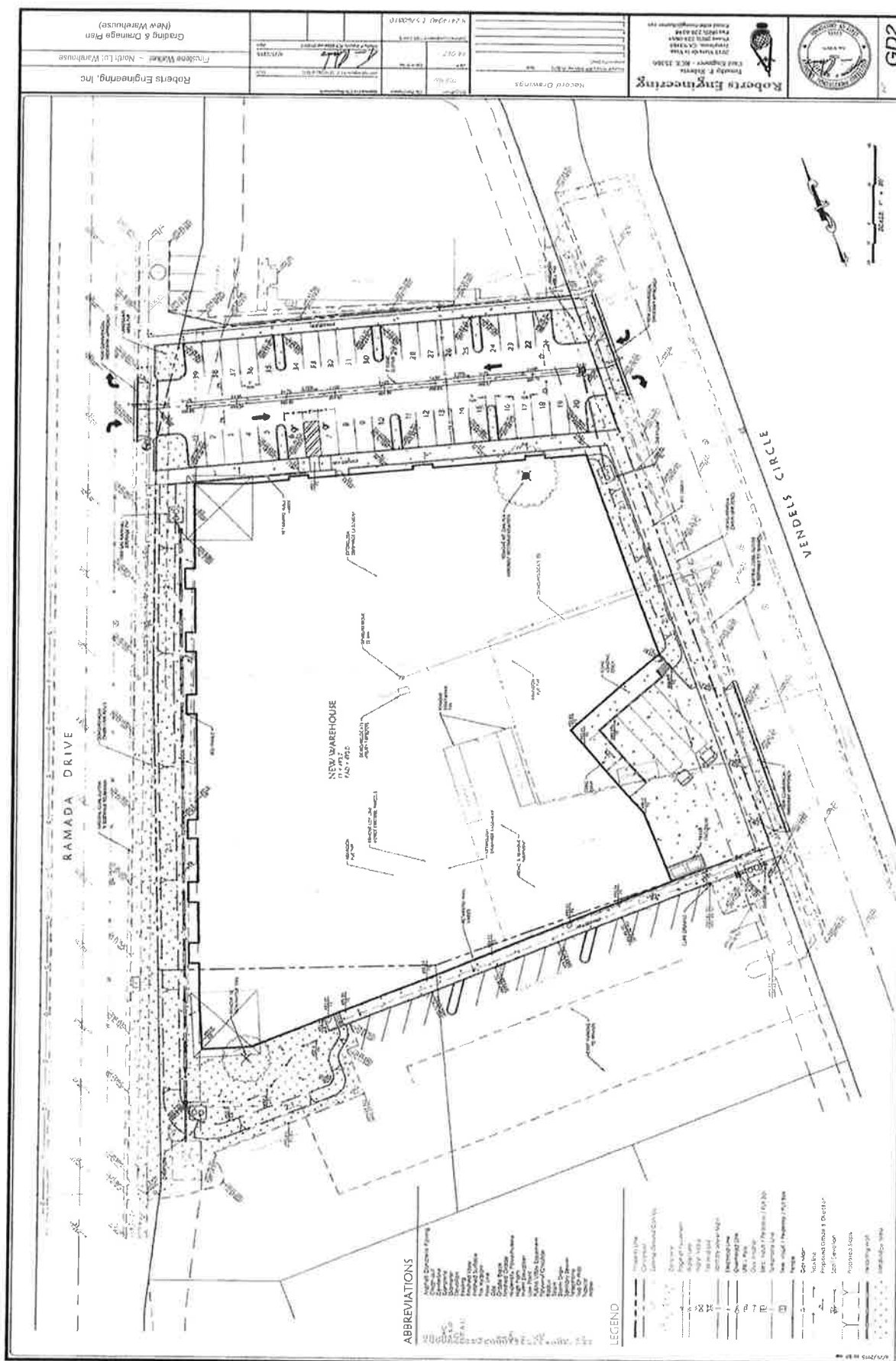
PROJECT DIRECTORY

SCOPE OF WORK

[illegible][illegible]

ON COMPATIBILITY WITH THE EXISTING BREWER'S CONCEPTS AND THE DESIGN FEATURES OF THE BUILDINGS AND THE EXISTING INTERIOR, THE ROOM DESIGNER AT METRO AND THE ARCHITECTS AT HOK, INC. HAD TO CONSIDER THE FACT THAT THE EXISTING BUILDING WAS NOT A SINGLE-LEVEL BUILDING. IT HAD A MAIN FLOOR, A SECOND FLOOR, AND A BASEMENT. THE BUILDING WAS A MIXED-USE BUILDING, WITH A RETAIL STORE ON THE MAIN FLOOR, A RESTAURANT ON THE SECOND FLOOR, AND A BASEMENT LEVEL WITH A PARKING GARAGE. THE BUILDING WAS A MIXED-USE BUILDING, WITH A RETAIL STORE ON THE MAIN FLOOR, A RESTAURANT ON THE SECOND FLOOR, AND A BASEMENT LEVEL WITH A PARKING GARAGE. THE BUILDING WAS A MIXED-USE BUILDING, WITH A RETAIL STORE ON THE MAIN FLOOR, A RESTAURANT ON THE SECOND FLOOR, AND A BASEMENT LEVEL WITH A PARKING GARAGE.





**Exhibit D**  
Grading/Drainage 2  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)

**Exhibit E**  
 Concept Landscape 1  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)

CONCEPT PLANT SCHEDULE

1. GINKGO BILOBA - Ginkgo	2. QUERCUS LAEATA - Valley Oak	3. EROBOTRIA DEFLEXA - Brodiaea	4. LOPHOSTEMON CONFERTUS - Brisbane Box	5. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	6. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	7. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	8. ESTACIA CHINEENSIS - Kalm's Daye Platanus	9. LAGERSTROEMIA INDICA - Grape Myrtle	10. VENDELS CIRCLE
11. QUERCUS LAEATA - Valley Oak	12. EROBOTRIA DEFLEXA - Brodiaea	13. LOPHOSTEMON CONFERTUS - Brisbane Box	14. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	15. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	16. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	17. ESTACIA CHINEENSIS - Kalm's Daye Platanus	18. LAGERSTROEMIA INDICA - Grape Myrtle	19. VENDELS CIRCLE	20. VENDELS CIRCLE
21. QUERCUS LAEATA - Valley Oak	22. EROBOTRIA DEFLEXA - Brodiaea	23. LOPHOSTEMON CONFERTUS - Brisbane Box	24. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	25. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	26. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	27. ESTACIA CHINEENSIS - Kalm's Daye Platanus	28. LAGERSTROEMIA INDICA - Grape Myrtle	29. VENDELS CIRCLE	30. VENDELS CIRCLE
31. QUERCUS LAEATA - Valley Oak	32. EROBOTRIA DEFLEXA - Brodiaea	33. LOPHOSTEMON CONFERTUS - Brisbane Box	34. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	35. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	36. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	37. ESTACIA CHINEENSIS - Kalm's Daye Platanus	38. LAGERSTROEMIA INDICA - Grape Myrtle	39. VENDELS CIRCLE	40. VENDELS CIRCLE
41. QUERCUS LAEATA - Valley Oak	42. EROBOTRIA DEFLEXA - Brodiaea	43. LOPHOSTEMON CONFERTUS - Brisbane Box	44. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	45. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	46. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	47. ESTACIA CHINEENSIS - Kalm's Daye Platanus	48. LAGERSTROEMIA INDICA - Grape Myrtle	49. VENDELS CIRCLE	50. VENDELS CIRCLE
51. QUERCUS LAEATA - Valley Oak	52. EROBOTRIA DEFLEXA - Brodiaea	53. LOPHOSTEMON CONFERTUS - Brisbane Box	54. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	55. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	56. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	57. ESTACIA CHINEENSIS - Kalm's Daye Platanus	58. LAGERSTROEMIA INDICA - Grape Myrtle	59. VENDELS CIRCLE	60. VENDELS CIRCLE
61. QUERCUS LAEATA - Valley Oak	62. EROBOTRIA DEFLEXA - Brodiaea	63. LOPHOSTEMON CONFERTUS - Brisbane Box	64. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	65. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	66. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	67. ESTACIA CHINEENSIS - Kalm's Daye Platanus	68. LAGERSTROEMIA INDICA - Grape Myrtle	69. VENDELS CIRCLE	70. VENDELS CIRCLE
71. QUERCUS LAEATA - Valley Oak	72. EROBOTRIA DEFLEXA - Brodiaea	73. LOPHOSTEMON CONFERTUS - Brisbane Box	74. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	75. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	76. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	77. ESTACIA CHINEENSIS - Kalm's Daye Platanus	78. LAGERSTROEMIA INDICA - Grape Myrtle	79. VENDELS CIRCLE	80. VENDELS CIRCLE
81. QUERCUS LAEATA - Valley Oak	82. EROBOTRIA DEFLEXA - Brodiaea	83. LOPHOSTEMON CONFERTUS - Brisbane Box	84. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	85. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	86. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	87. ESTACIA CHINEENSIS - Kalm's Daye Platanus	88. LAGERSTROEMIA INDICA - Grape Myrtle	89. VENDELS CIRCLE	90. VENDELS CIRCLE
91. QUERCUS LAEATA - Valley Oak	92. EROBOTRIA DEFLEXA - Brodiaea	93. LOPHOSTEMON CONFERTUS - Brisbane Box	94. MAGNOLIA x SOULANGIANA - SAUCER MAGNOLIA	95. EUCALYPTUS SIDEROXYLON ROSEA - IRONBARK EUCALYPTUS	96. GLEDITSIA TRIACANTHOS SUNBURST LOCUST	97. ESTACIA CHINEENSIS - Kalm's Daye Platanus	98. LAGERSTROEMIA INDICA - Grape Myrtle	99. VENDELS CIRCLE	100. VENDELS CIRCLE

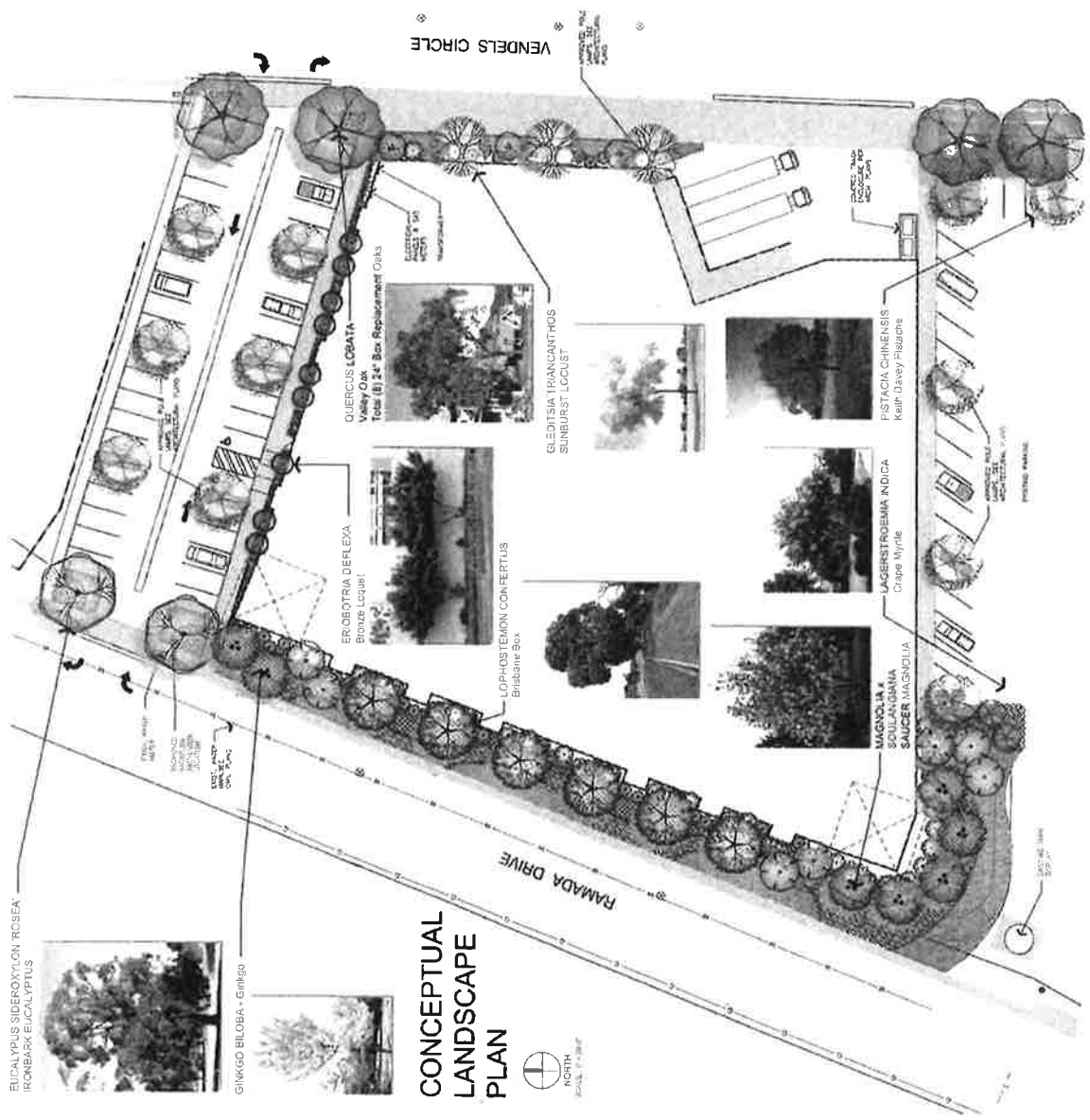
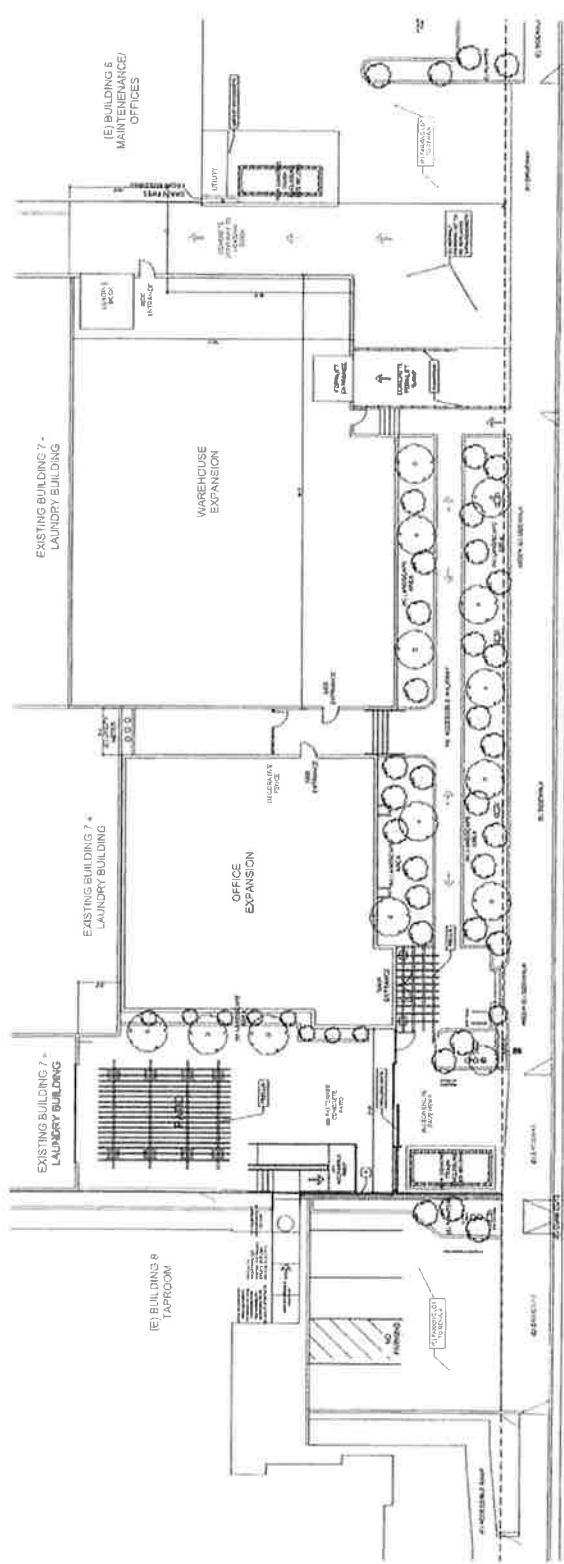
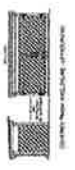


Exhibit F  
 Concep. Landscape 2  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)

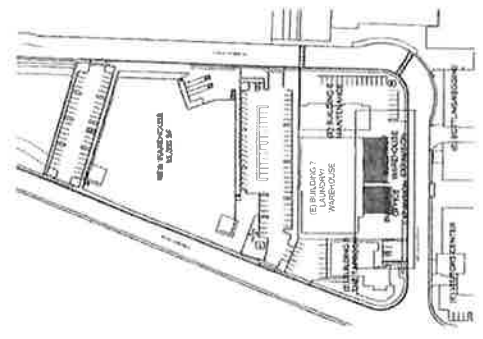


**BUILDING 7 SITE PLAN**  
Scale: 1" = 10'-0"



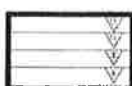
NOTES

- SEE SHEET CP-1 "CONCEPTUAL LANDSCAPE PLAN" FOR PLANTING TYPES AND SCHEDULE
- SEE SHEET GD-1 FOR SITE GRADING
- LOCATION OF NEW TRANSFORMER TBD

SITE VICINITY PLAN  
NTS

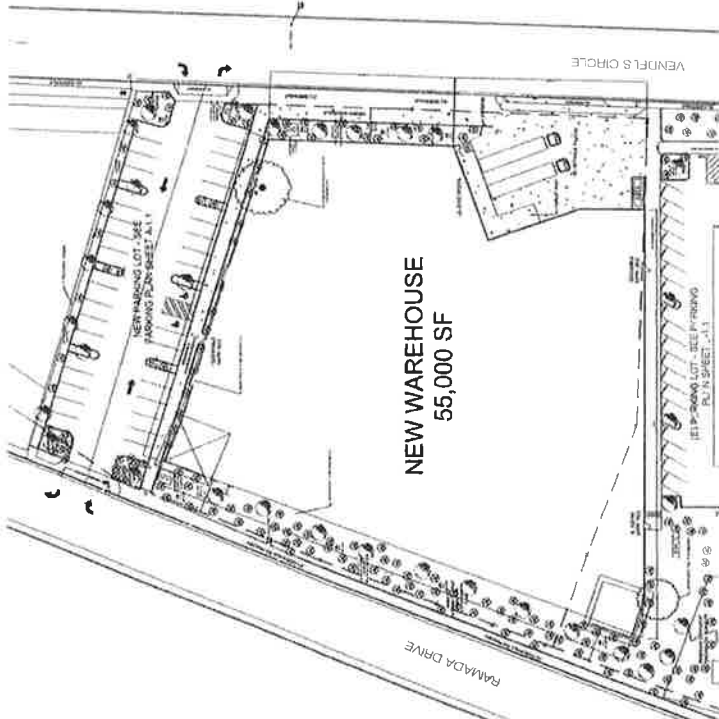


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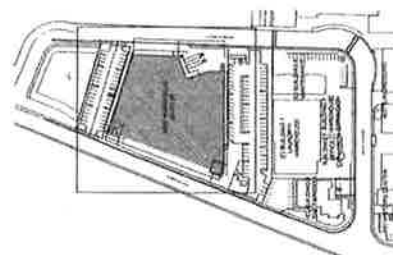
PROJECT TITLE  
FIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS

A-0.2



NEW WAREHOUSE SITE PLAN  
Scale: 1" = 30'-0"

- NOTES:
- SEE SHEET CP-2 "CONCEPTUAL LANDSCAPE PLAN FOR PLANTING TYPES AND SCHEDULE"
  - SEE SHEET GD-2 FOR SITE GRADING
  - LOCATION OF TRANSFORMER TBD



SITE VICINITY PLAN  
NTS

**Exhibit H**  
**New Warehouse Site Plan**  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)



**FIRESTONE WALKER BREWERY CAMPUS  
OFF-STREET PARKING REQUIREMENTS  
USING 1 SPACE PER 5000 SF FOR (N) WAREHOUSE**

	SF	RATIO	NEEDED
(E) TAPROOM (BUILDING 8):	6,840	5:1000	34
(E) LAUNDRY BLDG/WAREHOUSE (BUILDING 7):			
(E) LAUNDRY/WAREHOUSE	19,500	1:1000	19.50
WAREHOUSE EXPANSION	4,600	1:1000	4.60
OFFICE BUILDING EXPANSION	3,290	3:1000	9.87
OFFICE BUILDING STORAGE	1,100	1:1000	1.10
OFFICE BUILDING COVERED PATIO	1,000	3:1000	3.00
			38.07
(E) MAINTENANCE BUILDING (BUILDING 6):	5,900	1:1000	5.90
NEW WAREHOUSE	55,000	1:5000	11.00
(E) BREWHOUSE	832	1:500	1.66
(E) BREWERY RECEPTION	1,441	1:250	5.76
(E) STORAGE	13,852	1:1000	13.85
(E) COLD STORAGE	6,828	1:1000	6.82
(E) WAREHOUSE	16,791	1:1000	16.79
(E) KEGGING	3,582	1:500	7.16
(E) BOTTLING	5,000	1:500	10.00
(E) KEGGING/BOTTLING STORAGE	23,578	1:1000	23.59
(E) BOTTLING MEZZANINE STORAGE	2,000	1:1000	2.00
			87.63
TOTAL NEEDED			<b>176.06</b>
TAPROOM SHARED WITH BREWHOUSE DURING OFF HOURS			<b>33</b>
BALANCE NEEDED			<b>143</b>

OFF-STREET PARKING SPACES AVAILABLE (NORTH LOTS - N1, N2, N3, N4, N5, BREWHOUSE AND RECEPTION)

LOT N1 (TAPROOM)	15 SPACES	(EXISTING)
LOT N2 (BUILDING 7)	73 SPACES	(EXISTING)
LOT N3 (BUILDING 7):	19 SPACES	(EXISTING)
LOT N4 (TAPROOM):	3 SPACES	(EXISTING)
LOT N5 (NEW WAREHOUSE)	39 SPACES	(NEW)
BREWHOUSE/RECEPTION:	12 SPACES	(EXISTING)
TOTAL AVAILABLE:	161 SPACES	
SURPLUS:	18	

TOTAL ACCESSIBLE PARKING SPACES NEEDED: 151 - 200 SPACES = 6 - (CBC 2013 TABLE 11B-208 2)

OF THESE, 1 VAN ACCESSIBLE SPACE IS NEEDED (1:6)

NOTES:

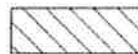
3 PER 1,000 GSF - COMMERCIAL, INDUSTRIAL, AND OTHER  
NON-RESIDENTIAL USES



5 PER 1,000 GSF - SIT-DOWN RESTAURANTS



1 PER 1,000 GSF - WAREHOUSES AND STORAGE



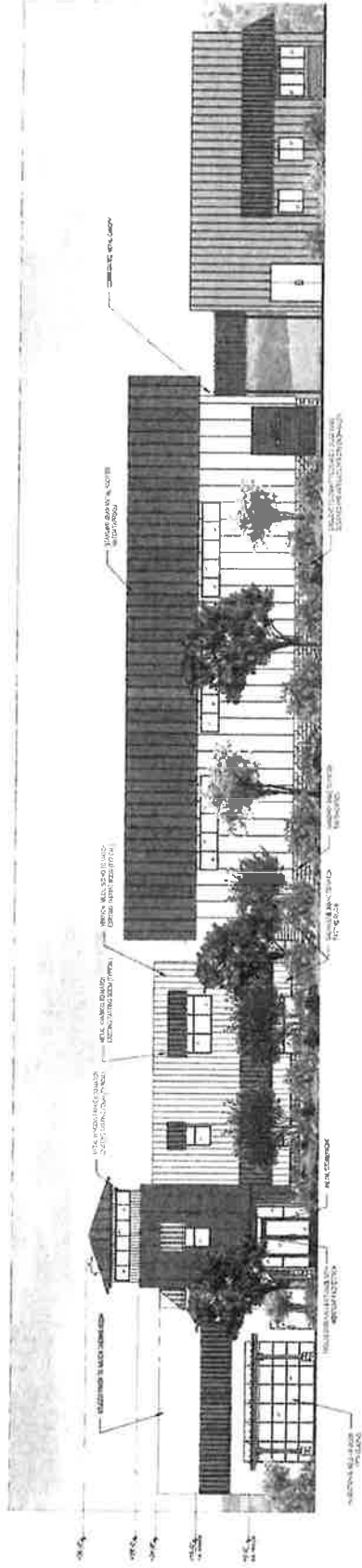
1 PER 500 GSF - MANUFACTURING



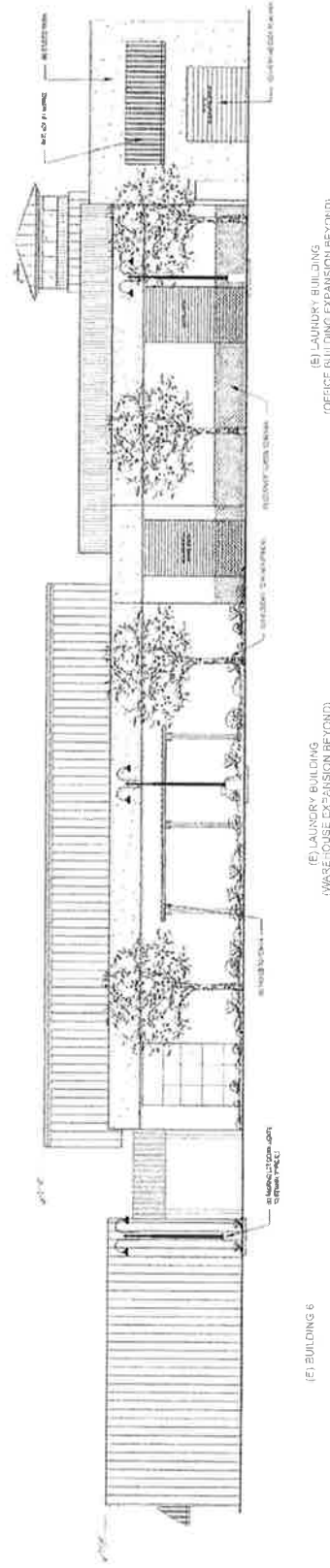
1 PER 5,000 GSF - WINERY WAREHOUSES AND STORAGE



**Exhibit I -2**  
**Parking Lot Layout Plan**  
**PD 12-006 Amendment**  
**Ramada Dr.**  
**(Firestone Brewery)**

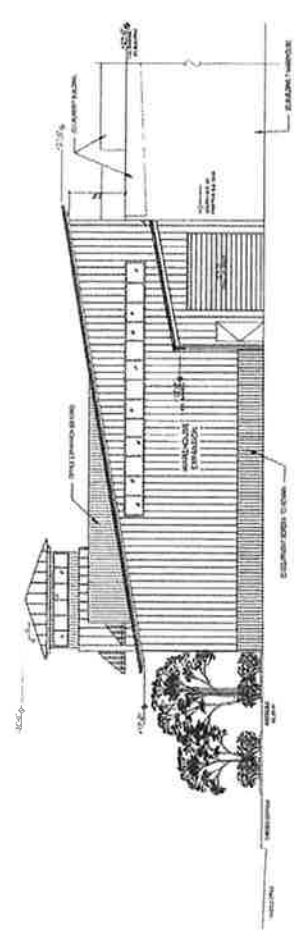


(E) BUILDING 6  
SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



(E) BUILDING 6  
NORTH ELEVATION  
Scale: 1/8" = 1'-0"

**Exhibit J**  
**Bldg. 7 Elevations**  
**PD 12-006 Amendment**  
**Ramada Dr.**  
**(Firestone Brewery)**

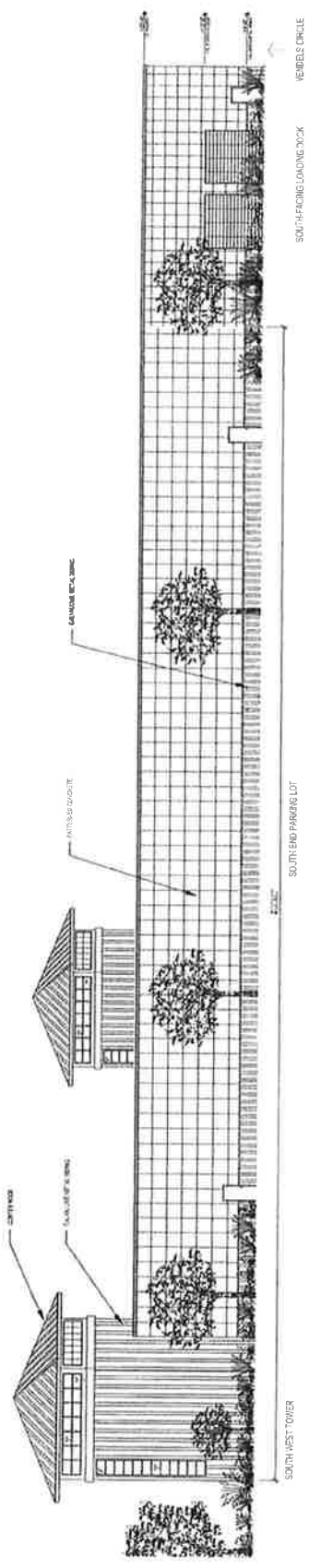


EAST ELEVATION  
 Scale: 1/8" = 1'-0"

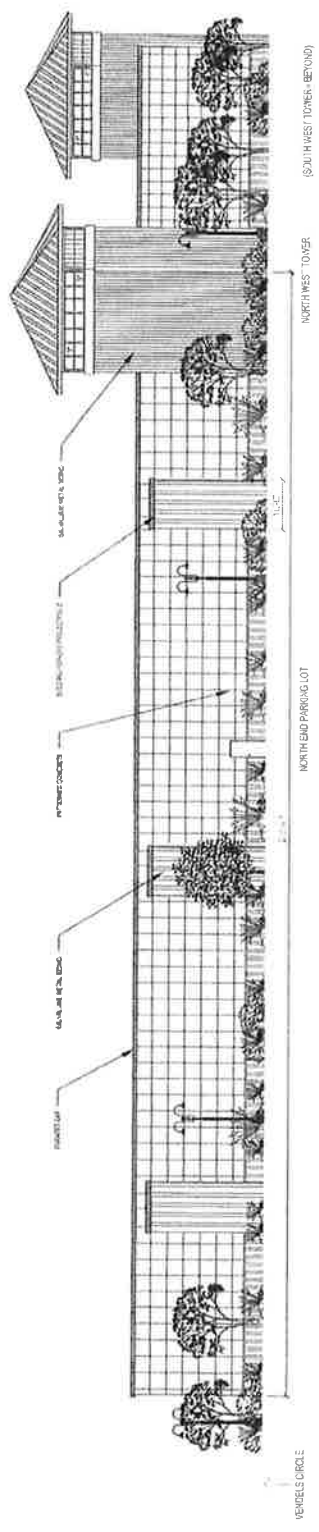


WEST ELEVATION  
 Scale: 1/8" = 1'-0"

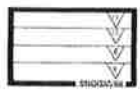
**Exhibit K**  
 Bldg. 7 Elevations (East & West)  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



**SOUTH ELEVATION**  
Scale 1" = 20'-0"



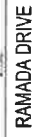
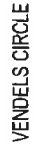
**NORTH ELEVATION**  
Scale 1" = 20'-0"



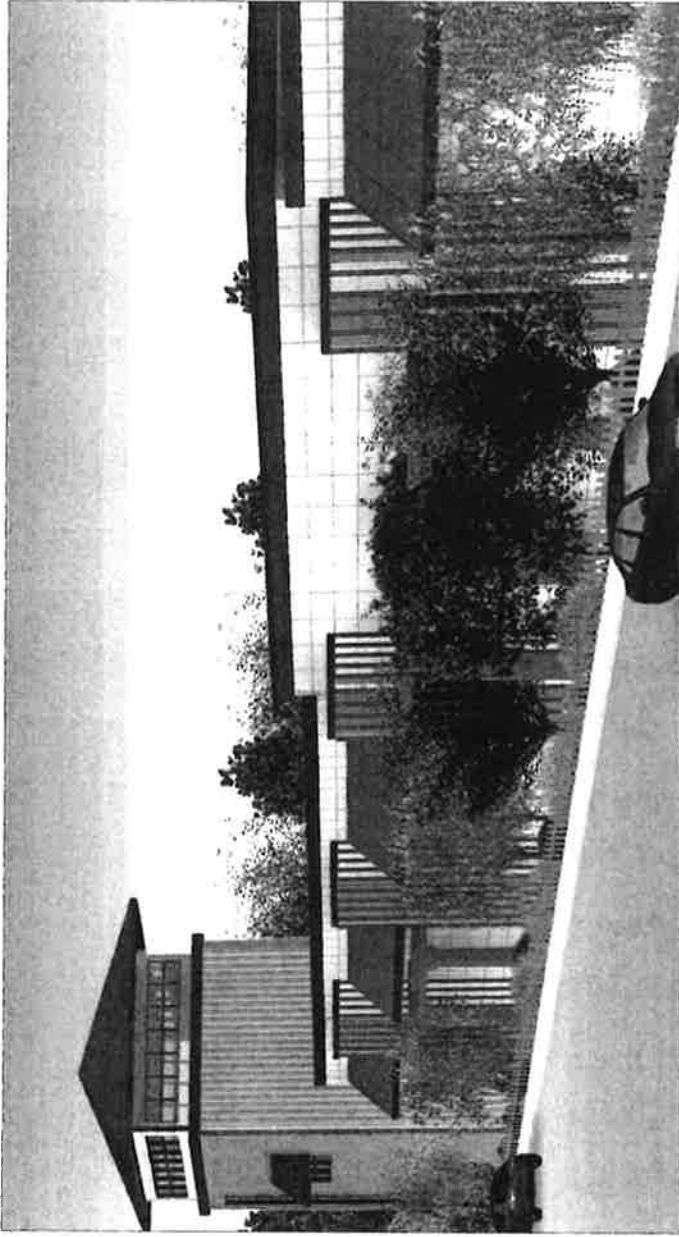
FIRESTONE WALKER BREWING COMPANY  
WAREHOUSE 7 OFFICE AND  
WAREHOUSE EXPANSIONS



**Exhibit L**  
**Bldg. 7 Elevations (North & South)**  
**PD 12-006 Amendment**  
**Ramada Dr.**  
**(Firestone Brewery)**

Scale:  $1'' = 20'-0''$ 

Scale: 1" = 20'-0"



MASSING STUDY - FACING NORTH  
NTS



PATTERNED CONCRETE



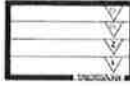
ROOF AND AWNINGS



METAL SIDING



TRELLIS DESIGN



PROJECT NAME  
FIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS

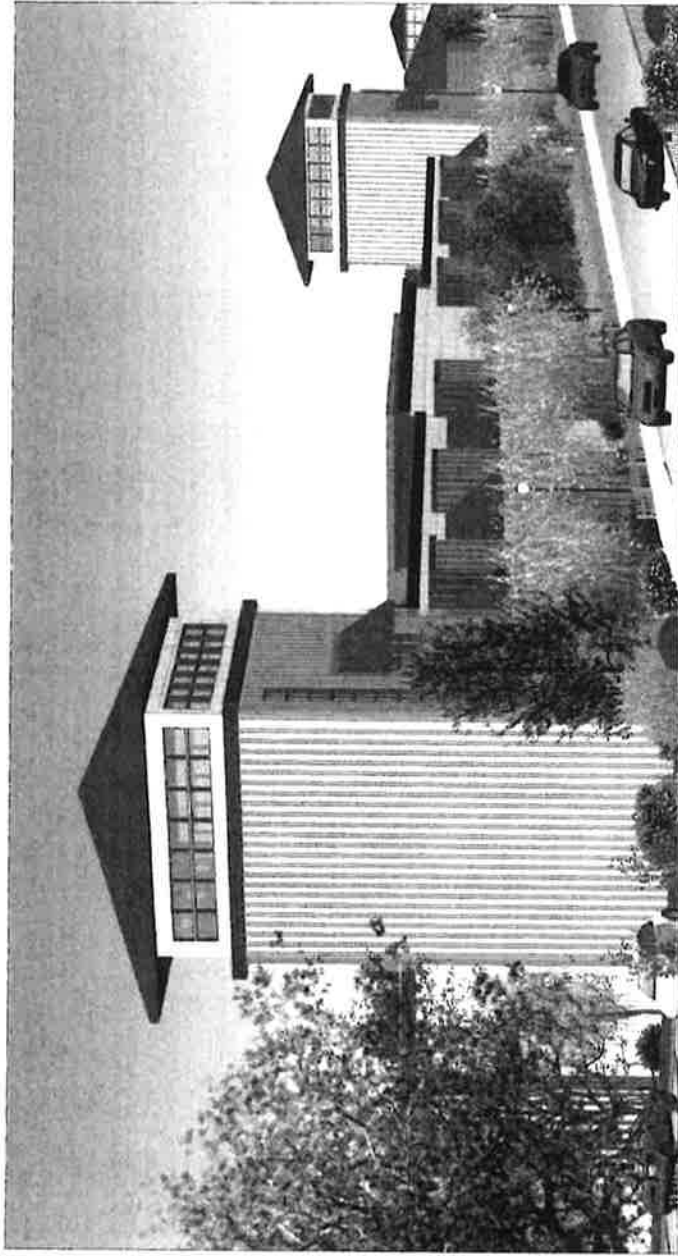


A-4.1

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**Exhibit N**  
New Warehouse Massing Study (North)  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)



MASSING STUDY - FACING SOUTH  
NTS

PATTERNED CONCRETE



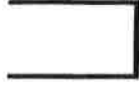
ROOF AND AWNINGS



METAL SIDING



TRELLIS DESIGN



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**FIRESTONE WALKER BREWING COMPANY**  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS



**A-4.2**

**Exhibit O**  
**New Warehouse Massing Study (South)**  
**PD 12-006 Amendment**  
**Ramada Dr.**  
**(Firestone Brewery)**