

RESOLUTION PC 17-030

**A RESOLUTION OF THE CITY OF EL PASO DE ROBLES
PLANNING COMMISSION APPROVING PLANNED DEVELOPMENT 16-002 AND
CONDITIONAL USE PERMIT 17-004**

(CASE, PASO LLC – 2121 ARDMORE ROAD)

WHEREAS, Case Paso LLC has submitted applications for Planned Development 16-002 and Conditional Use Permit (CUP) 17-004, requesting to grade a portion of a larger parcel to create a 4.1-acre outdoor storage yard; and

WHEREAS, the project is located at 2121 Ardmore Road; and

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

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on June 13, 2017, on this project to accept public testimony on the Mitigated Negative Declaration and the proposed project; and

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan and Zoning Ordinance, since the project would provide for areas for commercial service and light-industrial uses, such as contracted services, building and landscape materials sales which typically would have outdoor storage areas.
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, as a result of the landscape screening, and decorative quality fencing and wall materials; and

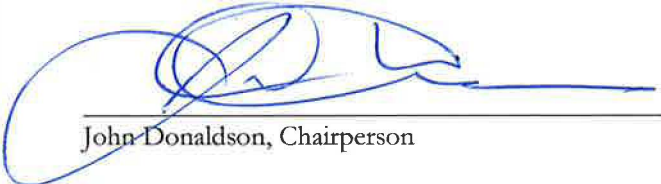
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; based on the mixture of quality materials and landscaping, and
4. The proposed development 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

Section 3. Recommendation. The Planning Commission of the City of El Paso de Robles does hereby approve of Planned Development 16-002 and Conditional Use Permit 17-004, subject to the following conditions

1. Exhibit A-1: Project Specific Conditions of Approval,
2. Exhibit A-2: Standard Conditions of Approval,
3. Exhibits B-R: Plans and Exhibits

PASSED AND ADOPTED THIS 13th day of June, 2017 by the following Roll Call Vote:

AYES: Commissioners Rollins, Agredano, Jorgensen, Brennan and Chairman Donaldson
NOES:
ABSENT: Commissioners Barth and Davis
ABSTAIN:



John Donaldson, Chairperson

ATTEST:



Warren Frace, Secretary of the Planning Commission

Exhibit A: Conditions of Approval

Planning Division Conditions:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A-2” and incorporated herein by reference.

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:

EXHIBITS	DESCRIPTION
A-2.	Standard Conditions of Approval (Refer to Ex. A of Reso. B – Tract Res.)
B.	Title Sheet
C.	Preliminary Grading and Drainage Plan
D.	Sections – Wall Profiles
E.	Preliminary Landscape Plan
F.	<u>Typical Retaining Wall Setback/Slope Detail</u>

3. PD 16-002 and CUP 17-004 allows for the development and operation of an outdoor storage yard, including the grading and retaining wall/fence installation to establish a 4.1 acre outdoor storage yard area. The project shall be designed and constructed to be in substantial conformance with Exhibits A-E, listed above and approved with this resolution.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 16-002 and Conditional Use Permit 17-004 shall expire on June 13, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
5. Prior to the issuance of a grading permit, the Development Review Committee (DRC) shall review the final site plans, landscape and irrigation plans showing the following information:
 - a) The addition of 5-feet of landscaping between the property line and the retaining walls, along the northern and eastern property boundaries. The wall location, slope and setback shall be insubstantial compliance with Exhibit F. The landscaping on the slope area shall be designed by a Landscape Architect to insure proper planting techniques and plant species are utilized to insure a successful slope-planting situation.
 - b) Any exterior lighting to insure proper shielding;

Engineering Division Conditions:

6. Prior to final grading approval, the applicant shall construct the remaining unimproved portions of Ardmore Road to the eastern property line in accordance with plans approved by the City Engineer.

The Applicant's plans must be coordinated with neighboring development to ensure proper alignment and construction.

7. The applicant shall connect to sewer when it is available in Ardmore Road or as part of future development plans.
8. Prior to occupancy, overhead utilities on the west boundary of the property shall be relocated underground.
9. Grading for the project shall include low impact development best management practices and storm water infiltration devices.

Mitigation Measures:

BR-1. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 12.3 acres (4.1 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all aspects of this program must be in place before City permit issuance or initiation of any ground disturbing activities.

b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total: \$30,750 (4 acres multiplied by 3:1 ratio = 12.3 multiplied by \$2,500)

This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.

c. Purchase credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total:
\$30,750 (12.3 multiplied by \$2,500)

This fee is calculated based on the current cost-per-credit of \$2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

- BR-2. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason. When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.

Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

In addition, the qualified biologist shall implement the following measures:

- Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
Potential kit fox den: 50 feet
Known or active kit fox den: 100 feet
Kit fox pupping den: 150 feet
- All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
- If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

BR-3. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

BR-4. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.

BR-5. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

- BR-7. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-8. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-9. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-10. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.
- BR-11. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
- i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
 - ii. If a more solid wire mesh fence is used, 8 by 12 inch openings near the ground shall be provided every 100 yards
 - iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.
- BR-12. Wetland Habitat. Impacts to the 175-square foot wetland feature are under the jurisdiction of the Regional Water Quality Control Board (RWQCB) as a Water of the State of California. The project proponent shall submit a Notice of Intent to enroll under the General Waste Discharge Requirements (WDR) for Non-Federal Jurisdictional Waters (Order No. 2004-0004-DWQ) for permanent impacts to the wetland feature. As part of the WDR, the project proponent will propose compensatory mitigation for permanent impacts to the wetland, as outlined in the Mitigation Plan section of the WDR notice.

EXHIBIT A-2

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: PC

Date of Approval: June 13, 2017

Applicant: Case Paso, LLC

Location: 2121 Ardmore Road

APN: 025-362-038

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 13, 2019 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 16-002 Amend. RESO PC 17-030

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 _____ 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.
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.

Conditional Use Permit for 2121 Ardmore Road, Paso Robles, CA



REVISIONS	
NO.	DATE

General Notes

- No construction shall be started without plans approved by the City. Any construction performed without approved plans will be rejected and will be at the Contractor's and/or owner's risk.
- All construction work and installations shall conform to the City of Paso Robles Standard Details & Specifications.
- The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services, including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.
- On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and associated potential hazards have been mitigated, or alternative protective measures have been installed.
- Construction Contractor agrees that in accordance with generally accepted construction practices, Construction Contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction for the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours, and Construction Contractor further agrees to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of Design Professional.
- Offsite grading or other construction work is not permitted without prior written permission of the offsite property owner.
Construction Contractor agrees that he/she shall assume sole and complete responsibility for protection of public and private property adjacent to the job site and that he/she shall, at his/her expense, repair or replace to original condition all existing improvements within or adjacent to the job site which are not designated for removal and which are damaged or removed as a result of his/her operation.
- Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the Engineer. Soil tests shall be made prior to the placement of the next material lift.
- Subgrade material shall be compacted to a relative compaction of 95% in the zone between finished subgrade elevation and a minimum of one foot below. All material in fill sections below the zone mentioned above shall be compacted to 90% relative compaction.
- All base materials and asphalt shall be in conformance with current Caltrans Specifications.
- An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. Construction Contractor agrees that he/she shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting same during course of construction of the project.
- Construction Contractor shall contact Underground Service Alert at (800) 221-2600 at least 48 hours before beginning excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.
- A City Encroachment Permit is required for all work done within the City right-of-way. The Encroachment Permit may establish additional utility and traffic control requirements.
- The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of 5.0.
- Hydroseeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaces) prior to the final inspection.
- Earthwork estimate:
Cut: 14,850 cubic yards Fill: 14,080 cubic yards

Note: Earthwork quantities are based on the difference between existing ground surface and proposed final grades, as shown on the plan. Erosion shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Contractor shall make his/her own site visit and quantify take-off and shall bid accordingly.

Site disturbance estimate: 3.85 acres, not including public improvements.

Grading Notes

- All grading construction shall conform to the currently adopted California Building Code & the recommendations and requirements of the Soil Engineering Report No. SE-16651-SA, dated December 7, 2011.
- Dust control is to be maintained at all times during construction.
- Areas of fill shall be scarified, bench and recompact prior to replacing fill and observed by the Soil Engineer.
- Fill material will be recompact to 90% of maximum density.
- Remove any deleterious material encountered before placing fill.
- No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
- All disturbed area shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
- Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
- Minimum slope away from buildings shall be 5% for the first ten feet around perimeter, 1.5% @ network.
- Soils Engineer to determine if the soil is suitable to support the intended structure. A final report including progress and/or completion reports shall be submitted to the field inspector prior to final inspection stating that grading performed has been observed and is in conformance with the CBC & City Ordinances. The City policy regarding pad certification shall be followed.
- Engineering reports for cut or fill slope steeper than (2:1) shall be submitted to the field inspector.

Air Quality Control Notes

- The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to issuance of construction permits. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/grading permit issuance.
 - Reduce the amount of the disturbed area where possible.
 - 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.
 - All dirt stock-pile areas should be sprayed daily as needed.
 - 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.
 - Exposed ground areas that are plowed 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.
 - 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.
 - 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.
 - Vehicles spaced for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - 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.
 - Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
 - 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.

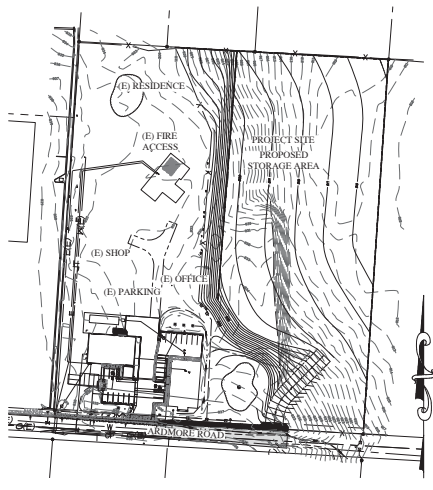
ENVIRONMENTAL SETTINGS:

- THE EXISTING SITE SOIL IS STABLE AND VEGETATED WITH GRASSES AND THE TREE SHOWN. THERE ARE NO KNOWN ANIMALS ON SITE.
- EXISTING AND PROPOSED TOPOGRAPHY OF THE SITE ARE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THERE ARE NO STRUCTURES ON THE PROPOSED STORAGE SITE.
- THERE ARE NO KNOWN CULTURAL, HISTORICAL, OR SCENIC ASPECTS ON THE SITE.
- THE SURROUNDING LAND USES INCLUDE RESIDENTIAL PROPERTIES TO THE NORTH AND SOUTH, A CONSTRUCTION OFFICE AND YARD WITH OUTDOOR STORAGE AS WELL AS A BIG BARN TO THE WEST AND VACANT LAND VEGETATED WITH GRASSES TO THE EAST.
- THE RESIDENTIAL PROPERTY TO THE NORTH CONSISTS OF SINGLE STORY BUILDINGS WITH A MIN SETBACK OF APPROX 30FT FROM THE PROJECT SITE IN THE REAR YARD. THERE ARE ADDITIONAL SHED UNITS ALONG THE REAR PROPERTY LINE. THE RESIDENTIAL PROPERTY TO THE SOUTH (ACROSS ARDMORE ROAD) CONSISTS OF A SINGLE STORY BUILDING SETBACK APPROX 30FT FROM ARDMORE ROAD WITH ADDITIONAL STORAGE/SHED UNITS & OUTDOOR STORAGE IN THE REAR YARD. THE CONSTRUCTION OFFICE & YARD TO THE WEST CONSISTS OF SINGLE STORY BUILDINGS WITH SETBACKS SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN.
- THERE ARE NO ONSITE OVERHEAD LINES. THE NEAREST OVERHEAD LINES ARE ACROSS ARDMORE ROAD FROM ADJACENT LOT.

Erosion Control Notes

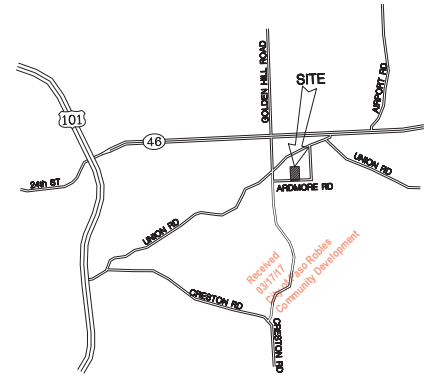
- Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects at all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Public Works Department determines temporary measures to be necessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.
- Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.
- The developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan until such time that the project is accepted as complete by the Public Works Department or until released from the Conditions of Approval of their General Permit. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor, or RWQCB Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.
- Erosion control devices shall be the first order of work and shall be in place at all times during construction. Additional measures/devices shall be available during the rainy season (between October 15 and April 15) or anytime when the rain probability exceeds 50%. These measures/devices shall be available, installed, and/or applied after each area is graded and no later than five (5) working days after completion of each area.
- The Contractor, Developer, and Engineer of Work shall be responsible to review the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
- In the event of a failure, the developer and/or representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.
- In the event of failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems the Public Works Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22321(a) [2310] of the Land Use Ordinance.
- Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces, prior to final inspection. Permanent erosion control shall be fully established prior to final acceptance. Temporary erosion control measures shall remain in place until permanent measures are established.
- The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.
- All projects involving site disturbance of one acre or greater shall comply with the requirements of their National Pollution Discharge Elimination System (NPDES). The developer shall submit a Notice of Intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB. WDID No.: J10....

PROJECT DESCRIPTION:
THIS APPLICATION FOR A CONDITIONAL USE PERMIT IS TO ESTABLISH AN OUTDOOR STORAGE YARD. THERE IS CURRENTLY NO PROPOSED USER - THE INTENT IS TO IMPROVE THE LOT TO ALLOW THIS TYPE OF USE.



Site Plan

SCALE: 1" = 40'-0"



Vicinity Map

SCALE: NTS



Proposed Fence

NOTE:
PROPOSED FENCE WILL MATCH EXISTING FENCE ON ADJACENT LOT.

Conditional Use Permit
for
2121 Ardmore Road, Paso Robles, CA 93446

Cover Sheet



1170 PACIFIC STREET
SANTA LUIS OBISPO, CA 93401
PH: 805.766.4802

DATE: 16 March 2017
DRAWN BY: KEV
CHECKED BY: KTD
PROJECT NO.: 2014-36

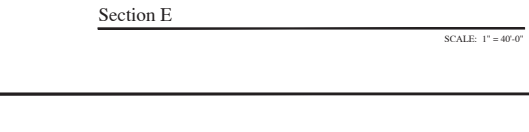
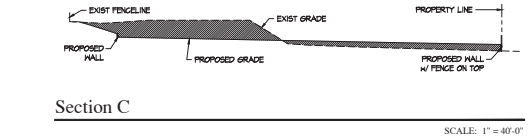
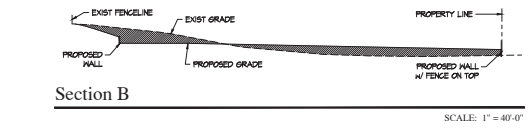
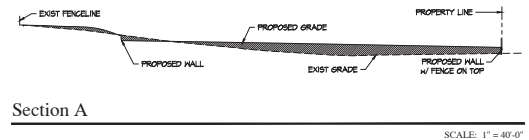
SHEET NO.
CUP1
OF 3

EXHIBIT - C

NOTES
 APPROX AREA OF PROPOSED PAD @ 2% SLOPE:
 (24,000 SF (2.88 ACRES))
 ESTIMATED EARTHWORK VOLUMES:
 FILL = 14,000 CY
 CUT = 14,800 CY

ABBREVIATION LEGEND:
 AC ASPHALT CONCRETE
 DS DOWNPOUT
 EG EXISTING GRADE
 FF FINISH FLOOR
 FG FINISH GRADE
 FL FLOWLINE
 FS FINISH SURFACE
 GB GRADE BREAK
 HI HIGH POINT
 INV INVERT
 RD ROOF DOWNPOUT
 TC TOP OF CURB
 TG TOP OF GRATE
 TYP TYPICAL

NOTES
 1. The topography shown hereon is based on a planimetric survey prepared for the site by Twin Cities Surveying, Inc., July 2009.
 2. Verify all building dimensions prior to construction. Notify engineer immediately of any discrepancies.
 3. Compact all fill materials to 90% maximum density.
 4. The outdoor storage area shall be thoroughly screened from public view and adjacent properties by a combination of walls, fences and landscaping.



Preliminary Grading & Drainage Plan

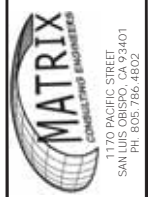
SCALE: 1" = 40'-0"



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NO.	DATE

Conditional Use Permit
 For
 2121 Ardmore Road, Paso Robles, CA 93446
Preliminary Grading & Drainage Plan



DATE: 16 March 2017
 DRAWN BY: KEV
 CHECKED BY: KTD
 PROJECT NO.: 2014-36

SHEET NO.
CUP2
 OF 3



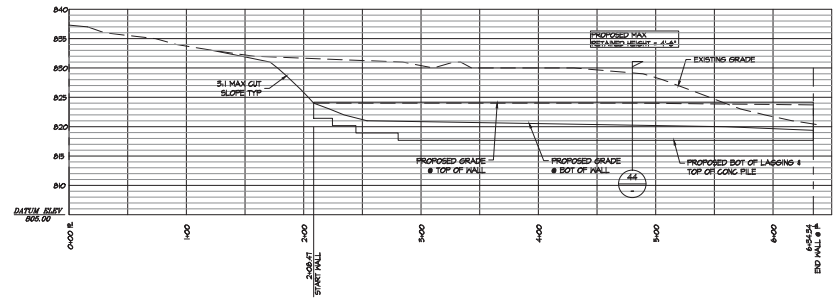
REVISIONS	
NO.	DATE

Conditional Use Permit
 For
 2121 Ardmore Road, Paso Robles, CA 93446
 Wall Profiles & Details



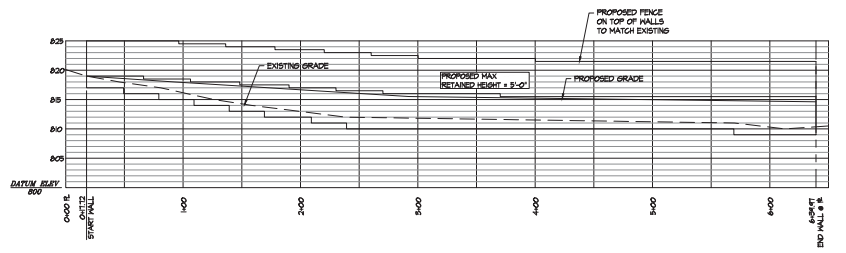
DATE: 16 March 2017
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 PROJECT NO.: 2014-36

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 OF 3



Wall 1 Profile

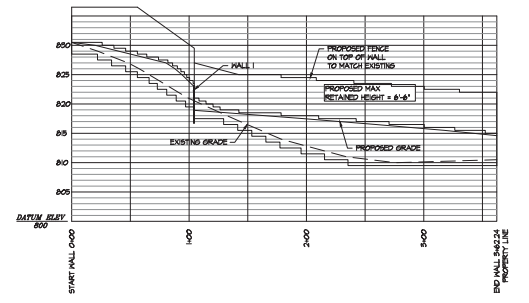
HORIZONTAL: 1" = 50'-0"
 VERTICAL: 1" = 10'-0"



Wall 2 Profile

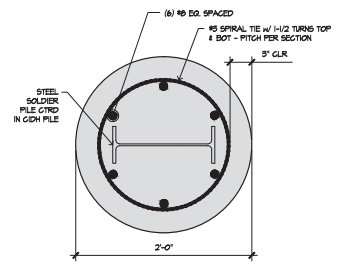
HORIZONTAL: 1" = 50'-0"
 VERTICAL: 1" = 10'-0"

RETAINING WALL NOTES
 APPROX AREAS OF PROPOSED WALLS:
 HALL 1 = 5040 SF
 HALL 2 = 5250 SF
 HALL 3 = 1840 SF
 TOTAL WALL AREA = 8,130 SF

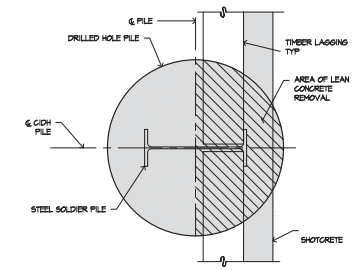


Wall 3 Profile

HORIZONTAL: 1" = 50'-0"
 VERTICAL: 1" = 10'-0"

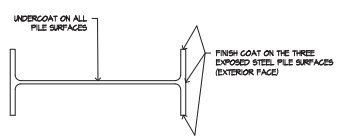


52 Section @ 24" CIDH Conc Pile
 1 1/2" = 1'-0"

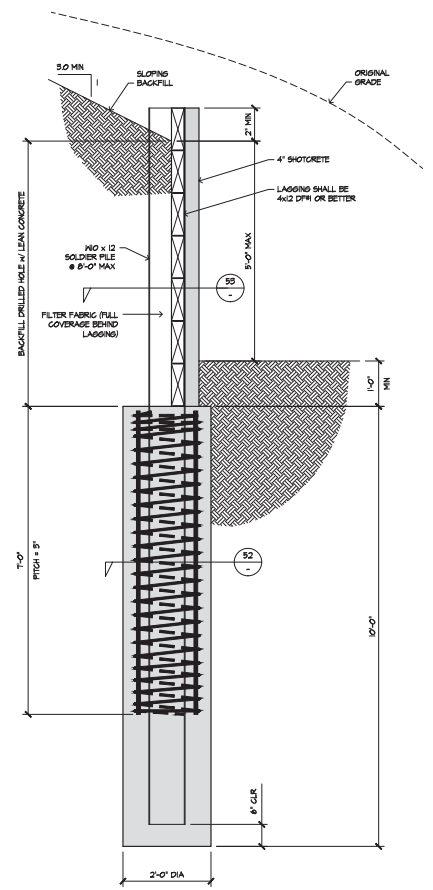


53 Pile Section
 1 1/2" = 1'-0"

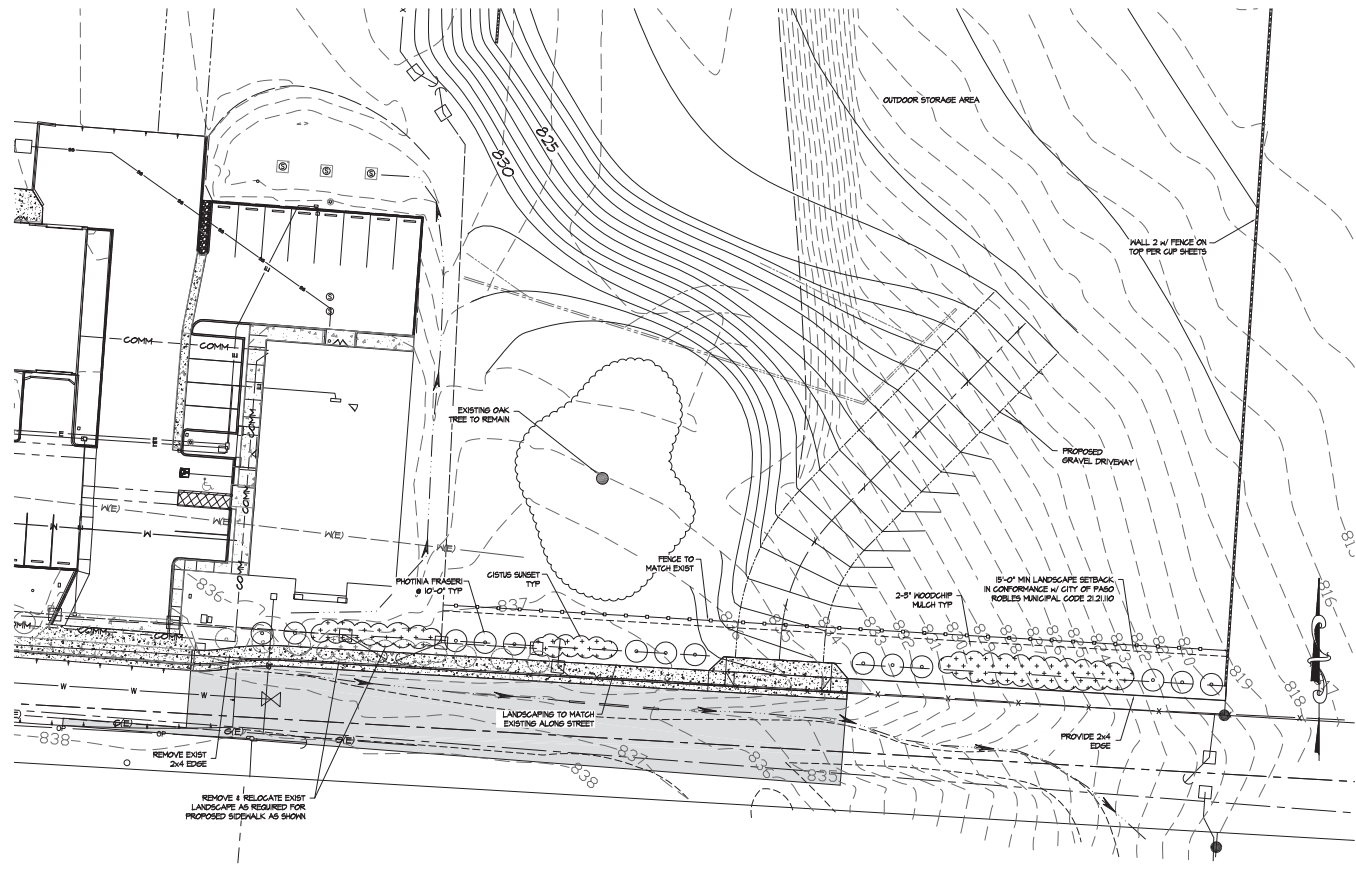
NOTES
 1. Clean & paint steel soldier pile from top of pile to 5 feet min below bottom of lagging.



54 Cleaning & Painting of Piles
 1 1/2" = 1'-0"



44 Typical Soldier Pile Detail
 3/4" = 1'-0"



LEGEND:

	PHOTINIA FRASERI (RED TIP)	5 GAL.
	CISTUS SUNSET (ROCKROSE)	5 GAL.
	AC PAVING	
	CONCRETE	

Preliminary Landscape Plan

SCALE: 1" = 30' 4"



REVISIONS

NO.	DATE:

Landscape Plan
 for
 2121 Ardmore Road, Paso Robles, CA 93446
Preliminary Grading & Drainage Plan

THIS DRAWING AND THE DESIGN REPRESENTED THEREON ARE THE PROPERTY OF MATRIX CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MATRIX CONSULTING ENGINEERS.

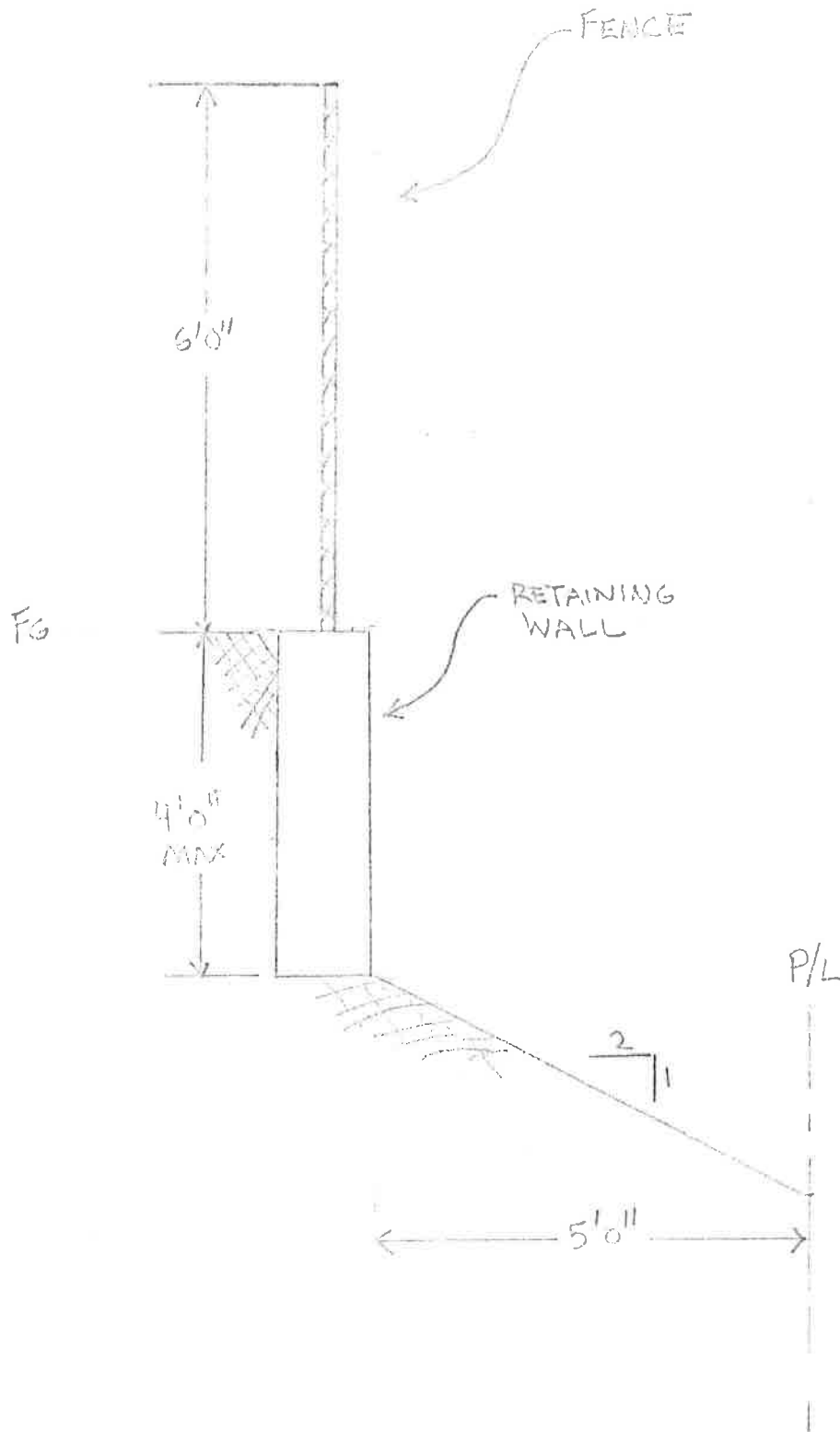


DATE: 16 March 2017
 DRAWN BY: KEV
 CHECKED BY: KTD
 PROJECT NO.: 2014-36

SHEET NO.
L1
 OF 1

SCALE $\frac{1}{2}'' = 1'0''$

Exhibit F



Typical Wall Slope/Setback Detail