CITY OF EL PASO DE ROBLES

" The Pass of the Oaks"

Planning Commission Agenda

Tuesday, July 8, 2025, 6:30 PM

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

Commissioners Present:

Chairperson Covarrubias
Commissioner Christensen
Commissioner Neel
Commissioner Koegler
Chair Pro Tem Marlow
Commissioner Connally
Commissioner Roden

Residents can livestream the meeting at www.prcity.com/youtube, and call **(805)865-7276** to provide public comment via phone. The phone line will open just prior to the start of the meeting and remain open throughout the meeting to ensure the opportunity to comment on each item heard by the Council, other than brief reports and announcements by staff or the Council.
Written public comments can be submitted via email to planning@prcity.com **prior to 12:00 noon on the day of the meeting** to be posted as an addendum to the Agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name. City Council meetings will be live-streamed during the meeting and also available to play later on YouTube by accessing the following link: www.prcity.com/youtube. Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at www.prcity.com/meetings.
AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. STAFF INTRODUCTIONS

1. **STAFF PRESENT**

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

F. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED

G. PUBLIC HEARINGS

1. **Rezone the Property from T4-F to TC-2 at 2508 Spring St P24-0098** 4

Conversion of an existing building into a mix of uses including winetasting, beer tasting, specialty retail, market, deli, and private meeting space. The application includes a General Plan Amendment to change the Land Use Designation from Mixed-Use 12 to Community Commercial, a Specific Plan Amendment to change the zoning district from T4-F to TC-2, a Conditional Use Permit to allow a private meeting facility, and site plan review for exterior changes to the building. (GPA25-01, SPA25-01, CUP24-10, SPR24-13, P24-0098)

Address: 2508 Spring Street (APN 008-121-021)

Applicant: Veraison Wine Country Properties, LLC

CEQA Determination: The project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301.

Recommended:
Recommend the City Council deny the applicant's request for a Specific Plan Amendment to rezone the property to TC-2 and further deny the request for a General Plan Amendment, Conditional Use Permit, and Site Plan Review.

2. **Time Extension for the Firestone Solar Project P22-0128** 66

Request for approval of a time extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21, to construct a 1.2-megawatt (MW) solar ground-mounted single axis tracker system on approximately 4.84-acres within a 13.75-acre field (P22-0128 / PD 22-21 / CUP 22-21 / TEX 25-03).

Address: Northern end of Ramada Drive/east of US Hwy 101 / APN: 009-631-018

Applicant: REC Solar

CEQA Determination: The project is consistent with the approved environmental document.

Recommended:
Approve Draft Resolution PC 25-XXX; approving the request for a two-year time extension for Planned Development PD 22-21 and Conditional Use Permit 22-21.

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

1. **May 27, 2025 Planning Commission Minutes** 117

2. **November 14, 2024 Housing Constraints And Opportunities Committee** 120

Planning Commission Agenda Report

From: Katie Banister, Associate Planner

Subject: The project is the conversion of an existing building into a mix of uses including winetasting, beer tasting, specialty retail, market, deli, and private meeting space. The application includes a General Plan Amendment to change the Land Use Designation

CEQA: Staff recommends the Planning Commission determine the project is exempt from environmental review as a Class 1 categorical exemption for Existing Structures pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301.

Location: 2508 Spring Street (APN 008-121-021)

Date: July 8, 2025

Facts

1. The project is located at 2508 Spring Street (See Vicinity Map, Attachment 1).
2. Veraison Wine Country Properties, LLC (applicant) has requested the entitlements listed below in order to convert an existing building into a mix of uses, some of which are not permitted in the T4-F zoning district, where the property is currently located.
    a. General Plan Amendment 25-01 to change the Land Use Designation from Mixed-Use 12 (MU-12) to Community Commercial (CC); and
    b. Specific Plan Amendment 25-01 to change the zoning district from T4-Flex (T4-F) to Town Centre 2 (TC-2); and
    c. Conditional Use Permit 24-10 to establish a private meeting facility; and
    d. Site Plan Review 24-13 for exterior changes to a commercial building (P24-0098).
3. Currently, the project site has a General Plan land use designation of Mixed Use 12 (MU-12) and is in the T4-Flex (T4-F) zoning district where restaurants and retail markets are allowed uses, private meeting facilities are a conditionally allowed use, and winetasting is a prohibited use.
4. The purpose of the Mixed-Use 12 land use designation is to "allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants."
5. The purpose of the Community Commercial land use designation is to "provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers."
6. The T4-F zoning district is "applied to areas currently lining portions of Spring Street, 12th Street, 21st Street, and Vine Street, and occupied generally by 1- and 2-story, single family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T-4N zone."
7. The TC-2 zoning district is "applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively

underdeveloped, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods."

8. The Uptown/Town Centre Specific Plan divides the downtown of the City into 7 distinct neighborhoods. The site is part of the Uptown Neighborhood, which is bounded by Vine Street to the west, 24th Street to the south, the railroad tracks to the east, and the northern city boundary. The Uptown Neighborhood is described by the Uptown/Town Centre Specific Plan as having developed in a "piecemeal and jumbled fashion, quite different and separate from the Downtown neighborhoods". The vision for the Uptown neighborhood includes completing the street network, constructing new parks and plazas, and adding buildings with welcoming frontages and pedestrian-scaled facades.
9. The site is 0.5 acre.
10. City records indicate the majority of the building was constructed in the late 1960s with a major remodel and addition in 1992.
11. Most recently, the building housed offices for Western Quartz and a dance studio.
12. The project was reviewed by the Development Review Committee for the first time on March 3, 2025. The Development Review Committee discussed the proposed uses and determined the project as designed was not permitted within the T4-F zoning district specifically because of the individual beer and winetasting kiosks. The applicant was encouraged to design a floor plan showing a bone fide market or other allowed use(s).
13. The project was reviewed by the Development Review Committee for the second time on March 31, 2025. The applicant provided additional information and included a request to rezone the property to allow beer and winetasting. The Development Review Committee requested additional information about signage and parking and recommended the project next be considered by the Planning Commission.
14. Consistent with Paso Robles Municipal Code Section 21.08.020, the City Council is the review authority for General Plan Map Amendments and Specific Plan Map Amendments. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications.
15. If the Planning Commission recommends the City Council reject the applicant's request for a zoning amendment, the project is statutorily exempt from environmental review because the California Environmental Quality Act does not apply to projects which are rejected or disapproved by a public agency pursuant to the State's Guidelines to Implement the California Environmental Quality Act, Section 15061(b)(4). If the Council approves the project, it is exempt from environmental review as a Class 1 categorical exemption for Existing Buildings pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301.

Community Outreach

The required noticing was conducted for the project, including publishing a legal advertisement in the New Times, posting a notice on the site, and mailing a notice to owners and occupants of properties within 300 feet of the site.

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Adopt Resolution PC 25-XXX (A) to recommend the City Council deny the applicant's request for a Specific Plan Amendment to rezone the property to the TC-2 district and further deny the request for a General Plan Amendment, Conditional Use Permit, and Site Plan Review, in which case the proposed floor plan showing individual winetasting booths would not be permitted.
2. Recommend the City Council approve the project by:
   a. Adopting Resolution PC 25-XXX (B) to recommend the City Council approve the General Plan Amendment and Specific Plan Amendment, and
   b. Adopt Resolution PC 25-XXX (C) to recommend the City Council approve the Conditional Use Permit for a private meeting facility and Site Plan Review for the physical changes to the site and building.
3. Amend and adopt Resolutions PC 25-XXX (B) and PC 25-XXX (C) to recommend the City Council approve the project with changes.
4. Refer the project back to the Development Review Committee or Staff for additional analysis.

Analysis and Conclusions

The applicant has requested the City Council amend the Uptown/Town Centre Specific Plan zoning map to change the zoning of a single property from T4-F to TC-2. Figure 1 shows the boundaries of the Uptown Neighborhood, the TC-2, T4-F, T4-NC, T3-N, and T4-N zoning districts. Currently the TC-1 zoning district is applied only to the 2 properties closest to the intersection of Spring and 24th Streets, both identified as arterials by the Circulation Element.

The maximum residential density allowed in both the T4-F and TC-2 is 30 density units/acre. The differences between uses allowed and conditionally allowed in the T4-F and TC-2 zoning districts are listed in Table 1. Generally, TC-2 is a more permissive land use district, with a number of tourist-serving, alcohol oriented, and car-oriented uses allowed that are prohibited in the T4-F district. The Planning Commission is asked to make a recommendation as to whether these uses are appropriate on the site due to its proximity to Lewis Flamson Junior High School and the desire to maintain a separate identity for the Uptown Neighborhood.

Figure 1:
Uptown Neighborhood Zoning Map

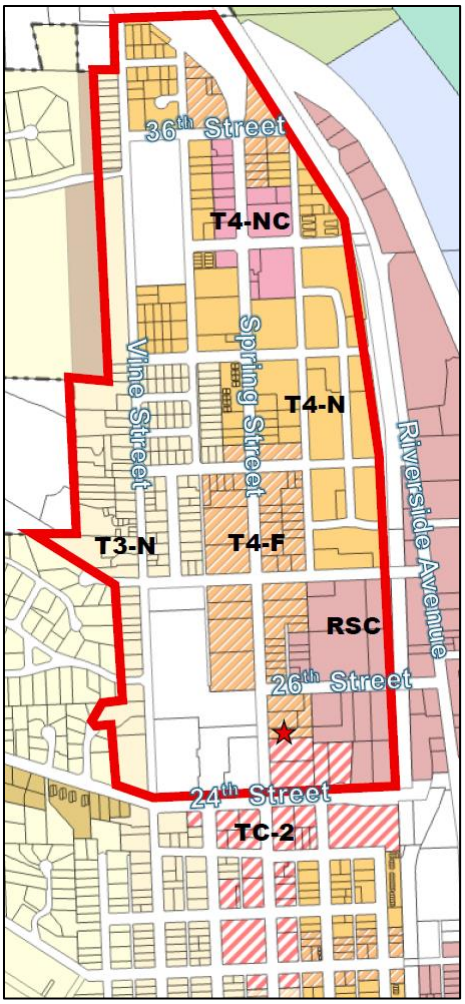


Table 1: Differences between land uses allowed in the T4-F and TC-2 zoning districts

Land Use	Permit Required by Zone	
	T4-F	TC-2
COMMERCIAL: RETAIL, SERVICE, OFFICE		
Appliance Repair	-	P
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	P
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	CUP
Auto Rental	-	P
Auto/vehicle parts sales (indoors, without installation)	-	P
Auto Detailing (does not include carwashes)	-	P
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	CUP
Bowling alleys	-	P
Breweries and Distilleries with on-site consumption	-	P / CUP
Building Materials sales	-	P
Business, Trade Schools	-	P
Card rooms	-	CUP
Carwashes	-	CUP
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	P
Indoor sports: racquetball courts, skating rink, etc.	-	P
Meeting facilities, public or private	CUP	P
Museums, art galleries	CUP	P
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	P
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	TUP
Parking facility, public or commercial	-	CUP
Pet stores	-	P
Produce stand, winery, etc.; does not include Certified Farmers Markets)	CUP	-
Produce: Certified Farmers Markets	-	CUP
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)	-	P
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	CUP
Service Stations (including auto repair as secondary use)	-	CUP
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	P
Winery with on-site consumption	-	CUP
Winetasting Rooms	-	P
COMMERCIAL LODGING		
Bed and Breakfast Inns	CUP	P
Boardinghouse, roominghouse	CUP	-
Hotels, motels (does not include bed and breakfast inns)	-	P
LIGHT INDUSTRIAL		
Transmission & receiving stations	-	CUP
RESIDENTIAL		
Convalescent care facilities/nursing homes	CUP	-
Domestic violence center	P	-
Guest House	P	-
Group Care Homes	P	-
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	-
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	-
OTHER		
Meeting facilities, public or private	CUP	CUP

Land Use	Permit Required by Zone	
	T4-F	TC-2
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.	CUP	P
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	P
Outdoor display of merchandise for sale or rental *	-	P
Schools, private (preschool – high school)	CUP	-

Similarly, in the TC-2 zoning district, the development standards are generally more permissive than in the T4-F district. A few examples are listed in Table 2. The Planning Commission is asked to make a recommendation as to whether relaxed development standards are suitable in the Uptown Neighborhood away from 24th Street.

Table 2: Sample of differences in development standards in the T4-F and TC-2 zoning districts

Development Standard	T4-F	TC-2
Front Setback	10-15 feet	0-10 feet
Interior Side Setback	5-10 feet	0-10 feet
Street Side Setback	10-12 feet	0-10 feet
Rear Setback	10 feet	5 feet
Building Height	36 feet	50 feet

The Project

The project is the reuse of an existing commercial building for a mix of proposed commercial uses, including a deli/restaurant, beer and winetasting booths, a market, and a private meeting space. The deli and market are allowed, the private meeting space is conditionally allowed, and beer and winetasting are prohibited in the T4-F zoning district, which is why the applicant has requested the General Plan and Specific Plan map amendments.

The structure is 8,067 square feet and was formerly offices and a dance studio. The applicant received Building Permit B24-0390 to allow selective demolition of interior walls to evaluate structural requirements in preparation of remodeling the building. In addition to new interior walls, kiosks, food preparation areas, and bathrooms, the project includes 3 new outdoor seating areas at the front, south side, and rear of the building. The exterior walls and roof would be painted with new accent wall materials applied to a portion of the front elevation. New landscaping is proposed throughout.

Project plans are included as Exhibit C to Resolution PC 25-XXX (C) (Attachment 7).

Fiscal Impact

The project will not have a significant fiscal impact on the City. The retail uses will generate sales taxes.

CEQA

Staff recommends one of two environmental determinations depending on the action taken by the Planning Commission.

1. If the Planning Commission adopts Resolution PC 25-XXX (A), recommending the Council reject the applicant's request for a zoning amendment, they may determine the project is statutorily exempt from environmental review because the California Environmental Quality Act does not

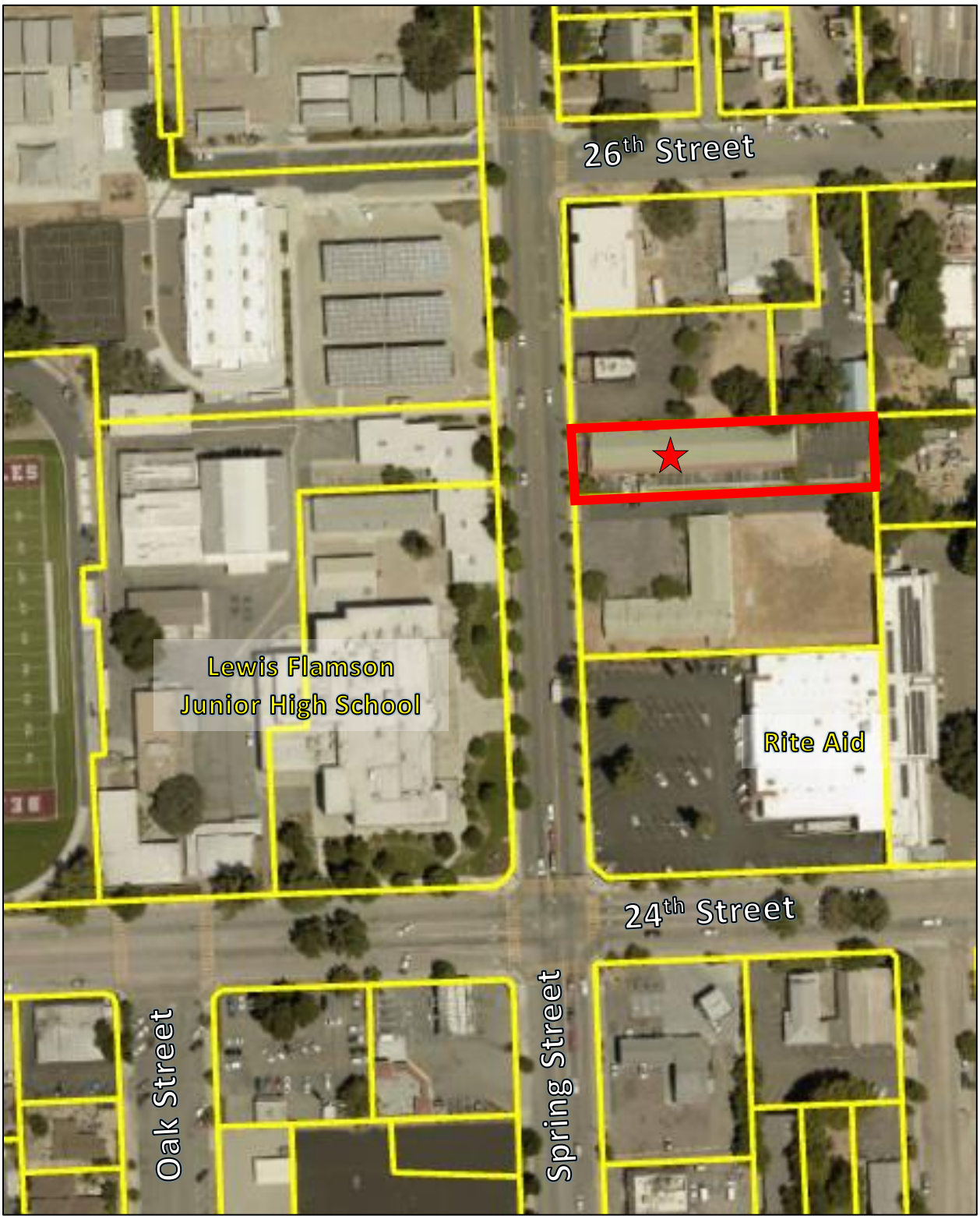
apply to projects which are rejected or disapproved by a public agency pursuant to the State's Guidelines to Implement the California Environmental Quality Act, Section 15061(b)(4).

2. If the Planning Commission adopts Resolutions PC 25-XXX (B) and PC 25-XXX (C) recommending the Council approve the project, they may determine the project is exempt from environmental review as a class 1 categorical exemption for Existing Structures pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301.

Recommendation (Option 1)
Recommend the City Council deny the applicant's request for a Specific Plan Amendment to rezone the property to TC-2 and further deny the request for a General Plan Amendment, Conditional Use Permit, and Site Plan Review.

Attachments
1. Attachment 1. Vicinity Map
2. Attachment 2. Project Justification Statement
3. Attachment 3. Project Information
4. Attachment 4. Renderings
5. Attachment 5. Resolution PC 25-XXX (A)
6. Attachment 6. Resolution PC 25-XXX (B)
   a. Exhibit A. General Plan Map Amendment 25-01
   b. Exhibit B. Specific Plan Map Amendment 25-01
7. Attachment 7. Resolution PC 25-XXX (C)
   a. Exhibit A. Site-Specific Conditions of Approval
   a. Exhibit B. Standard Conditions of Approval
   b. Exhibit C. Project Plans
8. Attachment 8. Legal Notice Affidavit
9. Attachment 9. Mail Notice Affidavit

Attachment 1
Vicinity Map



Detailed Project Description

General Plan Amendment & Zoning Map Amendment

Gregory Becker

2508 Spring Street, Paso Robles

March 2025 – Reference Project P24-0098

Proposed Project:

The proposed project is an application for a General Plan Amendment and a Zoning Map Amendment to amend the General Plan designation of a +/-0.5-acre parcel from Mixed Use – 12 (MU-12) to Community Commercial (CC) and to amend the Zoning from T-4F (Flex) to TC-2 (Town Center), Specific Plan Area #3.

Figure 1: Existing Zoning Map

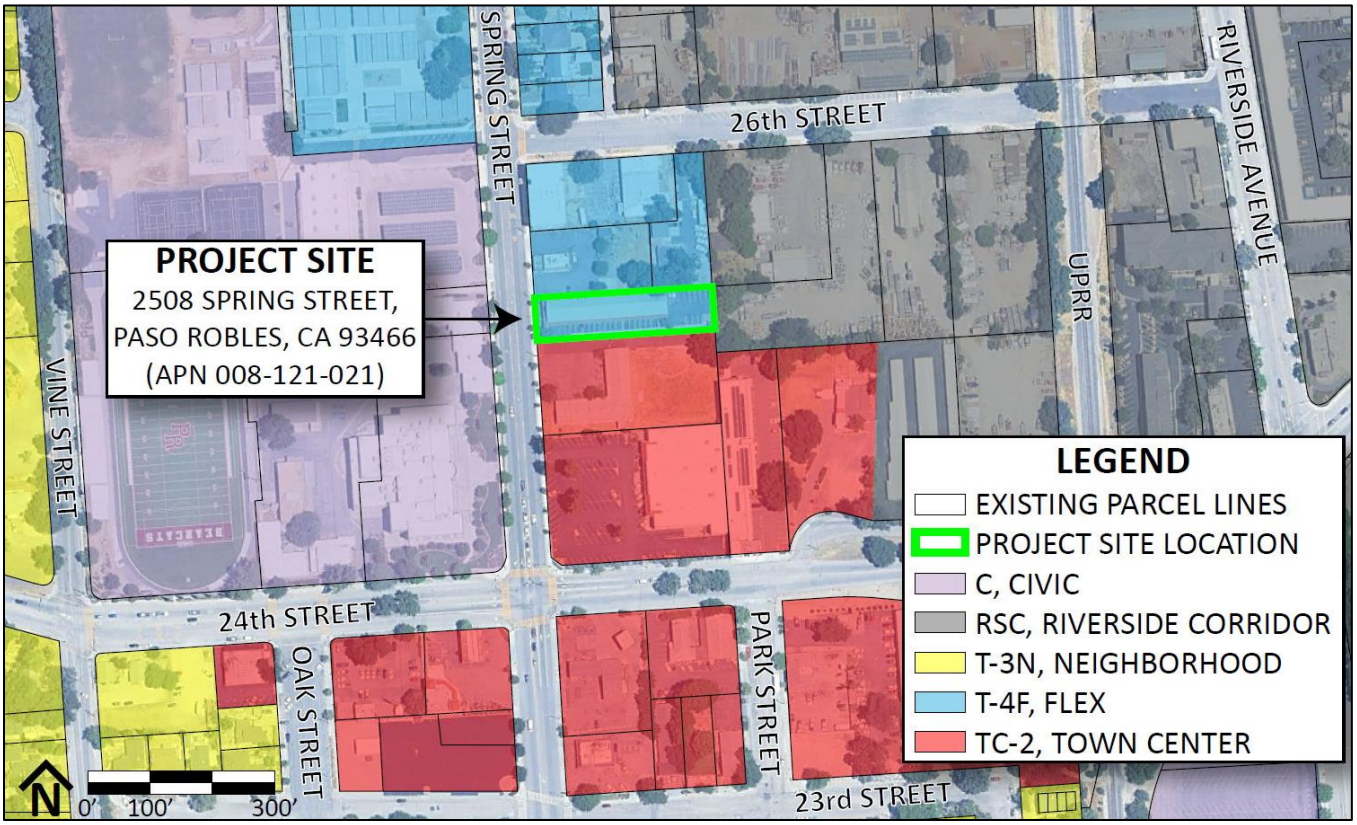


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Figure 2: Proposed Zoning Map

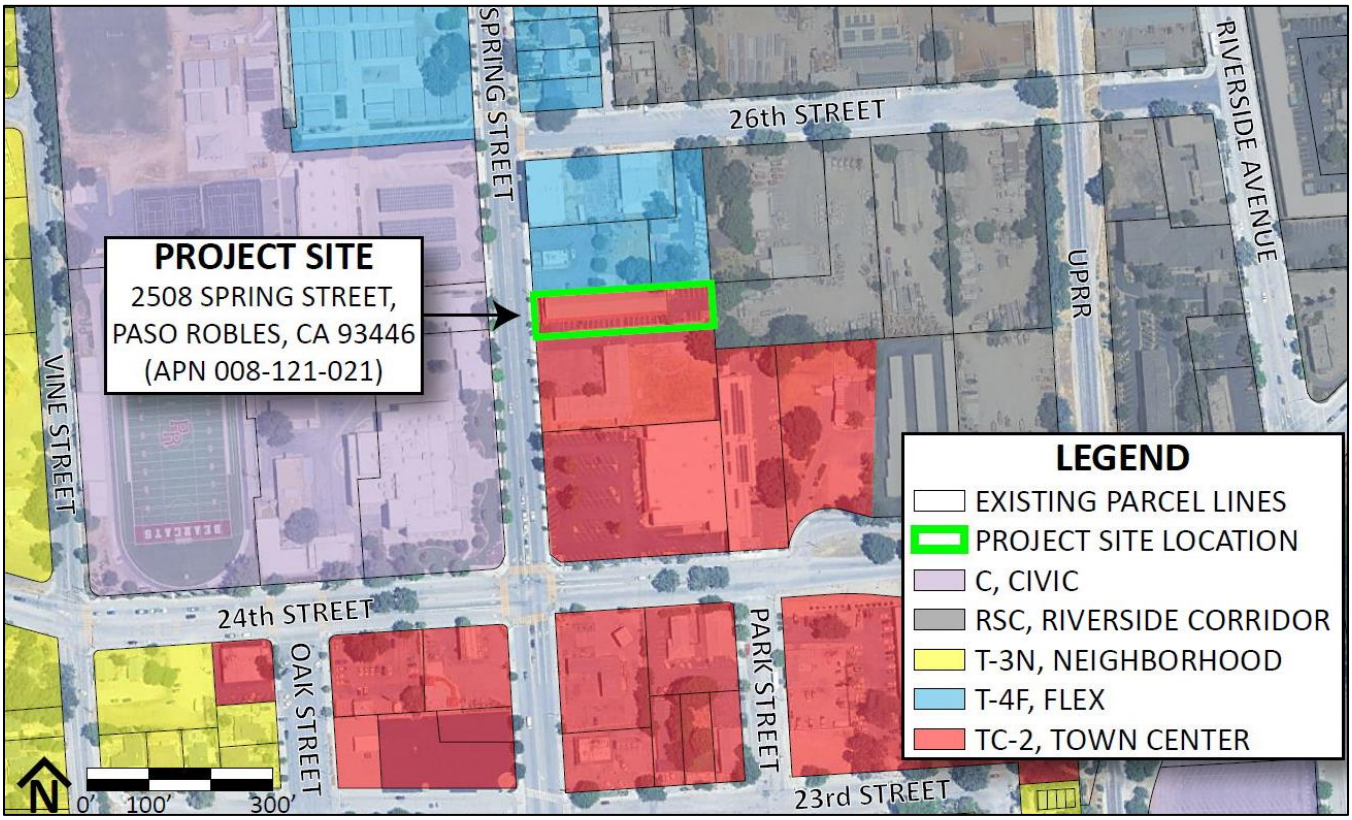

Figure 3: Google Street View – Existing Zoning & General Plan Boundary Adjustment

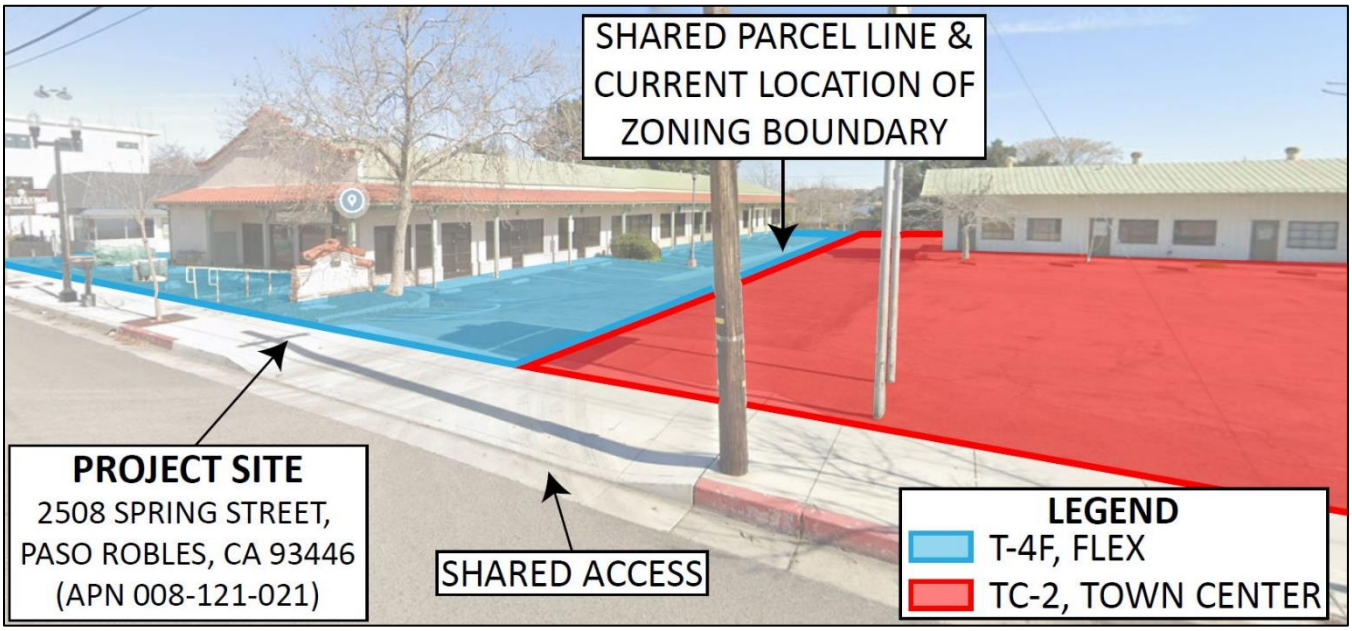

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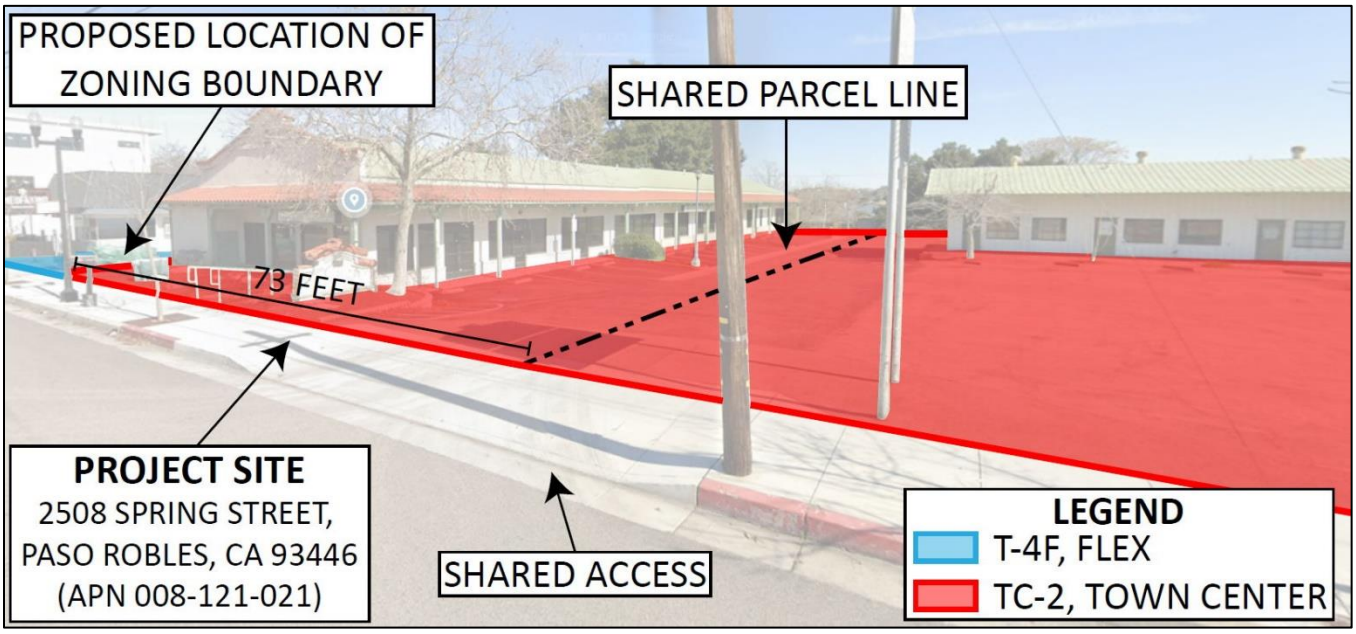
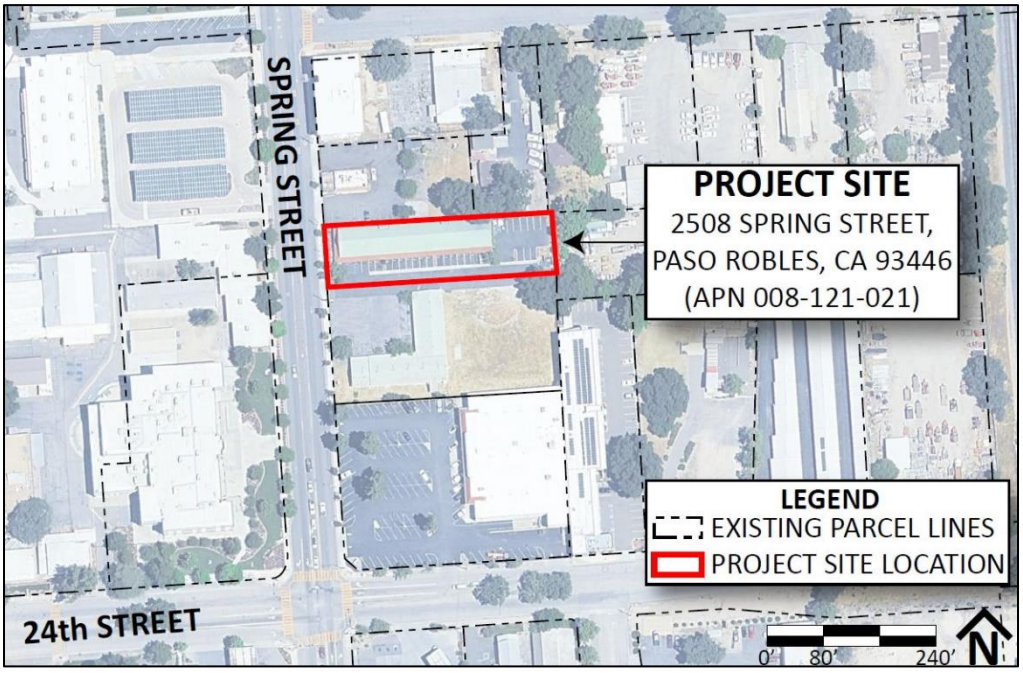
Figure 4: Google Street View – Proposed Zoning & General Plan Boundary Adjustment



The property is a +/-21,900 sq. ft. parcel located just north of 24th Street. The site is developed with an existing 8,000 sq. ft. commercial building and 30 surfaced parking spaces. The existing building shares access with the adjacent property to the south (APN 008-121-013). Prior to the owner purchasing the property, the existing building was utilized as a dance studio (back three units) and a thrift store (front two units)

Figure 5: Project Site Map



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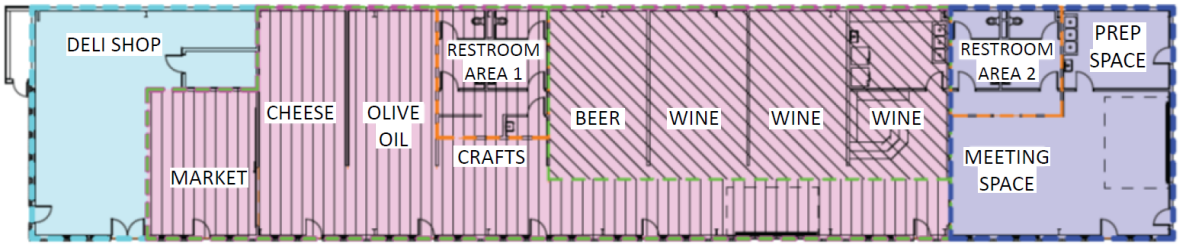
The General Plan and Zoning Map amendment would support the owners' visions for a mixed-use commercial project, supporting both daytime and evening business, which would provide retail opportunities and experiences for Uptown neighborhood residents, the greater community, and visitors.

The current proposal (P24-0098) includes an eclectic and complementary mix of uses including a market/deli, specialty retail, which would include local food and craft producers such as olive oil and cheese and/or other artisan style local products, an area reserved for wine and/or beer tasting, and a flex space that would be available for rent from either the tenants or community members / groups. All proposed uses, except the wine and beer tasting, are allowed in both the TC-2 and T-4F zoning, with the flex space (meeting facilities) being a Conditional Use in the current T-4F zoning and a Permitted Use in the TC-2 zoning.

Figure 6: Proposed Floor Plan



-DELI SHOP: *1,092 SF GROSS*

-SPECIALTY RETAIL / MARKETPLACE: *3,289.4 SF GROSS*

-WINE/BEER TASTING: *2,112.7 SF GROSS*

-MEETING ROOM: *1,571.74 SF GROSS*

The owners' vision, related to the wine tasting kiosks, is to provide small tasting areas (+/- 400 sq. ft. each) for boutique start-up wineries, with affordable rents. These are not winery tasting rooms that would compete with the downtown tasting rooms. The tasting rooms would be much smaller and in a quasi-separate but shared space. The goal is to provide an opportunity for a start-up winery to build their brand so they could eventually move to a downtown location or to their winery location. The small tasting area(s) of 400 sq.ft. supply an affordable niche space that is currently unavailable in the area.

Table 1: Project Summary

Description	Area (SF)
Deli Shop	1,092.00
Specialty Retail / Market Place	3,289.40
Wine / Beer Tasting	2,112.70
Meeting Room	1,571.74
Total:	**8,065.84**

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Purpose and Character Statements from the Uptown Specific Plan

The Specific Plan describes and applies the T-4 Flex Zone (T-4F) as follows:

The T-4F zone is applied to areas currently lining portions of Spring Street, 12th Street, 21st Street, and Vine Street, and occupied generally by 1- and 2-story, single-family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T- 4N zone.

The Specific Plan describes and applies the Town Center 2 (TC-2) Zone as follows:

The TC-2 zone is applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively underdeveloped, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods.

When evaluating the property in its existing condition, the property aligns with the character statement for the TC-2 Zone. It is a strip center with an unremarkable building. It is unclear why the defining line between T-4F and TC-2 was placed where it is, especially considering the buildings on the subject property and the buildings on property to the south face each other and share deeded access. From a land use and planning perspective, moving the Land Use / Zoning boundary 73-feet north, to the back of the applicants building, will not result in a significant, or even discernible change to the existing physical conditions.

The result of the GP/Zoning change will be an adaptive reuse and renovation of a dated, under utilized, and average strip mall. At completion, the building will support a mix of commercial uses that will support each other and benefit this underserved area of town. The proposed project will also include site improvements which will enhance curb appeal and provide a significant aesthetic upgrade to this important retail corner block. The site lends itself to commercial uses more so than a residential mixed-use project as envisioned in the T-4F zone, especially considering the interface with the TC-2 property to the south and the shared access between the parcels. The project would create an attractive bookend for the TC-2 Spring Street / 24th Street corner and could be the catalyst for the rehabilitation of the property directly south of the subject site.

CEQA:

Exempt Status/Findings:

This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why Project is Exempt:

The project qualifies for the General Rule Exemption because the project involves a General Plan

Amendment and Zoning Map Amendment which will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Sec. 15060(c)(2)). The site is currently developed with an 8,000 sq.ft. building and surface parking. The General Plan and Zoning Map amendment would allow uses similar in nature and intensity to what is currently allowed on the property under existing conditions. The project, and any future development on the project site, will conform to the applicable General Plan and Specific Plan standards, and no measures beyond those required by City Code are necessary to address the environmental impacts associated with the proposed project.

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2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

SPECIFIC PLAN CHECKLIST

A2

SHEET NUMBER

GABRIEL ARCHITECTS
GABRIEL-ARCHITECTS.COM

PROJECT SCOPE: THIS NEW SUBMITTAL IS THE APPLICATION FOR A SPECIFIC PLAN AMENDMENT AND GENERAL PLAN AMENDMENT TO CHANGE THE ZONING OF THE SITE, AS WELL AS A SITE PLAN REVIEW FOR THE EXTERIOR CHANGES.

STEP	PG.	ITEM	REQUIREMENT	PROPOSED
IDENTIFY ZONE	5-6	ZONE	(EXISTING ZONING) T-4F [FLEX]	TC-2 (TOWN CENTER)
IDENTIFY LAND USE	5-11	LAND USE	MIXED-USE AS PER TC-2 APPROVED LAND USES	RETAIL: 1 DELI SHOP, 4 SPECIALTY RETAIL UNITS, 4 BEER/WINE UNITS, 1 MEETING ROOM
URBAN STANDARDS	5-25	MAXIMUM HT	26'-0" (2 STORIES) 36'-0" (3 STORIES)	EXISTING HEIGHT: 21' 2"
	5-25	SETBACKS	PRIMARY STREET : 10'-0" MIN., 15'-0" MAX. SIDE YARD : 2 STORY - 8'-0" REAR YARD : 10'-0" MIN. PORCH: 8'-0" MAX @ PRIMARY STREET	EXISTING BUILDING PRIMARY ST: 15’ 0” SIDE YARD: 1’ 0” REAR: 75’ 0”
	5-26	PARKING (ON SITE)	PRIMARY STREET: 50% OF LOT DEPTH REAR YARD: 5'-0" MIN.	EXISITNG PARKING 19 SIDE YARD 11 REAR YARD
	5-26	PARKING (STALLS REQUIRED)	(E) BLD’G: 8,066.7 SF/ 400 = 20.16 STALLS (N) DECKS: 1,211 SF / 400 = 3.03 STALLS TOTAL: 23.19 STALLS REQUIRED	TOTAL PROPOSED STALLS: 24 (23 AUTO + 1 MC) MOTORCYCLE STALLS: 1 STANDARD STALLS: 19 COMPACT STALLS: 4
BUILDING STANDARDS	5-43	BUILDING TYPE	FLEX SHED	EXISTING BUILDING TO REMAIN
	5-47	A. LOT STANDARDS	LOT WIDTH : 50'-0" MIN., 75'-0" MAX.	LOT WIDTH 73'-0"

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

SPECIFIC PLAN CHECKLIST

A3

SHEET NUMBER

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STEP	PG.	ITEM	REQUIREMENT	PROPOSED
	5-47	B. BUILDING MASSING	EXISITING BUILDING	
BUILDING STANDARDS	5-74	D. PARKING AND SERVICE STANDARDS	23.19 STALLS REQUIRED	24 PARKING STALLS PROVIDED (23 AUTO + 1 MC)
	5-74	E. OPEN SPACE STANDARDS	NON RESIDENTIAL NO OPEN SPACE REQUIREMENTS	N/A
	5-74	F. LANDSCAPE STANDARDS	LANDSCAPE SHALL NOT OBSCURE STOREFRONT	STOREFRONT VISIBLE
	5-74	G. FRONTAGE STANDARDS	STREETSIDE FACADES	PER RENDERINGS
FRONTAGE STANDARDS	5-75	FRONTAGE TYPE	FRONT YARD / PORCH	
ARCHITECTURAL STYLE STANDARDS	5-85	ARCHITECTURAL STYLE	WAREHOUSE INDUSTRIAL	WAREHOUSE INDUSTRIAL
SIGN STANDARDS	5-91	ALLOWED SIGNAGE	MONUMENT	REVISED PER RENDERING
ADDITIONAL REQUIREMENTS	5-97	LANDSCAPE	LANDSCAPE SHALL INCORPORATE NATIVE PLANTS	NATIVE & DROUGHT TOLERANT PLANTING
APPLICATION	5-113	APPLICATION	APPLICATION + SUBMITTAL REQUIREMENTS	COMPLETE PACKAGE SHALL BE SUBMITTED

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

TITLE SHEET

A1

SHEET NUMBER

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TITLE SHEET

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

RENDER

A5

SHEET NUMBER

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RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

RENDER

A6

SHEET NUMBER

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RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

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RENDER

A7

SHEET NUMBER

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RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

INTERIOR RENDER

A8

SHEET NUMBER

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INTERIOR RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

INTERIOR RENDER

A9

SHEET NUMBER

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INTERIOR RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

INTERIOR RENDER

A10

SHEET NUMBER

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INTERIOR RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

INTERIOR RENDER

A11

SHEET NUMBER

GABRIEL ARCHITECTS

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INTERIOR RENDER

2508 SPRING STREET

PASO ROBLES, CA 93446

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EXISTING SITE PHOTOS

A12

SHEET NUMBER

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NORTHWEST CORNER FROM SPRING ST.

WEST ELEVATION FROM SPRING ST.

SOUTHWEST CORNER FROM SPRING ST.

SOUTH ELEVATION FROM PARKING LOT

EXISTING SITE PHOTOS

DRAFT RESOLUTION NO. PC 25-XXX (A)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL REJECT GENERAL PLAN AMENDMENT 25-01, SPECIFIC PLAN AMENDMENT 25-01, CONDITIONAL USE PERMIT 24-10, AND SITE PLAN REVIEW 24-13 (P24-0098), AND FINDING THE ACTION STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080

WHEREAS, Veraison Wine Country Properties, LLC (applicant) has requested entitlements to establish a mix of uses including winetasting in an existing building at 2508 Spring Street (APN 008-121-021); and

WHEREAS, the property is in Mixed Use (MU-12) General Plan land use classification, the purpose of which is to "allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants"; and

WHEREAS, the applicant has requested General Plan Amendment 25-01 to amend the Land Use Map so the property is in the Community Commercial land use classification, the purpose of which is to "provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers"; and

WHEREAS, the property is in the T4-Flex (T4-F) zoning district, which is "applied to areas currently lining portions of Spring Street, 12th Street, 21st Street, and Vine Street, and occupied generally by 1- and 2-story, single family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T-4N zone"; and

WHEREAS, the applicant has requested Specific Plan Amendment 25-01 to amend the zoning map so the property is in the Town Centre - 2 (TC-2) zoning district, which is "applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively underdeveloped, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods"; and

WHEREAS, the Uptown/Town Centre Specific Plan divides the downtown of the City into 7 distinct neighborhoods. The site is part of the Uptown Neighborhood, which is bounded by Vine Street to the west, 24th Street to the south, the railroad tracks to the east, and the northern city boundary. The Uptown Neighborhood is described by the Uptown/Town Centre Specific Plan as having developed in a "piecemeal and jumbled fashion, quite different and separate from the Downtown neighborhoods". The vision for the Uptown neighborhood includes completing the street network, constructing new parks and plazas, and adding buildings with welcoming frontages and pedestrian-scaled facades; and

WHEREAS, the applicant has requested a Conditional Use Permit 24-10 to establish a private meeting facility; and

WHEREAS, the applicant has requested Site Plan Review 24-13 for development review of proposed changes to the site and building; and

WHEREAS, the project was reviewed by the Development Review Committee for the first time on March 3, 2025. The Development Review Committee discussed the proposed uses and determined the project as designed was not permitted within the T4-F zoning district specifically because of the individual beer and winetasting kiosks. The applicant was encouraged to design a floor plan showing a bone fide market or other allowed use(s); and

WHEREAS, the project was reviewed by the Development Review Committee for the second time on March 31, 2025. The applicant provided additional information and included a request to rezone the property to allow beer and winetasting. The Development Review Committee requested additional information about signage and parking and recommended the project next be considered by the Planning Commission; and

WHEREAS, consistent with Paso Robles Municipal Code Sections 21.08.020, 21.10.050, and 21.14.040, the City Council is the review authority for General Plan Amendments and Specific Plan Amendments based on a recommendation by the Planning Commission. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications; and

WHEREAS, Paso Robles Municipal Code Section 21.10.050 does not require the City Council to take further action when the Planning Commission recommends the City Council reject a General Plan Amendment, unless an appeal is filed in accordance with Paso Robles Municipal Code Chapter 21.25; and

WHEREAS, on July 8, 2025, the Planning Commission held a duly noticed public hearing to consider the project including General Plan Amendment 25-01, Specific Plan Amendment 25-01, Conditional Use Permit 24-10, and Site Plan Review 24-13.

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

Section 1: Recitals. 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 and public testimony received, the Planning Commission makes the following finding:

A. The proposed General Plan Amendment and Specific Plan Amendment will be detrimental to the public interest and welfare of the City because uses allowed in the TC-2 zoning district are inconsistent with the vision for the Uptown Neighborhood and are not appropriate near a public school.

   The Uptown neighborhood is envisioned as a distinct neighborhood separate from the Midtown (16^{th}-24^{th} Streets), Downtown (10^{th}-16^{th} Streets), and South of Downtown (1^{st}-10^{th} Streets) neighborhoods. Historically, most tourist-serving uses in the City have been concentrated in the Downtown. More recently, tourist-oriented uses have been developed in the Midtown neighborhood (e.g., the Paso Market Walk and Tobin James Mixed Use developments) and South of Downtown neighborhood (e.g. Oxford Suites and Paso Robles Brewing Company). Many of the residential streets in the Uptown Neighborhood are relatively disadvantaged when compared to other neighborhoods in the City. Commercial businesses in this area are typically neighborhood serving businesses fronting Spring Street. The public interest is not served by expanding the TC-

2 district, which would allow more tourist-serving land uses including bars and night clubs, breweries and distilleries, winetasting, hotels, and card rooms in this quieter part of downtown immediately across Spring Street from Lewis Flamson Junior High School.

Similarly, while not proposed by the applicant, there are a number of auto service uses not allowed in the T4-F zoning district that are allowed or conditionally allowed in the TC-2 zoning district. These uses include auto sales, auto repair, and service stations. If the specific plan is amended, these uses, which often have an undesirable appearance, could also expand into the Uptown Neighborhood.

B. As designed, the project is not consistent with the policies and development standards established by the Uptown/Town Centre Specific Plan for the T4F zoning district, because winetasting and breweries with onsite tasting are prohibited. The establishment of these uses requires a specific plan map amendment, which would be detrimental to the public interest and welfare of the City, as described above.

Section 3: Environmental Determination. The Planning Commission finds that the project is statutorily exempt from environmental review because the California Environmental Quality Act does not apply to projects that are rejected or disapproved by a public agency pursuant to Public Resources Code Section 21080.

Section 4: Recommendation. Given the foregoing, the Planning Commission recommends that the City Council reject:

a. General Plan Amendment 25-01 to change the Land Use Designation from Mixed-Use 12 (MU-12) to Community Commercial (CC); and
b. Specific Plan Amendment 25-01 to change the zoning district from T4-Flex (T4-F) to Town Centre 2 (TC-2); and
c. Conditional Use Permit 24-10 to establish a private meeting facility; and
d. Site Plan Review 24-13 for development review of physical changes to the site and building.

Section 5: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the Planning Commission is the custodian of the record of proceedings.

Section 6: Execution of Resolution. This Resolution shall become effective upon its adoption. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

PASSED AND ADOPTED THIS 8th day of July 2025, at a regular meeting of the Planning Commission of the City of El Paso de Robles by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

DRAFT RESOLUTION NO. PC 25-XXX (B)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 25-01 AND SPECIFIC PLAN AMENDMENT 25-01 (P24-0098), AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15301

WHEREAS, Veraison Wine Country Properties, LLC (applicant) has requested entitlements to establish a mix of uses including winetasting in an existing building at 2508 Spring Street (APN 008-121-021); and

WHEREAS, the property is in Mixed Use (MU-12) General Plan land use classification, the purpose of which is to "allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants"; and

WHEREAS, the applicant has requested General Plan Amendment 25-01 to amend the Land Use Map so the property is in the Community Commercial land use classification, the purpose of which is to "provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers"; and

WHEREAS, the property is in the T4-Flex (T4-F) zoning district, which is "applied to areas currently lining portions of Spring Street, 12th Street, 21st Street, and Vine Street, and occupied generally by 1- and 2-story, single family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T-4N zone"; and

WHEREAS, the applicant has requested Specific Plan Amendment 25-01 to amend the zoning map so the property is in the Town Centre 2 (TC-2) zoning district, which is "applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively underdeveloped, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods"; and

WHEREAS, the Uptown/Town Centre Specific Plan divides the downtown of the City into 7 distinct neighborhoods. The site is part of the Uptown Neighborhood, which is bounded by Vine Street to the west, 24th Street to the south, the railroad tracks to the east, and the northern city boundary. The Uptown Neighborhood is described by the Uptown/Town Centre Specific Plan as having developed in a "piecemeal and jumbled fashion, quite different and separate from the Downtown neighborhoods". The vision for the Uptown neighborhood includes completing the street network, constructing new parks and plazas, and adding buildings with welcoming frontages and pedestrian-scaled facades; and

WHEREAS, the applicant has requested Conditional Use Permit 24-10 to establish a private meeting facility; and

WHEREAS, the applicant has requested Site Plan Review 24-13 for development review of proposed changes to the site and building; and

WHEREAS, the project was reviewed by the Development Review Committee for the first time on March 3, 2025. The Development Review Committee discussed the proposed uses and determined the project as designed was not permitted within the T4-F zoning district specifically because of the individual beer and winetasting kiosks. The applicant was encouraged to design a floor plan showing a bone fide market or other allowed use(s); and

WHEREAS, the project was reviewed by the Development Review Committee for the second time on March 31, 2025. The applicant provided additional information and included a request to rezone the property to allow beer and winetasting. The Development Review Committee requested additional information about signage and parking and recommended the project next be considered by the Planning Commission; and

WHEREAS, consistent with Paso Robles Municipal Code Sections 21.08.020, 21.10.050, and 21.14.040, the City Council is the review authority for General Plan Amendments and Specific Plan Amendments based on a recommendation by the Planning Commission. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications; and

WHEREAS, on July 8, 2025, the Planning Commission held a duly-noticed public hearing to consider General Plan Amendment 25-01 and Specific Plan Amendment 25-01.

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

Section 1: Recitals. 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 and public testimony received, the Planning Commission makes the following findings:

General Plan Amendment Findings

A. The proposed amendment is internally consistent with all other provisions of the general plan including:
    a. Land Use Goal 1, which is to "Strive to maintain a balanced community, where the majority of residents can live, work, and shop" supported by Land Use Policy 1A, which is to "Provide an appropriate mix and diversity of land uses."
    b. Land Use Policy 2B, Action Item 2, which is to "Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/ enhanced".
    c. Land Use Policy 2B, Action Item 4, which is to "Continue to enhance the downtown as a priority."
    d. Land Use Policy 2D, which is to "Strive to maintain and create livable, vibrant neighborhoods and districts with:
        - Attractive streetscapes,
        - A pedestrian friendly setting,
        - Coordinated site design, architecture, and amenities,
        - Adequate public and private spaces; and,
        - A recognizable and high quality design aesthetic."

e. Land Use Policy 2H, which is to "Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region" supported by Action Item 1, which is to " Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance."
f. Land Use Policy 2I, which is to "Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:
    1. Mixed use development in the Downtown and/or in areas within walking distance to transit, employment centers, and commercial services where the environmental impacts of the development would be minimized".
g. Circulation Policy 1B, which is to "Reduce Vehicle Miles Traveled (VMT)", supported by Action Item 1.e, which is "New specific plans shall include a mix of uses that are well connected for all modes and built at higher densities to help minimize the number of single occupant vehicle trips and reduce vehicle miles traveled", and Action Item 4, which is "To the extent feasible, maintain a general plan that provides for a reasonable, ongoing balance between jobs and housing units of various types to maximize the potential for residents to live in the community in which they work. This approach reduces the potential for longer vehicle commutes and reduces City-generated and Countywide VMT."
h. Conservation Policy 2B, which is to "Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single occupant vehicles, including providing opportunities for mixed-use projects" supported by Action Item 4, which is to "Encourage infill development."

B. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city because it is a commercial development in an existing commercial area. The Community Commercial land use designation has a similar purpose to the Mixed Use designation and the General Plan Amendment is a reasonable extension of the Community Commercial category.
C. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Specific Plan Amendment Findings

A. The specific plan amendment is consistent with the goals, objectives, and policies of the general plan including Land Use Goal 1 supported by Land Use Policy 1A; Land Use Policy 2B, Action Item 2; Land Use Policy 2B, Action Item 4; Land Use Policy 2D; Land Use Policy 2H supported by Action Item 1; Land Use Policy 2I, Circulation Policy 1B, supported by Action Items 1.e and 4, and Conservation Policy 2B supported by Action Item 4.
B. The specific plan amendment would not be detrimental to the public health, safety, or welfare of the community because it is a minor expansion of the TC-2 zoning district located immediately south of the subject property.

C. The specific plan amendment includes provisions that ensure that adequate public facilities will be available to serve the range of development described in the plan because the project does not include any additional building area, and any future expansion would be subject to development impact fees to ensure the applicant pays affair share towards public facilities.
D. The subject property proposed for the specific plan amendment has unique characteristics such as topography, location, size or surroundings that are enhanced by special land use and development standards because it is part of the original subdivision of the City and near the downtown area; and
E. The specific plan amendment results in the development of desirable character and use types that will be compatible with the surrounding area, provides effective buffering from adjacent uses, and includes policies for the protection of prominent ridgelines, oak trees, and other natural resources because it is a minor extension of the adjacent TC-2 zoning district and the property is not on a prominent ridgeline.

Section 3: Environmental Determination. The Planning Commission finds the project is exempt from environmental review as a Class 1 categorical exemption for Existing Structures pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301 because the project is the conversion of an existing commercial building entirely surrounded by urban uses. The mix of uses proposed is not significantly different than the uses currently allowed on the site and the maximum allowed residential density is the same in the T4-F and TC-2 zoning districts.

Section 4: Recommendation. Given the foregoing, the Planning Commission recommends that the City Council approve General Plan Amendment 25-01 to change the Land Use Designation from Mixed-Use (MU-12) to Community Commercial (CC), and Specific Plan Amendment 25-01 to change the zoning district from T4-Flex (T4-F) to Town Centre 2 (TC-2).

Section 5: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the Planning Commission is the custodian of the record of proceedings.

Section 6: Execution of Resolution. This Resolution shall become effective upon its adoption. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

PASSED AND ADOPTED THIS 8th day of July 2025, at a regular meeting of the Planning Commission of the City of El Paso de Robles by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

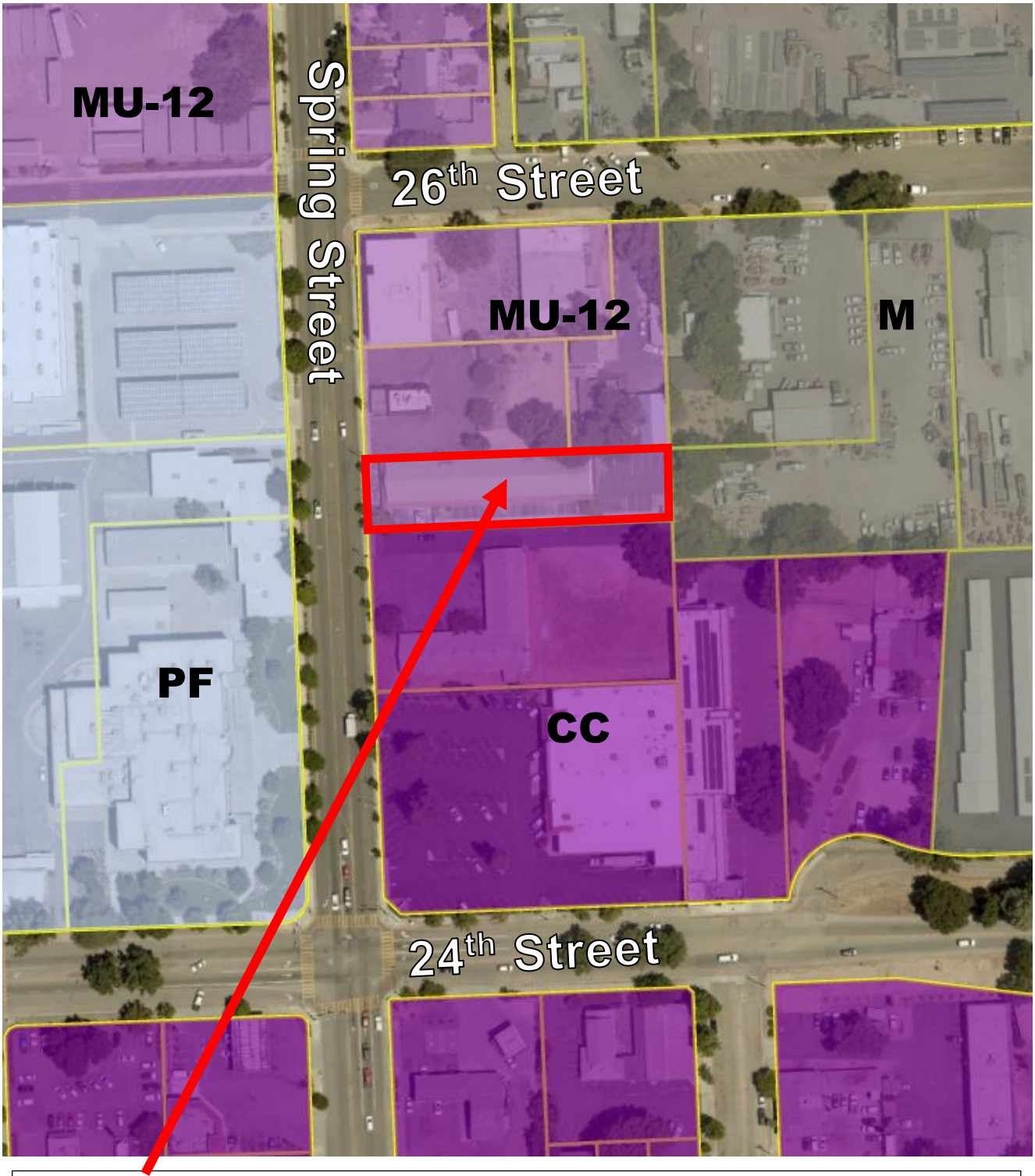
WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibits:

1. General Plan Map Amendment 25-01
2. Specific Plan Map Amendment 25-01

Exhibit A

General Plan Amendment Map

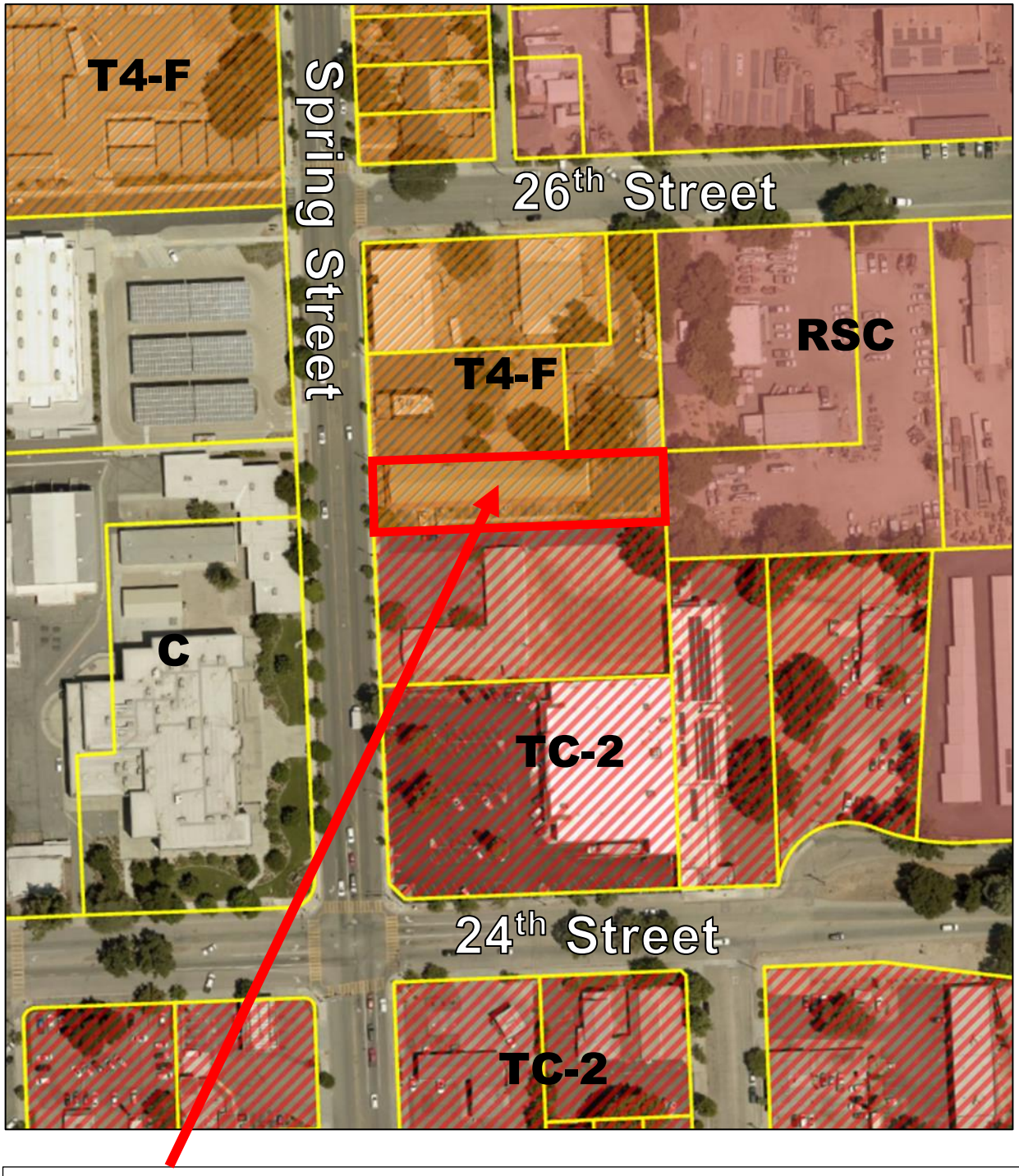


Existing Land Use Designation: Mixed Use (MU-12)

Amended Land Use Designation: Community Commercial (CC)

Exhibit B

Zoning Map



Existing Zoning: T4 Flex (T4-F)

Amended Zoning: Town Centre 2 (TC-2)

DRAFT RESOLUTION NO. PC 25-XXX (C)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT 24-10, AND SITE PLAN REVIEW 24-13 (P24-0098), AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15301

WHEREAS, Veraison Wine Country Properties, LLC (applicant) has requested entitlements to establish a mix of uses including winetasting in an existing building at 2508 Spring Street (APN 008-121-021); and

WHEREAS, the property is in Mixed Use (MU-12) General Plan land use classification, the purpose of which is to "allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants"; and

WHEREAS, the applicant has requested General Plan Amendment 25-01 to amend the Land Use Map so the property is in the Community Commercial land use classification, the purpose of which is to "provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers"; and

WHEREAS, the property is in the T4-Flex (T4-F) zoning district, which is "applied to areas currently lining portions of Spring Street, 12th Street, 21st Street, and Vine Street, and occupied generally by 1- and 2-story, single family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T-4N zone"; and

WHEREAS, the applicant has requested Specific Plan Amendment 25-01 to amend the zoning map so the property is in the Town Centre - 2 (TC-2) zoning district, which is "applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively underdeveloped, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods"; and

WHEREAS, the Uptown/Town Centre Specific Plan divides the downtown of the City into 7 distinct neighborhoods. The site is part of the Uptown Neighborhood, which is bounded by Vine Street to the west, 24th Street to the south, the railroad tracks to the east, and the northern city boundary. The Uptown Neighborhood is described by the Uptown/Town Centre Specific Plan as having developed in a "piecemeal and jumbled fashion, quite different and separate from the Downtown neighborhoods". The vision for the Uptown neighborhood includes completing the street network, constructing new parks and plazas, and adding buildings with welcoming frontages and pedestrian-scaled facades; and

WHEREAS, the applicant has requested a Conditional Use Permit 24-10 to establish a private meeting facility; and

WHEREAS, the applicant has requested Site Plan Review 24-13 for development review of proposed changes to the site and building; and

WHEREAS, the project was reviewed by the Development Review Committee for the first time on March 3, 2025. The Development Review Committee discussed the proposed uses and determined the project as designed was not permitted within the T4-F zoning district specifically because of the individual beer and winetasting kiosks. The applicant was encouraged to design a floor plan showing a bone fide market or other allowed use(s); and

WHEREAS, the project was reviewed by the Development Review Committee for the second time on March 31, 2025. The applicant provided additional information and included a request to rezone the property to allow beer and winetasting. The Development Review Committee requested additional information about signage and parking and recommended the project next be considered by the Planning Commission; and

WHEREAS, consistent with Paso Robles Municipal Code Sections 21.08.020, 21.10.050, and 21.14.040, the City Council is the review authority for General Plan Amendments and Specific Plan Amendments based on a recommendation by the Planning Commission. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications; and

WHEREAS, on July 8, 2025, the Planning Commission held a duly-noticed public hearing to consider the project including General Plan Amendment 25-01, Specific Plan Amendment 25-01, Conditional Use Permit 24-10, and Site Plan Review 24-13.

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

Section 1: Recitals. 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 and public testimony received, the Planning Commission makes the following findings:

Conditional Use Permit Findings

A. Consistency. The proposed use is consistent with the general plan and any applicable specific plan; and is allowed within the applicable zoning district, subject to the granting of a conditional use permit or administrative use permit, and complies with all other applicable provisions of this zoning code and the Municipal Code because the City Council is concurrently amending the General Plan Land Use designation for the site from Mixed Use to Community Commercial.
B. Compatibility. The design, location, size, and operating characteristics of the private meeting facility will be compatible with the existing and future land uses in the vicinity because the meeting facility is 1,572 square feet with a 306 square-foot back patio adjacent to the space. Due to its size and configuration, the meeting space is likely to have an impact similar to a restaurant, an allowed use, because of the relatively small number of people that it will be able to accommodate. The meeting facility is at the rear of the building. There are several residences on the lots adjacent to the rear entrance and north of the rear deck. As conditioned, the hours of operation for the back patio will be limited to between the hours of 10am and 8pm. Noise generation on the patio will be subject to the standards of the Noise Ordinance at all times.

C. Suitability.
   1. The site is physically suitable in terms of:
      a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking because the site is in a commercial area and includes sufficient parking spaces to meet its parking requirement.
      b. Streets and highways adequate to accommodate public and emergency vehicle (such as fire and medical) access because the site is adjacent to Spring Street, an arterial road, and the proposed uses will not generate trips that would exceed the capacity of local roads.
      c. Public protection services (such as fire protection, police protection, etc.) because the shared driveway is of sufficient width to accommodate fire apparatus and a fire truck turnaround will be provided near the rear of the lot.
      d. The provision of utilities (such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc. because water, sewer, and other utilities are available to the site and commercial uses were anticipated on this site by the City's planning for water, sewer and solid waste. The project will be required to address existing undersized stormwater facilities at the rear of the lot.
   2. The type, density, and intensity of the private meeting facility will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located because the use is modest in size and primarily indoors. Outdoor spaces are conditioned to reduce their potential impacts.

Site Plan Review Findings

A The design and intensity (density) of the proposed project is consistent with the following:
   1. The goals and policies established by the general plan because the City Council is concurrently amending the General Plan Land Use designation for the site from Mixed Use to Community Commercial.
   2. The policies and development standards established by the Uptown Town Centre Specific Plan because the City Council is concurrently amending the Specific Plan Zoning Map for the site from T4-F to TC-2.
   3. The zoning code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards because the site is in the Uptown/Town Centre Specific Plan, which includes its own Development Code; and
   4. All other adopted codes, policies, standards, and plans of the city, including design guidelines adopted by resolution by the planning commission because the architectural styles in the Uptown/Town Centre Specific Plan are only guidelines.

B. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity because the project is the remodeling of an existing commercial building with attractive exterior colors and materials.

C. The proposed project accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors and contributes to the orderly development of the city as a whole because the project is the remodeling of an existing commercial building with attractive exterior colors and materials.

D. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts because the project is the remodeling of an existing commercial building with attractive exterior colors and materials. Exterior use areas are conditioned with limited hours to reduce noise impacts.
E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures because the project is on an infill site without significant natural resources. The large oak tree near the rear of the lot will be retained.

Section 3: Environmental Determination. The Planning Commission finds the project is exempt from environmental review as a Class 1 categorical exemption for Existing Structures pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301 because the project is the conversion of an existing commercial building entirely surrounded by urban uses. The physical changes are limited to interior and exterior changes involving interior partitions, plumbing, and electrical conveyances. The addition of exterior patios increases the floor area of the project by 1,211 square feet, which is less than 50% of the existing floor area and less than 2,500 square feet (the thresholds of significance in Section 15301).

Section 4: Recommendation. Given the foregoing, the Planning Commission recommends that the City Council, subject to the Exhibits attached hereto and incorporated herein by reference, approve:

a. Conditional Use Permit 24-10 to establish a private meeting facility; and
b. Site Plan Review 24-13 for development review of physical changes to the site and building.

Section 5: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the Planning Commission is the custodian of the record of proceedings.

Section 6: Execution of Resolution. This Resolution shall become effective upon its adoption. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

PASSED AND ADOPTED THIS 8th day of July 2025, at a regular meeting of the Planning Commission of the City of El Paso de Robles by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibits

1. Site-Specific Conditions of Approval
2. Standard Conditions of Approval
3. Project Plans

Exhibit A

Site Specific Conditions of Approval – CUP24-10 and SPR24-13 (P24-0098)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, "Exhibit B".

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

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

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

3. Conditional Use Permit 24-10 shall allow for the establishment of a private meeting facility.

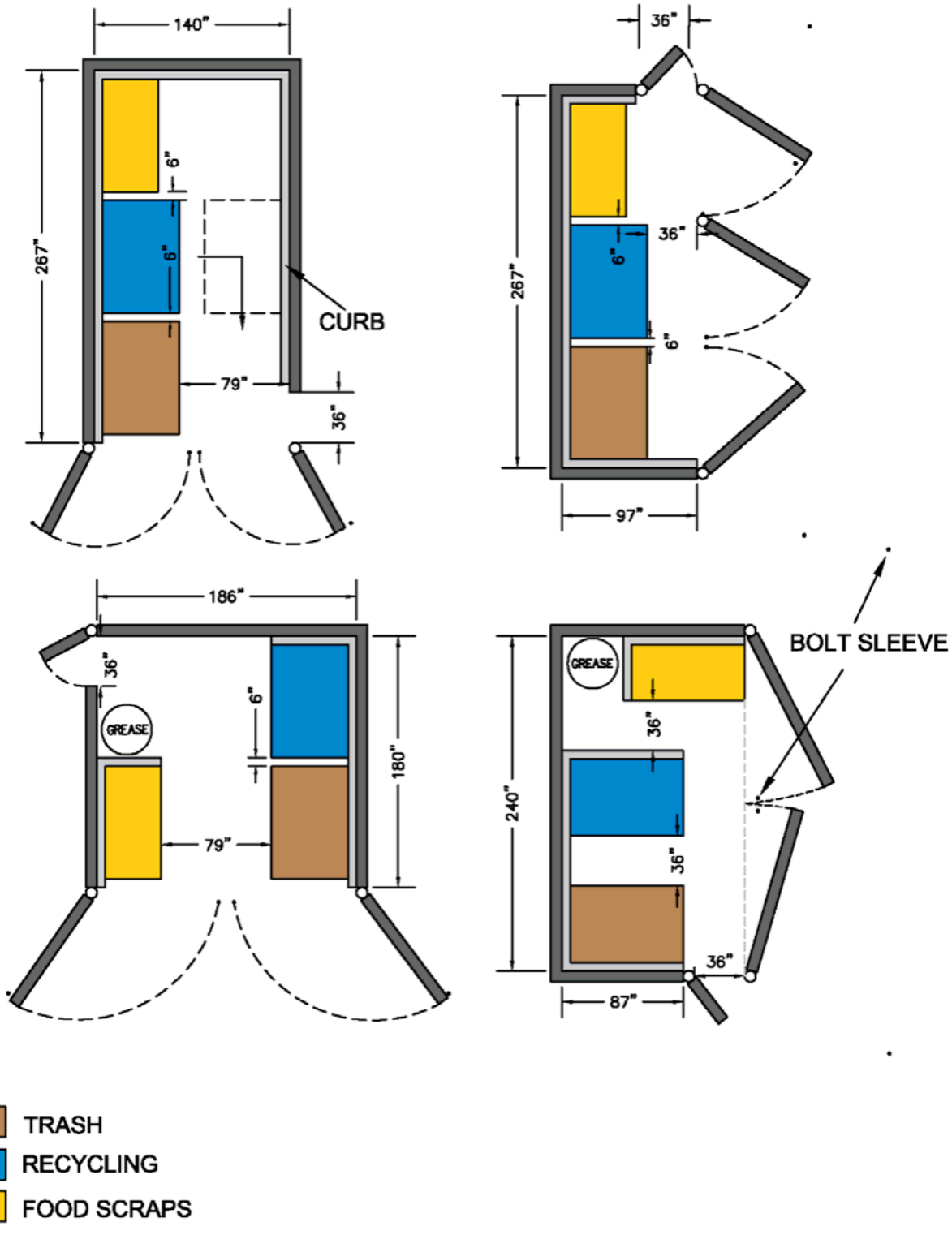
4. Site Plan Review 24-13 is for physical changes to the site and building.

5. Approval of the project is valid for a period of two (2) years from the date of approval by the City Council. Unless construction permits have been issued and site work has begun, the approval of Conditional Use Permit 24-10 and Site Plan Review 24-13 shall expire on August XX, 2027. The Planning Commission may extend the expiration date if a time extension(s) application has been filed with the City along with the required fee before the expiration date.

6. Any condition imposed by the City Council in approving this Conditional Use Permit and Site Plan Review 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 granting of the original permit. No such modification shall be made unless the Planning Commission makes the same findings for the modification as were made for the original approval and 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.

7. The interior dimensions of the garbage enclosure shall meet the measurements in the drawings below to the satisfaction of the Solid Waste Manager.

Exhibit A



ALL FIGURES INCLUDE TWO 4 CUBIC YARD DUMPSTERS AND ONE 2 CUBIC YARD DUMPSTER.
GREASE BARREL MEASURES 36" IN DIAMETER. DIMENSIONS TO INSIDE WALLS.

8. The doors on the solid waste enclosure shall be installed with cane bolts.

9. Landscaping shall be installed on all green areas indicated on the site plan (Sheet A13 of Exhibit C).

10. At least 30% of the required landscaped area shall be covered with live plant materials at maturity. Where not covered with live plant material, the ground shall be covered with at least 3 inches of mulch or cobbles.

11. Each landscape finger in the parking area shall be planted with a shade tree with an expected height of at least 20 feet at maturity. No fewer than 5 shade trees shall be planted within and adjacent to the parking area.

12. Signage indicated on Sheets A18 and A19 of Exhibit C shall constiture the Master Sign Program for the site. Wall-mounted signs shall be limited to one for each tenant, not to exceed 9 signs.

13. Signs that are consistent with the Master Sign Program as determined by the Director of Community Development may be approved by Planning staff without further review by the Development Review Committee.

14. Changes to the Master Sign Program shall be subject to review and approval by the Development Review Committee.

15. Roof-mounted hood vents shall be fully screened from offsite view to the satisfaction of the Director of Community Development.

16. The project shall include bicycle parking racks for at least 2 bicyles.

17. Ongoing, use of the rear patio shall be limited to the hours between 10am and 8pm.

Exhibit B

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Conditional Use Permit 24-10	☒ Site Plan Review 24-13
☐ Tentative Parcel Map	☐ Tentative Tract Map
Approval Body: City Council	Date of Approval: August XX, 2025
Applicant: Veraison Wine Country Properties, LLC	Location: 2508 Spring Street APN: 008-121-021

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 August XX, 2027, 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 development review process shall be subject to compliance with all applicable sections of the Zoning Code, other City Ordinances, and applicable Specific Plans.

☒ 3. The applicant shall defend, indemnify, and hold harmless the City of El Paso de Robles and its officers, employees, and agents from and against any claim, action, or proceeding against the City of El Paso de Robles, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of El Paso de Robles concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, Development Review Committee, Community Development Director, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own

attorney to represent the City, its officers, employees, and agents in the defense of the matter. Applicant 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 City Council in approving this project **(CUP24-10, SPR24-13, P24-0098)** 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 Planning 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 Paso Robles Municipal Code Chapter 21.52 and shall require a separate application and approval prior to installation of any sign.

☒ 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with Paso Robles Municipal Code Chapter 21.45 and Chapter 21.56, 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.

☐ 8. 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 building occupancy. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).

☒ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences consistent with Paso Robles Municipal Code Section 21.69.170.

☒ 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for garbage, recycling, and green waste bins. The enclosure shall be consistent with Paso Robles Municipal Code 21.51 and shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Size and closure details subject to approval of the City Solid Waste Manager.

☒ 11. 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 consistent with Paso Robles Municipal Code Chapter 21.47 and subject to approval by the Community Development Director or their designee. Details shall be included in the building plans.

☒ 12. All existing and/or new roof-mounted appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view consistent with Paso Robles Municipal Code Chapter 21.47. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or their designee. Details shall be included in the building plans.

☒ 13. All new lighting shall be dark-sky compliant, consistent with Paso Robles Municipal Code Chapter 21.82. Existing lighting shall be brought into conformance with the standards of Chapter 21.82 as specified in Paso Robles Municipal Code Paragraph 21.82.010.B.2 unless otherwise stated in this resolution. 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 their designee.

☒ 14. 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.

☒ 15. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.

☒ 16. Any existing oak trees located on the project site shall be protected and preserved consistent with Paso Robles Municipal Code Chapter 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.

☒ 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☒ 18. 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 their designee.

☐ 19. 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.

☐ 20. Prior to the issuance of building permits, the

☐ Development Review Committee shall approve the following:
☐ Planning Division Staff shall approve the following:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☐ 1. In accordance with Government Code 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. The requirement may be waived if compliance with the City's Floodplain Ordinance is demonstrated to the City Engineer's satisfaction.

☒ 2. Any existing oak trees located on the project site shall be protected and preserved as required in Paso Robles Municipal Code Chapter 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 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 Strom 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 prior to final occupancy.

☒ 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 FIRE AND EMERGENCY SERVICES (PRFES) - The applicant shall contact the Department, (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 permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).

☒ Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

☒ 2. **Prior to delivery of combustible materials:**

- ☐ Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
- ☐ Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to Paso Robles Municipal Code (PRMC).
- ☐ An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
- ☒ Access roads shall be at least 20' in width with at least 13' 6" of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
- ☒ Truck access road shall be minimum 26' in width with at least 13' 6" of vertical clearance. Minimum set-back 15', maximum 30'. Refer to CFC Appendix D.
- ☐ Provide temporary turn-around for phased construction streets that exceed 150' in length. Refer to Paso Robles Standard Details and Specifications.
- ☐ Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.

☐ 3. **Provide on address side of building if applicable:**

- ☒ Fire alarm annunciator panel location to be approved by PRFES.
- ☒ Knox Box key entry box or system.
- ☒ FDC location and access path must be approved by PRFES.
- ☒ Minimum 6" high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.
- ☒ For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

☒ 4. Provide a central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in the current, adopted edition of

the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.

☐ 5. Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30'. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' will compel additional standpipe system(s) in each stairwell.

☐ 6. Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.

☒ 7. Provide permanent turn-around for driveway/access roads that exceed 150' in length. See Paso Robles Standard Details and Specification Standard.

☒ 8. Fire extinguisher placement shall be approved by PRFES.

☒ 9. Landscape plant selections shall be fire resistive within 30' of structures.

☒ 10. Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.

☒ 11. Project shall comply with all requirements in current, adopted edition of CFC and PRMC.

☒ 12. **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.
- ☒ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.
- ☒ A Final Fire Walk-through inspection shall be completed on all buildings.

Exhibit C

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

SITE PLAN

A13

SHEET NUMBER

GABRIEL ARCHITECTS
GABRIEL-ARCHITECTS.COM

FRONT DECK: 109 SF

CENTER DECK: 796 SF

BACK DECK: 306 SF

TOTAL: ***1,211 SF***

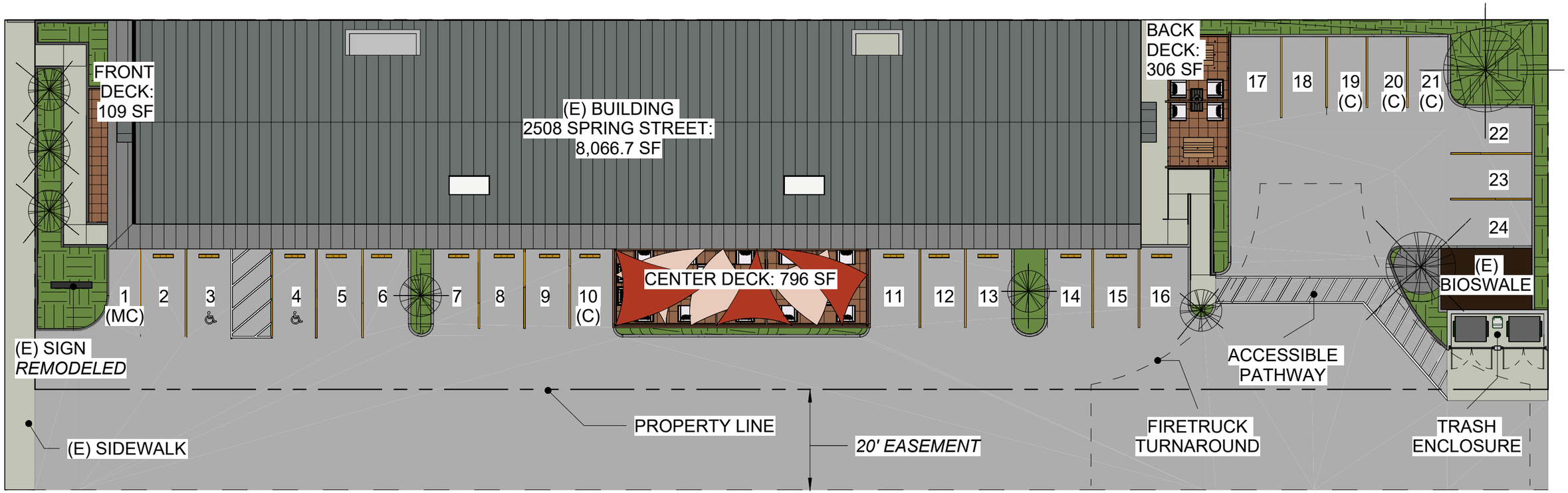
SITE AND PARKING CALCS:

TOTAL INTERIOR AREA: 8,066.7 SF ÷ 400 = ***20.16 REQUIRED STALLS***

TOTAL DECK AREA: 1,211 SF ÷ 400 = ***3.03 REQUIRED STALLS***

TOTAL PARKING STALLS REQUIRED: 20.16 + 3.03 = ***23.2 STALLS***

TOTAL PARKING STALLS PROVIDED: ***23 AUTO STALLS + 1 MOTORCYCLE STALL***



SITE PLAN

0 10 20
SCALE: 1"=20'

PLAN NORTH
TRUE NORTH

Exhibit C

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

FLOOR PLAN

A14

SHEET NUMBER

GABRIEL ARCHITECTS
GABRIEL-ARCHITECTS.COM

TOTAL AREA: ***8,066.67 SF GROSS [****6,494.93 SF RETAIL; 1,571.74 SF MEETING ROOM****]***

1. **DELI/SPECIALTY RETAIL:** *4,382.28 SF GROSS*

   a. DELI SHOP (~17% RETAIL AREA): *1092 SF GROSS*
   - CALCS: *6,494.93 X 0.168 =* ***1,092.33 SF ACTUAL***

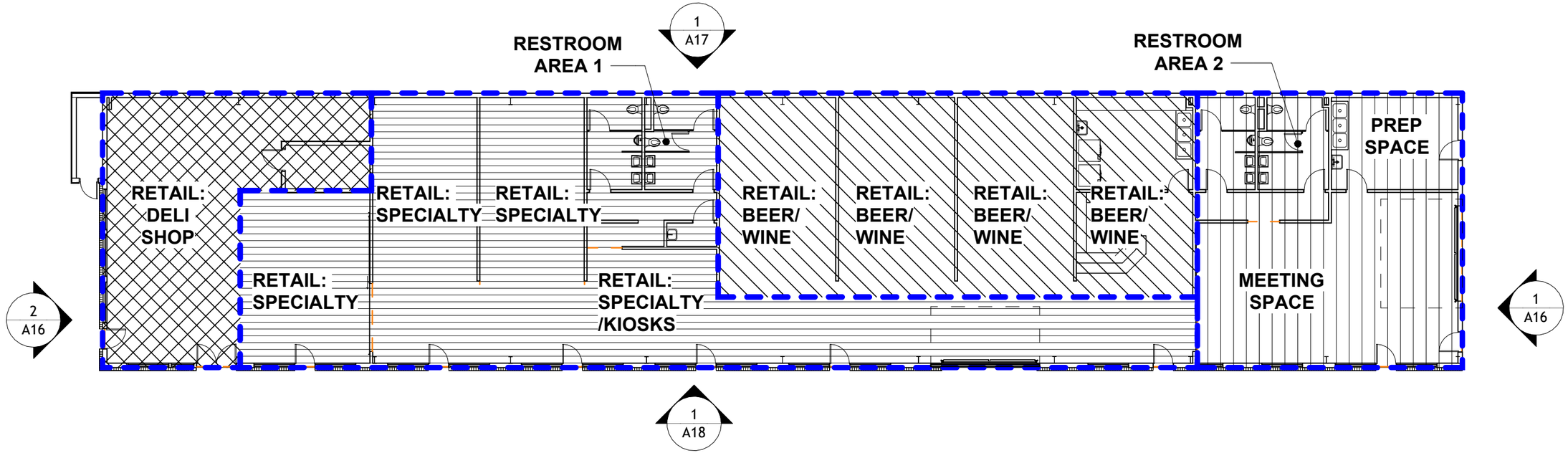
   b. SPECIALTY RETAIL / RESTROOMS / KIOSKS (~50.5% RETAIL AREA): *3,290 SF GROSS*
   - CALCS: *6,494.93 X 0.507 =* ***3,289.95 SF ACTUAL***

2. **TASTING AREA:** *2,112.65 SF GROSS*

   c. WINE / BEER SERVICE (~32.5% RETAIL AREA): *2,113 SF GROSS*
   - CALCS: *6,494.93 X 0.325 =* ***2,112.65 SF ACTUAL***

3. **MEETING ROOM:** *1,571.74 SF GROSS*

   d. MEETING SPACE / PREP SPACE / RESTROOMS (~ 19.5% TOTAL AREA): *1572 GROSS*
   - CALCS: *8,066.67 X 0.195 =* ***1571.74 SF ACTUAL***



FLOOR PLAN

SCALE: 1/16"=1'-0"

PLAN NORTH
TRUE NORTH

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

ROOF PLAN

A15

SHEET NUMBER

Exhibit C

GABRIEL ARCHITECTS

GABRIEL-ARCHITECTS.COM

SIDING

A- PLASTER "STERLING GREY"

B- (E) BRICK "MATTE BLACK"

C- GLAZING

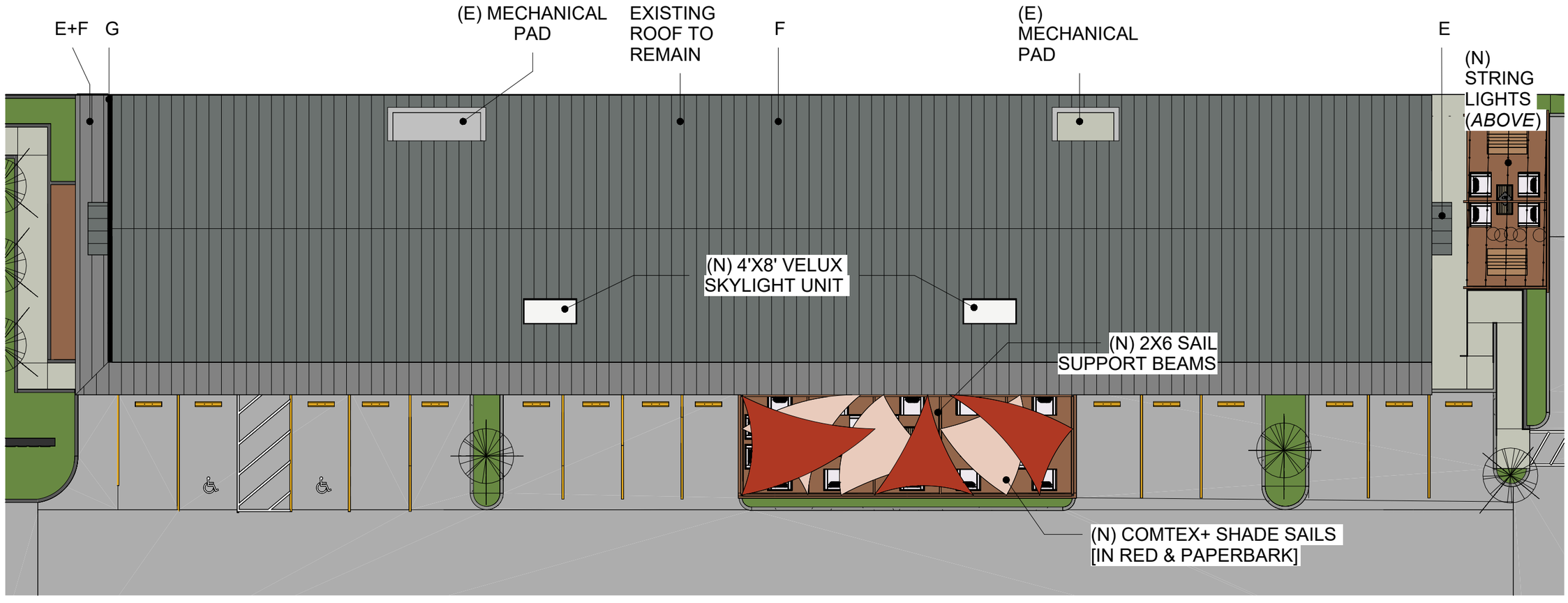
D- STAINED WOOD

ROOFING

E- PBR METAL PANEL (TO MATCH EXISTING)

F- GAF ROOF ACRYLIC TOP COAT "LIGHT GREY"

G- SHEET METAL CAP "MATTE BLACK"



ROOF PLAN

SCALE: 1/16"=1'-0"

PLAN NORTH

TRUE NORTH

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

ELEVATIONS - EAST/WEST

A16

SHEET NUMBER

GABRIEL ARCHITECTS
GABRIEL-ARCHITECTS.COM

SIDING

A- PLASTER "STERLING GREY"

B- (E) BRICK "MATTE BLACK"

C- (E) STAINED WOOD

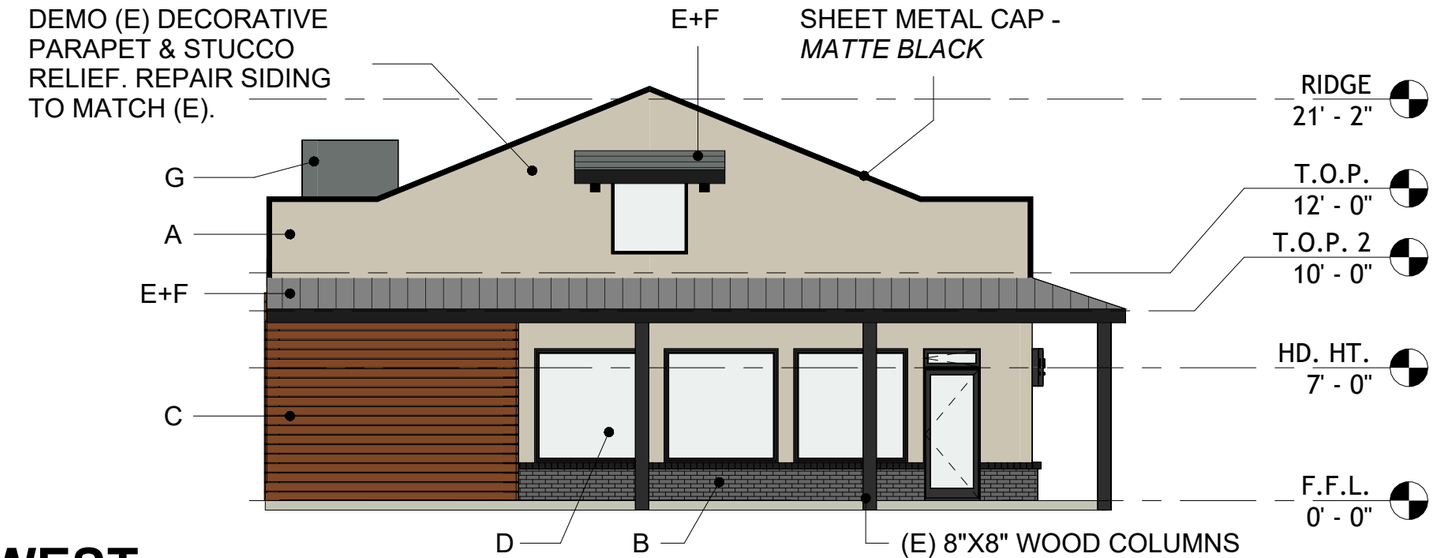
D- GLAZING

ROOFING

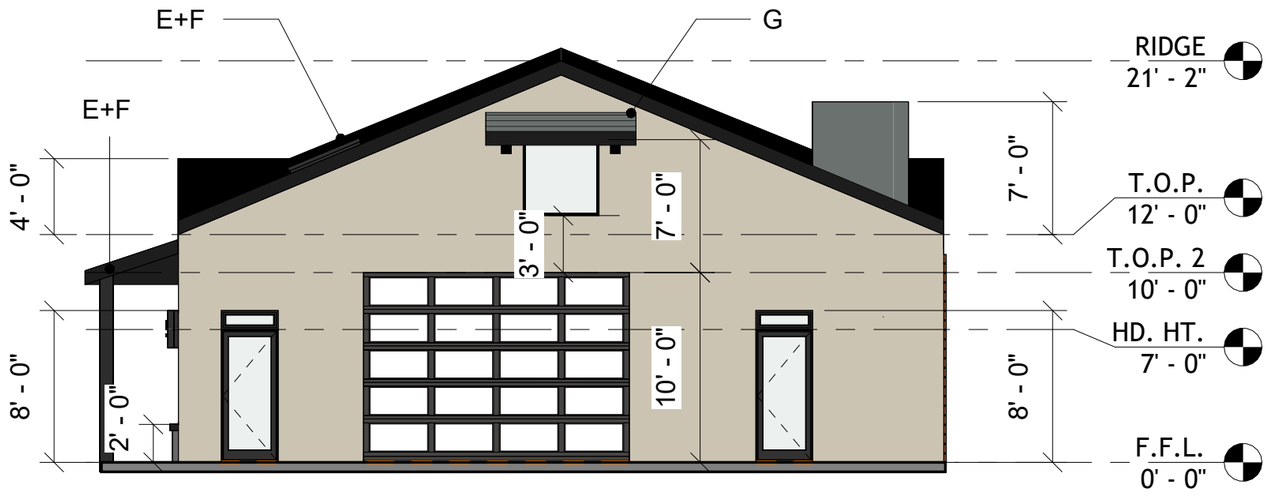
E - PBR METAL PANEL (TO MATCH EXISTING)

F- GAF ROOF ACRYLIC TOP COAT "LIGHT GREY"

G- ALUMINUM MECHANICAL SCREEN "STERLING GREY"



WEST



EAST

ELEVATIONS - EAST/WEST

0 4 8

SCALE: 1/8"=1'-0"

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

ELEVATIONS - NORTH

A17

SHEET NUMBER

Exhibit C

GABRIEL ARCHITECTS

GABRIEL-ARCHITECTS.COM

SIDING

A- PLASTER "STERLING GREY"

B- (E) BRICK "MATTE BLACK"

C- GLAZING

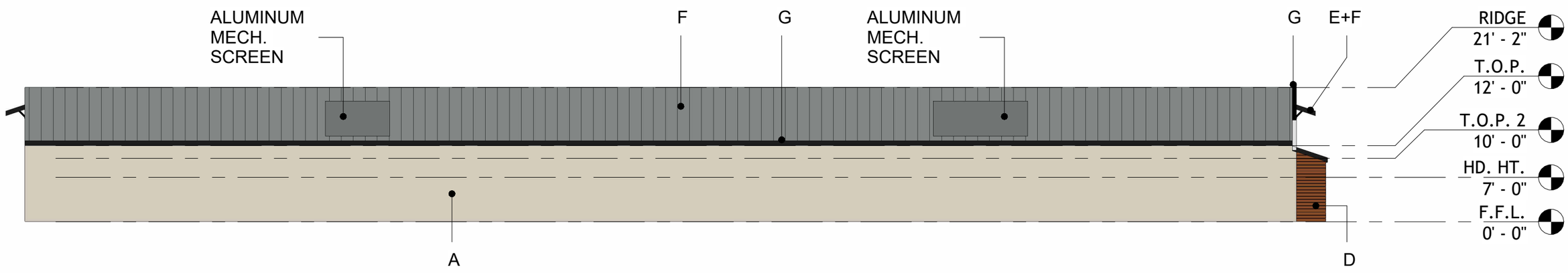
D- STAINED WOOD

ROOFING

E- PBR METAL PANEL (TO MATCH EXISTING)

F- GAF ROOF ACRYLIC TOP COAT "LIGHT GREY"

G- SHEET METAL CAP "MATTE BLACK"



ELEVATIONS - NORTH

0 8 16

SCALE: 1/16"=1'-0"

Exhibit C

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

ELEVATIONS- SOUTH

A18

SHEET NUMBER

GABRIEL ARCHITECTS

GABRIEL-ARCHITECTS.COM

SIDING

A- PLASTER "STERLING GREY"

B- (E) BRICK "MATTE BLACK"

C- GLAZING

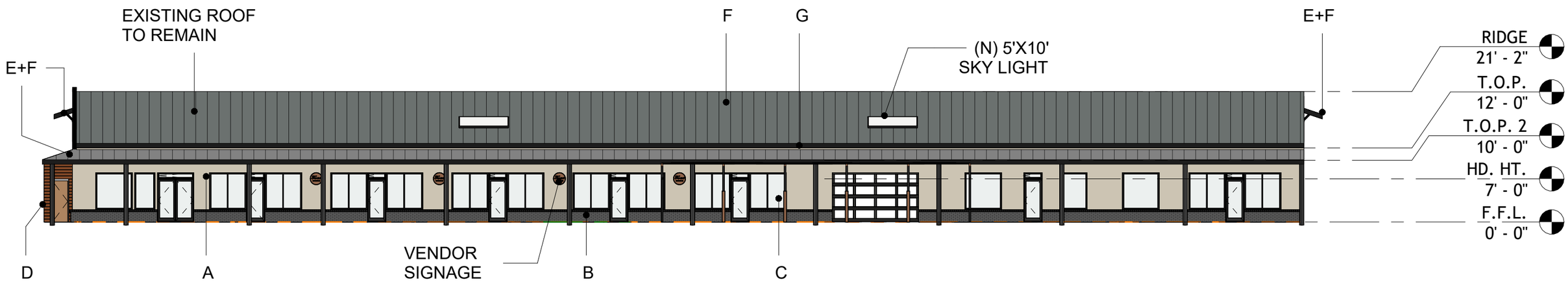
D- STAINED WOOD

ROOFING

E- PBR METAL PANEL (TO MATCH EXISTING)

F- GAF ROOF ACRYLIC TOP COAT "LIGHT GREY"

G- SHEET METAL CAP "MATTE BLACK"



ELEVATIONS- SOUTH

SCALE: 1/16"=1'-0"

2508 SPRING STREET

PASO ROBLES, CA 93446

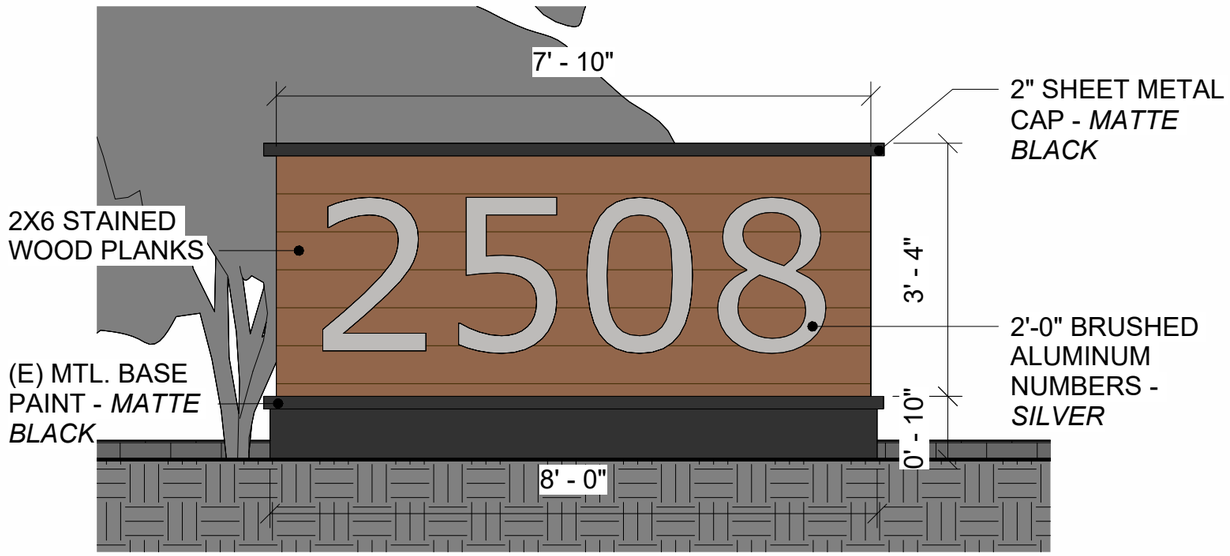
PREPARED FOR DRC-CUP // 05/08/2025

SITE SECTIONS

A19

SHEET NUMBER

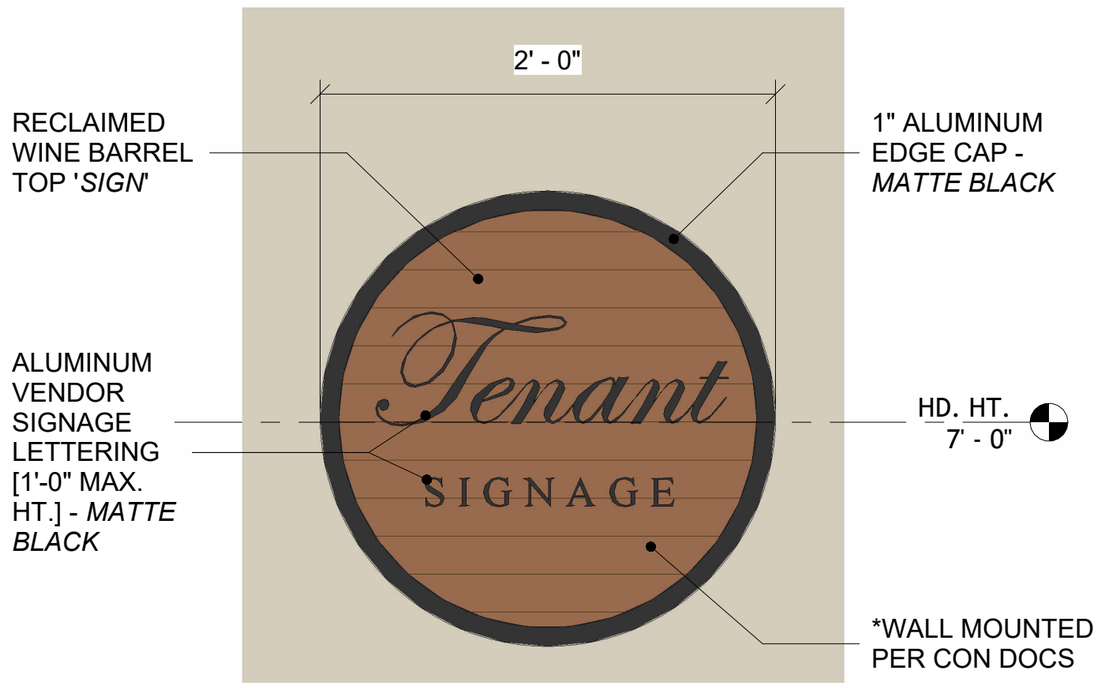
GABRIEL ARCHITECTS
GABRIEL-ARCHITECTS.COM



SPRING ST. SIGNAGE

*REMODEL OF (E) MONUMENT SIGN

SCALE: 1/2"= 1'-0"



VENDOR SIGNAGE

*(N) WALL-MOUNTED EXTERIOR SIGNAGE

SCALE: 1/2"= 1'-0"

SITE SECTIONS

2508 SPRING STREET

PASO ROBLES, CA 93446

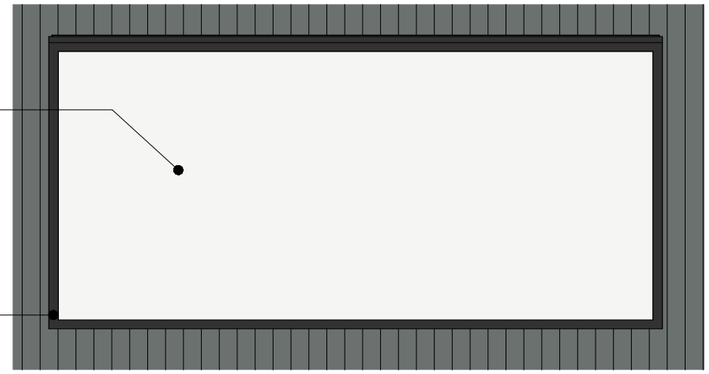
PREPARED FOR DRC-CUP // 05/08/2025

SITE DETAILS

A20

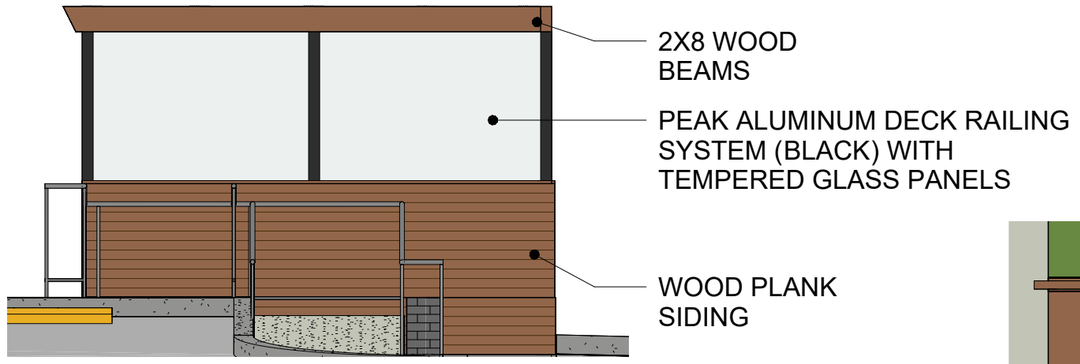
SHEET NUMBER

GABRIEL ARCHITECTS
GABRIEL-ARCHITECTS.COM



SKYLIGHTS

SCALE: 1/2"= 1'-0"



DECK SURROUND [CNTR & BK]

SCALE: 1/4"= 1'-0"

CENTER DECK PLAN

SCALE: 3/16"= 1'-0"

BACK DECK PLAN

SCALE: 3/16"= 1'-0"

SITE DETAILS

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION NOTICING

I, Marci Reynoso , employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for July8, 2025 public hearing for GPA25-01 / SPA25-01 / CUP24-10 / SPR24-13 / P24-0098 on this 27th of June 2025.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Marci Reynoso
Marci Reynoso

New Times
1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Luis Obispo,
I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the *New Times*, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 26

in the year 2025.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 26 of June, 2025.

Patricia Horton

Patricia Horton, *New Times* Legals

Admin & Personal/-NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

Proof of Publication of

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Paso Robles Planning Commission will hold a **Public Hearing** to consider the following project:

Project Description:	Conversion of an existing building into a mix of uses including winetasting, beer tasting, specialty retail, market, deli, and private meeting space. The application includes a General Plan Amendment to change the Land Use Designation from Mixed-Use 12 to Community Commercial, a Specific Plan Amendment to change the zoning district from T4-F to TC-2, a Conditional Use Permit to allow a private meeting facility, and site plan review for exterior changes to the building. The Planning Commission will make a recommendation to the City Council, who will consider the project at a future meeting (GPA25-01, SPA25-01, CUP24-10, SPR24-13, P24-0098)
Applicant:	Veraison Wine Country Properties, LLC
Location:	2508 Spring Street (APN 008-121-021)
CEQA Determination:	The project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301.
Hearing Date:	The **Planning Commission** will hold a Public Hearing on Tuesday, **July 8, 2025, at 6:30 p.m.** at the Council Chamber/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at **www.prcity.com/youtube**, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to **planning@prcity.com** or US Mail (submit early) to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website (**www.prcity.com/meetings**) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.
June 26, 2025

Planning Commission Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Request for approval of a time extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21, to construct a 1.2-megawatt (MW) solar ground-mounted single axis tracker system on approximately 4.84-acres within a

CEQA: In compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2023040553) were prepared for the project and were circulated between April 24, 2023 and May 23, 2023. Staff recommends the Planning Commission find there is no substantial evidence that the project will have a significant effect on the environment with the incorporation of mitigation measures.

Location: Northern end of Ramada Drive/east of US Hwy 101 / APN: 009-631-018

Date: July 8, 2025

Facts

1. REC Solar has applied for TEX 25-03, a request for approval of a two-year extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21 (P22-0128).
2. The project consists of a ground mount solar system proposed on an approximately 4.84-acre site located east of Firestone's main building operations, near the water treatment ponds (See Attachment 1, Vicinity Map).
3. The General Plan land use designation is Business Park (BP) and the zoning is Planned Industrial (PM), which conditionally allows electrical generation facilities such as solar systems.
4. On June 13, 2023, the entitlements for Planned Development 22-21 and Conditional Use Permit 22-21 were approved by the Planning Commission via Resolution 23-033 (Attachment 2, Resolution 23-033). The entitlements were due to expire on June 13, 2025.
5. The applicant, REC Solar, has requested a two-year extension of these entitlements, requesting the Planning Commission extend the entitlements to June 13, 2027. The time extension request is being made due to delays with PG&E that impact the project moving forward (See Attachment 4, Time Extension Request Letter).
6. In compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2023040553) were prepared for the project and were circulated between April 24, 2023 and May 23, 2023. Staff recommends the Planning Commission find this action does not require further environmental review under State CEQA Guidelines Section 15162.

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project by adopting Draft Resolution PC 25-XXX based on findings and subject to conditions of approval;

2. Grant a time extension for a shorter period of time; or
3. Amend, modify, or reject the above noted options.

Analysis and Conclusions
There are no changes to the project being requested as part of the time extension request. There have been no changes to the General Plan or General Plan designation (BP) since the approval of PD 22-21 and CUP 21-22 that would impact the prior approval of this project or the conditions that were imposed with it. The Zoning Code was updated in October 2024, but there have been no changes to the zoning designation or applicable development standards of the PM zone that would alter the findings of approval for Planned Development 22-21 and Conditional Use Permit 21-22.

Further, the project has an active grading permit (E23-0019) and building permit (B23-0360) currently in review with the Community Development Department. Corrections for the grading permit were recently issued to the applicant in June 2025, indicating the applicant is diligently working on moving this project forward, despite past delays that impacted the project's progress.

Fiscal Impact
There are no fiscal impacts to the City associated with approval of this time extension.

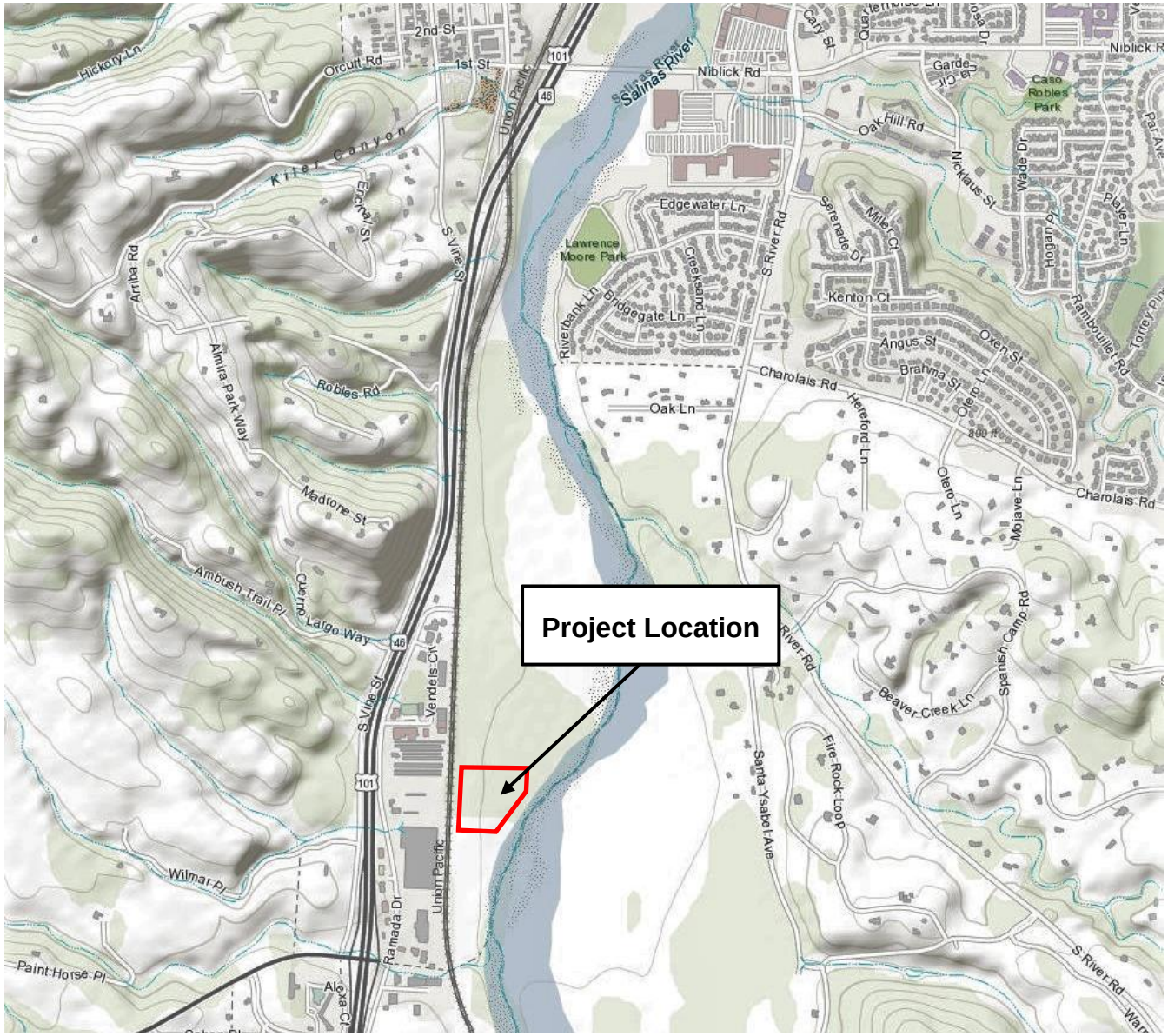
CEQA
The City prepared an Initial Study/Mitigated Negative Declaration ("MND") (SCH No. 2023040553) that analyzed the proposed project's environmental impacts pursuant to CEQA. On June 13, 2023, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the MND, Mitigation Monitoring and Reporting Program ("MMRP"), and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. At its meeting, the Planning Commission adopted Resolution 23-032, adopting the MND and MMRP for the project based on its findings that there is no substantial evidence supporting a fair argument that the project will have a significant effect on the environment with the incorporation of mitigation measures. As there are no proposed changes to the project, and there have been no changes in the character of the site or its surroundings, staff recommends the Planning Commission find that this project is within the scope of the MND and MMRP, which adequately describes the activity for the purposes of CEQA such that no additional environmental assessment is required. No Subsequent MND or EIR is required under State CEQA Guidelines section 15162, because there are no substantial changes proposed in the project, there have been no substantial changes that have occurred with respect to the circumstances under which the project will be undertaken, the project will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and there is no new information of substantial importance that would allow for a Subsequent MND or EIR under State CEQA Guidelines section 15162. Therefore, no further environmental review is required.

Recommendation (Option 1)
Approve Draft Resolution PC 25-XXX; approving the request for a two-year time extension for Planned Development PD 22-21 and Conditional Use Permit 22-21.

Attachments
1. Vicinity Map
2. Resolution 23-033
3. Draft Resolution PC 25-XXX

4. Time Extension Request Letter
5. Mail Affidavit
6. Legal Affidavit

Vicinity Map



Attachment 2

RESOLUTION NO. PC 23-033 (B)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES TO APPROVE PLANNED DEVELOPMENT 22-21 & CONDITIONAL USE PERMIT 22-21 FOR THE FIRESTONE SOLAR PROJECT PHASE II APN: 009-631-018

APPLICANT – REC SOLAR

WHEREAS, an application for Planned Development (PD 22-21) and Conditional Use Permit (CUP 22-21, P22-0128), has been filed by REC Solar, representative for the Firestone Solar Project; and

WHEREAS, the project would consist of construction of a 1.2-megawatt (MW) solar ground-mounted single-axis tracker system, east of the Firestone Campus at the northern end of Ramada Drive, east of US Highway 101; and

WHEREAS, the project is consistent with the applicable policy and regulatory documents of the City, including the following:

- **General Plan Business Park and Open Space land use designations** – The project would provide development of a renewable energy utility site which is consistent with the Business Park (BP) land use designations; and

- **Zoning Districts of Planned Industrial (PM)** – The project is a "*conditionally permitted*" use in the PM district; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2023040553) were prepared for the project and were circulated between April 24, 2023, and May 23, 2023.

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on May 23, 2023 to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this Planned Development and Conditional Use Permit request; and

WHEREAS, at the request of the applicant, the public hearing was continued from the May 23, 2023 meeting to June 13, 2023 to allow the applicant time to consider a comment letter from CDFW prior to the Planning Commission making a decision; and

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

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

Section 2: Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and findings for approval of a Conditional Use Permit, and 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:

Development Plan 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 renewable energy utility sites which is consistent

with the Business Park (BP) land use designation and the Planned Industrial (PM) zoning designation; 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, since the property is not located in close proximity to other residents or neighborhoods, and it would not result in significant noise, traffic, light, glare, or other potential effects; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, since the solar field will be located behind Firestone's water treatment ponds which is not highly visible, and there are no nearby neighborhoods or sensitive uses with a clear view of the site; 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, since it is proposed to be a low-intensity development, will fit in generally with the visual character of the surrounding area, and will promote development and increased usage of clean solar power; and

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, and historic buildings and structures; because there are no existing buildings that need to be removed, there are no oak trees on this site, and any effects to environmental resources are specifically accounted for in the MND and MMRP for the project; and

6. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses including commercial, industrial, and the existing rural residential in the vicinity.

Conditional Use Permit Findings

7. The proposed use is consistent with the General Plan and Zoning Ordinance, since the project would provide for renewable energy utility sites which is consistent with the Business Park (BP) land use designation and the Planned Industrial (PM) zoning designation; and

8. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, since the property is not located in close proximity to other residents or neighborhoods, and it would not result in significant noise, traffic, light, glare, or other potential effects; and

9. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because it is a well-designed project that is suitable for the location due to its proximity to a water treatment pond and another solar field, both of which are not highly visible from public vantage points; and

10. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood because the site is unmanned and will only require minimal maintenance visits by operating personnel; and

11. The establishment, maintenance, and operation of the proposed land use will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City because it is a low-intensity development.

Section 3 - Environmental Determination: In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the "CEQA Guidelines"), the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2023040553) ("MND") that analyzed the proposed Project's environmental impacts. The MND was made available to the public for review from April 24, 2023 through May 23, 2023. On May 23, 2023, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the MND, MMRP, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. At the request of the applicant, the public hearing was continued from the May 23, 2023 meeting to June 13, 2023 to allow the applicant time to consider a comment letter from the California Department of Fish and Wildlife prior to the Planning Commission making a decision. Resolution No. 23-032 recommends adoption of the MND and MMRP, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. 23-032 including the MND, as if fully set forth herein.

Section 4 - Approval: Planned Development 22-21 & CUP 22-21 is approved subject to the following:

EXHIBIT	DESCRIPTION
A	Site Specific Conditions of Approval
B	Standard Conditions of Approval
C	Development Plans

PASSED AND ADOPTED THIS 13th day of June 2023 by the following roll call vote:

AYES: Commissioner Covarrubias, Christensen, Davis, Connally, Marlow and Chairperson Neel

NOES: None

ABSENT: Commissioner Koegler

ABSTAIN: None

JOEL NEEL, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Site Specific Conditions of Approval – PD22-21 & CUP22-21

Planning Division Conditions:

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

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

EXHIBIT	DESCRIPTION
B	Standard Conditions of Approval
C	Development Plans

2. Planned Development 22-21, Conditional Use Permit 22-21 allows for the installation a 1.2-megawatt (MW) ground-mounted single axis tracker system located on approximately 4.84-acres, located east of Firestone's main building operations, near the water treatment ponds and existing 2.1-MW single axis tracker system.

3. 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 22-21 and Conditional Use Permit 22-21 shall expire on June 13, 2025. 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.

4. Prior to issuance of a grading permit, the applicant shall provide evidence that a 1602 permit from the CDFW Lake and Streambed Alteration Agreement program has been satisfied, as necessary.

5. All lighting shall be downward directed and shielded to prevent offsite glare in conformance with Section 21.21.040 of the City's Zoning Ordinance.

6. Upon completion of the construction of the project, the property and any improvements thereon shall be restored to a good and safe condition.

7. Any condition imposed by the Planning Commission in approving this Development Plan 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 granting of the original permit. 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 under the Development Plan.

Engineering Division Conditions:

8. Historical storm drainage patterns running on to the project shall be accommodated on the site grading and drainage plans.

Building Division Conditions:

9. Prior to the start of construction, applicant shall submit plans prepared by a registered design professional, showing compliance with all applicable building and fire codes and obtain the required permits.

Emergency Services Conditions:

Ground-mount system:

10. The roadway providing access from Road to the proposed project site must provide a minimum 12-foot edge-to-edge all-weather driving surface capable of supporting a 20-ton load capacity.
11. Any part of the Road grade that exceed 12% shall be nonskid asphalt or concrete surface.
12. An approved 20-foot minimum road is required around the perimeter of the entire project for emergency vehicles.
13. All internal roads shall be a minimum of 20 feet wide.
14. Vertical clearance of 13'-6" is required the entire length of the roadway.
15. Roadways shall also provide for a 10-foot fuel modification zone on both sides.
16. A fuel reduction zone (vegetation Clearance) is required around the project site. A minimum of 100-feet of "defensible space" shall be required.
17. Annual fuel modification must be maintained in accordance with the Public Resources Code, Title 19 and California Fire Code.
18. Access to all associated equipment shall be controlled by means of a locked gate or fence.
19. If a proposed gate is added at the access point, Emergency Services may require a "Knox" lock to ensure access during emergencies.
20. Electrical Panels and shut offs must be identified and labeled.
21. 30-foot setback from property line required for parcels 1 acre in size or larger. **Note: All setbacks are subject to City of Paso Robles Planning Department approval.
22. Solar Photovoltaic systems must be clearly marked. Marking is needed to provide emergency responders with appropriate warning and guidance with respect to working around and isolating the solar electric system.
23. All marking signs shall be installed per the current Cal Fire Solar Photovoltaic Installation Guidelines.
24. Materials used for marking signs must be weather resistant.

Air Quality Conditions:

25. The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:

    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 and from exceeding the APCD's limit of 20 percent opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control;

    c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers 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, non-invasive 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. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;

l. All of these fugitive dust reduction measures shall be shown on grading and building plans; and

m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Mitigation Measures – Conditions of Approval:

BR-1. Within one week of ground disturbance activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 15. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within a distance specified by a qualified biologist, until chicks are fledged or nest fails. This includes nests of all common bird species (under the MBTA), as well as special status birds and raptor nests. Construction activities shall observe the delineated buffer, determined by a qualified biologist, where buffer radius will be specified according to special status rank, intensity of construction activity or impact (i.e. high decibel levels or heavy ground disturbance) and where local, state, and federal regulations apply. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

BR-2. A pre-construction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are using the site. If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1st and February 1st all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. If badger dens are found on the property during the pre-construction survey, the CDFW wildlife biologist for the area shall be contacted to review current allowable management practices.

BR-3. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (Planning Division) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented, upon confirmation from CDFW that compensatory mitigation is required:

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of [Total number of mitigation acres required] acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, in the City of Paso Robles), either on-site or off-site, and provide for a nonwasting 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 (Department) and the City. This mitigation alternative (a.) requires that all aspects if 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 $[Amount of fee based on $2500 per acre]. 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 [Total number of mitigation acres required] 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 $[Amount of mitigation acres required (i.e. credits), currently priced at $2500 per credit]. 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-4. 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:

i. 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.

ii. 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.

iii. 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.

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

1. 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: Each exclusion zone shall be roughly circular in configuration with a radius of distance measured outward from the den or burrow entrances, dependent on the use and activity of the den (i.e. potential, known, active, or natal den), to be determined by the kit fox biologist.

2. 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.

3. 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-5. 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-6. 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-7. 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. The project biologist shall provide the City staff with the sign-in sheet after conducting the meeting.

BR-8. 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-9. 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-10. 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-11. 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-12. 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-13. 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-14. Oak Tree Protection:

1. Fencing. Prior to any site disturbance, tree protection fencing shall be installed as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of project construction and removed only under the direction of the project's Certified Arborist. The Applicant shall be responsible for maintaining intact tree protection fencing throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. Weatherproof signs shall be permanently posted on the fences with the following information: Tree Protection Zone: No personnel, equipment, materials, or vehicles allowed.

2. Soil Aeration Methods. Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18 inches deep, 2-3 feet apart with a 2- to 4-inch auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise if soil aeration is required and methods for completion.

3. Chip Mulch. All areas within the CRZ of the trees that are fenced shall receive a 4-6 inch layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

4. Trenching within CRZ. Trenching within the CRZ must be approved by the project's Certified Arborist and shall be done by hand or with an air spade. All major roots shall be avoided whenever possible. All exposed roots larger than 1 inch in diameter shall be clean cut with sharp pruning tools and not left ragged. Any roots exposed during construction shall be evaluated and treated by the Arborist.

5. Grading within the Critical Root Zone. Grading should not encroach within the CRZ unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound. Any exposed roots shall be covered the same day they are exposed if possible. If they cannot, they must be covered with burlap or another suitable material and wetted down 2 times per day until reburied.

6. Equipment Operation. Vehicles and heavy equipment shall not be driven under oak trees, as this will contribute to soil compaction. Additionally, there is to be no parking of equipment or personal vehicles in these areas.

7. Existing Surfaces. The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.
8. Construction Materials and Waste. No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials.

9. Arborist Monitoring. An arborist shall be present for soil disturbance work within the CRZ of oak trees. Monitoring does not necessarily have to be continuous but observational at times during these activities.

10. Impacted Root Treatment. Roots impacted during construction (e.g., trenching or grading operations) shall be treated by the arborist on a case-by-case basis using best practices such as clean cuts accompanied by application of appropriate fungicides and insecticides by a licensed pest control applicator.

11. Pruning. A certified arborist shall direct all pruning. No pruning shall take more than 25 percent of the live crown of any native tree.

12. Landscape. All landscape within the CRZ shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

13. Fertilization. As the project moves toward completion, the Arborist may suggest either fertilization and/or mycorrhizal inoculation applications that will benefit tree health. Application of mycorrhizal inoculum offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

BR-15. Crotch Bumble Bee (CBB) Surveys

A qualified biologist shall conduct a habitat assessment for CBB prior to project implementation. Potential nesting sites, which include all small mammal burrows, perennial bunch grasses, thatched annual grasses, brush piles, old bird nests, dead trees, and hollow logs would need to be documented as part of the assessment. If potentially suitable habitat is identified, coordination with CDFW is recommended for guidance on developing focused CBB survey methodology to be conducted prior to any ground disturbing activities.

BR-16. CBB Avoidance Buffer

In the event that a CBB nest and/or CBB are documented during surveys, consultation with CDFW is recommended for guidance on implementing no disturbance buffers prior to any ground disturbing activities.

BR-17. CBB Take Authorization

In the event an active CBB nest is detected, consultation with CDFW is warranted to discuss how to implement the project and avoid take. If take cannot be avoided, take authorization through the acquisition of an ITP, pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA.

BR-18. Burrowing Owl (BUOW) Surveys

A habitat assessment shall be conducted for burrowing owl following the California Burrowing Owl Consortium's "Burrowing Owl Survey Protocol and Mitigation Guidelines" (CBOC 1993) and CDFW's Staff Report on Burrowing Owl Mitigation" (CDFG 2012). If suitable habitat is determined to be present within the Project site or immediate vicinity, CDFW recommends

assessing presence/absence of BUOW by having a qualified biologist conduct surveys following the CBOC and CDFW's Staff Report referenced above. If suitable habitat is present and surveys are conducted, CBOC and CDFW's Staff Report suggest three or more surveillance surveys conducted during daylight with each visit occurring at least three weeks apart during the peak breeding season (April 15 to July 15), when BUOW are most detectable.

BR-19. Burrowing Owl Avoidance Buffers

No-disturbance buffers, as outlined in the "Staff Report on Burrowing Owl Mitigation" (CDFG 2012), shall be implemented prior to and during any ground-disturbing activities. Specifically, CDFW's Staff Report recommends that impacts to occupied burrows be avoided in accordance with the following table unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting sites	April 1-Aug 15	200 m*	500 m	500 m
Nesting sites	Aug 16-Oct 15	200 m	200 m	500 m
Nesting sites	Oct 16-Mar 31	50 m	100 m	500 m

* meters (m)

BR-20. Burrowing Owl Passive Relocation and Mitigation

If BUOW are found within these recommended buffers and avoidance is not possible, it is important to note that according to the Staff Report (CDFG 2012), exclusion is not a take avoidance, minimization, or mitigation method and is considered a potentially significant impact under CEQA. However, if necessary, CDFW recommends that burrow exclusion be conducted by qualified biologists and only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. CDFW recommends replacement of occupied burrows with artificial burrows at a ratio of 1 burrow collapsed to 1 artificial burrow constructed (1:1) as mitigation for the potentially significant impact of evicting BUOW. BUOW may attempt to colonize or re-colonize an area that will be impacted; thus, CDFW recommends ongoing surveillance, at a rate that is sufficient to detect BUOW if they return.

BR-21. Other State Species of Special Concern Pre-activity Surveys

A qualified biologist shall conduct a focused pre-activity survey prior to project implementation for each species and their requisite habitat features. If California red-legged frog, coast horned lizard, or northern California legless lizard are found during surveys or at any time during construction, coordination with CDFW is recommended to discuss appropriate avoidance and minimization measures.

BR-22. Nesting Bird Surveys

If ground-disturbing activities occur during the nesting bird season (February 1 – September 15), CDFW recommends that a qualified biologist conduct pre-activity surveys for active nests no more than one week prior to the start of ground disturbance to maximize the probability that nests that could potentially be impacted are detected. CDFW also recommends that surveys cover a sufficient area around the work site to identify nests and determine their status. A sufficient area means any area potentially affected by a project. In addition to direct impacts (i.e., nest destruction), noise, vibration, odors, and movement of workers or equipment could also affect nests. Prior to initiation

of construction activities, CDFW recommends a qualified biologist conduct a survey to establish a behavioral baseline of all identified nests.

BR-23. Nesting Bird Monitoring and/or Avoidance Buffer

Once construction begins, a qualified biologist shall continuously monitor nests to detect behavioral changes resulting from the project. If behavioral changes occur, CDFW recommends the work causing that change cease and that CDFW be consulted for additional avoidance and minimization measures. If continuous monitoring of identified nests by a qualified biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors. These buffers are advised to remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Variance from these no-disturbance buffers is possible when there is a compelling biological or ecological reason to do so, such as when the construction area would be concealed from a nest site by topography. CDFW recommends that a qualified biologist advise and support any variance from these buffers and notify CDFW in advance of implementing a variance.

CR-1: A qualified archaeological monitor and a Native American observer shall be present for all ground-disturbing work for the proposed Project. This includes but is not limited to brushing, grubbing, vegetation removal with machinery other than hand equipment (weed whackers, hand cutters, etc.), fence removal/installation, utility removal/installation potholing, boring, grading, trenching, excavation, and demolition activities. Archaeological monitoring should be conducted by a qualified professional archaeologist familiar with the types of historical and prehistoric resources that could be encountered within the Project area. Cultural resource sensitivity training should be provided by the archaeologist to construction staff prior to beginning construction. A final report should be completed once all construction activities are complete and submitted to the lead agency, the project proponent, the Native American monitoring tribe(s), and the CCIC.

- Inadvertent Finds: If intact cultural resources are encountered at any time during construction or ground-disturbing activities within the Project area, all work in the vicinity of the find should be halted until a qualified archaeologist can be retained to assess the discovery. Such finds include intact midden soils, house floors, hearths, grinding implements, stone tools, soapstone bowls, ornaments (e.g., beads, pendants), or any intact feature or archaeological resources. Other finds could include intact building foundations and high concentrations of historical artifacts. If the find(s) is considered a cultural resource or a potential resource, the archaeologist shall make appropriate recommendations to the lead agency. The lead agency shall make the final determination as to treatment and disposition of the resource(s).

- Human Remains: If human remains are uncovered, or in any other case when human remains are discovered, all work within 50 feet of the find shall stop and the San Luis Obispo Coroner is to be notified immediately. If the remains are identified—based on archaeological context, age, cultural associations, or biological traits—as those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will provide recommendations for treatment and management of the remains based on tribal traditions and customs.

Exhibit B

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Planned Development 22-21	☒ Conditional Use Permit 22-21
☐ Tentative Parcel Map	☐ Tentative Tract Map
Approval Body: PC	Date of Approval: June 13, 2023
Applicant: REC Solar	Location: Northern end of Ramada Drive
APNs: 009-631-018	

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, 2025 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 **(PD/CUP)** 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, light fixtures and trash enclosures;
  - ☒ b. A detailed landscape plan;
  - ☒ c. Detailed building elevations of all structures indicating

materials, colors, and architectural treatments;

☐ d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☐ 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☐ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☐ 3. The owner shall petition to annex residential Tract (or Parcel Map) into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.

☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

☐ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____

****

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

☒ 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

☐ 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.

☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Strom 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 PROJECT FINAL BY THE BUILDING DEPARTMENT:

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 project within 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 to the satisfaction of the City Engineer. 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.

FIRESTONE WALKER BREWERY
TRACKER - PHASE 2
SOLAR PHOTOVOLTAIC SYSTEM

PROJECT SCOPE

THE PROJECT CONSISTS OF THE INSTALLATION OF A SOLAR PHOTOVOLTAIC (PV) SYSTEM AND ASSOCIATED ELECTRICAL EQUIPMENT.

PROPERTY & BUILDING INFORMATION

PARCEL APN:	009-631-018
PARCEL AREA:	13.75 ACRES
SITE TEMPERATURES:	LOW: 21°F, HIGH: 100°F

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED IF NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

OSHA – STATE VERSION OF OSHA
ANSI/EIA-222- LIFE SAFETY CODE NFPA-101
2019 CALIFORNIA FIRE CODE
CITY/COUNTY ORDINANCES (PASO ROBLES, CA)
2019 CALIFORNIA ELECTRIC SAFETY CODE (CESC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

UTILITY INFORMATION

ELECTRICAL UTILITY:	PACIFIC GAS & ELECTRIC
METER NUMBER:	TBD
PV POINT OF CONNECTION INFORMATION	
VOLTAGE:	480/277V
CURRENT:	4000A
CONFIGURATION:	3P, 4W
SHORT CIRCUIT:	TBD
MSB LOCATION:	NEW MAIN SWITCHBOARD IN EXISTING ELECTRICAL AREA

PV SYSTEM INFORMATION

SYSTEM SPECIFICATIONS:	
MODULES:	(2,020) CS7N-650MB-AG
INVERTER:	(8) SUNNY HIGHPOWER PEAK3 125-US
TILT:	±52°
ROW SPACING:	17'-10"
AZIMUTH:	180°
PV AREA:	210,705 SQ FT
DC VOLTAGE:	1500 VDC
AC VOLTAGE:	480 VAC

SYSTEM SIZE:
DC SYSTEM SIZE: (2,020)(650W) = 1,313.00kW
AC SYSTEM SIZE: (125kW) X (8) = 1,000.00kW
CEC AC SYSTEM SIZE: (2,020) X (605.2W) X (98.5%) = 1,204.17kW
DC:AC RATIO: (1.31)

PROJECT LOCATION

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

STREET MAP - PROJECT LOCATION

SATELLITE MAP - PROJECT LOCATION

SHEET INDEX

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446
CONTACT: DARRIN MC MAHON
PHONE: 805.540.1836

CONTRACTOR

REC SOLAR
3450 BROAD ST, SUITE #108
SAN LUIS OBISPO, CA 93401
PH: 844.732.765
PROJECT MANAGER: DAVID OTT
PROJECT ENGINEER: TONY STRADER

ELECTRICAL ENGINEER (EEOR)

PURE POWER ENGINEERING
111 RIVER STREET, SUITE 1110
HOBOKEN, NJ 07030
PH: 844.732.7653
CONTACT: CONNOR TROJILLO

RACKING SYSTEM

RP CONSTRUCTION SERVICES
305 DELA VINA AVENUE
MONTEREY, CA 93940
PHONE: 855.428.3000

UNDERGROUND UTILITIES

COLOR CODE

WHITE	-	PROPOSED EXCAVATION
PINK	-	TEMP SURVEY MARKINGS
RED	-	ELECTRIC
YELLOW	-	GAS-OIL-STEAM
ORANGE	-	COMMUNICATION CATV
BLUE	-	WATER
PURPLE	-	RECLAIMED WATER
GREEN	-	SEWER

EXISTING UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS FROM RECORD INFORMATION AND ARE FOR INFORMATION ONLY. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY A ONE-CALL SERVICE CENTER, TOLL FREE AT 811, NO LESS THAN TWO DAYS PRIOR TO ANY EXCAVATION.

CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

ENGINEER

LICENSED PROFESSIONAL ENGINEER
RICHARD ANDREW IVINS
E 20357
EXP. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
COVER SHEET

SHEET NUMBER
G101

A/AMP	AMPERE
AC	ALTERNATING CURRENT
ACB	ARRAY COMBINER BOX
ACD	AC DISCONNECT (FUSED AND NON-FUSED)
ACI	AMERICAN CONCRETE INSTITUTE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BLK	BLOCK
C	CANOPY
CBT	CABLE TRAY
CONT'D	CONTINUED
CT	CURRENT TRANSFORMER
D	DISTANCE
DAS	DATA ACQUISITION SYSTEM
DC	DIRECT CURRENT
DCD	DC DISCONNECT (FUSED AND NON-FUSED)
DEG	DEGREE
DIA	DIAMETER
EF	ELECTRICAL FOREMAN
EGC	EQUIPMENT GROUNDING CONDUCTOR
EMT	ELECTRICAL METALLIC TUBING
EQUIV	EQUIVALENT
(E)	EXISTING
FT.	FOOT
G	GROUND MOUNT
GEC	GROUNDING ELECTRODE CONDUCTOR
GEN	GENERATOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GND	GROUND
HDPE	HIGH DENSITY POLYETHYLENE
HRN	HARNESS, WIRE
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IFC	IN FOR CONSTRUCTION
IFP	IN FOR PERMIT
IBC	INTERNATIONAL BUILDING CODE
IN	INCH
INV	INVERTER
JBX	JUNCTION BOX
KW	KILOWATT
L	LENGTH
LxWxD	LENGTH x WIDTH x DEPTH
MAX	MAXIMUM
MDP	MAIN DISTRIBUTION PANEL
MF	MECHANICAL FOREMAN
MIN	MINIMUM
MNB	MAINTENANCE BOX
MON	MONITORING EQUIPMENT
MOT	MOTOR
MPPT	MAXIMUM POWER POINT TRACKING
MTR	METER
NA	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NEG	NEGATIVE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NTS	NOT TO SCALE
OC	ON CENTER
PBX	PULL BOX
PDB	POWER DISTRIBUTION BLOCK
PH	PHASE
PNL	PANELBOARD
POC	POINT OF CONNECTION
POL	POLARITY
POS	POSITIVE
PPA	POWER PURCHASE AGREEMENT
PSI	POUNDS PER SQUARE INCH
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
QA	QUALITY ASSURANCE
QC	QUALITY CONTROL
R	ROOF MOUNT
RD	ROOF DRAIN
RFI	REQUEST FOR INFORMATION
RLY	RELAY
RMC	RIGID METAL CONDUIT
RT	RAIN-TIGHT
SCB	STRING COMBINER BOX (DISCONNECTING AND NON-DISCONNECTING)
SCH	SCHEDULE
SFB	SPARE FUSE BOX
SL	SKYLIGHT
SLD	SINGLE LINE DIAGRAM
SS	STAINLESS STEEL
SSQP	SITE SPECIFIC QUALITY PLAN
STR	STRING
SWB	SWITCHBOARD (MAIN-SWB FOR MAIN SWITCHBOARD)
SWG	SWITCHGEAR (MAIN-SWG FOR MAIN SWITCHGEAR)
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TPS	TWISTED PAIR SHIELDED
TSW	TRANSFER SWITCH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	ULTRAVIOLET
V	VOLT
VDC	VOLTAGE DIRECT CURRENT
VOC	OPEN CIRCUIT VOLTAGE
VT	VOLTAGE TAPS
W	WATT
W/O	WITHOUT
XFM	TRANSFORMER

A. GENERAL

1. All work on this project shall be performed in compliance with all local, state, and federal codes and regulations, the AHJ approved drawings, IFC drawings, installation manuals, material specification sheets, as well as REC Solar's Environmental, Health, Safety (EHS), and quality requirements, as applicable to each Contractors scope of work.
2. Contractors', and contractors' employees, shall be duly licensed and certified to perform their scope of work required to build and complete this project.
3. See diagrams and details for site specific information.
4. This proposed photovoltaic system is intended to connect to the existing site or facility electrical system. This connection shall be in compliance with NEC article 705.12 "Point Of Connection" (POC).
5. This proposed photovoltaic system is intended to be operated in parallel with the utility service provider. Anti-islanding protection is a requirement of UL 1741 and is intended to prevent the operation of the system when the utility grid is not operational.
6. All electrical components and materials shall be listed for their intended use and installed per manufacturer specifications.
7. All outdoor equipment shall meet appropriate NEMA standards.
8. The contractor shall check and verify all dimensions on the drawings, and layout all areas of the array prior to any installation work in order to verify that no discrepancies, existing conditions, obstructions or shading exist. If either exist, contractor shall submit a RFI to the engineer and installation work shall not commence until formal direction is received.
9. The contractor shall furnish and install all work as indicated on the drawings and specifications.
10. The contractor shall be responsible for locating and protecting any existing utilities and equipment encountered in the work areas.
11. The contractor shall coordinate all operations with equipment and installers.
12. The contractor shall have all switches and breakers in the "off" position prior to receiving permission to operate with the exception of when conducting approved and code compliant testing and commissioning.
13. Permission to operate the system is not authorized until final inspections and approvals are obtained.
14. All mechanical hardware shall be corrosion resistant appropriate for site conditions.
15. All connections shall be torqued per manufacturer specifications. If snug tight, then follow manufacturer recommendations. Provide permanent torque/witness marks on all structural, mechanical, and electrical terminating hardware with Red permanent paint pen for inspection. Remark to be Blue permanent paint pen.

B. PROCORE

1. REC Solar requires the project/construction management of this project to be run through our PROCORE cloud-based system. Contractors are required to go through a PROCORE usage orientation prior to beginning work.

C. PRE-CONSTRUCTION MEETING

1. No contractor shall begin construction without first attending a pre-construction meeting covering the following topics:
   a. Contractor's scope of work
   b. Site specific EHS plan review
   c. AHJ approved drawings
   d. IFC drawings review
   e. Site specific quality, testing, and commissioning plan review
   f. Use of REC Solar's PROCORE project/construction management system
   g. Other project site requirements

D. MATERIALS & RECEIVING

1. All material to be installed shall be new and free from any corrosion, damage, or deformation.
2. All material to be used shall have an approved specifications sheet (cut sheet) available onsite.
3. Contractor shall seek approval for material specification sheets and installation guides via REC Solar's PROCORE submittal tool.
4. All material received shall be inspected for defects or non-conformances to design and purchasing specifications.
5. Electrical equipment (i.e.: central inverters, switchboards/gears, inverter skids, transformers, etc.) That have a greater than 4 week lead time and/or costs greater than $50k shall require a critical lift plan.

E. REQUESTS FOR INFORMATION (RFIS)

1. AHJ approved IFP plans & IFC (issue for construction) drawings, with approved RFIs, are the only approved drawing set for the construction of this project.
2. All desired changes to the IFC drawings shall be submitted through REC Solar's PROCORE RFI tool.
3. RFI shall be submitted to the project engineer if ambiguity or contradictions exist between the IFC drawings, manufacturer's design/installation manuals, or approved product specifications sheets.
4. RFIs shall be submitted to the project manager for all other clarifications.
5. Changes to the IFC drawings shall will be updated by the project engineer and if a hard copy print of the IFC drawings is onsite, the invalid sheets/details shall be "x" out with a note to see new sheet/detail in the PROCORE current IFC drawing set.
6. Record drawings shall be created for this project throughout construction and all IFC drawing changes shall be reflected in this record drawing set.

F. STOP WORK AUTHORITY

1. All contractor personnel performing work on this project shall be granted "stop work authority" and should stop work of themselves and co-workers when they feel an unsafe condition is present and posing an environmental, health, and/or safety hazard to workers or the project., and when they feel non-conforming work is being installed or non-conforming material is being used.
2. A stop work shall be initiated through REC Solar's PROCORE observation tool and noted in the daily log tool.
3. Work shall only be restarted if the hazard or non-conformance has been abated/corrected.

G. NON-CONFORMANCE REPORTING

1. A non-conformance is when the installation of material is not installed to an expected code/standard/design, or when the material itself has a defect or does not meet purchase specifications.
2. All installation or material non-conformances discovered shall be logged in REC Solar's PROCORE observation tool. Final punchlist walk non-conformances will be documented in REC Solar's PROCORE punchlist tool.

H. SITE LABELING

1. String - a collection of solar PV modules wired in series.
2. Subarray - an electrical subset of an 'array' (NEC 690.2; mechanical concept). A portion of the total PV array that is physically co-located and oriented in the same direction. Each module in a sub-array should have the same sun intensity and should have the same electrical characteristics. Typically, a subarray is a collection of strings that feed one inverter.
3. Array - a mechanically integrated assembly of PV modules with a support structure and foundation, along with other components, to form a direct-current power-producing unit (NEC 690.2). Typically, a collection of 'subarrays' that feed one or more inverters.
4. Zone - a designated area of a project whose identity is directly linked to a piece of equipment (i.e. inverter, combiner, panelboard, etc.).
5. Block - a collection of project 'zones'. Typically used for large systems in order to bring clarity to a project with a significant amount of 'zones'.
6. Area - a designated project boundary on the site plan that spatially encompasses 'blocks' and/or 'zones'.
7. Site - a collection of all project 'areas' that reside on a specific parcel(s).

I. EQUIPMENT NAMING CONVENTION

1. Three letter naming conventions will be used for equipment: See ABBREVIATIONS this page.
2. These conventions will appear on both the single line diagrams and site plans.
3. Equipment labeling is to be completed in the following manner:
   a. {equipment three letter callout}{equipment number}
      a) If a site has two inverters, labels = inv1 and inv2.
      b) If a site has 20 string combiners, labels = scb1 through scb20.
4. String labeling is to be completed in the following manner:
   a. {equipment three letter callout}{equipment number}.{string number}
      a) If the string callout is 'SCB1.5' for string combiner 1, string 5.
5. Definitions
   a. Main Distribution Panel - refer to NEC 551.2 'definitions: distribution panel.' a single panel assembly that contains buses and overcurrent protection devices for the control of power circuits. Typically placed in a cabinet against a wall with accessibility only from the front.
   b. Panelboard - refer to NEC 100.i 'definitions: panelboard.' although the same in definition as a distribution panel, a panelboard is usually a subset of the main distribution panel, with smaller circuits tied to it. Panelboards are then electrically tied back to main distribution panel through larger feeder style conductors.
   c. Switchgear - refer to NEC 100.i 'definitions: metal-enclosed power switchgear.' an assembly enclosed on all sides with sheet metal that contains primary power circuit switching, interrupting devices, or both, with buses and connections. Interior access provided via doors or removable covers.
   d. Switchboard - refer to NEC 100.i 'definitions: switchboard.' commonly used interchangeably with "switchgear," switchboards in general often use the same type of breakers that are found in panelboards. Switchboards are also constructed with different UL/ANSI standards than switchgears (typically much smaller than a switchgear; often only 24-36" deep). The ability to withstand fault currents is less than that of switchgear. Switchboards typically have a maximum feeder breaker size of 1200amps.

ENVIRONMENTAL, HEALTH & SAFETY (EHS) NOTES

A. GENERAL

1. All contractors performing work on this project shall meet all local, state, and federal OSHA and EPA requirements, as well as REC Solar specific EHS requirements.
2. All contractors who do not abide by governmental regulations or REC Solar EHS requirements are in breach of contract, and hence subjected to a **"Notice to Cure"**.
3. Contractors must ensure that a competent person supervisor is assigned and onsite for this project at all times.
4. All projects must be built under a Site Specific Safety Plan (SSSP). Each contractor shall submit a site Purpose specific SSSP to REC Solar no later than 2 weeks prior to their construction start for review and approval. The contractor shall not be allowed to begin construction without an approved SSSP. The contractor's SSSP shall include site specific EHS OSHA compliant and best practices language covering the following topics:
   a. PURPOSE
   b. SCOPE
      i) Construction scope of work
      ii) Scope of EHS Plan
   c. Management Commitment To EHS Compliance
   d. Roles & Responsibilities
   e. Designation Of Affected, Authorized, Competent, And Qualified Persons
   f. Safety Requirements
      i) Activity Hazard Assessment (Aha)
      ii) Job Safety & Quality Analyses (JSQA), Aka: Pre-Task Plans
      iii) Safety & Staging Map
      iv) Jobsite Safety Orientations
      v) Chain Of Command
      vi) Employee Parking
      vii) Security, Badging, & Site Access
      viii) Evacuation
      ix) Accountability / Discipline
      x) PPE
   g. Training Requirements
   h. Inspection/Audit Requirements
   i. Injury/Illness Reporting & Investigating
   j. Substance Abuse Policies (including drug/alcohol testing)
   k. Health & Safety Specific requirements related to following (items applicable to project only):
      i) Aerial Lifts & Elevated Work Platforms
      ii) Bloodborne Pathogens
      iii) Confined Space
      iv) Crane & Rigging
      v) Dual Employer
      vi) Equipment Safety / Operator Qualifications
      vii) Emergency Medical Services Plan
      viii) Emergency Action Plan Fall Protection
      ix) Excavation & Trenching
      x) Fire Prevention & Protection
      xi) Hazardous Communication
      xii) Heat Illness Prevention
      xiii) Ladder Safety
      xiv) Lone Worker
      xv) Material Handling
      xvi) Powered Industrial Trucks
      xvii) Respiratory
      xviii) Scaffolding
      xix) Signs And Barricades
      xx) Substance Abuse
      xxi) Tools & Equipment
      xxj) Traffic Control
      xxii) Weather
      xxiv) Wildlife

   l. Environmental Specific requirements relating to the following (as applicable):
      i) SWPPP
      ii) Best Management Practices (Bmp)
      iii) Spill Prevention Control & Countermeasures
      iv) Air Pollution
      v) Trash And Recycling

B. ELECTRICAL

1. Only employer verified personnel who are authorized and qualified by training in electrical construction and electrical safety shall be allowed to install electrical work. Verification of training shall be submitted to REC Solar.
2. There shall be no energized electrical work performed on site unless under an Energized Electrical Work Permit approved by REC Solar.
3. Lock-out / Tag-out (LOTO) shall be performed on equipment intended to be worked on/in.
4. Any work on equipment exceeding 50V shall be worked on under the regulations of OSHA and NFPA 70E.
5. Point of connection tie-ins shall be under an Electrical Work Job Briefing and Planning Checklist (EWJBPC) and an Activity Hazard Analysis (AHA) submitted to REC Solar at least 2 days prior to a shut-down, and the completed EWJBPC shall be submitted to REC Solar within 2 days of shutdown.
6. No equipment shall be commissioned (energized) unless the system has been inspected and contractor has received approval by REC Solar.
7. Electrical testing meters shall be of the correct category rating and lead shall be inspected prior to use.
8. The correct arc flash Hazard Rating Category (HRC) clothing & equipment (PPE) shall be worn when working with energized electrical equipment. All clothing and equipment shall be inspected prior to use.
9. The following table is used for reference only. You must verify in NFPA 70 Standards for Electrical Safety in the Work Place the correct combination of HRC clothing and equipment for the given HRC rating of the equipment that is to be opened up or worked on.

HRC rating	Incident energy (cal/cm²)	Arc flash rated clothing	PPE
1	Up to 4	• Pants • Long Sleeve Shirt/Jacket • Coveralls • Face-Shield • Balaclava • Suit • Hood	• Hardhat • Safety Glasses • Hearing protection (ear canal inserts) • Voltage rated rubber insulated gloves • Heavy duty leather gloves • Leather footwear
2	Up to 8		
3	Up to 25		
4	Up to 40		

C. EXCAVATION & TRENCHING

1. No excavation or trench shall be entered without first being inspected (documented) by a competent person excavation & trenching inspector.
2. Excavation & trenching inspections shall be documented and inspected daily and right after a rain event.
3. Access/egress ladders shall be place no more than every 50' for any excavation/trench greater than 4'.
4. Protection shall be in place from preventing the public or unauthorized persons from entering an excavation/trench.

D. FALL PREVENTION & PROTECTION

1. Fall hazards should be eliminated whenever possible.
2. 100% fall protection is required for any work above 6'.
3. All fall prevention & protection equipment shall be OSHA compliant and installation in accordance with manufacturer's requirements.
4. A fall protection competent person shall be onsite overseeing all activities where fall protection is required.
5. All personnel to work at heights above 6' shall be trained in fall prevention and protection.

E. HAZARDOUS COMMUNICATIONS & SUBSTANCES

1. All materials brought on site that have a Safety Data Sheet (SDS) shall have the material's SDS kept on site and the SDS shall be submitted to REC Solar.
2. All SDSs shall be kept in a location with an organized table of contents that can be used for quick reference in the event of an emergency.
3. No asbestos, lead, or PCB containing material shall be installed or used during the construction of this project.

F. SCAFFOLDING

1. Scaffolding stair towers shall be used for access/egress of personnel for roof mount projects. Stair treads shall be at minimum 36" wide.

G. TRAINING

1. Contractor shall ensure that no employee works on site on this project without being properly authorized and trained to perform the work they are assigned to perform.
2. Contractor shall submit to REC Solar training records of personnel to be onsite.

H. INSPECTIONS

1. All personnel should be visually inspecting their work area prior and during their work task for possible hazards.
2. Contractor's supervision shall performed visual inspections at least daily and these inspections shall be noted in contractor's daily log/report.
3. Contractor's supervision shall perform at least weekly a documented jobsite safety inspection using the PROCORE inspection tool inspection template.
4. All issues requiring corrective action identified during any inspection shall be documented in the PROCORE observation tool for corrective action assignment and completion.
5. All issues requiring corrective action discovered during an inspection, shall be corrected in a timely manner.
6. Any issue discovered during an inspection (or at any other time) that poses Immediate Danger to Life and Health (IDHL) of personnel or the public, work shall cease immediately (stop work), and the issue/hazard shall be corrected/abated by a qualified contractor prior to work resuming.
7. REC Solar will perform EHS compliance inspections periodically throughout the build process. Interim inspections are courtesy inspection help contractor meet regulatory and the site's EHS plan compliance. A final safety audit will be performed to determine how well the contractor is compliant with EHS requirements. This final safety audit will be scored and the score will remain as part of the overall contractor scorecard.

TORQUE VALUES

APPLICATION	FT-LBS	IN-LBS
UNISTRUT - BOLT & NUT	m	
1/4"-20	6.0	72.0
5/16"-18	11.0	132.0
3/8"-16	19.0	228.0
1/2"-13	50.0	600.0
BUILDEX TEK SCREW		
1/4"-14 BUILDEX TEK SCREW	12.5	150.0
WEDGE ANCHOR - TRUBOLT - REDHEAD		
1/4" DIA	4.0	48.0
3/8" DIA	25.0	300.0
1/2" DIA	55.0	660.0
5/8" DIA	90.0	1080.0
3/4" DIA	110.0	1320.0
ASTM A449 - SAE GRADE 5 BOLT		
3/8"-16 (PLAIN STEEL UNC THREAD)	30.0	360.0
3/8"-16 (GALV. STEEL UNC THREAD)	39.0	468.0
3/8"-24 (PLAIN STEEL UNF THREAD)	35.0	420.0
1/2"-13 (PLAIN STEEL UNC THREAD)	75.0	900.0
1/2"-13 (GALV. STEEL UNC THREAD)	94.0	1128.0
1/2"-20 (PLAIN STEEL UNF THREAD)	85.0	1020.0
ASTM A354 BD - SAE GRADE 8 BOLT		
3/8"-16 (PLAIN STEEL UNC THREAD)	44.0	528.0
3/8"-24 (PLAIN STEEL UNF THREAD)	49.0	588.0
1/2"-13 (PLAIN STEEL UNC THREAD)	110.0	1320.0
1/2"-20 (PLAIN STEEL UNF THREAD)	120.0	1548.0
18-8 / 304 STAINLESS STEEL BOLT		
3/8"-16 (UNC THREAD)	20.0	240.0
3/8"-24 (UNF THREAD)	22.0	264.0
1/2"-13 (UNC THREAD)	43.0	516.0
1/2"-20 (UNF THREAD)	45.0	540.0
316 STAINLESS STEEL BOLT		
3/8"-16 (UNC THREAD)	21.0	252.0
3/8"-24 (UNF THREAD)	23.0	276.0
1/2"-13 (UNC THREAD)	45.0	540.0
1/2"-20 (UNF THREAD)	47.0	564.0

ELECTRICAL AND MECHANICAL NOTE
ALL ELECTRICAL TERMINATION AND MECHANICAL FASTENERS TO BE TORQUED TO ASTM STANDARD VALUES OR MANUFACTURER'S SPECIFICATIONS (UNO). ELECTRICAL TERMINATIONS AND MECHANICAL FASTENERS SHOULD BE CLEARLY TORQUE MARKED WITH RED PERMANENT PAINT PEN. REMARK TO BE BLUE PERMANENT PAINT PEN

TEK SCREW NOTE
HEAD OF FASTENER SHOULD BE FULLY SEATED AGAINST THE WORK SURFACE AND MUST PENETRATE THE METAL STRUCTURE A MINIMUM OF 3 PITCHES OF THREAD. AVOID DISTORTION OF STRUCTURAL MEMBERS DUE TO OVER TIGHTENING (UNO).

SYMBOLS

FOR ADDITIONAL SYMBOLS SEE INDIVIDUAL SHEETS

SECTION · DETAIL REFERENCE · ELEVATION · REVISION TAG · EQUIPMENT LABEL · METER · GENERATOR · INVERTER · TRANSFER SWITCH · COMBINER · DISTRIBUTION PANEL · COMBINER W/ INTEGRATED DISCONNECT · TRANSFORMER · MODULES · UNFUSED AC OR DC DISCONNECT · FUSED AC OR DC DISCONNECT · CONDUIT REFERENCE · MAIN BREAKER, SWITCHGEAR

CONTRACTOR
CA - B C10 #990001

REC SOLAR
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SAN LUIS OBISPO, CA 93401
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FX (805) 548-8661
(844) REC SOLAR

ENGINEER
PURE POWER ENGINEERING

LICENSED PROFESSIONAL ENGINEER · RICHARD ANDREW VINS · E 20357 · EXP. 06/30/23 · ELECTRICAL · STATE OF CALIFORNIA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
QUALITY CONTROL NOTES

SHEET NUMBER
G201

QUALITY CONTROL NOTES

A. GENERAL

1. All work shall be installed per the stamped and signed engineered drawings, any IFC Supplement Drawings, the products' installation manuals & specification sheets, additional REC Solar provided Best Practices, in a neat and workmanlike manner subject to REC Solar approval and discretion, and shall be installed complete.
2. All Subcontractors who do not abide by the IFC drawings and REC Solar quality requirements are in breach of contract, and hence subject to a **"Notice to Cure"**
3. No worker shall begin a task without first being instructed on the safety & quality of work expectations for that task.
4. Quality of work training shall include:
   a. Review of IFC Drawings (Notes, Details, Diagrams, Schematics, Etc.)
   b. Material Specification Sheets
   c. Product Installation Manuals
   d. Best & Worst Practices Photos
5. Quality of work visual inspections shall be performed daily to identify any non-conforming work. Non-conforming work shall be corrected prior to continuing installation.
6. Quality control pictures shall be taken of all parts of the system. A QC picture checklist is setup as an inspection template in PROCORE and shall be filled out with the required photos attached for each line item request.
7. REC Solar will perform interim quality inspections periodically throughout the build process. Interim inspections are courtesy inspection to help Subcontractor in understanding IFC drawings, codes, intent, etc. A scored final quality audit will be performed at the end of the project prior to commissioning to determine how well the Subcontractor installed the project. The final quality audit score will be determined by how many and the priority of the punchlist items identified during the final quality audit. Refer to the 'PROCORE punchlist' document in the PROCORE process & usage documents folder.

B. STRUCTURAL / MECHANICAL

1. General

a. Marred finishes or chipped galvanization from any galvanized product that has been damaged, shall be removed and re-finished with at least 2 coats of field applied cold galvanization. If project site is within 5 miles of ocean/sea, brush on cold galvanization is required.
b. Bent or overly damaged material shall not be installed.
c. Fastener connections used to build system shall be of the correct type and properly torqued per design specifications.

2. Racking

a. If installation manuals are not provided they must be requested, received and reviewed prior to installation.
b. All racking components are to be inspected and accepted at time of delivery. Any defects should be brought to the attention of the vendor prior to installation.
c. Impact tools may be used for tightening hardware if used with a built in or attachment clutch which limits tightening to less than the final bolt torque value.
d. All hardware shall be torqued with an annually certified torque wrench.

3. PV (Photovoltaic) Modules

a. Modules are to be installed per the stamped and signed electrical PV sheets and installation manuals. If installation manuals are not provided they must be requested, received and reviewed prior to installation.
b. No personnel shall step or stand on modules at any time, nor shall installers lean on module glass. Rack structure and modules are not designed for live loads and may void warranty.
c. No top-down mounting module clamp shall be installed with an impact driver without the use of a torque limiting attachment that can be proven to be less than the required mounting torque for the module clamp.
d. Module gaps in the non-clamping direction shall be no less than 1/8" to account for expansion and contraction.
e. Module glass, frames, back-sheets, junction box, leads and connectors shall be free of damage.

4. Concrete

a. All concrete for ground and canopy mount foundations shall be finished so there are no voids, cracks, cavities, etc.
b. The tops of concrete piers shall be sloped away from center for positive drainage with at least a 1% slope.

C. ROOFING/BUILDING PENETRATION WATERPROOFING & PROTECTION

1. General

a. Material loading and installation on a roof shall not commence until a roof loading and staging plan is approved by REC Solar that is based on material being spread out to not exceed the roof's maximum live and dead load (PSF) calculations.
b. Roofing work shall comply at minimum with NRCA standards.
c. A pre-installation roof inspection shall be performed and documented by a customer approved roofing Subcontractor/Consultant hired by the build Subcontractor and witnessed by REC Solar, to verify all pre-existing conditions prior to PV system installation.
d. A post-installation roof inspection shall be performed and documented by the same customer approved roofing Subcontractor/Consultant, the build Subcontractor, and witnessed by REC Solar, to ensure roof warranty continuity after PV system installation.
e. Adequate roof protection (plywood, foam, single ply, etc.), that is properly secured, shall be put in place during loading, staging, material distribution, and installation to protect the roof during construction.
f. Parapet protection shall be installed to protect the parapet during roof loading operations.
g. Footwear shall be appropriate for the roof material during installation so that it does not cause damage to the roof material.
h. All roof and building penetration waterproofing shall be performed by authorized and trained personnel only.
i. Any dropped item onto a roof membrane that causes potential damage, whether visible or not, shall be reported to a Supervisor immediately and the area marked for repair.
j. The use of wear pads and slip sheets shall be permitted. Material type, thickness, dimensions, and adhesion to the existing roof shall be at the discretion of the approved roofing Subcontractor/Consultant to maintain existing warranty.

2. Sloped Roofs - Composition Shingle

a. All roof penetrations prior to flashing being installed, shall be sealed with a caulking equivalent to Rainbuster 850, Geocel S2/S4, or Chemlink M-1.
b. Any caulking that is exposed to UV shall be covered upon installation of caulking with composition granules of the same color as the existing comp shingles.

3. Sloped Roofs - Concrete Tile

a. All tile roof racking foundations utilizing a post and flashing, shall be made with an "Base-Flashing" and then a "Profile-Flashing" to match existing tile profile. Base-Flashing shall be overlapped on the upslope side with roofing felt paper. Profile-Flashing shall seat into existing tiles without lifting adjacent tiles out of place.
b. All cracked tiles shall be replaced. Exception: corners of tiles with no more than 2" of the tile cracked off, may be re-used if the broken off piece can be cleanly glued back on with a roofing adhesive caulking (i.e.: Rainbuster 850).

D. PAINTING

1. All material to be painted shall be prepped, cleaned, primed, and painted with products that are meant for the material coating application and applied at the recommended temperatures.
2. Steel to be painted shall be cleaned free of dirt, grease, or oil. Direct to metal primer/paint may be used to paint steel if approved for use by paint manufacturer.
3. Coating thickness shall be per paint product manufacturer's specifications for expected design life.

E. ELECTRICAL

1. General

a. All furnished material shall be listed by a NERTL (i.e.: UL, ETL, etc.) And have an associated label unless special fabrication of material is required. Special fabricated material shall be fabricated using listed components and procedures.
b. All installed work and wiring methods shall conform to the National Electrical Code (NEC), NECA standards, REC Solar's Best Practices, and the requirements set forth in these IFC drawings.
c. Installation practices shall be installed in a neat and workmanlike manner. Neat and workmanlike manner is subject to REC Solar approval and discretion.
d. Fuses and wires subject to transformer inrush current shall be sized per manufacturer.

2. Signage / Labeling

a. All equipment, conduit, and conductors shall be labeled per NEC, local AHJ, and REC Solar's requirements.
b. Refer to the IFC drawings Signage & Labeling sheet details for further information on specific locations for equipment, conduit, and conductor/cable labeling.
c. Required safety signage and labels shall be permanently attached.
d. ARC Flash Hazard labeling shall be installed on all equipment that are likely to be serviced while energized, and shall meet the requirements of NFPA 70E for label content.

3. Disconnecting Means

a. Means shall be provided to disconnect all current carrying conductors of the photovoltaic power source from all other conductors in the building.
b. The grounded conductor may have a bolted or terminal disconnecting means to allow maintenance or troubleshooting by qualified personnel.
c. The disconnecting means shall not be required to be suitable as service equipment and shall be rated in accordance with NEC 690.17.
d. Equipment such as photovoltaic source circuits, overcurrent devices, and blocking diodes, shall be permitted on the photovoltaic side of the photovoltaic disconnecting means.
e. Means shall be provided to disconnect equipment such as inverters from all ungrounded conductors of all sources. If the equipment is energized from more than one source, the disconnecting means shall be grouped and/or identified.
f. Dead front mechanical means shall be provided to disconnect a fuse from all sources of supply if the fuse is energized from both directions and is accessible to other than qualified persons. Such a fuse in a photovoltaic source circuit shall be capable of being disconnected independently of fuses in other photovoltaic source circuits.
g. Disconnecting means should not be disconnected under load unless device is rated to do so.

4. 1000v DC Systems

a. Module, inverter, fuse, circuit breaker, combiner box, disconnect, connector, junction box, lead, wire, and cable specifications must be UL listed and labeled as rated for 1000v DC. All material specification sheets must be submitted by the Subcontractor to the Project Engineer for approval prior to procurement.
b. Working clearances for equipment for 1000v systems should refer to NEC 110.34(a).

5. Grounding and Bonding

a. Equipment grounding conductors (EGC) and grounding electrode conductors (GEC) will have as short a distance to ground as possible and a minimum number of turns.
b. All non-current carrying metal parts of entire PV system (modules to point of connection) shall be bonded via NEC compliant means.
c. Non-current carrying metal parts shall be checked for proper grounding; noting that terminal lugs bolted on an enclosure's finished surface may be insulated because of paint/finish. As needed, remove paint/finish to ensure proper grounding and ensure the use of a rust/corrosion inhibitor (e.g.: KOPR-SHIELD, NOA-LOX, etc.).
d. The equipment grounding connection to the module or panel of this PV system shall be so arranged that removal of a module or panel from the photovoltaic source circuit does not interrupt the grounded path to another photovoltaic source circuit.
e. Grounding system components shall be listed for their purpose, including but not limited to ground rods, grounding lugs, grounding clamps, etc. Exterior installed grounding devices shall be rated for direct burial.

6. Electrical - Conduit

a. General

i) All empty conduits must be terminated into an enclosure or be capped off with REC Solar approved means.
ii) The correct conduit type, quantity and size is installed per design specifications. All conduits shall be at minimum ¾".
iii) All fittings shall be properly glued or made up wrench tight without fitting threads stripping.
iv) All fittings enter enclosures/boxes/equipment perpendicular and flush completely sealing hole in enclosure/box/equipment from water intrusion.
v) All supports are properly fastened with correct type and material of fastener and straps are of proper type and material and installed according to design specifications.
vi) The correct conduit fittings are used, they are correctly installed and all gland nuts are tight.
vii) Where installed, conduit subject to physical damage shall be rigid metallic conduit or otherwise protected by rigid means (e.g.: bollards).
viii) A safety factor of at least 4 shall be maintained for the strength of fasteners or supports used to mount equipment, conduit, or wiring.
ix) No bent, kinked, distorted, or damaged conduit shall be installed.
x) Installed conduit has less than 360° of bends.
xi) All penetrations through fire rated assemblies shall maintain existing fire ratings.

b. Expansion and Contraction

i) Depending on the conduit run length and/or layout, conduit expansion joints are required any time there is/are a straight run(s) of PVC, EMT, IMC, or RMC where calculated expansion and contraction exceed allowable limits.
ii) Conduit expansion joints are also required anytime the conduit is run over a building expansion joint.
iii) Expansion joints can be installed per two options below:
   1) **Option 1**: a typical piston style expansion fitting. This is the preferred method when using PVC conduit. If a PVC expansion fitting is used in a metal conduit run, Subcontractor must ensure that both sides of the conduit run are bonded.
   2) **Option 2**: an expansion joint made up of liquid-tight flexible metal conduit and LT fittings. This is the preferred method when using EMT, IMC, and RMC.
iv) The following locations are where expansion/contraction fittings are typically required:
   1) Roof - conduit on roof deck
   2) Roof - conduit on parapet wall
   3) Roof/Ground - conduit across racking or structure
   4) Ground - surface ground mounted conduit
   5) Underground - conduit above frost line entering/exiting ground
   6) Across buildings or building expansion joints
v) Expansion fitting can be installed per methods below. For roof mount systems methods 1 or 2 must be approved by customer's approved roofing Subcontractor/Consultant:
   1) **Method 1**: allows the conduit support (i.e.: Dura-blok) to move freely on slip-sheets (slip-sheets are adhered to exist roof deck material) with the conduit strap tightly secured to the conduit.
   2) **Method 2**: is the same as method 1 except that the slip-sheet is rigidly adhered to the support so that the slip-sheet material which is the same as the roof deck material can slide on itself.
   3) **Method 3**: is the reverse of method 1 where the support is rigidly fixed to the structure and the conduit strap is loose enough to act as a conduit guide.
vi) Theory, equations, and supporting tables
   1) Thermal expansion calculation: **$\Delta L = 12 \cdot \alpha \cdot L \cdot \Delta T$**
   2) Temperature change: **$\Delta T = Tmax + Tadd - Tmin$**
   3) Variable Definitions and Values:

ΔL = total thermal expansion change in length of conduit. Units [in]
a = coefficient of thermal expansion for conduit material. Units [in/in/°f]
L = length of conduit run. Units [ft]
ΔT = maximum change in temperature. Units [°f]
Tmax = maximum recorded temperature for job site. Units [°f]
Tadd = temperature added based on the distance (d) conduit is above roof. Units [°f]
Tmin = minimum recorded temperature for job site. Units [°f]

Conduit type	Code reference	A (in/in/f)	Max expansion (in)
PVC	NEC 352.44	3.38 X 10	¼
Steel EMT/IMC/RMC	NEC 300.7(b)	0.65 X 10	1
Aluminum	NEC 300.7(b)	1.3 X 10	5/8

c. Conduit Chases - PV Source Circuit (Aka: "String")

i) Conduit chases shall be grounded on one end (NOA-LOX applied between direct bury clamp and metal conduit) and bushed properly.
ii) Conduit chases shall extend far enough under array so that PV wire is not exposed to UV from at least 7am to 7pm.
iii) Conduit chases into j-boxes, enclosures, and equipment are sealed at open conduit end with duct seal or UV rated sealing foam to prevent moisture and critter entry.

d. Conduit Underground, Enclosure To Enclosure

i) Underground conduit is considered all conduit from source termination to connection point termination, including all hand holes, pull boxes, junction boxes and above ground transitions from source termination to connection point termination.
ii) Depth of conduit shall match NEC minimum or design depth, whichever sets precedence.
iii) Spacing between conduits, side trench walls, and trench floor shall match design specifications. Where chairs or Silverman racks are required, chair, rack spacing, and size shall match design specifications.
iv) Where PVC conduit lengths exceed 200' with more than 180° of bends, rigid metallic elbows shall be used on the pulling end of the conduit run.
v) All rigid metallic conduit installed underground shall be protected with the equivalent of 20mil corrosion protection tape (10mil tape overlapped during a single wrap = 20mil protection). Protection tape shall extend above grade between 0.5" - 1".
vi) SCHD 80 conduit shall be used at least 18" below grade where conduit transitions vertically to above ground.
vii) Where transition from SCHD 40 to SCHD 80 conduit occurs, the SCHD 80 inside lip should be reamed/filed to allow smooth transition from thin wall to thick wall conduit.
viii) All PVC conduit joints, couplings, and connectors shall be glued together with the proper PVC conduit cement glue. Glue shall encapsulate complete adjoining surfaces and be evident with visual signs of glue seen around the perimeter of where the base of the fitting and conduit join.
ix) All underground conduits entering vaults shall be sealed around the perimeter with grout or approved underground fittings designed to seal around underground conduit to vault connections.
x) In geographical areas where conduits are installed with frost lines, expansion fittings shall be installed in the conduit run stub up prior to the conduits first above ground support. If PVC expansion joints are not installed directly behind arrays where they are protected by shade from high heat & UV (direct sunlight) conditions, then the expansion fitting shall be shielded (e.g.: black plastic split loom wrap) to prevent the fitting from burning and becoming non-functional.

e. Conduit Above Ground, Enclosure To Enclosure

i) Above ground conduit is considered all conduit above grade installed between all pull boxes, junction boxes, equipment, etc.
ii) Where conduit is installed down walls, all supports shall be attached to a structural member or in a manner strong enough to support conduit.
iii) Where EMT conduit is called out for exterior conduits runs, "Rain-Tight" (aka: "RT", "Water-Tight") fittings shall be used. Any rubber gasket supplied with the fitting for installation on the fitting threads, shall be removed and replaced with "sealing rings". All sealing rings shall be installed in the correct orientation (box side to enclosure/box).
iv) The tops of all rain-tight EMT connectors shall be caulked with an exterior grade high temp metal compatible sealant to help prevent water intrusion.
v) All rigid threaded fittings shall be made up with thread compound (e.g.: KOPR-SHIELD, NOA-LOX, etc.) to help protect bare steel threads and provide a waterproofing sealant from water entry.
vi) Expansion/contraction fittings and conduit supports for runs requiring expansion/contraction joints shall be installed correctly.
vii) Spacing between conduits shall be uniform and symmetric and match design specifications.
viii) Conduits shall be level, plumb, true, and run squared, paralleled or perpendicular to surrounding objects. Conduits are not to "cheat" and be run at angles other than 90°, unless part of a saddle or offset bend.
ix) Field bends shall be true, no 'dog legged' bends, and no rippled, kinked bends or malformed angles created.
x) Where installed on rooftops or canopies conduit chases shall not be installed closer than 3-1/2" to deck unless otherwise permitted.
xi) Where installed on rooftops or canopies, conduit subject to foot traffic by maintenance or emergency personnel shall be marked with reflective caution tape, and have additional supports installed within conduit couplings and 90° bends at the following intervals:

Conduit size	Support from coupling	Support from 90° bend
½" - 1"	12"	12"
1-1/4" - 2"	18"	18"
≥2-1/2"	24"	24"

xii) Where conduit chases cross walkways, supports shall be installed. At least one support shall be installed and centered in walkway for walkways 2' to 6' wide. At least two supports centered in walkway no more than 4' between supports for walkways 6' - 10' wide. For distances greater than 10' between arrays, conduit supports shall be installed per code requirements.
xiii) Any marred finish on conduit or fittings shall be re-sealed with cold galvanization spray (typically occurs during material handling and fitting tightening).
xiv) Where painted conduits are required, conduit shall be cleaned/prepped, primed, and painted with appropriate paint color, coating thickness, and product.
xv) Where a facade is used to cover conduits, façade is per design specifications and has been cleaned/prepped, primed and painted with appropriate paint color, coating thickness, and product.
xvi) Liquid-tight conduit shall be used to connect EMT/IMC/RMC conduit, via listed fittings, to equipment requiring flexibility for equipment vibration or seismic movement. An RFI must be submitted to increase usage length:

Conduit size	Max usable length	1st support from equipment	1st support from equipment for flexibility
½" - 1-1/4"	36"	12"	24"
1-1/2" - 2"	48"	12"	36"
>2-1/2"	60"	12"	48"

7. Electrical - Equipment

a. General

i) Enclosures shall be the right NEMA rating for the application and shall be of the correct voltage, amperage and application ratings.
ii) Enclosures (interior/exterior) and mounting hardware shall be corrosion resistance enough to last the intended system design life. Material requirements will be geographical specific and shall be approved by the Engineer.
iii) Equipment shall be mounted securely with corrosion resistance hardware on structural members, and is square, plumb, level, and installed per design.

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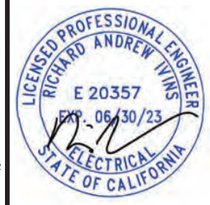
ENGINEER
PURE POWER ENGINEERING



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
QUALITY CONTROL NOTES

SHEET NUMBER
G202

QUALITY CONTROL NOTES

iv) Installed equipment shall have all working clearances maintained with doors opened to at least 90°.
v) Strut where used for mounting purposes shall be filed and cut ends cold galvanized painted.
vi) Any marred or scratched painted surface shall be cleaned, prepped, primed, and painted with manufacturer approved touch up primer and paint.
vii) All holes in equipment shall be sealed except for weep holes where applicable.
viii) Conduit entry into equipment containing any ungrounded conductor bussing, splice, or termination, shall be made through the bottom or lower 1/3 of the side walls. top entry or upper 2/3 entry of equipment shall only occur if approved by REC solar via an approved RFI.
ix) If weep holes are required in equipment, and RFI shall be submitted for approval and only the use of a listed weep hole vent shall be approved and installed.
x) Equipment shall not shade array.
xi) Fuses shall not be installed until just prior to commissioning.
xii) Breakers, switches and fuse holders are in the off/open position until commissioning.
xiii) PVC and fiberglass enclosures shall be installed in locations under cover, where possible, and where system is installed in geographic locations subject to hail events.
xiv) All dirt, debris, metal shavings, trimmed wire insulation and strands, and pulling lubrication shall be removed from equipment enclosures. Metal shavings must be removed prior to pulling any wiring/cabling into the enclosure.
xv) Equipment inspection checklists shall be followed, filled out, and submitted for approval to REC solar prior to commissioning.

b. Modules
i) Modules shall be marked to identify lead polarity, device ratings, and specifications for voltage, current, and power.

c. Inverters
i) Inverters shall be installed with the correct clearances about them per manufacturer's guidelines to allow for proper cooling and servicing.
ii) Inverters shall not be mounted in direct sunlight unless under shade canopy, and conduit knockouts shall not be drilled larger than what the manufacture allows for.

d. Monitoring (aka: DAS = Data Acquisition System) Equipment
i) DAS base station equipment enclosures should be mounted facing north or installed under a shade canopy to reduce heating effects from direct sunlight.
ii) Plane Of Array (POA) Pyranometers (aka: Irradiance Sensors) shall be mounted at the same tilt and orientation as the array. Global Horizontal Pyranometers shall be mounted with no tilt. All caps shall be removed prior to commissioning.
iii) Back of module temperature sensors shall be installed as far into the array as possible and in the center of the cell in the center of the module.
iv) All weather station equipment shall be mounted and secured from movement, vibration, or displacement from wind or snow load.

e. Non-PV Power & Lighting Equipment (i.e.: lights, receptacles, switches, etc.)
i) Lights under canopies may be connected to conduit via liquid-tight flexible conduit means. If used, liquid-tight flexible conduit shall not exceed 18".

8. Electrical - Wiring Installation

a. General
i) Conductors shall be of the correct insulation and voltage type.
ii) Conductors shall have color insulation regardless of conductor size in order to reduce chance of cross phasing or reverse polarity condition. refer to CONDUCTOR COLOR PHASING STANDARD table for proper colors per system.

CONDUCTOR COLOR PHASING STANDARD			
AC SYSTEMS			
CONDUCTOR TYPE	3PH 277/480Y V_{AC}	3PH 120/208Y & 1PH 120/240Y V_{AC}	3PH 4-W 120/240Δ V_{AC}[1]
PHASE A / LINE 1:	BROWN	BLACK	BLACK
PHASE B / LINE 2:	ORANGE	RED	RED
PHASE C:	YELLOW	BLUE	BLUE
NEUTRAL[2] :	GRAY	WHITE	WHITE
EGC / GEC[3]:	GREEN / BARE CONDUCTOR/ GREEN with YELLOW STRIPES		
DC SYSTEMS			
CONDUCTOR TYPE	DC "-"	DC "+"	EGC/GEC[3]
FUNCTIONALLY GROUNDED, UNGROUNDED, AND GROUNDED SYSTEMS:	BLACK	RED	GREEN / BARE / GREEN with YELLOW STRIPES
MODULE STRING JUMPER:	BLUE PHASE TAPE AT CONNECTOR ENDS[3]		

1) On grounded 3ph 4-wire 240Vac Delta supply, Phase B is typically the "Stinger Leg" (1ph is 208V to ground). The string leg shall be field verified as it could be another phase. The string leg shall have orange colored insulation or be marked with orange phase tape 3"-6" wide between 1"-6" of the termination.
2) All equipment ground conductors (EGCs) and grounding electrode conductors (GECs) must be copper (Cu). All string wiring shall be Cu.
3) When running module string jumper conductors install a 4-wrap band of blue phase tape at each end of the jumper to indicate that this conductor is a jumper wire between modules in a string. Jumper conductor color should be consistent. Pick one and stay with it throughout the site.
4) All conductor sizes are required to use colored insulation. CAUTION: even with colored insulated wire, an electrician can still install the wrong colored wire in the incorrect terminal!

iii) All factory and field wiring shall be kept out of direct sunlight.
iv) Conductors shall be meggered for insulation integrity and verified with a continuity check (aka: "ringing out your conductors") to identify proper phase/polarity and conductor to/from location.
v) Conductors shall be routed in a clean, neat, and organized manner.
vi) Conductor insulation shall not be chafed, gouged, slit, or pinched.
vii) Conductors shall be pulled into conduit or throughout array (free-air conductors) from their wire spools. subcontractors shall ensure conductors are not stepped on, dragged over asphalt, dirt, concrete, or any other surface that causes abrasion to the conductor insulation, and that the conductors recommended wire pulling tension is not exceeded.
viii) Conductors shall be pulled into conduit with pulling lubrication when the conduit run is over 20' long and has more than 180° of bends.
ix) Conductors shall be run away from any metal or sharp plastic edges/lips, bolt heads/threads, etc., so there is no chance of conductor movement through standard thermal cycling or wind vibration that would cause insulation breach and thereby create a potential future fault condition. This applies during the installation process as well where conductors maybe pulled to their locations but have not been wire management into their final position.
x) Conductors should be wire managed so that they are centered in conduit fittings as best as possible. if conductors are heavily pressed up against a conduit fitting edge and cannot be wire managed away from fitting edge, an additional 1/8" thick rubber sheet shall be wrapped around and zip-tied to the conductor to provide additional abrasion protection. A stripped off piece of insulation of the same wire size maybe substituted for the 1/8" sheet rubber.
xi) All conductors shall be labeled with "to" and "from" numbering labels using vinyl labels from a label maker. Labels must wrap around the conductor and adhere onto the conductor and back onto itself. Installers' hands must be clean of all dirt, debris, grease, oil, etc., or use a clean knife edge in order to ensure proper label adhesion. Labels must be clearly visible and readable.
xii) Any zip tie used in an exterior application outside or inside equipment for wire management, shall be at minimum a nylon polyamide 66 and be high impact, high strength, and heat and UV stabilized (ex.: Hellermantyton: T120I-PA66HIRHSUV, Part #: 111-12217, 300mm x 7.6mm).
xiii) If plastic coated stainless steel cable ties (ex. Heyco Sun Bundlers) are need to directly hang/support PV wire, the PV wire shall first be sleeved with black plastic split loom to prevent direct contact.
xiv) A service loop shall be provided in any pull/junction box.
xv) The photovoltaic source circuits and photovoltaic output circuits shall not be contained in the same raceway cable tray, cable, outlet box, junction/pull box, or similar fitting as feeders or branch circuits of other systems unless the conductors of the different systems are separated by a partition.
xvi) For Rooftop Solar with RSD:
1) Minimum manufacturer recommendation 12" between DC conduit of each RSS transmitter.
2) Minimum manufacturer recommendation of 20" between inverter wireboxes with integrated RSS transmitter.
3) "Minimum of 1 twist per tray PV+/- pairs, do not strain the wire." Place PV+/- pair in the same cable tray. Avoid separating the pairs into + and - bundles.

b. Direct Burial Conductors
i) Conductors must be rated for direct burial and wet conditions.
ii) Material submittals must be approved prior to procurement.
iii) Depth of trench matches NEC minimum (NEC 300.5) or design depth whichever sets precedence.
iv) Sieved sand bedding free of clay or organic material (meeting CAL TRANS specifications) shall be placed prior to laying conductors directly in trench and shall be placed over conductors to design coverage depth.
1) No. 4 sieve size with 90-100 percentage passing
2) No. 200 sieve size with 0-5 percentage passing
v) Traceable/detectable line/tape shall be installed above conductors 12" below grade in all trenches throughout entire run.
vi) Backfill material shall not be clean nor contain any substance that may cause conductor damage.
vii) Backfill material shall be completed in proper lifts (no more than 6" per lift) and has been compacted to 90% or design requirements whichever sets precedence.
viii) Any direct burial conductors crossing a roadway shall be sleeved in schd 80 conduit at minimum extending at least 36" past the roadway edges.
ix) Direct bury cable splicing is prohibited.
x) Leave an "S" loop at the end of the trench to allow for earth movement. the "S" loop shall be made so that if pulled straight the conductor would be at least 36" longer.

c. PV Source Circuit (Aka: "String") Homerun And Jumper Conductors
i) **PV Source Circuit (String)** - modules to module connections and conductors connected to the first dc common connection point (typically a string combiner box or string inverter).
ii) PV conductors shall be rated as UV resistant PV wire.
iii) Homerun locations should be visibly and cleanly marked at the module rail or purlin for serviceability with red permanent paint pen.
1) Marking shall include inverter #, string combiner box # (if applicable), and string #.
2) Example 1: inverter 1, string combiner box 3, string 12, positive homerun = "1.3.12+".
3) Example 2: inverter 1, string 12, positive homerun = "1.12+".
4) Example 3: inverter 2, string 8, negative homerun = "2.8-".
iv) Red-lines should be generated if any homerun location deviates from IFC drawings or if drawings do not have a string layout.
v) Conductors shall not be chafed or pinched.
1) Noted: module and string homerun conductors can accidentally be pinched between module frame and racking structure. This condition creates or lead to a ground fault condition.
vi) Conductors shall have zero exposure to UV, except at module gaps and array expansion joints less than 4" (measure module edge to module edge). Any conductor routed where exposed to UV shall be protected in a conduit chase that extends under cover so conductors are not exposed to UV from at least 7am to 7pm. Outdoor and UV rated corrugated split wire loom maybe used to cover/sleeve DC free-air conductors when conductors are not able to be installed within a standard conduit chase. An RFI must be submitted and approved to request the use of this product.
vii) Module lead and string homerun wiring shall not transition from row to row on the outside edge of the array (east/west edges for traditional south facing arrays) so there is no chance of direct sunlight exposure. They should transition from row to row at least one module width in from the edge.
viii) All conductors shall be run straight or at 90 degree angles with proper bends (minimum bending radii for conductor size) and roll out of rails/purlins or conduit in a workmanship-like manner.
1) Note: free-air routed conductors should be installed similar to how conduit is installed with 90s, kicks, offsets, saddles, etc., or combination thereof.
ix) Conductors shall enter JBX/PBX/enclosures in a water-tight manner with drip loops installed. Drip loops should be kept to less than 6" in diameter in order maintain the first securing means to be within 12" of the enclosure.
x) All string homerun conductors have been run using color insulated conductors and polarities verified with continuity and open circuit voltage testing using a 1000vDC rated CAT IV digital multi-meter (DMM).
xi) All conductor supports are appropriate for the environmental conditions (i.e.: stainless steel wire clips, PVC coated j-hook, high quality UV-rated black zip ties).
xii) PVC coated j-hooks when used shall be "rolled" up to "entrap" conductors.
xiii) The correct support/strap/clip shall be used to support free-air conductors on ground and canopy mount structures with no more than 4.5' between supports for conductors runs of 5' or greater. For runs less than 5' or where conductors turn or jump out of rails/purlins/beams, conductors shall be supported and more frequent intervals, ~12"-18".
xiv) Conductors shall be routed and supported on the side of rails with the least amount of metal edge or hardware crossings to eliminate possible conductor insulation wear. If not possible conductors must be routed firmly secured at least 1.5" from metal edge, or bolt head/threads.
xv) Conductors routed along rails on roofs shall be supported at least every 18"-24" to ensure that no conductor is sagging and visible from looking up at the plane of array.
xvi) Conductors and grounds when ran perpendicular to rails on flush roof mount systems, shall be routed up and over rails.
xvii) Conductors shall be kept at least 3-1/2" above roof/canopy decks unless design specifies otherwise.

d. PV Source Circuits (Module To Module Connections) And Jumpers
i) PV module leads and PV source circuit conductors shall be rated as UV resistant PV wire.
ii) Modules shall never be stored in a location where module lead connectors are subject to water or dirt/mud immersion as internal metal pins will corrode.
iii) The correct number of modules shall be connected to form the correct number of strings and voltage for strings as per design.
1) Note: some sites may have different number of modules connected together, verify on the single line diagram details.
iv) The correct module brand and size (watt class) shall be connected together as per design.
1) Note: some sites have multiple brands and size modules and will affect system safety & production output if incorrectly connected.
v) Module to module connectors are connected as per manufacturer's instructions (typically: "clicked" and sometimes "clicked and twisted" required).
vi) Module connectors shall not be ran in any location subject to direct sunlight or rain (e.g.: do not install connector in between module gaps).
vii) Module connectors are not to be installed in location subject to immersion or where water is free flowing towards connection point. They are not to be installed in the bottom flange of a purlin for a ground or canopy mount structure. If a connector is needed in a run of conductors in the bottom flange of a purlin/rail, the connector must be lifted and secured on both sides of the connector, in order to elevate the connector out of the purlin/rail.
viii) Ground and roof mount: all module leads shall be run in a neat and uniform manner for visual aesthetics.
ix) Carport mount: all module leads shall be run in a neat and uniform manner for visual aesthetics.
x) All module leads are run straight or at 90 degree angles with proper bends (minimum bending radii for conductor size) and roll out of rails/purlins or conduit in a workmanship-like manner.
1) Note: free-air routed conductors should be installed similar to how conduit is installed with 90s, kicks, offsets, saddles, etc. Or combination thereof.
xi) All module lead supports shall be appropriate for the environmental conditions (i.e.: stainless steel wire clips, PVC coated j-hook, or high quality high impact/strength, UV & heat stabilized rated black zip ties).
xii) Module leads shall be secured up and supported inside the module frames whenever possible.
xiii) Where a string has to be connected via a jumper wire (jumper = a circuit extension because a string of modules is physically broken up and cannot be connected continuously via the module to module leads), the jumper wire shall be marked with a 4-wrap band of blue phase tape at each end within 6" of connector, so that it is visibly denoted as a circuit jumper.

e. PV Source Circuit Homerun And Jumper Connectors
i) Polarity is determined from the PV source.
ii) The correct polarity connector shall be installed on the DC string circuit conductors.
1) Example: a positive connector shall be installed on the string homerun conductor that is to be plugged into the negative string homerun module lead connector.
2) Warning: if the wrong polarity connectors are connected to the opposite polarity wire Subcontractor risks personnel accidentally plugging opposite polarity conductor, thereby creating a short circuit.
iii) Connectors, connector crimp pins, and crimps shall be compatible with module lead connectors.
iv) Proper crimp tool shall be used for connector crimp pin provided.
v) Crimp tool and crimps shall be correct for conductor diameter and crimp tool stops shall be set properly.
vi) Insulation shall be stripped back to proper length (not over or under stripped).
vii) Metal crimp pins shall not be crimped over insulation.
viii) Connector gland nuts shall be properly torqued using proper tools.
ix) Ends of string homerun connectors shall be taped to string module lead connector until ready to plug in and test to reduce accidentally energization at SCB/INV, and to help prevent moisture and debris intrusion.
x) Module connectors are not be installed in location subject to immersion or where water is free flowing towards connection point. They are not to be installed in the bottom flange of a purlin for a ground or canopy mount structure. If a connector is needed in a run of conductors in the bottom flange of a purlin/rail, the connector must be lifted up and secured on both sides of the connector, in order to elevate the connector out of the purlin/rail.

f. DC And AC Feeders
i) PV output, inverter input, and inverter output conductors from the inverter through to the point of connection typically make up the DC and AC feeder conductors.
ii) Point of connection conductors (each conductor) that are connecting via a line-side tap (Utility side) on the main breaker of the facilities main switchboard/gear shall be installed in an individual sleeve of non-metallic flexible conduit (e.g.: Seal-tight) when passing through the distribution side (Customer side) of the main switchboard/gear so that Utility/Customer power separation is maintained and there is additional protection for personnel from these conductors when the facilities main breaker is shutdown.

g. Monitoring (aka: DAS = Data Acquisition System) Equipment Conductors And Cables
i) Proper size, type, color, and rating of wire shall be verified prior to installation.
ii) Conductors/cables shall be verified for "shielding" requirements.
iii) Communication cables shall be routed away from power conductors in separate raceway unless separated by a barrier.
iv) Conductors/cables shall not be chafed or pinched.
v) Conductors/cables shall be identified with "to" and "from" labeling.
vi) Weather sensor cabling shall be routed out of direct sunlight. They should be routed along the north side of masts, equipment, and be sleeved in conduit or black plastic split loom.

h. Non-PV Power & Lighting Conductors
vj) Proper size, type, color, and rating of wire shall be used and verified prior to installation.
ii) Only color insulated conductors shall be used according to the conductor color standard provided in the IFC drawings.
iii) Circuits shall be identified by labels.

9.Electrical - Wiring Termination
i) Tested
i) Test loops or saddles shall be made in conductors prior to termination, to provide easy access for current clamp test meter reading. Conductors should not have to be manipulated to get a test clamp around the conductor. Each test loop or saddle shall be labeled with the circuit number in the center of the loop/saddle for quick reference.
ii) When removing insulation from the conductor, a suitable stripping tool shall be used to avoid "nicking" or "ringing" the conductor.
iii) All conductor strands shall be terminated in the wiring terminal.
iv) All conductors shall be landed in the correct phase/polarity terminals, in the proper **line** and **load** side terminations, torqued correctly with no insulation under terminal screw/clamp, and terminated with anti-corrosion lubricant (NOA-LOX) around all bare strands in contact with termination lug.
v) Incoming electrical utility supply phase rotation shall be identified to maintain inverter required phase rotation. Conductors shall be terminated throughout the system to maintain the correct phase rotation. Clockwise (CW) rotation = Phase **A-B-C**, Counter-Clockwise (CCW) rotation = Phase **C-A-B**, unless denoted elsewhere.
vi) All terminated conductors shall be pull tested to ensure there are no loose connections.
vii) All field and factory lugs, bolts, bussing, termination points shall be torqued and marked.
viii) A Point of Connection (POC) Supply Side Connection for the PV system shall not be installed unless an approved detail has been provided to the Subcontractor for use prior to installation.
ix) All bussing required to be added for a POC tie-in shall be designed, sized, and installed in accordance with UL standards for field modified switchboard/gears.
x) POC tie-in conductors and Central Inverter conductors shall be terminated using crimped compression terminal lugs manufactured by ILSCO, Burndy, or equivalent. The terminal lug and crimp die shall have identification or color coding to match the conductor size. Wherever possible the terminal lugs shall have long barrels to provide 2 crimps per terminal lug per conductor, and shall be 2-hole.
xi) Equipment enclosure shall be clean and free of debris with all entries sealed.

b. Splicing
i) There shall be no underground splicing of conductors unless approved via a RFI by REC Solar.
ii) Any underground splice that is approved, shall be spliced with an underground and submersible rated, insulated splice. Splice material and installation specifications shall be part of the approved RFI.
iii) Splice connectors mounted in an underground junction box shall be "free-floating" and not touch the walls, lid, or ground of the underground box and be so secured that if conductors experience thermal movement, conductors won't come in contact with the walls, lid, or ground.
iv) Any approved underground splice must be made in an underground box.
v) Splicing in conductors above ground shall be limited as much as possible and approval must be sought through an RFI if additional splicing is necessary beyond what has been allowed by design.
vi) String conductors shall be run from the module string homerun location to the first equipment disconnecting means without splicing. If a splice is necessary, then they shall be spliced with the same type of connector that is on the module leads.
vii) Conductors that are spliced in wire nuts (where allowed) installed in outdoor NEMA 3R junction boxes/equipment, shall be installed with anti-corrosion lubricant (NOA-LOX), be tug tested, taped with electrical tape, show visual representation that conductors have been twisted, and face vertically up in a "bouquet" style arrangement up off of the bottom of the junction box/equipment.
viii) The use of wire nuts for splicing is allowed only for monitoring power circuits (this does not include the data signal circuits), and non-PV power (convenience) & lighting circuits.
ix) Conductors that are spliced in insulated connector (i.e.: Polaris connectors) shall not be forcefully installed into the connector lug, so as to not put stress and potentially puncture the insulation from the inside.
x) All splice connectors shall be so arranged that the splice connectors are "free-floating", and do not touch the sides, top, bottom, back, or front walls/covers of any enclosure or box.

c. Aluminum Conductor Terminations
i) Aluminum conductors shall only be terminated using compression lugs that are UL listed and dual rated for aluminum & copper conductors (AL7CU OR AL9CU).
ii) Aluminum conductors shall be sized for the correct aluminum ampacity charts specified in the NEC.
iii) When removing insulation from the conductor, a suitable stripping tool shall be used to avoid "nicking" or "ringing" the conductor.
iv) Just before making a termination, wire brush the conductor to remove oxidation, and immediately apply a listed anti-corrosion lubricant (NOA-LOX).
v) Tighten the connection per the connector manufacturer's recommendation torque settings.

d. Grounding Terminations
i) All ground lug mounting hardware and lug set screws shall be torqued and marked to the manufacturer's torque specifications.
ii) If ground lugs are to be installed to module frames, the anodized paint coated shall not be removed. Follow manufacturer's instructions for this application.
iii) If ground lugs are to be installed in equipment with a paint coating, the paint coating shall be removed only at the point of contact of the lug. An anti-corrosive compound (i.e.: NOA-LOX) shall be applied between the lug and the enclosure prior to lug installation, and be applied over any accidentally exposed bare steel.
iv) The free end of a terminated ground wire should not pose a cut hazard depending on the location of termination. Example:
1) The cut end of the ground wire terminated into a ground bus bar in a panelboard shall not be installed more than a ¼" past the grounding bar termination.
2) The cut end of the ground wire terminated to a ground lug on a canopy column where the public is exposed to this lug, shall be trimmed flush with the top of the lug port, or the wire ran long enough to hook back onto itself so no sharp edge is exposed. This hook should not be taller than 1".

e. Monitoring (aka: DAS = Data Acquisition System) Equipment Conductor Terminations
i) All conductors have been landed in the correct phase/polarity terminals, proper **line** and **load** side terminations, torqued correctly with no loose stands or insulation under terminal.
ii) Network plug shall be made up correctly with the correct colored pair landed in the correct plug location.
iii) RJ45 connections have been tested to ensure good communication from end to end.
iv) All monitoring circuits shall be spliced inside the correct NEMA rated enclosure.
v) Data communications circuits (signaling conductors) shall only be spliced with gel-filled Ideal Industries IDC 3-wire red butt splice jellybean connectors or equivalent.

f. Non-PV Power & Lighting Terminations
i) All conductors have been landed in the correct phase/polarity terminals, proper **line** and **load** side terminations, and torqued correctly with no loose stands or insulation under terminal screw/clamp.
ii) All factory lugs, bolts, bussing, termination points have been verified torqued.

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STATE OF CALIFORNIA

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OWNER

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PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
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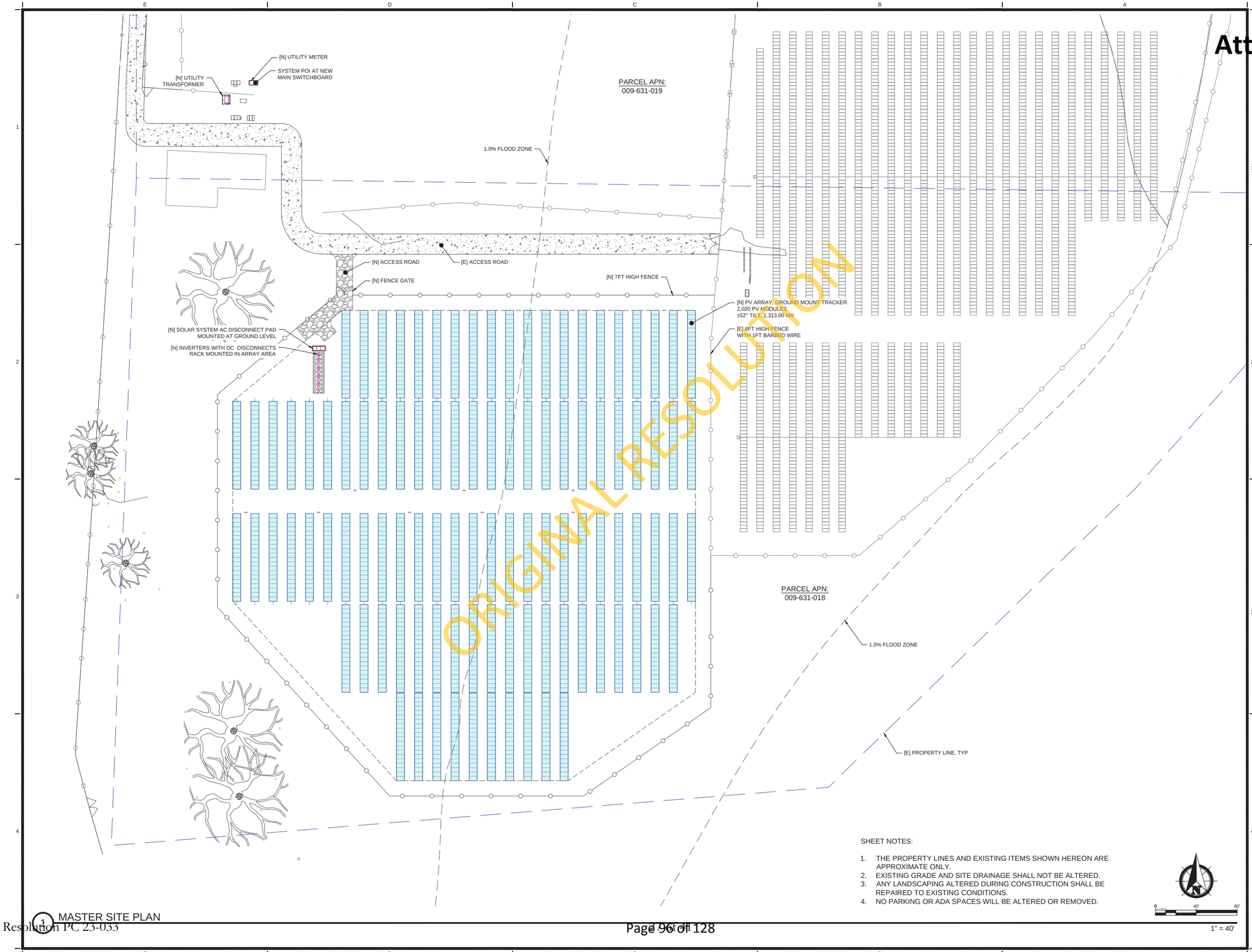
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
QUALITY CONTROL NOTES

SHEET NUMBER
G203



SHEET NOTES:

1. THE PROPERTY LINES AND EXISTING ITEMS SHOWN HEREON ARE APPROXIMATE ONLY.
2. EXISTING GRADE AND SITE DRAINAGE SHALL NOT BE ALTERED.
3. ANY LANDSCAPING ALTERED DURING CONSTRUCTION SHALL BE REPAIRED TO EXISTING CONDITIONS.
4. NO PARKING OR ADA SPACES WILL BE ALTERED OR REMOVED.

0 40' 80'

1" = 40'

1 MASTER SITE PLAN

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CA - B C10 #990001

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SHEET TITLE
MASTER SITE PLAN

SHEET NUMBER
G301

[E] MAIN SWITCHBOARD

MAIN SWITCHBOARD AREA SEE 2/PV401

SYSTEM POI AT NEW MAIN SWITCHBOARD IN EXTERIOR ELECTRICAL AREA

[N] UTILITY METER

[N] UTILITY TRANSFORMER

[E] SWITCHBOARD

[E] SWITCHGEAR

LINETYPE LEGEND

——xx————xx—— ABOVE-GROUND

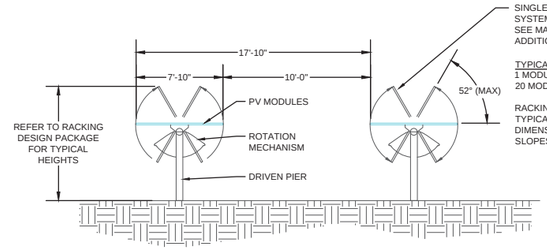
— —xx— — — —xx— UNDER-GROUND

REFER TO TABLE FOR DEFINITIONS

LINETYPE DEFINTIONS	
DESCRIPTION	SYMBOL
DC CIRCUIT	DC
AC CIRCUIT	AC
MEDIUM VOLTAGE	MV
GROUND	GND

NOTE: REFER TO PV301 FOR CONDUIT AND EQUIPMENT SCHEDULE REFERENCES.

IMPORTANT:
DO NOT STEP OR KNEEL ON PV MODULES



SINGLE AXIS TRACKER RACKING SYSTEM BY ARRAY TECHNOLOGIES. SEE MANUFACTURER DRAWINGS FOR ADDITIONAL DETAILS

TYPICAL TABLE SIZE
1 MODULES PORTRAIT
20 MODULES WIDE

RACKING DIMENSIONS SHOWN ARE TYPICAL FOR FLAT GRADE. DIMENSIONS MAY VARY WHERE SLOPES EXIST.

2 TRACKER RACKING ELEVATION
NTS

[E] UNDERGROUND ELECTRICAL

AC EQUIPMENT AREA SEE 1/PV401

[N] SOLAR AC SWITCHBOARD PAD MOUNTED AT GROUND LEVEL

[N] INVERTERS 1-8, LOAD CENTER, & MONITORING CONTROL PANEL RACK MOUNTED AT GROUND LEVEL

[N] ATI TRACKER MOTORS 1 & 2 RACK MOUNTED AT ARRAY

[N] DC COMBINER 1 RACK MOUNTED AT ARRAY (TYP)

[N] DC COMBINER 6

[N] DC COMBINER 3

[N] DC COMBINER 8

[N] DC COMBINER 7

[N] DC COMBINER 5

[N] DC COMBINER 4

[N] DC COMBINER 2

2 PV101

PV402 1

1 EQUIPMENT PLAN
1" = 30'-0"

CONTRACTOR
CA - B C10 #990001

REC SOLAR
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FX (805) 548-8661
(844) REC SOLAR

ENGINEER
PUREPOWER ENGINEERING

LICENSED PROFESSIONAL ENGINEER
RICHARD ANDREW IVINS
E 20357
EXP. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

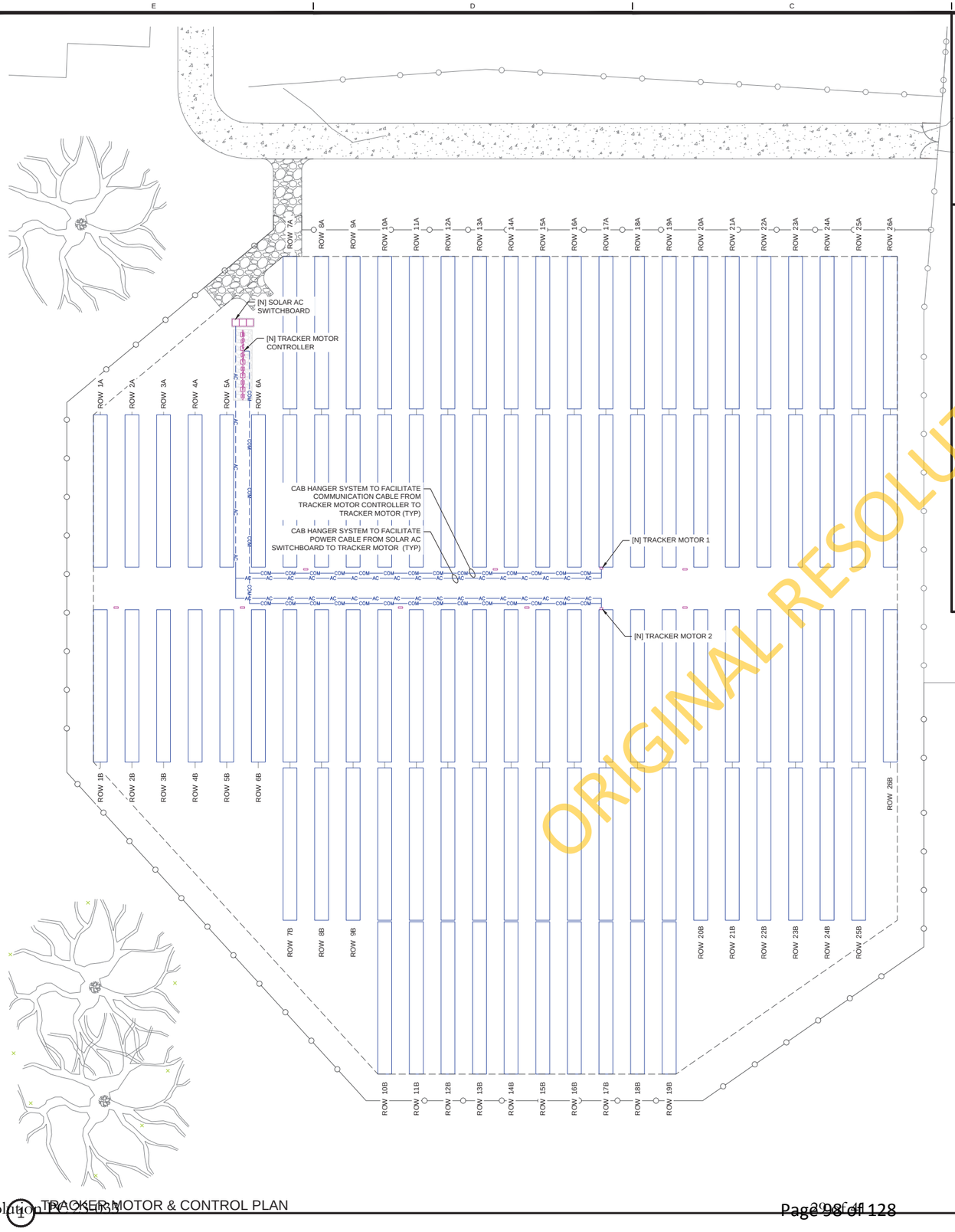
REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
PV101



1 TRACKER MOTOR & CONTROL PLAN

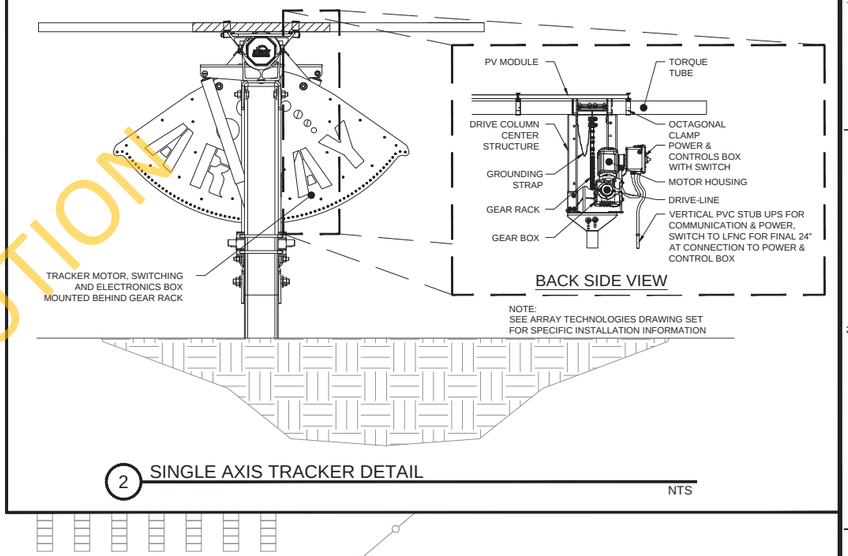
TRACKER MOTOR	POWER SOURCE	CONTROLLER & POWER	ROWS CONTROLLED
1	480V POWER FROM SOLAR AC SWITCHBOARD	TRACKER MOTOR CONTROLLER 277V POWER FROM SOLAR AC SWITCHBOARD	1A THRU 26A
2			1B THRU 26B

LINETYPE LEGEND

—xx—xx—	ABOVE-GROUND
- -xx- - -xx- - -	UNDER-GROUND

REFER TO TABLE FOR DEFINITIONS

LINETYPE DEFINTIONS	
DESCRIPTION	SYMBOL
COMMUNICATION CIRCUIT	COM
AC CIRCUIT	AC



NOTE:
SEE ARRAY TECHNOLOGIES DRAWING SET FOR SPECIFIC INSTALLATION INFORMATION

2 SINGLE AXIS TRACKER DETAIL
NTS

1" = 30'-0"

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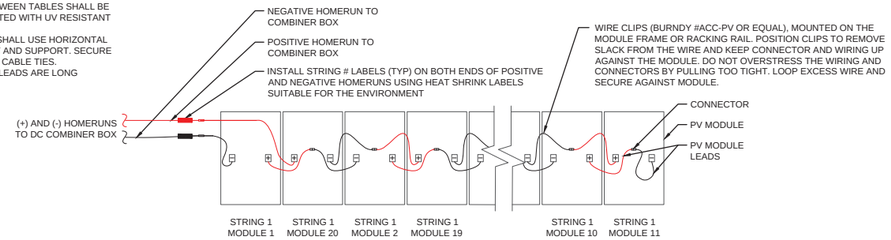
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
TRACKER MOTOR & CONTROL PLAN

SHEET NUMBER
PV102

NOTES:
1. CONDUCTORS TRANSITIONING BETWEEN TABLES SHALL BE PROPERLY SECURED AND PROTECTED WITH UV RESISTANT SPLIT LOOM OR SPIRAL WRAP.
2. STRING HOME RUN CONDUCTORS SHALL USE HORIZONTAL PURLINS FOR CABLE MANAGEMENT AND SUPPORT. SECURE CONDUCTORS WITH UV RESISTANT CABLE TIES.
3. CONTRACTOR TO VERIFY MODULE LEADS ARE LONG ENOUGH FOR SKIP-STRINGING.



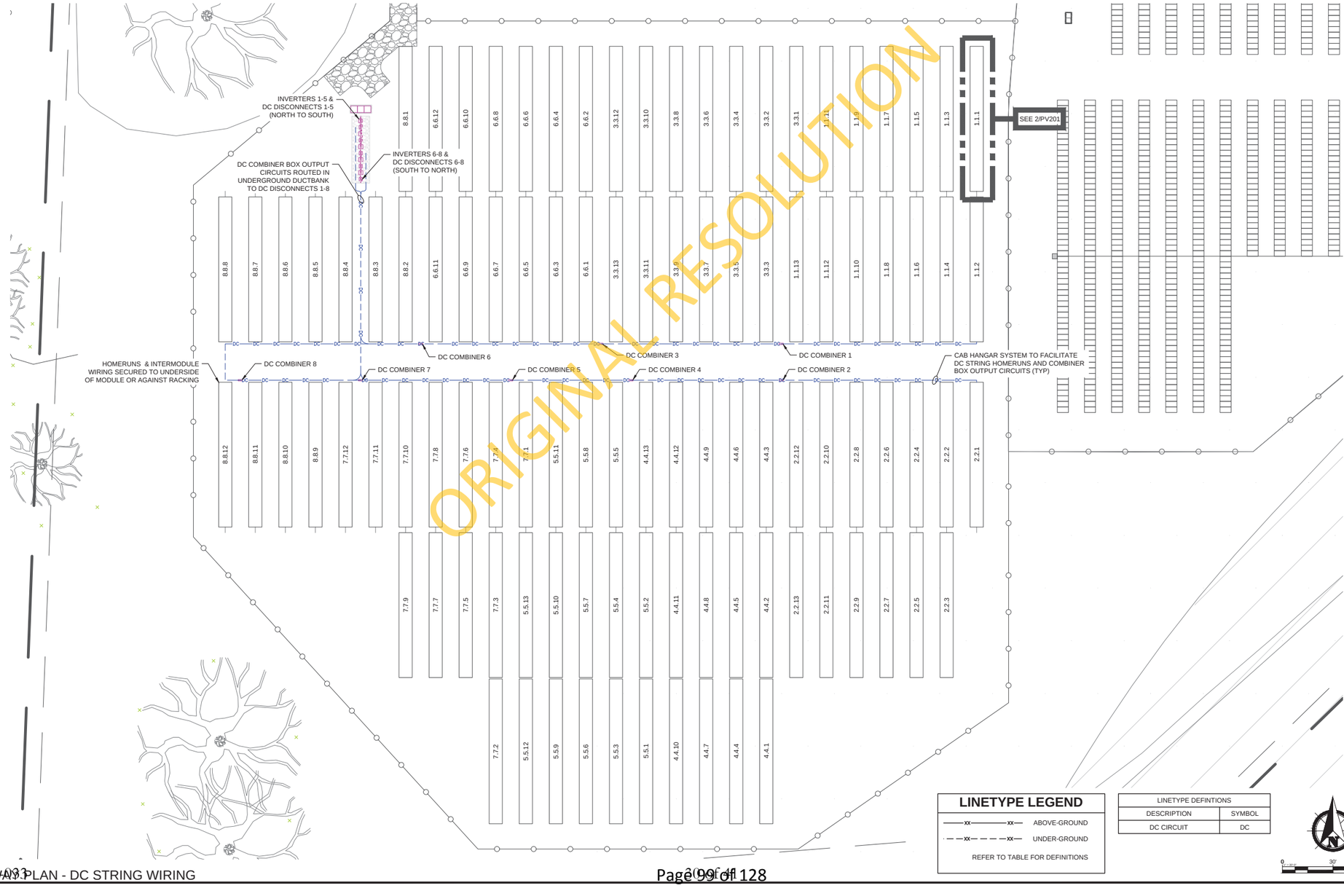
2 FULL ROW INTERMODULE WIRING DETAIL

NTS

CONDUIT FILL TABLE (PVWIRE, 2000VDC MAX)		
MAXIMUM NUMBER OF CU #8 PV WIRES. (WITH ALLOWANCE FOR AN ADDITIONAL GROUND WIRE)		
CONDUIT TRADE SIZE	CONDUIT LENGTH 24" OR LESS (60% FILL)	CONDUIT LENGTH OVER 24" (40% FILL)
3/4"	2	1
1"	5	3
1.25"	9	6
1.5"	13	8
2"	22	9
2.5"	31	9
3"	49	9
3.5"	67	9
4"	87	9
TABLE ASSUMING: CONDUIT AND CU #8 PV WIRE WITH 0.31in O.D., 0.91 TEMP. DERATE		
PV SOURCE CIRCUIT (SIMULATED) WITH 24.36A OUTPUT, 1 IN PARALLEL, AND 35A FUSES		

IMPORTANT
CONTRACTOR MUST REDLINE DRAWINGS TO REFLECT EXACT AS-BUILT STRINGING AND RETURN TO PURE POWER.

STRING LABEL KEY



LINETYPE LEGEND

—xx—xx—	ABOVE-GROUND
— —xx— — —xx—	UNDER-GROUND
REFER TO TABLE FOR DEFINITIONS	

LINETYPE DEFINTIONS	
DESCRIPTION	SYMBOL
DC CIRCUIT	DC

0 30' 60'
1"=30'

1 RACEWAY PLAN - DC STRING WIRING

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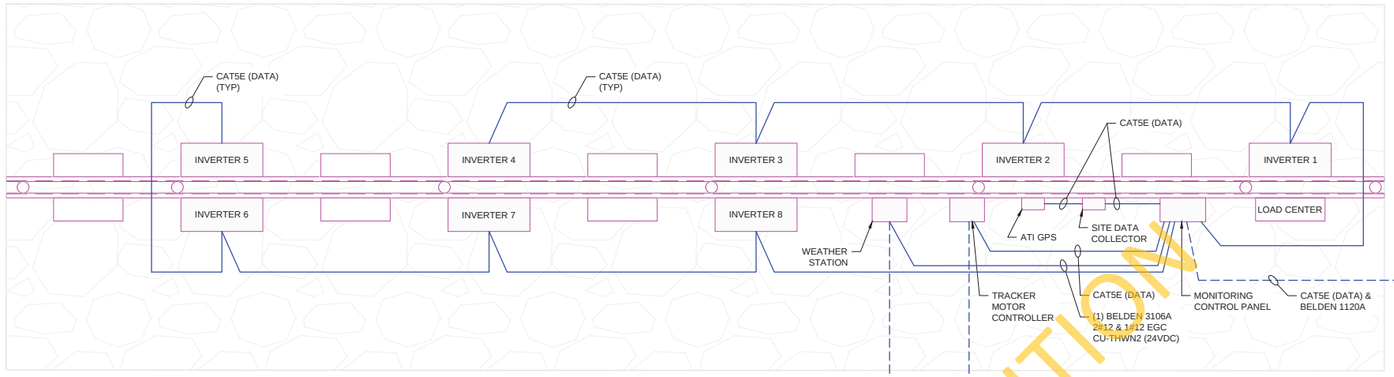
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
RACEWAY PLAN
DC STRING WIRING

SHEET NUMBER
PV201



1 MONITORING PLAN

1/2" = 1'-0"

SHEET NOTES:

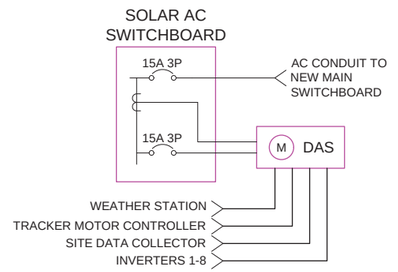
1. LAST INVERTER OF DAISY CHAIN, SET 120Ω RS-485 TERMINATION DIP SWITCH TO ON.
2. CONDUIT - ONLY BOTTOM PENETRATIONS ALLOWED IN DAS ENCLOSURES. EXCEPTION MAY BE GRANTED VIA RFI IN PROCORE BY AN REC SOLAR QUALITY EMPLOYEE.
3. CT'S - VERIS AND MAGNALAB SOLID CORE 0.333VAC, ARROW POINTS TO INVERTERS. FACTORY LENGTH IS 8 FEET. AVOID EXTENDING PV CT'S, MOUNT DAS ENCLOSURE CLOSE TO CT LOCATION.
4. RS485 - BELDEN 3106 A RS485 CABLE. DRAIN SHIELD AT DAS ENCLOSURE, FLOAT/CONNECT SHIELDS TOGETHER IN INVERTERS AND WRAP WITH ELECTRICAL TAPE SO NO ELECTRICAL CONTACT CAN BE MADE.
5. 24V POWER (24VDC) USE BELDEN 1120A. DRAIN SHIELD AT DAS ENCLOSURE.
6. ABOVE GROUND COMMUNICATION CABLE MINIMUM SEPARATION WITH AC POWER CABLES: 12" FOR PVC CONDUITS.
7. IRRADIANCE SENSOR SHALL BE INSTALLED IN LOCATION WITH NO POSSIBILITY OF SHADING .
8. MOUNT DAS ENCLOSURE TO MINIMIZE SUN EXPOSURE. IF DAS ENCLOSURE MUST BE MOUNTED WITH MAJOR SUN EXPOSURE, THEN PROVIDE A SUN SHIELD.
9. POWER DAS VIA 15A/3P BREAKER IN PV SUBPANEL. RUN 12AWG MINIMUM WITH NEUTRAL AND GROUND. WIRE/VERIFY 12AWG JUMPER IN DAS IS INSTALLED PER SPECIFICATION, VARIES DEPENDING ON SERVICE VOLTAGE.

FIRESTONE WALKER BREWERY - TRACKER

INTERNAL COMPONENTS	EXTERNAL COMPONENTS	QTY		
VERIS METER	SMALL ENCLOSURE	4		
DATA LOGGER				
ETHERNET SWITCH 2X 8-PORT				
SMA DATA MANAGER				
CELL MODEM				
DAS-1 RS485 CONNECTIONS				
RS 485 PORT	DEVICE	TERMINAL	DEVICES	MODBUS ID
DATA LOGGER .P1	METER (MODBUS ID 101)		SMP10 (POA) & SMP10 (GHI)	
DATALOGGER .P2	ENC FLEXOM INPUT (3PIN)		IMT (BOM) & IMT (AMBIENT)	
	ENC FLEXOM INPUT (5PIN)	X2	INVERTERS	1-8

DEVICE	STANDARD TCP IP ADDRESSING	DEVICE ID	NOTES
SMA INVERTERS	192.168.1.101...179	3...	INVERTER #+2, OR LAST OCTET -98
SMA DATA MANAGER	192.168.1.100	1, 2	50X SMA INVERTERS MAX TO EACH 1X DATA MANAGER
ATI TRACKER - SITE CONTROLLER 4X AND 6X MOTOR CONTROLLER	192.168.1.50 192.168.1.51, 52, 53 ETC.	1 1	
CELLULAR MODEM	192.168.1.1	N/A	DHCP RANGE 192.168.1.200...250 MASK 255.255.255.0
MODBUS GATEWAY	192.168.1.3,4,5	1	SEVERAL GATEWAYS ALLOWED: MESR 901, 902T MOXA NPORT ICP DAS I/O DEVICE (TYPICAL ON SOLAR MV TRANSFORMER)

DEVICE	DESS PN	ADDRESS	IF QTY > 1
METER, VERIS E51C2	GPM-MTR-E51C2-RTU-STD	101	PRIOR E51C2 ADDRESS +1
PYRANOMETER, SMP FAMILY (POA OR GHI) SMP 10 - CLASS A	GPM-MET-SMP10-PYRA	241	PRIOR SMP ADDRESS + 1
BACK OF MODULE TEMPERATURE SENSOR	IMT PART NUMBER: TM-RS485-MB	131	131 FOR BOM IMT



2 MONITORING DIAGRAM OVERVIEW

NTS

CONTRACTOR
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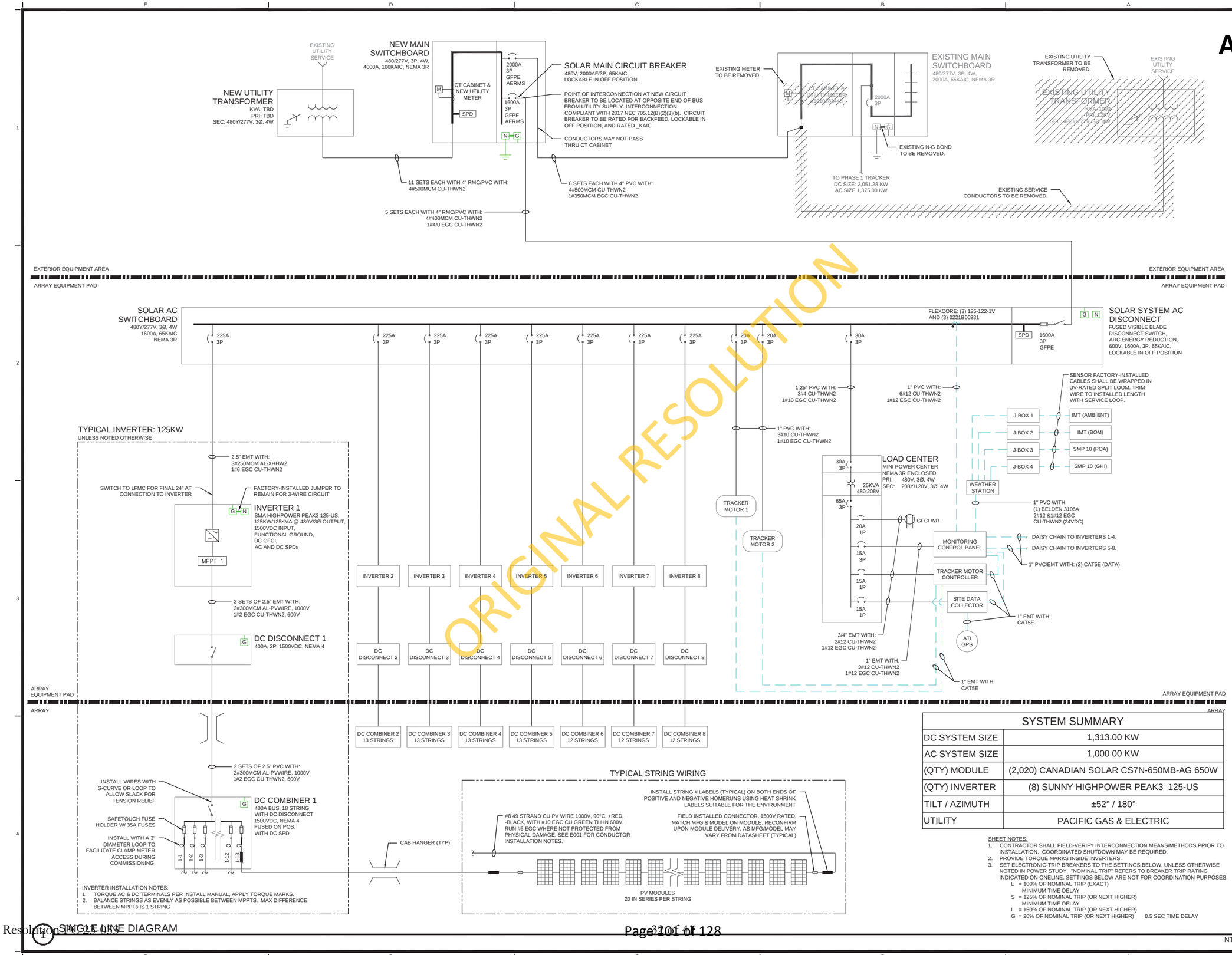
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
MONITORING PLAN

SHEET NUMBER
PV210



SYSTEM SUMMARY	
DC SYSTEM SIZE	1,313.00 KW
AC SYSTEM SIZE	1,000.00 KW
(QTY) MODULE	(2,020) CANADIAN SOLAR CS7N-650MB-AG 650W
(QTY) INVERTER	(8) SUNNY HIGHPOWER PEAK3 125-US
TILT / AZIMUTH	±52° / 180°
UTILITY	PACIFIC GAS & ELECTRIC

SHEET NOTES:
1. CONTRACTOR SHALL FIELD-VERIFY INTERCONNECTION MEANS/METHODS PRIOR TO INSTALLATION. COORDINATED SHUTDOWN MAY BE REQUIRED.
2. PROVIDE TORQUE MARKS INSIDE INVERTERS.
3. SET ELECTRONIC-TRIP BREAKERS TO THE SETTINGS BELOW, UNLESS OTHERWISE NOTED IN POWER STUDY. "NOMINAL TRIP" REFERS TO BREAKER TRIP RATING INDICATED ON ONELINE. SETTINGS BELOW ARE NOT FOR COORDINATION PURPOSES.
   - L = 100% OF NOMINAL TRIP (EXACT) MINIMUM TIME DELAY
   - S = 125% OF NOMINAL TRIP (OR NEXT HIGHER) MINIMUM TIME DELAY
   - I = 150% OF NOMINAL TRIP (OR NEXT HIGHER)
   - G = 20% OF NOMINAL TRIP (OR NEXT HIGHER) 0.5 SEC TIME DELAY

1 SINGLE LINE DIAGRAM — NTS

CONTRACTOR
CA - B C10 #990001

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PASO ROBLES, CA 93446

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PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
SINGLE LINE DIAGRAM

SHEET NUMBER
PV301

AC CIRCUIT CALCULATIONS

EQUIPMENT SUPPLIED	FED FROM	VOLTAGE	FULL LOAD AMPS 'FLA'	FLA x 1.25	OCPD SIZE [A]	GROUND SIZE	CONDUCTORS PER PHASE	PHASE CONDUCTOR SIZE	NEUTRAL CONDUCTOR SIZE	75° AMPACITY	90° AMPACITY	90° AMPACITY WITH C.O.U.	C.O.U DERATE AMBIENT TEMP	C.O.U. DERATE CONDUIT FILL	FEEDER LENGTH (FEET)	SEGMENT VOLTAGE DROP AT FLA	TOTAL VOLTAGE DROP AT FLA
NEW MAIN SWITCHBOARD	NEW UTILITY TRANSFORMER	480	2798.9	3499	4000	[redacted]	11	CU 500MCM	CU 500MCM	4180	4730	4304	0.91	1.00	25	0.07%	0.07%
SOLAR AC SWITCHBOARD	NEW MAIN SWITCHBOARD	480	1208.0	1510	1600	CU #4/0	5	CU 400MCM	CU 400MCM	1675	1900	1729	0.91	1.00	270	0.82%	0.89%
INVERTER 1	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	15	0.07%	0.96%
INVERTER 2	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	20	0.09%	0.98%
INVERTER 3	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	25	0.12%	1.01%
INVERTER 4	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	30	0.14%	1.03%
INVERTER 5	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	35	0.16%	1.05%
INVERTER 6	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	35	0.16%	1.05%
INVERTER 7	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	30	0.14%	1.03%
INVERTER 8	SOLAR AC SWITCHBOARD	480	151.0	189	225	CU #4	1	AL 250MCM	NONE	205	230	209	0.91	1.00	25	0.12%	1.01%
EXISTING MAIN SWITCHBOARD	NEW MAIN SWITCHBOARD	480	1590.9	1989	2000	CU 250MCM	6	CU 400MCM	CU 400MCM	2010	2280	2075	0.91	1.00	99	0.33%	0.40%

AVERAGE AC VOLTAGE DROP FROM POI TO INVERTERS: 1.02%

DC FEEDER CALCULATIONS - CONDUIT

CIRCUIT DESCRIPTION									CONDUCTOR CHECK PER 690.8(B)(1)			CONDUCTOR CHECK PER 690.8(B)(2)					TERMINAL CHECK			OCPD CHECK				VOLTAGE DROP CALCS			
COMBINER BOX	QTY OF STRINGS	OPERATING VOLTAGE Vmp [V]	STRING MAXIMUM CURRENT (SMA SIMULATED Imax) [A]	FEEDER MAX CURRENT (Imax) [A]	CONDUCTORS PER POLE	CONDUCTOR SIZE	GROUND SIZE	OCPD SIZE [A]	90° AMPACITY [A]	FEEDER CONTINUOUS CURRENT (Imax x 1.25)	PASS?	C.O.U DERATE FOR AMBIENT TEMPERATURE	C.O.U. DERATE FOR NUMBER OF CURRENT-CARRYING CONDUCTORS	90° AMPACITY WITH C.O.U. ADJUSTMENT [A]	FEEDER MAX CURRENT (Imax) [A]	PASS?	75° AMPACITY [A]	FEEDER CONTINUOUS CURRENT (Imax x 1.25)	PASS?	90° AMPACITY WITH C.O.U. ADJUSTMENT [A]	75° AMPACITY [A]	MAX ALLOWABLE OCPD [A]	PASS?	STRING OPERATING CURRENT (STRING Imp) [A]	FEEDER OPERATING CURRENT [A]	FEEDER LENGTH (ONE WAY) [FT]	FEEDER VOLTAGE DROP
CB-1	13	758	24.36	317	2	AL 300MCM	CU #2	500	520	396	PASS	0.91	1	473	317	PASS	460	396	PASS	473	460	500	PASS	17.16	223	360	0.7%
CB-2	13	758	24.36	317	2	AL 300MCM	CU #2	500	520	396	PASS	0.91	1	473	317	PASS	460	396	PASS	473	460	500	PASS	17.16	223	400	0.8%
CB-3	13	758	24.36	317	2	AL 300MCM	CU #2	500	520	396	PASS	0.91	1	473	317	PASS	460	396	PASS	473	460	500	PASS	17.16	223	255	0.5%
CB-4	13	758	24.36	317	2	AL 300MCM	CU #2	500	520	396	PASS	0.91	1	473	317	PASS	460	396	PASS	473	460	500	PASS	17.16	223	310	0.6%
CB-5	13	758	24.36	317	2	AL 300MCM	CU #2	500	520	396	PASS	0.91	1	473	317	PASS	460	396	PASS	473	460	500	PASS	17.16	223	240	0.5%
CB-6	12	758	24.36	292	2	AL 300MCM	CU #2	500	520	365	PASS	0.91	1	473	292	PASS	460	365	PASS	473	460	500	PASS	17.16	206	150	0.3%
CB-7	12	758	24.36	292	2	AL 300MCM	CU #2	500	520	365	PASS	0.91	1	473	292	PASS	460	365	PASS	473	460	500	PASS	17.16	206	135	0.3%
CB-8	12	758	24.36	292	2	AL 300MCM	CU #2	500	520	365	PASS	0.91	1	473	292	PASS	460	365	PASS	473	460	500	PASS	17.16	206	210	0.4%

DC FEEDER CALCULATIONS - CAB

CIRCUIT DESCRIPTION									CONDUCTOR CHECK PER 690.8(B)(1)			CONDUCTOR CHECK PER 690.8(B)(2)					TERMINAL CHECK			OCPD CHECK				VOLTAGE DROP CALCS			
COMBINER BOX	QTY OF STRINGS	OPERATING VOLTAGE Vmp [V]	STRING MAXIMUM CURRENT (SMA SIMULATED Imax) [A]	FEEDER MAX CURRENT (Imax) [A]	CONDUCTORS PER POLE	CONDUCTOR SIZE	GROUND SIZE	OCPD SIZE [A]	90° AMPACITY [A]	FEEDER CONTINUOUS CURRENT (Imax x 1.25)	PASS?	C.O.U DERATE FOR AMBIENT TEMPERATURE	C.O.U. DERATE FOR NUMBER OF CURRENT-CARRYING CONDUCTORS	90° AMPACITY WITH C.O.U. ADJUSTMENT [A]	FEEDER MAX CURRENT (Imax) [A]	PASS?	75° AMPACITY [A]	FEEDER CONTINUOUS CURRENT (Imax x 1.25)	PASS?	90° AMPACITY WITH C.O.U. ADJUSTMENT [A]	75° AMPACITY [A]	MAX ALLOWABLE OCPD [A]	PASS?	STRING OPERATING CURRENT (STRING Imp) [A]	FEEDER OPERATING CURRENT [A]	FEEDER LENGTH (ONE WAY) [FT]	FEEDER VOLTAGE DROP
CB-1	13	758	24.36	317	2	AL 300MCM	CU #2	500	520	396	PASS	1	1	520	317	PASS	460	396	PASS	520	460	500	PASS	17.16	223	360	0.7%
CB-2	13	758	24.36	317	2	AL 300MCM	CU #2	500	656	396	PASS	1	1	656	317	PASS	460	396	PASS	656	460	500	PASS	17.16	223	400	0.8%
CB-3	13	758	24.36	317	2	AL 300MCM	CU #2	500	656	396	PASS	1	1	656	317	PASS	460	396	PASS	656	460	500	PASS	17.16	223	255	0.5%
CB-4	13	758	24.36	317	2	AL 300MCM	CU #2	500	656	396	PASS	1	1	656	317	PASS	460	396	PASS	656	460	500	PASS	17.16	223	310	0.6%
CB-5	13	758	24.36	317	2	AL 300MCM	CU #2	500	656	396	PASS	1	1	656	317	PASS	460	396	PASS	656	460	500	PASS	17.16	223	240	0.5%
CB-6	12	758	24.36	292	2	AL 300MCM	CU #2	500	656	365	PASS	1	1	656	292	PASS	460	365	PASS	656	460	500	PASS	17.16	206	150	0.3%
CB-7	12	758	24.36	292	2	AL 300MCM	CU #2	500	656	365	PASS	1	1	656	292	PASS	460	365	PASS	656	460	500	PASS	17.16	206	135	0.3%
CB-8	12	758	24.36	292	2	AL 300MCM	CU #2	500	656	365	PASS	1	1	656	292	PASS	460	365	PASS	656	460	500	PASS	17.16	206	210	0.4%

NOTE: DISTANCES ARE ESTIMATES GENERATED FOR ENGINEER'S CALCULATIONS, CONTRACTOR IS RESPONSIBLE FOR OWN MEASUREMENTS AND TAKEOFFS.

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PUREPOWER ENGINEERING

LICENSED PROFESSIONAL ENGINEER
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E 20357
EXP. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

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OWNER
FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION
FIRESTONE WALKER BREWERY
TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
SCHEDULES & CALCULATIONS

SHEET NUMBER
PV310

STRING VOLTAGE DROP CALCULATIONS			MAX TOTAL VOLTAGE DROP	1.73%
			AVERAGE TOTAL VOLTAGE DROP	1.00%
STRING NUMBER	STRING WIRE GAUGE	TOTAL STRING DISTANCE [FT]	STRING VOLTAGE DROP	TOTAL VOLTAGE DROP
1-1	#8AWG-CU	240	0.88%	1.09%
1-2	#8AWG-CU	155	0.57%	0.77%
1-3	#8AWG-CU	225	0.82%	1.03%
1-4	#8AWG-CU	135	0.49%	0.70%
1-5	#8AWG-CU	205	0.75%	0.96%
1-6	#8AWG-CU	115	0.42%	0.63%
1-7	#8AWG-CU	190	0.70%	0.90%
1-8	#8AWG-CU	100	0.37%	0.57%
1-9	#8AWG-CU	170	0.62%	0.83%
1-10	#8AWG-CU	80	0.29%	0.50%
1-11	#8AWG-CU	155	0.57%	0.77%
1-12	#8AWG-CU	65	0.24%	0.44%
1-13	#8AWG-CU	45	0.16%	0.37%
2-1	#8AWG-CU	155	0.57%	1.40%
2-2	#8AWG-CU	135	0.49%	1.33%
2-3	#8AWG-CU	225	0.82%	1.66%
2-4	#8AWG-CU	115	0.42%	1.25%
2-5	#8AWG-CU	205	0.75%	1.58%
2-6	#8AWG-CU	100	0.37%	1.20%
2-7	#8AWG-CU	190	0.70%	1.53%
2-8	#8AWG-CU	80	0.29%	1.13%
2-9	#8AWG-CU	170	0.62%	1.45%
2-10	#8AWG-CU	65	0.24%	1.07%
2-11	#8AWG-CU	155	0.57%	1.40%
2-12	#8AWG-CU	45	0.16%	1.00%
2-13	#8AWG-CU	135	0.49%	1.33%
3-1	#8AWG-CU	245	0.90%	1.43%
3-2	#8AWG-CU	225	0.82%	1.35%
3-3	#8AWG-CU	135	0.49%	1.03%
3-4	#8AWG-CU	205	0.75%	1.28%
3-5	#8AWG-CU	120	0.44%	0.97%
3-6	#8AWG-CU	190	0.70%	1.23%
3-7	#8AWG-CU	100	0.37%	0.90%
3-8	#8AWG-CU	170	0.62%	1.15%
3-9	#8AWG-CU	80	0.29%	0.82%
3-10	#8AWG-CU	155	0.57%	1.10%
3-11	#8AWG-CU	65	0.24%	0.77%
3-12	#8AWG-CU	135	0.49%	1.03%
3-13	#8AWG-CU	45	0.16%	0.70%
4-1	#8AWG-CU	295	1.08%	1.73%
4-2	#8AWG-CU	210	0.77%	1.41%
4-3	#8AWG-CU	120	0.44%	1.08%
4-4	#8AWG-CU	275	1.01%	1.65%
4-5	#8AWG-CU	190	0.70%	1.34%
4-6	#8AWG-CU	100	0.37%	1.01%
4-7	#8AWG-CU	260	0.95%	1.60%
4-8	#8AWG-CU	170	0.62%	1.27%
4-9	#8AWG-CU	85	0.31%	0.96%
4-10	#8AWG-CU	240	0.88%	1.52%
4-11	#8AWG-CU	155	0.57%	1.21%
4-12	#8AWG-CU	65	0.24%	0.88%
4-13	#8AWG-CU	45	0.16%	0.81%
5-1	#8AWG-CU	295	1.08%	1.58%
5-2	#8AWG-CU	205	0.75%	1.25%
5-3	#8AWG-CU	275	1.01%	1.51%
5-4	#8AWG-CU	190	0.70%	1.20%
5-5	#8AWG-CU	100	0.37%	0.87%
5-6	#8AWG-CU	255	0.93%	1.43%
5-7	#8AWG-CU	170	0.62%	1.12%
5-8	#8AWG-CU	80	0.29%	0.79%
5-9	#8AWG-CU	240	0.88%	1.38%
5-10	#8AWG-CU	155	0.57%	1.07%
5-11	#8AWG-CU	65	0.24%	0.74%
5-12	#8AWG-CU	220	0.81%	1.31%
5-13	#8AWG-CU	135	0.49%	0.99%
6-1	#8AWG-CU	135	0.49%	0.78%
6-2	#8AWG-CU	225	0.82%	1.11%
6-3	#8AWG-CU	120	0.44%	0.73%
6-4	#8AWG-CU	210	0.77%	1.06%
6-5	#8AWG-CU	100	0.37%	0.65%
6-6	#8AWG-CU	190	0.70%	0.98%
6-7	#8AWG-CU	85	0.31%	0.60%
6-8	#8AWG-CU	170	0.62%	0.91%
6-9	#8AWG-CU	65	0.24%	0.53%
6-10	#8AWG-CU	155	0.57%	0.86%
6-11	#8AWG-CU	45	0.16%	0.45%
6-12	#8AWG-CU	135	0.49%	0.78%
7-1	#8AWG-CU	155	0.57%	0.83%
7-2	#8AWG-CU	310	1.14%	1.39%
7-3	#8AWG-CU	225	0.82%	1.08%
7-4	#8AWG-CU	135	0.49%	0.75%
7-5	#8AWG-CU	205	0.75%	1.01%
7-6	#8AWG-CU	120	0.44%	0.70%
7-7	#8AWG-CU	190	0.70%	0.96%
7-8	#8AWG-CU	100	0.37%	0.63%
7-9	#8AWG-CU	170	0.62%	0.88%
7-10	#8AWG-CU	80	0.29%	0.55%
7-11	#8AWG-CU	65	0.24%	0.50%
7-12	#8AWG-CU	45	0.16%	0.42%
8-1	#8AWG-CU	265	0.97%	1.37%
8-2	#8AWG-CU	175	0.64%	1.04%
8-3	#8AWG-CU	155	0.57%	0.97%
8-4	#8AWG-CU	140	0.51%	0.92%
8-5	#8AWG-CU	120	0.44%	0.84%
8-6	#8AWG-CU	105	0.38%	0.79%
8-7	#8AWG-CU	85	0.31%	0.71%
8-8	#8AWG-CU	70	0.26%	0.66%
8-9	#8AWG-CU	100	0.37%	0.77%
8-10	#8AWG-CU	80	0.29%	0.70%
8-11	#8AWG-CU	65	0.24%	0.64%
8-12	#8AWG-CU	45	0.16%	0.57%

MODULE SPECIFICATIONS	
MAKE/MODEL	CS7N-650MB-AG
POWER [W]	650
ISC [A]	18.39
IMP [A]	17.16
VOC [V]	45.00
VMP [V]	37.90
β VOC [%/degC]	-0.260%
SITE CLIMATE CRITERIA	
ASHRAE HIGH [°C]	38
ASHRAE LOW [°C]	-6
STRING SPECIFICATIONS AT STC	
MODULES/STRING	20
POWER [W]	13000
STRING ISC [A]	18.39
STRING IMP [A]	17.16
STRING VMP [V]	758.00
STRING MAX VOLTAGE CALCULATION	
VOC TEMP ADJUSTMENT @ -6 °C	1.08
VOC @ -6 °C [V]	48.63
MAX STRING VOC [V]	972.5
SMA SIMULATED VALUES	
MAXIMUM CURRENT [A]	24.36
MAXIMUM VOLTAGE [V]	957

THE STRING MAX CURRENT IS CALCULATED BY SMA'S SUNNY DESIGN TOOL, AS ALLOWABLE BY NEC 690.8(A)(1)(2), THE CALCULATED CURRENT IS 88.3% OF THE VALUE USING 690.8(A)(1)(1).

SMA HIGHPOWER PEAK3 125-US

INVERTER SPECIFICATIONS	
RATED AC OUTPUT POWER	125,000 W
NOMINAL AC OUTPUT VOLTAGE	480Y/277 V
MAX. AC OUTPUT CURRENT	151 A

INVERTER UL1741-SA Compliant

ANSI ELEMENT #	Pickup	Real	Level	Delay (sec)	Curve	Description
27	243.87	422.4V	88.0%	2.00		Slow UV
27	138.56	240V	50.0%	1.10		Fast UV
59	304.84	528V	110.0%	2.10		Slow OV
59	332.55	576V	120.0%	0.16		Fast OV
81U-1	56.50	56.5Hz	94.2%	0.16		Fast UF
81U-2	58.50	58.5Hz	97.5%	300.00		Slow UF
81O-1	62.00	62Hz	103.3%	0.16		Fast OF
81O-2	60.50	60.5Hz	100.8%	300.00		Slow OF
PF Set Point		1.00				Power Factor Control
Var Control		OFF				Reactive Power Control
Ramp Rate		10%/1 sec				dkw / dt
Freq Control		OFF				Speed Control

DC STRING WIRING CALCULATION - CAB	
STRING IMAX SIMULATED [A]	24.36
MAX CONTINUOUS FAULT CURRENT FROM PARALLEL SOURCES [AMPS]	24.36
1.25x MAX CONTINUOUS FAULT CURRENT [AMPS]	30.45
MAX # OF WIRES PER BUNDLE	9
DERATE FOR # OF CONDUCTORS IN A BUNDLE	0.7
MAX AMBIENT TEMPERATURE	38
TEMPERATURE DERATE	1.00
WIRE GAUGE	CU #8
75 DEG AMPACITY WITHOUT COU ADJUSTMENT [AMPS]	57
IS 75 DEG AMPACITY WITHOUT COU ADJUSTMENT >= 1.25x MAX CIRCUIT CURRENT?	YES. COMPLIES WITH 690.8(B)(1)
90DEG AMPACITY WITH COU ADJUSTMENT [AMPS]	46.2
IS 90DEG AMPACITY WITH COU ADJUSTMENT >= 1.0x MAX CIRCUIT CURRENT?	YES. COMPLIES WITH 690.8(B)(2)
PV SOURCE CIRCUIT (SIMULATED) FUSE RATING [AMPS]	35
AVAILABLE FAULT CURRENT FROM ALL PARALLEL SOURCES [AMPS]	24.36
IS FUSE RATING >= 1.25x MAX CIRCUIT CURRENT?	YES. COMPLIES WITH 690.9(B)

DC STRING WIRING CALCULATION - CONDUIT	
STRING IMAX SIMULATED [A]	24.36
MAX CONTINUOUS FAULT CURRENT FROM PARALLEL SOURCES [AMPS]	24.36
1.25x MAX CONTINUOUS FAULT CURRENT [AMPS]	30.45
MAX # OF WIRES PER CONDUIT	9
DERATE FOR # OF CONDUCTORS IN A CONDUIT	0.7
MAX AMBIENT TEMPERATURE	38
TEMPERATURE DERATE	0.91
WIRE GAUGE	CU #8
75 DEG AMPACITY WITHOUT COU ADJUSTMENT [AMPS]	50
IS 75 DEG AMPACITY WITHOUT COU ADJUSTMENT >= 1.25x MAX CIRCUIT CURRENT?	YES. COMPLIES WITH 690.8(B)(1)
90DEG AMPACITY WITH COU ADJUSTMENT [AMPS]	35.035
IS 90DEG AMPACITY WITH COU ADJUSTMENT >= 1.0x MAX CIRCUIT CURRENT?	YES. COMPLIES WITH 690.8(B)(2)
PV SOURCE CIRCUIT (SIMULATED) FUSE RATING [AMPS]	35
AVAILABLE FAULT CURRENT FROM ALL PARALLEL SOURCES [AMPS]	24.36
IS FUSE RATING >= 1.25x MAX CIRCUIT CURRENT?	YES. COMPLIES WITH 690.9(B)

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1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

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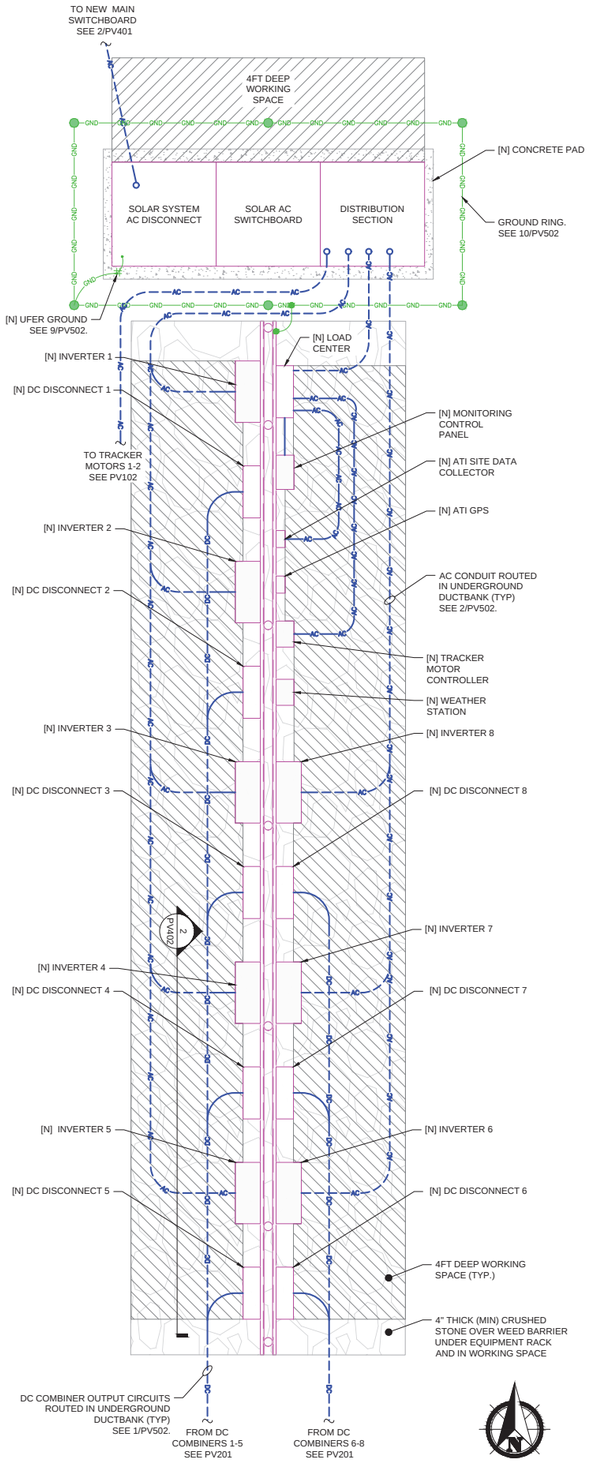
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
SCHEDULES & CALCULATIONS

SHEET NUMBER
PV311



1 AC EQUIPMENT PAD - PLAN VIEW
3/8"=1'

SHEET NOTES:

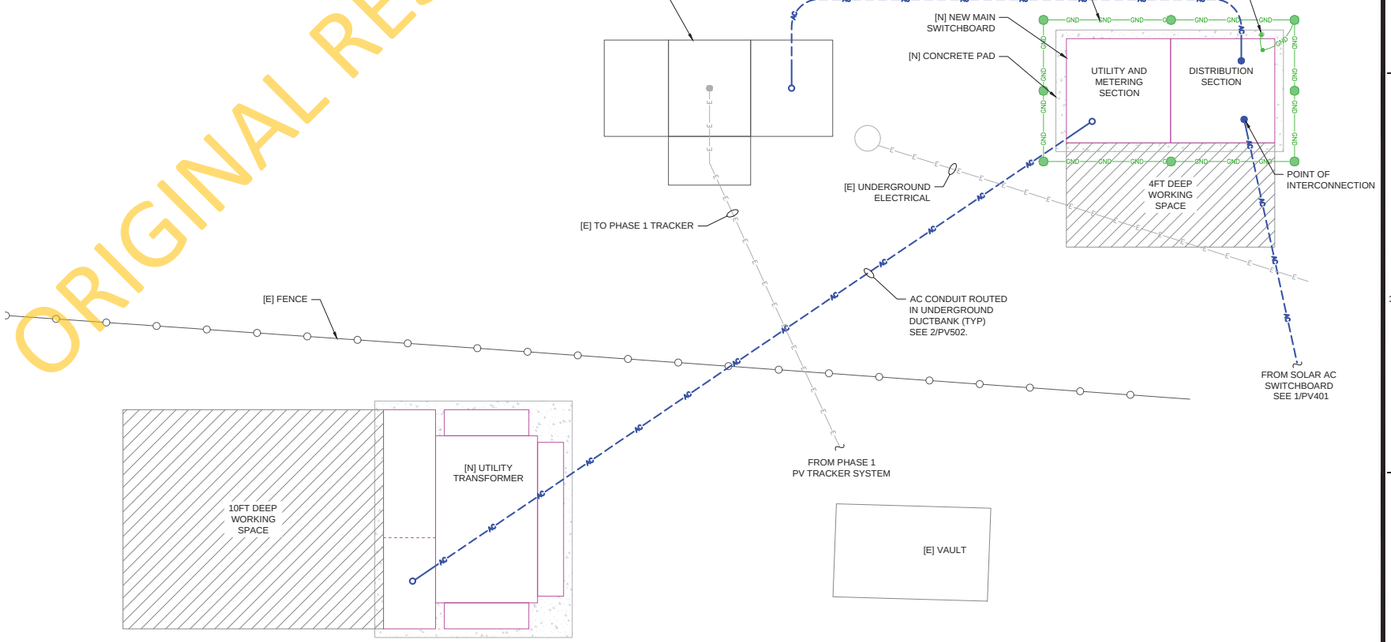
1. MAINTAIN 48" (MIN) WORKING CLEARANCE FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE. REMOVE BUSHES AND TREES AS NECESSARY IN WORKING SPACE.
2. MOUNT EQUIPMENT AS PER INSTALLATION MANUAL INSTRUCTION.
3. TRANSITION AC, DC, AND COMMUNICATIONS CONDUITS FROM EMT TO LFMC WITHIN 24" OF INVERTER.
4. CONDUITS AND TROUGHS SHALL NOT ENCROACH MORE THAN 6" INTO WORKING SPACE OF EQUIPMENT.
5. EQUIPMENT SHALL BE INSTALLED AT HEIGHT SUCH THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, SHALL NOT BE MORE THAN 6'7" ABOVE THE WORKING PLATFORM.
6. TROUGHS AND WIREWAYS SHALL BE SIZED SUCH THAT THE SUM OF THE CROSS-SECTIONAL AREAS OF ALL CONDUCTORS AND CABLES AT ANY CROSS SECTION SHALL NOT EXCEED 20 PERCENT OF THE AREA OF THE TROUGH.
7. THE NUMBER OF CURRENT CARRYING CONDUCTORS SHALL NOT EXCEED 30 AT ANY CROSS-SECTION OF THE TROUGH.
8. AVOID EXISTING UNDERGROUND UTILITIES.

LINETYPE LEGEND

——xx——xx——	ABOVE-GROUND
- - -xx- - - -xx- - -	UNDER-GROUND

REFER TO TABLE FOR DEFINITIONS

LINETYPE DEFINTIONS	
DESCRIPTION	SYMBOL
DC CIRCUIT	DC
AC CIRCUIT	AC
GROUND	GND



2 MAIN SWITCHBOARD AREA PLAN
3/8"=1'

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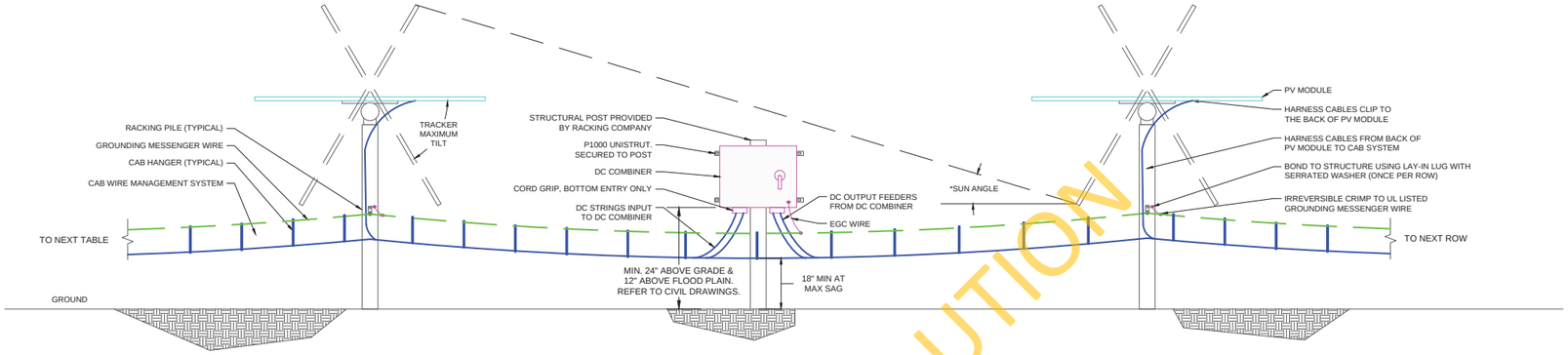
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
ENLARGED VIEWS & ELEVATIONS

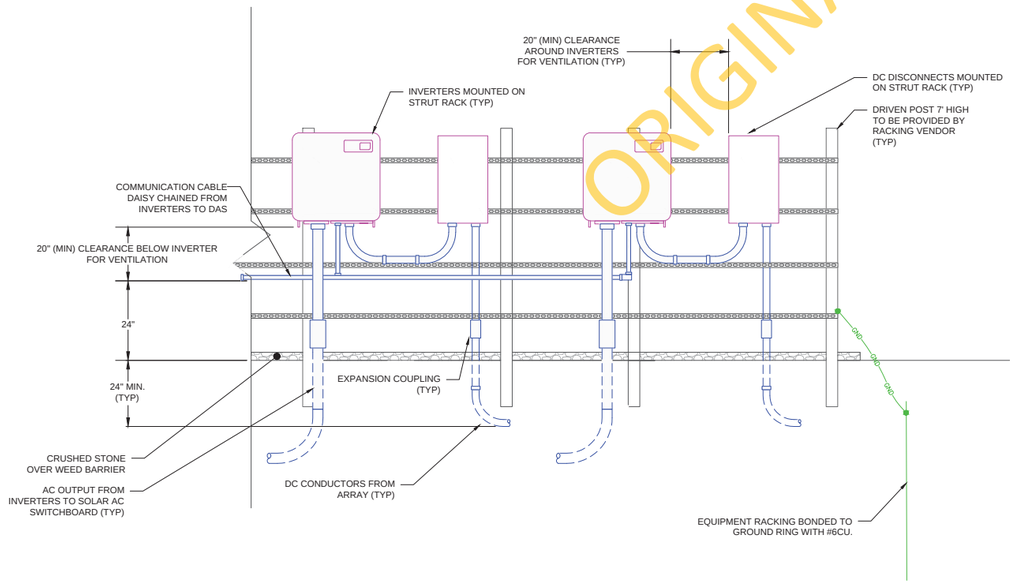
SHEET NUMBER
PV401

NOTE: CAB HANGER SHALL BE PLACED AT INTERVALS NOT TO EXCEED 24" PER NEC 690.31(C)(1)



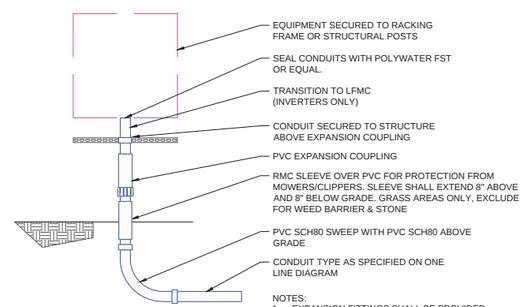
1 TYPICAL RACKING ELEVATION - SIDE VIEW

NTS



2 TYPICAL INVERTER ELEVATION

NTS



NOTES:
1. EXPANSION FITTINGS SHALL BE PROVIDED FOR ALL CONDUITS EXITING FROM GRADE THAT TERMINATE ON FIXED EQUIPMENT. CONDUITS THAT TERMINATE AT WEATHER HEADS DO NOT REQUIRE PROVISION FOR EARTH MOVEMENT.
2. PVC SWEEPS SHALL ONLY BE USED AT END WHERE WIRE REEL IS LOCATED. RMC SWEEPS SHALL BE USED AT END WHERE THE PULLING MACHINE IS LOCATED.

3 TYPICAL CONDUIT TRANSITION ABOVE GRADE

NTS

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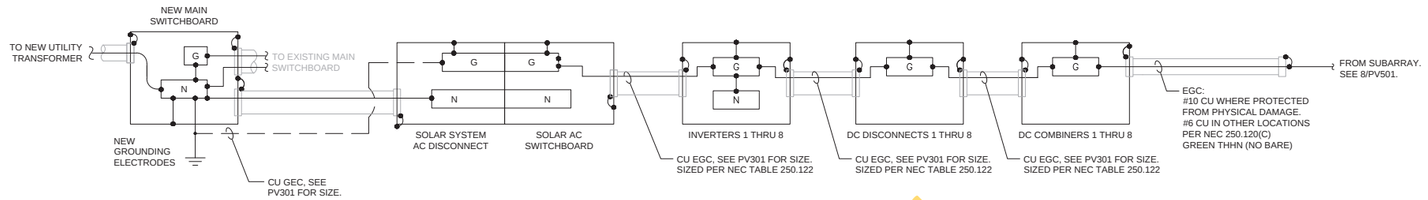
SHEET TITLE
ENLARGED VIEWS & ELEVATIONS

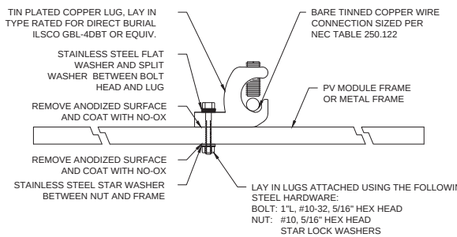
SHEET NUMBER
PV402

NEC 250.64(E) - ENCLOSURES FOR GROUNDING ELECTRODE CONDUCTORS
FERROUS METAL ENCLOSURES FOR GROUNDING ELECTRODE CONDUCTORS SHALL BE ELECTRICALLY CONTINUOUS FROM THE POINT OF ATTACHMENT TO CABINETS OR EQUIPMENT TO THE GROUNDING ELECTRODE AND SHALL BE SECURELY FASTENED TO THE GROUND CLAMP OR FITTING. NONFERROUS METAL ENCLOSURES SHALL NOT BE REQUIRED TO BE ELECTRICALLY CONTINUOUS. FERROUS METAL ENCLOSURES THAT ARE NOT PHYSICALLY CONTINUOUS FROM CABINETS OR EQUIPMENT TO THE GROUNDING ELECTRODE SHALL BE MADE ELECTRICALLY CONTINUOUS BY BONDING EACH END OF THE RACEWAY OR ENCLOSURE TO THE GROUNDING ELECTRODE CONDUCTOR. BONDING METHODS IN COMPLIANCE WITH 250.92(B) FOR INSTALLATIONS AT SERVICE EQUIPMENT LOCATIONS AND WITH 250.92(B)(2) THROUGH (B)(4) FOR OTHER THAN SERVICE EQUIPMENT LOCATIONS SHALL APPLY AT EACH END AND TO ALL INTERVENING FERROUS RACEWAYS, BOXES, AND ENCLOSURES BETWEEN THE CABINETS OR EQUIPMENT AND THE GROUNDING ELECTRODE. THE BONDING JUMPER FOR A GROUNDING ELECTRODE CONDUCTOR RACEWAY OR CABLE ARMOR SHALL BE THE SAME SIZE AS, OR LARGER THAN, THE ENCLOSED GROUNDING ELECTRODE CONDUCTOR. IF A RACEWAY IS USED AS PROTECTION FOR A GROUNDING ELECTRODE CONDUCTOR, THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE APPROPRIATE RACEWAY ARTICLE.

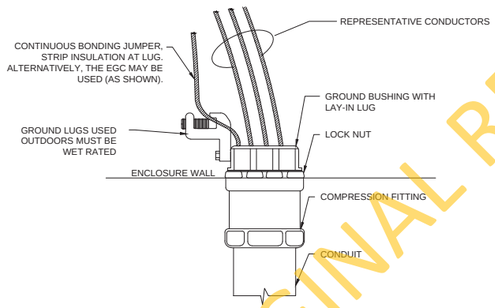
NOTE: SEE PV502 & PV503
FOR ADDITIONAL
GROUNDING DETAILS



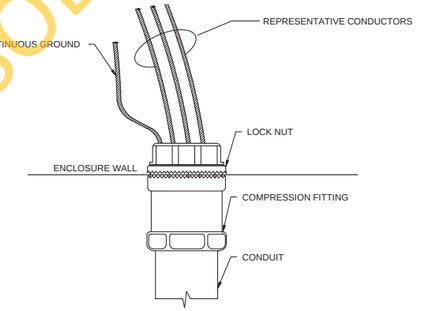
1 TYPICAL GROUNDING DETAIL
NTS



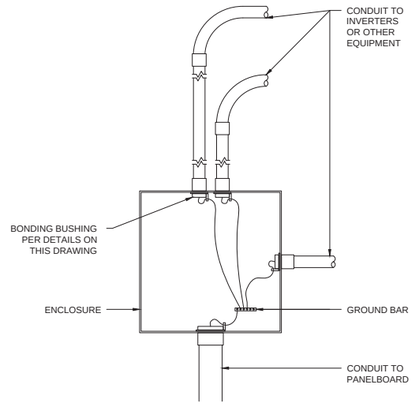
2 GROUND LUG DETAIL
NTS



3 BONDING BUSHING GROUNDING DETAIL
NTS



4 MYER'S HUB GROUNDING DETAIL
NTS



5 PULL BOX/TROUGH GROUNDING DETAIL
NTS

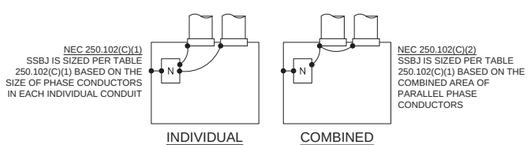


TABLE 250.102(C)(1)

SIZE OF LARGEST UNGROUNDED CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS (AWG/KCMIL)		SIZE OF GROUNDED CONDUCTOR OR BONDING JUMPER (AWG/KCMIL)	
COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM
2 OR SMALLER	1/0 OR SMALLER	8	6
1 OR 1/0	2/0 OR 3/0	6	4
2 OR 2/0	4/0 OR 250	4	2
OVER 3/0 THROUGH 350	OVER 250 THROUGH 500	2	1/0
OVER 350 THROUGH 600	OVER 500 THROUGH 900	1/0	3/0
OVER 600 THROUGH 1100	OVER 900 THROUGH 1750	2/0	4/0
OVER 1100	OVER 1750	REFER TO NOTES IN NEC TABLE 250.102(C)(1)	

6 SUPPLY SIDE BONDING JUMPERS (SSBJ)
NTS

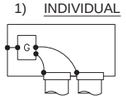
A) FOR CONCENTRIC KNOCKOUTS, USE BONDING JUMPERS AS FOLLOWS:

TABLE 250.122

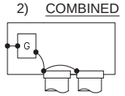
OVERCURRENT DEVICE CIRCUIT NOT EXCEEDING (AMPERES)	SIZE (AWG OR KCMIL)	
	COPPER	ALUMINUM
15	14	12
20	12	10
60	10	8
100	8	6
200	6	4
300	4	2
400	3	1
500	2	1/0
600	1	2/0
800	1/0	3/0
1000	2/0	4/0
1200	3/0	250
1600	4/0	350
2000	250	400
2500	350	600
3000	400	600
4000	500	750

FOR PARALLEL FEEDERS - NEC 250.102(D)
EQUIPMENT BONDING JUMPER IS SIZED PER TABLE 250.122, REGARDLESS IF COMBINED OR INDIVIDUAL BONDING JUMPERS ARE USED

1) INDIVIDUAL



2) COMBINED

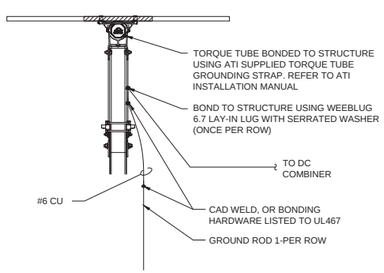


B) FOR NON-CONCENTRIC KNOCKOUTS, THE FOLLOWING METHODS SHALL BE PERMITTED (PER NEC 250.97)

1) THREADLESS COUPLINGS AND CONNECTORS FOR CABLES WITH METAL SHEATS
2) TWO LOCKNUTS, ON RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT, ONE INSIDE AND ONE OUTSIDE OF BOXES AND CABINETS
3) FITTINGS WITH SHOULDERS THAT SEAT FIRMLY AGAINST THE BOX OR CABINET, SUCH AS ELECTRICAL METALLIC TUBING CONNECTORS, FLEXIBLE METAL CONDUIT CONNECTORS, AND CABLE CONNECTORS, WITH ON LOCKNUT ON THE INSIDE OF BOXES AND CABINETS
4) LISTED FITTINGS (SUCH AS MEYERS HUB)

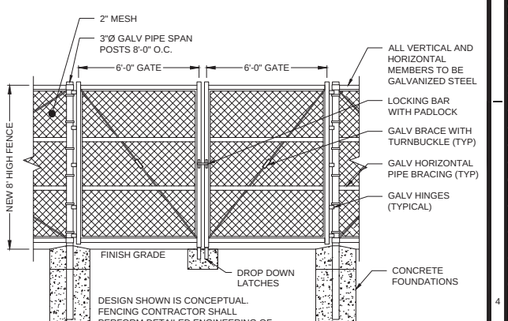
7 LOAD SIDE EQUIPMENT BONDING JUMPER
NTS

NOTES:
1. EACH SUBARRAY CONNECTED TO AN INVERTER SHALL HAVE AN EGC RUN TO THAT INVERTER
2. PV MODULES AND RAILS GROUNDED PER NEC 690.43
3. IN LIEU OF GROUND RODS CONTRACTOR MAY INSTALL #3/0 GROUND RING WITH #3/0 CU JUMPER BONDED TO STRUCTURE AT END OF EACH ROW



ARRAY TECHNOLOGIES

8 ARRAY GROUNDING
NTS



9 TYPICAL FENCE AND GATE
NTS

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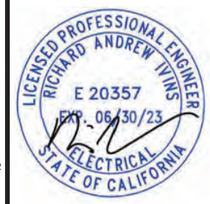
ENGINEER
PUREPOWER ENGINEERING



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER
FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION
FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

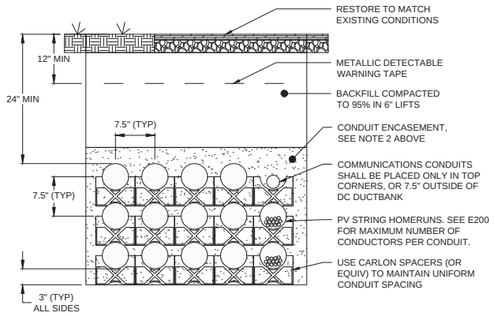
DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
CONSTRUCTION DETAILS

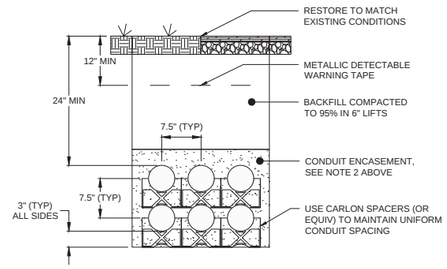
SHEET NUMBER
PV501

NOTES:
1. ALL UNDERGROUND CONDUIT SHALL BE PVC AND TRANSITION TO RMC FOR ELBOW. RMC ELBOW DOES NOT NEED TO BE BONDED IF THE ENTIRE ELBOW IS >= 18" DEEP (NEC 250.86 EXCEPTION 3)
2. UNDER ROADS AND PARKING AREAS ENCASEMENT SHALL BE 2500 PSI CONCRETE. UNDER GRASSY AREAS NOT SUBJECT TO VEHICULAR TRAFFIC ENCASEMENT SHALL BE SAND.
3. CALL BEFORE YOU DIG, DIAL 811 TO BE CONNECTED TO THE LOCAL ON-CALL CENTER. YOU MUST CALL AT LEAST 48 HOURS BEFORE EXCAVATING.
4. IF DUCTBANK SLOPES SUCH THAT ANY PART OF THE DUCTBANK IS ABOVE STUB UP ELEVATION, INCLUDE HAND HOLE WITH GRAVEL BASE TO ALLOW DRAINAGE AT LOWEST ELEVATION.



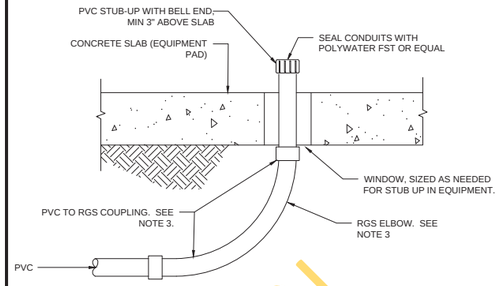
1 TYPICAL DC DUCTBANK
NTS

NOTES:
1. ALL UNDERGROUND CONDUIT SHALL BE PVC AND TRANSITION TO RMC FOR ELBOW. RMC ELBOW DOES NOT NEED TO BE BONDED IF THE ENTIRE ELBOW IS >= 18" DEEP (NEC 250.86 EXCEPTION 3)
2. UNDER ROADS AND PARKING AREAS ENCASEMENT SHALL BE 2500 PSI CONCRETE. UNDER GRASSY AREAS NOT SUBJECT TO VEHICULAR TRAFFIC ENCASEMENT SHALL BE SAND.
3. CALL BEFORE YOU DIG, DIAL 811 TO BE CONNECTED TO THE LOCAL ON-CALL CENTER. YOU MUST CALL AT LEAST 48 HOURS BEFORE EXCAVATING.
4. IF DUCTBANK SLOPES SUCH THAT ANY PART OF THE DUCTBANK IS ABOVE STUB UP ELEVATION, INCLUDE HAND HOLE WITH GRAVEL BASE TO ALLOW DRAINAGE AT LOWEST ELEVATION.

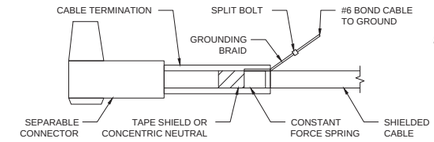


2 TYPICAL AC DUCTBANK
NTS

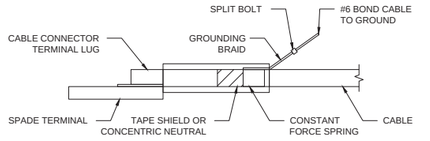
NOTES:
1. INITIALLY INSTALL COUPLING CAP TO PREVENT DAMAGE TO STUB-UP UNTIL GEAR IS SET.
2. INSTALL ROUNDED FITTING BEFORE PULLING CABLES TO AVOID DAMAGE TO CABLES.
3. RMC ELBOW ONLY REQUIRED ON ONE SIDE OF EACH PULL NEAREST THE LOCATION OF THE PULLING MACHINE. ON OPPOSITE SIDE, PVC SCH80 ELBOWS ARE PERMITTED.



3 EQUIPMENT PAD STUB-UP
NTS



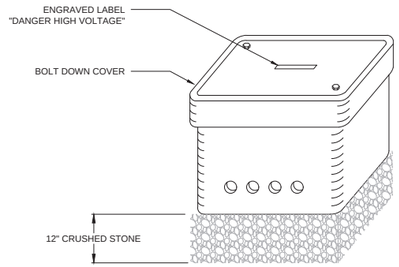
DEAD FRONT MV TERMINATION



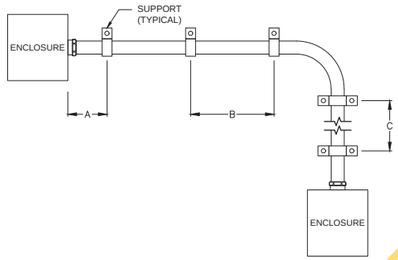
LIVE FRONT MV TERMINATION

4 MV CABLE TERMINATION
NTS

NOTES:
1. BOX SHALL BE RATED T8 FOR USE IN GRASSY AREAS NOT SUBJECT TO VEHICULAR TRAFFIC, OR RATED T22 FOR USE IN SIDEWALKS OR PARKING LOTS SUBJECT TO OCCASIONAL NON-DELIBERATE HEAVY VEHICULAR TRAFFIC. BOXES TO BE USED IN ROADWAYS OR AREAS FREQUENTLY SUBJECT HEAVY VEHICULAR TRAFFIC SHALL BE SUBMITTED TO EEOR FOR APPROVAL
2. CONDUITS SHALL ENTER ON SIDES. MINIMUM BURIAL DEPTHS OF CONDUITS IS 24" BELOW FINISHED GRADE.
3. CONDUIT KNOCKOUTS SHALL BE DRILLED OR PUNCHED ON SITE, QUANTITIES AND SIZES TO MATCH TRENCH PLAN AND COMBINER SCHEDULE.



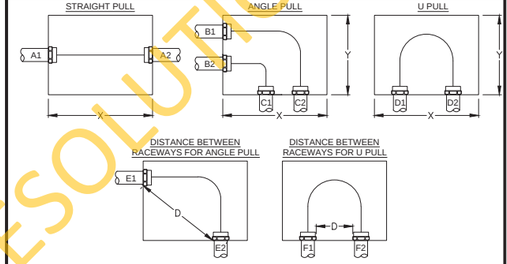
5 HANDHOLE
NTS



MAXIMUM CONDUIT HARDWARE SPACING

CONDUIT TYPE	ENCLOSURE TO SUPPORT (A)	SUPPORT TO SUPPORT (B)	VERTICAL RUNS (C)	NEC ARTICLE
ELECTRICAL METALLIC TUBING (EMT)	3'	10'	10'	358
INTERMEDIATE METAL CONDUIT (IMC)	3'	10'	20'	342
RIGID METAL CONDUIT (RMC)	3'	10'	20'	344
LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC)	1'	4.5'	4.5'	350
PVC (SCH40 & 80) [0.5" - 1"]	3'	3'	3'	352
PVC (SCH40 & 80) [1.25" - 2"]	3'	5'	5'	352
PVC (SCH40 & 80) [2.5" - 3"]	3'	6'	6'	352
PVC (SCH40 & 80) [3.5" - 5"]	3'	7'	7'	352
PVC (SCH40 & 80) [6"]	3'	8'	8'	352

6 CONDUIT SUPPORT SPACING
NTS

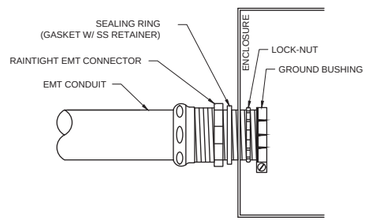


NEC 314.28(A)(1)–(3) PULL BOX SIZING

BOX TYPE	LENGTH (X)	HEIGHT (Y)	DISTANCE (D)
STRAIGHT PULL	8 X LARGEST OF A1 & A2	AS NEEDED	N/A
ANGLE PULL	6 X (LARGEST OF B1 & B2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X (LARGEST OF C1 & C2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X LARGEST OF E1 & E2
U PULL	AS NEEDED	6 X (LARGEST OF D1 & D2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X LARGEST OF F1 & F2

NOTE:
REFER TO NEC 314.28 FOR ADDITIONAL REQUIREMENTS.

7 PULL BOX & JUNCTION BOX SIZING
NTS



NOTES:
1. BOTTOM 1/3 OF SIDE AND BOTTOM ENTRY ONLY
2. GROUND BUSHING REQUIRED AS PER NEC
3. IF NEEDING TO MAINTAIN NEMA 4/4X ENCLOSURE REQUIREMENT FOR BOTTOM ENTRY CONDUITS, THEN INSTALL SEALING RING ON BOTTOM ENTRIES, OTHERWISE SEALING RING NOT REQUIRED.
4. FOR ENTRY INTO PLASTIC BOXES "LONG THROAT" CONDUIT FITTINGS SHALL BE USED.
5. "LONG THROAT" CONDUIT FITTINGS SHALL BE USED AS NEEDED FOR INSTALLING SEALING RINGS.

8 EMT TO ENCLOSURE
NTS

NOTE:
SHORTER LENGTHS OF REBAR CAN BE CONNECTED TOGETHER TO FORM AN ELECTRODE OF AT LEAST 20' BY STEEL TIE WIRES, EXOTHERMIC WELDING, OR WELDING.

9 EQUIPMENT PAD GROUNDING - UFER
NTS

NOTES:
1. GROUND IMPEDANCE SHALL BE LESS THAN 25 OHMS. CONTRACTOR SHALL TEST GROUND IMPEDANCE. IF IMPEDANCE IS GREATER THAN THE REQUIRED VALUE, CONTRACTOR SHALL ADD ADDITIONAL RODS OR RING LENGTH AS NEEDED UNTIL REQUIRED IMPEDANCE IS ACHIEVED.
2. BOND EQUIPMENT TO NEW OR EXISTING REBAR USING #3/0 COPPER.

TOP VIEW

10 GROUND RING DETAIL
NTS

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ENGINEER
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OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
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PASO ROBLES, CA 93446

APN: 009-633-018

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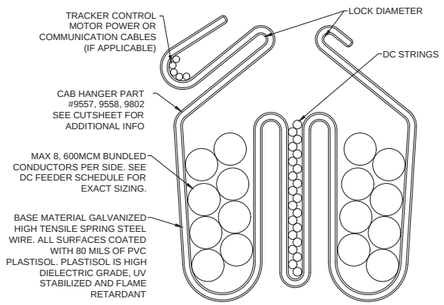
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

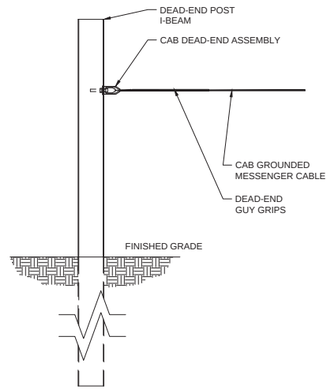
IFP DESIGN

SHEET TITLE
CONSTRUCTION DETAILS

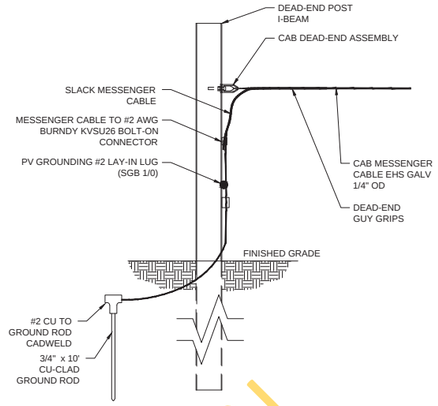
SHEET NUMBER
PV502



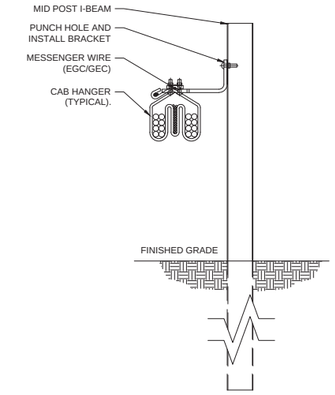
1 TYPICAL CAB HANGER
NTS



2 TYPICAL DEAD-END ASSEMBLY
NTS



3 TYPICAL MESSENGER DEAD END GROUNDING
NTS



4 TYPICAL MID SPAN POST ASSEMBLY
NTS

5 TYPICAL CAB TRANSITION TO UNDERGROUND DUCTBACK
NTS

7 TYPICAL EQUIPMENT MOUNTING
NTS

8 TYPICAL EQUIPMENT GROUNDING
NTS

9 TYPICAL CAB INSTALLATION ON TRACKER
NTS

10 TYPICAL CAB MOUNTING
NTS

11 END OF STRING TRANSITION TO MESSENGER ELEVATION
NTS

CONTRACTOR
CA - B C10 #990001

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RICHARD ANDREW IVINS
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EXP. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

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OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

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PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
PV503

NEW

CanadianSolar

BiHiKu7

BIFACIAL MONO PERC

640 W ~ 665 W

CS7N-640|645|650|655|660|665MB-AG

MORE POWER

- 665 W — Module power up to 665 W; Module efficiency up to 21.4 %
- Up to 8.9 % lower LCOE; Up to 4.6 % lower system cost
- Comprehensive LID / LeTID mitigation technology, up to 50% lower degradation
- Compatible with mainstream trackers, cost effective product for utility power plant
- Better shading tolerance

MORE RELIABLE

- 40 °C lower hot spot temperature, greatly reduce module failure rate
- Minimizes micro-crack impacts
- Heavy snow load up to 5400 Pa, wind load up to 2400 Pa*

* For detailed information, please refer to Installation Manual.

- 12 Years — Enhanced Product Warranty on Materials and Workmanship*
- 30 Years — Linear Power Performance Warranty*

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.45%

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730 / CE / EMMETRO / MCS / UKCA
CEC listed (US California) / FSEC (US Florida)
UL 61730 / IEC 61701 / IEC 62716 / IEC 60068-2-68
Take-e-way

* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the region in which the products will be used.

CSI SOLAR (USA) CO., LTD. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 63 GW of premium-quality solar modules across the world.

CSI SOLAR (USA) CO., LTD.
1350 Treat Blvd. Suite 500, Walnut Creek, CA 94598, USA | www.csisolar.com/na | service.ca@csisolar.com

ARRAY TECHNOLOGIES — FOLLOW THE SUN. FOLLOW THE LEADER.

7% LOWER LCOE

31% LOWER LIFETIME O&M

DuraTrack® HZ v3

Three decades of field-tested design improvements have resulted in the DuraTrack® HZ v3 – the most durable, reliable tracking system under the sun. While our single-bolt module clamp and forgiving tolerances streamline installation, and our flexibly linked architecture maximizes power density, it's our innovative use of fewer components and a failure-free wind management system that makes Array Technologies the best choice for solar trackers. **Better. Stronger. Smarter.**

HIGHEST POWER DENSITY. Higher density means more power and more profit. DuraTrack HZ v3 offers the unique ability to maximize the power density of each site, boosting 100 modules per row and higher density than our closest competition.

LEADING TERRAIN ADAPTABILITY. Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, creates the most adaptable system on the market for following natural land contours, while creating the greatest power generation potential from every site.

FEWER COMPONENTS. GREATER RELIABILITY. Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and superior uptime.

FAILURE-FREE WIND DESIGN. DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully mechanical, passive wind-load mitigation system without the need for complex communication systems, batteries, or power.

ZERO SCHEDULED MAINTENANCE. Maintenance-free motors and gears, fewer moving parts, and industrial-grade components—what does this mean for our customers? No scheduled maintenance required. While our competitors average two unscheduled maintenance events per day, we average only one per year.

SUNNY HIGHPOWER PEAK3 125-US / 150-US

Cost effective
- Modular architecture reduces BOS and maximizes system uptime
- Compact design and high power density maximize transportation and logistical efficiency

Maximum flexibility
- Scalable 1,500 VDC building block with best-in-class performance
- Flexible architecture creates scalability while maximizing land usage

Simple install, commissioning
- Ergonomic handling and simple connections enable quick installation
- Centralized commissioning and control with SMA Data Manager

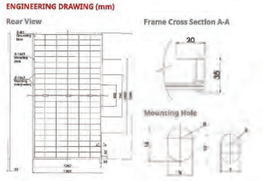
Highly innovative
- SMA Smart Connected reduces O&M costs and simplifies field-service
- Powered by award winning ennexOS cross sector energy management platform

SUNNY HIGHPOWER PEAK3 125-US / 150-US

A superior modular solution for large-scale power plants

The PEAK3 1,500 VDC inverter offers high power density in a modular architecture that achieves a cost-optimized solution for large-scale PV integrators. With fast, simple installation and commissioning, the Sunny Highpower PEAK3 is accelerating the path to energization. SMA has also brought its field-proven Smart Connected technology to the PEAK3, which simplifies O&M and contributes to lower lifetime service costs. The PEAK3 power plant solution is powered by the ennexOS cross sector energy management platform, 2018 winner of the Intersolar smarter E AWARD.

ENGINEERING DRAWING (mm)



ELECTRICAL DATA | STC*

		Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)	Module Efficiency
CS7N-640MB-AG		640 W	37.5 V	17.07 A	44.6 V	18.31 A	20.6%
Bifacial Gain**	5%	672 W	37.5 V	17.92 A	44.6 V	19.23 A	21.6%
	10%	704 W	37.5 V	18.78 A	44.6 V	20.14 A	22.7%
	20%	768 W	37.5 V	20.48 A	44.6 V	21.97 A	24.7%
CS7N-645MB-AG		645 W	37.7 V	17.11 A	44.8 V	18.35 A	20.8%
Bifacial Gain**	5%	677 W	37.7 V	17.97 A	44.8 V	19.27 A	21.8%
	10%	710 W	37.7 V	18.84 A	44.8 V	20.19 A	22.9%
	20%	774 W	37.7 V	20.55 A	44.8 V	22.05 A	24.9%
CS7N-650MB-AG		650 W	37.9 V	17.16 A	45.0 V	18.39 A	20.9%
Bifacial Gain**	5%	683 W	37.9 V	18.03 A	45.0 V	19.31 A	22.0%
	10%	715 W	37.9 V	18.88 A	45.0 V	20.23 A	23.0%
	20%	780 W	37.9 V	20.59 A	45.0 V	22.07 A	25.1%
CS7N-655MB-AG		655 W	38.1 V	17.20 A	45.2 V	18.43 A	21.1%
Bifacial Gain**	5%	688 W	38.1 V	18.06 A	45.2 V	19.35 A	22.1%
	10%	721 W	38.1 V	18.93 A	45.2 V	20.27 A	23.2%
	20%	786 W	38.1 V	20.64 A	45.2 V	22.12 A	25.3%
CS7N-660MB-AG		660 W	38.3 V	17.24 A	45.4 V	18.47 A	21.2%
Bifacial Gain**	5%	693 W	38.3 V	18.10 A	45.4 V	19.39 A	22.3%
	10%	726 W	38.3 V	18.96 A	45.4 V	20.32 A	23.4%
	20%	792 W	38.3 V	20.69 A	45.4 V	22.16 A	25.5%
CS7N-665MB-AG		665 W	38.5 V	17.28 A	45.6 V	18.51 A	21.4%
Bifacial Gain**	5%	698 W	38.5 V	18.14 A	45.6 V	19.44 A	22.5%
	10%	732 W	38.5 V	19.02 A	45.6 V	20.36 A	23.6%
	20%	798 W	38.5 V	20.74 A	45.6 V	22.21 A	25.7%

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.
** Bifacial Gain: The additional gain from the back side compared to the power of the front side at the standard test condition. It depends on mounting structure, height, tilt angle etc.) and albedo of the ground.

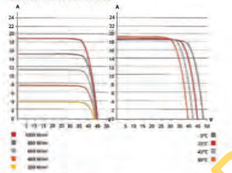
ELECTRICAL DATA

Operating Temperature	-40°C ~ +85°C
Max. System Voltage	1500 V (IEC/UL) or 1000 V (IEC/UL)
Module Fire Performance	TYPE 29 (UL 61730) or CLASS C (IEC61730)
Max. Series Fuse Rating	35 A
Application Classification	Class A
Power Tolerance	0 ~ + 10 W
Power Bifacility*	70 %

* Power Bifacility = P_{max_rear} / P_{max_front}, both P_{max_rear} and P_{max_front} are tested under STC. Bifacility Tolerance: ± 5 %

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.
Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

CS7N-650MB-AG / I-V CURVES



ELECTRICAL DATA | NMOT*

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)
CS7N-640MB-AG	480 W	35.2 V	13.64 A	42.2 V	14.77 A
CS7N-645MB-AG	484 W	35.3 V	13.72 A	42.3 V	14.80 A
CS7N-650MB-AG	487 W	35.5 V	13.74 A	42.5 V	14.83 A
CS7N-655MB-AG	491 W	35.7 V	13.76 A	42.7 V	14.86 A
CS7N-660MB-AG	495 W	35.9 V	13.78 A	42.9 V	14.89 A
CS7N-665MB-AG	499 W	36.1 V	13.83 A	43.1 V	14.93 A

* Under Nominal Module Operating Temperature (NMOT), (Irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s).

MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	132 (2 x 11 x 6)
Dimensions	2364 × 1303 × 35 mm (93.0 × 51.3 × 1.38 in)
Weight	37.9 kg (83.6 lbs)
Front Glass	2.0 mm heat strengthened glass with anti-reflective coating
Back Glass	2.0 mm heat strengthened glass
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 10 AWG (UL)
Cable Length (Including Connector)	460 mm (18.1 in) (+) / 340 mm (13.4 in) (-) or customized length*
Connector	T4 or MC4 series
Per Pallet	31 pieces
Per Container (40 HQ)	527 pieces or 465 pieces (only for US)

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.34 % / °C
Temperature Coefficient (Voc)	-0.26 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	41 ± 3°C

PARTNER SECTION

ARRAY TECHNOLOGIES — FOLLOW THE SUN. FOLLOW THE LEADER.

COST VERSUS VALUE
We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability.

THE GLOBAL LEADER IN RELIABILITY
Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.

ARRAY TECHNOLOGIES, INC.
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Albuquerque, NM 87109 USA
+1 505.881.7567
+1 855.TRACKPV (872.2578)
+1 505.881.7572
sales@arraytechinc.com
arraytechinc.com

30 GW YEARS OF OPERATION — **167×** FEWER COMPONENTS THAN COMPETITIVE TRACKERS

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
Less than 1 drive motor /MW	Up to 1.192 MW DC
String Voltage	Up to 1,500V DC
Maximum Linked Rows	32
Maximum Row Size	100 modules crystalline, and bifacial. 240 modules First Solar 4, 7S modules First Solar 6
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
East-West/North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (48" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28-45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0-15% standard, 25% optional; Driveline: 40" in all directions
Modules Supported	Most commercially available, including frameless crystalline, thin film, and bifacial
Tracking Range of Motion	± 52° standard, ± 62° optional
Operating Temperature Range	-30°F to 140°F (-34°C to 60°C)
Module Configuration available.	Single-in-portrait standard, including bifacial. Four-in-landscape (thin film)
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline and bifacial per manufacturer specs.
Materials	Pre-galv steel, HDG steel and aluminum structural members, as required
Allowable Wind Load (ASCE 7-10)	140 mph, 3-second gust exposure C
Wind Protection	Failure free passive mechanical system protects against wind damage without the use of complex communications systems, batteries — no power required

ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Astronomical with GPS input
Control Electronics	MCU plus Central Controller
Delta Feet	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes

INSTALLATION, OPERATION & MAINTENANCE

Software	SmarTrack optimization available
PE Stamped Structural Calculations & Drawings	Yes
On-site Training and System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings and Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required
Module Cleaning Compatibility	Robotic, Tractor, Manual

GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimate

REV 3.1 - 1259718MKT0199

Technical Data	Sunny Highpower PEAK3 125-US	Sunny Highpower PEAK3 150-US
Input (DC)		
Maximum array power	187500 Wp STC	225000 Wp STC
Maximum system voltage	1500 VDC	
Rated MPP voltage range	705 V ... 1450 V	880 V ... 1450 V
MPPT operating voltage range	684 V ... 1500 V	855 V ... 1500 V
MPP trackers	1	
Maximum operating input current	180 A	
Maximum input short-circuit current	225 A	
Output (AC)		
Nominal AC power	125000 W	150000 W
Maximum apparent power	125000 VA	150000 VA
Output phases / line connections	3 / 3-PE	
Nominal AC voltage	480 V	600 V
Compatible transformer winding configuration	Wyegrounded	
Maximum output current	151 A	
Rated grid frequency	60 Hz	
Grid frequency / range	50 Hz, 60 Hz / -6 Hz ... +6 Hz	
Power factor at rated power / adjustable displacement	1 / 0.0 leading ... 0.0 lagging	
Harmonics (THD)	<3%	
Efficiency		
CEC efficiency	98.5 %	99.0 %
Protection and safety features		
Ground fault monitoring: Riso / DIFferential current	● / ●	
DC reverse polarity protection	●	
AC short circuit protection	●	
Monitored surge protection (Type 2): DC / AC	● / ●	
Protection class / overvoltage category (as per UL 840)	I / IV	
General data		
Device dimensions (W / H / D)	770 / 830 / 444 mm (30.3 / 32.7 / 17.5 in.)	
Device weight	98 kg (216 lbs)	
Operating temperature range	-25°C ... +60°C (-13°F ... +140°F)	
Storage temperature range	-40°C ... +70°C (-40°F ... +158°F)	
Audible noise emission (full power @ 1m and 25°C)	< 69 dB(A)	
Internal consumption at night	< 5 W	
Topology	Transformerless	
Cooling concept	OptiCool (forced convection, variable speed fans)	
Enclosure protection rating	Type 4X (as per UL 508)	
Maximum permissible relative humidity (non-condensing)	100%	
Additional information		
Mounting	Rack mount	
DC connection	Terminal lugs - up to 600 kcmil CU/AL	
AC connection	Screw terminals - up to 300 kcmil CU/AL	
LED indicators (Status/Fault/Communication)	●	
SMA Speedwire (Ethernet network interface)	● (2 x RJ45 ports)	
Data protocols: SMA Modbus / SunSpec Modbus	● / ●	
Integrated Plant Control / Q on Demand 24/7	● / ●	
Off-grid capable / SMA Hybrid Controller compatible	- / ●	
SMA Smart Connected (proactive monitoring and service)	●	
Certifications		
Certifications and approvals	UL 62109, UL 1998, CAN/CSA-C22.2 No.62109	
FCC compliance	FCC Part 15, Class A	
Grid interconnection standards	IEEE 1547, UL 1741 SA -CA Rule 21, HECO Rule 14H	
Advanced grid support capabilities	L/HFRT, L/HVRT, Volt-Var, Volt-Watt, Frequency-Watt, Ramp Rate Control, Fixed Power Factor	
Warranty		
Standard	5 years	
Optional extensions	10 / 15 / 20 years	
Type designation	SHP 125-US-20	SHP 150-US-20
Technical data as of May 2020 ● Standard features ○ Optional features – Not available		

Toll Free +1 888 4 SMA USA
www.SMA-America.com

SMA America, LLC

Resolution PC 23-033

CONTRACTOR
CA - B C10 #990001

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3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

ENGINEER
PUREPOWER ENGINEERING

LICENSED PROFESSIONAL ENGINEER — RICHARD ANDREW IVINS — E 20357 — EXP. 06/30/23 — ELECTRICAL — STATE OF CALIFORNIA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

REV	DATE	DESCRIPTION
0	11/22/2022	ISSUE FOR PERMIT

DATE	11/22/2022
PROJECT NUMBER	
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
EQUIPMENT SPECIFICATIONS

SHEET NUMBER
PV601

POINT OF CONNECTION LABELS

WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM
A3
• 4 X 2" - RED WITH WHITE LETTERS
• ONE STICKER AT POINT OF CONNECTION(S)
NEC 690.64 | PV LABEL 03-211

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN
A5
• 5-1/4" X 1-3/4" - RED WITH WHITE LETTERS
• ONE STICKER AT SERVICE EQUIPMENT
NEC 690.56(C)(1)(a) | PV LABEL 07-317

FOR SERVICE OR IN CASE OF EMERGENCY
CONTACT REC SOLAR
844 REC SOLAR - (844) 732-7652
A4
• 2-1/2 X 1" - RED WITH WHITE LETTERS
• PLACED AT EACH EQUIPMENT PAD AND SERVICE CONNECTION(S)
REC REQ'D | CUSTOM

POINT OF CONNECTION PLACARDS

RATED AC OUTPUT OPERATING CURRENT: 1,208A
NOMINAL AC OPERATING VOLTAGE: 12,470 V
DANGER
AUTHORIZED PERSONNEL ONLY
- WARNING -
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN OPEN POSITION
A2
POINT OF INTERCONNECTION POI
• 6X 3" - RED WITH WHITE LETTERS
• ONE STICKER AT POINT OF CONNECTION(S)
NEC 690.54 | CUSTOM

CAUTION:
PHOTOVOLTAIC POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCE WITH DISCONNECTS AS SHOWN
A1
• 6" X 10", RED W/ WHT LETTERS
• TO BE MOUNTED ON EACH SERVICE INTERCONNECTION AND AC DISCONNECTING MEANS
UTILITY REQ'D | PV LABEL 04-646

DAS (PV MONITORING) LABELS

PHOTOVOLTAIC SYSTEM COMMUNICATION EQUIPMENT - WARNING - ELECTRIC SHOCK HAZARD
E1
• 2-1/2 X 1" - RED WITH WHITE LETTERS
• ONE STICKER OR PLACARD PER DAS ENCLOSURE
REC REQ'D | CUSTOM

FOR SERVICE OR IN CASE OF EMERGENCY
CONTACT REC SOLAR
844 REC SOLAR - (844) 732-7652
E2
• 2-1/2 X 1" - RED WITH WHITE LETTERS
• ONE STICKER OR PLACARD PER DAS ENCLOSURE
REC REQ'D | CUSTOM

E1 E2

AC DISCONNECT LABELS

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION
B5
• 4 X 3" - WHITE W/ BLK LETTERS
• ONE STICKER AT AC DISCONNECT
NEC 690.13(B) | PV LABEL 05-215

AC DISCONNECT
B2
• 4 X 1" - RED WITH WHITE LETTERS
• ONE STICKER PER AC DISCONNECT
NEC 690.13(B) | PV LABEL 03-323

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM
B3
• 5 1/4 X 2" - RED WITH WHITE LETTERS
• ONE STICKER PER AC DISCONNECT
NEC 690.55(C)(3) | PV LABEL 02-316

PHOTOVOLTAIC SYSTEM DISCONNECT
B6
• 4 X 1" - RED WITH WHITE LETTERS
• ONE STICKER PER PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS
NEC 690.13(B) | PV LABEL 03-327

MAIN SOLAR SYSTEM AC DISCONNECT
B4
• 4 X 1" - RED WITH WHITE LETTERS
• ONE STICKER PER MAIN AC DISCONNECT
NEC 690.13(B) | PV LABEL 03-333

#
B7
• 1-1/2 X 4"
• RED W/ WHT LETTERS
• FOR NUMBERING ALL PHOTOVOLTAIC ENCLOSURES PER PLANS
REC REQUIRED

AC DISCONNECT PLACARDS

RATED AC OUTPUT OPERATING CURRENT: 1,208A
NOMINAL AC OPERATING VOLTAGE: 600V
DANGER
AUTHORIZED PERSONNEL ONLY
- WARNING -
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN OPEN POSITION
B1
PV SYSTEM DISCONNECT ACD
• 6X 3" - RED WITH WHITE LETTERS
• ONE PLACARD PER AC DISCONNECT
NEC 690.53 | CUSTOM

PV CONDUIT LABELS

G1 G2 G1 G1 G1
DC JUNCTION BOX
G2
• 4 X 0.75" - WHITE W/ BLK LETTERS
• ONE STICKER PER DC CONNECTION UNIT
NEC 690.31(B) | PV LABEL 03-332

WARNING: PHOTOVOLTAIC POWER SOURCE
5¾" X 1⅛"
G1
• APPLY LABEL TO ALL EXPOSED PV CONDUITS, PLACE EVERY 10FT MIN.
NEC 690.31(G)(3) | PV LABEL 02-314

ARC FLASH LABELS

WARNING
Arc Flash and Shock Risk Assessment
Appropriate PPE Required

X'-X" X.X	Arc Flash Boundary calc/cm^2 at 18.0 Inches - arc flash incident energy
#X	Refer to the current edition of NFPA 70E for appropriate PPE
XXXV	Shock hazard when cover is removed (voltage)
X'-X"	limited approach
X'-X"	restricted approach - class 00 voltage gloves

EQUIPMENT ID : ACC XX (PV)
321 MITCHELL LN, SANTA ROSA, CA 95403
Duke Energy Sustainable Solutions : (844) 732-7652

• 5 X 3" - ORANGE & WHITE W/ BLK LETTERS
NFPA 70E | PV LABEL 05-550

NOTE : EXACT VALUES TO BE PROVIDED BY ENGINEER FOLLOWING ORDER OF BREAKERS AND FUSES

PLACARD NOTES

• APPLY A BEAD OF SILICONE AROUND ALL EDGES OF PLACARDS TO PREVENT WATER FROM DETERIORATING ADHESION

PANELBOARD/AC COMBINER LABELS

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION
C2
• 4 X 2" - ORANGE &WHITE W/ BLK LETTERS
• ONE STICKER AT AC DISCONNECT
NEC 690.13(B) | PV LABEL 05-215

#
C4
• 1-1/2 X 4"
• RED W/ WHT LETTERS
• FOR NUMBERING ALL PHOTOVOLTAIC ENCLOSURES PER PLANS
REC REQUIRED

PHOTOVOLTAIC SYSTEM COMBINER PANEL DO NOT ADD LOADS
C3
• 4 X 2" - RED WITH WHITE LETTERS
• ONE STICKER PER PANELBOARD
REC REQUIRED | PV LABEL 03-355

SWITCHBOARD PLACARDS

NOMINAL AC OPERATING VOLTAGE: 600V
DANGER
AUTHORIZED PERSONNEL ONLY
- WARNING -
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN OPEN POSITION
C1
SOLAR AC SWITCHBOARD SWBD
• 6X 3" - RED WITH WHITE LETTERS
• ONE PLACARD PER PANELBOARD
REC REQ'D | CUSTOM

INVERTER LABELS

#
D4
• 1-1/2 X 1-1/2"
• RED W/ WHT LETTERS
• FOR NUMBERING ALL PV ENCLOSURES PER PLANS
REC REQUIRED

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION
D2
• 4 X 3" - WHITE W/ BLK LETTERS
• ONE STICKER PER INVERTER
NEC 690.13(B) / 690.15(D) | PV LABEL 05-215

PHOTOVOLTAIC SYSTEM DISCONNECT
D3
• 4 X 1 1/4" - RED WITH WHITE LETTERS
• ONE STICKER PER PV SYSTEM DC DISCONNECT MEANS
NEC 690.15(D)/690.13(B) | PV LABEL 03-145

DC COMBINER PLACARDS

PHOTOVOLTAIC ARRAY CHARACTERISTICS

SYSTEM OPEN CIRCUIT VOLTAGE:	957 V DC
SYSTEM OPERATING VOLTAGE:	758 V DC
MAXIMUM ALLOWABLE DC VOLTAGE:	1500 V DC
SYSTEM OPERATING CURRENT:	223 A DC
SYSTEM SHORT CIRCUIT CURRENT:	317 A DC

H1
DC COMBINERS 1-5 (13 STRINGS)
• 6 X 3" - RED WITH WHITE LETTERS
• ONE PLACARD PER INVERTER
NEC 690.53 | CUSTOM

PHOTOVOLTAIC ARRAY CHARACTERISTICS

SYSTEM OPEN CIRCUIT VOLTAGE:	957 V DC
SYSTEM OPERATING VOLTAGE:	758 V DC
MAXIMUM ALLOWABLE DC VOLTAGE:	1500 V DC
SYSTEM OPERATING CURRENT:	206 A DC
SYSTEM SHORT CIRCUIT CURRENT:	292 A DC

H1
DC COMBINERS 6-8 (12 STRINGS)
• 6 X 3" - RED WITH WHITE LETTERS
• ONE PLACARD PER INVERTER
NEC 690.53 | CUSTOM

INVERTER PLACARDS

PHOTOVOLTAIC ARRAY CHARACTERISTICS

SYSTEM SIZE:	125 KW
SYSTEM OPEN CIRCUIT VOLTAGE:	957 V DC
SYSTEM OPERATING VOLTAGE:	758 V DC
MAXIMUM ALLOWABLE DC VOLTAGE:	1500 V DC
SYSTEM OPERATING CURRENT:	223 A DC
SYSTEM SHORT CIRCUIT CURRENT:	317 A DC

D1
INVERTERS 1-5 (13 STRINGS)
• 6 X 3" - RED WITH WHITE LETTERS
• ONE PLACARD PER INVERTER
NEC 690.53 | CUSTOM

PHOTOVOLTAIC ARRAY CHARACTERISTICS

SYSTEM SIZE:	125 KW
SYSTEM OPEN CIRCUIT VOLTAGE:	957 V DC
SYSTEM OPERATING VOLTAGE:	758 V DC
MAXIMUM ALLOWABLE DC VOLTAGE:	1500 V DC
SYSTEM OPERATING CURRENT:	206 A DC
SYSTEM SHORT CIRCUIT CURRENT:	292 A DC

D1
INVERTERS 6-8 (12 STRINGS)
• 6 X 3" - RED WITH WHITE LETTERS
• ONE PLACARD PER INVERTER
NEC 690.53 | CUSTOM

NEW MAIN SWITCHBOARD
M
A1 A2 A3 A4 A5

SYSTEM POINT OF CONNECTION

B1 B2 B3 B4 B5 B6 B7

PV MAIN AC DISCONNECT

C4 C2 C3 C1 F3

AC SWITCHBOARD

D2 D3 D4 D1

PV INVERTERS
NOTE: FOR INVERTERS WITH A SHADE COVER, LABELS AND PLACARDS SHOULD BE PLACED VISIBLY ON THE SHADE COVER

H1

DC COMBINERS

PV MODULES

DUKE ENERGY
REC SOLAR

CONTRACTOR
CA - B C10 #990001

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3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

ENGINEER
PURE POWER ENGINEERING

LICENSED PROFESSIONAL ENGINEER
RICHARD ANDREW IVINS
E 20357
EXP. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

OWNER

FIRESTONE WALKER BREWERY
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

PROJECT LOCATION

FIRESTONE WALKER BREWERY TRACKER - PHASE 2
1400 RAMADA DRIVE
PASO ROBLES, CA 93446

APN: 009-633-018

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PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	TONY STRADER

IFP DESIGN

SHEET TITLE
LABELS & SIGNAGE

SHEET NUMBER
PV701

Attachment 3

DRAFT RESOLUTION PC 25-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES GRANTING A TWO-YEAR TIME EXTENSION FOR PLANNED DEVELOPMENT 22-21 AND CONDITIONAL USE PERMIT 22-21

NORTHERN END OF RAMADA DRIVE/EAST OF US HWY 101, APN: 009-631-018

APPLICANT – REC SOLAR

WHEREAS, REC Solar has applied for TEX 25-03, a request for approval of a two-year extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21 (P22-0128 / TEX 25-03); and

WHEREAS, the project consists of a ground mount solar system proposed on an approximately 4.84-acre site located east of Firestone's main building operations, near the water treatment ponds; and

WHEREAS, the General Plan land use designation is Business Park (BP) and the zoning is Planned Industrial (PM), which conditionally allows electrical generation facilities such as solar systems; and

WHEREAS, on June 13, 2023, the entitlements for Planned Development 22-21 and Conditional Use Permit 22-21 were approved by the Planning Commission via Resolution 23-033. The entitlements were due to expire on June 13, 2025; and

WHEREAS, the applicant, REC Solar, has requested a two-year extension of these entitlements, requesting the Planning Commission extend the entitlements to June 13, 2027. The time extension request is being made due to delays with PG&E that impacted the project moving forward; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (SCH No. 2023040553) was adopted on June 13, 2023, via Resolution 23-032. All mitigation measures set forth in the MND and MMRP shall remain in effect. For the current time extension, Staff recommends the Planning Commission find this action is not a project under the California Environmental Quality Act (CEQA) to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), §§ 15060, subd. (c)(2)-(3), 15378.; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 8, 2025 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension.

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

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

Section 2: Findings. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

Time Extension Findings

1. There have been no changes in circumstances that would preclude the review authority from making the findings upon which the original approval was based:

   There are no changes to the project being requested as part of the time extension. Therefore, the time extension would not change the findings made upon the original approval of the project. There have been no changes to the General Plan or Zoning Code that would affect the circumstances of the project approval.

2. There have been no changes to the provisions of the General Plan, Zoning Code, or other laws or policies applicable to the project since the original approval:

   There have been no changes in the General Plan since the approval of the project that would impact the prior approval of this project or the conditions that were imposed with it. The time extension has been analyzed using the updated Paso Robles Zoning Code, updated in October 2024 and remains consistent with all applicable development standards and zoning regulations in effect at the time this project was originally approved.

3. There have been no changes in the character of the site or its surroundings that affect how the standards of the General Plan or Zoning Code apply to the project:

   There has been no substantial change in the character of the site or surroundings that would affect the standards of the General Plan or Zoning Code to the project. The parcel has maintained the same use and zoning since the project was approved in 2023.

4. Appropriate evidence has been provided by the applicant to document that the extension is required due to a hardship that was not the result of personal action(s) undertaken by the applicant:

   The applicant, REC Solar, submitted a request for a time extension due to delays with other outside agencies such as PG&E that impacted the original project timeline.

Section 3: Environmental Determination. In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the "CEQA Guidelines,") the City prepared an Initial Study/Mitigated Negative Declaration ("MND") that analyzed the proposed

Project's environmental impacts. The MND was made available to the public for review from April 24, 2023 to May 23, 2023. On June 13, 2023, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the MND, MMRP, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. Planning Commission Resolution No. 23-032 was approved including adoption of the MND and MMRP. This Resolution incorporates by reference the environmental findings and analysis set forth in Planning Commission Resolution No. 23-032.

Section 4: Approval. Based on the entire record before the Planning Commission, all written and oral evidence presented, and the findings set forth in this Resolution, the Planning Commission does hereby grant a two-year extension to Planned Development 22-21 and Conditional Use Permit 22-21, subject to the following conditions:

1. All conditions adopted within Planning Commission Resolutions 23-032 and Resolution 23-033 shall remain in full force and effect (on file in the Community Development Department) and are hereby incorporated by this reference.
2. Planned Development 22-21 and Conditional Use Permit 22-21 shall expire on July 13, 2027, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 8th day of July 2025 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

_____
WARREN FRACE, PLANNING COMMISSION SECRETARY

Attachment 4

From: Tanya Wooldridge
To: Darcy Delgado; Planning; Marci Reynoso
Cc: Tanya Wooldridge
Subject: RE: Firestone - Solar Project Time Extension
Date: Thursday, June 05, 2025 3:43:35 PM

Hello,
I received Darcy's out of office directing me to include planning @ prcity.com in her absence. Also including Marci as she was my original point of contact to help guide our extension efforts.

In reference to Darcy's question regarding the reason for needing an extension to our C.U.P.

REC respectfully requests an extension to the PD 22-21 and CUP 22-21 due to delays with PG&E for completion of System Impact Studies, determination, and design of necessary utility upgrades by PG&E to accommodate the solar PV project. We have just received the Interconnection Agreement from PG&E and don't anticipate any additional barriers from utility with the project moving forward. REC has also been working diligently with Paso Robles' permitting department as well as Public Works department in pursuit of building and civil permits to ensure we can mobilize and begin construction on the project this year. Please do not hesitate should you need any additional information.

Thank you,

Tanya Wooldridge

VP, Development | REC Solar

she/her

725.264.6304

twooldridge@recsolar.com

recsolar.com

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION NOTICING

I, Marci Reynoso, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for July8, 2025 public hearing for P22-0128 / PD 22-21 / CUP 22-21 / TEX 25-03 on this 27th of June 2025.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Marci Reynoso
Marci Reynoso

Attachment 6

New Times
1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the *New Times*, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 26

in the year 2025.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 26 of June, 2025.

Patricia Horton

Patricia Horton, *New Times* Legals

Proof of Publication of

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Paso Robles Planning Commission will hold a **Public Hearing** to consider the following project:

Project Description:	Request for approval of a time extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21, to construct a 1.2-megawatt (MW) solar ground-mounted single axis tracker system on approximately 4.84-acres within a 13.75-acre field (P22-0128 / PD 22-21 / CUP 22-21 / TEX 25-03).
Applicant:	REC Solar
Location:	Northern end of Ramada Drive/east of US Hwy 101 / APN: 009-631-018
CEQA Determination:	The project is consistent with the approved environmental document.
Hearing Date:	The **Planning Commission** will hold a Public Hearing on **July 8, 2025 at 6:30 p.m.** in the Council Chamber/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at **www.prcity.com/youtube**, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to **planning@prcity.com** or US Mail (submit early) to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website (**www.prcity.com/meetings**) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

June 26, 2025

Admin & Personal/+NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

May 27, 2025, 6:30 p.m.
Council Chamber - Library/Conference Center
1000 Spring Street
Paso Robles, CA 93446

Commissioners Present: Chairperson Covarrubias, Commissioner Christensen, Commissioner Neel, Commissioner Koegler, Chair Pro Tem Marlow, Commissioner Roden

Commissioners Absent: Commissioner Connally

A. CALL TO ORDER

The meeting was called to order at 6:30pm.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Commissioner Connally is absent.

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darren Nash, Dante Pecchenino, Marci Reynoso, Jessica Ferguson and Andrew Fausto

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

F. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED

G. PUBLIC HEARINGS

1. Alexa Hotel Refile (P25-0040 / PD25-07)

AYES: Commissioner Christensen, Neel, Koegler, Marlow, and Commissioner Roden and Chairperson Covarrubias
ABSENT: Commissioner Connally
STAFF: Darren Nash, City Planner

PUBLIC COMMENT: Peter Patel, Hotel Representative
Francisco Ramirez, Resident

Moved by: Commissioner Christensen
Seconded by: Commissioner Neel

A motion was made by Commissioner Christensen and Seconded by Commissioner Neel, approving Resolution PC 25-14 for Development Plan 25-07 based on findings and subject to conditions of approval and previously adopted in the Negative Declaration.
Roll Call Vote Passed

2. <u>Amendment of Conditional Use Permit 87-006 (P24-0021 / CUP24-03 / CUP87-006)</u>

AYES: Commissioner Marlow, Roden, Koegler, Neel, and Commissioner Christensen, and Chairperson Covarrubias.
ABSENT: Commissioner Connally
STAFF: Darren Nash, City Planner | Dante Pecchenino, Development Review Engineer
PUBLIC COMMENT: Christian Mercado
Yoshi Ramos, Design Engineer
Francisco Ramirez
Musick Sanchez
Chantal Maldonado

Moved by: Chair Pro Tem Marlow
Seconded by: Commissioner Roden

Commissioner Marlow made a motion, seconded by Commissioner Roden, giving the applicant 180 days to work with Staff to prepare a final site plan with the following conditions:

- Relocate the perimeter fencing along Walnut Street to allow for a landscaping buffer on Walnut Street;
- Adjust the northern boundary of the fence to accommodate the required 13 parking spaces;
- Prohibit overnight parking in spaces located outside the fenced area;
- Prohibit parking directly in front of the trash enclosure;
- Complete the perimeter fencing along the rear property line;
- Limit the use of the storage yard exclusively to the operational needs of the associated building;
- Prohibit ongoing storage activities that are not permitted under current zoning regulations;
- Restrict the height of stored items so that they do not exceed the height of the installed fencing.

Roll Call Vote Passed

H. <u>DISCUSSION ITEMS</u>

I. CONSENT CALENDAR

AYES: Commissioner Roden, Marlow, Koegler, Neel, and Commissioner Christensen, and Chairperson Covarrubias.
ABSENT: Commissioner Connally

Moved by: Chair Pro Tem Marlow
Seconded by: Commissioner Roden

A motion was made by Commissioner Marlow and Seconded by Commissioner Roden to approve the minutes as presented.

Roll Call Vote Passed

1. **March 31, 2025 Development Review Committee Minutes**
2. **April 7, 2025 Development Review Committee Minutes**
3. **April 14, 2025 Development Review Committee Minutes**
4. **April 8, 2025 Planning Commission Minutes**
5. **April 22, 2025 Planning Commission Minutes**

J. OTHER REPORTS

1. **PASO ROBLES STREET STREETSCAPE AD HOC COMMITTEE REPORT**
2. **HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT**
3. **DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE**

   Commissioner Koegler, will be absent June 23, 2025.
4. **FOOD TRUCK CODE ENFORCEMENT UPDATE**
5. **NIBLICK ROAD AD HOC MEETING UPDATE**

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8:44pm

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Marci Reynoso, Administrative Assistant

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Housing Constraints And Opportunities Committee Minutes

November 14, 2024, 3:00 p.m.
Council Chamber - Library/Conference Center
1000 Spring Street
Paso Robles, CA 93446

Committee Members Present: Councilmember Bausch, Councilmember Gregory, Planning Commissioner Neel, Planning Commissioner Koegler, David Cooke, Greg Haas, Ken Trigueiro (arrived late), Vince Vanderlip and Larry Warner

Committee Members Absent: Carlos Olveda

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF PREVIOUS MEETING MINUTES

1. November 17, 2023 HCOC Meeting Minutes

D. GENERAL PUBLIC COMMENT

Public Comment: Jeff Carr

E. DISCUSSION ITEMS

1. Review of City Housing Goals

2. Review of draft multi-family residential opportunity Site Map

Public Comment: Damien Mavis

3. Discussion - 2025 City Hosted Rental Housing Summit

Discussion led by Paul Sloan, Economic Development Manager

4. Update – Development Impact Fees Update Process

5. Update – Zoning Code Update Process

6. Membership

This item was not on the original agenda and was added during the meeting.

Committee discussed current membership roles, potential appointments, mentorship opportunities, and clarify responsibilities. Staff may be directed to prepare a summary report for City Council.

F. ADJOURNMENT

Meeting adjourned at 4:37pm.

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THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

April 28, 2025 2025, 3:30 p.m.
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

Commissioners present: Pat Connally, Mark Koegler, Sharon Roden
Staff present: Piper Smith and Darcy Delgado
Applicants and others present: Roger Sharp, Nina Leschinsky, Paul Viborg, Vanessa Aispuro

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A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0013
Requested Action: DRC Final Action
Application: Existing pole sign face change for Bubba's Smokehouse & Spirits **Location:** 1125 24th Street
Applicant: Roger Sharp

Discussion: The proposed sign will utilize the same pole/structure and location as existing and only reface. Red arrow not to be animated or exceed 3000 k. The existing unpermitted accessory structure and "Paso Robles" sign must be addressed prior to sign building permit approval.
Action: Approved as proposed

2. Item 2

File #: P25-0007
Requested Action: DRC Final Action
Application: New wall-mounted sign for Vina Robles
Location: 1650 Ramada Drive
Applicant: Vina Robles (Nina Leschinsky)
Discussion: Staff discussed conformance with existing master sign program and compared existing signs of other occupied tenant space. No illumination is proposed.
Action: Approved as proposed.

3. **Item 3**

File #: B25-0151
Requested Action: DRC Final Action
Application: New metal storage building
Location: 1509 N River Rd
Applicant: Paul Viborg

Discussion: The proposed project involves the construction of a metal building intended to store outdoor machinery that is currently kept onsite and exposed to the elements. The new structure will utilize materials and a color palette consistent with existing onsite buildings to maintain visual cohesion.

The building includes some window articulation on the south elevation and features three openings on the north side. The DRC reviewed the design and expressed satisfaction with how the proposed building integrates with the existing site and structures.
Action: Approved as proposed**.**

1. **Item 4**

File #: P25-0039
Requested Action: DRC Final Action
Application: Fence height modification request for the front yard
Location: 422 17th Street
Applicant: Vanessa Aispuro

Discussion: Staff provided background on the existing fence height code violation, which the current owner inherited upon purchasing the property. The owner indicated a desire to retain a portion of the fence at a height of up to 6 feet. Staff clarified that the DRC only has the authority to approve fences up to 4 feet in height within the front yard setback.

It was noted that while some sections of the fence currently meet the 4-foot height requirement, other portions still exceed this limit. Staff informed the owner that, if the DRC grants approval, all fencing within the front yard must be brought into compliance with the 4-foot height restriction.

Additionally, the DRC expressed interest in having the fence painted to match other existing fencing on the property for consistency in appearance.
Action: Approved to allow a 4-foot tall solid wooden fence in the front yard setback.

D. ADJOURNMENT

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CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

May 12, 2025, 3:30 p.m.
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

Commissioners present: Mark Koegler, Joel Neel, and Sharon Roden
Staff present: Darcy Delgado, Katie Banister, and Piper Smith
Applicants and others present: Nick McClure, Richard Burde, Rhett Merril, Larry Mathias, Moises De La Cruz, Jerry Graden, Rick Graden

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A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0037, SGN25-13
Requested Action: DRC Final Action
Application: New painted sign for Sylvester's Burgers
Location: 1227 Park Street
Applicant: Brian Englund

Discussion: Staff presented the project, which is a wall-mounted sign that meets the dimensional requirements of the Uptown/Town Centre Specific Plan. The business has additional existing banners and door and window signs.
Action: The signage was approved with the following conditions:

- A drop shadow shall be added to the letters of the wall mounted sign to create the appearance of depth, and
- The temporary banners currently over the door and on the side of the building shall be removed, and
- The existing painted window sign shall be reduced in size, so it does not cover more than 30% of the window on which it is painted, and

- The neon “Paso Robles” sign in the window shall be lowered so it is no more than 6 feet in height.

2. Item 2

File #: P25-0033, SPR25-06 , MOD25-06
Requested Action: Recommendation to Planning Commission
Application: Development Plan Modification to allow retaining walls to exceed the height limit for the front yard.
Location: 308 Maplewood Court
Applicant: Catch Architecture

Discussion: The applicant is proposing the construction of a new single-family residence on a steeply sloped lot, necessitating the use of retaining walls for site stabilization and grading. A retaining wall is proposed in the front yard area, which at its tallest point will reach approximately 10 feet in height. This exceeds the maximum height of 4 feet for front yard retaining walls as established by the Paso Robles Municipal Code (PRMC). According to PRMC Section 21.81.050, applicants may request a Development Plan Modification to allow retaining walls that exceed the maximum height by 2 feet or more. Since the proposed wall height is significantly over this limit, the request requires review and approval by the Planning Commission. The applicant's civil and architectural design team has indicated that the height of the wall is necessary due to the steep grade of the lot. They evaluated alternative options, including a series of stepped retaining walls, but concluded that such alternatives did not produce a superior or more functional design solution for the site. Neighboring residents in attendance at the DRC meeting expressed concern regarding the visual impact of the proposed 10-foot wall, particularly its scale as viewed from the street. After hearing from the design team and homeowners, the neighbors were amenable to the wall’s appearance being softened through aesthetic treatments. In response, the applicant has committed to incorporating terraced landscaping and vining plant materials to help mitigate the wall's visual impact. The DRC requested that these landscaping measures be reflected in updated visual renderings to be presented as part of the Planning Commission hearing.
Action: The DRC recommended this item be forwarded to the Planning Commission

D. ADJOURNMENT

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

May 19, 2025, 3:30 p.m.
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

Commissioners present: Mark Koegler, Joel Neel, and Sharon Roden
Staff present: Katie Banister and Piper Smith
Applicants and others present: Barbara Cohen, Donna Williams, and Wendy Gambel

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A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

Items reordered to accommodate a medical procedure by the applicant.

1. Item 3

File #: B24-0353, P222-0086, CUP22-15
Requested Action: DRC Finding of Substantial Compliance
Application: Review of conditions of approval for a conditional use permit for an oversized detached accessory building
Location: 1764 Union Road
Applicant: Paul and Wendy Gambel (property owner)

Discussion: Staff presented the project, which is a completed accessory structure that does not strictly adhere to the conditions of approval listed in Resolution PC 24-005 related to planting screening trees and removing existing sea train containers. The applicant explained the building is already visually screened from Union Road by the neighbor's residence, garage, and trees; and requested additional time to remove the sea train containers due to personal circumstances and a desire to methodically remove belongings from the containers into the new accessory structure.
Action: The DRC found the project in substantial compliance with Conditional Use Permit 22-15 without planting screening trees and allowed the building permit to be finaled to allow the applicant to occupy the building with a bond to ensure the sea train containers are removed within a year's time.

2. Item 1

File #: P25-0035, SGN25-12
Requested Action: DRC Final Action
Application: New wall mounted signs and monument sign face for "Oil Changers"
Location: 1544 Spring Street
Applicant: Donna Williams (Architectural Design & Signs) & Joseph Simonin (property owner)

Discussion: DRC was presented four proposed signs. Staff discussed the Uptown/Town Centre Specific Plan Sign Standards and DRC found the two signs facing Spring Street did not comply with the number of signs permitted per store front (one allowed). The applicant was given the option to keep one of the two signs facing Spring Street. The applicant chose to keep the wall mounted "Oil Changer" Sign with the approved 6" height modification. In addition, the wall mounted sign facing 16th street was proposed to be internally illuminated and was approved with the change to halo lighting. The monument sign was approved as proposed, utilizing the existing architecturally integrated structure.
Action: The signage was approved with the following conditions:

- Sign A /16th Street facing sign shall become halo/back lit only.
- Sign B / Spring Street facing sign, "Oil Changers" may be internally illuminated. The applicant shall choose either their logo badge sign or "Drive Thru. Drive Happy." sign.

3. Item 2

File #: B25-0397
Requested Action: DRC Final Action
Application: Demolition of failing entry façade/framing triggering a change to front elevation facing Vine Street
Location: 1036 Vine Street
Applicant: Paul Vanderheyden (property owner)

Discussion: Staff presented the DRC with a proposed trellis demolition due to structural damage that would result in a change to the building frontage. The roof pitch will remain as existing. The applicant is required to consult with an arborist to protect the adjacent oak tree, provide staff with an encroachment permit and landscape plan to improve the building frontage, and provide an alternative sign to comply with the Uptown/Town Centre Specific Plan.
Action: The project was approved with only one wall sign without additional DRC review if the sign meets required standards, and with new landscaping encouraged. An arborist shall observe demolition within the critical root zone of the nearby oak tree.

D. ADJOURNMENT

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