



CITY OF EL PASO DE ROBLES
" The Pass of the Oaks"
Planning Commission Agenda

Tuesday, August 26, 2025, 6:30 PM
Council Chamber - Library/Conference Center
1000 Spring Street
Paso Robles, CA 93446

Commissioners Present:

Chairperson Covarrubias
Chair Pro Tem Marlow
Commissioner Christensen
Commissioner Koegler
Commissioner Neel
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. **Development Plan Amendment to establish a storage laydown yard at Sensorio and a solar array system (PD25-03, PD01-025, P25-0015)**

4

Address: 4380 Highway 46 East (APNs 025-436-047, -048, & -049)

Applicant: Quest Planning, Sensorio

CEQA Determination: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. Staff recommends the Planning Commission find the proposed Development Plan Amendment is consistent with the approved environmental document and does not require additional review under CEQA pursuant to CEQA Guide-lines section 15162 (no subsequent or supplemental MND is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing MND).

Recommended:

Staff recommends the Planning Commission adopt the draft resolution, approving Development Plan PD25-03, which would amend PD 01-025, to allow the laydown storage yard and solar array system, based on findings and subject to conditions of approval.

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

1. **June 2, 2025 Development Review Committee Minutes**
2. **June 9, 2025 Development Review Committee Minutes**
3. **June 16, 2025 Development Review Committee Minutes**
4. **July 14, 2025 Development Review Committee Minutes**
5. **July 28, 2025 Development Review Committee Minutes**
6. **July 8, 2025 Planning Commission Minutes**

39

42

45

46

48

50

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**

53

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

1. **City Hall Remodel Update**

M. ADJOURNMENT



Planning Commission Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Request for approval of a Development Plan Amendment to establish a storage laydown yard southwest of the main parking lot of the Sensorio project, and a solar array system west of the main entrance roundabout. Both the storage laydown yard and the solar array are located within the overall project limits of the originally approved Entrada de Paso Robles development. (P25-0015 / PD 25-03 / Amending PD 01-025)

CEQA: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. Staff recommends the Planning Commission find the proposed Development Plan Amendment is consistent with the approved environmental document and does not require additional review under CEQA pursuant to CEQA Guide-lines section 15162 (no subsequent or supplemental MND is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing MND).

Location: 4380 Highway 46 East (APNs 025-436-047, -048, & -049)

Date: August 26, 2025

Facts

1. The project site is located at 4380 Highway 46 East (See Vicinity Map, Attachment 1).
2. The project site is approximately 386 acres in size, of which 131.9 acres has an existing master development plan in place.
3. The existing entitlement (PD 01-025) consists of the Sensorio lights exhibit areas on the western portion of the site and a future hotel, resort, convention center for the east and northern portions of the site.
4. Entrada de Paso Robles (“applicant”) has applied for PD 25-03 to amend PD 01-025, to establish two ancillary support uses within the overall project site that were not initially shown on the master development plan. These include a storage laydown yard southwest of the main parking lot and a solar array system west of the main entrance roundabout.
5. The project is consistent with the General Plan land use designation and Zoning of Parks and Open Space (POS) and Agriculture (AG), the Paso Robles Airport Land Use Plan, Economic Strategy, and the Gateway Design Standards. The ancillary support uses fit into the overall project as back of house operations under the original entitlement.
6. The project was reviewed by the Development Review Committee on June 16, 2025. The Development Review Committee asked to see additional photo simulations, but otherwise agreed that the project was ready to be reviewed by the full Planning Commission.

7. An Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. As further addressed below and in the attached Resolution, staff is recommending the Planning Commission find that this proposed Development Plan Amendment does not require additional review under CEQA.

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. Approve the project with modifications by amending and adopting Draft Resolution PC 25-XXX.
3. Refer the project back to the Development Review Committee or Staff for additional analysis.
4. Deny the project by adopting findings of denial.

Analysis and Conclusions

The project site has an existing entitlement (PD 01-025) that consists of the Sensario lights exhibit areas on the western portion of the site and a future hotel, resort, convention center for the east and northern portions of the site.

The request is to amend the existing entitlement and change the master development plan to allow for the construction of a storage laydown yard and solar array within the overall project limits.



Storage Laydown Yard

The applicant is proposing to amend the development plan to incorporate an area on the site that can be used to store materials and equipment associated with the ongoing operations of the Sensorio/Entrada facility. The yard would be a permanent component of the facility.

The proposed Storage Laydown Yard area would be located southwest of the existing Sensorio Parking Lot, as shown in Figure 1 below. The project area was originally proposed for use as a nursery under the approved Planned Development (PD 01-025). With PD 25-03, the area would be used to store site equipment which is currently stored elsewhere on site in multiple non-distinct locations.

The storage laydown yard will be screened from public views along Highway 46 by the existing berms with an approximate height of 20 feet above the yard (equipment being stored is proposed to not exceed 18-feet in height). From the interior, the yard will be screened from Sensorio visitors by existing berms as well as a gate located between the yard and the entrance closest to Sensorio Parking Lot. A gate detail and photo simulations are shown in Figures 2, 3, and 4 on the following page.

The storage yard has an overall disturbed area of 2.68 acres, and is mostly existing since it was anticipated to be used as a plant nursery pad. Per the changes to the area, the base material for the storage yard is proposed to be reclaimed asphalt. Based on feedback from the Development Review Committee, a condition of approval has been added to Attachment 2, Exhibit A for the material to be reviewed by the Regional Water Quality Control Board prior to any permits being issued.



Figure 1. Vicinity map showing the location of the Storage Laydown Yard outlined in red.

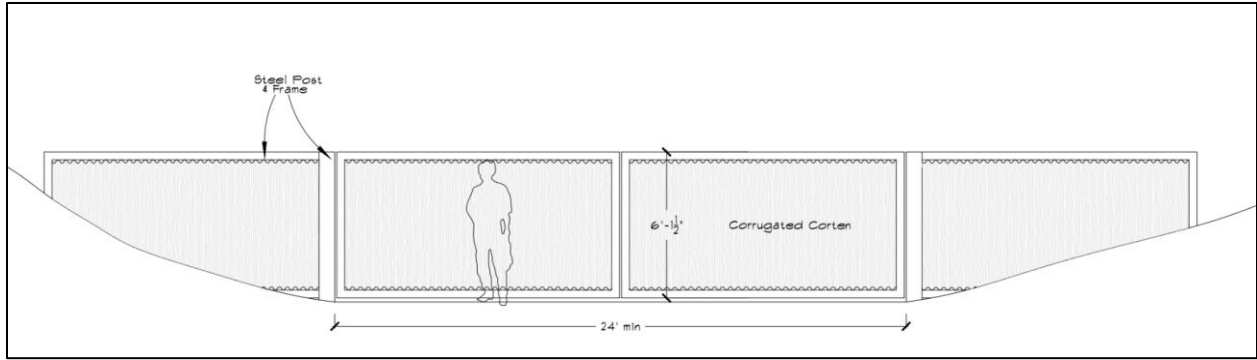


Figure 2. Gate detail for the Storage Laydown Yard.



Figure 3. Photo simulation of gate.

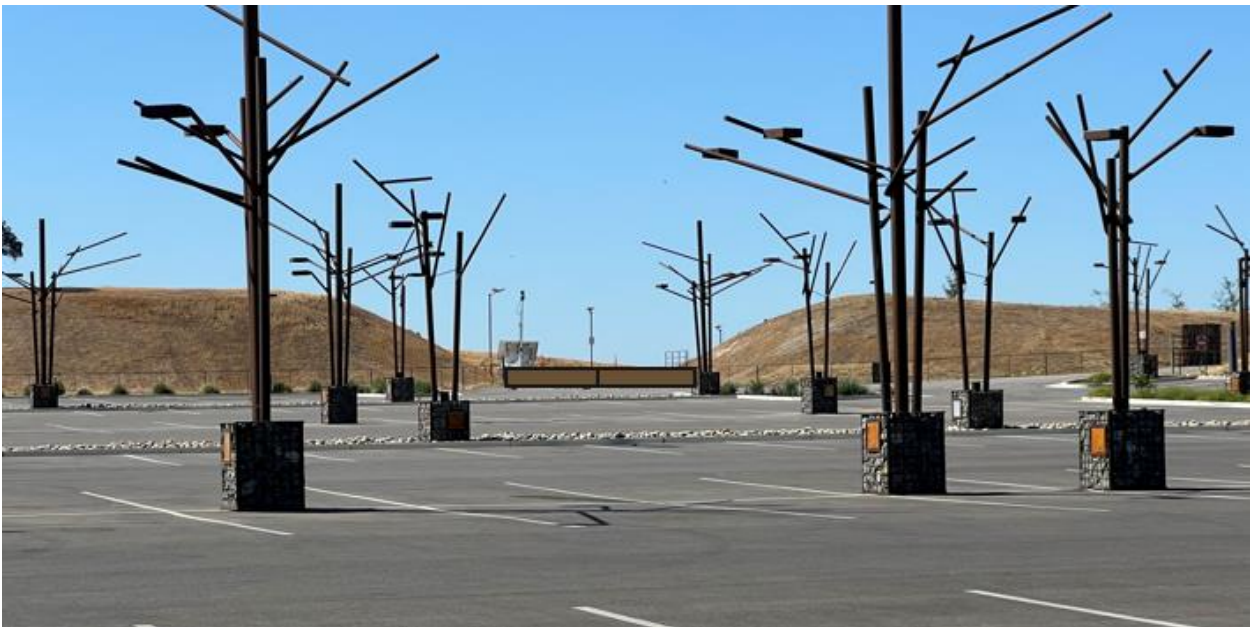


Figure 4. Photo simulation of gate detail in from parking lot.

Solar Array System

The proposed 22,600-square-foot Solar Array System will be located west of the existing Sensorio Roundabout along Sensorio Parkway, as shown in Figure 5 below. The project area was originally proposed for use as a vineyard under the PD 01-025. With the changes to the project, no grading is required for installation of the array, but a layer of white gravel will be placed below the array and extending approximately three feet beyond the array on each side bringing the total area of disturbance to just under 25,000 square feet. The array will be visible to visitors from Sensorio Parkway (see Figure 6) but is anticipated to be screened from the public views from Highway 46 due to various existing mature oak trees as well as recently planted mitigation oak trees (see Figure 7). No permanent sight lighting is needed for the array system. Solar-powered portable lighting units will be utilized on an as-needed basis as part of maintenance of the system.

The proposed activities for the solar array were reviewed by the project's Biologist Amy Golub-Tse who determined the proposed disturbance to be consistent with the original vineyard, concluding there is a similar level of vegetation removal and ground disturbance required. Based on the report's findings (Attachment 3), no additional environmental review is required and the project can rely on the existing recommended avoidance and minimization measures outlined in the IS/MND previously adopted via Resolution 14-015.



Figure 5. Vicinity map showing the location of the Solar Array System outlined in red.

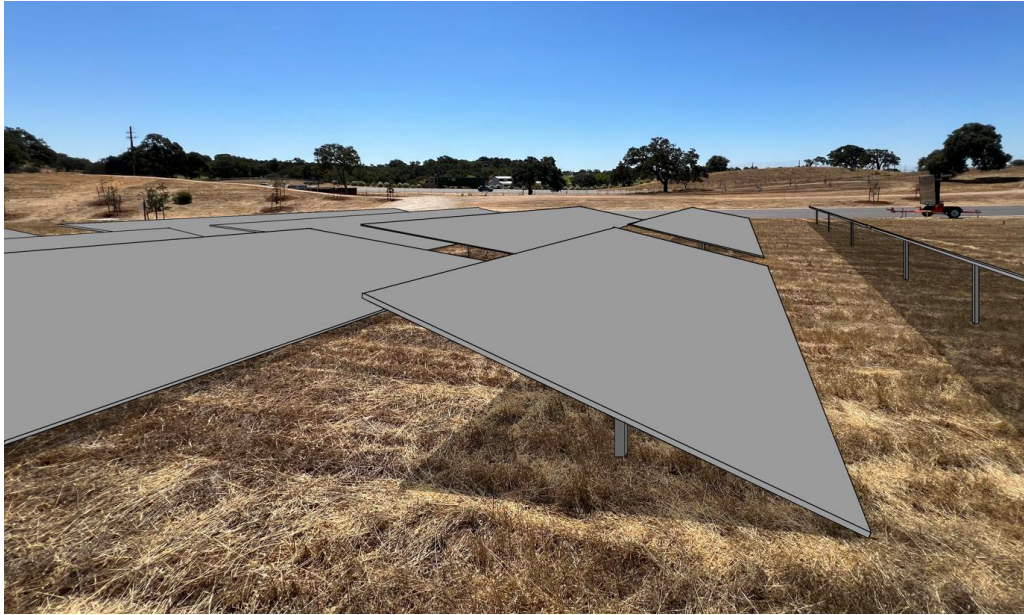


Figure 6. Close up photo simulation of solar arrays, looking south.



Figure 7. Photo simulation of solar arrays, looking north from Highway 46 westbound shoulder.

Development Review Committee

The project was reviewed by the DRC on June 16, 2025. During the meeting, the Committee requested the applicant provide photo simulations of the storage laydown yard gate and a closer view of the proposed solar array. These visual materials have been included in this staff report.

Staff also inquired whether additional landscaping was needed for the laydown yard gate for the purpose of screening. However, the DRC concluded that no further landscape treatment was necessary, noting the applicant's intent is to keep the gate from becoming a focal point, as the area is intended for storage of “back of house” equipment.

Lastly, at the Committee’s request, nighttime photos of the parking lot have been provided and are shown in Figures 8 and 9.



Figure 8. Photo of parking lot taken at night.



Figure 9. Photo of parking lot light fixtures at night.

CEQA

In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. Staff recommends the Planning Commission find the proposed

Development Plan Amendment is consistent with the approved environmental document and does not require additional review under CEQA pursuant to CEQA Guidelines section 15162 (no subsequent or supplemental MND is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing MND).

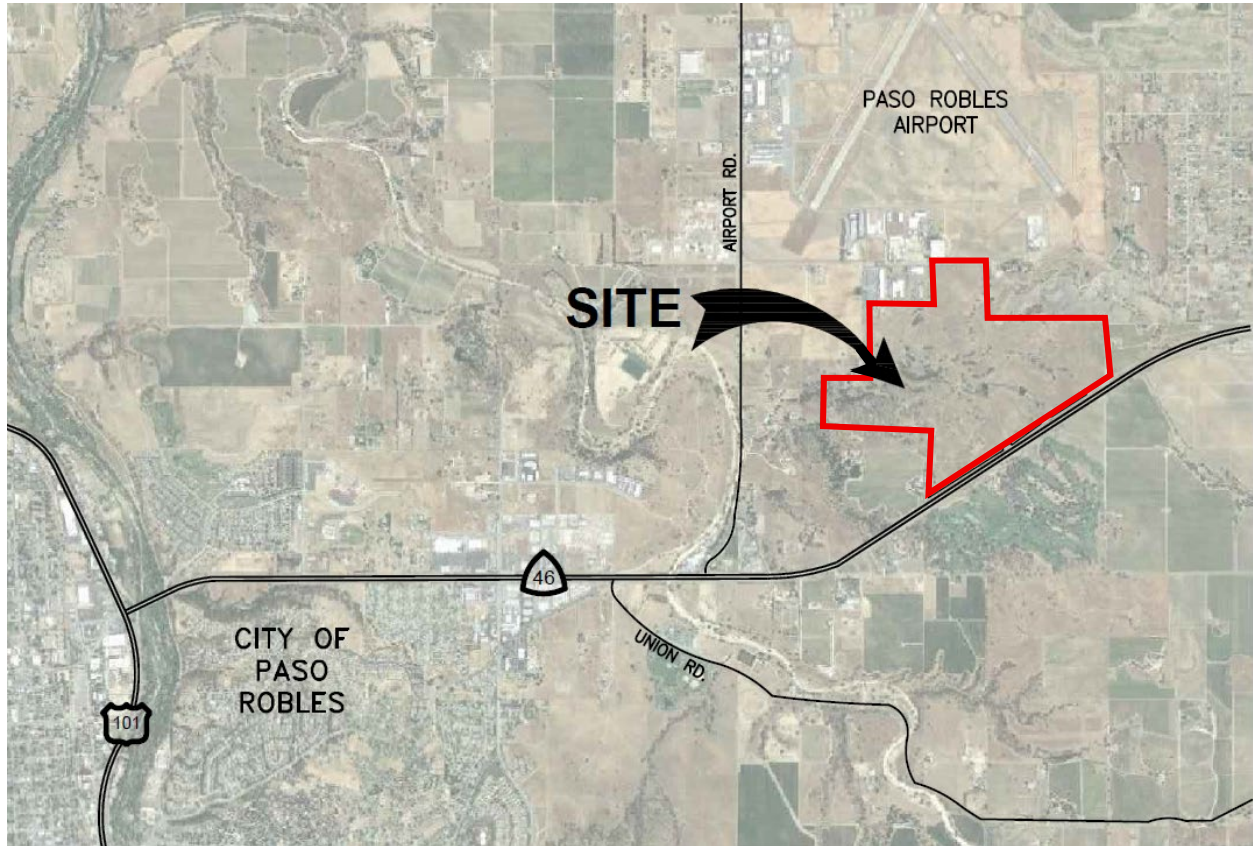
Recommendation (Option 1)

Staff recommends the Planning Commission adopt the draft resolution, approving Development Plan PD25-03, which would amend PD 01-025, to allow the laydown storage yard and solar array system, based on findings and subject to conditions of approval.

Attachments

1. Attachment 1. Vicinity Map
2. Attachment 2. Draft Resolution PC 25-XXX
 - a. Exhibit A. Site Specific Conditions of Approval
 - b. Exhibit B.1-B.4. Storage Laydown Yard Plans
 - c. Exhibit C. Storage Laydown Yard Gate Detail
 - d. Exhibit D.1-D.5. Solar Array Plans
3. Attachment 3. Biological Conformance Letter
4. Attachment 4. Legal Affidavit
5. Attachment 5. Mail Notice Affidavit

Attachment 1



Attachment 2

DRAFT RESOLUTION NO. PC 25-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT AMENDMENT PD 25-03, AMENDING PD 01-025, AND
FINDING THAT NO ADDITIONAL ENVIRONMENTAL ANALYSIS IS NECESSARY UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE
CEQA GUIDELINES SECTION 15162

4380 HIGHWAY 46 EAST / APNs 025-436-047, -048, & -049

APPLICANT – ENTRADA DE PASO ROBLES

WHEREAS, the project site is located at 4380 Highway 46 East; and

WHEREAS, the project site is approximately 386 acres in size, of which 131.9 acres has an existing master development plan in place; and

WHEREAS, the existing entitlement (PD 01-025) consists of the Sensario lights exhibit areas on the western portion of the site and a future hotel, resort, convention center for the east and northern portions of the site; and

WHEREAS, Entrada de Paso Robles (“applicant”) has applied for PD 25-03 to amend PD 01-025, to establish two ancillary support uses within the overall project site that were not initially shown on the master development plan. These include a storage laydown yard southwest of the main parking lot and a solar array system west of the main entrance roundabout (collectively, the “project”); and

WHEREAS, a storage laydown yard is a permanent storage yard on site where materials and equipment will be stored to support the on-going construction and maintenance of the Sensario/Entrada facility; and

WHEREAS, the project is consistent with the General Plan land use designation and Zoning of Parks and Open Space (POS) and Agriculture (AG), the Paso Robles Airport Land Use Plan, Economic Strategy, and the Gateway Design Standards. The ancillary support uses fit into the overall project as back of house operations under the original entitlement; and

WHEREAS, the project was reviewed by the Development Review Committee on June 16, 2025, which referred the project for Planning Commission consideration; and

WHEREAS, an Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015; and

WHEREAS, after evaluating the proposed amendment, it has been determined that the proposed Development Plan Amendment does not require additional review under CEQA pursuant to and CEQA Guidelines section 15162 (no subsequent or supplemental MND is required, as further detailed below; and

Attachment 2

WHEREAS, a public hearing was conducted by the Planning Commission on August 26, 2025 to consider facts as presented in the staff report prepared for this Development Plan amendment request, and to accept public testimony.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, 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, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings consistent with Section 21.16.010(C) of the El Paso de Robles Municipal Code:

Development Plan Findings:

1. The design and intensity (density) of the proposed project is consistent with the following:
 - a. The goals and policies established by the General Plan because the overall project would provide a variety of commercial and hospitality uses and other amenities which aids in tourism; and
 - b. The policies and development standards established by any applicable Specific Plan, Special Planned Development, or Master Development Plan because the project is not subject to a specific plan, special development plan or master development plan; and
 - c. 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 POS and AG zoning district permits the various uses for the Entrada development, and the site will be enhanced by a mixture of quality materials and landscaping with the addition of the two ancillary uses; and
 - d. All other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by Resolution by the Planning Commission, since the project complies with all applicable development standards, including setbacks, screening, and landscaping.
2. 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. In particular, the project is fully consistent with the zoning designation for the site. Further, the project complies with all requirements of the Zoning Code, and it would not be contrary to the public health, safety and welfare.
3. 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

Attachment 2

corridors and contributes to the orderly development of the City as a whole since it proposes to utilize existing berms and trees for screening of ancillary uses, and will provide attractive views as would be seen from surrounding properties and streets.

4. 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, since it is proposed to be setback from the highway and relies on the existing rural landscape to conceal the proposed improvements.
5. 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 it proposes to utilize existing berms and trees to screen the ancillary uses.

Section 3: Environmental Determination. An Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared and adopted as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. Because the proposed project's modifications remain within the scope of the original project's permanent disturbance footprint evaluated in the Initial Study/MND and the proposed activities are consistent with the project's original description, the Planning Commission finds that this project is within the scope of the MND, which adequately describes the activity for the purposes of CEQA such that no additional environmental assessment is required. More specifically, the Planning Commission finds that no subsequent MND is required under State CEQA Guidelines section 15162 because, on the basis of substantial evidence in the light of the whole record:

- There are no substantial changes proposed in the project requiring major revisions of the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects,
- There have been no substantial changes that have occurred with respect to the circumstances under which the project will be undertaken which will require major revisions of the MND due to the involvement of 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 has become available that would trigger the need for a subsequent MND under State CEQA Guidelines section 15162.

This Resolution further incorporates by reference the environmental findings and analysis set forth in Resolution No. 14-015.

Section 4: Approval. Development Plan amendment (PD 25-03 / amending PD 01-025) is approved subject to the following Exhibits attached hereto and incorporated herein by reference:

EXHIBIT	DESCRIPTION
A	Site Specific Conditions of Approval
B.1-B.4	Storage Laydown Yard Plans
C	Storage Laydown Yard Gate Detail

Attachment 2

D.1-D.5 Solar Array Plans

PASSED AND ADOPTED THIS 26th day of August 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A

Site Specific Conditions of Approval – PD25-03 (Amending PD 01-0125)

Planning Division Conditions:

1. The project shall comply with all conditions of approval of Resolution No. 14-016 not expressly superseded or modified herein.
2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B.1-B.4	Storage Laydown Yard Plans
C	Storage Laydown Yard Gate Detail
D.1-D.5	Solar Array Plans

3. Approval of this project is valid for a period of two (2) years from the final date of approval by Planning Commission. Unless construction permits have been issued and site work has begun, the approval of PD 25-03 shall expire on August 26, 2027. 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. The approval of this project allows for the establishment of a permanent storage laydown yard to store equipment and materials associated with the Sensorio/Entrada facility. The yard is located southwest of the main parking lot of the Sensorio project. A solar array system is also approved for the project and is located west of the main entrance roundabout. Both the storage laydown yard and the solar array are ancillary support uses located within the overall project limits of the originally approved Entrada de Paso Robles development.
5. Prior to issuance of a building permit, provide light cutsheets for the solar-powered portable lighting units to be used in the laydown yard.
6. All stored equipment in the laydown yard shall not exceed 18-feet in height and shall be fully screened from views from Highway 46 East.
7. Prior to issuance of a building permit, the base material for the storage laydown yard shall be reviewed for approval by the Regional Water Quality Control Board.
8. All temporary portable lighting units used for maintenance of the solar array system shall be subject to the lighting and illumination standards of the Zoning Code (Chapter 21.82).
9. Any condition imposed by the Planning Commission in granting 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.

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STANDARD GRADING NOTES

- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM NEGLIGENCE OF THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK AREA AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE AND REPAIR TO THEIR ORIGINAL CONDITIONS ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNED FOR REMOVAL, AND ARE DAMAGED OR REMOVED AS A RESULT OF THIS OPERATION.
- IN THE EVENT THAT PROJECT CONSTRUCTION CONTINUES DURING WET WINTER MONTHS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN OR WINTERIZE THE ROADS FOR EMERGENCY VEHICLES.
- THE CONTRACTOR IS RESPONSIBLE TO BE FULLY INFORMED OF AND TO COMPLY WITH ALL LAWS, ORDINANCES, CODES, REQUIREMENTS, AND STANDARDS WHICH IN ANY MANNER AFFECT THE COURSE OF CONSTRUCTION OF THIS PROJECT, THOSE ENGAGED OR EMPLOYED IN THE CONSTRUCTION, OR THE MATERIALS USED IN THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL BE RESET AT CONTRACTOR'S EXPENSE.
- UNLESS OTHERWISE NOTED, ALL TREES ARE TO BE PROTECTED IN PLACE. ALL TREES LOCATED NEAR OR AROUND CONSTRUCTION OPERATIONS SHALL HAVE ORANGE BARRIER INSTALLED ON T-POST ALONG THE DRIP LINE OF THE TREE DURING CONSTRUCTION.
- SHOULD ANY CULTURAL MATERIALS BE DISCOVERED DURING GRADING OR DEVELOPMENT, ALL WORK SHALL BE HALTED AND A QUALIFIED ARCHAEOLOGIST / HISTORIAN CONTACTED TO ASSESS THE FINDS AND IMPOSE MITIGATION MEASURES, IF NECESSARY, PRIOR TO RESUMPTION OF CONSTRUCTION.
- IF, DURING GRADING OR CONSTRUCTION, ANY PLUGGED AND ABANDONED OR UNRECORDED WELLS ARE UNCOVERED OR DAMAGED, THE DEPARTMENT OF CONSERVATION OF OIL, GAS AND GEOTHERMAL RESOURCES SHALL BE CONTACTED TO INSPECT AND APPROVE ANY REMEDIATION REQUIRED.
- AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOBSITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATIONS WHEN SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES AND OTHER FACILITIES, BOTH KNOWN AND UNKNOWN, PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT U.S.A. (811) FOR UTILITY LOCATION 48 HOURS PRIOR TO ANY EXCAVATION OR TRENCHING.
- THE CONTRACTOR SHALL MARK ALL UTILITY LOCATIONS AND SHALL POTHOLE ALL UTILITY CROSSINGS, PRIOR TO STAKING AND PRIOR TO ANY PIPELINE EXCAVATION TO ALLOW GRADE REVISIONS IF NECESSITATED BY ACTUAL LOCATIONS.
- THE CONTRACTOR SHALL MAINTAIN AN UP TO DATE AND ACCURATE RECORD OF ALL CHANGES TO THE PLANS. NO CHANGES SHALL BE MADE WITHOUT APPROVAL OF THE PROJECT ENGINEER.
- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE OBSERVED BY A LICENSED CIVIL ENGINEER TO DETERMINE IF THE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THE REQUEST FOR THE FINAL INSPECTION ONLY WHEN THE IMPROVEMENTS HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. THE CIVIL ENGINEER SHALL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.
- THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE PLAN, SOILS REPORT AND THE SITE TERRAIN, PREPARE HIS BID PRICE FOR THE PROJECT BASED ON HIS OWN ANALYSIS OF THE WORK REQUIRED.
- THE SOILS ENGINEER MUST APPROVE ALL SOIL COMPACTION INCLUDING THE STABILITY OF ALL SLOPES, BOTH THOSE THAT ARE CREATED BY AND THOSE REMAINING AFTER GRADING OPERATIONS.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF EL PASO DE ROBLES STANDARDS AND SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED AND MADE A PART HEREOF IN THE GEOTECHNICAL ENGINEERING REPORT BY EARTH SYSTEMS PACIFIC, DATED DECEMBER 26, 2018.
- COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE SOILS ENGINEER.
- FILL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING OF PAD AREA TO WITHIN ±0.1'. IF ELEVATION OF DESIGN ELEVATION PAD SHOULD BE FOUND TO BE MORE THAN ±0.1' OFF OF DESIGN ELEVATION AFTER COMPLETION AND ACCEPTANCE OF GRADING, THE CONTRACTOR SHALL RETURN AND CORRECT THE GRADING AT NO COST TO THE OWNER.
- ALL AREAS ON THE SITE ON WHICH STRUCTURES ARE TO BE PLACED MUST BE COMPACTED TO 90% MAXIMUM DRY DENSITY. ALL DIRECTIONS FOR MINIMUM DISTANCE OF 5' IN ALL DIRECTIONS FROM THE FOUNDATIONS OF THE STRUCTURE OR PER THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
- ALL FILL SHALL CONFORM TO THE REQUIREMENTS FOR 'ENGINEERED FILL' AS DESCRIBED IN THE PRELIMINARY SOILS REPORT.
- FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD.
- ENGINEERED FILL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT AND MUST BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY.
- THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN HIS PURVIEW.
- UPON COMPLETION OF GRADING AND BEFORE THE START OF CONSTRUCTION, A FINAL SOILS REPORT COVERING THE SITE PREPARATION AND GRADING SHALL BE SUBMITTED BY THE SOILS ENGINEER.
- ALL GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE AND STANDARDS PERTAINING THERETO.
- ALL CUT SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED IN THE SOILS REPORT.
- ALL FILL SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- ALL FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL AND THE AREA SCARIFIED TO A DEPTH OF 12".
- ALL SLOPES IN EXCESS OF 3' IN VERTICAL HEIGHT SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION.
- GRADING WORK WILL BE SUPERVISED AS ENGINEERED GRADING IN ACCORDANCE WITH APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.
- FILL AREAS SLOPING STEEPER THAN 5:1 SHALL BE KEYED AND BENCHED TO SUPPORT THE FILL.
- BERMS OF DRAINAGE DEVICES SHALL BE PLACED AT THE TOP OF ALL FILL SLOPES.
- DPSI, INC. SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY DPSI, INC.
- IF THE CONTRACTOR IS IN DOUBT AS TO THE MEANING OF ANY PART OF THE PLAN AND SPECIFICATIONS OR FINDS DISCREPANCIES IN OR OMISSIONS FROM THE DRAWING OR SPECIFICATIONS, HE SHALL SUBMIT A WRITTEN REQUEST FOR AN INTERPRETATION OR A CORRECTION THEREOF, PRIOR TO FILING HIS BID FOR THE PROJECT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT A DUST NUISANCE FROM ORIGINATING FROM THE SITE OF WORK AS A RESULT OF HIS OPERATIONS DURING THE EFFECTIVE PERIOD OF THIS CONTRACT. PREVENTATIVE MEASURES TO BE TAKEN BY THE CONTRACTOR SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - WATER SHALL BE APPLIED TO ALL UNPAVED AREAS AS REQUIRED TO PREVENT THE SURFACES FROM BECOMING DRY ENOUGH TO PERMIT DUST FORMATION.
 - PAVED SURFACES OVER WHICH VEHICULAR TRAFFIC IS PERMITTED TO TRAVEL SHALL BE KEPT FREE OF DIRT.

UNDERGROUND UTILITY STATEMENT

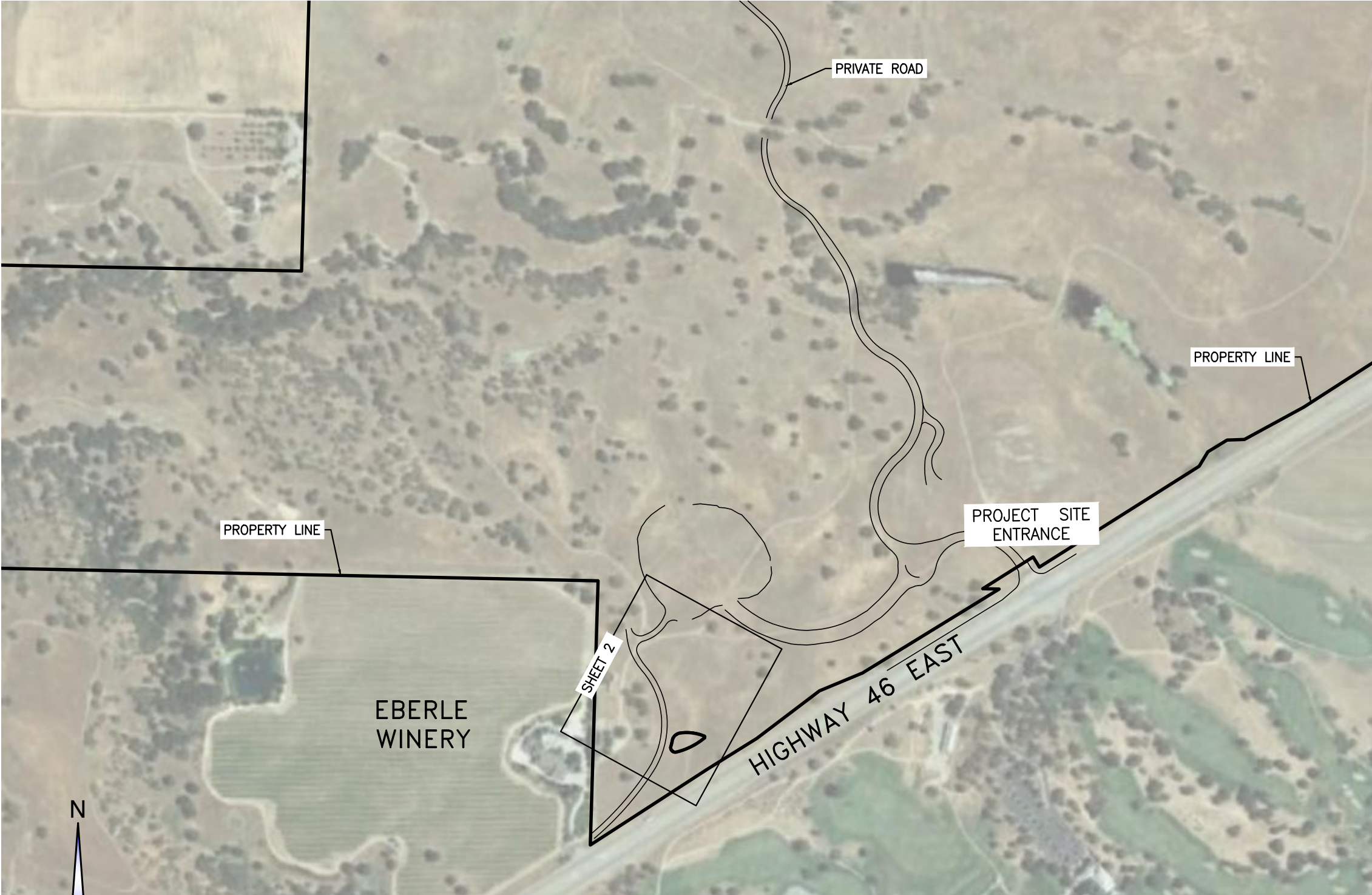
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.

ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.

UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION BY CALLING 811.

CITY PERMIT #E21-0021
GRADING AND DRAINAGE PLANS
FOR
ENTRADA DE PASO ROBLES
STORAGE LAYDOWN YARD
CITY OF EL PASO DE ROBLES
COUNTY OF SAN LUIS OBISPO, CALIFORNIA



SITE MAP
SCALE: NTS

SITE INFORMATION

SITE ADDRESS:
HIGHWAY 46 EAST
PASO ROBLES, CA 93446

LOCATION:
APN 025-436-11 & 023-436-40
WITHIN THE WEST HALF OF SECTION 24,
THE SE QUARTER OF SECTION 13, AND
THE NW QUARTER OF SECTION 19,
TOWNSHIP 26 SOUTH,
RANGE 12 AND 13 EAST, M.D.B.M.
CITY OF EL PASO DE ROBLES
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA

OWNER/DEVELOPER:
ENTRADA DE PASO ROBLES, LLC
P.O. BOX 13550
BAKERSFIELD, CA 93389
PH: 805-886-5331
CONTACT: KEN HUNTER

CIVIL ENGINEER:
DIVERSIFIED PROJECT SERVICES INTERNATIONAL
705 PIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
PH: (805) 250-2891
CONTACT: JESSE KALTENBERG

LAND SURVEYOR:
DIVERSIFIED PROJECT SERVICES INTERNATIONAL
705 PIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
PH: (805) 250-2891
CONTACT: JEFF ZAMBO

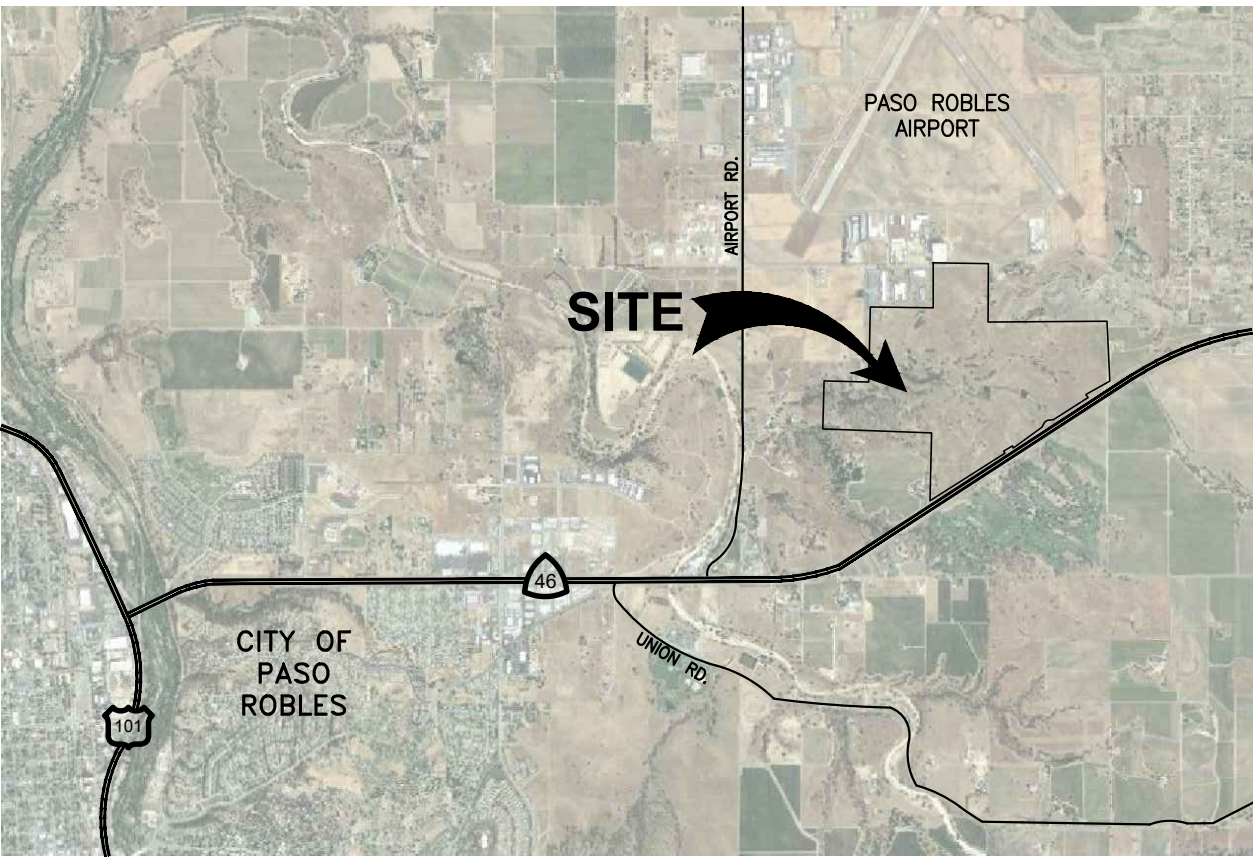
GEOTECHNICAL ENGINEER:
GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
PH: (805) 543-8539
CONTACT: KRAIG CROZIER

LANDSCAPE ARCHITECT:
CASEY PATTERSON
10659 REALITO AVENUE
ATASCADERO, CA 93422
PH: (805) 466-7629
CONTACT: CASEY PATTERSON

ELECTRICAL ENGINEER:
THOMAS ELECTRIC, INC.
3562 EMPLEO STREET
SAN LUIS OBISPO, CA 93401
PH: (805) 543-3850
CONTACT: PATRICK MORRISSEY

OSD/QSP:
CLAD CONSULTING, INC.
PO BOX 1069
GROVER BEACH, CA 93483
PH: (805) 540-0769
CONTACT: DAVID CHANLEY

WDID# 340C384006



VICINITY MAP
SCALE: NTS

LEGEND

- EXISTING CONTOURS - MAJOR
- EXISTING CONTOURS - MINOR
- DRIPLINE - TREE
- CONTOURS - MAJOR
- CONTOURS - MINOR
- GRADE BREAK
- LIMITS OF GRADING
- FLOW LINE
- STORM DRAIN (SIZE AS NOTED)
- SEWER LINE
- SEWER FORCE MAIN
- RECLAIMED WATER LINE
- FIRE WATER LINE
- WATER LINE
- EXISTING ELECTRICAL LINES
- EXISTING COMMUNICATION LINES
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL PULL BOX / VAULT

ABBREVIATIONS

AC	ASPHALT	GRD	GROUND
BLDG	BUILDING	GRD	GRD WIRE
BLKW	BLOCK WALL	HB	HOSE BIB
BW	BACK OF WALK	INV	INVERT ELEVATION
CATV	CABLE TELEVISION BOX	JP	JOINT POLE
CB	CATCH BASIN	NG	NATURAL GRADE
CF	CURB FACE	OH	OVERHANG (EAVES)
CLF	CHAIN LINK FENCE	PL	PIPELINE
CMP	CORRUGATED METAL PIPE	PB	PULL BOX
CO	CLEAN OUT (SEWER)	PP	POWER POLE
CONC	CONCRETE	PVC	PLASTIC PIPE
DL	DAYLIGHT	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RR	RAILROAD
DIA	DIAMETER	R/W	RIGHT OF WAY
DWY	DRIVEWAY	SS	SANITARY SEWER
ELEC	ELECTRIC	SL	STREET LIGHT
EDR	EDGE DIRT ROAD	SW	SIDEWALK
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
ETW	EDGE TRAVELED WAY	SSMH	SANITARY SEWER MANHOLE
EUC	EUCALYPTUS	TC	TOP OF CURB
FNC	FENCE	TELE	TELEPHONE
FF	FINISH FLOOR	TOE	TOE OF SLOPE
FG	FINISH GRADE	TOG	TOP OF GRATE
FH	FIRE HYDRANT	TOP	TOP OF SLOPE
FL	FLOW LINE	TOW	TOP OF WALL
FS	FINISH SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VT	VAULT
GM	GAS METER	WM	WATER METER
		WV	WATER VAULT

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

EARTHWORK QUANTITIES

- +2,108 CUT CUBIC YARDS
- +0 FILL CUBIC YARDS
- +2,108 EXPORT CUBIC YARDS
- +116,945 SQ. FT. (DISTURBED AREA 2.68 AC)

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A STANDARD ALUMINUM DISK STAMPED "GPS BENCHMARK NO. 8" IN THE TOP OF THE NORTHERLY CONCRETE CURB AT THE NORTHEAST CORNER OF AIRPORT ROAD AND ROLLIE GATES DRIVE AT THE PASO ROBLES AIRPORT 10.4' EAST OF THE CENTERLINE OF AIRPORT ROAD, 27 FEET SOUTHWEST OF A CONCRETE "PASO ROBLES AIRPORT" SIGN

SCOPE OF WORK

SCOPE OF WORK INCLUDES GRADING AND DRAINAGE FOR A STORAGE LAYDOWN YARD

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH CURRENT STANDARDS.

ANY ERRORS, OMISSIONS, OR OTHER VIOLATIONS OF THOSE ORDINANCES, STANDARDS OR DESIGN CRITERIA ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON CORRECTED PLANS.

Jesse G. Kaltenberg

R.C.E. 80031



THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DPSI OF ANY FUTURE USE. ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

APPROVED:

REGISTERED PROFESSIONAL ENGINEER
JESSE G. KALTENBERG
NO 80031
CIVIL
STATE OF CALIFORNIA

DATE: 02/04/25

AGENCY REPRESENTATIVE: JESSE G. KALTENBERG

TITLE SHEET

STORAGE LAYDOWN YARD
GRADING & DRAINAGE PLANS
ENTRADA DE PASO ROBLES, PASO ROBLES,
CALIFORNIA, COUNTY OF SAN LUIS OBISPO

SHEET 1 OF 4 SHEETS

PROJECT : 181066

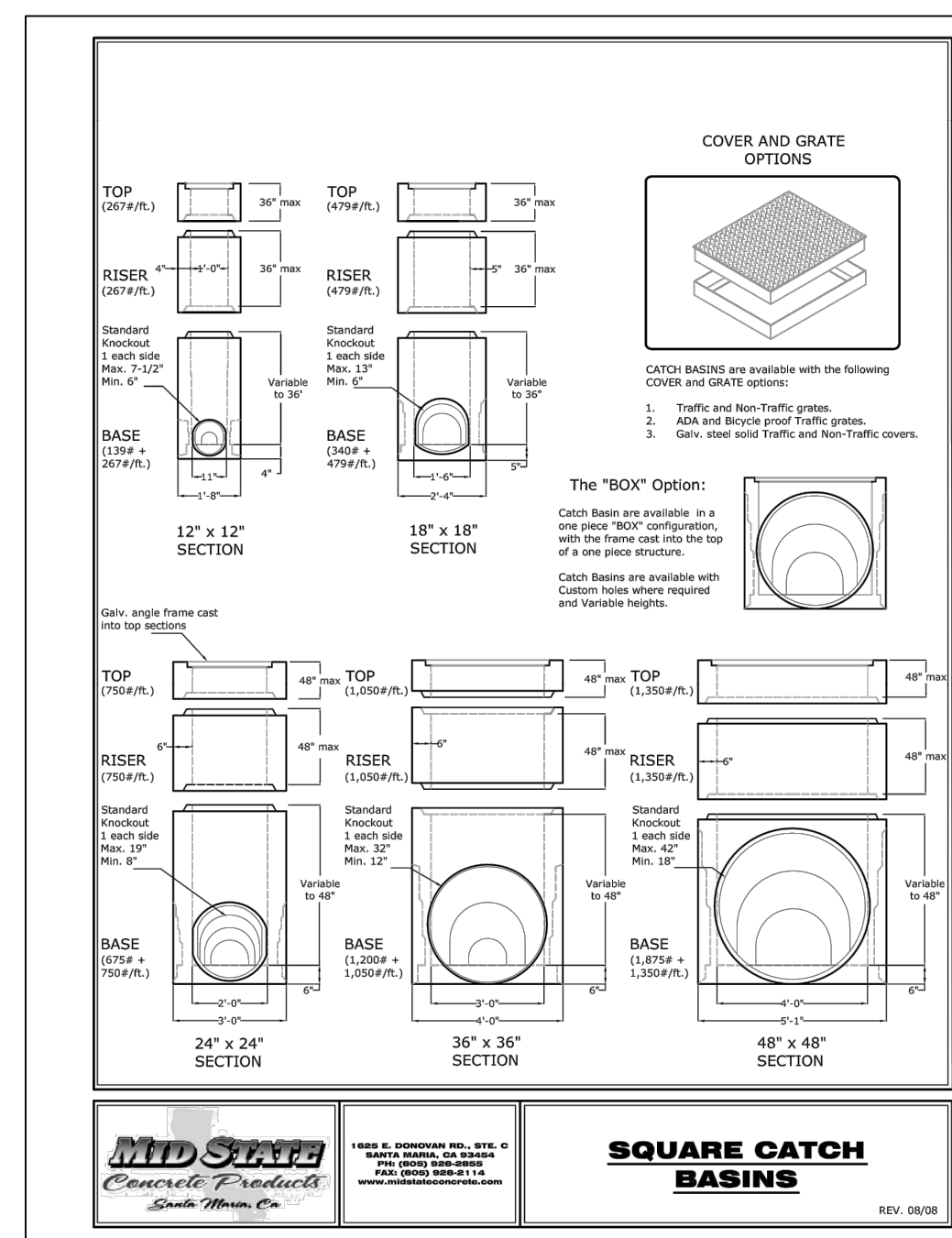
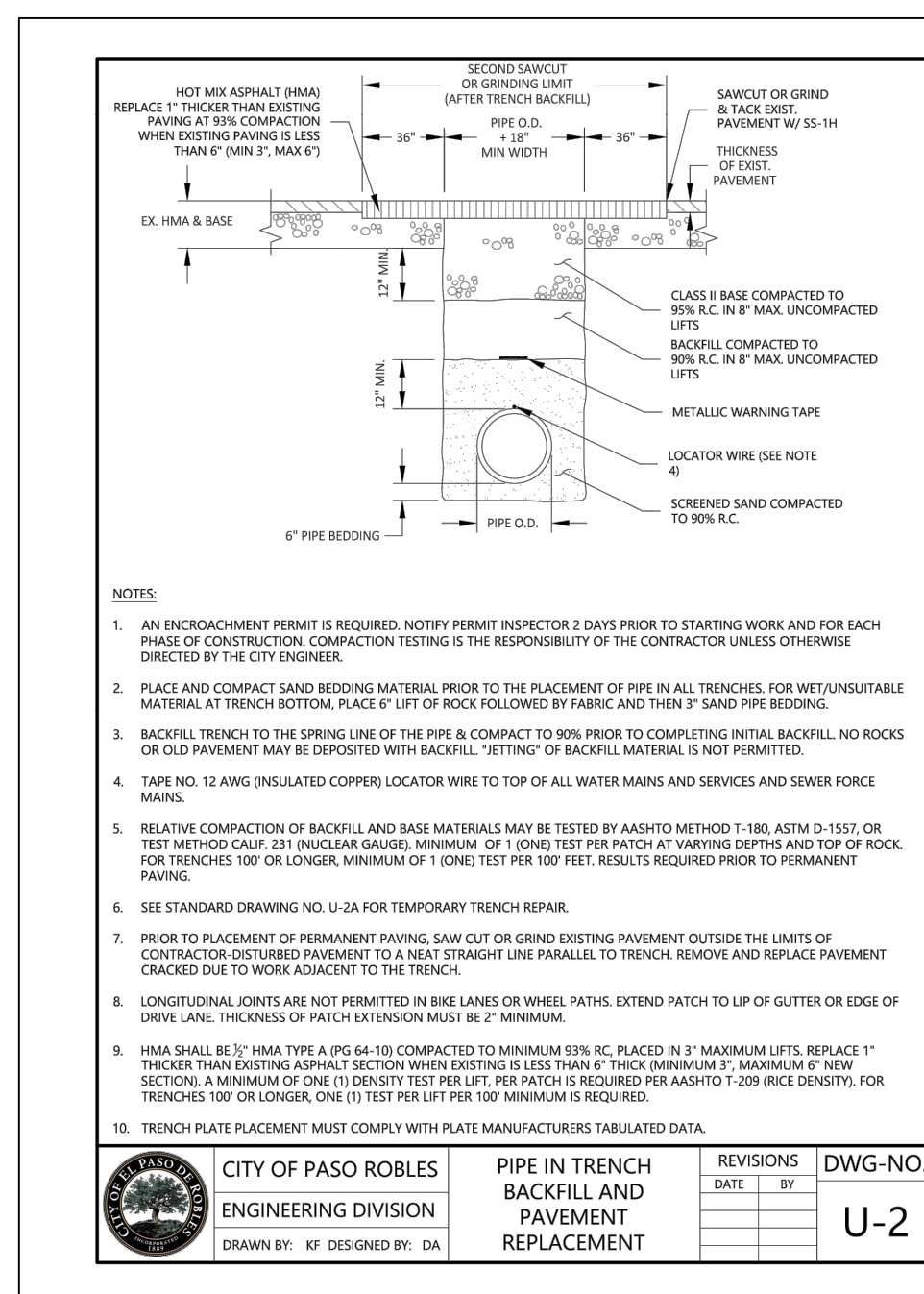
PLOTTED: 2025-06-26



- ① INSTALL 18" CPP STORM DRAIN PIPE WITH FLARED END SECTION. BACKFILL PER CITY OF PASO ROBLES STANDARD DETAIL U-2, THIS SHEET.
- ② CONSTRUCT RIPRAP PROTECTION. SEE DETAIL 2 ON SHEET 4.
- ③ INSTALL 18" X 18" DRAIN INLET WITH STANDARD GRATE PER MIDSTATE CONCRETE DETAIL, THIS SHEET.
- ④ INSTALL GATE PER OWNER'S SPECIFICATIONS.

LEGEND:

- AREAS OF PREVIOUSLY COMPLETED EARTHWORK
TO BE PERMITTED WITH THIS SET.
- RECLAIMED ASPHALT BASE AREA



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THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

EROSION CONTROL

1. ALL EROSION CONTROL WORK SHALL CONFORM TO CITY OF PASO DE ROBLES EROSION CONTROL ORDINANCE AND THE STORMWATER POLLUTION PREVENTION PLAN AS PREPARED BY CLAD CONSULTING, WDI0 NO. 340G384006.
2. ALL DISTURBED SURFACES RESULTING FROM GRADING OPERATIONS SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANTING, SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTION. THE BUILDING OFFICIAL MAY REQUIRE WATERING OF PLANTED AREAS TO ASSURE GROWTH. WHERE IT IS DETERMINED BY THE BUILDING OFFICIAL THAT CUT SLOPES ARE NOT SUBJECT TO EROSION DUE TO THE EROSION-RESISTANT CHARACTER OF THE MATERIALS, SUCH PROTECTION MAY BE OMITTED. CHECK DAMS, CRIBBING, RIPRAP OR OTHER DEVICES OR METHODS SHALL BE EMPLOYED TO CONTROL EROSION. DUST FROM GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
3. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN ENSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMPs) LOCATED HEREIN. SEDIMENT IS A POTENTIAL POLLUTANT AND THE BMPs WERE SELECTED AND PLACED FOR OPTIMAL EROSION AND SEDIMENTATION CONTROL.
4. THE NEED FOR EROSION CONTROL DEVICES WILL VARY ACCORDING TO THE SEASON DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE BMPs WHEREVER NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
5. TEMPORARY EROSION CONTROL DEVICES ARE TO BE MAINTAINED BY THE CONTRACTOR AND KEPT IN OPERATION UNTIL SUBSEQUENT PROJECT WORK ELIMINATES THEIR NEED. IT MAY BE NECESSARY TO MOVE, ADJUST, REPLACE, OR CHANGE THE SHAPE OF THE EROSION CONTROL DEVICES DURING THE COURSE OF THE PROJECT. EROSION CONTROL MEASURES SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER OR COUNTY INSPECTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS PLAN AND FOR MAINTENANCE OF BMPs. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED BY THE CONTRACTOR TO THEIR PERSONNEL.
7. THE EROSION CONTROL DEVICES ON THIS PLAN ARE A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. EROSION CONTROL DEVICES MAY BE PLACED AT THE DISCRETION OF THE ENGINEER OR THE CITY INSPECTOR.
8. CHANGES IN CONSTRUCTION OR IN A CONDITION WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE QSD SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP AND THIS EROSION AND SEDIMENTATION CONTROL PLAN AS REQUIRED, ADDRESSING THE CHANGING SITE CONDITIONS.
9. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
10. ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 40% AS FORECAST BY THE NATIONAL WEATHER SERVICE (<http://www.noaa.gov/>).
11. THIS PLAN MUST BE KEPT ON-SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE LOCAL AGENCY.
12. CONTRACTOR WILL INSPECT BMPs BEFORE, AFTER AND EVERY 24 HOURS DURING EXTENDED STORM EVENTS. THE CONTRACTOR WILL RECORD CONDITIONS OF THE BMPs AND ANY ACTIVITIES REQUIRED FOR MAINTAINING, REPAIRING BMPs. MONITORING INCLUDES MAINTAINING A FILE DOCUMENTING ON-SITE INSPECTIONS, PROBLEMS ENCOUNTERED, CORRECTIVE ACTIONS, AND NOTES AND A REDLINE MAP OF REMEDIAL IMPLEMENTATION MEASURES. COPIES OF THESE REPORTS WILL BE KEPT ON-SITE AND WILL BE AVAILABLE FOR REVIEW.
13. THIS PLAN OFFERS METHODS FOR CONTROL OF SOIL EROSION AND SEDIMENT DURING GRADING AND CONSTRUCTION OPERATIONS. NO WARRANTY IS STATED OR IMPLIED THAT, DURING AN UNUSUAL STORM EVENT, IMPLEMENTATION OF THESE METHODS WILL PREVENT DAMAGE AS A RESULT OF SOIL EROSION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALLATION OF BMPs, ANY AND ALL DAMAGE TO OWNER'S PROPERTY, ADJACENT PROPERTY, AND CONTRACTOR'S ON GOING WORK.
14. LOCATION OF DEBRIS RECEPTACLES, VEHICLES STAGING AREA AND MATERIALS STORAGE AREA TO BE DETERMINED BY CONTRACTOR.
15. PETROLEUM PRODUCTS, CHEMICALS, AND OTHER POTENTIAL POLLUTANT MATERIAL KEPT ON-SITE IN MINOR QUANTITIES WILL BE STORED IN WATERPROOF CONTAINERS AND CONTINUALLY MONITORED TO PREVENT LEAKS OR ACCIDENTAL RELEASES.
16. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.
17. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST OR VISIBLE SITE DISTURBANCE.
18. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
19. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
20. PERMANENT DUST CONTROL MEASURES DESCRIBED HEREIN SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
21. ON-SITE VEHICLE SPEED SHALL BE LIMITED TO 15 MPH FOR ANY UNPAVED SURFACE.
22. ALL UNPAVED AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED AT LEAST TWICE PER DAY, USING NON-POTABLE WATER.
23. STREETS ADJACENT TO THE PROJECT SITE SHALL BE SWEEPED DAILY TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST FROM LEAVING THE SITE.
24. DUST CONTROL SHALL COMPLY WITH CITY OF PASO DE ROBLES STANDARDS.
25. WHEN WINTER GRADING OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO MITIGATE ACCELERATED EROSION:

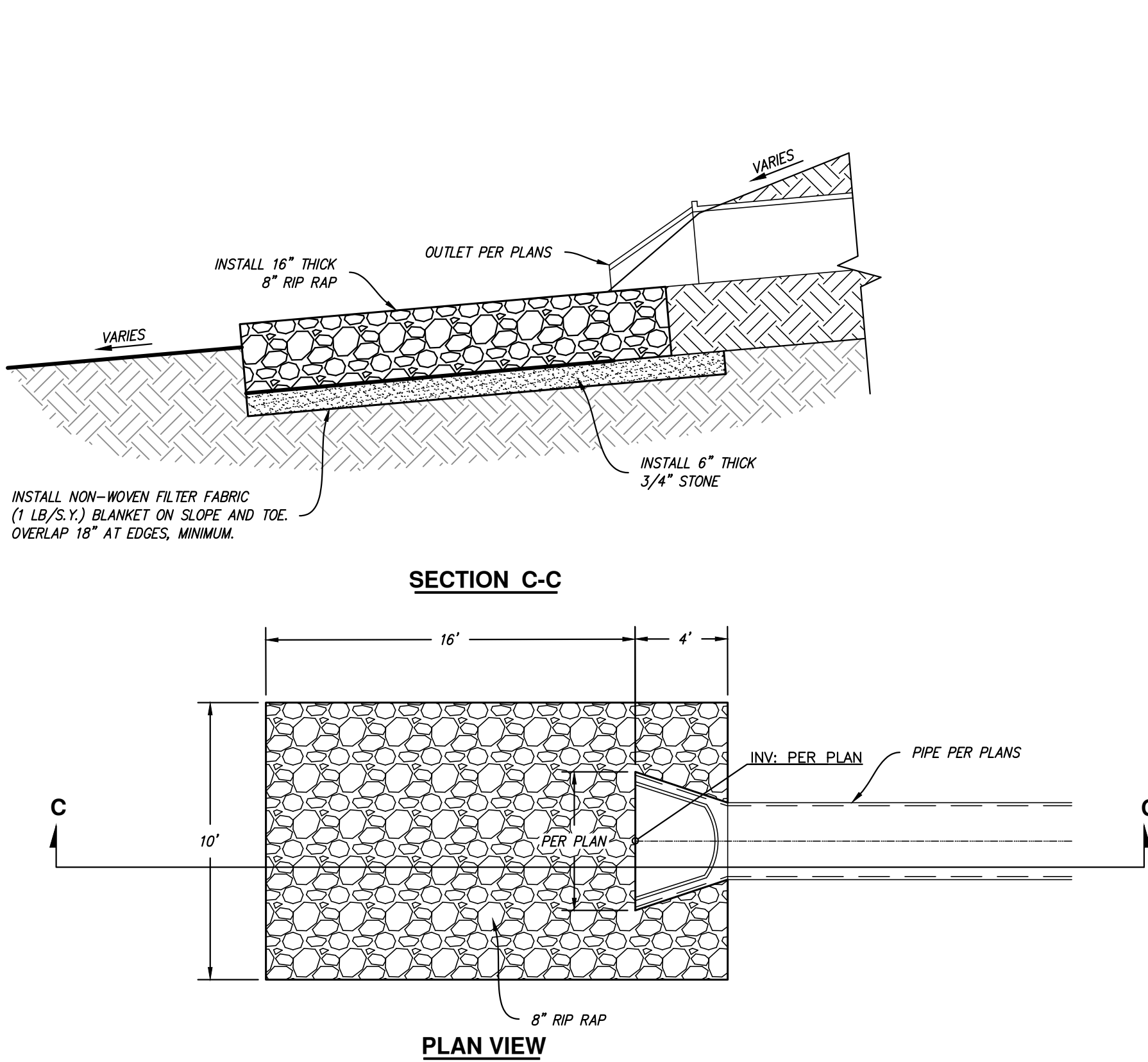
VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

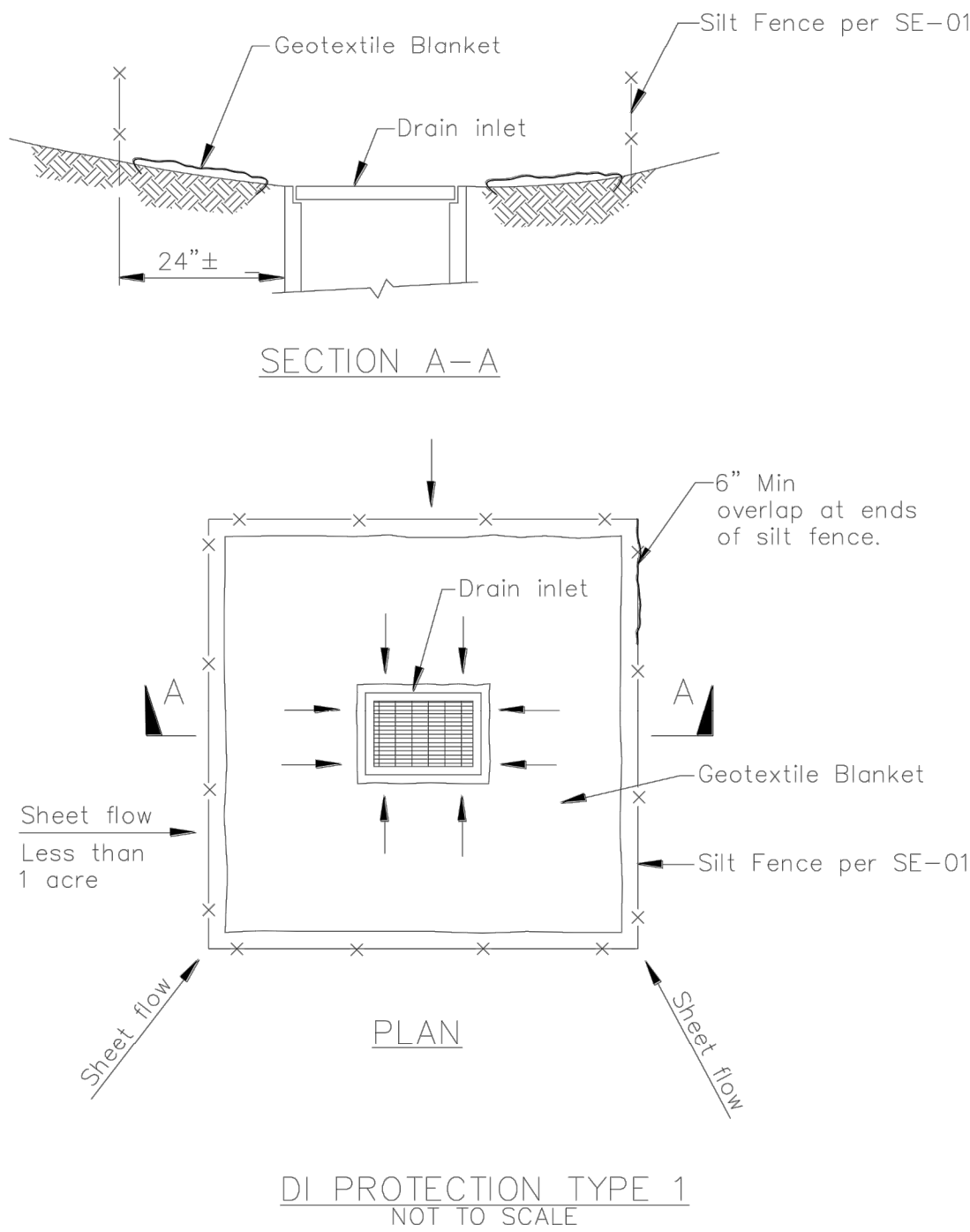
THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.



OUTLET ROCK SLOPE PROTECTION

N.T.S.

Storm Drain Inlet Protection SE-10

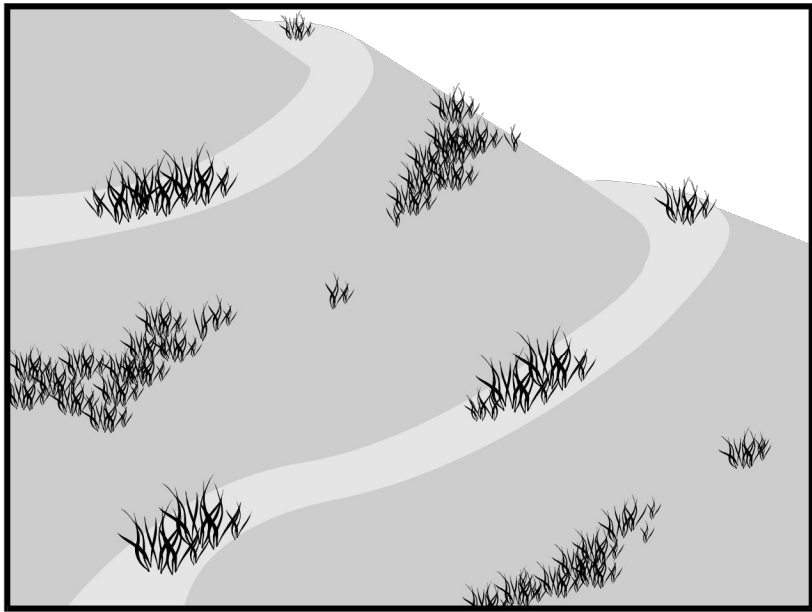


NOTES:

1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

Hydroseeding

EC-4



Description and Purpose

Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic mulcher, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

Suitable Applications

Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g. EC-7, Erosion Control Blanket) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

Typical applications for hydroseeding include:

- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
- Cleared and graded areas exposed to seasonal rains or temporary irrigation.
- Areas not subject to heavy wear by construction equipment or high traffic.

Categories	
EC	Erosion Control <input checked="" type="checkbox"/>
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control <input checked="" type="checkbox"/>
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
<input checked="" type="checkbox"/>	Primary Category
<input checked="" type="checkbox"/>	Secondary Category

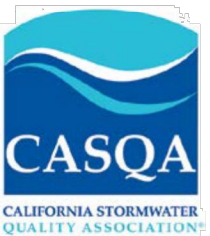
Targeted Constituents

<input checked="" type="checkbox"/>	Sediment
<input type="checkbox"/>	Nutrients
<input type="checkbox"/>	Trash
<input type="checkbox"/>	Metals
<input type="checkbox"/>	Bacteria
<input type="checkbox"/>	Oil and Grease
<input type="checkbox"/>	Organics

Potential Alternatives

- EC-3 Hydraulic Mulch
- EC-5 Soil Binders
- EC-6 Straw Mulch
- EC-7 Geotextiles and Mats
- EC-8 Wood Mulching
- EC-14 Compost Blanket
- EC-16 Non-Vegetative Stabilization

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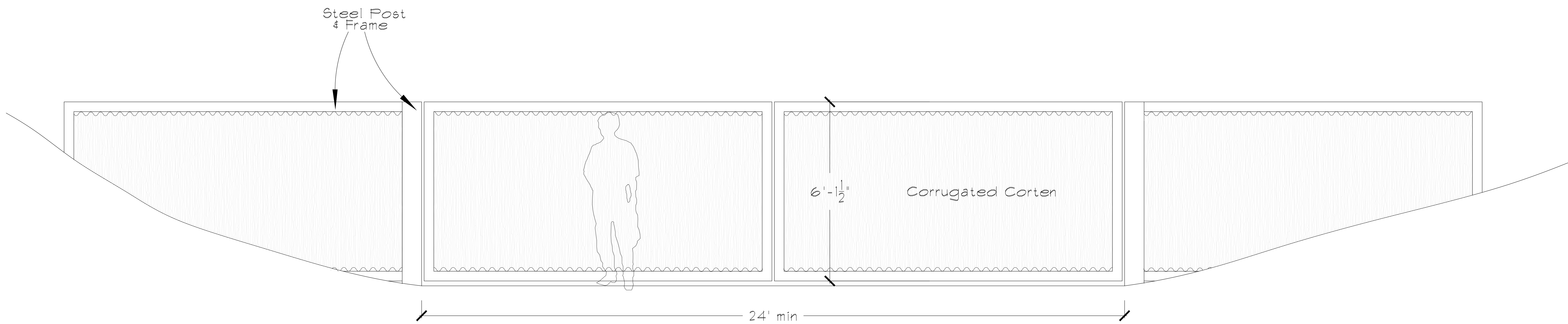
Exhibit B.4

APPROVED:



DATE	REV	REVISIONS	APP
02/04/25	A	ISSUED FOR REVIEW	
04/28/25	B	ISSUED FOR REVIEW	

DETAIL SHEET
STORAGE LAYDOWN YARD
GRADING & DRAINAGE PLANS
ENTRADA DE PASO ROBLES, PASO ROBLES,
CALIFORNIA, COUNTY OF SAN LUIS OBISPO



SHEET:

PV-1

TITLE SHEET

PHOTOVOLTAIC SYSTEM INFORMATION:

SENSORIO PASO ROBLES

KEN HUNTER

PARCEL # 025-436-047

4380 CA-46

PASO ROBLES CA

124.2KW PHOTOVOLTAIC SYSTEM

GROUND MOUNTED

GRID-TIED

(230) HELIENE 540W MODULES

(2) SOLECTRIA PVI-60TL-480V INVERTERS



CONTRACTOR INFORMATION:

AMSUN SOLAR, INC.

410 SHERWOOD RD

PASO ROBLES, CA 93446

CORY HOWE (OWNER)

PERMITTING@AMSUNSOLAR.COM

OFFICE: 805-772-6786

CA LICENSE #: 969522 | C-10

WORK COMP: STATE FUND 9219151



DESIGNED BY:
ADAM STEVENS

SHEET # SHEET DESCRIPTION

PV01	TITLE SHEET
PV02	SITE LAYOUT
PV03	SINGLE LINE DIAGRAMS & CALCS
PV04	SIGNAGE & DETAILS
PV05	SUPPORTING DOCUMENTS

AHJ APPROVAL STAMP:

DATE

NOVEMBER 1, 2024

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	-
2	--/--/--	-
3	--/--/--	-
4	--/--/--	-
5	--/--/--	-

SENSORIO PASO ROBLES

PARCEL # 025-436-047

KEN HUNTER

4380 CA-46

PASO ROBLES CA

124.2KW PHOTOVOLTAIC SYSTEM
GROUND MOUNTED
GRID-TIED

(230) HELIENE 540W MODULES

(2) SOLECTRIA PVI-60TL-480V INVERTERS

(1) SUBPANEL

(1) DISCONNECT

GOVERNING CODES

2022 CA ELECTRICAL CODE

2022 CA BUILDING CODE

2022 CA FIRE CODE

2022 CA RESIDENTIAL CODE

2022 CA PLUMBING CODE

2022 CA ENERGY CODE

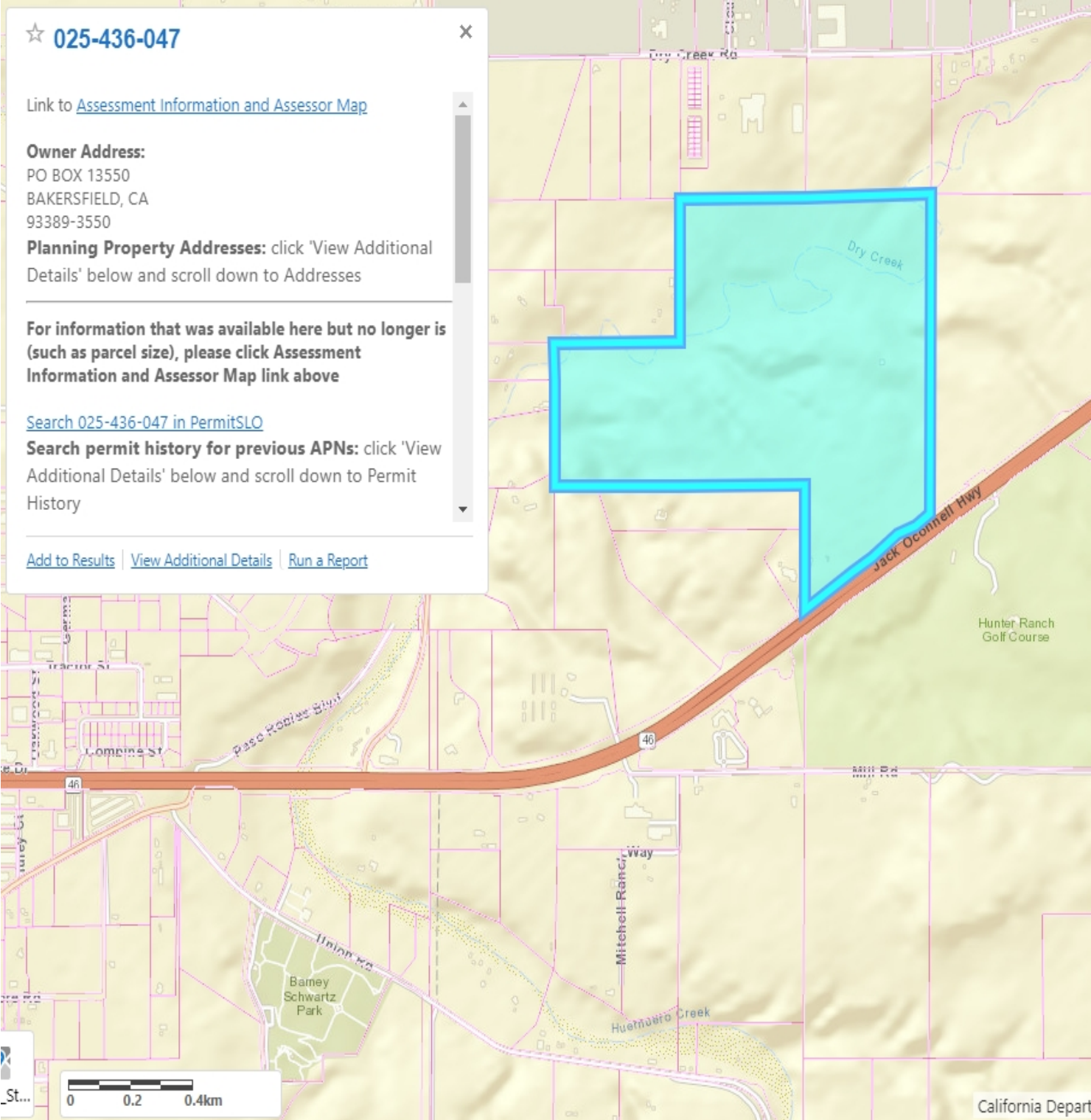
AHJ MUNICIPAL CODE - CITY OF PASO ROBLES

SHEET # SHEET DESCRIPTION

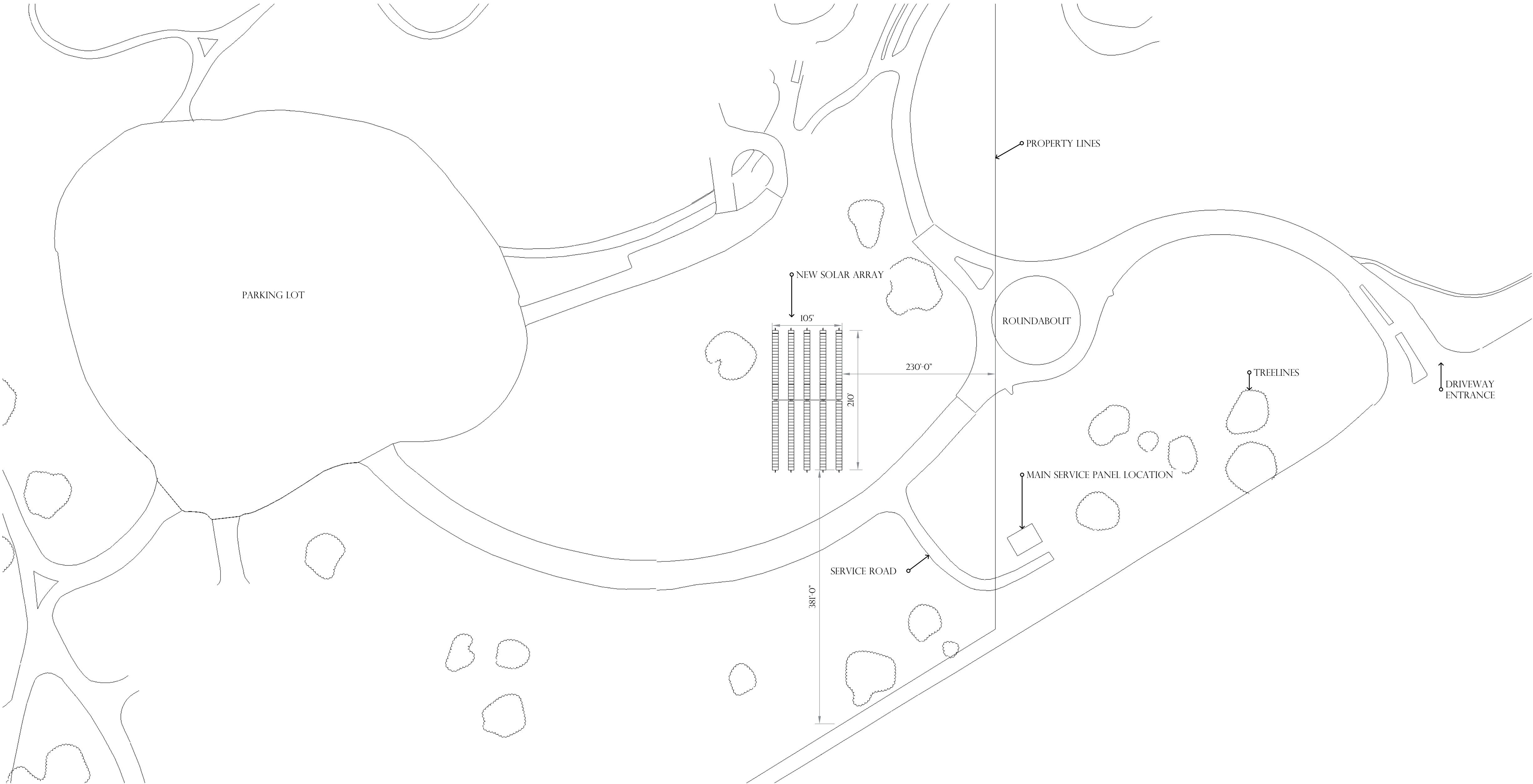
PV01	TITLE SHEET
PV02	SITE LAYOUT
PV03	SINGLE LINE DIAGRAMS & CALCS
PV04	SIGNAGE & DETAILS
PV05	SUPPORTING DOCUMENTS

ELECTRICAL NOTES

- ELECTRICAL POWER MUST BE SHUT OFF PRIOR TO THE CONTRACTOR PERFORMING ANY WORK IN RACEWAYS WITH LIVE ELECTRICAL CIRCUITS OR ANY OTHER EQUIPMENT. WHEN SWITCHES OR CIRCUIT BREAKERS ARE OPENED FOR WORK ON ELECTRICAL EQUIPMENT OR WIRING, SIGNS OR TAGS SHOULD BE INSTALLED AT THE SWITCH OR BREAKER STATING THAT WORK IS BEING PERFORMED ON THEM. INCLUDE THE TIME, DATE, AND CONTRACTORS NAME ON THE SIGN OR TAG. IF DEVICE IS LOCKABLE, IT SHOULD BE PADLOCKED.
- -ANY DC DISCONNECTS ON INVERTERS TO BE READILY ACCESSIBLE AND MOUNTED NO HIGHER THAN 6'-7".
- -PV CONDUCTORS LOCATED UNDER ARRAY NOT READILY ACCESSIBLE.
- -EMT CAN BE SUBSTITUTED FOR GRS (GALVANIZED RIGID STEEL) WHEN IN READILY ACCESSIBLE LOCATIONS
- -MARKING TO BE PLACED ON ALL INTERIOR / EXTERIOR D/C CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES EVERY 10 FEET, AT TURNS AND ABOVE OR BELOW PENETRATIONS AND AT ALL D/C COMBINER AND JUNCTION BOXES.
- -PV LABELING TO BE WEATHER-RESISTIVE SIGNAGE. SYSTEM TO BE CHECKED FOR ANTI-ISLANDING AT TIME OF INSPECTION. (1103 CEC)
- GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE CONTINUOUS AND/OR IRREVERSIBLY SPLICED/WELDED.
- -EXISTING SUBPANELS ARE NOT CAPABLE OF BACKFEEDING ANY POWER TO THE MAIN PANEL. ONLY PV POWER NEEDS TO BE TAKEN INTO CONSIDERATION OF BACK FED LOADS.
- -ALL A/C SOLAR COMBINING PANELS TO HAVE SIGNAGE PER SIGNAGE DETAILS
- -ALL LABELING SHALL COMPLY WITH THE 2022 CEC
- -TRENCHES SHALL HAVE A MINIMUM COVER REQUIREMENT OF 18" TO THE TOP OF ANY BURIED CONDUIT. IF THE CONDUIT IS BENEATH A ROADWAY THE COVERAGE MUST BE A MINIMUM OF 24".



SITE LOCATION: 1
SCALE: NTS



PROJECT DETAILS: 1
SCALE: NTS

SITE LAYOUT

PHOTOVOLTAIC SYSTEM INFORMATION:

SENSORIO PASO ROBLES
KEN HUNTER
PARCEL # 025-436-047
4380 CA-46
PASO ROBLES CA

124.2KW PHOTOVOLTAIC SYSTEM
GROUND MOUNTED
GRID-TIED
(230) HELIENE 540W MODULES
(2) SOLECTRIA PVI-60TL-480V INVERTERS



CONTRACTOR INFORMATION:

AMSUN SOLAR, INC.
410 SHERWOOD RD
PASO ROBLES, CA 93446
CORY HOWE (OWNER)
PERMITTING@AMSUNSOLAR.COM
OFFICE: 805-772-6786
CA LICENSE #: 969522 | C-10
WORK COMP: STATE FUND 9219151



DESIGNED BY:
ADAM STEVENS

SHEET #	SHEET DESCRIPTION
PV01	TITLE SHEET
PV02	SITE LAYOUT
PV03	SINGLE LINE DIAGRAMS & CALCS
PV04	SIGNAGE & DETAILS
PV05	SUPPORTING DOCUMENTS

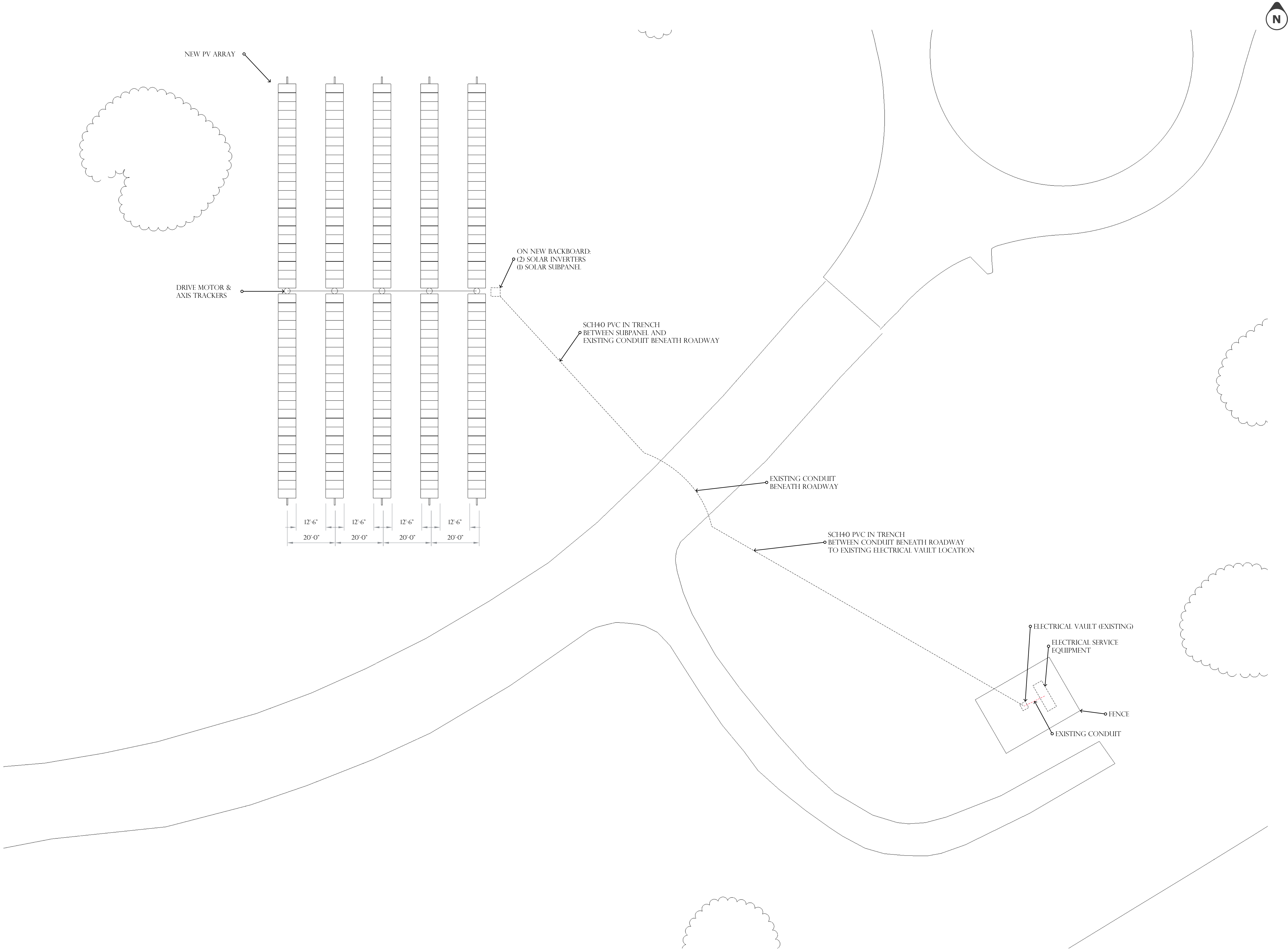
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DATE

NOVEMBER 1, 2024

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LEGEND	
1	1000V USE-2 CONDUCTORS UNDER ARRAY NOT READILY ACCESSIBLE 2 #10 WITH #8 GRND
2	1000V THWN-2 CONDUCTORS IN 1" EMT OR SCH40 PVC (TRENCH) FROM ARRAY TO INVERTER 2 #10 PER STRING WITH #8 GRND 2109' MAX 1000VDC MAX
3	THWN-2 CONDUCTORS IN 125' EMT FROM INVERTER TO NEW SOLAR SUBPANEL 4 #2 WITH #8 GRND 100A MAX 480V MAX
4	ALUMINUM XHHW-2 CONDUCTORS IN 2" EMT OR SCH40 PVC (TRENCH) FROM NEW SOLAR SUBPANEL TO A/C DISCONNECT 4 #250MCM WITH #4 GRND (UPSIZED FOR VOLTAGE DROP) 200A MAX 480V MAX
5	THWN-2 CONDUCTORS IN 2" EMT OR SCH40 PVC (TRENCH) FROM A/C DISCONNECT TO MAIN SERVICE PANEL 4 #3.0 WITH #6 GRND 200A MAX 480V MAX
6	THWN-2 CONDUCTORS IN 1" EMT OR SCH40 PVC (TRENCH) BETWEEN EQUIPMENT 3 #10 WITH #2 GRND 20A MAX 480V MAX

DC SYSTEM CHARACTERISTICS:	PV SYSTEM CALCULATIONS:
<div>DC SYSTEM INFO: 124.2KW DC PV SYSTEM (230) HELIENE 540W MODULES (2) SOLECTRIA PVI-60TL-480V INVERTERS VMP = INVERTERS FIXED STRING VOLTAGE = 850VDC VOC = MAX INVERTER SYSTEM VOLTAGE = 1000VDC IMP = OPERATING CURRENT = 0.01277A = 12.77A PER STRING ISC = SHORT CIRCUIT CURRENT = 0.0350x125 = 16.875A</div>	<div>DC WIRE SIZING MAX CIRCUIT CURRENT = (OPTIMIZER MAX POWER) X (CONTINUOUS LOAD) 16.875A X 1.25 = 21.09A CONDUCTOR AMPACITY (10 AWG) 40A AT 90°C ADJUSTED CONDUCTOR AMPACITY = [CONDUCTOR AMPACITY(10AWG)] X (TEMP. FACTOR) X (CONDUIT FILL) 40A X 0.96 X 0.7 = 26.88A TERMINAL RATING = 60°C RATED (10AWG WIRE) = 30A 26.88A < 30A - ADJUSTED CONDUCTOR AMPACITY GOVERNS CONDUCTOR SIZING. 21.09 < 26.88A - 10AWG IS ALLOWABLE (NO MORE THAN 4 STRINGS IN AN INDIVIDUAL CONDUIT UNLESS CONDUCTORS ARE UPSIZED TO #8)</div> <div>AC WIRE SIZING MAX CIRCUIT CURRENT = (INVERTER OUTPUT) X (CONTINUOUS LOAD) 79.4A X 1.25 = 99.25A > 100A BREAKER REQUIRED ADJUSTED CONDUCTOR AMPACITY = [CONDUCTOR AMPACITY (2AWG)] X (TEMP. FACTOR) X (CONDUIT FILL) 100A X 0.96 X 1 = 124.8A TERMINAL RATING = 75°C RATED (2 AWG WIRE) = 115A 115A < 124.8A - TERMINAL RATING GOVERNS CONDUCTOR SIZING. 99.25A < 115A - #2AWG IS ALLOWABLE</div> <div>VOLTAGE DROP SYSTEM LARGEST AC VOLTAGE DROP = 3% (MAX)</div> <div>ASSUMPTIONS AVG AMBIENT TEMP = 89°F LOW TEMP = 10°F ALL CONDUCTORS ARE 90° RATED COPPER UNLESS OTHERWISE SPECIFIED</div>
<div>INSTALLATION NOTES ALL D/C CONDUCTORS TO BE RATED 1000V MIN NO MORE THAN 4 STRINGS OF DC CONDUCTORS PER INDIVIDUAL CONDUIT (UNLESS WIRING UPSIZED TO #8 TO ALLOW 5 STRINGS PER CONDUIT)</div>	

SHEET: **Exhibit D.3**

PV-3

SINGLE LINE DIAGRAM AND CALCS

PHOTOVOLTAIC SYSTEM INFORMATION:

SENSORIO PASO ROBLES
KEN HUNTER
PARCEL # 025-436-047
4380 CA-46
PASO ROBLES CA

124.2KW PHOTOVOLTAIC SYSTEM
GROUND MOUNTED
GRID-TIED
(230) HELIENE 540W MODULES
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OFFICE: 805-772-6786
CA LICENSE #: 969522 | C-10
WORK COMP: STATE FUND 9219151



DESIGNED BY:
ADAM STEVENS

SHEET #	SHEET DESCRIPTION
PV01	TITLE SHEET
PV02	SITE LAYOUT
PV03	SINGLE LINE DIAGRAMS & CALCS
PV04	SIGNAGE & DETAILS
PV05	SUPPORTING DOCUMENTS

AHJ APPROVAL STAMP:

DATE

NOVEMBER 1, 2024

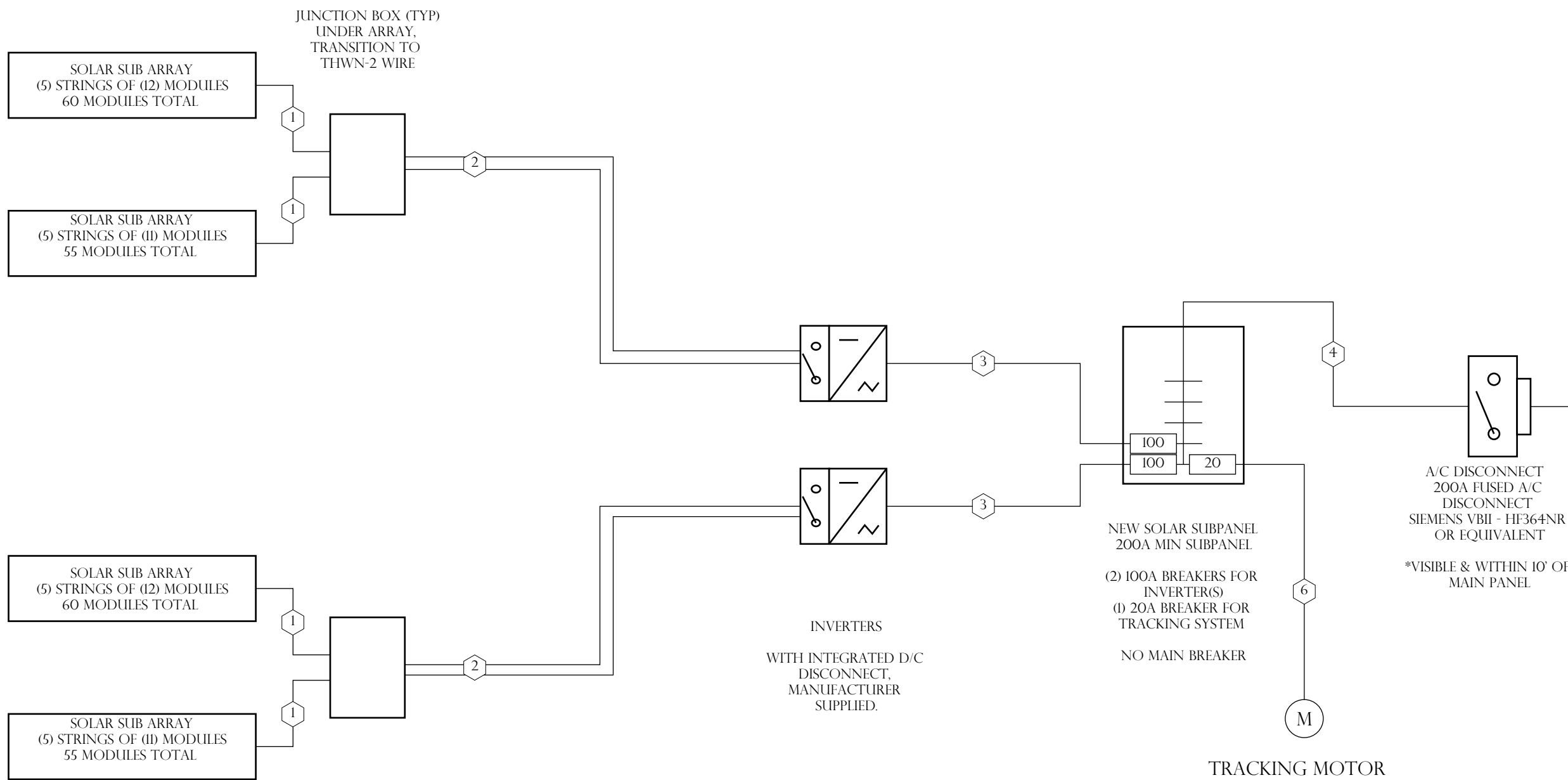
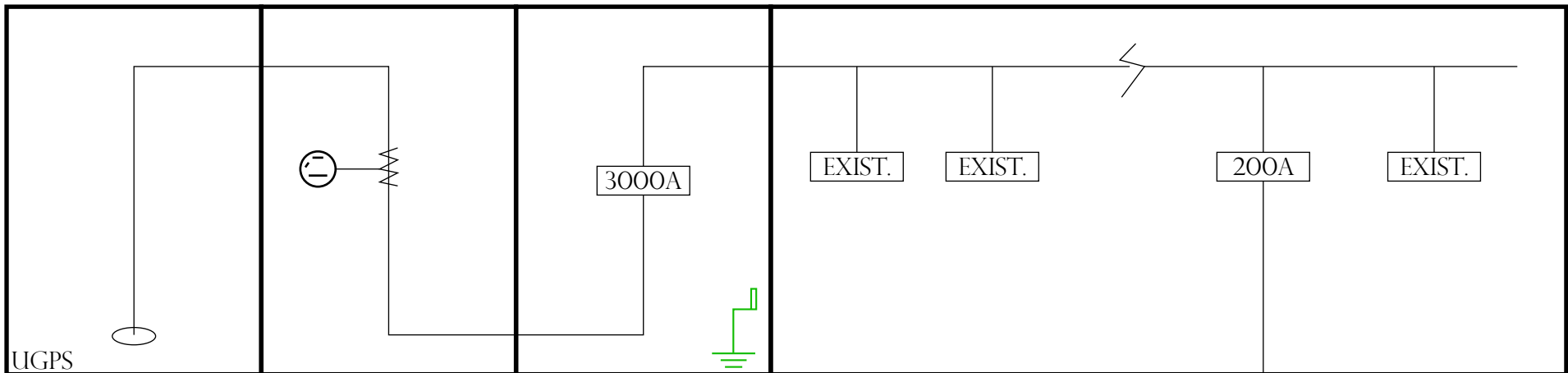
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PG&E UTILITY SERVICE
277 480V 3 PHASE 4W
MAIN SERVICE PANEL
3000A MAIN SERVICE PANEL WITH
3000A MAIN BREAKER

(1) 200A BREAKER FOR SOLAR
TOTAL SOLAR BACKFEED = 198.5A

3000A X 12 = 3600 - 3000 =
600A ALLOWABLE BACKFEED



AC DISCONNECT

DC DISCONNECT

LOCATION: ALL A/C OR D/C DISCONNECTS

PV SOLAR BREAKER

DO NOT RELOCATE THIS OVERCURRENT DEVICE

LOCATION: NEXT TO SOLAR BREAKER

WARNING: PHOTOVOLTAIC POWER SOURCE

LOCATION: ALL PV CONDUIT

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

WARNING DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LOCATION: MAIN PANEL

PHOTOVOLTAIC SYSTEM kWh METER

LOCATION: PV METER

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

WARNING ELECTRIC SHOCK HAZARD

LOCATION: ALL INVERTERS

WARNING ELECTRIC SHOCK HAZARD

LOCATION: INVERTERS & JUNCTION BOXES

PHOTOVOLTAIC SYSTEM AC DISCONNECT

OPERATING VOLTAGE 480 VOLTS

OPERATING CURRENT 200 AMPS

LOCATION: INTERCONNECTION LOCATION

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

LOCATION: MAIN PANEL

WARNING ELECTRIC SHOCK HAZARD

THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

LOCATION: TERMINATION POINTS & EXPOSED AREAS

CAUTION: MULTIPLE SOURCES OF POWER

SOLAR INVERTERS

GROUND MOUNT SOLAR SYSTEM

MAIN SERVICE PANEL & SOLAR DISCONNECT

LOCATION: MAIN PANEL

DESIGNED BY: ADAM STEVENS

SHEET #SHEET DESCRIPTION

PV01TITLE SHEET

PV02SITE LAYOUT

PV03SINGLE LINE DIAGRAMS & CALCS

PV04SIGNAGE & DETAILS

PV05SUPPORTING DOCUMENTS

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1	
2	
3	
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18" MIN EMBEDMENT

BACKFILL

SCH40 PVC

24" MIN EMBEDMENT

EXISTING ROADWAY

BACKFILL

SCH40 PVC

TRENCH DETAIL

SCALE: 1"=1'-0"

Exhibit D.4

SHEET: PV-4

SIGNAGE & DETAILS

PHOTOVOLTAIC SYSTEM INFORMATION:
SENSORIO PASO ROBLES
KEN HUNTER
PARCEL # 025-436-047
4380 CA-46
PASO ROBLES CA

124.2KW PHOTOVOLTAIC SYSTEM
GROUND MOUNTED
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WORK COMP: STATE FUND 9219151

STATE OF CALIFORNIA
A.M. SUN SOLAR
To engage in the business or act in the capacity of a contractor in the following classification(s)
C-10 Electrical
License No. 969522
CORY ANTHONY HOWE
LICENSED ELECTRICAL CONTRACTOR

Page 27 of 53

SUPPORTING DOCUMENTS

PHOTOVOLTAIC SYSTEM INFORMATION:

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ADAM STEVENSON

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PV04	SIGNAGE & DETAILS
PV05	SUPPORTING DOCUMENTS

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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 your resting easy at night.

ARRAY TECHNOLOGIES, INC.

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Albuquerque, NM 87109 USA
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+1 505.881.7572
Sales@arraytechnic.com
arraytechnic.com

30

GW

YEARS OF OPERATION

167

X

FEWER COMPONENTS THAN COMPETITIVE TRACKERS

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
MW per Drive Motor	Up to 1.152 MW DC using 350W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	32
Maximum Row Size	100 modules crystalline, and bifacial, 240 modules First Solar 4-7x modules First Solar 6
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW DC	Less than 1
East-West/North-South Dimensions	Site + module specific
Array Height	64" standard, adjustable (48" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 26-45% typical, others supported on request
Terrain Flexibility	N-S tolerance 0° - 8.5° standard, 15° 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-field standard, including bifacial. Four in-horoscope (thin film) also
Module Attachment	Single fastener, high-speed mounting, clamps with integrated grounding. Traditional rails for crystalline in-horoscope, custom cranking for thin film and frameless crystalline and bifacial per manufacturer specs.
Materials:	Pre-poly steel, HDG steel and aluminum structural members, as required
Allowable Wind Load (ASCE 7-10)	140 mph, 3 second gust exposure C
Wind Protection	Passive mechanical system protects against wind damage — no power required

ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stop	Yes
Tracking Accuracy	+ 2" standard, field adjustable
Backtracking	Yes

INSTALLATION, OPERATION & MAINTENANCE

Software	Smart Track optimization available
FC 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 Shile Shipping and Articulating, Off-road Capabilities	No lubrication required
Scheduled Maintenance	None required
Manual Cleaning Capability	Robotic, Tractor, Manual

GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
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Array Technologies, Inc. reserves the rights to make changes without notice.

REV 2.0 - 02/2019/219

TRACKER DETAILS

SCALENTS

[illegible]

PV MODULE

SCALENTS

PVI 50TL-480 / PVI 60TL-480 TECHNICAL DATA

SPECIFICATIONS

Inverter Model		PV-90TL-480	PV-60TL-480
	Maximum PV Power	90 kW (25 kW per MPPT)	90 kW (30 kW per MPPT)
	Maximum Input Voltage	1000 VDC	1000 VDC
	DC Voltage Ranges (Operating/Max. Power (MPPT))	200~550V / 480~850 VDC	200~550V / 540~850 VDC
	Start-Up DC Input Voltage/Power	330 V / 80 W	330 V / 80 W
	Number of MPPT Tracked Inputs	3 Trackers / 5 P+5 inputs each	3 Trackers / 5 P+5 inputs each
	Maximum Available PV Current (Isc x 1.25)	204 A (88 per MPPT)	204 A (88 per MPPT)
	Maximum Operating Input Current (Isc x 1.25)	308 A (124 per MPPT)	308 A (124 per MPPT)
	DC Surge Protection	10 kA @ MOV, 2800 V _{dc} , 20 kA Icu, (8/20 μs)	10 kA @ MOV, 2800 V _{dc} , 20 kA Icu, (8/20 μs)
	Batted AC Load Power/Apparent Power/Output Current	50 kW / 50 kVA / 60.2 A	50 kW / 50 kVA / 72.5 A
	Overload Mode: Field Power/Apparent Power/Output Current	50 kW / 55 kVA / 66.2 A	50 kW / 65 kVA / 79.4 A
	Nominal Output Voltage/Range	480 VAC ±10% to +10%	480 VAC ±10% to +10%
	Nominal Output Frequency/Range	60 Hz / 57-63 Hz	60 Hz / 57-63 Hz
	Power Factor	Unity ~0.99 (Adjustable 0.8 leading to 0.8 lagging)	Unity ~0.99 (Adjustable 0.8 leading to 0.8 lagging)
	Fault Current Contribution 0 Cycle RMS	641 A	641 A
	Total Harmonic Distortion (THD) @ Rated Load	< 5 %	< 5 %
	Grid Connection Type	3-Ph/P+N (Neutral conductor optional)	3-Ph/P+N (Neutral conductor optional)
	Maximum OCSP Device	110 A	125 A
	AC Surge Protection	Type II MOV, 1240 V _a , 15 kA Icu, (8/20 μs)	Type II MOV, 1240 V _a , 15 kA Icu, (8/20 μs)
	Peak Efficiency	98.8%	98.8%
	CEC Efficiency	98.5%	98.5%
	Tota Loss	<1 W	<1 W
	Ambient Temperature Range	-22° to +140°F (-33°C to +60°C); Derating occurs after +135°F (+45°C)	-22° to +140°F (-33°C to +60°C); Derating occurs after +135°F (+45°C)
	Storage Temperature Range	No Limit	No Limit
	Relative Humidity (non-condensing)	0 to 100%	0 to 100%
	Operating Altitude	13,222 ft (4,000 m)	Derating occurs from 9,842 ft (3,000 m)
	Modbus Protocol	Optional	Optional
	Surveillance Web-Based Monitoring Service	Perpetual / Sun Spot	Perpetual / Sun Spot
	Revenue Grid Metering	Optional, External	Optional, External
	Communication Interface	RS-485 Modbus RTU	RS-485 Modbus RTU
	Remote Firmware Upgrade	Ethernet Network Card required	Ethernet Network Card required
	Remote Diagnostics	Ethernet Network Card required	Ethernet Network Card required
	Certifications and Standards	IEEE1547-2018, UL 1741-SB, UL 1741SA-2018, UL1998B, UL1989, CSA-C22.2 No. 1077-03, FCC Part 15 Subpart B, Class A	IEEE1547-2018, UL 1741-SB, UL 1741SA-2018, UL1998B, UL1989, CSA-C22.2 No. 1077-03, FCC Part 15 Subpart B, Class A
	Selectable Grid Standards	IEEE 1547, CA Rule 21, ISO, HECO	IEEE 1547, CA Rule 21, ISO, HECO
	Smart Grid Features	Volt-Re Rider, Freewheel, Ramp-Rate, Specified PF, Volt-Volt, Volt-Freq, Volt-Volt, Volt-Volt	Volt-Re Rider, Freewheel, Ramp-Rate, Specified PF, Volt-Volt, Volt-Freq, Volt-Volt, Volt-Volt
	Standard Limited Warranty	10 Years	10 Years
	Acoustic Noise Rating	< 65 dBA @ 1 m and 125°	< 65 dBA @ 1 m and 125°
	AC/DC Disconnect	Standard, fully integrated, load break rated	Standard, fully integrated, load break rated
	Mounting Angle*	15° - 90° from horizontal	15° - 90° from horizontal
	Weight	Inverter: 123.5 lbs (56 kg) Wiring Box: 35 lbs (16 kg)	Inverter: 123.5 lbs (56 kg) Wiring Box: 35 lbs (16 kg)
	Enclosure Rating and Finish	NEMA Type 4X Polyester Powder Coated Aluminum	NEMA Type 4X Polyester Powder Coated Aluminum
		Power Head: 22.7" x 23.9" x 24.1" (576 mm x 600 mm x 280 mm)	Power Head: 22.7" x 23.9" x 24.1" (576 mm x 600 mm x 280 mm)
		Wireless: 16.7" x 23.9" x 14.2" (424 mm x 600 mm x 280 mm)	Wireless: 16.7" x 23.9" x 14.2" (424 mm x 600 mm x 280 mm)
		Overall: 38.7" x 23.9" x 14.2" (983 mm x 600 mm x 280 mm)	Overall: 38.7" x 23.9" x 14.2" (983 mm x 600 mm x 280 mm)
	Dimensions (H x W x D)		

Wirebox Specifications

Wirebox	Fused inputs Standard	15 Fused Positions (5 Positions per MPPT: 2A Standard (2S, 3A or 4A accepted)** PVI-50-60TL-WBX-S20 (both polarities fused), No MLRSO transmitter needed
Wirebox Versions	APSmart Transmitter Built-in	MLRSO compatibility APSmart RSD-S and RSD-O
	NED Transmitter Built-in	PVI-50-60TL-WB-NEP (only positive polarity fused) MLRSO compatibility: NED P-VG-2
	Tigo Transmitter Built-in	PVI-50-60TL-WB-TGO (only positive polarity fused) MLRSO compatibility: Tigo TS4-A-F ver 6.7.1 and TS4-A-2F



* Shade cover accessory required for installation of 75° or less
** Yaskawa Solecetra Solar does not supply optional fuses sizes



YASKAWA
SOLECTRIA SOLAR

Yaskawa Solectria Solar 1-978-683-9700 | Email: inverters@solectria.com | solectria.com
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INVERTED

SCAIENTS

November 6, 2024

Curtis Moniot
Vice President of Construction
Sensorio
4380 Highway 46 East
Paso Robles, CA 93446

Re: Biological Resources Consistency Evaluation for the Entrada de Paso Robles Solar Array Installation, Paso Robles, San Luis Obispo, California / SWCA Project No. 79174

Dear Curtis Moniot:

SWCA Environmental Consultants (SWCA) prepared this Biological Resources Consistency Evaluation to document the potential impacts to biological resources that would result from the proposed solar array installation as a part of the Entrada de Paso Robles Project, Paso Robles, San Luis Obispo County, California (APNs 025-436-047 and -048). This project component was not specifically evaluated in previous Biological Resources Assessments (BRA) (Kevin Merk and Associates [KMA] 2014a) though is proposed as a part of the projects permanent disturbance footprint evaluated in the Initial Study/Mitigated Negative Declaration (IS/MND) dated May 13, 2014 (City of Paso Robles 2014). The purpose of this letter is to evaluate the biological impacts associated with the installation of the solar array and consistency with avoidance and minimization measures described in the BRA and the IS/MND.

PROJECT DESCRIPTION

The proposed project component includes installation of a solar array within grassland habitat near the entrance of the Entrada de Paso Robles project (coordinates 35.651966, -120.624227) (see Figure 1A: Proposed Project Area over 2024 Google Earth Aerial Imagery). The proposed project would include installation of five rows of solar panels within an approximately 0.6-acre area. Installation of the solar panels would result in approximately 0.6 acre of disturbance to annual grassland habitat. Construction of the solar array will result in temporary impacts from initial discing, grading, vegetation removal, and compaction. Permanent impacts would be minimal and would be limited to the areas where the solar modules and electrical equipment are mounted. The areas underneath the solar panels are expected to be revegetated with grassland vegetation (see Attachment A: Site Plans).

Project Background

The proposed project is located within an area that was previously surveyed and assessed for sensitive biological resources for the Entrada de Paso Robles Project's environmental review process for the California Environmental Quality Act (CEQA). The total permanent disturbance footprint as approved in the IS/MND for the project is 140.9 acres and it is assumed that the solar array is part of that permanent disturbance footprint though the area was originally proposed as a vineyard (see Figure 1B: Proposed Project Area over Phase 1 Master Site Development Plan.). Based on this change from vineyard to solar

array, a supplemental evaluation to assess the impacts of the proposed project compared to impacts identified in the previous biological assessment prepared for the original project is being completed.



Figure 1A. Proposed Project Area over 2024 Google Earth Aerial Imagery.

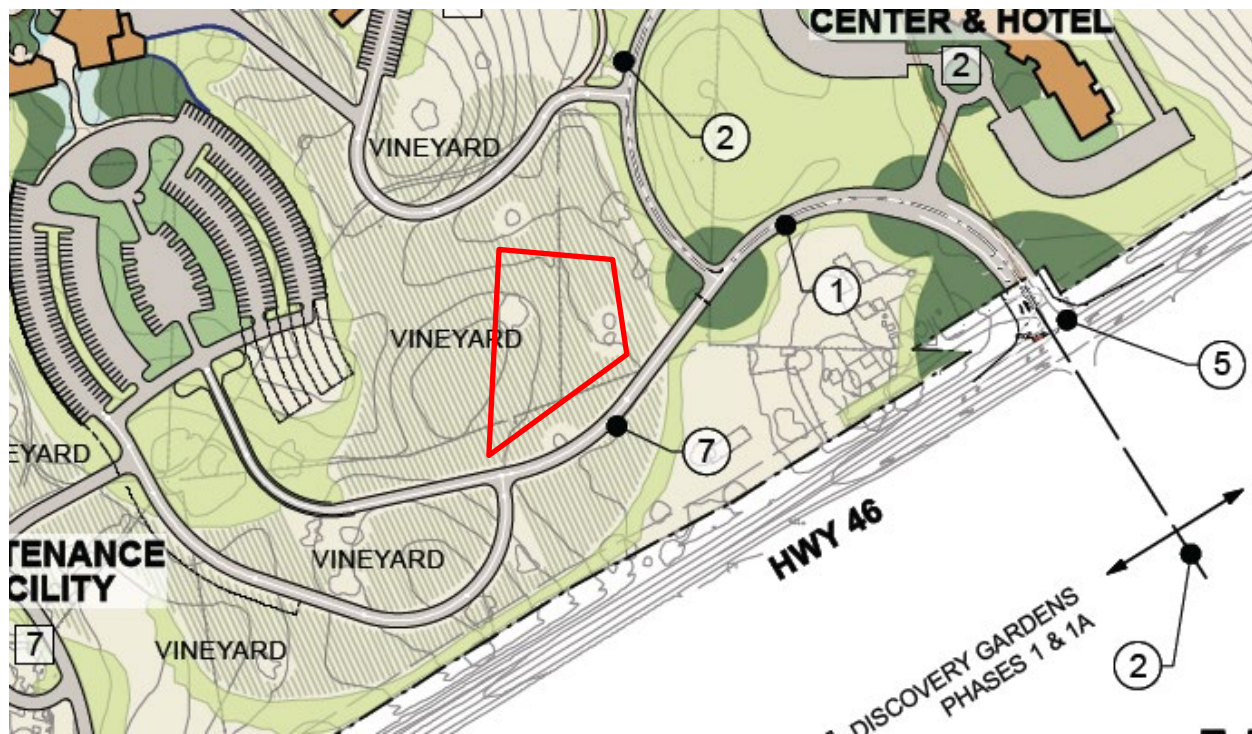


Figure 1B: Proposed Project Area over Phase 1 Master Site Development Plan.

Existing Site Conditions

The proposed solar array installation area is located along the entry road to Entrada de Paso Robles Project, approximately 300 feet northwest of State Route 46. There are no existing roads or hydrological features located within the proposed solar array area. Vegetation within this area is comprised of annual grassland vegetation with a dominance of invasive annual grasses and forbs. The surrounding landscape includes active vineyards and other agricultural lands, a golf course, rural residential developments, industrial and commercial developments, and development associated with the Entrada de Paso Robles project. The elevation within the project area ranges from approximately 846 to 856 feet.

IMPACT EVALUATION METHODOLOGY

SWCA staff completed a background review of relevant literature pertaining to potential impacts associated with the original project, which included the following:

- Initial Study/Mitigated Negative Declaration for the Black Ranch Resort Development Project (2002) and Addendum for the Entrada de Paso Robles Resort (2014)
- Entrada de Paso Robles Biological Resources Assessment (BRA) (Kevin Merk Associates, LLC [KMA] 2014a)
- Entrada de Paso Robles Delineation of Waters of the United States and State of California (KMA 2014b)
- Addendum to the Jurisdictional Determination for Entrada de Paso Robles Project (KMA 2015)
- Results of the Floristic Inventory for La Entrada de Paso Robles Project (KMA 2014c)
- Entrada de Paso Robles Vernal Pool Habitat Assessment (KMA 2014d)

A field survey was not conducted for this report; however, local biological knowledge and previous visits to the Entrada de Robles project site were used to inform a habitat assessment and vegetation community classification, waters and wetlands presence/absence evaluation, and an analysis of the potential for special-status botanical and wildlife species to occur on-site.

RESULTS

Hydrologic Features

The proposed project area does not include any hydrologic features. Therefore, the solar array installation would not create any new or significant impacts to hydrologic features.

Vegetation Communities

Based on previous site visits conducted by SWCA and information provided in the BRA (KMA 2014a), the proposed solar array installation site contains annual grassland habitat. This vegetation community is present across the entire proposed solar array area. Species that dominate this community include nonnative grasses and forbs. This community may provide habitat for nesting birds, small mammals, and other wildlife. The BRA states that “any loss of non-native grassland... would be considered less than significant pursuant to CEQA” (KMA 2014a). Because the installation of solar arrays would result in permanent impacts to annual grassland habitat only, there would not be any new or significant impacts

related to removal of annual grassland. In addition, the permanent impacts associated with the solar array installation would be minimal, and grassland vegetation beneath the solar panels would be revegetated after construction.

Critical Habitat

The project area falls within USFWS-designated critical habitat for vernal pool fairy shrimp. However, vernal pools have been assessed for the Entrada de Paso Robles project and no vernal pools are present within the proposed solar array area. Therefore, impacts to vernal pool fairy shrimp critical habitat are not expected as a result of the installation of the solar array.

Special-status Plant Species

According to the BRA and Results of the Floristic Inventory prepared for the original project (KMA 2014a and 2014c), there is potential for 24 special-status plant species to occur on site. In addition, one special-status plant species (Salinas valley goldfields [*Lasthenia leptalea*], California Rare Plant Rank 4.3) was previously observed in the central and southwestern portion of the Entrada de Paso Robles project site, outside of the proposed development footprint. The original project had the potential to directly or indirectly impacts special status species if they were present during vegetation removal or ground disturbing activities (e.g. tilling). The proposed project would require a similar level of vegetation removal and ground disturbance compared to the original project which would not result in any new or significant impacts to special-status plant species.

Special-status Wildlife Species

According to the BRA prepared for the original project (KMA 2014a), there is potential for 18 special-status wildlife species in addition to migratory and nesting birds to occur on site. The original project was designed to minimize impacts to special-status wildlife species but had the potential to directly or indirectly impacts special status species if they were present during vegetation removal or ground disturbing activities. The proposed project would require a similar level of vegetation removal and ground disturbance compared to the original project which would not result in any new or significant impacts to special-status wildlife species.

RECOMMENDATIONS

The proposed project activities associated with the installation of the solar array are consistent with the proposed disturbance/impacts assessed as part of the BRA and IS/MND for the Entrada de Paso Robles project. As such, all AMMs recommended and adopted as a part to the project are applicable and no new AMMs are recommended at this time.

CONCLUSION

Based on the results of the background review, impacts from the proposed project would be generally consistent with the impacts evaluated in the BRA for the original project. As such, no new and significant impacts related to biological resources are expected as a result of the proposed project. Direct and indirect impacts to resources on site will be reduced with implementation of the recommended avoidance and minimization mitigation measures and the measures within the BRA and IS/MND previously prepared for the project.

If you should have any questions and/or require further information for review purposes, please contact me at amy.golub@swca.com or at (415) 533-7372.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Golub-Tse". The signature is fluid and cursive, with the first name "Amy" being more prominent.

Amy Golub-Tse
Senior Botanist

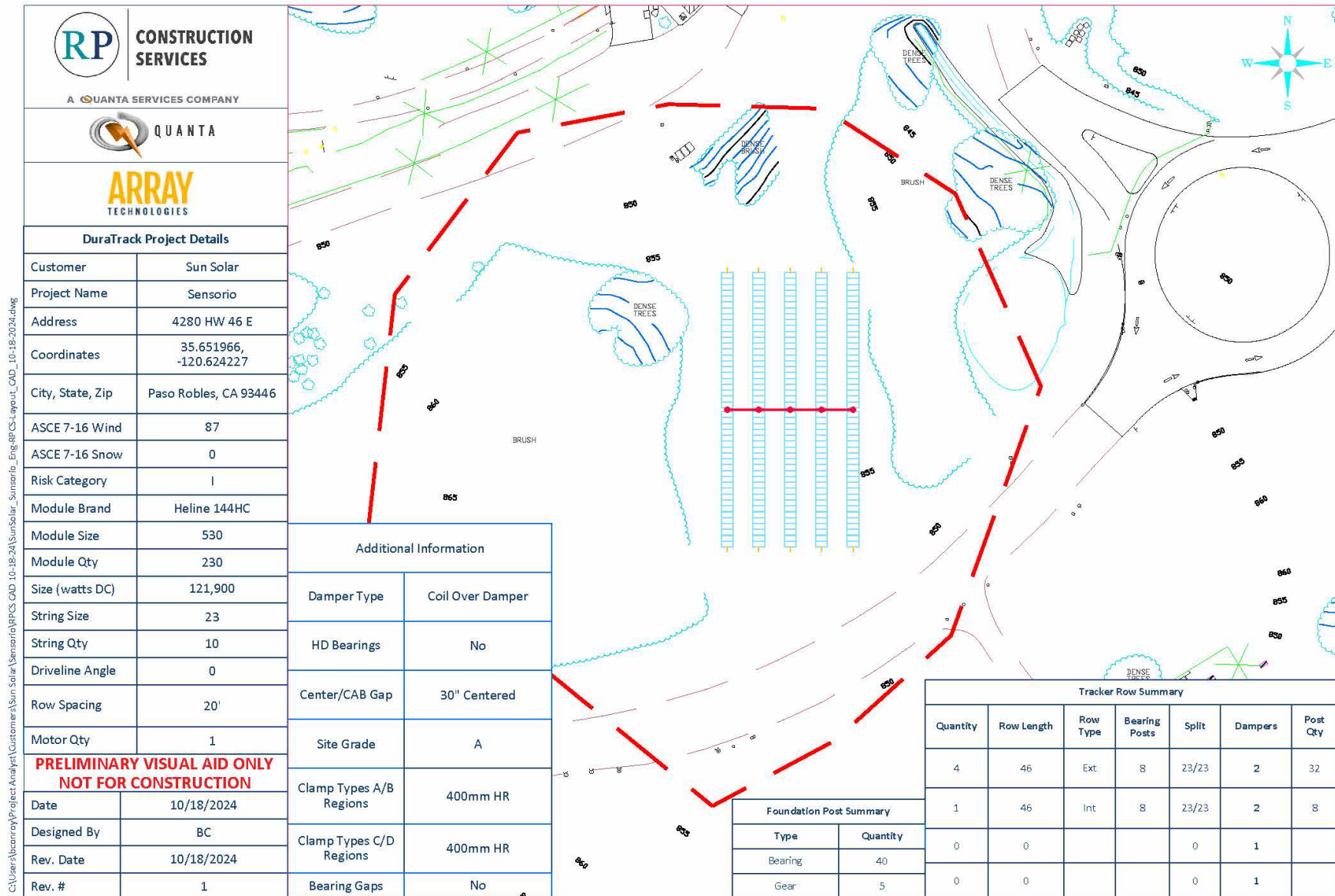
Attachments:
A – Site Plans

REFERENCES CITED

- City of Paso Robles. 2014. *Initial Study/Mitigated Negative Declaration for the Black Ranch Resort Development Project and Addendum for the Entrada de Paso Robles Resort*. May 13, 2014.
- Kevin Merk Associates, LLC (KMA). 2014a. *Entrada de Paso Robles (APNs 025-431-044, -045, -049) City of El Paso de Robles, California Biological Resources Assessment*. February 2014.
- . 2014b. *Entrada de Paso Robles (APNs 025-431-044, -045, -049) City of El Paso de Robles, California Delineation of Waters of the United States and State of California*. July 2014.
- . 2014c. *Results of the Floristic Inventory for La Entrada de Paso Robles, Paso Robles, San Luis Obispo County, California*. July 28, 2014.
- . 2014d. *Entrada de Paso Robles (APNs 025-431-044, -045, -049) City of El Paso de Robles, California Vernal Pool Habitat Assessment*. August 2014.
- . 2015. *Addendum to the Jurisdictional Determination for Entrada de Paso Robles Project, Paso Robles, San Luis Obispo County, California*. March 15, 2015.

ATTACHMENT A

Site Plans





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

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

Proof of Publication of

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:

August 14

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
14 of August, 2025.

Patricia Horton

Patricia Horton, *New Times* Legals

 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 Development Plan Amendment to establish a storage laydown yard southwest of the main parking lot of the Sensorio project and a solar array system west of the main entrance roundabout. Both the storage laydown yard and the solar array are located within the overall project limits of the originally approved Entrada de Paso Robles development (P25-0015 / PD 25-03 / Amending PD 01-025).
Applicant:	Entrada de Paso Robles, LLC
Location:	4380 Highway 46 East (APNs 025-436-004, -011, & -040)
CEQA Determination:	The project is consistent with the approved environmental document.
Hearing Date:	The Planning Commission will hold a Public Hearing on August 26, 2025 at 6:30 p.m. in the Council Chamber/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>August 14, 2025</p>	



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 August 26, 2025 public hearing for P25-0015 / PD 25-03 on this 13th of August 2025.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Marci Reynoso
Marci Reynoso



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

June 2, 2025, 3:30 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

Commissioners Present: Commissioner Christensen, Commissioner Neel, Commissioner Koegler

A. CALL TO ORDER

B. ROLL CALL

Commissioners present: Ty Christensen, Mark Koegler, and Joel Neel

Staff present: Freda Berman, Ditas Esperanza, Darren Nash, Darcy Delgado, and Katie Banister

Applicants and others present: Sharon Roden*, Stevens Wilson, Stephan Ross, Rebecca Newman, John Miles, Janet De La Sancha

*Commissioner Roden was present, but did not participate in the discussion or decision making

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0046, SPR25-09

Requested Action: DRC Final Action

Application: Exterior materials repair for City Hall and Library Building

Location: 1000 Spring Street

Applicant: City of Paso Robles

Discussion: Freda Berman, Public Works Director provided a presentation reporting to the DRC that the stucco is failing on the building. Spot fixing will not fix the overall problem. Comprehensive solution is proposed to repair the building

Option 1: like for like stucco replacement. Stucco is the least expensive option, but not the most durable. Repainting every 5-10 years + other preventative care

Option 2: Brick veneer – beige color similar to court house and public safety center (and Hotel AVA). Would still need stucco scratch and brown coats. More durable = 50+ years, could repair. Maintenance more realistic (just pressure washing annually)

The DRC discussed the differences in materials and overall longevity of the products. Ultimately the DRC preferred the appearance of stucco and expressed an understanding that the life expectancy for stucco may be longer than estimated. Smooth finish would have less maintenance. Color matching is better now. It was also discussed that acrylic stucco performs well. Smaller reglets perform better, less cracking.

Action: The DRC recommended Option 1, with the use of acrylic stucco instead of brick veneer.

2. Item 2

File #: P25-0055, MOD25-08, B25-0416

Requested Action: DRC Final Action

Application: Metal roof on a single-family residence

Location: 221 15th Street

Applicant: Wicks Roofing Inc.

Discussion: This is a request for a metal roof on an existing single-family residence. The metal is standing seam with dark bronze striations. The DRC made the required findings per PRMC Section 21.33.040(D)5(b), including the material is compatible with the architectural theme of the house, it does not conflict with the neighborhood, it demonstrates a high quality of craftsmanship, and is compatible with any other structures on the same lot.

Action: The DRC members unanimously approved the metal roof.

3. Item 3

File #: P24-0100, PD24-07, OTR25-04

Requested Action: DRC Recommendation to the Planning Commission

Application: Development review for 24 residential units in 12 duplex buildings. The project includes an affordable housing density bonus and the removal of multiple oak trees.

Location: 420 Creston Road

Applicant: Stephan Ross, Montage Development. Inc.

Discussion: Staff and the Rebecca Newman (applicant) presented the project. Ms. Newman explained the design takes a level of care to provide housing while respecting the site. The project includes a state affordable housing density bonus, which entitles them to a bonus of 4 density units and 1 concession. The applicant has requested a concession to remove the requirement to construct a

tot lot/playground. Most of the oak trees within the developed areas will be removed, but an oak woodland at the rear of the property will be maintained.

DRC members discussed the lack of playground and shared open space, detailing in the side elevations facing Creston Road, whether units would be for rent or sale, the fencing plan, and landscape plan.

The applicant explained the private yard space has been maximized which did not leave room for a playground. The project will include a condo map and home owner's association.

Action: The DRC recommended the project next be heard by the Planning Commission and requested:

- Added detailing on the garage side elevations near the entry facing Creston Road
- Exploring proving a path to the rear open space
- More detail on the landscaping plan including a legend
- 42- inch tall front fence is acceptable, but a detailed fence plan is needed, and
- Tract map, if applicant intends to subdivide the property.

D. ADJOURNMENT

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 Agenda

Monday, June 9, 2025, 3:30 PM

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

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.

Applicants present: Rebecca Hernandez, Moises De La Cruz

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0041

Requested Action: DRC Final Action

Application: Change of copy for existing "Connect Hearing" monument sign

Location: 735 Pine Street

Applicant: Dino Sandoval

Discussion: Staff discussed the change of copy for "Connect Hearing". Points of interest included the minor change in shape but the preservation of the texture, depth, size and location of the existing sign and monument.

Action: Approved as proposed

2. Item 2

File #: P25-0054

Requested Action: DRC Final Action

Application: New Drive-thru signs for McDonalds

Location: 189 Niblick Drive

Applicant: Rebecca Hernandez

Discussion: Staff discussed the consistency of the Niblick McDonalds with the previous proposals they saw on Black Oak Drive and Ramada. In addition, illumination was discussed to clarify it does not exceed the drive aisle for safety and proposed structures are not visible from Niblick. DRC members agreed the proposed drive-thru signs and structures are an improvement.

Action: Approved as proposed

3. Item 4

File #: P25-0045 moved up on agenda due to

Requested Action: DRC Final Action

Application: New wall-mounted sign for Catch Architecture

Location: 935 Riverside

Applicant: Catch Architecture, Moises De La Cruz

Discussion Staff presented three sign options to the DRC. Visibility of sign due to color contrast was discussed leading to favoring option 2 as it matches the existing center signs colors.

Action: DRC Approved option 2 sign (Black letters "Catch Architecture" with a colorful underline)

4. Item 3

File #: P25-0004, SPR25-01 , MOD25-07

Requested Action: DRC Final Action

Application: Development review for a new single-family residence served and a Site Plan Modification for a driveway with a slope greater than 15% slope.

Location: 120 11th Street

Applicant: Integrated Structures Inc.

Discussion : Staff presented the proposed single-family dwelling and driveway approach to Parcel 2(120 11th Street). Discussion started with the history of the Parcel Map. The proposed development was required to go to DRC for all proposed development for architectural design and grading as a condition of the Parcel Map. Discussion was had about potential interference with existing landscaping, the proposed flat roof design, drainage, 11th street paving, and parking. The limited space for development on the parcel was discussed due to the existing oak tree grove on Parcel 2 and slope of the lot. But parking as proposed meets the current parking standards and the applicant stated the intent to add parking towards the bottom of the lot of the future JADU/ADU. Paul Patti, Fire Marshal Battalion Chief, reviewed the plans to ensure it meets the minimum fire standards. Parking will not be allowed on the shared easement, a fire turn around will be installed upon development of parcel 3, and the proposed road will be all weather. Commissioners found the

architecture to meet minimum standards and not require additional DRC guidelines due to lack of visibility from public right of way. Staff emphasized that the focus of DRC is to approve the architecture of the single family dwelling and the modification to the grade of the driveway. Further details are to be worked out amongst staff before official approval.

Action: Approved as proposed on attached exhibits.



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

Monday, June 16, 2025, 3:30 PM

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

Commissioners present:

Staff present:

Applicants and others present:

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0053

Requested Action: DRC Final Action

Application: Sign permit to change existing awning (cover) for a new business

Location: 1309 Park Street

Applicant: Kelsey Miller

Discussion: Staff discussed the sign standards of the Uptown/Town Centre Specific Plan Sign Standards. The previous awning sign is to remain, only changing fabric cover. DRC approved the lighter shades reflected on the site plan. (blush pink over salmon or bright pink).

Action: Approved as proposed.



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

Monday, July 14, 2025, 3:30 PM

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

AMERICANS WITH DISABILITIES ACT

Commissioners present: Pat Connally, Rob Covarrubias, and Sharon Roden

Staff present: Katie Banister

Applicants and others present: Allan Scoggins, Trevor Messersmith, and Larry Gabriel

CALL TO ORDER

A. ROLL CALL

B. DISCUSSION ITEMS

1. Item 1

File #: P23-0037, PD23-02, CUP23-04, B24-0204, E24-0003

Requested Action: DRC Final Action

Application: Finding of substantial compliance with the Planning-Commission-approved development plan for changes to the outdoor storage yard, fence materials, and landscaping for an almost completed commercial development.

The Planning-Commission-approved resolution can be downloaded at:

<https://www.prcity.com/DocumentCenter/View/37162/23-036-Planning-Commission-Resolution-PDF>

Location: 3031 Union Road

Applicant: California Custom Trailers & Powersports

Discussion: Staff presented the differences between what was approved by the Planning Commission and how the project has been constructed. In addition to the expansion of the outdoor storage yard, the applicant requested to also change the materials for the rolling gate to metal siding to match the building and the split rail fence to metal pipes with chain draped between.

Action: The DRC determined the expanded yard location and materials are in

substantial compliance with the approved project. The DRC also approved metal siding materials for the rolling gate, and posts with chain to replace the split rail fence if the post with chain was also used on the western property line between the garbage enclosure and the sidewalk.



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

Monday, July 28, 2025, 3:30 PM

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

Commissioners present: Pat Connally, Rob Covarrubias, and Sharon Roden

Staff present: Darren Nash, Katie Banister, and Piper Smith

Applicants and others present: none

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

Items reordered due to order of staff presentation

1. Item 1

File #: B24-1074, P25-0073 (MOD 25-10)

Requested Action: DRC Final Action

Application: Building permit for an existing spray booth. DRC consideration for mechanical equipment screening options.

Location: 2525 Theatre Drive

Applicant: Randy Harding, Sky River RV

Discussion: Staff discussed the history of the building permit stemming from a code enforcement case of unpermitted installation of the spray booth. Zoning code requires roof top mechanical equipment screening. Options were provided to DRC including solid screening, painting to match the roof, and leaving as is. DRC was informed screening requests will be made on adjacent vacant parcels when development is submitted and on South River Road with an open spray booth permit

Action: Screening modification rejected. Applicant to provide screening of metal siding with same materials. If same blue is not available, grey is acceptable.

2. Item 2

File #: P25-0068

Requested Action: DRC Final Action

Application: Sign permit for The Rustic Muse Bridal Boutique

Location: 935 Riverside Ave

Applicant: Jessica and Michael Muse

Discussion: Staff discussed cohesiveness with other center signs. Recent signs in this center have been white, not ivory

Action: Approved as proposed.



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

July 8, 2025, 6:30 p.m.

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

Commissioners Present: Commissioner Neel, Commissioner Koegler, Chair Pro Tem Marlow,
Commissioner Connally

Commissioners Absent: Chairperson Covarrubias, Commissioner Christensen, Commissioner
Roden

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darcy Delgado, Katie Banister, Piper Smith, Marci Reynoso, Jessica
Ferguson & 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. Rezone the Property from T4-F to TC-2 at 2508 Spring St P24-0098

Moved by: Commissioner Neel

Seconded by: Commissioner Koegler

AYES: Commissioner Neel, Koegler, Connally and Chair Pro Tem Marlow

ABSENT: Commissioner Christensen, Roden, and Chairperson Covarrubias

STAFF: Katie Banister, Associate Planner

PUBLIC COMMENT: Jamie Jones

A motion was made by Commissioner Neel, Seconded by Commissioner Koegler to adopt Planning Commission Resolution 25-016 and 25-017, recommending to City Council with changes to the Site Specific Conditions of approval to change the allowable hours to 8am-10pm.

Roll Call Vote Passed

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

Moved by: Commissioner Neel

Seconded by: Commissioner Koegler

AYES: Commissioner Neel, Koegler, Connally and Commissioner Marlow

ABSENT: Commissioner Christensen, Roden, and Chairperson Covarrubias

STAFF: Piper Smith, Planning Assistant

PUBLIC COMMENT: Andy Safranco, Applicant Rep.

A motion was made by Commissioner Neel Seconded by Commissioner Koegler approve Planning Commission Resolution 25-018, approving the request for a two-year time extension for Planned Development PD 22-21 and Conditional Use Permit 22-21. based on findings subject to the Conditions of Approval

Roll Call Vote Passed

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

Connally, Neel, Approved as presented.

- 1. May 27, 2025 Planning Commission Minutes**
- 2. November 14, 2024 Housing Constraints And Opportunities Committee Minutes**
- 3. April 28, 2025 Development Review Committee Minutes**
- 4. May 12, 2025 Development Review Committee Minutes**
- 5. May 19, 2025 Development Review Committee 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

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8pm.

Marci Reynoso, Permit Tech.

2025 DRC Schedule
Mondays at 3:30pm
Large Conference Room, City Hall 2nd Floor
1000 Spring Street, Paso Robles CA

Month	Commissioners		
February 2025	Marlow	Christensen	Covarrubias
March 2025	Marlow	Christensen	Connally
April 2025	Roden	Keogler will be absent April 7&14	Connally
May 2025	Neel	Roden	Keogler
June 2025	Neel	Christensen	Keogler Roden to cover 6/23
July 2025	Marlow	Connally	Covarrubias
August 2025	Marlow	Keogler	Connally
September 2025	Neel	Roden	Keogler
October 2025	Roden	Christensen	Covarrubias
November 2025	Marlow	Christensen	Covarrubias
December 2025	Marlow	Keogler	Connally
January 2026	Neel	Roden	Connally
February 2026	Neel	Roden	Christensen