

RESOLUTION NO. PC 23 -006

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 20-16, TENTATIVE TRACT MAP 3191
, AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES
SECTION 15332, IN-FILL DEVELOPMENT PROJECTS (CLASS 32)**

2701 GERMAINE WAY, APNs 025-424-001 thru 008

WHEREAS, Pamela Jardini of Planning Solutions on behalf of Brian Thorndyke has submitted an application for Planned Development (PD) 20-16, a request for approval to subdivide an existing 2.68 acre lot into six lots and approve a master development plan to allow for the 42,000 SF construction of light industrial buildings on each lot within the existing Golden Hill Business Park (the “Project”); and

WHEREAS, the 2.68-acre site is located on the northwest corner of Wisteria Lane and Germaine Way, east of Golden Hill Road; and

WHEREAS, the applicant has provided a Master PD Guidelines that outlines the proposed development of the project. See Exhibits O of Draft Resolution A, and

WHEREAS, the General Plan land use designation is Business Park (BP) and the zoning designation is Planned Industrial (PM) zoning district. Industrial (e.g., electrical manufacturing and processing, wineries, and metal fabrication) and warehousing uses (with accessory offices) are permitted in the PM and consistent with the BP General Plan land use designations; and

WHEREAS, the Golden Hills Business Park was established with Tract 2269. The lots within the business park are improved with curb, gutter and sidewalk and served with sewer, water, and other dry utilities. Additionally, the lots within the business park were graded at the time of the installation of the tract improvements; and

WHEREAS, in September of 2006 the Planning Commission approved Resolution 06-076 approving a Development Plan and Resolution 06-077 approving Tract 2839 subdividing the site into eight lots of the construction of eight light industrial/manufacturing buildings. While the subdivision was recorded creating the eight lots, no development has accrued on the lots; and

WHEREAS, Tentative Tract 3191 would re-subdivide the existing eight lots into six lots to accommodate the six buildings. PD 20-16 establishes a master development plan over the six lots that provides conceptual site planning, building architecture, landscaping, and other details for the development of six buildings on the six parcels; and

WHEREAS, conditions of approval have been included in the attached draft resolution A for the PD that would require each building for lots 2-6 to go back to the Planning Commission for approval of the site planning and building architecture; and

WHEREAS, in conjunction with PD 20-16, Mr. Thorndyke has provided site planning and architectural details for a 6,900sf building for Lot 1. It is intended for this building to be constructed first for the development of the remaining 5 lots; and

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Paso Robles is the lead agency for the project; and

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WHEREAS, a public hearing was conducted by the Planning Commission on January 10, 2023 to consider facts as presented in the staff report prepared for this project, and to accept public testimony on the Planned Development and Tentative Tract Map; and

WHEREAS, the item was continued to allow additional time for the civil engineer to redesign the storm water detention basins in a manner acceptable to the City Engineer; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 14, 2023 to consider facts as presented in the staff report prepared for this project, and to accept public testimony on the Planned Development and Tentative Tract Map; and

WHEREAS, based upon its review of the entire record before it, including the information and analysis contained in the Staff Report prepared for the Project and testimony received as a result of the public notice, the Planning Commission finds that pursuant to CEQA and the CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. Based on that review, the Planning Commission hereby finds that the entire Project is categorically exempt from further review under CEQA per CEQA Guidelines Section 15332, In-Fill Development Projects (Class 32).

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

SECTION 1: Recitals. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings set forth in this Resolution, the Planning Commission approves Planned Development 20-016 as depicted in Exhibits “C-O” and Tentative Tract 3191 as depicted in Exhibit "L", subject to the conditions of approval in Exhibits A and B.

SECTION 2: Findings. Pursuant to California Government Code Section 66410 *et seq.*, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

1. Development Plan Findings

- A. The design and intensity (density) of the proposed development plan is consistent with the goals and policies established by the General Plan and the zoning code, particularly the purpose and intent of the zoning district in which a development project is located, because the project would provide for additional industrial and warehouse uses within an existing industrial business park.
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, since this project would be developed within an existing business park that has been previously entitled for the type of development proposed with this project.
- C. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way by developing the properties within the existing business park utilizing high quality architecture and design.
- D. The proposed development plan 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 impacts.
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, and historic buildings and

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structures because the project will be constructed on previously graded flat building pads consistent with the other lots in the business park.

- F. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses including commercial and light industrial uses.

2. Tentative Tract Map Findings

- A. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities because the project has been designed in a manner that allows for 6 lots for light-industrial and warehousing type uses in an existing business park setting. All buildings will be required to meet the energy efficiency requirements of the California Building Codes for light industrial and warehouse type buildings.
- B. The proposed subdivision and the provisions for its design and improvement are consistent with the general plan for the City of El Paso de Robles ("General Plan"), because:
 - 1. The Tentative Tract/Parcel Map provides for land uses compatible with the Business Park (BP) land use classification for the Subject Site in the General Plan, and the provisions for design and improvements promote the goals and objectives of the General Plan for the following reasons, since it provides for the development of a vacant infill lot in an existing business park and will provide 6 new industrial/warehouse buildings with accessory offices is consistent with the land use and zoning designations of the properties and would complement the existing industrial/warehouse uses within the business park. Additionally, the proposed project is the type of development anticipated with the development of the Golden Hills Business Park and is supported by the City's Economic Strategy and Tech Corridor.
 - 2. The Tentative Tract/Parcel Map provides for land uses compatible with the Planned Industrial (PM) zoning district for the Subject Site in the Zoning Code, and the provisions for design and improvements comply with the implementation policies and objectives of the Zoning Code, since light-industrial and warehouse type uses are permitted uses in the PM zoning district.
- C. The Subject Site is physically suitable for the type and density of development proposed in the Tentative Tract/Parcel Map because the project meets the minimum lot size for the PM zoning district, complies with the required setbacks to property line, and meets the minimum access road requirements.
- D. The subdivision design and improvements proposed in the Tentative Tract/Parcel Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat because no development will occur in any significant habitat of a rare or endangered species of plant, animal, or insect or any fragile or unique biotic community.
- E. The subdivision design and type of improvements proposed in the Tentative Tract/Parcel Map are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes.
- F. The subdivision design and type of improvements proposed in the Tentative Tract/Parcel Map will not conflict with easements acquired by the public at large for access through or use of the Subject Site because no such easements exist.

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- G. The discharge of waste into an existing sewer system from development proposed in the Tentative Tract/Parcel Map will not cause a violation of existing requirements prescribed by the local water quality control board because all buildings within the subdivision will be required to hook up to the existing public sewer system that exists in the streets adjacent to this project.

SECTION 3. Pursuant to section 66412.3 of the Government Code, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds the subdivision and improvements proposed in the Tentative Tract/Parcel Map help the City of El Paso de Robles meet its regional housing needs because this project is not a residential project, however it will provide for light industrial and warehouse type uses which could create jobs for the community.

SECTION 4. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds the nature and extent of the dedications, reservations, impact fees, and other exactions are reasonably related to public needs and roughly proportional to the impacts created by the subdivision and improvements proposed in the Tentative Tract Map because they are necessary to ensure that each property can be developed in a manner to stand alone from the lots in the subdivision.

SECTION 5: Environmental Determination. As the decision-making body for the City, and in the City's role as lead agency under CEQA for the Project, the Planning Commission finds that the entire Project is categorically exempt from CEQA review, pursuant to CEQA Guidelines, Section 15332, In-Fill Development Projects (Class 32).

The entire Project is exempt per Section 15332 because the Project meets the required conditions for Class 32. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations outlined in the City's General Plan. The Project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. Specifically, the Project is located at the northwest corner of Wisteria Lane and Germaine Way in the City of Paso Robles, consists of 2.6 acres, and is located within the Golden Hill Business Park surrounded by commercial and light industrial uses. The Project site has no value, as habitat for endangered, rare, or threatened species because the Project site has been previously graded with tract improvements for Tract 2269 and includes frontage improvements. Therefore, the disturbed site is not habitat for endangered, rare, or threatened species.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Analysis has been conducted to ensure the Project does not result in any significant effects relating to traffic, noise, air quality, and water quality, since the project will be located on an existing lot within an existing business park and the proposed uses are permitted uses within the PM zoning district.

Further, none of the exceptions to the categorical exemptions identified in CEQA Guidelines Section 15300.2 apply. Based on the entire record, there is nothing unusual about the Project site or the Project itself that would lead to a potentially significant impact. And, even if an unusual circumstance did exist (one does not), based on the entire record, there is no reasonable possibility that the Project would have a significant impact on the environment. The Project site is already previously disturbed with grading and frontage improvements, and is surrounded by similar commercial and light industrial uses. Further, the Project will not result in damage to scenic resources within a highway officially designated as a state scenic highway; the closest officially designated state highway is approximately .5 mile away and therefore the Project will not result in damage to scenic resources within or near such highway. Further, the Project is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5; the Project site has not been designated as a hazardous waste site. Further, the Project will not cause a substantial adverse change in the significance of a historic resource as there are no historic resources within the vicinity of the Project. Thus, the Class 32 categorical exemption applies.

Planning Commission hereby directs City staff to prepare, execute and file with the County Clerk a notice of exemption within five (5) working days of approval of this Resolution.

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SECTION 6. Planned Development 20-16 and Tentative Tract 3191 is approved, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions
B	Standard Conditions of Approval
C	Cover Sheet
D	Overall Site Plan
E	Site Plan – Lot 1
F	Landscape Plan
G	Plant List
H	Fence Plan
I	Floor Plan
J	Elevations
K	ISO Elevations
L	Grading and Drainage Plan (Lots 1-6)
M1&M2	Tentative Tract Map 3191
N	Master Design Guide

PASSED AND ADOPTED THIS 14th day of February 2023, by the following roll call vote:

AYES: Commissioner Christensen, Covarrubias, Davis, Gibson, Jorgensen, and Chairperson Koegler

NOES: None

ABSENT: None

ABSTAIN: Commissioner Neel

MARK KOEGLER, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

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A - N Project Exhibits

Site Specific Conditions of Approval

PD 20-16/Tent. Tract 3191

Planning Division Conditions:

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions
B	Standard Conditions of Approval
C	Cover Sheet
D	Overall Site Plan
E	Site Plan – Lot 1
F	Landscape Plan
G	Plant List
H	Fencing Plan
I	Floor Plan
J	Elevations
K	ISO Elevations
L	Grading and Drainage Plan (Lots 1-6)
M-1	Tentative Tract Map 3191 - Roberts
M-2	Tentative Tract Map 3191 - Touchon
N	Master Design Guide

2. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 20-16 shall expire on February 14, 2025. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
3. Approval of this project includes the approval of Development Plan 20-16 and Vesting Tentative Tract Map 3191, to re-subdivide 2.68 acres into six lots and approving a master development plan for the six lots that would accommodate the development of light-industrial buildings on each lot and approves the architecture and site plans for a 6,900 square foot building on Lot 1, as designed in Exhibits A-M.
4. Future development of Lots 2-6 shall submit a site planning, grading, drainage and architectural plans for review and approval by the Planning Commission. Plans shall be in substantial compliance with Exhibits A-N listed above.
5. Uses for lots 1-6 shall be those allowed for in the PM zoning district as indicated in Table 21.16.200 Permitted Land Uses for all Zoning Districts, either as Permitted use or a use that requires a Conditional Use Permit (CUP). Uses that require a CUP will require additional review by the Planning Commission. The information provided for in Exhibits C-N above generally anticipate light-industrial and warehouse uses for lots 1-6. Other uses allowed for in the PM zone such as but not limited to a coffee shop or restaurant/deli, shall comply with the parking ratios outlined in the

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Parking Ordinance. It may be necessary to reduce the square footage of a building to accommodate the required parking.

6. Along with the site plan review for each building, a screening plan to show how the fire sprinkler double check detector valve will be screened. Screening should be provided for by landscaping along with an architectural compatible screen wall utilizing materials to match the building architecture. Landscaping plans to show screening.
7. All new lighting shall be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. Details of exterior wall mounted light fixtures as well as free standing pole lights shall be provided with the Planning Commission review process for each building.
8. The project shall comply with the City's noise ordinance (PRMC21.60) which regulates both exterior and interior noise standards during daytime and evening hours.
9. The project shall correspond with the Beta project adjacent to the north to provide consistent fencing types along the project northern boundary.
10. If trash enclosure gates are visible from the street, horizontal wood (same as fencing materials) or a material that corresponds with the building materials shall be utilized for the gates, not chain link and slats. This element will be determined as part of the Planning Commission review for each lot.
11. Accessory storage yard areas shall be located behind the building and not be visible from Wisteria Lane or Germaine Way. Enhanced landscaping and decorative fencing shall be provided to screen storage yard areas from the internal driveway.
12. In conjunction with the recordation with Tract 3191 a common maintenance agreement shall be recorded over the lots to ensure common access and maintenance for the internal driveway.
13. The landscaping, as shown on Exhibit F & G shall be installed as part of the tract improvements and be maintained commonly amongst the six parcels. The trees shown in the parking lot planters would be planted at the time of individual lot development and be maintained by with the individual lot landscaping.
14. A reciprocal parking and access easement shall be provided on the main driveway to ensure common maintenance for the driveway by each of the six lots.

Engineering Division Conditions:

1. The project shall complete the frontage improvements along Wisteria and Germaine Way. This includes tree plantings, irrigation, and the shared drive approaches. The curb ramp at the corner of Wisteria and Germain shall be replaced with a compliant ADA ramp.

Timing: Prior to Final Map

2. Applicant shall dedicate all necessary onsite reciprocal drainage, private access and utility easements for the benefit of all parcels.

Timing: At Recordation of Final Map

3. Existing water services must be stand alone and not connected to other services. All water services, both existing and proposed, must comply with current City Standard Details and Specifications.

Timing: Prior to Final of Tract Improvements.

4. The proposed stormwater basins shall be installed onsite and not overlying the public utility easement along Wisteria or Germaine Way. Proposed stormwater pipes from the project to public right of way are subject to City Engineer review and acceptance.

Timing: Prior to Issuance of Improvement and or Grading Plans.

5. The project (six new lots) shall be designed to mitigate stormwater impacts and comply with all applicable Post Construction Stormwater requirements.

Timing: Prior to Issuance of Onsite Improvement Permits or Grading Permits.

6. A maintenance agreement shall be established between the lots to provide for the maintenance of all parking, utility, and stormwater facilities. The agreement shall be acceptable to the City Engineer.

Timing: Prior to Recordation of Final Map.

7. Applicant shall provide a 10' public Utility easement along the frontage of the property on Wisteria and Germaine Way.

Timing: At Recordation of the Final Map.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> <u>Planned Development 20-16</u>	<input type="checkbox"/> <u>Conditional Use Permit</u>
<input type="checkbox"/> <u>Tentative Parcel Map</u>	<input checked="" type="checkbox"/> <u>Tentative Tract Map</u>
<u>Approval Body: PC</u>	<u>Date of Approval: February 14, 2023</u>
<u>Applicant: PRG Holdings, Inc.</u>	<u>Location: 2701 Germaine Way</u>
<u>APN: 025-424-001 thru 008</u>	

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

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

A. GENERAL CONDITIONS – PD/CUP:

- ☒ 1. This project approval shall expire on February 14, 2025 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- ☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- ☒ 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- ☒ 4. Any site-specific condition imposed by the Planning Commission in approving this project (**PD 20-16/Tract 3191**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to

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protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- ☒ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- ☒ 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- ☒ 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- ☒ 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- ☒ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- ☒ 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- ☒ 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- ☒ 12. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.

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- ☒ 13. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- ☒ 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- ☒ 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.
- ☐ 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- ☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- ☒ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- ☐ 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- ☒ 21. Prior to the issuance of building permits, the
 - ☒ Development Review Committee shall approve the following:
 - ☐ Planning Division Staff shall approve the following:
 - ☐ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences, light fixtures and trash enclosures;
 - ☐ b. A detailed landscape plan;
 - ☐ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - ☒ d. Other: Each building needs Planning Commission approval. See PD 20-16 Site Specific Conditions of approval.

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

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- ☒ 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- ☐ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- ☐ 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- ☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- ☒ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

Frontage Landscaping along Wisteria Lane and Germaine Way

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- ☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- ☐ 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree

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Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

- ☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance and Post Construction requirements.
- ☐ 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- ☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- ☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and constructed to the City Standard Details and Specifications.
- ☒ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- ☒ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Parks/Facilities Maintenance Supervisor and the Community Development Department.
- ☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- ☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

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- ☒ 2. All public improvements, required by the City Engineer, are completed and approved by the City Engineer, and accepted by the City Council for maintenance if required.
- ☐ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:
- | Street Name | City Standard | Standard Drawing No. |
|-------------|---------------|----------------------|
|-------------|---------------|----------------------|
- ☐ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.
- Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.
- ☐ 5. If the City Engineer determines that the existing City Street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- ☐ 6. If the City Engineer determines that the existing pavement and structural section of the City Street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- ☐ 7. Because of the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- ☐ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- ☐ 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- ☐ a.
- ☒ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

Attachment 3

- ☐ a. Street lights;
 - ☒ b. Parkway/open space landscaping;
 - ☐ c. Wall maintenance in conjunction with landscaping;
 - ☐ d. Graffiti abatement;
 - ☐ e. Maintenance of open space areas.
-
- ☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
 - ☒ 12. All final property corners shall be installed within the time frames required by the Subdivision Map Act.
 - ☒ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
 - ☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
 - ☒ 15. Clear blackline paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer, as required, prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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

G. GENERAL CONDITIONS

- 1. ☒ Prior to the start of construction:
 - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - ☒ Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - ☒ **Prior to delivery of combustible materials**, fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code. (PRMC - A fire hydrant must be located within 150' of the FDC and connection to it must not block collector or arterial roadways).
 - ☒ **Prior to delivery of combustible materials**, a based access road sufficient to support the department's fire apparatus (Engines-43.5k lbs., Truck-69.5k lbs.) shall be constructed and maintained for the duration of the construction phase of the project.
 - ☒ Access roads shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFD.

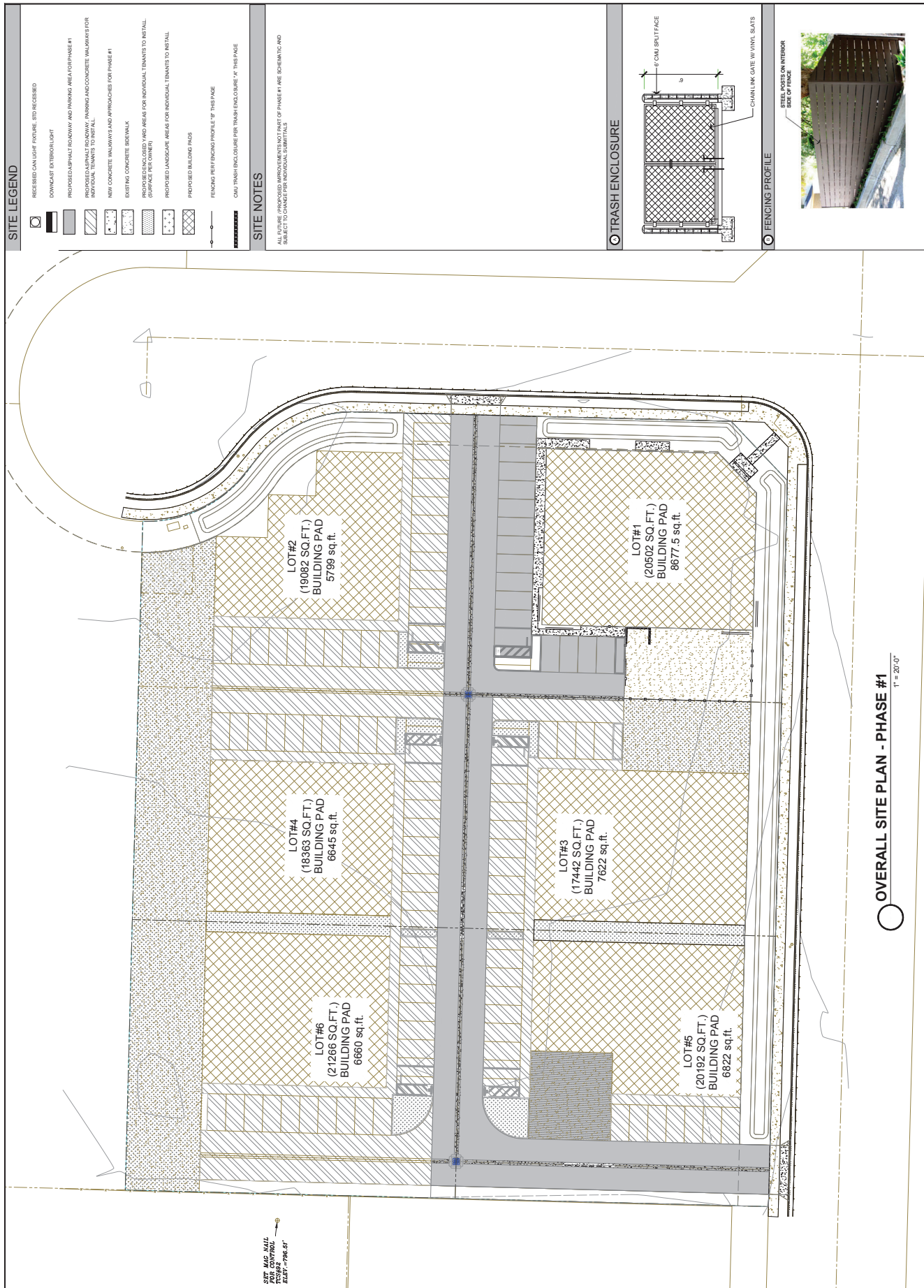
Attachment 3

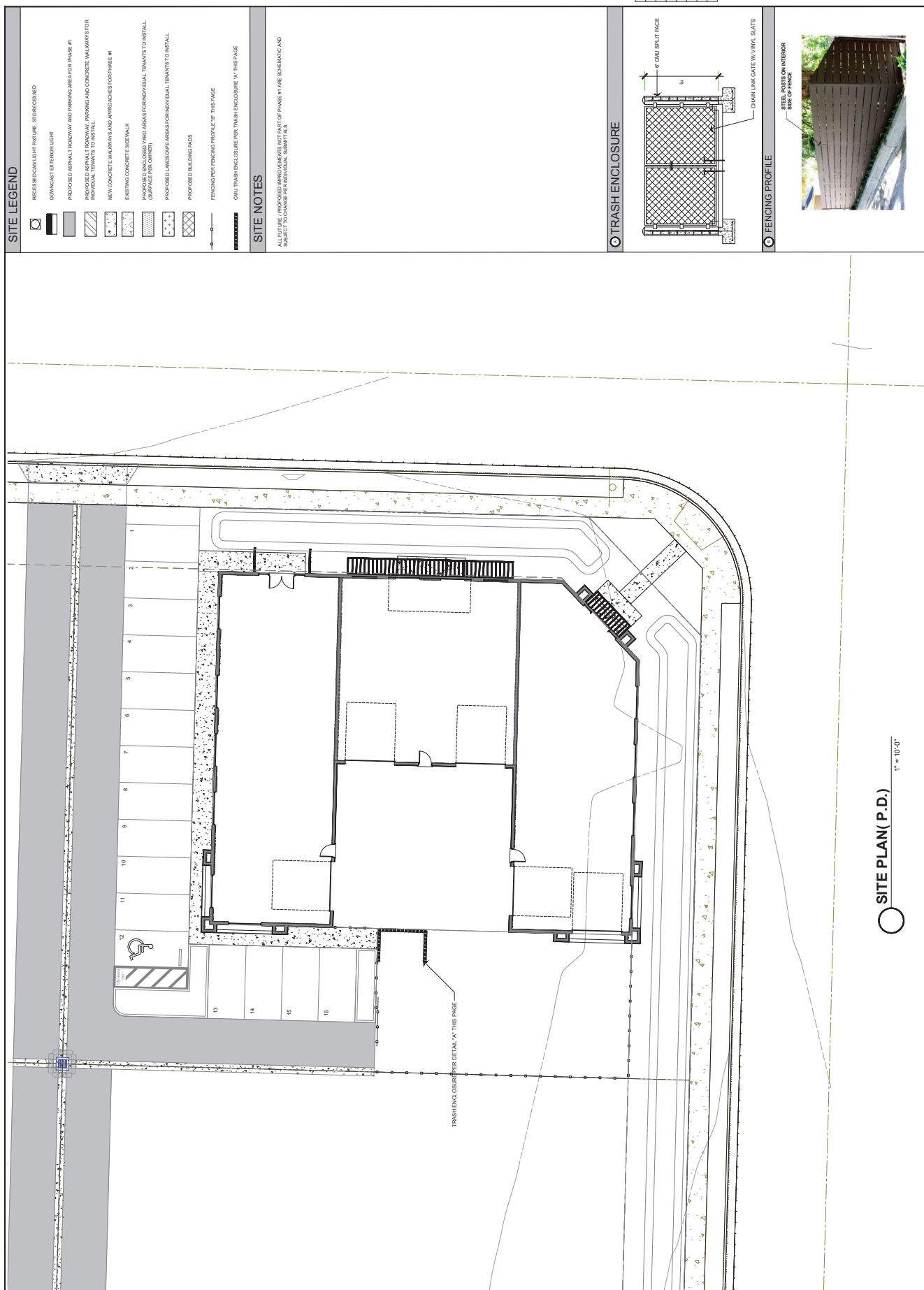
- ☐ Truck access road shall be at least twenty (26) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. Minimum set-back 15', maximum 30'.
- ☐ Project shall provide a secondary access fire road approved by PRFD.
- 2. ☒ Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 3. ☒ Provide on address side of building if applicable:
 - ☒ Fire alarm annunciator panel location to be approved by PRFD.
 - ☒ Provide a Knox box key entry box or system.
 - ☒ Fire department connection (FDC) location and access path must be approved by PRFD.
 - ☒ Address Numbers; size, location, and contrast shall be approved by PRFD.
- 4. ☒ Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30 feet. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' feet will compel additional standpipe system(s) in each stairwell.
- 5. ☐ Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
- 6. ☒ Motorized Gates blocking fire access require a separate PRFD and must include Knox Key Switch access.
- 7. ☒ Fire extinguisher placement shall be approved by PRFD.
- 8. ☐ Landscape plant selections shall be fire resistive within 30 feet of structures.
- 9. ☒ Landscape trees must not project into required vertical clearance of the fire access lanes.
- 10. ☒ Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
- 11. ☒ Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 12. ☒ Prior to the issuance of Certificate of Occupancy:

Attachment 3

- ☒ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
- ☐ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for exact requirements.
- ☒ A Final Fire Walkthrough inspection shall be completed on all buildings.

Note: All buildings must meet Emergency Responder Radio Coverage (CFC 510)





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DATE	REVISION

OWNER:
BRIAN THORNDYKE
0 GERMAINE WAY
PASO ROBLES, CALIFORNIA

PROJECT:
0 GERMAINE WAY
PASO ROBLES, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN
DESIGNED: JBLA
DRAWN: JBLA
CHECKED: JBLA
DATE: 01/03/2023
JOB NO.: 22-133
SHEET NUMBER

L-1
1 OF 2 SHEETS



Proposed Trees – Design Notes

[illegible]

Plant Photos



Plant List – Germaine Way, Paso Robles CA (Sunset Zone 7)

[illegible]

Stormwater Control Plan Notes

Landscaping plans are designed in collaboration with the design approach for meeting the post-construction requirements of the Stormwater Control Plan. At a minimum, final landscape plans will accomplish all the following:

- Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.
- Landscape design will minimize irrigation and runoff, promote surface water infiltration, and use native plants and materials.
- Landscaping will use native plants and materials and use low maintenance pesticides that can contribute to stormwater pollution.
- Where landscaped areas are used to retain or detain stormwater, plants specified are tolerant of saturated soil conditions.
- Post-retention plants are preferred, especially adjacent to hardscapes.
- To ensure successful establishment, plants are selected which are drought tolerant, have deep root systems, and are adapted to local soil, air movement, ecological succession, and plant interactions.

General Tree Placement Notes:

1. Tree locations shown on plan may require adjustment in the field. Whenever feasible, trees should be planted a minimum of ten (10) feet from all underground utilities, streetlights, hydrants, and out of drainage flow lines. Should this not be possible, contact the landscape architect for design on placement.
2. Trees will not be planted closer than four (4) feet from any walkway, curb or sidewalk except where trees or parkways are provided in the right-of-way.
3. All trees planted within six (6) feet of roadway, curb, sidewalk or public utilities shall require protective root barriers, per ordinance, to not wrap root barrier.
4. Trees shall be planted with a minimum caliper size of 1 1/2".
5. Trees to be fully rooted but not root-banded, with a minimum caliper size of 1 1/2".
6. Trees to be fully rooted but not root-banded, not diseased and in generally healthy condition, displaying good branch structure, not stressed and in generally healthy condition.

Water Conservation Notes

- The following water conservation techniques shall be employed in this Project:
 - Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWELO).
 - Landscape Irrigation (LAWIOL) IV, in the "Water Use Classification of Landscape Species" (WUCOLS) by the University of California Cooperative Extension, shall be utilized in 95% of the total planting area.
 - Irrigation system shall be separated into distinct hydrozones based on plant types.
 - Soil amendments and mulch shall be applied to improve water holding capacity of soil.
 - Smart irrigation system shall utilize "Smart Controller" technology, (an water budgeting feature to adjust water application based on soil moisture and/or local weather data).
 - Recommendations shall be given for annual irrigation schedule at project completion.
 - Lawn is not used.

Statement of Water Conserving Irrigation Design

The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system.

- All irrigation shall be drip or drip/irrigate system.
- Tree irrigation shall be root zone irrigation.
- Irrigation hydrozone application shall be adjusted according to water needs and weather.
- Irrigation system Master valve shall be used.
- Irrigation system Smart controller with water budgeting feature shall be used.
- Irrigation system flow sensor shall be used.
- Irrigation system of at least of fence connected to irrigation controller shall be used.

Recycled Water for Irrigation Notes

The site is within the City's Water Reuse Master Plan area and landscape irrigation for the project shall utilize recycled water. If available at time of construction, recycled water will be used for irrigation and irrigation system irrigation shall conform to the City of San Luis Obispo "Procedures for Recycled Water Use."

USA North 811



**Know what's below.
Call before you dig.**

PLANT LIST and WELO WORKSHEET

Water Efficient Landscape Ordinance Worksheet (WELO)

[illegible]

OWNER:
BRIAN THORNDYKE
0 GERMAINE WAY
PASO ROBLES, CALIFORNIA

MAINE WAY
LES, CALIFORNIA

PLANT LIST & WELO WORKSHEET

CHECKED	JBLA
DATE	01/03/2023
JOB NO.	22-133
SHEET NUMBER	

1-2

2 OF 2 SHEETS

PLAN PREPARED FOR:
BRIAN THORNDYKE
0 GERMAINE WAY
PASO ROBLES, CA 93446

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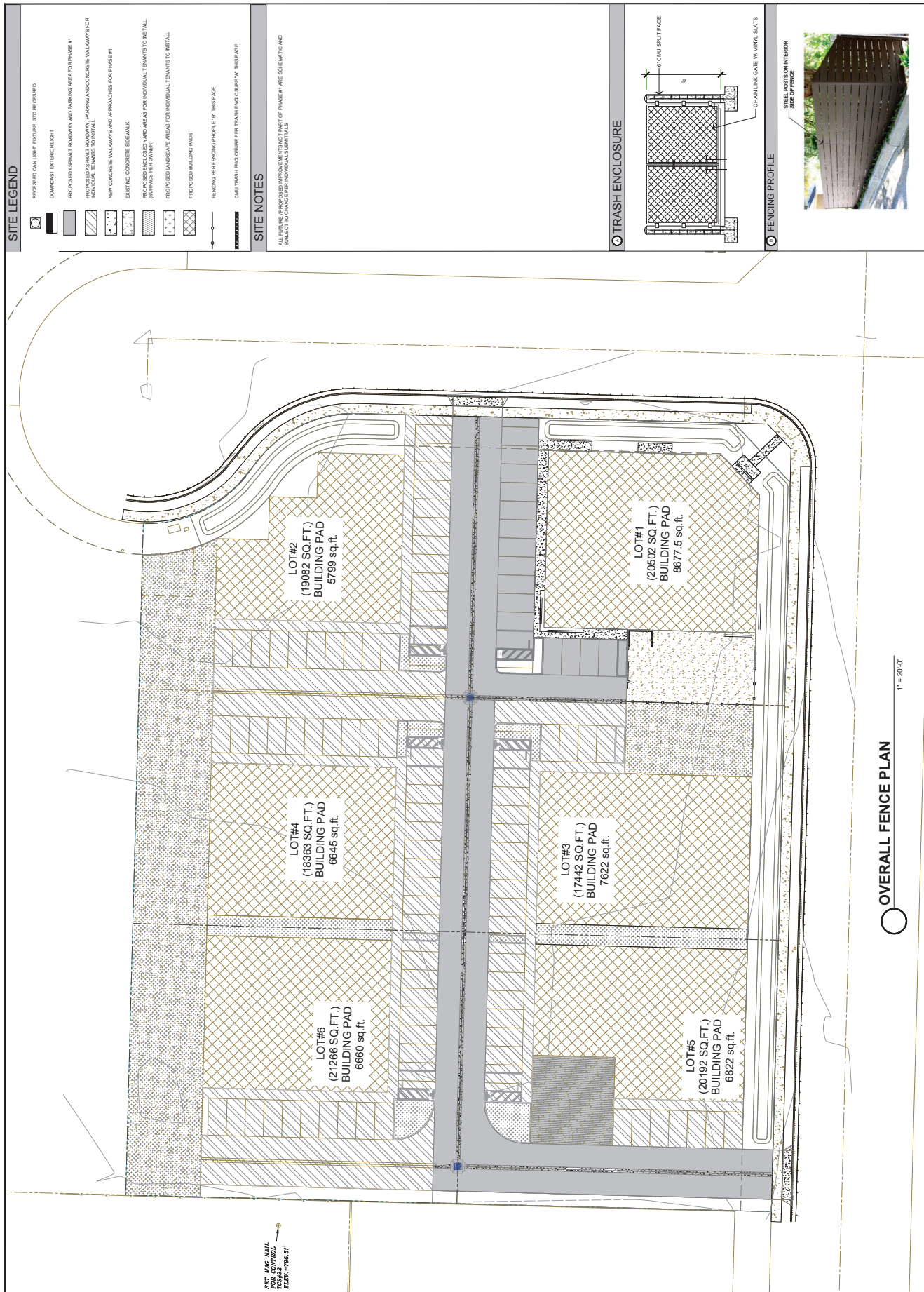
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PROJECT NO	---
E NAME	0.1.1 OVERALL SITE PLANNING
OWN BY	NFS
DATE	10/25/2022 9:14 AM

OVERALL
ENCE PLAN

STREET NUMBER:

C-1.3





DRAFTING & DESIGN
CAD DESIGN - AS BUILT
RESIDENTIAL - COMMERCIAL
600 WEST 10TH AVE
PASO ROBLES, CA
93445
BUS 408/237-2460
FAX 408/237-2460

PLAN PREPARED FOR:
BRIAN THORNDYKE
0 GERMAINE WAY
PASO ROBLES, CA 93446































REV.	DESCRIPTION	DATE

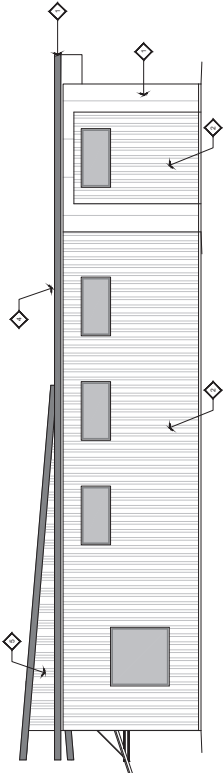
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DRAWN BY: NPS
DATE: 10/26/2023 9:14 AM
SHEET TITLE: ELEVATIONS

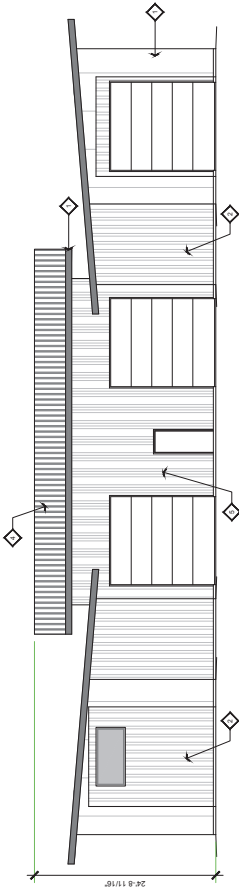
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FINISH MATERIALS

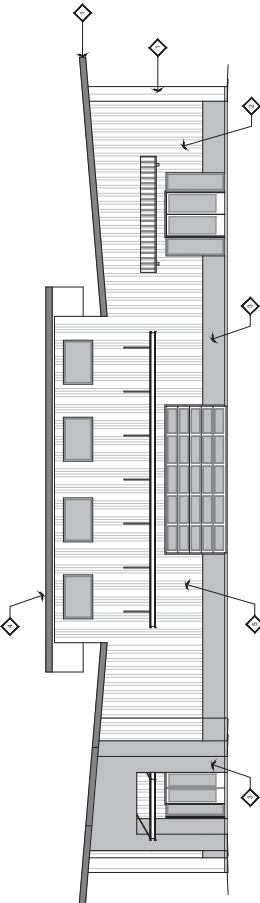
					
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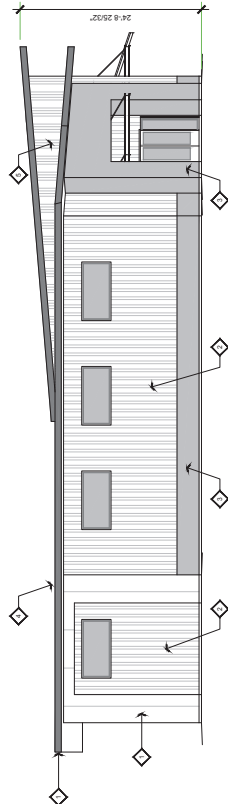
RIGHT ELEVATION
1/8" = 1'



REAR ELEVATION
1/8" = 1'



FRONT ELEVATION
1/8" = 1'



LEFT ELEVATION
1/8" = 1'



DRAFTING & DESIGN

CAD DESIGN - AS BUILTS

600 SIDENTAL AVENUE

PASO ROBLES, CA
































93446
































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




























FAX 805.927.0460
































PLAN PREPARED FOR:
BRIAN THORNDYKE
0 GERMAINE WAY
PASO ROBLES, CA 93446
































FINISH MATERIALS
































































































































































































































































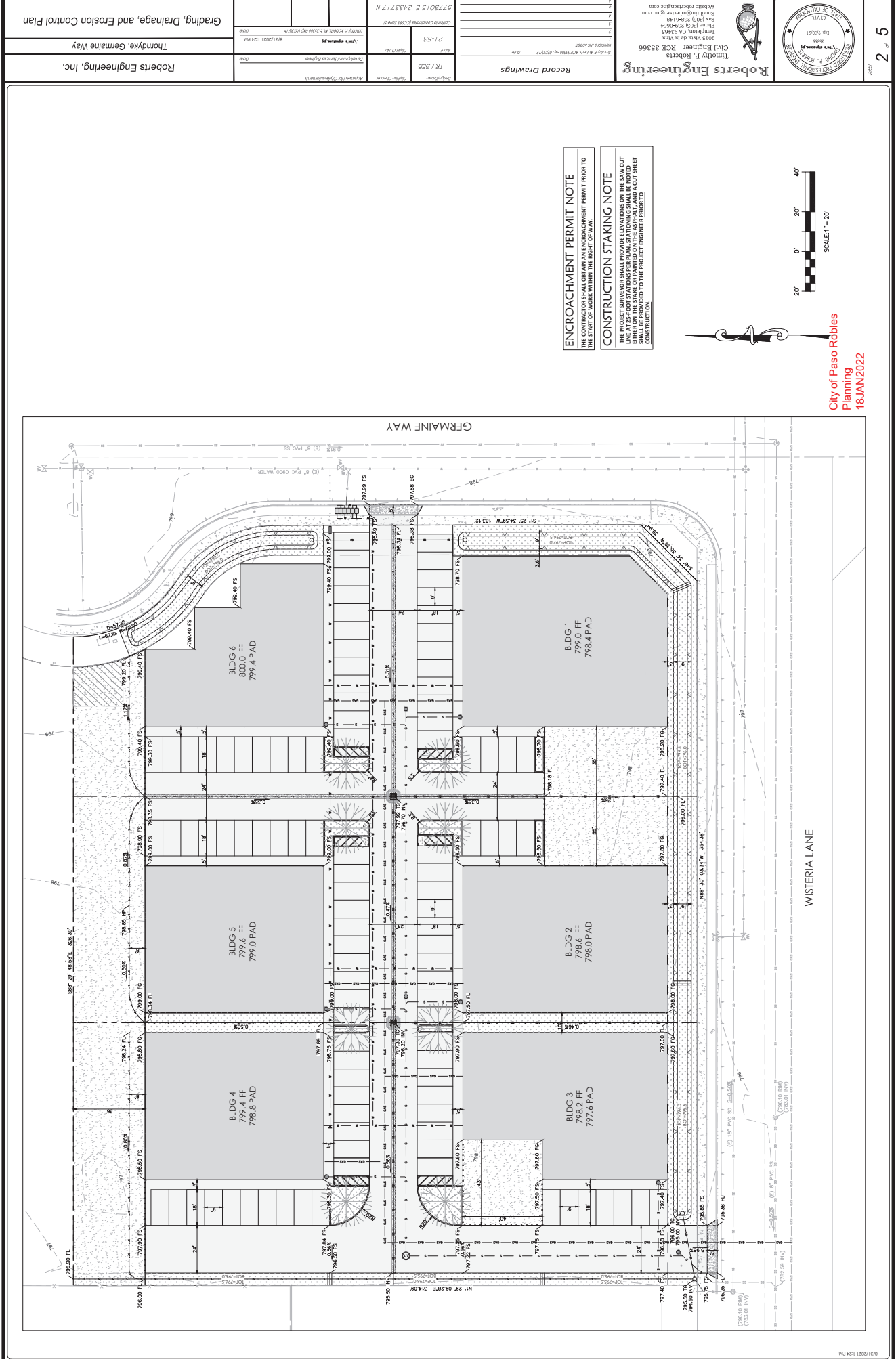












Record Drawings		Robert's Engineering	
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Drawn by: [Name]		Checked by: [Name]	
Scale: 1" = 20'		Date: 18 JAN 2022	
Sheet: 21-53		Total: 21-53	
Project: 21-53		City of Paso Robles	
Drawn by: [Name]		Checked by: [Name]	
Scale: 1" = 20'		Date: 18 JAN 2022	
Sheet: 21-53		Total: 21-53	

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35966
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

Record Drawings

Date _____

By _____

John T. Smith

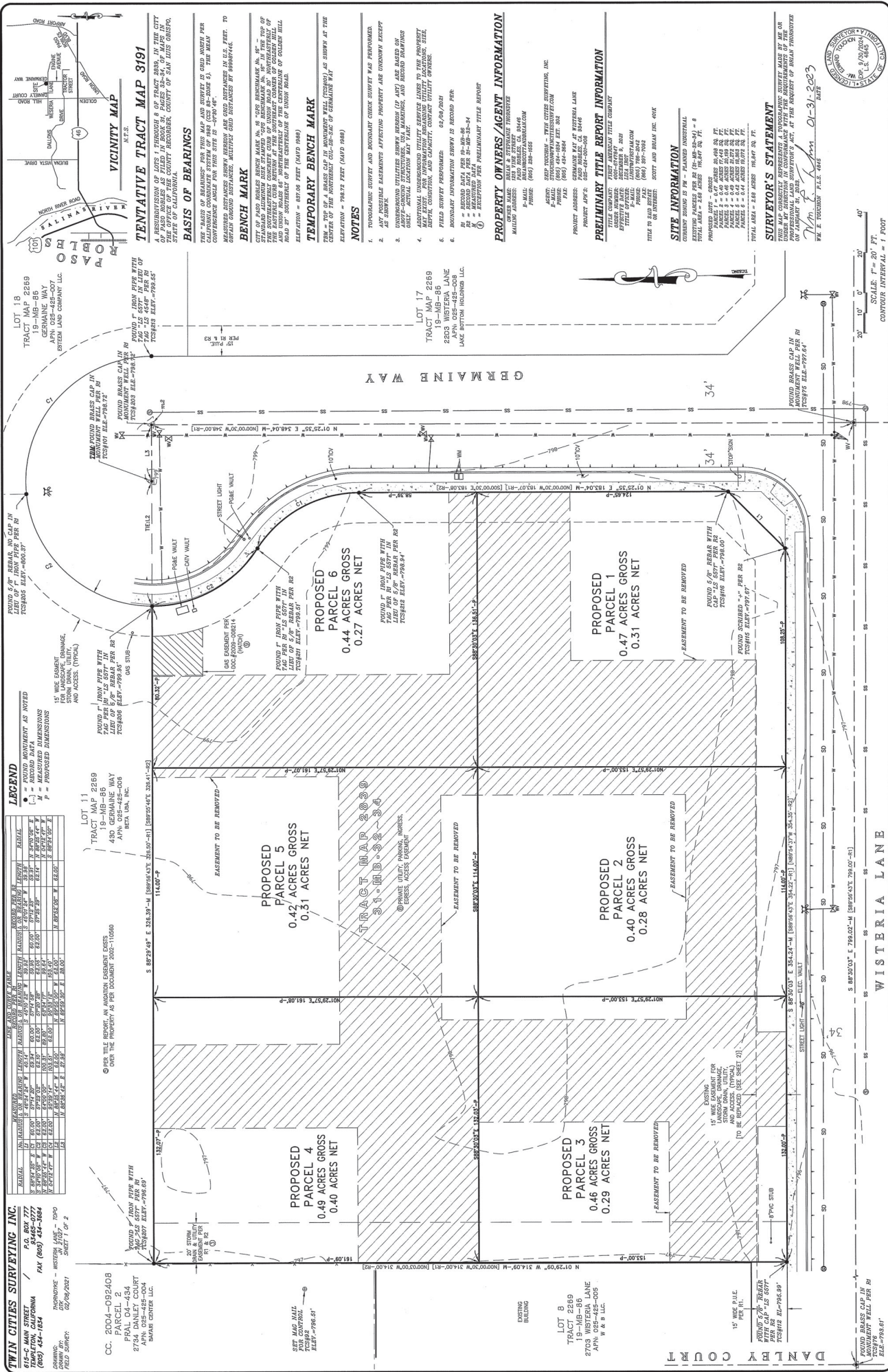
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John Doe	Jane Smith	Approved for Publication	Development Reviewer	1/24/2023 11:20 AM	1.0	1-5	Project Name	Project ID	Project Date	Project Name

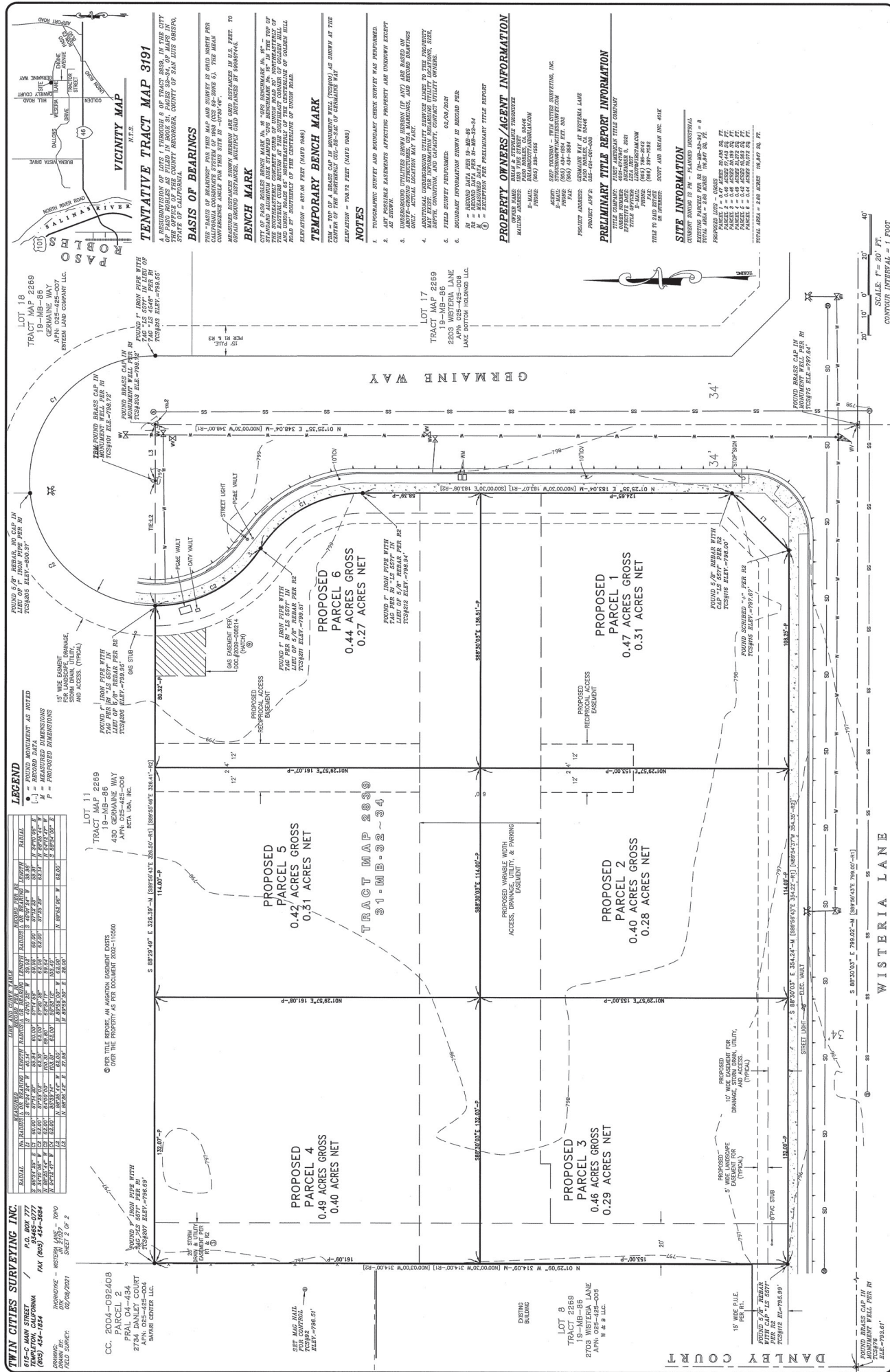
Roberts Engineering, Inc.
Thornldyke, Germaine Way
Drainage Management Area Plan

CONSTRUCTION NOTES:

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Planned Development & Vesting Tentative Tract Map

for former Lot #12, of the Golden Hill Business Park

Applicant – Brian Thorndyke

APN: 025-424-001 thru 008

Site and Building Guidelines for Future development

Thorndyke Business Park (PD Amendment & Vesting Tentative Tract Map 3191)

Project Description

The site is part of a previously approved Tract Map and Planned Development. This project proposes to re-subdivide the 2.68-acre site into 6 parcels; 8 parcels were created through Tract Map 2839. The recorded ingress and egress easements will be removed, and new ingress and egress easements are proposed. Design guidelines are provided to produce a uniform development that compliments the surrounding area and creates a cohesive development.

The applicant, Mr. Thorndyke, will be developing Lot 1. The other lots will be developed by future owners; their development will be guided by the Design included herein.

Tract Map and Improvements

This project proposes to create larger lots that are suitable for Light-Industrial / Manufacturing activities.

The proposed parcel sizes are:

- Parcel 1 – 20,498 sq. ft.; 0.47 acres
- Parcel 2 – 17,443 sq. ft.; 0.40 acres
- Parcel 3 – 20,199 sq. ft.; 0.46 acres
- Parcel 4 – 21,272 sq. ft.; 0.49 acres
- Parcel 5 – 18,363 sq. ft.; 0.42 acres
- Parcel 6 – 19,072 sq. ft.; 0.44 acres

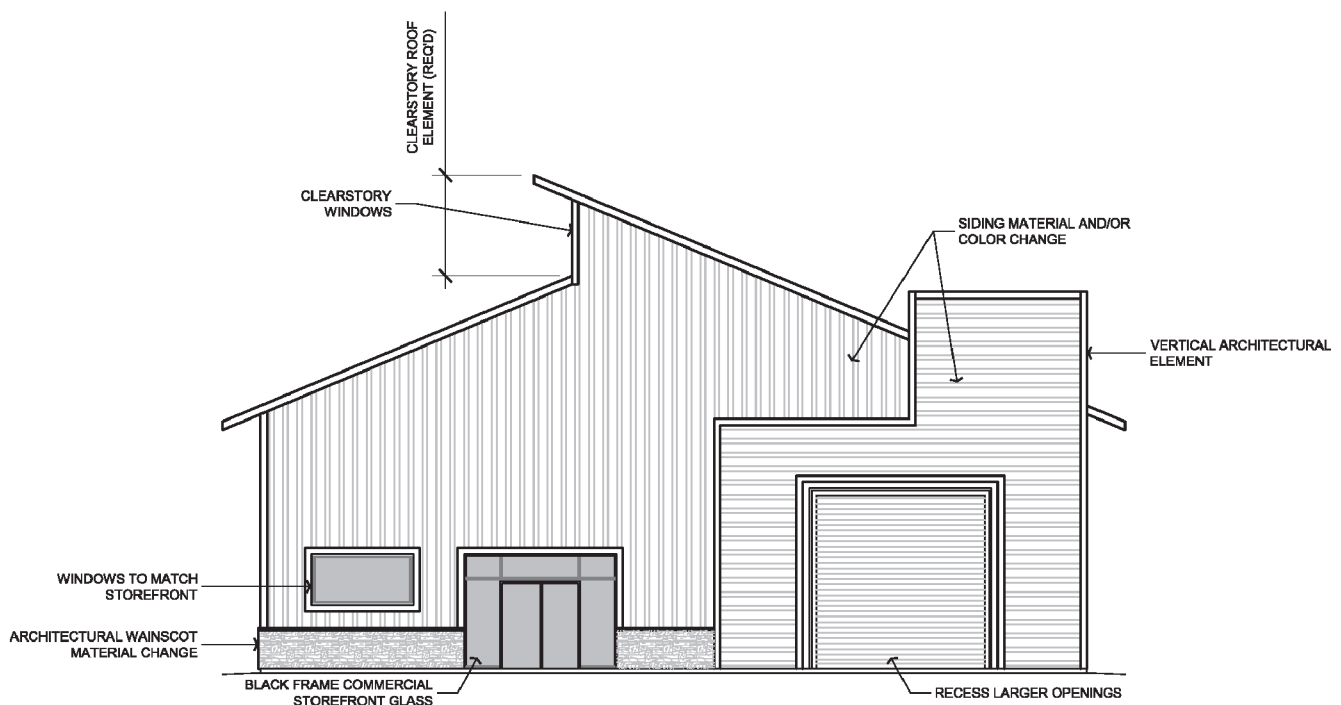
The applicant, Mr. Brian Thorndyke, will record the map creating the 6 lots, construct the access road from Germaine Way to the westerly property line and from the access road to Wisteria Lane. Utilities will be installed and stubbed out to each lot. Landscaping along the property frontage on Germaine Way and Wisteria Lane will be installed.

Lot 1 Development

Mr. Thorndyke will develop Lot 1 with a building as depicted on the attached architectural plans. The building is designed to have access to the interior courtyard and outside area/storage area. The 15 foot landscaping area abutting Wisteria will be landscaped with evergreen vegetation to screen the outside area/storage area from public view. Parking for the building will be provided and landscaped in compliance with the city's ordinance.

Architectural Style Requirements¹

1. Clearstory roof element with 3' minimum overhangs
2. Minimum 2 material types for siding
3. Minimum 3 exterior colors for body/wainscot
4. Contrast in vertical and horizontal elements with color and/or materials
5. Metal roofing for sloped roofs
6. Rooflines for large buildings should be broken up and varied by providing a change in height or other articulation
7. Any roll-up doors or large industrial openings to be designed in a manner that does not distract from the main entry and/ or is recessed with an architectural element to prevent a flat wall surface viewable from the street
8. Exterior lights and landscape lighting will be as shown on the cut sheets or as approved by DRC. See lighting examples below.
9. Entries should incorporate overhangs, recessed openings, canopies, or other features to emphasize the entrance area.

**ELEVATION EXAMPLE**

MODERN INDUSTRIAL THEME

Alternate design ideas²



Site Design Requirements³

1. Buildings are to provide an entrance from the interior access road to create a cohesive single development appearance.
2. Buildings with frontage along Germaine Way or Wisteria Lane must have an entrance facing the frontage street too.
3. Parking lots – landscaping/shading requirements and number of spaces - shall be designed to comply with the City of Paso Robles ordinance.
4. Any outside area / storage area fronting Wisteria Lane or Germaine Way will provide special screening. The buffer is to be of evergreen plants and the landscaping is to be tiered within the 15-foot area between the fenced storage area and the frontage street. Tiered landscaping includes trees, shrubs, and groundcover to create visual interest and screen the outside area/storage area from public view.
5. Fencing is to be consistent throughout the development on the perimeter and interior property lines. The fencing is to be steel post on interior side of fence with a modern industrial theme as show on the fencing example. Height is to be a minimum of 4 feet and a maximum of 6 feet.
6. Landscaping specimens should adhere to the list provided but may be substituted with DRC approval
7. Any outdoor storage area shall be an accessory to the on-site business and shall comply with the screening standards.
8. Trash enclosures should not be visually prominent. The trash enclosures should be in a screened service areas away from public viewing.
9. Lots 1,3, and 5 should locate parking areas along the interior access road and the side of the building, preferably not along Wisteria Lane. If parking extends the length of the building to Wisteria Lane, then the evergreen tiered landscaping should be installed as detailed in Guideline # 4 above.
10. Parking is not to be the dominant feature of the individual parcels. This can be achieved by providing landscaping and placing parking behind the building to make the building the dominant feature.

Site Fence⁴

STEEL POSTS ON INTERIOR
SIDE OF FENCE



Exterior Lighting⁵



Landscape Lighting



Wall Mount Lights



Eave Lights

Plant list for Site Development⁶

Street Tree

Fraxinus angustifolia “Raywood” – Raywood Ash; deciduous -

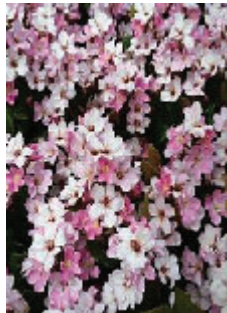


Medium Flowering Shrubs

Arctostaphylos densiflora ‘Howard McMinn’ – Manzanita; evergreen



Raphiolepis indica ‘Clara’ - Indian Hawthorn; evergreen



Lavendula angustifolia ‘Hidcote’ - Lavender – evergreen



Small Flowering Shrubs

Dietes bicolor – Fortnight Lily - perennial



Small Ornamental Grasses

Care divulsa - Berkeley Sage – perennial



Helictotrichon sempervirens -Blue Oat Grass – perennial



Flowering Groundcovers

Myoprum parvifolium ‘Putah Creek’ – Creeping Myoprum - evergreen



Storage Area (screening plants)

Olea europaea 'Majestic Beauty' – Olive tree; evergreen



Photina x fraseri – 'Red Robin'; evergreen



Dietes bicolor – Fortnight Lily - perennial

