



OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: San Miguel Advisory Council, Public Works, CAL FIRE, Building Division, and City of Paso Robles	
TOPOGRAPHY: Relatively flat	VEGETATION: None: site is mostly covered with decomposed granite
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CAL FIRE	ACCEPTANCE DATE: May 22, 2015

**DISCUSSION**

**PROJECT DESCRIPTION:**

A request by Jeff Marsden for a Minor Use Permit to allow the construction of a 30,800 square foot (sf) warehouse (metal) building. The project will result in the disturbance of approximately 40,000 sf on a 1.65 acre parcel.

**LAND USE ORDINANCE STANDARDS:**

Ordinance Compliance:

<b>Land Use Ordinance Standards</b>	<b>Required</b>	<b>Provided</b>
Fencing (Section 22.10.080)	Fencing shall be located on the side and rear property line	Chain link fencing existing on all sides of property
Parking ( Section 22.18)	1 per 2,000 sf for first 10,000 sf, 1 per 5,000 sf of use area thereafter. 10 spaces required plus 1 ADA space	1 parking space and 1 ADA parking space provided; Project is conditioned to provide required spaces
Building Setbacks (Section 22.101.140)	Front: 0 feet Side: 0 feet Rear: 0 feet	Front: 38 feet Side: 2 feet Side: 0 feet Rear: 0 feet
Height Limitation (Section 22.10.090)	45 feet	33 feet
Height of Light Fixtures (Section 22.10.060)	Free standing - shall not exceed height of building	No lighting proposed
Lighting and Glare (Section 22.10.060)	No light or glare shall be reflected onto surrounding properties	Project conditioned to meet this condition

PLANNING AREA STANDARDS:  
 Ordinance Compliance:

Planning Area Standard	Required	Provided
Land Uses shall be limited to those listed in Table 2.2, Section 22.06.030; Warehouse allowed	Minor Use Permit required because gross floor area exceeds 20,000 sf	Applicant applied for a Minor Use Permit
Project located in PRGWB; Water offset requirement apply(Section 22.94.025)	New water demand shall be offset at a ratio of 2:1	Project conditioned to meet this condition

ENVIRONMENTAL DETERMINATION:

The project site is located within the San Joaquin Kit Fox habitat. The project site has been completely fenced off with a chain link fence for several years. The fencing is too small to allow for kit fox to pass into and through the site. The site has been previously disturbed and is covered with decomposed granite. The only vegetation that exists on-site is some small patches of non-native grasses.

The project site is located within the Paso Robles Ground Water Basin. The proposed project (warehouse) includes one restroom. The Planning Area Standards require any new development that requires a discretionary land use permit to offset new water demands at a ratio of 2:1. The project has been conditioned to meet this condition. The project will include the construction a septic-leach field where the water will percolate back into the land. The project will have to achieve compliance with the Central Coast Basin Plan,

Therefore, the proposed project would not impact any biological resources or any on-site vegetation. It can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

COMMUNITY ADVISORY GROUP COMMENTS: On March 25, 2015, San Miguel Advisory Council supported the project by a 5-0 vote.

AGENCY REVIEW:

Public Works – Applicant must coordinate with Public Works and Caltrans prior to submitting traffic report; drainage plan required; Public Works consulted with Caltrans and no concerns;

Cal Fire – See Fire Safety letter dated June 29, 2015;

Caltrans – Traffic Study submitted; No comments submitted;

Building Division – Project subject to construction permits prepared by California Licensed Architect of Record;

U.S. Fish and Wildlife – No comments submitted;

City of Paso Robles – No comments submitted.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by Karen Nall, Supervisor.