



City Council Agenda Report

From: Darren Nash, Associate Planner

Subject: **Planned Development 12-006 Amendment Firestone Brewery – Cold Block 4 and Pipe Bridge with right-of-way encroachment permit**
1400 Ramada Drive / APN: 009-633-032 and 034
Applicant – Firestone Walker Brewery
Demolition of an existing building and construction of a 6,300 sf “Cold Block 4” brewery cellar/tank building and twelve (12) 65-foot tall, 15-foot diameter fermentation storage tanks with an encroachment permit for an overhead pipe bridge structure crossing Vendels Circle.

Date: June 6, 2017

Facts

1. The Firestone Brewery is located at 1400 Ramada Drive. The Cold Block 4 project is proposed on the site located at 1385 Vendels Circle. See Vicinity Map, Attachment 1.
2. There is an existing 19,000 square foot building on the site (Building 7) that was previously Nu-Way Cleaners, a commercial laundry facility. The Cold Block 4 project would add 6,300 square feet to Building 7, along with the twelve (12) tanks. See Elevation, Attachment 3.
3. The pipe bridge structure is proposed to be constructed 17-feet above Vendels Circle, between Cold Block 4 and the Brewhouse. The piping will transfer beer between the brewhouse and the Cold Block 4. See Elevation, Attachment 3.
4. Since the pipe bridge structure is proposed to be constructed within the Vendels street right of way, the City Council will need to allow the permanent right-of-way encroachment. The Planning Commission is recommending to the City Council approve the encroachment.
5. The DRC reviewed the project at their meetings on April 10th and April 17th. The main topic of discussion was the height of the tanks and impacts to views from Highway 101. The DRC was generally in favor of the project and indicated that the height of the tanks and views would need to be discussed by the Planning Commission and ultimately the City Council.
6. On May 23, 2017, the Planning Commission held a public hearing to discuss this item. On a 5-0 vote, the Commission recommended that the City Council approve the project.
7. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study (and comments and responses thereto), a determination has been made that the project may be approved with a Negative Declaration.

Options

1. Approving a Planned Development 12-006 Amendment, allowing the construction of the Cold Block 4 project allowing the tanks to be 65-feet in height, and allowing the pipe bridge to be located within the Vendels Circle right of way, subject to standard and site specific conditions and encroachment permits.
2. Approve the project with amendments to the above-listed actions.
3. Refer back to staff/Planning Commission for additional analysis.

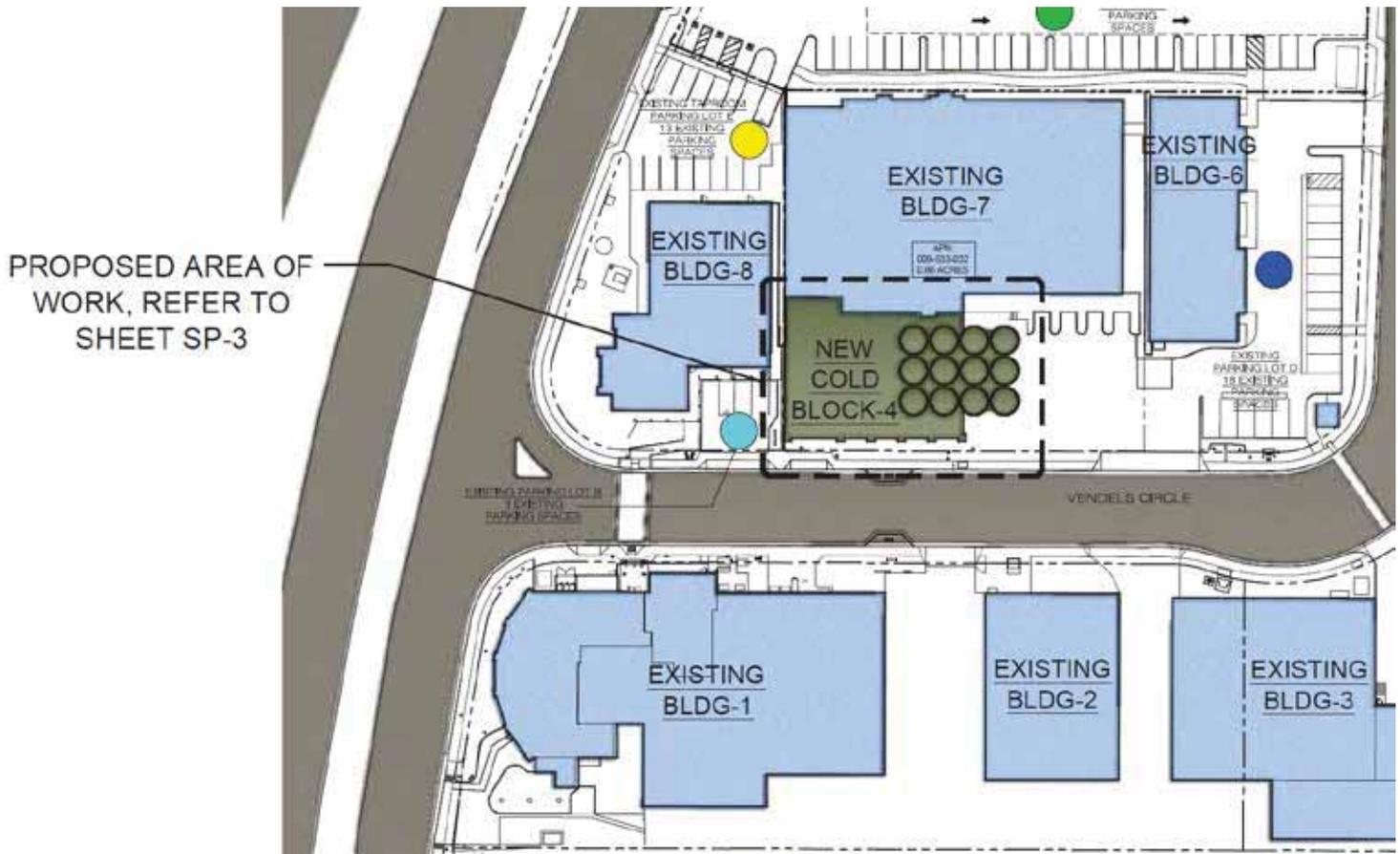
- Deny the project amendment by making the appropriate findings of denial.

Analysis and Conclusion

Project Summary

For the City Council to consider Planned Development 12-006 Amendment, consisting of the following:

- Cold Block 4: a request to install twelve (12) 65 foot tall, 15-foot diameter fermentation vessel's (tanks) and the construction of a 6,300 square foot addition to the exiting 19,000 square foot building (Building 7).
- Pipe Bridge: a request to construct a pipe bridge over Vendels Circle that would allow for the transfer of product between the Brewhouse and the Cold Block 4 tanks.



Cold Block 4 Project Description

The Cold Block 4 project consists of the installation twelve (12) 65 foot tall, 15-foot diameter fermentation vessel's (tanks) and the construction of a 6,300 square foot addition to the exiting 19,000 square foot building.

The height limit for buildings in the M zoning district is 50-feet. The existing Firestone Brewery buildings and tanks are generally at or below the 50-foot height limit, with exception of some elements extending to approximately 53 feet.

Section 21.20.130 Exceptions to building height limits, allows for the following non-habitable, non-building elements to exceed building height limits:

21.20.130 - Exceptions to building height limits.

Chimneys, silos, cupolas and/or architectural roof or tower features, but not full stories, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess to height limits specified in each zoning district, subject to approval of a site plan by the development review committee, except as provided in [Section 21.20.080](#) (public utility distribution and transmission lines).

The DRC when reviewing this section was comfortable with using this section to allow the proposed Cold Block 4 tanks to exceed the 50-foot building height limit. It was noted that tanks are a common accessory elements of brewery facilities, and are often the tallest elements.

At the DRC meeting, Adam Firestone explained that when considering the use of 50-foot tall tanks, more tanks would be required that would take up more ground space, which is not available. Additionally, the cost of providing more tanks with associated valves and pipes, would not be cost effective.

Since this project requires a development plan approval by the Planning Commission, the approval of the height exception for the tanks can be determined with the Commissions review of the PD Amendment. In this case, since the project needs to go to the Council, they will have the final height determination.

The main topic of discussion when the project was reviewed by the Planning Commission was the height of the tanks. The Commission considered the zoning code section that allows for accessory equipment such as the Firestone tanks to be taller than the 50-foot building height. Based on the tanks being accessory to the brewery, and a common element for breweries and wineries, the Commission was comfortable with the 65-foot height of the tanks.



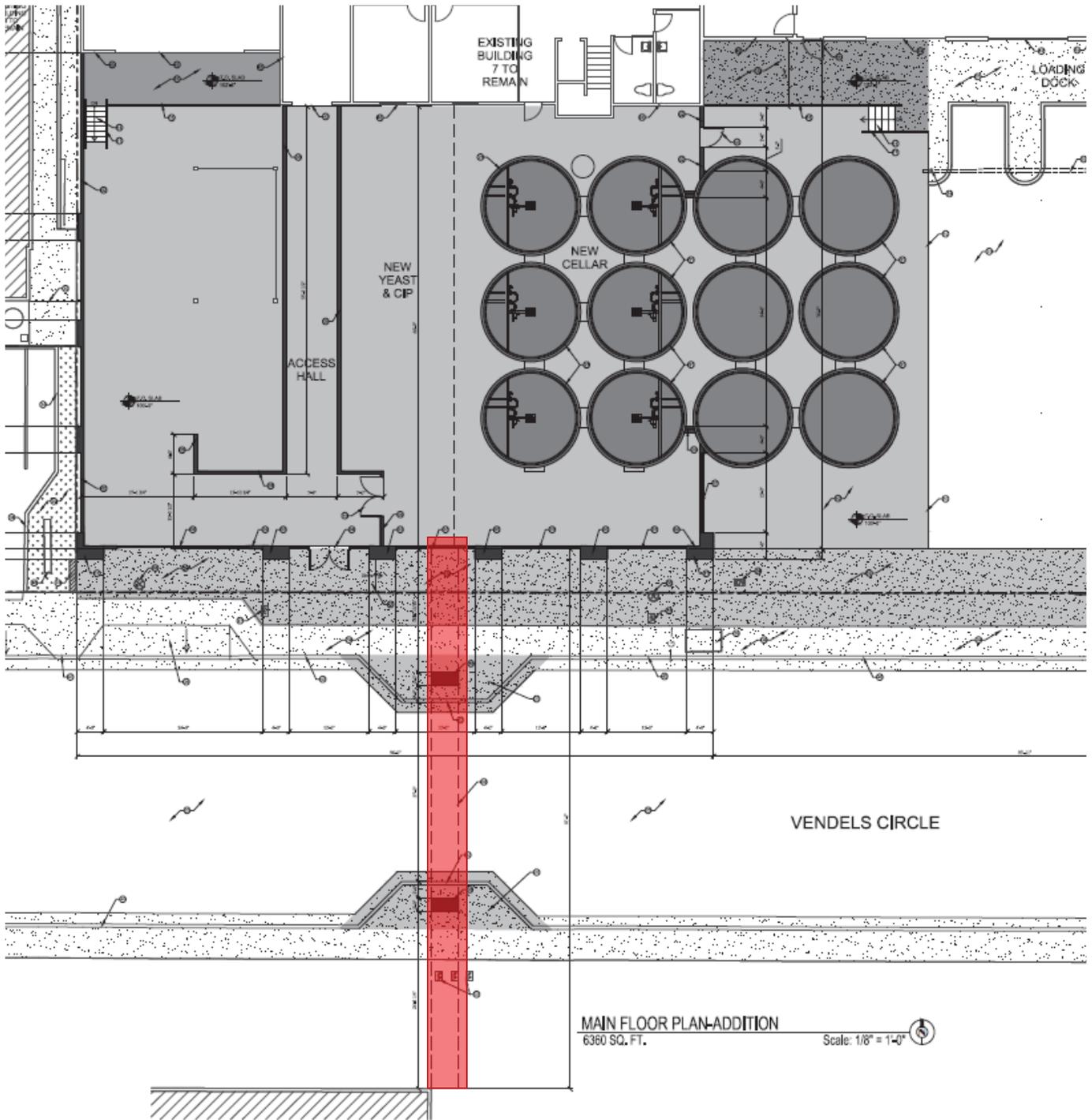


Pipe Bridge:

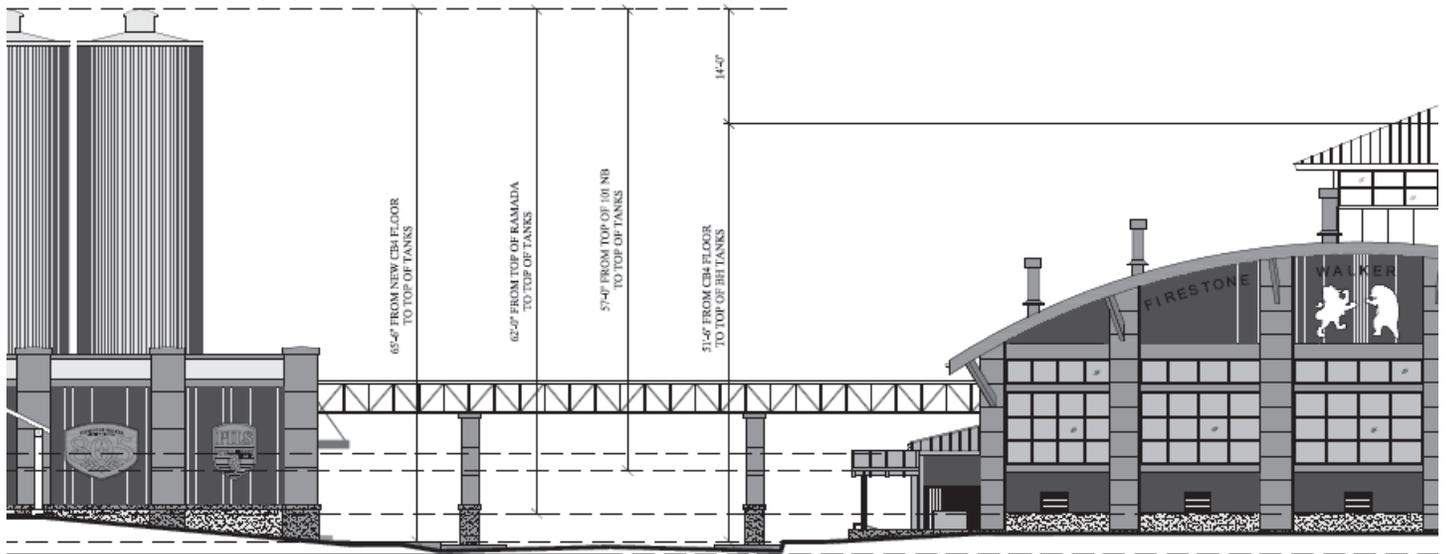
The pipe bridge is proposed to be constructed between the Cold Block 4 buildings and the Brewhouse building. The bridge would be constructed over Vendels Circle with support structures built in the right of way. The bridge would be built to provide a minimum of 17-foot clearance above the road. The pipe bridge will require a City encroachment permit and a permanent encroachment agreement. The City Attorney has prepared a draft version encroachment agreement which is attached (Attachment 6). The encroachment permit agreement provides the following terms:

- Firestone will be responsible for all costs related to the encroachment project.
- Firestone will repair any damage to the right-of-way.
- Requirement to maintain facility.
- Temporary or emergency relocation provisions.

- Acceptance of liability and insurance requirements.



Pipe Bridge – Site Plan



1 WEST ELEVATION - SITE ELEVATION

Pipe Bridge - Elevation

Conclusion

Various perspective views have been provided that represent the proportion of the proposed tanks at the 65-foot height in relation to the existing facility. The tanks will be a significant addition to the area and be visible from various viewpoints. Perspective views are located as exhibits to Resolution B (Attachment 5).

When taking in consideration the Cold Block 4 project and applying the height exception for the tanks, the Council will need to take in consideration the brewery facility and that the proposed tanks are a necessary element of the brewery.

The City Council will need to make the necessary findings that the proposed project would meet the intent of the General Plan Land Use Element and Economic Strategy Plan by providing clean and attractive manufacturing buildings in which all activities can be conducted indoors with limited outdoor storage as well as promoting local industry, products and services.

The Planning Commission’s action at their May 23, 2017 hearing for the project was to make the necessary recommendations to the City Council for approval of the project.

Policy Reference

General Plan Land Use Element, Zoning Code, and 2006 Economic Strategy.

Fiscal Impact

There are no negative fiscal impacts to the City associated with approval of this Planned Development amendment. The Economic Strategy identifies industrial/manufacturing expansion as an economic benefit to the Community.

Recommendation

After opening the public hearing, taking public testimony, and receiving the Planning Commission recommendation:

1. Approve Resolution A, certifying the draft Negative Declaration; and
2. Approve Resolution B, approving an Amendment to Planned Development 12-006, allowing the construction of the Firestone Walker Cold Block 4 brewery expansion project with 65-foot tall beer storage tanks, and allowing a pipe bridge to be permanently located within the Vendels Circle right of way, subject to standard conditions, site specific conditions, the prepared encroachment permit, and the encroachment agreement.

Attachments

1. Vicinity Map
2. Site Plan
3. Tank/Pipe Bridge Elevation
4. Draft Resolution – A: MND
5. Draft Resolution – B: PD Amendment
6. Draft Encroachment Agreement – Informational
7. Mail and Newspaper Affidavits

VICINITY MAP



ATTACHMENT 2 - SITE PLAN



Attachment 4

Draft Resolution A

RESOLUTION 17-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING A NEGATIVE DECLARATION FOR PLANNED DEVELOPMENT 12-006 AMENDMENT 1400 RAMADA DRIVE AND 1385 VENDELS CIRCLE COLD BLOCK 4 BUILDING AND PIPE BRIDGE

(FIRESTONE WALKER, LLC)
APNs: 009-633-034 & 009-631-006

WHEREAS, the project is located at 1400 Ramada Drive and 1385 Vendels Circle within the Firestone Walker Brewery campus; and

WHEREAS, to request is to construct Cold Block 4, a 6,300 square foot expansion to the existing 19,000 square foot industrial building along with the installation of twelve (12) 65-foot tall tanks; and

WHEREAS, also proposed is the construction of a pipe bridge over Vendels Circle that would allow for the transfer of product between the Brewhouse and the Cold Block 4 tanks; and

WHEREAS, the General Plan designation for this site is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD); and

WHEREAS, a public hearing was conducted by the Planning Commission on May 23, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, on May 23, 2017 the Planning Commission made the necessary recommendation to the City Council to approve the project along with the associated Negative Declaration; and

WHEREAS, a public hearing was conducted by the City Council on June 6, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, an Initial Study was prepared for this project (attached as Exhibit A), which concludes that the project as proposed will not have significant impacts on the environment; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the City Council on June 6, 2017 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed zoning modification; and

WHEREAS, based on General Plan Land Use Designation, the 2003 General Plan Environmental Impact Report, information contained in the Initial Study prepared for this zoning modification, the staff report and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that the project would have a significant impact on the environment.

Attachment 4

Draft Resolution A

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

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

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received, the City Council makes the following findings:

1. That based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for PD 12-006 Amendment, in accordance with the California Environmental Quality Act.

Section 3 -City Council: the City Council of the City of El Paso de Robles does hereby certify the Draft Negative Declaration as shown in Exhibit A:

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 6th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A: Draft Negative Declaration

Attachment 5

Draft Resolution B

DRAFT RESOLUTION 17-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT 12-006 1400 RAMADA DRIVE AND 1385 VENDELS CIRCLE COLD BLOCK 4 AND PIPE BRIDGE

(FIRESTONE WALKER, LLC)
APNs: 009-633-034 & 009-631-006

WHEREAS, the project is located at 1400 Ramada Drive and 1385 Vendels Circle, within the Firestone Walker Brewery campus; and

WHEREAS, to request is to construct Cold Block 4; a 6,300 square foot expansion to the existing 19,000 square foot industrial building, along with the installation of twelve (12) 65-foot tall tanks which qualify for an exception from the Zoning Ordinance building height limitation under section 21.20.130.; and

WHEREAS, also proposed is the construction of a pipe bridge over Vendels Circle that would allow for the transfer of product between the Brewhouse and the Cold Block 4 tanks; and

WHEREAS, the General Plan designation for this site is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD); and

WHEREAS, a public hearing was conducted by the Planning Commission on May 23, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, on May 23, 2017 the Planning Commission made the necessary recommendation to the City Council to approve the project along with the associated Negative Declaration; and

WHEREAS, a public hearing was conducted by the City Council on June 6, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, a resolution was adopted by the City Council certifying a Negative Declaration that was prepared for the proposed Planned Development amendment in accordance with the California Environmental Quality Act; and

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

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

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

Attachment 5

Draft Resolution B

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; since the tank and pipe bridge is equipment related to the brewery use and is similar to existing tanks and equipment on the brewery site, and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, since the tank and pipe bridge is equipment related to the brewery use and is similar to existing tanks and equipment on the brewery site; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City; and

Section 3 – Approval: the City Council of the City of El Paso de Robles does hereby approve an **Amendment to Planned Development 12-006** with a **roadway encroachment permit**, subject to exhibits A - M:

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 6th day of June 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Attachment 5

Draft Resolution B

Exhibits

A	Site Specific Conditions
A-1	Standard Conditions
B	North Campus Plan
C	South Campus Plan
D	Site Plan
E	Site Plan - Enlarged
F	Preliminary Grading and Drainage Plan
G	Demo Plan
H	Main Floor Plan - Addition
I	South Elevation
J	Elevations (East/West)
K	Elevations (East/South)
L1-L3	Isometric Views/Exterior Materials
M1-M3	Perspective Views

Attachment 5

Draft Resolution B

Exhibit A – Conditions of Approval

SITE SPECIFIC CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A-1" to this resolution.

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

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

EXHIBIT	DESCRIPTION
A-1	Standard Conditions
B	North Campus Plan
C	South Campus Plan
D	Site Plan
E	Site Plan - Enlarged
F	Preliminary Grading and Drainage Plan
G	Demo Plan
H	Main Floor Plan - Addition
I	South Elevation
J	Elevations (East/West)
K	Elevations (East/South)
L1-L3	Isometric Views/Exterior Materials
M1-M3	Perspective Views

3. This PD 12-006 Amendment, the Cold Block 4 project, allows for the installation of twelve (12) 65-foot tall, 15-foot diameter fermentation vessel's (tanks) and the construction of a 6,300 square foot addition to the exiting 19,000 square foot building on the site located at 1385 Vendels Circle (APN:009-633-032), and the construction of a pipe bridge over Vendels Circle that would allow for the transfer of product between the Brewhouse and the Cold Block 4 tanks. The project shall substantially comply with Exhibits A-M listed above and attached to this resolution.
4. Prior to the issuance of a building permit, an Off-site Parking Agreement for the Firestone Brewery campus shall be established for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.
5. Prior to issuance of a grading permit, the applicant shall submit a final campus-wide Stormwater Control Plan.
6. Prior to issuance of construction permits, the applicant shall enter into an encroachment permit agreement for the Pipe Bridge in a form approved by the City Attorney.

Exhibit A-1

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: PC/CC _____ Date of Approval: June 6, 2017 _____

Applicant: Firestone Brewery _____ Location: 1400 Ramada Drive _____

APN: 009-633-032 and 034

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

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

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on June 6, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution _____)

- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and

(Adopted by Planning Commission Resolution _____)

- size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
 - 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
 - 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
 - 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
 - 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
 - 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
 - 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
 - 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
 - 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the

(Adopted by Planning Commission Resolution _____)

Community Development Department prior to the issuance of building permits.

21. Prior to the issuance of building permits, the
- Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 12-006 Amend. Res. _____

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

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

(Adopted by Planning Commission Resolution _____)

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution _____)

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

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

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

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

(Adopted by Planning Commission Resolution _____)

6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

(Adopted by Planning Commission Resolution _____)

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

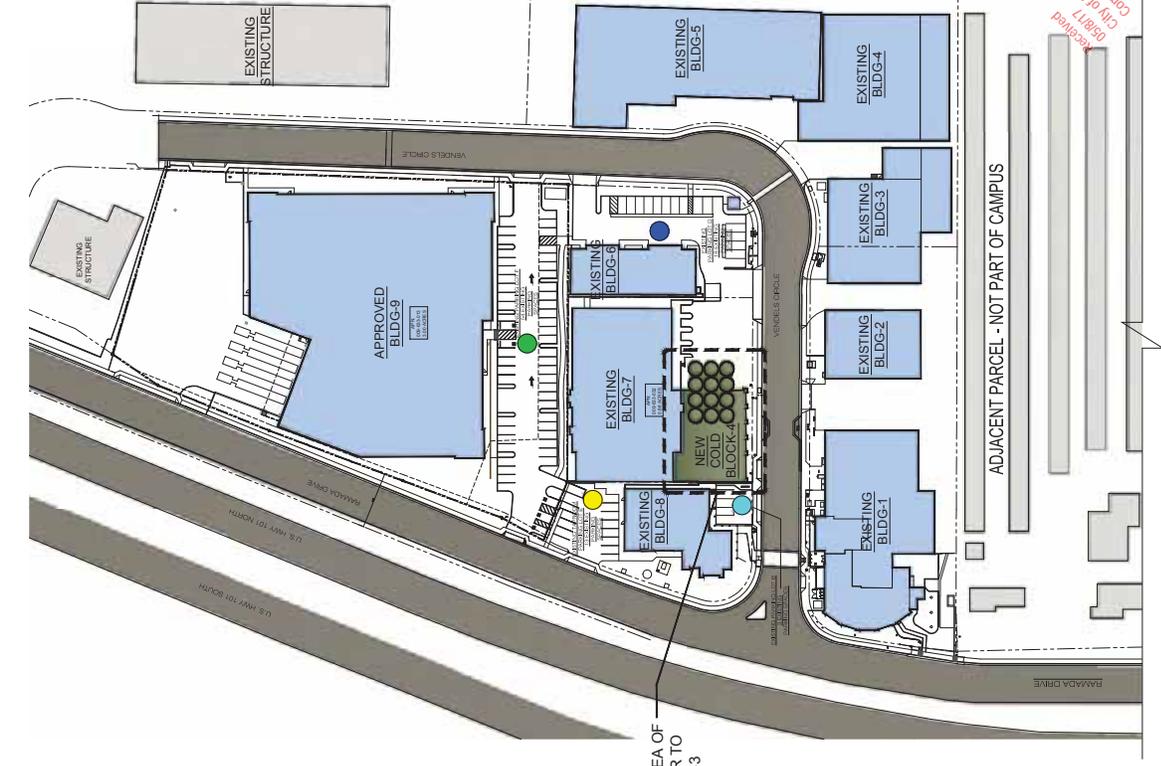
- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution _____)

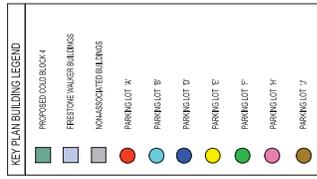
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)

EXHIBIT - B



NORTH CAMPUS PLAN
Scale: 1" = 60'-0"

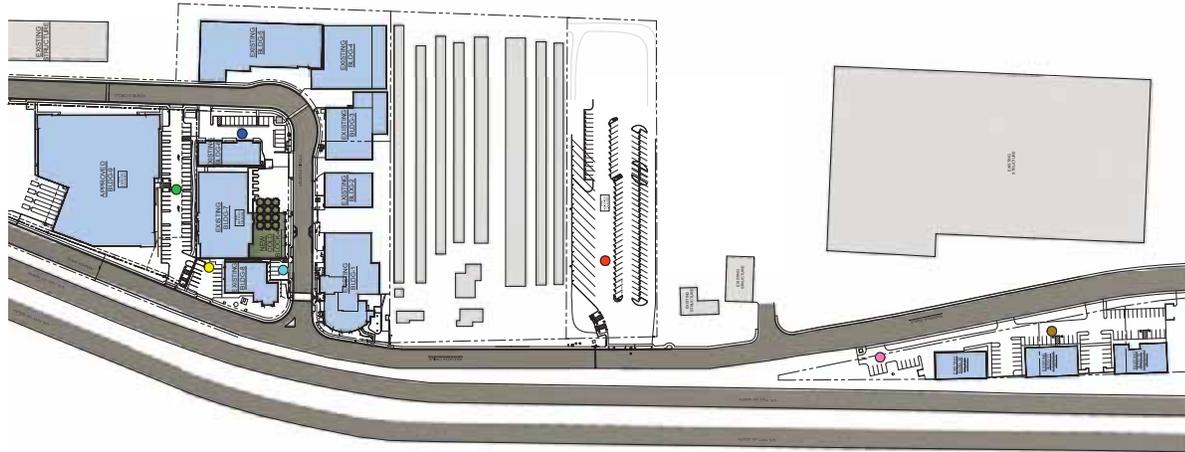


CAMPUS PARKING CALCULATION

BUILDING NUMBER	NO. OF SPACES	NO. OF SPACES TO BE REMOVED	NO. OF SPACES TO BE ADDED	NET NO. OF SPACES
EXISTING BLDG 1	2400 SQ. FT.	0	0	2400
EXISTING BLDG 2	2400 SQ. FT.	0	0	2400
EXISTING BLDG 3	2400 SQ. FT.	0	0	2400
EXISTING BLDG 4	2400 SQ. FT.	0	0	2400
EXISTING BLDG 5	2400 SQ. FT.	0	0	2400
EXISTING BLDG 6	2400 SQ. FT.	0	0	2400
EXISTING BLDG 7	2400 SQ. FT.	0	0	2400
EXISTING BLDG 8	2400 SQ. FT.	0	0	2400
EXISTING BLDG 9	2400 SQ. FT.	0	0	2400
PROPOSED COLD BLOCK	2400 SQ. FT.	0	2400	2400
TOTAL				14400

PARKING LOT CAPACITY

PARKING LOT	NO. OF SPACES AVAILABLE	NO. OF SPACES TO BE REMOVED	NO. OF SPACES TO BE ADDED	NET NO. OF SPACES AVAILABLE
LOT A	15	0	0	15
LOT B	15	0	0	15
LOT C	15	0	0	15
LOT D	15	0	0	15
LOT E	15	0	0	15
LOT F	15	0	0	15
LOT G	15	0	0	15
LOT H	15	0	0	15
LOT I	15	0	0	15
LOT J	15	0	0	15
TOTAL	150	0	0	150



OVERALL CAMPUS - KEY PLAN
Scale: N.T.S.



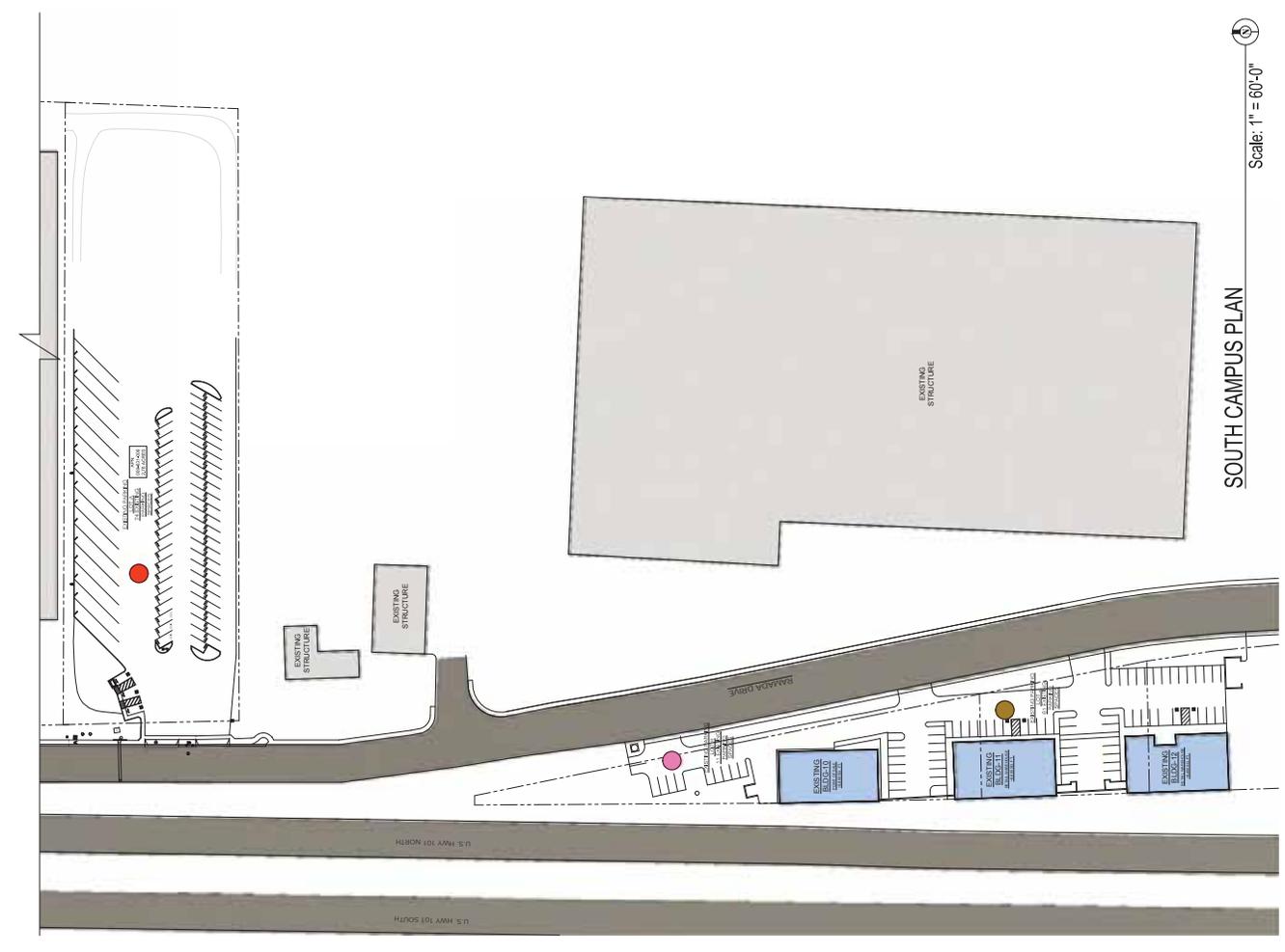
REVISIONS

PROJECT TITLE
FIRESTONE WALKER COLD BLOCK 4 ADDITION
PASO ROBLES, CALIFORNIA

DATE: 08/23/2017
DRAWN BY: [Name]
CHECKED BY: [Name]

SP-1

EXHIBIT - C



HARRIS
Architecture & Design
151 West Branch Street, Suite E
Arroyo Grande, CA 93420
(805) 574-1550



PROJECT TITLE
FIRESTONE WALKER COLD BLOCK 4 ADDITION
PASO ROBLES, CALIFORNIA
DRC SET

DATE: 06-29-2015
DRAWN BY: [illegible]
CHECKED BY: [illegible]

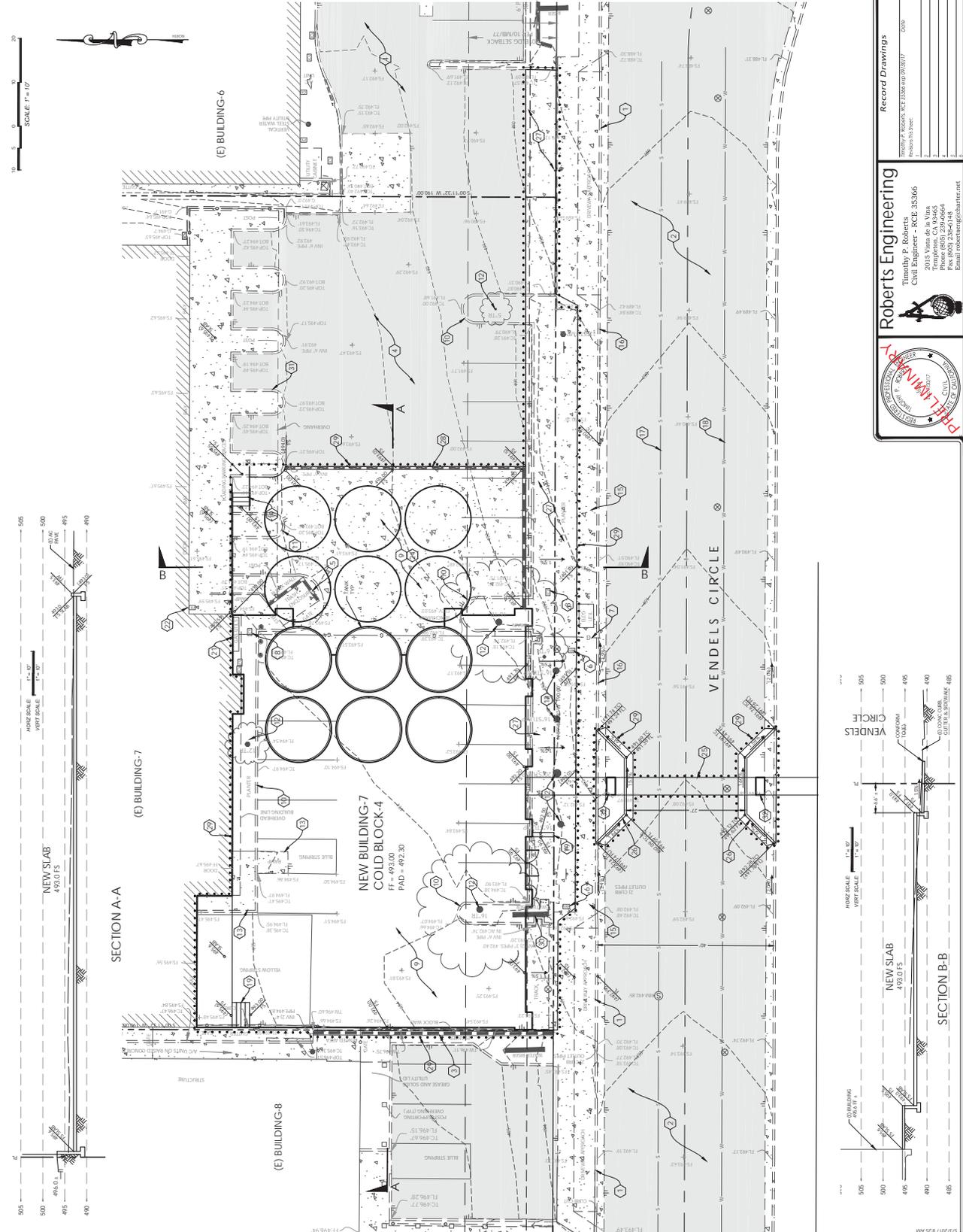
SP-2

SOUTH CAMPUS PLAN
Scale: 1" = 60'-0"

CONSTRUCTION NOTES

The object of this section shows what is to be done to the existing building and site. It is not intended for precise building layout.

- 1. Existing paved street.
- 2. Demolish existing gravel truck wait.
- 3. Existing asphalt pavement parking to remain.
- 4. Demolish existing asphalt enclosure.
- 5. Existing water service to remain in place.
- 6. Existing gas service to remain in place.
- 7. Demolish existing concrete and trees.
- 8. Demolish asphalt driveway and parking.
- 9. Demolish concrete curb.
- 10. Demolish concrete loading bays.
- 11. Remove non-void base or slump as noted typ.
- 12. Demo and remove concrete footwork.
- 13. Existing electric service.
- 14. Existing 5" concrete sidewalk.
- 15. Existing concrete curb & gutter.
- 16. Existing sewer main.
- 17. Existing water main.
- 18. Contract FOC concrete steps.
- 19. Existing water meter to remain in place.
- 20. Gas meter to be relocated per utility company standard.
- 21. Existing fire hydrant.
- 22. Existing electric meter to remain.
- 23. Existing fire hydrant.
- 24. Existing electric meter to remain in place.
- 25. Existing fire hydrant.
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- 98. Existing electric meter to remain in place.
- 99. Existing fire hydrant.
- 100. Existing electric meter to remain in place.

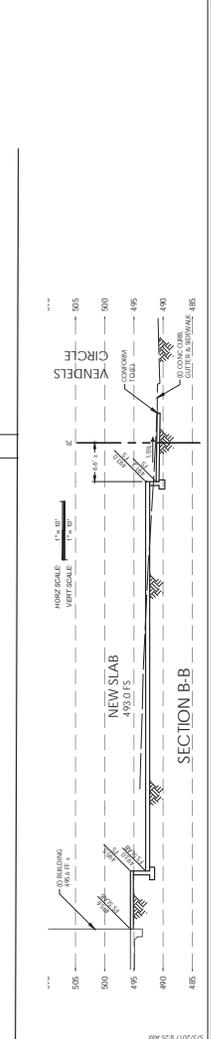


Roberts Engineering, Inc.	
Fristone - Vendels Circle - Cold Block 4	
Preliminary Grading & Drainage Plan	
DATE: 11/14/17	APPROVED BY: [Signature]
BY: [Signature]	DATE: 11/14/17
PROJECT: N 241 ACAC E 5760010	PROJECT: C-1

Roberts Engineering
 Timothy P. Roberts
 Civil Engineer - RCE 35366
 2015 Vista de la Vista
 Phone: (805) 239-0664
 Fax: (805) 239-0664
 Email: tim@roberts-engineer.com

Record Drawings
 Timothy P. Roberts: RCE 35366 rev 09/20/17
 Date: 02/26
 Project No: 17-000000-001

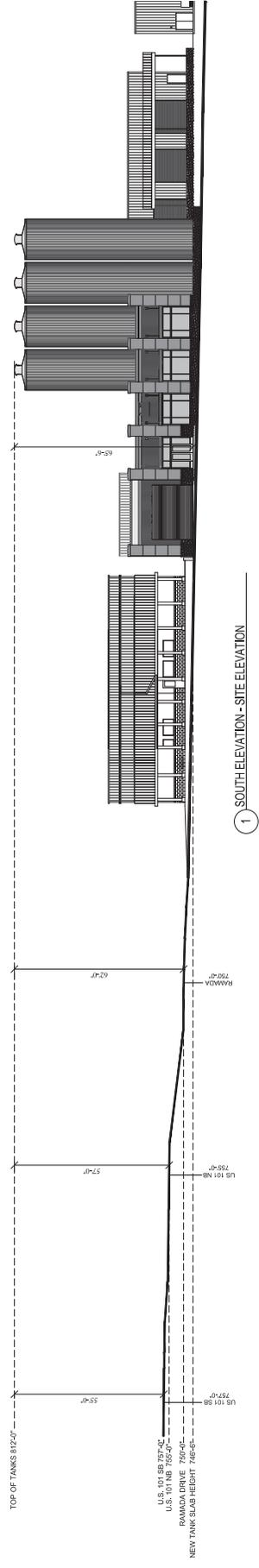
Professional Engineer Seal
 State of California
 Civil Engineering
 License No. 35366
 Exp. 09/20/17



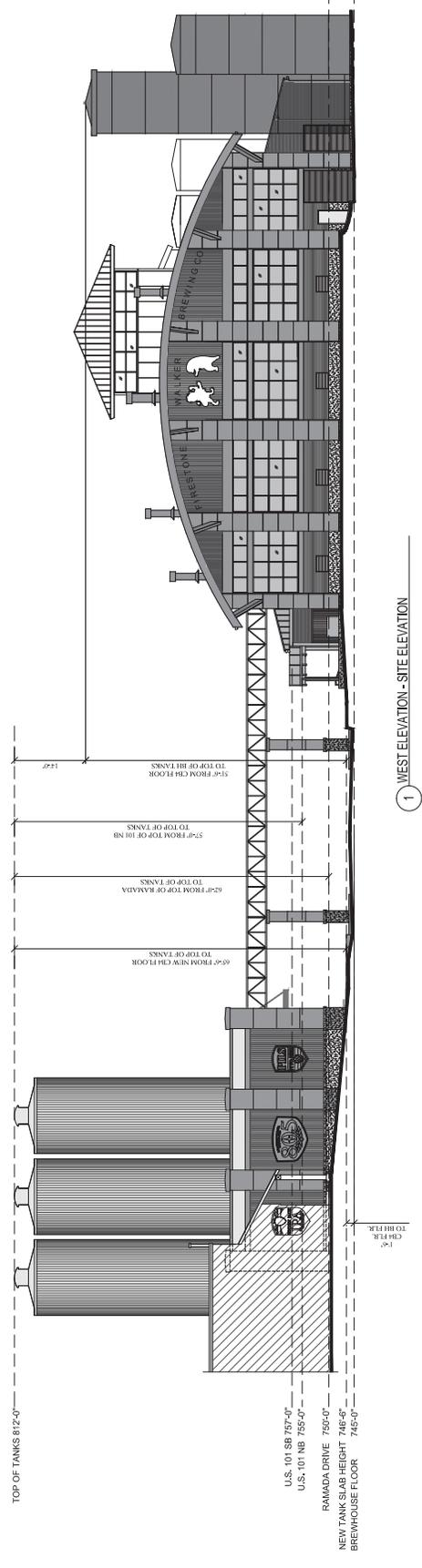


DATE PLOTTED
DATE PRINTED
DATE REVISIONS
DATE
BY
APP
CHK
DATE
BY
APP
CHK

EXHIBIT - K



1 SOUTH ELEVATION - SITE ELEVATION



1 WEST ELEVATION - SITE ELEVATION

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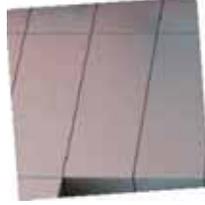
EXHIBIT - L 1



COVERED METAL ROOF
22 GA. STANDING SEAM METAL



ALUMINUM STOREFRONT
FRAME & GLASS TO



COLUMN COVERS.
PRE-FINISHED SMOOTH
ALUMINUM COLUMN COVERS
WITH SEAM @ 36" O.C.



EXTERIOR WALLS:
1 1/2" DEEP VERTICAL
PRE-FINISHED METAL SIDING



EXTERIOR WALLS :
STANDING SEAM
PRE-FINISHED METAL SIDING
TO MATCH BUILDING 6



EXTERIOR WALLS:
CONCRETE FINISH



SOUTH ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"



HARRIS
Architecture & Design
151 West Branch Street, Suite E
Arroyo Grande, CA 93420
(805) 574-1560



PROJECT TITLE
FIRESTONE WALKER COLD BLOCK 4 ADDITION
PASO ROBLES, CALIFORNIA

DATE: 02/22/2017
DRAWN BY: K.H.
CHECKED BY: K.H.
PROJECT NO.:

CE-1

EXHIBIT - L 2



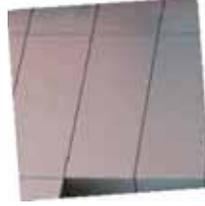
COVERED METAL ROOF
22 GA. STANDING SEAM METAL



ALUMINUM STOREFRONT
FRAME & GLASS TO



EXTERIOR WALLS:
CONCRETE FINISH



COLUMN COVERS:
PRE-FINISHED SMOOTH
ALUMINUM COLUMN COVERS
WITH SEAM @ 36" O.C.



EXTERIOR WALLS:
STANDING SEAM
PRE-FINISHED METAL SIDING
TO MATCH BUILDING 6



EXTERIOR WALLS:
1 1/2" DEEP VERTICAL
PRE-FINISHED METAL SIDING

ISOMETRIC ELEVATION



ISOMETRIC ELEVATION

EXHIBIT L 3



ISOMETRIC ELEVATION



ISOMETRIC ELEVATION



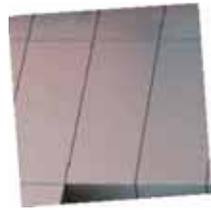
COVERED METAL ROOF
22 GA. STANDING SEAM METAL



ALUMINUM STOREFRONT
FRAME & GLASS TO



EXTERIOR WALLS:
CONCRETE FINISH



COLUMN COVERS:
PRE-FINISHED SMOOTH
ALUMINUM COLUMN COVERS
WITH SEAM @ 36" O.C.



EXTERIOR WALLS:
STANDING SEAM
PRE-FINISHED METAL SIDING
TO MATCH BUILDING 6



EXTERIOR WALLS:
1 1/2" DEEP VERTICAL
PRE-FINISHED METAL SIDING

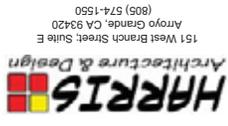




EXHIBIT - M 1



EXHIBIT - M 2



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EXHIBIT - M 3



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HARRIS
 Architecture & Design
 151 West Branch Street, Suite E
 Arroyo Grande, CA 93420
 (805) 574-1560



PROJECT TITLE
FIRESTONE WALKER COLD BLOCK 4 ADDITION
 PASO ROBLES, CALIFORNIA

DATE PLOTTED
 11/11/2017
 PLOT SCALE
 1/8" = 1'-0"



**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Exempt from Recording Fee per
Government Code § 6103

(Space above for Recorder's Use)

**DURABLE ENCROACHMENT AGREEMENT FOR
INSTALLATION AND MAINTENANCE OF OVERHEAD PIPELINE**

This Encroachment Agreement (“AGREEMENT”) is issued by the CITY OF EL PASO DE ROBLES, a California municipal corporation and general law city (“CITY”), to FIRESTONE WALKER INC., a California corporation (“FIRESTONE”). CITY and FIRESTONE are sometimes hereinafter referred to individually as “Party” and collectively as the “Parties.”

RECITALS

A. FIRESTONE has applied for an encroachment permit from CITY in connection with FIRESTONE’s project located on certain real property in the County of San Luis Obispo, State of California, City of Paso Robles, California, and legally described in Exhibit A, attached hereto and incorporated herein by this reference (“REAL PROPERTY”).

B. CITY owns an easement or fee simple right of way (“PUBLIC RIGHT-OF-WAY”) over, across, under, within and along a certain portion of the REAL PROPERTY. The PUBLIC RIGHT-OF-WAY is legally described in Exhibit B, attached hereto and incorporated herein by this reference.

C. FIRESTONE has requested CITY to enter into this Durable Encroachment Agreement, whereby FIRESTONE would be authorized to install and maintain certain improvements on, over, and across certain portions of the PUBLIC RIGHT-OF-WAY. As used in this Agreement, PUBLIC RIGHT-OF-WAY means the surface, the air space above the surface and the area below the surface of Vendels Circle, as described in Exhibit B.

D. CITY agrees to provide to FIRESTONE the right to encroach upon the PUBLIC RIGHT-OF-WAY for the installation and maintenance of certain improvements on, over and across certain portions of the PUBLIC RIGHT-OF-WAY, subject to the terms and conditions contained herein.

AGREEMENTS

1. Grant of Encroachment. CITY hereby grants to FIRESTONE a durable right of encroachment upon the PUBLIC RIGHT-OF-WAY, for the purpose of constructing, installing, maintaining and operating the IMPROVEMENTS (defined below), subject to the limitations set forth herein and FIRESTONE's fulfillment and ongoing compliance with the terms and conditions set forth herein. The installation and maintenance of, and any use of, the IMPROVEMENTS (defined below) shall be subordinate to any use and operations which CITY may conduct during the effective period of this AGREEMENT, and FIRESTONE shall not cause any unreasonable delay or interference with CITY'S access to the PUBLIC RIGHT-OF-WAY. FIRESTONE shall not interfere with the operations of CITY in the PUBLIC RIGHT-OF-WAY, whether or not such interference is considered material.

2. Authorized Improvements. The improvements authorized to be constructed, installed, and maintained pursuant to this AGREEMENT are an above-ground **-inch** pipeline and supporting bridge structure connecting two buildings (the "IMPROVEMENTS") on REAL PROPERTY owned by FIRESTONE on either side of the PUBLIC RIGHT-OF-WAY for the transmission of liquids produced by FIRESTONE in the conduct of its business. The right of FIRESTONE to install, operate, maintain, and use the IMPROVEMENTS are subject to the following limitations, and conditioned upon FIRESTONE implementing the following protective measures and physical construction standards in connection with the IMPROVEMENTS:

a. Detailed design drawings prepared by a registered engineer depicting the IMPROVEMENTS within the PUBLIC RIGHT-OF-WAY shall be provided to, reviewed by, and approved by CITY prior to construction. The design drawings shall include an accurate depiction of the horizontal and vertical position of the proposed improvements relative to the PUBLIC RIGHT-OF-WAY and shall be generally consistent as depicted on Exhibit B of this Agreement. The IMPROVEMENTS shall be designed to ensure that the installation and use of the IMPROVEMENTS does not create any additional structural or geotechnical load on the PUBLIC RIGHT-OF-WAY. The design of the IMPROVEMENTS must allow for immediate access to the PUBLIC RIGHT-OF-WAY for purposes of inspecting, cleaning, maintaining, repairing, and replacing CITY's existing improvements located within the PUBLIC RIGHT-OF-WAY and/or installing additional improvements and appurtenances.

b. CITY reserves the right, and FIRESTONE hereby acknowledges, that CITY may reject without liability the design drawings for any proposed IMPROVEMENTS and/or require any changes thereto if CITY determines, in its sole and absolute discretion, that such action is necessary to ensure CITY can adequately inspect, clean, maintain, repair, and replace CITY's existing improvements located within the PUBLIC RIGHT-OF-WAY and/or installing additional improvements and appurtenances within the PUBLIC RIGHT-OF-WAY.

c. Upon CITY's approval of the final design drawings for the IMPROVEMENTS, such design drawings shall be attached hereto as Exhibit "B" and incorporated herein by this reference and considered a material part of this AGREEMENT. FIRESTONE shall design, construct, install, operate and maintain the IMPROVEMENTS in strict compliance with the approved final design drawings, and no changes or deviations therefrom shall be permitted without FIRESTONE first obtaining the prior written consent of CITY, which may be granted or denied in the CITY's sole reasonable discretion. The issuance of

building and encroachment permits by the CITY for any changes and modifications shall be presumed to constitute consent of such changes and modifications under this AGREEMENT..

d. A schedule of construction activities within the easement will be provided to and approved by CITY prior to the commencement of any construction work within the PUBLIC RIGHT-OF-WAY. No heavy equipment shall be operated within or traverse the PUBLIC RIGHT-OF-WAY, when there is less than 24 inches of soil over any existing public improvements. No vibratory compaction will be allowed within the PUBLIC RIGHT-OF-WAY unless approved in writing by CITY. All IMPROVEMENTS shall be open and subject to inspection by CITY, and FIRESTONE shall give notice and allow CITY to inspect any underground improvements prior to backfilling. FIRESTONE shall provide CITY with “as-built” drawings of the IMPROVEMENTS within thirty (30) days of completion of the construction activities.

e. FIRESTONE shall reimburse CITY for any and all expenses incurred by CITY for work to support or protect the PUBLIC RIGHT-OF-WAY within thirty (30) days after receiving written demand and a statement from CITY detailing such costs. In the event FIRESTONE fails to perform work to support or protect the PUBLIC RIGHT-OF-WAY within thirty (30) days after receiving written notice from CITY of such failure, or if CITY must immediately perform such work in the event of an emergency or to perform legally mandated duties, CITY may proceed with such work at the expense of FIRESTONE. FIRESTONE shall reimburse City within thirty (30) days after receiving written demand and a statement from CITY detailing the costs incurred by CITY.

f. FIRESTONE shall be required to obtain all other necessary and required licenses, permits and authorizations from any governmental agency with jurisdiction over the IMPROVEMENTS and to pay all fees and charges associated therewith prior to commencing any work on the IMPROVEMENTS. This AGREEMENT does not constitute, nor grant, permission to use or occupy property not belonging to, or under the control of CITY, and permission to use or occupy such property must be obtained from the owner or controller of such property, separate from and in addition to this AGREEMENT.

g. FIRESTONE shall not alter, replace, or otherwise change the IMPROVEMENTS without complying with the terms of this Section 2.

3. Repair of Damage. Any damage caused directly or indirectly by FIRESTONE to the PUBLIC RIGHT-OF-WAY or to CITY’s improvements therein and other property shall be repaired by CITY, at FIRESTONE’s sole cost and expense, or if authorized by CITY may be repaired by FIRESTONE at its sole cost and expense. If CITY elects to perform the repair work itself, FIRESTONE shall reimburse CITY for the full costs of the repair work within thirty (30) days after receiving written demand and a statement from CITY detailing such costs. In the event payment is not made within said thirty (30) day period, said payment shall accrue interest at a rate of ten percent (10%) per annum from the end of said thirty (30) day period until paid in full.

4. Relocation or Abandonment of Improvements

a. Temporary Relocation. FIRESTONE shall, upon reasonable notice from CITY and by a time specified by CITY, protect, support, temporarily disconnect, relocate or remove any of its property if required by CITY or any other governmental entity by reason of traffic conditions; public safety; PUBLIC RIGHT-OF-WAY construction, maintenance or repair (including resurfacing or widening); change of PUBLIC RIGHT-OF-WAY grade; construction, installation or repair of sewers, drains, water pipes, power lines, signal lines, tracks or any other type of government-owned communication system, public work or improvement or any government-owned utility; PUBLIC RIGHT-OF-WAY vacation; or for any other public purpose where the work involved would be materially aided by the removal or relocation of the IMPROVEMENTS.

b. Emergency Relocation. In the event of an emergency, or where the IMPROVEMENTS create or are contributing to an imminent danger to health, safety or property, CITY may remove, relay or relocate any or all parts of that IMPROVEMENTS without prior notice; however, CITY shall make diligent reasonable efforts to provide prior notice to FIRESTONE. FIRESTONE shall be responsible for all costs reasonably incurred in connection with such emergency relocation. The term “emergency” shall be defined in accordance with California law and in general, shall be considered as an unforeseen circumstance which calls for immediate action.

c. Permanent Relocation. FIRESTONE shall permanently remove or relocate, without cost or expense to CITY, the IMPROVEMENTS or any portion thereof installed, used and maintained under this Agreement if and when made necessary by any lawful change of grade, alignment or width of the PUBLIC RIGHT-OF-WAY, including the construction, maintenance or operation of any other CITY underground or aboveground facilities. In the event all or any portion of the PUBLIC RIGHT-OF-WAY occupied by the IMPROVEMENTS shall be needed by City for governmental purposes or in the event the existence of the IMPROVEMENTS shall be considered detrimental to governmental activities, including but not limited to, interference with CITY construction projects, or is in conflict vertically and/or horizontally with any proposed CITY installation, FIRESTONE shall, following direction from the City Engineer, remove and relocate the IMPROVEMENTS or applicable portion thereof to such other location or locations on said PUBLIC RIGHT-OF-WAY as may be designated by CITY. Said removal or relocation shall be completed within ninety (90) days of written notification by CITY; provided FIRESTONE can timely obtain any needed permits from CITY. In the event the IMPROVEMENTS or applicable portion thereof are not removed or relocated within ninety (90) days after said notification, CITY may cause the same to be done at the sole expense of FIRESTONE.

d. Repair to Public Right of Way. When removal or relocation is required under this Agreement, FIRESTONE shall, after the removal or relocation of the IMPROVEMENTS, at its own cost, repair and return the PUBLIC RIGHT-OF-WAY or public utility or service easements on which the facilities were located to a safe and satisfactory condition in accordance with the construction-related conditions and specifications as established by CITY according to its standard practice. Should FIRESTONE remove the IMPROVEMENTS from the PUBLIC RIGHT-OF-WAY, FIRESTONE shall, within ten (10)

days after such removal, give notice thereof to CITY specifying the PUBLIC RIGHT-OF-WAY affected and the location thereof as well as the date of removal. Before proceeding with removal or relocation work, FIRESTONE shall obtain and CITY shall issue a street excavation permit from the CITY.

e. Abandonment of IMPROVEMENTS. If any portions of the IMPROVEMENTS covered under this Agreement are no longer used by FIRESTONE, or are abandoned for a period in excess of one (1) year, FIRESTONE shall notify CITY and shall either promptly vacate and remove the facilities at its own expense or, at CITY’s sole discretion, may abandon some or all of the IMPROVEMENTS in place.

5. Waiver and Release. FIRESTONE, in perpetuity, expressly waives, releases and relinquishes any and all claims, causes of action, rights and remedies FIRESTONE may now or hereafter have against CITY, and its officials, officers, employees, and agents, whether known or unknown, with respect to liability for any damage to or loss, upon, above, beneath, or across the PUBLIC RIGHT-OF-WAY pursuant to this AGREEMENT unless such damage or loss is caused by the sole active negligence or willful misconduct of CITY. As a material part of CITY’s decision to issue this AGREEMENT, FIRESTONE hereby assumes all risk of damage to the IMPROVEMENTS in, upon, or about the PUBLIC RIGHT-OF-WAY arising, from any cause attributable to CITY’s exercising its rights hereunder or under the RIGHT OF WAY, and FIRESTONE hereby waives all claims in respect thereto against CITY, except if caused by the sole active negligence or willful misconduct of CITY.

FIRESTONE HEREBY ACKNOWLEDGES THAT IT HAS READ AND IS FAMILIAR WITH THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 1542 (“SECTION 1542”), WHICH IS SET FORTH BELOW:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

BY INITIALING BELOW, FIRESTONE HEREBY WAIVES THE PROVISIONS OF SECTION 1542 SOLELY IN CONNECTION WITH THE MATTERS WHICH ARE THE SUBJECT OF THE FOREGOING WAIVERS AND RELEASES:

FIRESTONE’s Initials

The waivers and releases by FIRESTONE contained herein shall survive the term of this AGREEMENT and shall be binding upon the assignees, transferees, and successors in interest of FIRESTONE.

6. Recovery of Costs for Enforcement of Agreement. The terms of this AGREEMENT may be enforced by CITY or its successors or assigns. In the event of any controversy, claim or dispute relating to this AGREEMENT, or the breach thereof, the prevailing

party shall be entitled to recover from the other party reasonable expenses, attorneys' fees and costs.

7. Hazardous Materials Use.

a. FIRESTONE covenants that it will not handle or transport Hazardous Materials on the IMPROVEMENTS or the PUBLIC RIGHT-OF-WAY. As used in this AGREEMENT, the term "Hazardous Materials" means: (a) any substance, products, waste, or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code Section 9601 et seq.; the Resources Conservation and Recovery Act, 42 United States Code Section 6901 et seq.; the Hazardous Materials Transportation Conservation and Recovery Act, 42 United States Code Section 1801 et seq.; the Clean Water Act, 33 United States Code Section 1251 et seq.; the Toxic Substances Control Act, 15 United States Code Section 2601 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Section 25100 et seq.; the Hazardous Substance Account Act, Health and Safety Code Section 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Section 25249.5 et seq.; California Health and Safety Code Section 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Section 25170.1 et seq.; California Health and Safety Code Section 25501 et seq. (Hazardous Materials Release Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Section 13000 et seq., all as amended (the above cited California state statutes are hereinafter collectively referred to as "the State Toxic Substances Law"); or any other federal, state, or local statute, law, ordinance, resolution, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, now or at any time hereinafter in effect; (b) any substance, product, waste or other material of any nature whatsoever which may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance or strict liability or under any reported decisions of a state or federal court; (c) petroleum or crude oil, other than petroleum and petroleum products which are contained within regularly operated motor vehicles; and (d) asbestos.

In the event the IMPROVEMENTS are now or in the future used in the handling or transporting of Hazardous Materials, FIRESTONE agrees fully to comply with all applicable federal, state, and local laws, rules, regulations, orders, decisions and ordinances (hereinafter referred to as "Hazardous Materials Standards") concerning Hazardous Materials. FIRESTONE further agrees that at CITY's request it will furnish CITY with proof, satisfactory to CITY, that FIRESTONE is in compliance with all such laws, rules, regulations, orders, decisions and ordinances.

b. Notwithstanding anything else contained in this AGREEMENT and to the fullest extent permitted by law, in case of a breach of the obligations contained in this Section, FIRESTONE agrees to assume liability for and to save, indemnify, defend and hold harmless CITY from and against any and all injuries to any person, including wrongful death, and damage to property, including without limitation, property of CITY and FIRESTONE, and all related expenses, including without limitation reasonable attorneys' fees, investigators' fees, litigation expenses, and mitigation costs resulting in whole or in part from FIRESTONE's failure to

comply with any Hazardous Materials Standards issued by any governmental authority concerning Hazardous Materials. FIRESTONE, at its cost, shall assume the defense of all claims, in accordance with Section 15 hereof. FIRESTONE agrees to reimburse CITY for all reasonable costs of any kind incurred as a result of the FIRESTONE's failure to comply with this Section, including, but not limited to, judicial or administrative fines, penalties, clean-up and disposal costs, and reasonable legal costs incurred as a result of FIRESTONE's handling, transporting, or disposing of Hazardous Materials on, over, or across the IMPROVEMENTS and PUBLIC RIGHT-OF-WAY.

8. Standards. FIRESTONE shall comply with all statutes, ordinances, rules, regulations, orders and decisions (hereinafter referred to as "Standards"); issued by any federal, state or local governmental body or agency established thereby relating to FIRESTONE's use of the IMPROVEMENTS and PUBLIC RIGHT-OF-WAY hereunder. In its use of the IMPROVEMENTS and PUBLIC RIGHT-OF-WAY, FIRESTONE shall at all times be in full compliance with all Standards, present or future, including, but not limited to, Standards concerning air quality, water quality, noise, and Hazardous Materials. In the event FIRESTONE fails to be in full compliance with Standards, CITY may, but shall not be obligated to, after giving notice of the failure to FIRESTONE, and if FIRESTONE, within fifteen (15) days of such notice, fails to correct such non-compliance, take whatever action it determines in its sole discretion to be necessary to protect the PUBLIC IMPROVEMENTS, PUBLIC RIGHT-OF-WAY, and other adjacent property. FIRESTONE shall reimburse CITY for all reasonable costs (including but not limited to, consulting, engineering, clean-up and disposal, and reasonable legal costs) incurred by CITY as a result of FIRESTONE's failure to comply with such Standards, and also such reasonable costs incurred by CITY in abating a violation of such Standards, protecting against a threatened violation of such Standards, defending any claim of violation of such Standards in any proceeding before any agency or court, and paying any fines or penalties imposed for such violations. FIRESTONE shall, to the extent permitted by law, assume liability for and shall save and hold harmless CITY from any claim of a violation of the Standards regardless of the nature thereof or the agency or person asserting such claim, which results from FIRESTONE's use of the IMPROVEMENTS and PUBLIC RIGHT-OF-WAY; provided, however, that the foregoing shall not apply to the extent of CITY's negligence or willful misconduct. FIRESTONE, at its cost, shall assume the defense of all such claims.

9. Tests and Inspections. CITY shall have the right at any time to inspect the IMPROVEMENTS, PUBLIC RIGHT-OF-WAY, and PUBLIC IMPROVEMENTS so as to monitor compliance with this AGREEMENT. If, in CITY's sole judgment, any installation, use, or condition of the IMPROVEMENTS may have an adverse effect on the PUBLIC IMPROVEMENTS, PUBLIC RIGHT-OF-WAY, or CITY's operations, CITY shall be permitted to, at its sole cost and expense, conduct any tests or assessments, including but not limited to environmental assessments, of, on or about the PUBLIC RIGHT-OF-WAY and PUBLIC IMPROVEMENTS, as it determines to be necessary or useful to evaluate the condition of the PUBLIC RIGHT-OF-WAY and PUBLIC IMPROVEMENTS. FIRESTONE shall cooperate with CITY in any tests or inspections deemed necessary by CITY. FIRESTONE shall pay or reimburse CITY, as appropriate, for all reasonable costs and expenses incurred due to any necessary corrective work and inspections thereafter within thirty (30) days of a request for payment and a statement detailing such costs and expenses.

10. Insurance.

a. Types; Amounts. FIRESTONE shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by CITY (“Required Insurance”). If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this License or be no less than two times the specified occurrence limit.

(i) *General Liability Insurance.* FIRESTONE shall maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than Two Million Dollars (\$2,000,000) per occurrence. The general liability insurance policy must include coverage for the following:

- (1) Bodily Injury and Property Damage
- (2) Personal Injury/Advertising Injury
- (3) Premises/Operations Liability
- (4) Products/Completed Operations Liability
- (5) Explosion, Collapse and Underground (UCX) exclusion deleted
- (6) Contractual Liability with respect to this AGREEMENT
- (7) Broad Form Property Damage
- (8) Independent Contractor Coverage

(ii) *Business Automobile Liability Insurance.* FIRESTONE shall maintain business automobile liability insurance with an each accident limit of not less than One Million Dollars (\$1,000,000) for bodily injury and property damage, which shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) *“All Risk” Property Insurance.* FIRESTONE shall maintain a policy of property insurance for perils usual to a standard “all risk” insurance policy on all its improvements or alterations in, on, or about the PUBLIC RIGHT-OF-WAY, with limits equal to the value of all such improvements or alterations.

b. General Provisions. The general liability insurance policy and the business automobile liability insurance policy shall (1) name CITY, its officials, officers, employees and agents as additional insureds; (2) be endorsed to waive subrogation against CITY, its officials, officers, employees and agents as additional insureds; and (3) be primary and non-contributory. All Required Insurance herein shall contain standard separation of insureds provisions, and shall

contain no special limitations on the scope of protection provided to CITY, its officials, officers, employees and agents.

c. Certificates; Insurer Rating; Cancellation Notice. Prior to conducting any work in PUBLIC RIGHT-OF-WAY, FIRESTONE shall furnish to CITY properly executed certificates of insurance which evidence all Required Insurance. FIRESTONE shall maintain the Required Insurance at all times while this AGREEMENT is in effect, and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on thirty (30) days prior written notice to CITY. Unless approved in writing by CITY, FIRESTONE shall place the Required Insurance with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A-VII.

d. Waiver of Subrogation. FIRESTONE releases CITY, its officials, officers, employees and agents from any claims for damage or harm to any person, the REAL PROPERTY, the PUBLIC RIGHT-OF-WAY, or the IMPROVEMENTS, caused by, or which result from, risks insured under any insurance policy carried by FIRESTONE at the time of such damage or harm. FIRESTONE shall cause each insurance policy required herein to provide a waiver of subrogation in favor of CITY, its officials, officers, employees and agents.

11. Indemnity. FIRESTONE hereby agrees to defend, indemnify and hold CITY and its officials, officers, agents and employees free and harmless from and against any and all claims, demands, causes of action, costs, liabilities, expenses, losses, damages or injuries of any kind in law or equity, to persons or property, including wrongful death, in any manner arising out of or incident to any acts, omissions or willful misconduct of FIRESTONE, its partners, affiliates, agents officials, officers or employees in performance of this AGREEMENT, use of the REAL PROPERTY or PUBLIC RIGHT-OF-WAY, or the construction, use, or operation of the IMPROVEMENTS. FIRESTONE shall further defend, indemnify and hold harmless the CITY and its officials, officers, agents and employees from all claims, demands, lawsuits, writs of mandamus, and other actions or proceedings (brought against the CITY or its departments, commissions, agents, officers, officials, or employees to challenge, attack seek to modify, set aside, void or annul any City decision made in connection with this AGREEMENT or FIRESTONE's use of the PUBLIC RIGHT-OF-WAY. FIRESTONE shall defend, with counsel of CITY's choosing and at FIRESTONE's sole expense, any and all aforesaid suits, actions or proceedings, legal or affirmative, that may be brought or instituted against CITY, its officials, officers, agents or employees. FIRESTONE shall pay and satisfy any judgment, award or decree that may be rendered against CITY, its officials, officers, agents or employees. FIRESTONE shall reimburse such parties for any and all legal expenses and costs incurred by one or all of them in connection with this AGREEMENT or the indemnity herein provided. FIRESTONE's obligation shall survive termination or expiration of this AGREEMENT, and shall not be restricted to insurance proceeds, if any, received by CITY or its officials, officers, agents or employees.

12. Covenant Running With Land. This AGREEMENT shall be deemed a covenant running with the REAL PROPERTY. All of the covenants, obligations, and provisions of this AGREEMENT shall be binding upon and inure to the benefit of successors, legal representatives and assigns of the Parties. Every person who now or hereafter owns or acquires

any right, title, or interest in and to any portion of the REAL PROPERTY shall be conclusively deemed to have notice of this AGREEMENT, whether or not reference to this AGREEMENT is contained in the instrument by which such person acquires an interest in the REAL PROPERTY. Therefore, each and every contract, deed or other instrument hereinafter executed, covering or conveying the REAL PROPERTY shall conclusively be deemed to have been executed, delivered and accepted subject to this AGREEMENT.

13. Miscellaneous.

a. Amendments. The provisions of this AGREEMENT may be amended by mutual written consent of both parties.

b. Notices. All notices permitted or required under this AGREEMENT shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

FIRESTONE: Firestone Walker, Inc.,

Attn: _____

CITY: City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446
Attn: Director of Public Works]

Such notice shall be deemed made when personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

c. Entire Understanding. This AGREEMENT constitutes the entire understanding between the Parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein.

d. Invalidity. If any provision of this AGREEMENT is invalid or unenforceable with respect to any Party, the remainder of this AGREEMENT or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this AGREEMENT shall be valid and enforceable to the fullest extent permitted by law.

e. Successors and Assigns. This AGREEMENT shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

f. No Third Party Beneficiaries. This Agreement shall not be construed to create any third party beneficiaries. This Agreement is for the sole benefit of the parties, and

their permitted successors, transferees, and assignees, and no other person or entity shall be entitled to rely upon or receive any benefit from this Agreement or any of its terms.

g. Consent to Jurisdiction and Venue. This AGREEMENT shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this AGREEMENT, or which in any way arises out of the Parties' activities undertaken pursuant to this AGREEMENT, shall be filed and prosecuted in the appropriate California State Court in the County of San Luis Obispo, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, FIRESTONE expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

h. Exhibits. All exhibits attached hereto form material parts of this AGREEMENT.

14. Permit Fee. FIRESTONE agrees to compensate CITY in the amount of ONE THOUSAND DOLLARS (\$1,000) to offset legal and related expenses in return for granting an Encroachment Permit pursuant to this AGREEMENT, which shall be due and payable to CITY within thirty (30) days of the execution date of this AGREEMENT.

15. Possessory Interest. In accordance with Revenue and Taxation Code Section 107.6, this AGREEMENT may create a possessory interest subject to personal property taxation for which FIRESTONE shall be responsible.

16. Effective Date. The Parties hereby agree that the effective date of this AGREEMENT, and the effective date for all obligations of the Parties hereunder, shall be the date on which this AGREEMENT has been fully executed by both Parties.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO
DURABLE ENCROACHMENT AGREEMENT
BETWEEN
CITY OF EL PASO DE ROBLES
AND FIRESTONE WALKER, INC.

IN WITNESS WHEREOF, this AGREEMENT and the Encroachment Permit granted hereby has been duly issued by CITY on the date of execution by CITY below.

CITY OF EL PASO DE ROBLES,
A California municipal corporation and general
law city

By: _____
[INSERT NAME]
[INSERT TITLE]

Date: _____

ACCEPTANCE OF TERMS
AND CONDITIONS OF AGREEMENT:

FIRESTONE
FIRESTONE WALKER, INC.,
a California corporation

By: _____
(signature)

(print name and title)

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Assessor's Parcel Nos. 009-633-032 and 009-633-034, located in the City of Paso Robles,
County of San Luis Obispo, California

EXHIBIT “B”

PUBLIC RIGHT-OF-WAY AND FINAL DESIGN DRAWINGS FOR IMPROVEMENTS APPROVED BY CITY

[to be inserted]

Attachment 6
Exhibit A / Resolution A

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
FIRESTONE WALKER BREWERY

- 1. PROJECT TITLE:** PD 12-006 Amendment -Firestone Brewery – Cold Block 4 and Pipe Bridge
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:**
Phone: (805) 237-3970
Email:
- 3. PROJECT LOCATION:** 1385 Vendels Circle & 1400 Ramada Dr.
APN: 009-633-032 and 034
- 4. PROJECT PROPONENT:** Firestone Walker Brewery
- Contact Person:** Darrin McMahon (Representative)
- Phone:** (805) 591-8017
Email: darrin@firestonebeer.com
- 5. GENERAL PLAN DESIGNATION:** BP (Business Park)
- 6. ZONING:** M –PD (Manufacturing, PD Overlay)
- 7. PROJECT DESCRIPTION:**
Planned Development 12-006 Amendment: a request to install twelve (12) 65 foot tall, 15-foot diameter fermentation vessel’s (tanks). Along with the tanks would be the construction of a 6,300 square foot cellar/tank building. The project also includes a pipe bridge that would be constructed over Vendels Circle that will transfer product between Building 1 and the Cold Block 4 tanks. The bridge would have a 17-foot tall clearance and extend approximately 70 feet from the cold block tanks to Building 1.
- 8. ENVIRONMENTAL SETTING:** The Cold Block 4 project is located on the 36,000 square foot site located at 1385 Vendels Circle. This site is where the previous Nu-Way cleaners was previously located. There is an existing 19,000 square foot building with associated parking lot located on the site. The proposed tank project would be located in the existing parking lot area between Vendels Circle and the existing building and include construction of a 6,300 square foot addition to the existing building for the cellar/tank building.
- 9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** Encroachment Permit needed from the City of Paso Robles.

Attachment 6 Exhibit A / Resolution A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Date

Attachment 6

Exhibit A / Resolution A

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

Attachment 6 Exhibit A / Resolution A

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

I. AESTHETICS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-c): The portion of Highway 101 through the City is not considered a scenic vista, or scenic highway. The development of twelve (12) 65-foot tall tanks on the site will be visible from Highway 101 and the neighboring streets and properties. Firestone Brewery currently has in excess of fifteen (15) tanks associated with the Building No. 1 Brewhouse. The addition of the proposed tanks will be similar in appearance to the existing tanks, but 15 feet taller. The zoning code provides for support equipment to exceed building height limits such as antennas, tanks, silos..etc.

The Development Review Committee (DRC) reviewed the proposed project where the height of the tanks was discussed. The DRC concluded that ultimately, it would be up to the Planning Commission to discuss the matter and make the final decision; however it was acknowledged that the tanks and pipe bridge were support equipment for an industrial complex and seemed reasonable.

Based on the tanks and pipe bridge being support equipment for an existing brewery complex, where many tall tanks currently exist, that the impacts on aesthetics and visual character on surrounding properties and views would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Any new exterior lighting will be required to be shielded so that it does not produce off-site glare.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

Attachment 6 Exhibit A / Resolution A

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>Discussion: See discussion section for Section II.a.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?</p> <p>Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>Discussion: The project is not located on land zoned for forest purposes.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p> <p>Discussion: This project would not result in the conversion of farmland or forest land.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

<p>a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

There will be short term impacts associated with grading for the proposed construction, standard conditions required by the City as well as the APCD will be implemented.

According to the APCD CEQA Handbook, when comparing the project to Table 1-1, Screening Criteria for Project Air Quality Analysis, the proposed new tank and pipe bridge project, would produce less than the 25

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lbs/day of ROG+NOx, and there for be considered less than significant. No mitigation is required for operational or long-term impacts based on light-industrial or manufacturing type of land use. Standard dust control measures related to the grading activities will be applied to this project.

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| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See Section III.a

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| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See Section III.a

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| d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors from the Cold Block 4 and tank project.

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| e. Create objectionable odors affecting a substantial number of people? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There will be no objectionable odors in relation to the proposed Cold Block 4 and tank project.

IV. BIOLOGICAL RESOURCES: Would the project:

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| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f):

The subject site is currently developed with a 19,000 square foot building along with associated parking lot. The proposed project would expand on the existing buildings on the site. The site is surrounded by other industrial buildings and the Firestone Tap Room restaurant, which are all part of the brewery campus. Vendels Circle has been improved by the adjacent public improvements which include street, curb, gutter and sidewalk improvements.

Since this lot has been developed, including street improvements and utilities and since the lot is flat and has no resources, the Cold Block 4 and pipe bridge development will not have an impact on biological services.

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d):

The site is an infill site that is surrounded by existing industrial buildings and adjacent streets. The site has been previously developed with existing buildings and parking lots. The site previously used for an industrial

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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laundry company, therefore this projects impacts on Cultural Resources is no impact.

In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find, work shall be suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

VI. GEOLOGY AND SOILS: Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommendations of said reports into the design of the project

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| iv. Landslides?
Discussion: See discussions above. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.

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| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion: See response to item a.iii, above.

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| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: See response to item a.iii, above.

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| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The building will be hooked up to the City's sanitary sewer system, therefore there is no impact.

VII. GREENHOUSE GAS EMISSIONS: Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-b):

The project consists of tanks and cellar building, which is a low traffic generator, as well as having a minimal number of full and part time employees. Additionally, the new facility is being located adjacent to Firestone Brewery’s existing facility that will eliminate the need to haul product by truck between buildings.

Based on the Cold Block 4 project consisting of the 6,300 square foot building and tanks being a low traffic generator, when reviewing the project with the APCD CEQA Handbook Table 3.4, since the project would produce less than the 25 lbs/day of ROG+NO_x & PM10, and therefore be considered less than significant related to Greenhouse Gas Emissions and no mitigation is required.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d): the Cold Block 4 project will be used for the fermentation process of the beer manufacturing, where the product will be transferred between the Cold Block 4 and Building No. 1. These beer-manufacturing processes is not considered hazardous, and does not use/produce hazardous materials, therefore, there will be no impact.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (e): the project is not located in proximity to the airport, therefore there is no impact.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (f): There are no know private air strips in the vicinity of the project site, therefore there is no impact.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (g,h):
The development of the facility within the existing industrial park will not expose people to wildland fires, and is not adjacent to wildlands, therefore there will not be an impact.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project is designed to retain stormwater on-site or on adjacent Firestone Brewery properties, through installation of various low-impact development (LID) features. The project has been designed to reduce impervious surfaces, preserve existing vegetation, and promote groundwater recharge by employing bioretention through implementation of these measures. Thus, water quality standards will be maintained and discharge requirements will be in compliance with State and local regulations. Therefore, impacts to water quality and discharge will be less than significant.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)

Discussion: The proposed Cold Block 4 project will be served by city water and sewer, therefore the project will not have an impact on this environmental factor.

<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>f. Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion (c-f): based on the site being flat and considered infill site located within an existing industrial park, that includes existing storm water drainage facilities, the development of this project will not alter existing drainage patterns and is not in the vicinity of a stream or river, so it will not contribute to erosion. The development of the site will provide the necessary on-site drainage facilities to insure site drainage is directed to the nearby drainage facilities and will not substantially increase the rate and amount of surface runoff which would result in flooding. The proposed expansion to the existing building for the Cold Block 4 project will not have an impact on this environmental factor.

<p>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
other flood hazard delineation map?				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (g-j): the project is not located within a 100 year flood hazard area, and as mentioned above in Section f. the site is part of an existing industrial park that has existing drainage facilities and storm water system. The site is not located within an area that would be affected by a failure of a levee or dam.				
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (k-l):

The Regional Water Quality Control Board adopted storm water management requirements for development projects in the Central Coast region. Upon the Board's direction, the City has adopted a Storm Water Ordinance requiring all projects to implement low impact development best management practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical.

These new requirements include on-site retention of stormwater. The applicant will be preparing a storm water control plan offering a site assessment of constraints and opportunities and corresponding storm water management strategies to meet stormwater quality treatment and retention requirements in compliance with the regulations. The grading plan reflects these requirements with the development of bio-retention treatment areas. It is anticipated that based on the size of the building in relation to the Parcel, that storm water retention facilities that exist on the properties to the east, also owned by Firestone Brewery will need to be utilized.

The site is relatively flat and will be designed to take storm water to the south of the site to Vendels Circle, where bio-swales will be constructed to handle the storm water. Low Impact Design measures will be used to retain the water on site and allow for water to meter out to the storm drain after being taken through vegetation to allow for cleansing. Additionally the site is not located within a flood hazard area and the subject buildings will be utilizing City water and sewer systems. The projects impacts related to hydrological and water quality issues will be less than significant since the project will be required to comply with the City's standards related to site drainage, storm water run-off, water quality and water supply.

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X. LAND USE AND PLANNING: Would the project:

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| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project consists of constructing tanks and buildings on a site within an existing industrial/business park: it will not divide an established community.

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| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:
Warehousing is a permitted use in the Manufacturing (M) zoning and Business Park (BP) land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to land use plans or policies.

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| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

XI. MINERAL RESOURCES: Would the project:

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| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no known mineral resources at this project site.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There are no known mineral resources at this project site.

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XII. NOISE: Would the project result in:

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| <p>a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The tanks and cellar building will be primarily for the storage of beer in various stages of the beer making process. The project site is located within an existing industrial park where there are no sensitive receptors. The proposed Cold Block 4 project and pipe bridge will not expose people to noise levels in excess of applicable standards, therefore there is no impact.

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| <p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: There may be temporary vibrations related to the grading and compaction of the site in preparation for construction. The construction phase of the project will be required to comply with the City's noise level requirements, including hours of construction activity, and as a result of these standard construction requirements, impacts from vibrations as a result of construction activity will be less than significant.

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| <p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See section XIIa

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See section XIIa

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| <p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project is not located within the Airport Land Use Plan area.

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XIII. POPULATION AND HOUSING: Would the project:

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| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-c):

The project will not create induce population growth, displace housing or people.

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-e):

The project will be located within an existing industrial/business park. The addition of the building will not create a significant impact to public services.

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XV. RECREATION

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a&b): The project will not impact recreational facilities.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a,b): The site currently has a 19,000 square foot building with associated parking lot (Building 7). Prior to Firestone Brewery using it for warehousing, the building was an industrial laundry cleaning facility (Nu-Way Cleaners).

A Trip Generation Analysis was prepared for the project by Associated Traffic Engineers (ATE), See Attachment 4. The analysis indicates that the existing 18,906 square foot building (Building 7) has historically been a light-industrial use (laundry facility) with a PM Peak Hour Trip rate of 18 trips. The analysis indicates that the current use of the building by Firestone is warehouse/storage, where ATE has assigned 6 trips. When taking in consideration the proposed 6,360 square foot Cold Block 4 addition, ATE assigns an additional 2 trips, totaling 8 trips.

Based on the historic PM Peak Hour trip rate of 18 trips, and the traffic analysis concluding that Building 7, with the proposed Cold Block 4 addition would have a total of 8 trips, the impacts of the Cold Block 4 project on transportation and traffic will be less than significant. Additionally, this project will be required to pay the Transportation Impact Fees as required by all development projects.

Attachment 6 Exhibit A / Resolution A

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
Discussion (c):</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The development of this project within the established industrial subdivision will not impact air traffic patterns or increase air traffic levels.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (d): The development of the proposed buildings will help the operations of the brewery facility by providing additional warehousing separate from the existing brewery buildings. Additionally, the pipe bridge will allow for the transfer of product between the Brewhouse and the Cold Block 4 building/tanks. This will help reduce the amount of fork lift and truck traffic that currently operates between the existing buildings via the public street. It is not anticipated that it will create a hazardous situation and therefore it would be a less than significant impact.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>e. Result in inadequate emergency access?
Discussion (e):</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project has been reviewed by the City’s Emergency Services Department, and based on the property having multiple access points to multiple streets, the ability for emergency access to the site is acceptable, and therefore considered adequate.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
Discussion (a-f):</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The development of this project within an established industrial park would not conflict with adopted public transit, bicycle or pedestrian facilities, or decrease performance or safety of the facilities.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will comply with all applicable wastewater treatment requirements as required by the City, the Regional Water Quality Control Board, and the State Water Board. Therefore, there will be less than significant impacts resulting from wastewater treatment from this project.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Attachment 6 Exhibit A / Resolution A

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

construction of which could cause significant environmental effects?

Discussion: The proposed 6,300 square foot expansion to the existing building along with the installation of the tanks and pipe bridge, would not produce waste water or have a need for new water beyond typical plumbing facilities.

Waste water related to the manufacturing of beer is handled on the brewery’s waste water treatment system located east of the brewery. An expansion of the facility is proposed in conjunction of the Cold Block 4 project.

Based on the expansion of the brewery’s waste water treatment system, the impacts of the Cold Block 4 project on waste water treatment will be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: (c): The project is located within an existing industrial subdivision where the infrastructure including storm drain systems have been installed. This project will need to provide new Low Impact Design storm water drainage facilities such as bio-retention areas that will include retention basins on site and as a result of the size of the building in relation to the lot, the project will need to utilize existing retention area on properties to the east also owned by Firestone Brewery. With the development new and updates to existing drainage facilities, it is not anticipated that there will be significant impacts on drainage facilities.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As noted in section IX on Hydrology, the project can be served with existing water resource allocations available and will not require expansion of new water resource entitlements, additionally the proposed cellar and tank project will have a low water demand, therefore this projects impact on water demand is less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion in Section a. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Per the City’s Landfill Master Plan, the City’s landfill has adequate capacity to accommodate construction-related and operational solid waste disposal for this project.

Attachment 6 Exhibit A / Resolution A

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project will comply with all federal, state, and local solid waste regulations.				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<p>a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p>Discussion: The proposed 6,300 square foot expansion to the existing 19,000 square foot building and the installation of the fermentation tanks along with the pipe bridge, will expand on the brewery's campus project within an existing industrial park. The development of this project is infill, therefore impacts to fish, wildlife, of plant habitat is less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> <p>Discussion: The proposed 6,300 square foot expansion to the existing 19,000 square foot building and the installation of the fermentation tanks along with the pipe bridge, will expand on the brewery's campus project within an existing industrial park. The development of this project on the existing infill lot, will not have impacts that are individually limited, but cumulatively considerable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p>Discussion: The proposed 6,300 square foot expansion to the existing 19,000 square foot building and the installation of the fermentation tanks along with the pipe bridge, will expand on the brewery's campus project within an existing industrial park. The development of this project on the existing infill lot will not cause substantial adverse effects to human beings, either directly or indirectly.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attachment 6
Exhibit A / Resolution A

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2007 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2010	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
14	Resolution 98-001, MND for Tract 2269	City of Paso Robles Community Development Department

Attachment 6

Exhibit A / Resolution A

Attachments:

1. Vicinity Map
2. Site Plan – Cold Block 4 / Pipe Bridge
3. Elevation – Cold Block 4 / Pipe Bridge
4. Trip Generation Letter



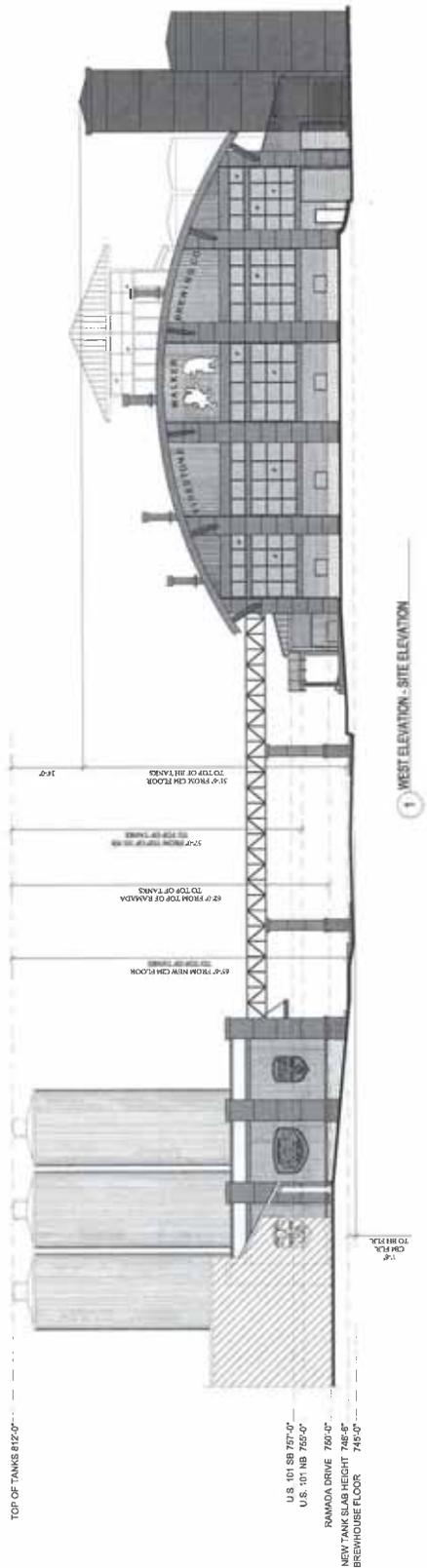
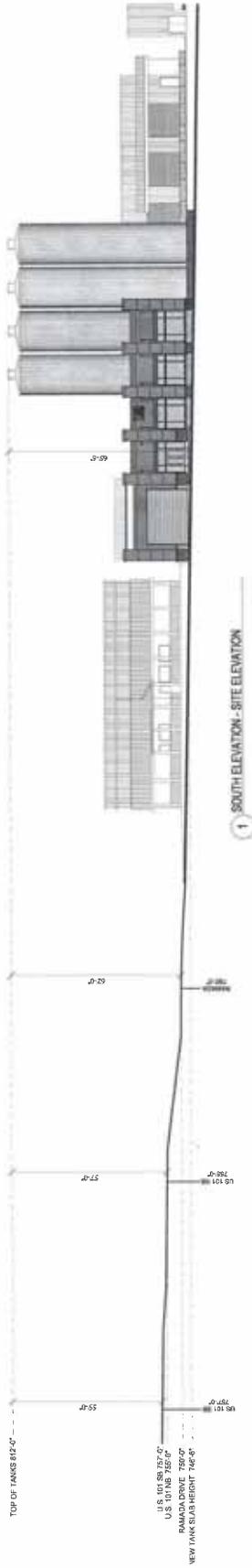
Attachment 3 - Elevations

HARRIS
Architecture & Design
151 West Grand Street, Suite E
Arroyo Grande, CA 93420
(805) 574-1550



PROJECT TITLE
FIRESTONE WALKER COLD BLOCK 4 ADDITION
PASO ROBLES, CALIFORNIA

A2.2
6-6-17



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**ASSOCIATED
TRANSPORTATION
ENGINEERS**

Memo

To: John Falkenstien, City of Paso Robles
From: Dan Dawson, ATE
cc: Darrin McMahon, Firestone Walker Brewing Company
Date: May 11, 2017
Re: **FIRESTONE CAMPUS TRIP GENERATION ANALYSIS (17042M02)**

ATE has prepared a trip generation analysis for the Firestone Campus located near the north end of Ramada Drive in the City of Paso Robles. The attached worksheet shows the trip generation analysis for the Firestone Campus, which includes existing buildings, approved buildings, and proposed buildings.

The analysis also shows the trip generation estimates for the Firestone Campus buildings that were constructed by others prior to Firestone use of the buildings.

In addition, the trip generation analysis reviews traffic credits for Firestone properties that previously contributed to improvements constructed at the US 101/SR 46 West interchange.

Key Findings:

1. The existing campus buildings total 122,843 SF and generate 152 PM peak hour trips.
2. The buildings that that were constructed by others prior to Firestone total 84,912 SF and generate 98 PM peak hour trips.
3. Building 9 (1375 Ramada Drive), which is approved, includes 59,240 SF for warehouse/storage use. The 59,240 SF warehouse/storage building is forecast to generate 19 PM peak hour trips.

FIRESTONE CAMPUS TRIP GENERATION ANALYSIS

3. Building 7 (1385 Vendels Circle) includes a 6,360 SF addition for warehouse/storage use. The 6,360 SF warehouse/storage building is forecast to generate 2 PM peak hour trips.
4. The campus envelopes three properties that previously contributed to improvements constructed at the US 101/SR 46 West interchange:

1375 Ramada Drive. As taken from the traffic study prepared by ATE in 2004, the 1375 Ramada Drive Project included a 46,684 SF light industrial use and was forecast to generate 46 PM peak hour trips. Building 9 on the Firestone Campus Plan is shown as 59,240 SF warehouse/storage, which is forecast to generate 19 PM peak hour trips. Thus, the 1375 Ramada Drive Project was forecast to generate 27 more PM peak hour trips than the 19 PM peak hour trips that will be generated by the 59,240 SF warehouse/storage building shown on the Firestone Campus Plan.

1331 Vendels Circle. As taken from the traffic study prepared by ATE in 2004, the 1331 Vendels Circle Project included a 6,000 SF light industrial use and was forecast to generate 6 PM peak hour trips. The existing 6,307 SF maintenance/admin building shown on the Firestone Campus Plan generates 9 PM peak hour trips. Thus, the 1331 Vendels Circle Project was forecast to generate 3 less PM peak hour trips than the existing 6,307 SF maintenance/admin building shown on the Firestone Campus Plan.

For reference, this building was constructed by others prior to Firestone and was occupied by a bar, office, and wine production uses. Those uses generated 23 PM peak hour trips.

Associated Transportation Engineers
 Trip Generation Worksheet - Firestone Campus Plan

FIRESTONE CURRENT CAMPUS BUILDINGS/USES				BUILDINGS/USES CONSTRUCTED PRIOR TO FIRESTONE			
Building/Street Address	Size	P.M. PEAK HOUR		Building/Street Address	Size	P.M. PEAK HOUR	
		Rate	Trips			Rate	Trips
EXISTING BUILDINGS							
Building 1 - 1400 Ramada				Building 1 - 1400 Ramada			
A. Main Production(a)	15,139 SF	0.97	15	Light Industrial(a)	27,511 SF	0.97	27
B. Visitor Center(a)	2,400 SF	0.97	2				
C. Brewhouse(a)	9,972 SF	0.97	10				
Building 2 - 1400 Ramada				Building 2 - 1400 Ramada			
A. Cannery(a)	6,148 SF	0.97	6	Light Industrial(a)	6,148 SF	0.97	6
Building 3 - 1350 Vendels							
A. Packaging(a)	14,231 SF	0.97	14				
Building 4 - 1360 Vendels							
A. Bottling Hall(a)	14,000 SF	0.97	14				
B. Storage(b)	3,900 SF	0.32	1				
Building 5 - 1332 Vendels				Building 5 - 1332 Vendels			
A. Cold Warehouse(b)	25,000 SF	0.32	8	Church(e)	7,500 SF	0.55	4
				Caltrans Office(c)	5,000 SF	1.49	7
				Manufacturing(a)	6,700 SF	0.97	6
Building 6 - 1331 Vendels				Building 6 - 1331 Vendels			
A. Maintenance/Admin(c)	6,307 SF	1.49	9	Bar(f)	1,577 SF	11.34	18
				Office(c)	1,577 SF	1.49	2
				Wine Production(a)	3,153 SF	0.97	3
Building 7 - 1385 Vendels				Building 7 - 1385 Vendels			
A. Warehouse/Storage(b)	18,906 SF	0.32	6	Light Industrial(a)	18,906 SF	0.97	18
Building 8 - 1395 Vendels				Building 8 - 1395 Vendels			
A. The Tap Room(d)	6,840 SF	9.85	67	Light Industrial(a)	6,840 SF	0.97	7
Total Existing	122,843 SF		152	Totals	84,912 SF		98
FIRESTONE APPROVED & PROPOSED CAMPUS BUILDINGS/USES							
APPROVED BUILDINGS							
Building 9 - 1375 Ramada							
A. Warehouse/Storage(b)	59,240 SF	0.32	19				
PROPOSED BUILDINGS							
Building 7 - 1385 Vendels							
A. Warehouse/Storage(b)	6,360 SF	0.32	2				
TRAFFIC CREDITS							
1375 Ramada(g)	46,684 SF		46				
1331 Vendels(g)	6,000 SF		6				
1500 Ramada(h)	42,800 SF		30				
Total Credits	95,484 SF		82				

- (a) Trip generation calculated using ITE Code #110 (General Light Industrial).
- (b) Trip generation calculated using ITE Code #150 (Warehousing).
- (c) Trip generation calculated using ITE Code #710 (General Office Building).
- (d) Trip generation calculated using ITE Code #932 (High-Turnover Sit-Down Restaurant).
- (e) Trip generation calculated using ITE Code #560 (Church).
- (f) Trip generation calculated using ITE Code #925 (Drinking Place).
- (g) Trip generation taken from ATE traffic study prepared for the project (Light Industrial rates).
- (h) Trip generation taken from ATE traffic study prepared for the project (Light Industrial & Warehousing rates).