



City Council Agenda Report

From: Darren Nash, Associate Planner

Subject: **Mullahey Chrysler Dealership Expansion - General Plan Amendment -**
General Plan Amendment 16-001, Rezone 16-002, Vesting Tentative Parcel Map PR 16-0231, and Planned Development 13-006 Amendment (APN: 025-423-005 and 023)
Applicant – Michael Mullahey

Date: October 3, 2017

Facts

1. The project consists of a General Plan Amendment and Rezoning to allow the expansion of the Mullahey Chrysler Dealership into an area that does not allow vehicle sales. The request to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be 0.8 acres, and Parcel 2 would be 1 acre. Along with the subdivision is a request to amend the General Plan and Zoning designations from P.M. (Planned Industrial) to C-3 (Commercial) of new Parcel 1, and amend the existing development plan for the Mullahey Chrysler Dealership to add new Parcel 1 to as an expansion to the dealership. See Project Description, Attachment 2.
2. The subject 1.8 acre parcel (APN 025-423-005) is located at the south end of Danley Ct., south of Wisteria Lane, East of Golden Hill Road. The existing Mullahey dealership is located at 2520 Golden Hill Road, at the corner of Tractor Way. See Attachment 1 – Project Location Map.
3. In order to accommodate the proposed project, it is necessary to: (1) amend the General Plan - Land Use Element, land use designation diagram; (2) Zoning Map; (3) process Vesting Tentative Parcel Map PR 16-0231; and (4) amend PD 13-006 for the Mullahey Dealership as follows:

a) General Plan Amendment

To change the existing land use designations as follows:

- **Parcel 1 (PR 16-0231):** Business Park to Commercial Services
- **Parcel 2 (PR 16-0231):** no change, remains Business Park

See Attachment 4 – Land Use Map Amendment.

b) Zoning Amendment

To change the existing zoning designations as follows:

- **Parcel 1 (PR 16-0231):** PM (Planned Industrial) to C3 (Commercial/Light Industrial)
- **Parcel 2 (PR 16-0231):** no change, remains PM (Planned Industrial)

See Attachment 5 – Zoning Map Amendment.

c) Vesting Tentative Parcel Map 16-0231

Proposing to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre.

See Attachment 3 – Parcel Map.

d) PD 13-006 Amendment

Amend the development plan establishing the Mullahey dealership to include new Parcel 1 to allow for an expansion to the dealership for service, repair and parking.

See Attachment 6 – Site Plan.

4. PD 13-006 was originally approved in January 2014 allowing a new car dealership to be established on the vacant 3.6 acre site.
5. In order to expedite the opening of the dealership to meet Chrysler deadlines, rather than building the project approved with PD 13-006, Mike Mullahey purchased the neighboring parcel/building (Rodeck) and retrofitted the existing building into the new Mullahey Chrysler dealership. The Development Review Committee (DRC) approved the modified building elevations in August 2014.

Mullahey Chrysler



6. The dealership has been in operation since 2015. With the success of the dealership, Mr. Mullahey is requesting to expand service and repair and provide more parking for employees and vehicles being serviced.
7. Mike Mullahey has purchased the adjacent 1.8-acre parcel to allow for the expansion. It is necessary to change the General Plan and Zoning designations, as described above, to allow for the proposed dealership expansion.
8. The DRC reviewed the project on July 24, 2017. The DRC recommended that the project move forward to the PC/CC process. No particular concerns were raised by the DRC.
9. On September 12, 2017, the Planning Commission on a 6-0 vote made recommendations to the City Council for approval of General Plan Amendment 16-001, Rezone 16-002, Vesting Tentative Parcel Map PR 16-0231, and Planned Development 13-006 Amendment.

10. 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.

Analysis and Conclusions

Vesting Tentative Parcel Map PR 16-0231:

The 1.8-acre site is Lot 5 of Tract 2269, Golden Hill Industrial Park. The parcel map would subdivide the parcel into two parcels, where Parcel 1 would be 1 acre and Parcel 2 would be .8 acres.

- Parcel 1: This request for GPA/Rezone would be for proposed Parcel 1, to change from business park to commercial/light-industrial (C3), to be consistent with the existing Mullahey dealership parcel. Parcel 1 would be incorporated into the Mullahey dealership to allow for an expansion to the service department and additional parking.
- Parcel 2: Parcel 2 would remain with the existing business park / planned industrial designations. Future development of Parcel 2 would be consistent with the requirements for the Golden Hill Industrial Park.

Development Plan:

PD 13-006 Amendment would amend the existing development plan for the dealership to add the new 0.8 acre parcel for vehicle service and general parking. There is not request to change the existing dealership building or vehicle display lots. The site plan revisions to add the new parcel will correspond with the exiting driveway and parking areas.

Conclusion:

The GPA and Rezone would allow for an expansion parcel (Parcel 1) to be incorporated into the existing dealership. The remaining parcel (Parcel 2) would remain with the existing designations to be consistent with the Golden Hill Industrial Park. The future development of the Parcel 1 will be oriented towards Danley Court to be consistent with uses and development pattern required for the Planned Industrial zoning district.

The GPA, Rezone, and PD amendment would help with the expansion of the Mullahey Chrysler dealership, which would be a benefit to the City.

Policy Reference

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

Options

After opening the public hearing and taking public testimony, that the City Council takes one of the four options listed below:

1. Take no action on this request.
2. Approve the project with the following actions:
 - a. Approve draft Resolution A, certifying the project's Negative Declaration (Attachment 5).
 - b. Approve draft Resolution B, for General Plan Amendment (GPA 16-001) to change the General Plan Land Use Map for Lot 1 of Vesting Tentative Parcel Map 16-0231 from Business Park to Commercial Services (Attachment 6);
 - c. Introduced draft Ordinance A for first reading by title only, and waive full reading, to Approve draft Ordinance A, adopting an ordinance amending the Zoning Map consistent with the General Plan Amendment (Attachment 7);;
 - d. Approve draft Resolution C, approving Vesting Tentative Parcel Map 16-0231, subject to Conditions of Approval and Findings (Attachment 8).
 - e. Approve draft Resolution D, approving PD 13-008 Amendment (Attachment 9).
3. Amend the foregoing option.
4. Refer back to staff and/or the Planning Commission for additional analysis.
5. Deny one or more of the actions listed above.

Fiscal Impact

This project would allow for an expansion to the existing auto dealership, which would be fiscally positive for the City. New car dealerships typically are one of the highest generators of local sales tax revenues.

Recommendation

The Planning Commission and staff are recommending the City Council approve the project by taking the following actions:

1.
 - a. Approve draft Resolution A, certifying the project's Negative Declaration (Attachment 5).
 - b. Approve draft Resolution B, for General Plan Amendment (GPA 16-001) to change the General Plan Land Use Map for Lot 1 of Vesting Tentative Parcel Map 16-0231 from Business Park to Commercial Services (Attachment 6);
 - c. Introduced draft Ordinance A for first reading by title only, and waive full reading, to amend the Zoning Map consistent with the General Plan Amendment (Attachment 7);
 - d. Approve draft Resolution C, approving Vesting Tentative Parcel Map 16-0231, subject to Conditions of Approval and Findings (Attachment 8).
 - e. Approve draft Resolution D, approving PD 13-008 Amendment (Attachment 9).

Attachments

1. Project Location Map
2. Project Description
3. Proposed Tentative Parcel Map
4. Proposed General Plan Designation
5. Proposed Zoning Map Designation
6. Proposed Development Plan Amendment
7. Draft Resolution A -
Approving Negative Declaration
8. Draft Resolution B –
Approving General Plan Land Use
9. Draft Ordinance A -
Approving Zoning Map Amendment Ordinance
10. Draft Resolution C –
Approving the tentative parcel map
11. Draft Resolution D - Approving PD 13-008 Amendment
12. Draft Initial Study/ Negative Declaration, with Special Studies –
Exhibit A of Resolution A
13. Public Hearing Notice Affidavits



RECEIVED

DEC 16 2016

City of Paso Robles
Community Development Dept.

Mullahey Chrysler Dodge Jeep Ram

Project Description

Mullahey Chrysler Dodge Jeep Ram is located on the corner of Tractor Street and Golden Hill road. The project was approved by the Planning Commission on January 28, 2014 with Resolution 14-005. The approval required a Conditional Use Permit (13-008), a Planned Development (13-006) and a lot merger.

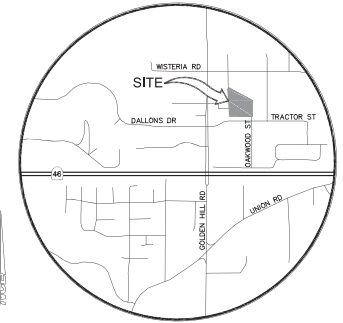
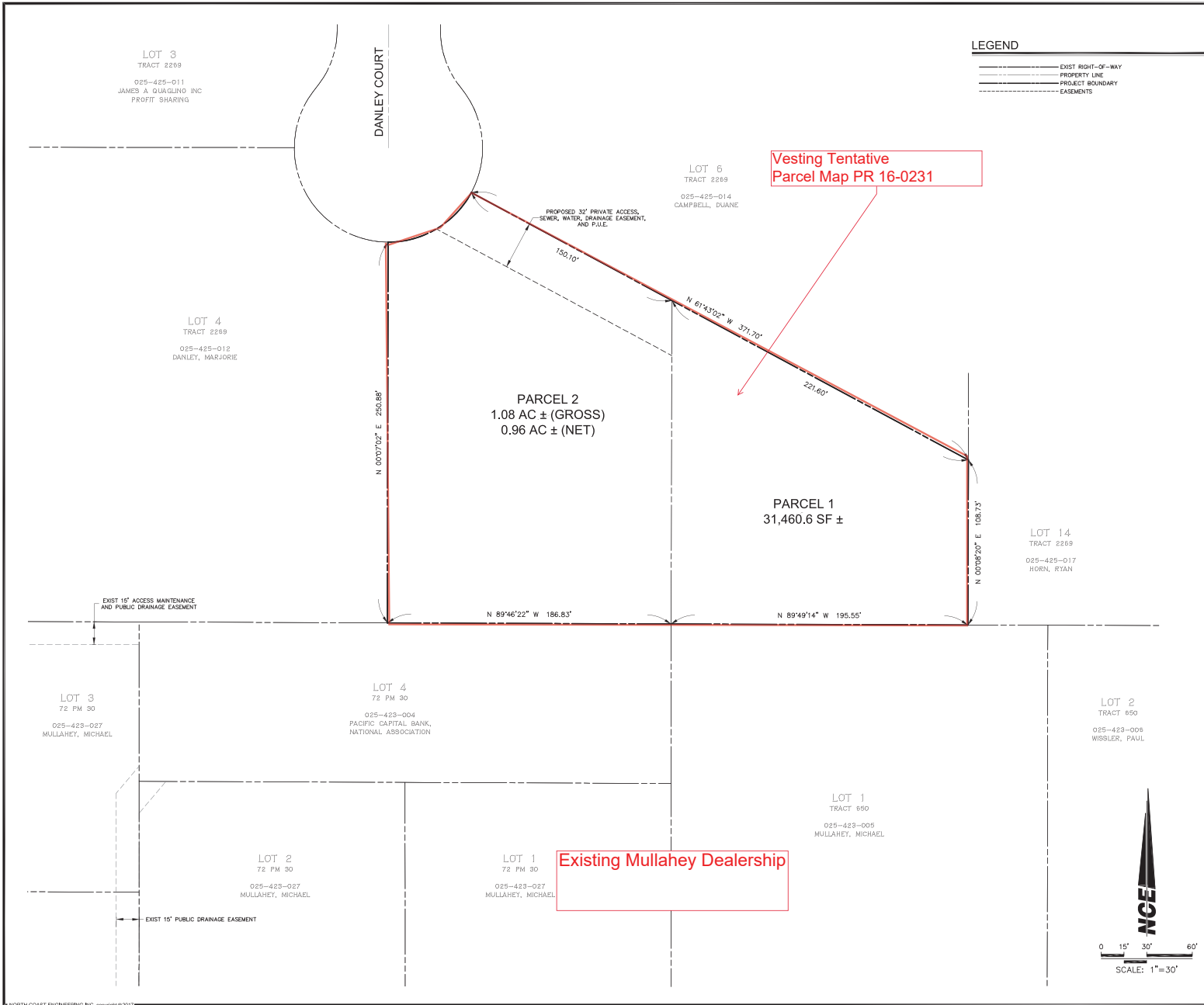
The dealership opened in 2015 and has been very successful, particularly with the Service Department. Because of this success, the dealership has experienced challenges with parking/storing vehicles being serviced. The parking area adjacent to the Service Department has proven to be too small to accommodate the volume of cars being serviced as well as the parking for the employees. As a result, cars are being parked on the street as well as the vacant parcel to the south which Mullahey owns.

Immediately to the north of the service area is a vacant lot that is accessed from Danley Court. Expanding the Service Department parking on to this existing vacant parcel was a logical solution to the parking shortage.

The expansion lot is a 1.80 acre parcel and is zoned PM-Light Industrial. The Mullahey Dealership is located on a parcel that is zoned C3-Commercial/Light Industry. Automobile storage parking is not an allowed use in the PM zone so the request will be to rezone the Danley Court lot to C3-Commercial/Light Industry to allow the use.

Since the parking will only involve a portion of the Danley Court lot we are submitting a Vesting Tentative Map to have the parking on one parcel and leaving the remainder as a vacant lot. The parking lot parcel would be 31,460 sf and the vacant parcel would be 1.08 acres. There would be an access easement through the vacant lot to connect the parking parcel to Danley Court. This will provide another point of access from a public road for the dealership. It is anticipated that this access will primarily be used by employees accessing the parking area.

The proposed design includes screening landscaping and design to meet stormwater Post Construction Requirements.



LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA	1.80 ACRES (78,556.3 SQ FT)
TOTAL LOTS	2
RECORD OWNER	MICHAEL & DIANE MULLAHEY FAMILY TRUST / 520 S. EUCLID, LLC
APPLICANT	MICHAEL MULLAHEY 2520 GOLDEN HILL ROAD PASO ROBLES, CALIFORNIA 93446
SURVEYOR	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B PASO ROBLES, CA 93466 JOHN SANDERS L.S. 5812 CONTACT: JOHN SANDERS (805) 239-3127
A.P.N.	025-425-013
PROPOSED USE OF PROPERTY	COMMERCIAL



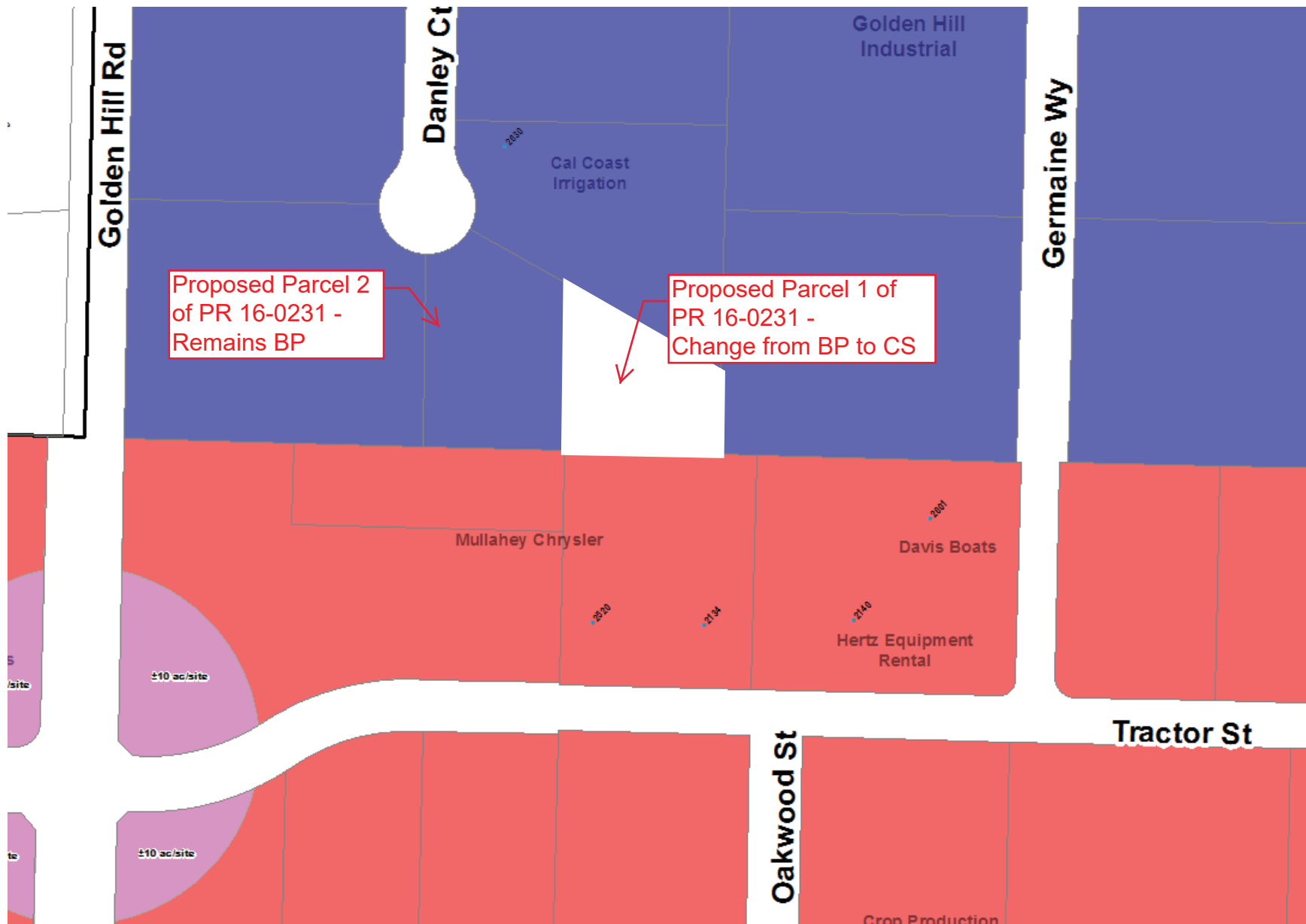
SHEET INDEX

1. VESTING TENTATIVE PARCEL MAP
2. PRELIMINARY GRADING & DRAINAGE PLAN
3. OVERALL SITE PLAN
4. PRELIMINARY LANDSCAPE PLAN

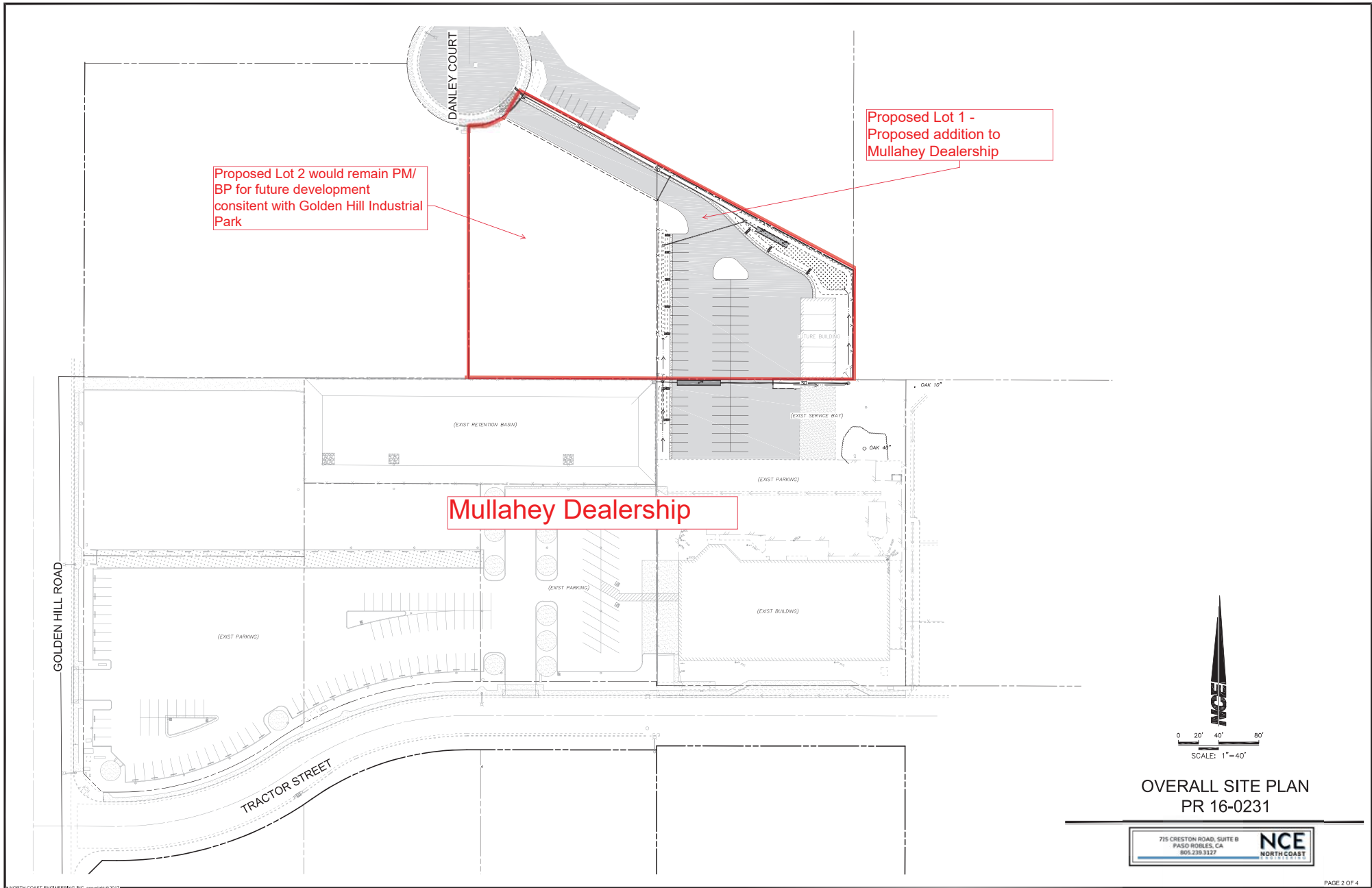
**VESTING TENTATIVE
PARCEL MAP
PR 16-0231**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 5 OF TRACT 2289,
ACCORDING TO THE MAP RECORDED IN BOOK 19 OF TRACT MAPS, AT PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY









Mullahey Dealership

Proposed Lot 1 -
Proposed addition to
Mullahey Dealership

Proposed Lot 2 would remain PM/
BP for future development
consistent with Golden Hill Industrial
Park

OVERALL SITE PLAN
PR 16-0231

715 CRESTON ROAD, SUITE B
PACIFIC HILLS, CA
905.239.3127

NCE
NORTH COAST
ENGINEERS

Attachment 7

Draft Resolution A

DRAFT RESOLUTION 17-xxx

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 16-001, REZONE 16-002,
VESTING TENTATIVE PARCEL MAP PR 16-0231 &
PLANNED DEVELOPMENT 13-006 AMENDMENT
APPLICANT – MICHAEL MULLAHEY
APN: 025-423-005 and 023**

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- **General Plan Amendment 16-001:** to change the existing land use designations as follows:
 - **Parcel 1 (PR 16-0231):** Business Park to Commercial Services
 - **Parcel 2 (PR 16-0231):** no change, remains Business Park
- **Rezone 16-002:** to change the existing zoning designations as follows:
 - **Parcel 1 (PR 16-0231):** PM (Planned Industrial) to C3 (Commercial/Light Industrial)
 - **Parcel 2 (PR 16-0231):** no change, remains PM (Planned Industrial)
- **Vesting Tentative Parcel Map 16-0231:**

Request to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre.

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City’s Procedures for Implementing CEQA, an Initial Study and a Draft Negative Declaration (“ND”) was prepared and circulated for a 20-day public review period beginning on September 5, 2017 and extended to October 3, 2017. The Draft ND/Initial Study dated September 5, 2017 is on file at the Paso Robles Community Development Department and available on line at <http://www.prcity.com/government/departments/commdev/>; and

WHEREAS, public notice of the proposed Draft ND was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on September 12, 2017, to consider the Initial Study and the draft ND prepared for the proposed Project, and to accept public testimony on the proposed entitlements and environmental determination;

WHEREAS, on September 12, 2017, the Planning Commission on a 6-0 vote made recommendations to the City Council for approval of General Plan Amendment 16-001, Rezone 16-002, Vesting Tentative Parcel Map PR 16-0231, and Planned Development 13-006 Amendment; and

Attachment 7

Draft Resolution A

WHEREAS, public hearings were conducted by the City Council on October 3, 2017, to consider the Initial Study and the draft ND prepared for the proposed Project, and to accept public testimony on the proposed entitlements and environmental determination;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Paso Robles, as follows:

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

Section 2. Based on the information and analysis contained in the Negative Declaration prepared for this project, the comments received during the public review period, and testimony received at the public hearing, the City Council finds that there is no substantial evidence supporting a fair argument that there would not be a significant impact on the environment. These findings are based on an independent review of the Initial Study, the Negative Declaration, and all comments received regarding the Negative Declaration, and based on the whole record. The City Council further finds that the Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment and the Negative Declaration reflects the independent judgment and analysis of the City Council.

Section 3. The City Council, based on its independent judgment and analysis, hereby adopts the Negative Declaration for the Mullahey Dealership General Plan Amendment Project, attached hereto as Exhibit A, including the comments received and responses thereto, attached hereto as Exhibit B, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA. Exhibits A is hereby incorporated into this resolution.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 3rd day of October 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven Martin, Mayor

ATTEST:

Kristy Buxkemper, Deputy City Clerk

Exhibit A – Negative Declaration

Attachment 7

Draft Resolution A

Exhibit A - Negative Declaration for the Mullahey Dealership General Plan Amendment project

Refer to Attachment 12 at the end of the staff report.

Attachment - 8

Draft Resolution B

DRAFT RESOLUTION 17-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING GENERAL PLAN AMENDMENT 16-001 RELATED TO THE MULLAHEY DEALERSHIP EXPANSION

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- General Plan Amendment 16-001: to change the existing land use designations as follows:
 - Parcel 1 (PR 16-0231): Business Park to Commercial Services
 - Parcel 2 (PR 16-0231): no change, remains Business Park

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration were prepared for the project in connection with General Plan Amendment 16-001, and the Mitigated Negative Declaration was approved by resolution; and

WHEREAS, at its meeting of September 12, 2017, the Planning Commission conducted a public hearing on for the proposed General Plan Amendment, and considered the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this General Plan Amendment;
- b. Conducted public hearing to obtain public testimony on the parts of this General Plan Amendment;
- c. Considered public testimony from all parties;
- d. Made a recommendation to the City Council to approve the proposed General Plan Amendment;

WHEREAS, at its meeting of October 3, 2017, the City Council conducted a public hearing on for the proposed General Plan Amendment, and considered the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this General Plan Amendment;
- b. Conducted public hearing to obtain public testimony on the parts of this General Plan Amendment;
- c. Considered public testimony from all parties;
- d. Considered the recommendation by the Planning Commission to approve the proposed General Plan Amendment;
- e. Based on its independent judgment, found that there was no substantial evidence that the General Plan Amendment would have significant adverse effects on the environment and approved the Negative Declaration for this General Plan Amendment in accordance with CEQA.

Attachment - 8

Draft Resolution B

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. The City Council of the City of El Paso de Robles, California, to amend the General Plan Land Use Element Map diagram on page LU-6C in the manner shown on the attached Exhibit "A".

APPROVED this 3rd day of October 2017 by the following vote:

AYES:

NOES:

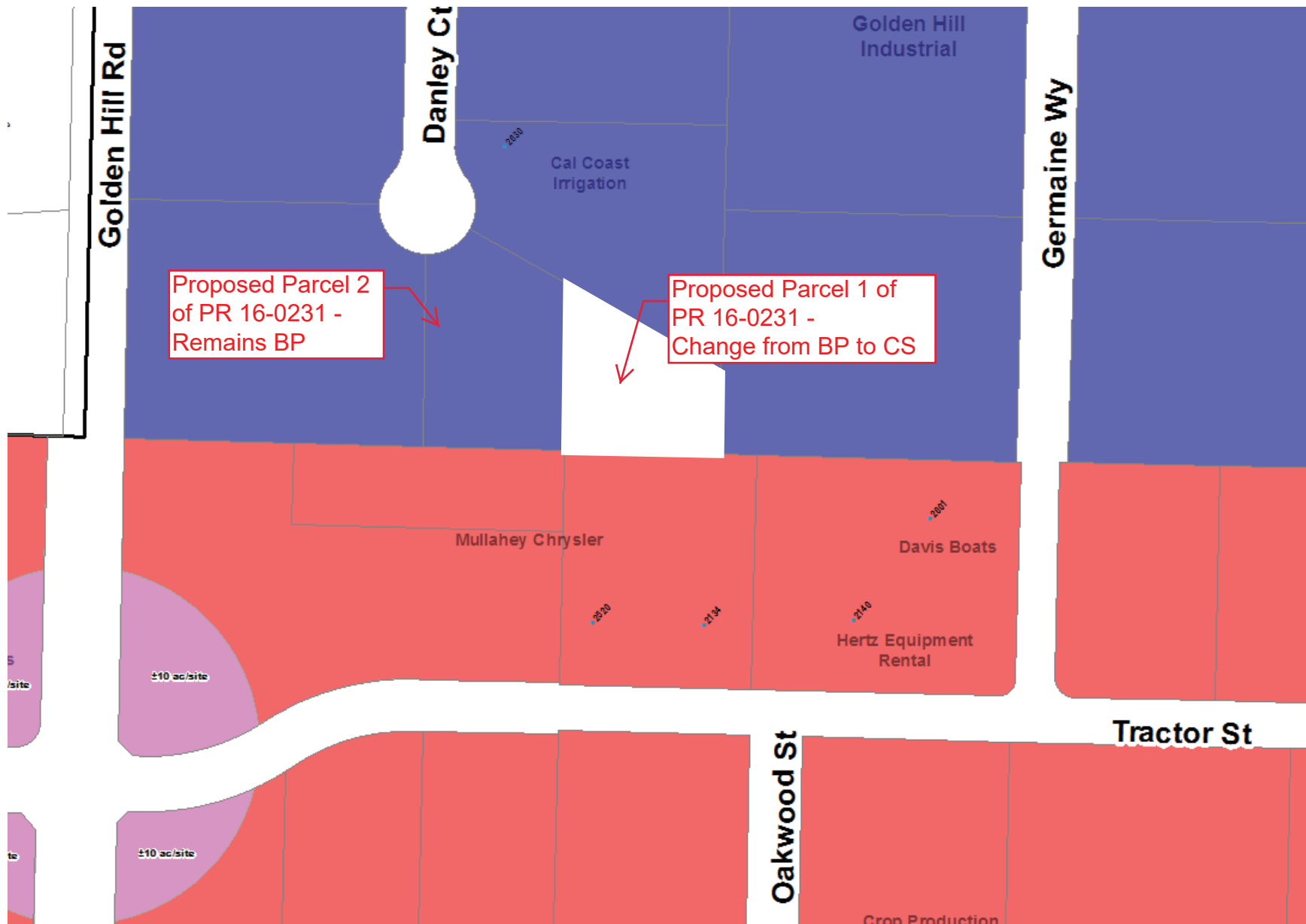
ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk



Attachment 9

Draft Ordinance A

Ordinance N.S. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO REZONE 0.8 ACRES ON DELANY COURT FROM BUSINESS PARK TO COMMERCIAL SERVICES

RZ 16-002

APPLICANT – MICHAEL MULLAHEY

APN: 025-423-005 and 023

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- Rezone 16-002: to change the existing zoning designations as follows (See Rezone Exhibit, Attachment 4):
 - Parcel 1 (PR 16-0231): PM (Planned Industrial) to C3 (Commercial/Light Industrial)
 - Parcel 2 (PR 16-0231): no change, remains PM (Planned Industrial); and

WHEREAS, the rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 16-001); and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve the Negative Declaration prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve GPA 16-001;

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

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

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the Planning Commission hereby makes following findings regarding Rezone 16-002:

- a. The rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 16-001).
- b. Rezone 16-002 would provide for orderly development within the City.

Section 3. Based on all of the foregoing, the City Council of the City of El Paso de approves Rezone 16-002 and adopts an ordinance to amend Section 21.12.020 of the Municipal Code (Zoning Map) as shown on the Exhibit A., attached hereto and incorporated herein by reference.

Section 4. CEQA. Based on its independent judgment, found that there was no substantial evidence that the General Plan Amendment would have significant adverse effects on the environment and approved the Negative Declaration for this General Plan Amendment in accordance with CEQA.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 7. Publication. The City Clerk shall certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California, and cause the Ordinance to be published once within 15 days after passage in a newspaper of general circulation published and circulated in the City in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council held on October 3, 2017, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2017, by the following vote:

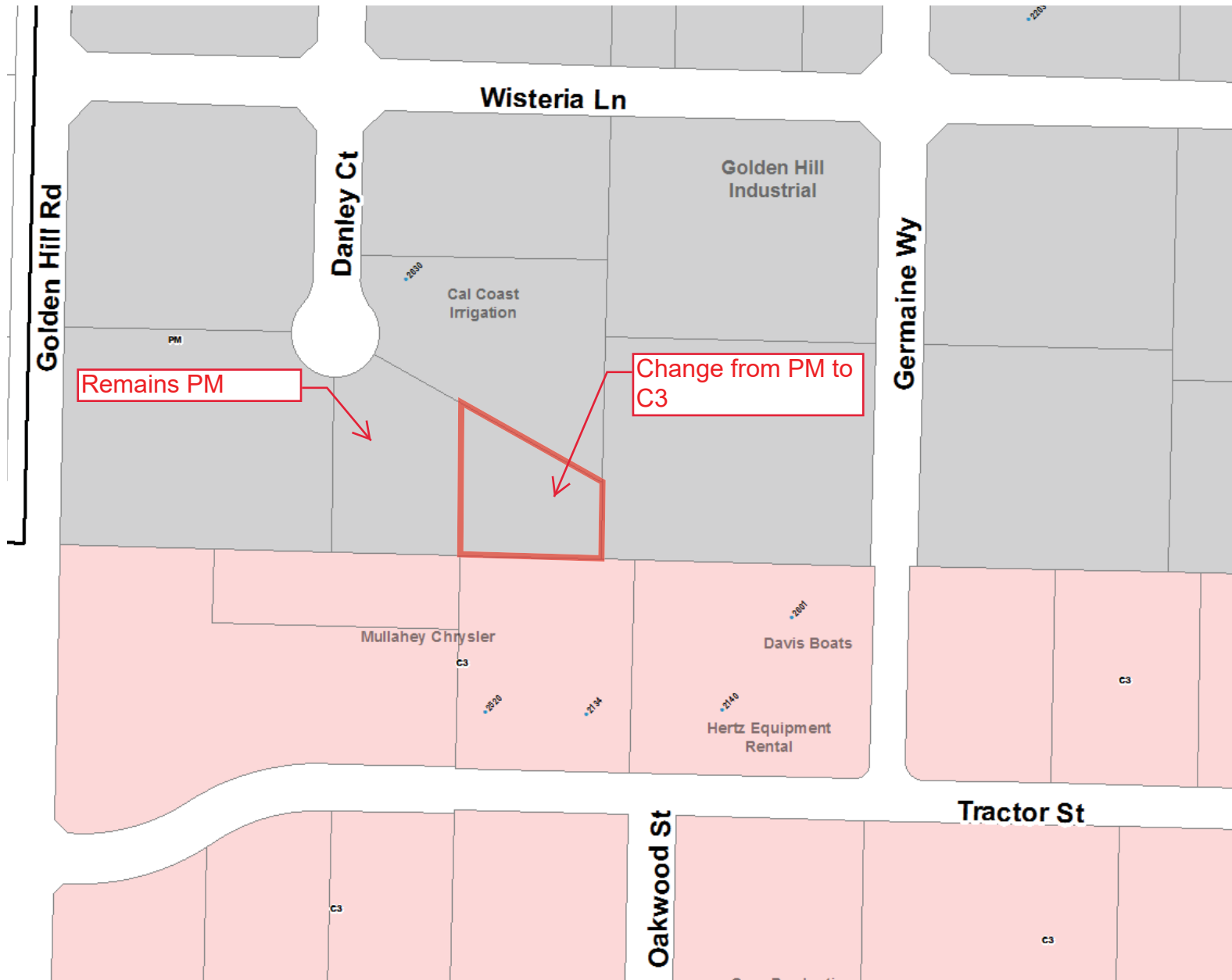
AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

Attest:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A – Zoning Map Amendment



Attachment 10

Draft Resolution C

DRAFT RESOLUTION 17-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING TENTATIVE PARCEL MAP PR 16-0231

APPLICANT – MICHAEL MULLAHEY
APN: 025-423-005 and 023

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- General Plan Amendment 16-001: to change the existing land use designations as follows:
 - Parcel 1 (PR 16-0231): Business Park to Commercial Services
 - Parcel 2 (PR 16-0231): no change, remains Business Park
- Rezone 16-002: to change the existing zoning designations as follows (See Rezone Exhibit, Attachment 4):
 - Parcel 1 (PR 16-0231): PM (Planned Industrial) to C3 (Commercial/Light Industrial)
 - Parcel 2 (PR 16-0231): no change, remains PM (Planned Industrial)
- Vesting Tentative Parcel Map 16-0231:
 - to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre; and

WHEREAS, 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; and

WHEREAS, the circulation period for the Negative Declaration is September 5, 2017 to October 3, 2017, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, at a meeting held on September 12, 2017, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve Vesting Tentative Parcel Map PR 16-0231; and

WHEREAS, at a meeting held on October 3, 2017, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;

- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and approves the Negative Declaration;
- d. Approve Vesting Tentative Parcel Map PR 16-0231; 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 Map. Based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

- a. Vesting Tentative Parcel Map PR 16-0231 will be consistent, in part, with the General Plan Land Use Element, and will specifically support the intent of LU-1, by providing opportunities for new commercial and industrial development.
- b. Vesting Tentative Parcel Map PR 16-0231 will allow for the continuation of business park type uses in close proximity to the Airport.
- c. Vesting Tentative Parcel Map PR 16-0231 will provide for orderly growth and development, including extension of streets and utilities necessary to serve the project.

Section 3. Map Approval. The City Council of the City of El Paso de Robles, does hereby approve Vesting Tentative Parcel Map PR 16-0231, subject to the following:

- Exhibit A Project Conditions
- Exhibit B Vesting Tentative Parcel Map PR 16-0231

Section 4. Effective Date. This Resolution shall be effective upon the effective date of Ordinance XXXX N.S.

APPROVED this 3rd day of October, 2017, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A Project Conditions

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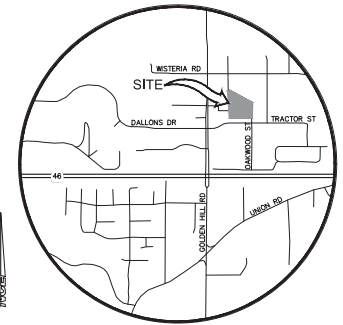
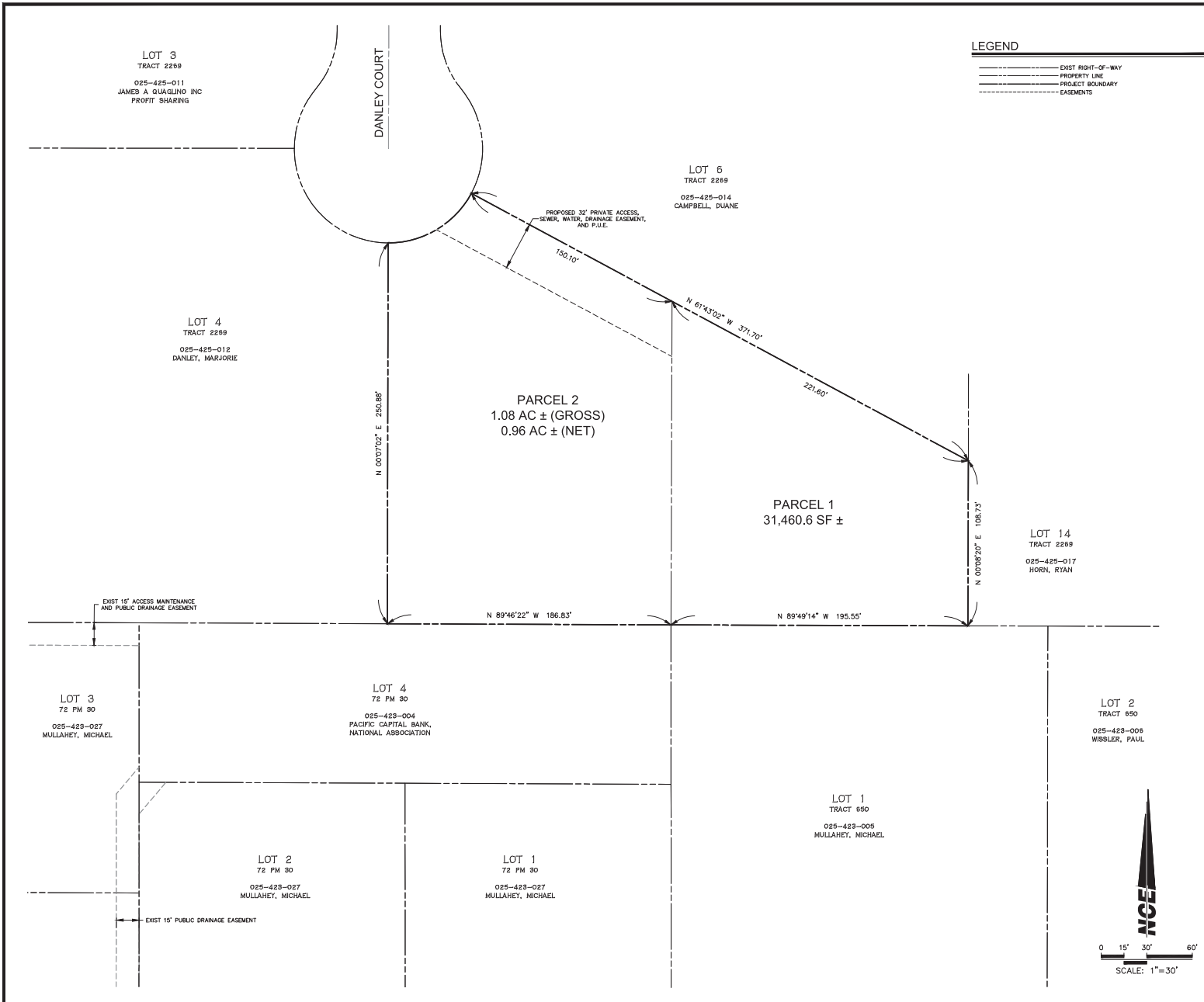
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

EXHIBIT - B



LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA	1.80 ACRES (78,556.3 SQ FT)
TOTAL LOTS	2
RECORD OWNER	MICHAEL & DIANE MULLAHEY FAMILY TRUST / 520 S. EUCLID, LLC
APPLICANT	MICHAEL MULLAHEY 2520 GOLDEN HILL ROAD PASO ROBLES, CALIFORNIA 93446
SURVEYOR	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B PASO ROBLES, CA 93466 JOHN SANDERS L.S. 5812 CONTACT: JOHN SANDERS (805) 239-3127
A.P.N.	025-425-013
PROPOSED USE OF PROPERTY	COMMERCIAL



SHEET INDEX

1. VESTING TENTATIVE PARCEL MAP
2. PRELIMINARY GRADING & DRAINAGE PLAN
3. OVERALL SITE PLAN
4. PRELIMINARY LANDSCAPE PLAN

**VESTING TENTATIVE
PARCEL MAP
PR 16-0231**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 5 OF TRACT 2289, ACCORDING TO THE MAP RECORDED IN BOOK 19 OF TRACT MAPS, AT PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



Attachment 11

Draft Resolution D

DRAFT RESOLUTION 17-xxx

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EL PASO DE ROBLES APPROVING
AN AMENDMENT TO PLANNED DEVELOPMENT 13-008 FOR
MULLAHEY CHRYSLER AUTO DEALERSHIP**

APPLICANT – MICHAEL MULLAHEY
APN: 025-423-005 and 023

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- General Plan Amendment 16-001: to change the existing land use designations as follows:
 - Parcel 1 (PR 16-0231): Business Park to Commercial Services
 - Parcel 2 (PR 16-0231): no change, remains Business Park
- Rezone 16-002: to change the existing zoning designations as follows (See Rezone Exhibit, Attachment 4):
 - Parcel 1 (PR 16-0231): PM (Planned Industrial) to C3 (Commercial/Light Industrial)
 - Parcel 2 (PR 16-0231): no change, remains PM (Planned Industrial)
- Vesting Tentative Parcel Map 16-0231:
to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City’s Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, will not result in significant environmental impacts, and a Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, at a meeting held on September 12, 2017, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve Vesting Tentative Parcel Map PR 16-0231; and

WHEREAS, at a meeting held on October 3, 2017, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and approves the Negative Declaration;
- d. Approve Vesting Tentative Parcel Map PR 16-0231; and

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

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the City Council makes the following findings:

- a. The Mullahey Chrysler project, is consistent with the Paso Robles General Plan and adopted codes, policies, and standards of the City; since the project has gone through the development review process including, environmental review as required by Section 21.23.B of the Zoning Code related to buildings over 10,000 square feet; and
- b. The Mullahey Chrysler project, will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; since the project will be required to comply with the recommended conditions of approval, including any environmental mitigation measures, and comply with any building and fire codes; and
- c. The Mullahey Chrysler project 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; in this particular case, based on the site plan, building architecture and landscaping, the proposed development will accommodate the aesthetic quality of the City as a whole; and
- d. The Mullahey Chrysler project 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, as a result of the site planning and building architecture included with this project.
- e. The Mullahey Chrysler project is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. as a result of the project site being flat, and located in an area of the City where there is existing commercial and light-industrial development similar to what is being proposed by this project; and
- f. The establishment, maintenance or operation of the Mullahey Chrysler project, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, since the project has gone through the development review process including,

environmental review as required by Section 21.23.B of the Zoning Code related to buildings over 10,000 square feet; and

- g. The Mullahey Chrysler project contributes to the orderly development of the City as a whole, since the project will utilize the existing infrastructure in Golden Hill Road and Tractor Street, consisting of sewer water and other utilities; and
- h. The Mullahey Chrysler project as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing clean attractive highway oriented businesses in the C3 zoning district.
- i. The Mullahey Chrysler project would be consistent with the Economic Strategy, since it would allow for retail commercial growth.
- j. The Mullahey Chrysler project would be consistent with the Borkey Area Specific Plan, since it provide for retail commercial uses in the Sub Area E.

Section 3. Conditions. The City Council of the City of El Paso de Robles does hereby approved Planned Development 13-006 amendment, subject to the following Conditions of Approval:

- 1. This project shall comply with the Project Specific Conditions of Approval attached hereto as Exhibit A, and the checked Standard Conditions of Approval, attached hereto as Exhibit B, and incorporated herein by reference.

Section 4. Effective Date. This Resolution shall be effective upon the effective date of Ordinance No. XXXX.

APPROVED this 3rd day of October 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibits:

- A. Project Conditions of Approval
- B. Standard Conditions

Exhibit A

Project Specific Conditions

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

Planning Division Conditions:

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

EXHIBITS	DESCRIPTION
Exhibit A	Project Conditions
Exhibit B	Standard Conditions of Approval
Exhibit C	Site Development Plan
Exhibit D	Preliminary Grading Plan
Exhibit E	Conceptual Building Elevations
Exhibit F	Preliminary Landscape Plan

2. The project shall be designed and constructed to be in substantial conformance with the site plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
3. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 13-006 amendment shall expire on October 3, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
4. Prior to the issuance for a building permit for the new auto service building, an application for a Major Site Plan review shall be reviewed and approved by the Development Review Committee (DRC).
5. A final Stormwater Control Plan needs to be submitted with the grading plan for the project.
6. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.

9. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).

EXHIBIT B OF RESOLUTION

**CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS**

Planned Development Conditional Use Permit

Tentative Parcel Map Tentative Tract Map

Approval Body: City Council

Date of Approval: Oct. 3, 2017

Applicant: Michael Mullahey

Location: Danely Ct.

APN: 025-423-005, 013

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 October 3, 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 size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution _____)

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

(Adopted by Planning Commission Resolution _____)

- 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 13006 Amendment 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.
2. The applicant shall submit a composite utility plan signed as approved by a

(Adopted by Planning Commission Resolution _____)

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:

<hr style="width: 100%;"/>		
Street Name	City Standard	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

(Adopted by Planning Commission Resolution _____)

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.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer

(Adopted by Planning Commission Resolution _____)

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.

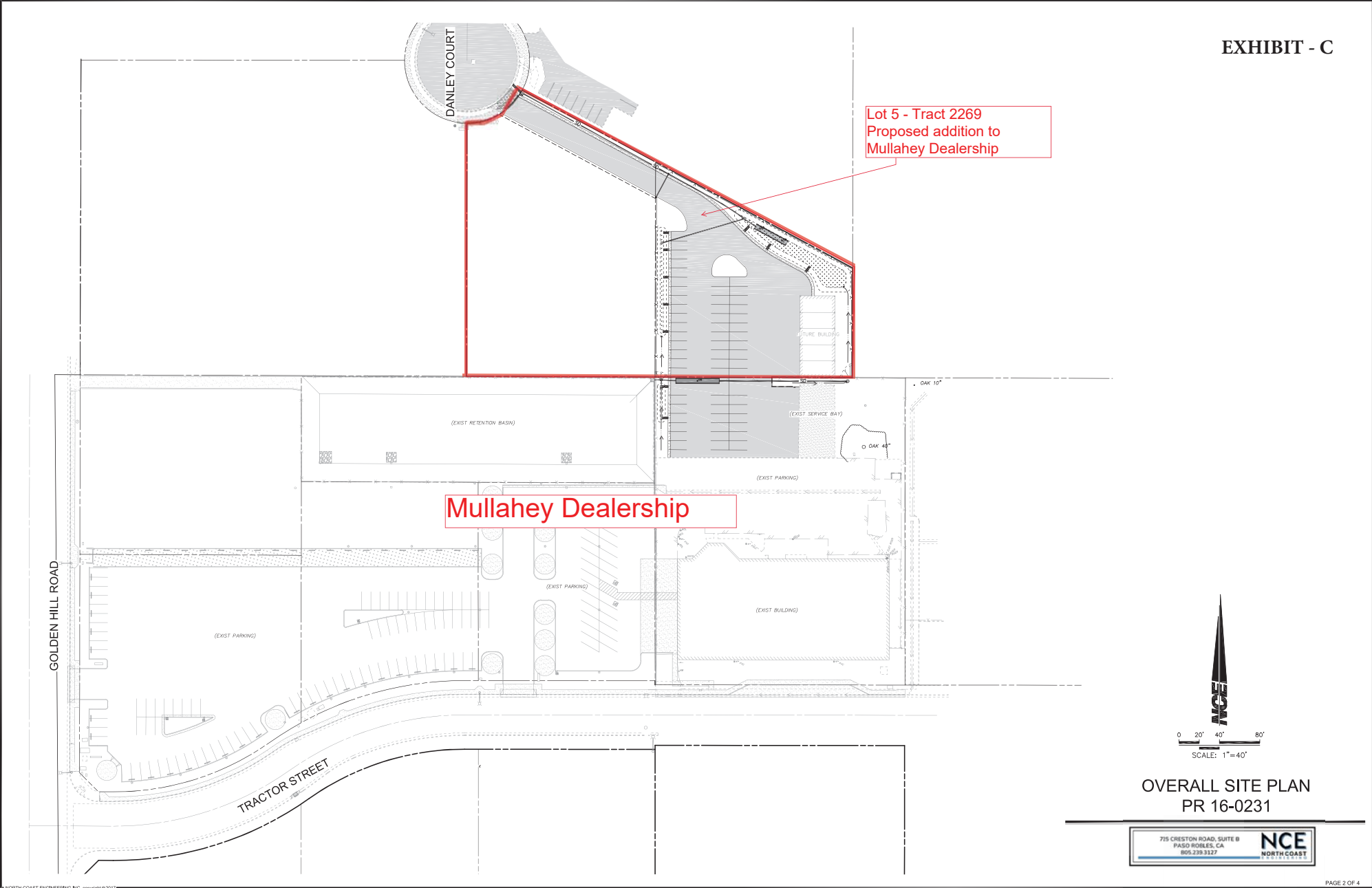
(Adopted by Planning Commission Resolution _____)

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 _____)

Lot 5 - Tract 2269
Proposed addition to
Mullahey Dealership

Mullahey Dealership



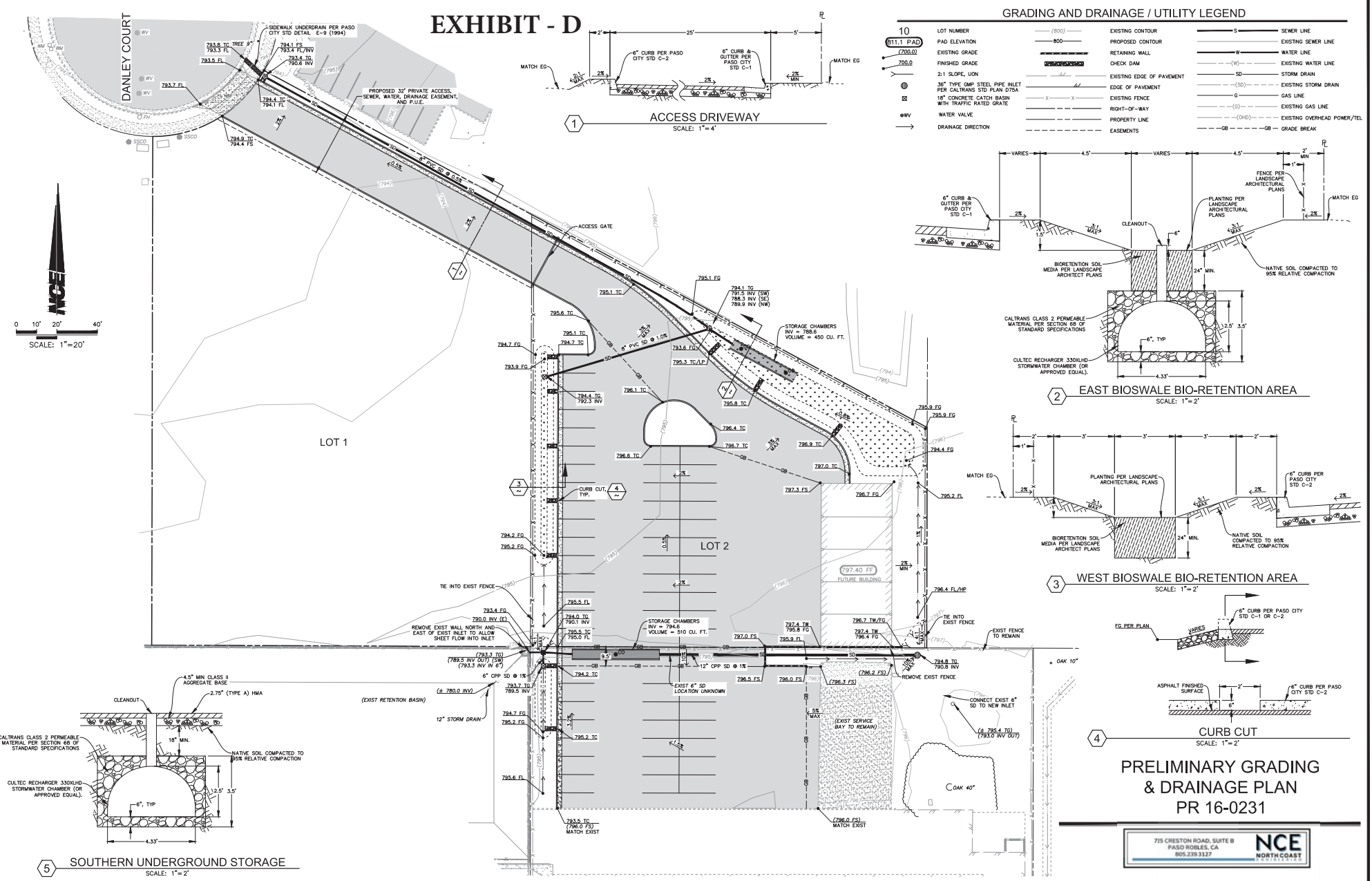
OVERALL SITE PLAN
PR 16-0231

715 CRESTON ROAD, SUITE B
PACIFIC HILLS, CA
805.239.3127

EXHIBIT - D

GRADING AND DRAINAGE / UTILITY LEGEND

10	LOT NUMBER	(---) (---)	EXISTING CONTOUR	(---) (---)	SEWER LINE
611.1 PAD	PAD ELEVATION	(---) (---)	PROPOSED CONTOUR	(---) (---)	EXISTING SEWER LINE
(---) (---)	EXISTING GRADE	(---) (---)	RETAINING WALL	(---) (---)	WATER LINE
(---) (---)	FINISHED GRADE	(---) (---)	CHECK DAM	(---) (---)	EXISTING WATER LINE
(---) (---)	2:1 SLOPE, UN	(---) (---)	EXISTING EDGE OF PAVEMENT	(---) (---)	STORM DRAIN
(---) (---)	36" TYPE OMP STEEL PIPE INLET PER CALTRANS STD PLAN 075A	(---) (---)	EDGE OF PAVEMENT	(---) (---)	EXISTING STORM DRAIN
(---) (---)	18" CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE	(---) (---)	EXISTING EASEMENT	(---) (---)	GAS LINE
(---) (---)	WATER VALVE	(---) (---)	PROPERTY LINE	(---) (---)	EXISTING GAS LINE
(---) (---)	DRAINAGE DIRECTION	(---) (---)	EASEMENTS	(---) (---)	EXISTING OVERHEAD POWER/TEL
		(---) (---)		(---) (---)	EXISTING GRADE BREAK



5 SOUTHERN UNDERGROUND STORAGE
SCALE: 1"=2'

2 EAST BIOSWALE BIO-RETENTION AREA
SCALE: 1"=2'

3 WEST BIOSWALE BIO-RETENTION AREA
SCALE: 1"=2'

4 CURB CUT
SCALE: 1"=2'

PRELIMINARY GRADING & DRAINAGE PLAN
PR 16-0231

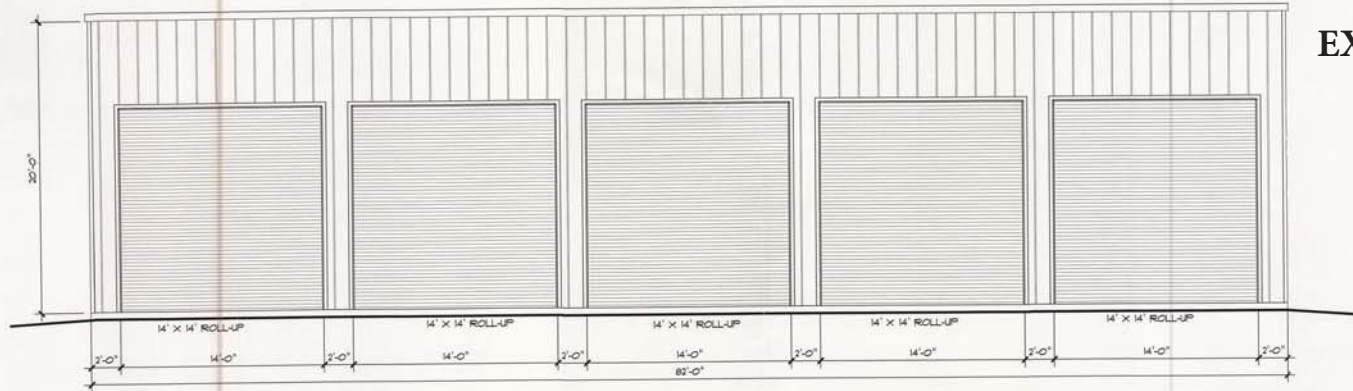
735 CRESTON ROAD, SUITE B
PASO ROBLES, CA
805.239.3127

NCE
NORTH COAST
ENGINEERS

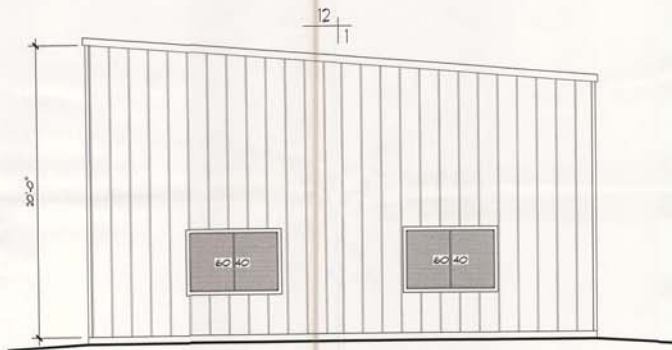
EXHIBIT - E

**JIM REED
C. A. D.
SERVICE**
610 10 TH ST.
UNIT C
FREE PRESS, OH
PHONE: 609 894-8270
FAX: 609 894-1156
EMAIL:
jimreed@attglobal.net

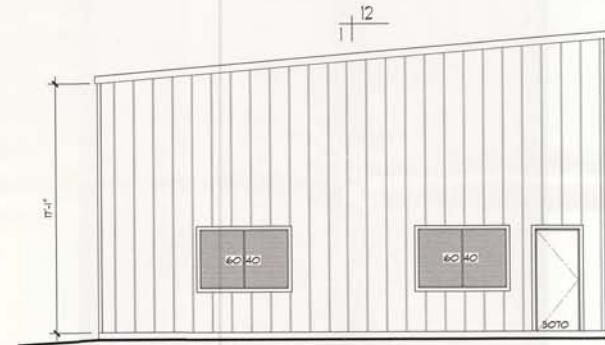
**ARMINTA
CONSTRUCTION**
550-5194



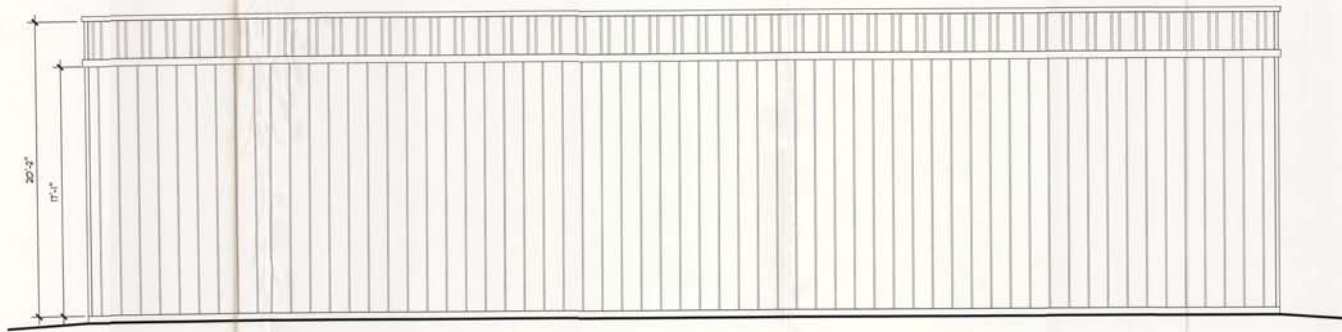
○ FRONT ELEVATION



○ RIGHT ELEVATION



○ LEFT ELEVATION



○ BACK ELEVATION

PLAN PREPARED FOR:

Job No.	
Drawn By	Date
JJR	
Checked By	Date
Drawing No.	
Scale:	1/4" = 1'
Sheet	

A 2



Brachycton acerifolius
Flame Tree



Pistacia chinensis
Chinese Pistache



Ulmus parvifolia
Evergreen Elm



Arbutus 'Marina'
Strawberry Tree



Gleditsia triacanthos
Honey Locust



Chilopsis linearis
Desert Willow



Quercus agrifolia
Coast Live Oak

Hydrozone Chart & Landscape Water Use Summary			
Maximum Annual Water Allowance (MAWA)			
the total square footage of landscape =	10,275 S.F.		
the Hyd. ETo for the area =	29		
MAWA =	334 ccf / yr		
MAWA =	249,832 gal / yr		
Hydrozone Chart			
Hydrozone # 1 (Shrub Drip)	Plant Factor = 0.2 (Low)		
square footage of hydrozone =	10,275		
hydrozone irrigation efficiency =	0.8		
EAWU =	93 ccf / yr		
Estimated Annual Water Use (EAWU)			
Sub-Total EAWU =	93 ccf / yr		
Irrigation System Efficiency Factor =	0.85 %		
EAWU =	108 ccf / yr		
EAWU =	81,840 gal / yr		
Landscape Water Use Summary			
MAWA	249,832 gal / yr	334 ccf / yr	EAWU < MAWA = 225 ccf saved
EAWU	81,840 gal / yr	108 ccf / yr	(this number must be positive)
Percentage of MAWA used	33%		

Statement of Water Conserving Irrigation Design

The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozones shall be adjusted according to water needs and weather.
- Utilization of irrigation system master valve.
- Utilization of irrigation system "smart controller" with water budgeting feature.
- Utilization of irrigation system flow sensor.
- Utilization of rain shut-off device connected to irrigation controller.

To help maintain the irrigation efficiency as intended in the design, Irrigation system shall be tested and maintained on a monthly basis by the maintenance staff.

Plant List

ACCENT TREES
BRACHYCTON ACERIFOLIUS / FLAME TREE
PISTACIA CHINENSIS / CHINESE PISTACHE
ULMUS PARVIFOLIA / EVERGREEN ELM

PARKING LOT / GROVE TREES
ARBUTUS 'MARINA' / STRAWBERRY TREE
CHILOPSIS LINEARIS / DESERT WILLOW
GLEDITSIA TRIACANTHOS / HONEY LOCUST
QUERCUS AGRIFOLIA / COAST LIVE OAK

ACCENT SHRUBS
BOUGAINVILLEA SPP. / BOUGAINVILLEA
CISTUS SPP. / ROCKROSE
ECHLUM CANNICANS / PRIDE OF MADIERA
KNOXIA VARIEGATA / RED-HOT POKER
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / BLUE BEDDER
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE

SHRUBS and PERENNIALS
ARBUTUS UNICO 'LITTLE JOEY' DWARF STRAWBERRY TREE
CALISTEMON 'LITTLE JOEY' / DWARF BOTTLEBRUSH
HETEROMELES ARBUTIFOLIA / TOYON
RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY
RHAPHANOLEPIS INDIANA 'YINK LADY' / INDIA HAWTHORN (PINK)

GROUNDCOVERS
BACCHARIS PULULARIS 'PIZZON POINT' / DWARF COYOTE BRUSH
ERIGON KAVINSKIANUS / FLEABANE
HYPOCHOERIS PARVIFOLIUM 'TUTAH CREEK' / TRAILING HYPOCHOERIS
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / (NON)
SALVIA 'DARAK'S CHOICE' / DARAK'S CHOICE SAGE

BIOFILTRATION BASINS (use Bioretention Soil Media per City Standard):
ACHILLEA MILEFOLIUM 'SUNNY SEDUCTION' / YELLOW YARROW
CAREX DIVULSA / BERKELEY SEDGE
IRIS DOUGLASSIANA / DOUGLAS IRIS
JUNCUS PATENS 'SLA BLUE' / CALIFORNIA GRAY RUSH
MULLENBERGIA LINDBERGERI / LINDBERGER'S MUILY
SALVIA SPATHACEA / HUMMINGBIRD SAGE
SATIVIA DOUGLASSII / YERBA BUENA

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" HENDRUM LAYER 'WALK-OFF BARK'.

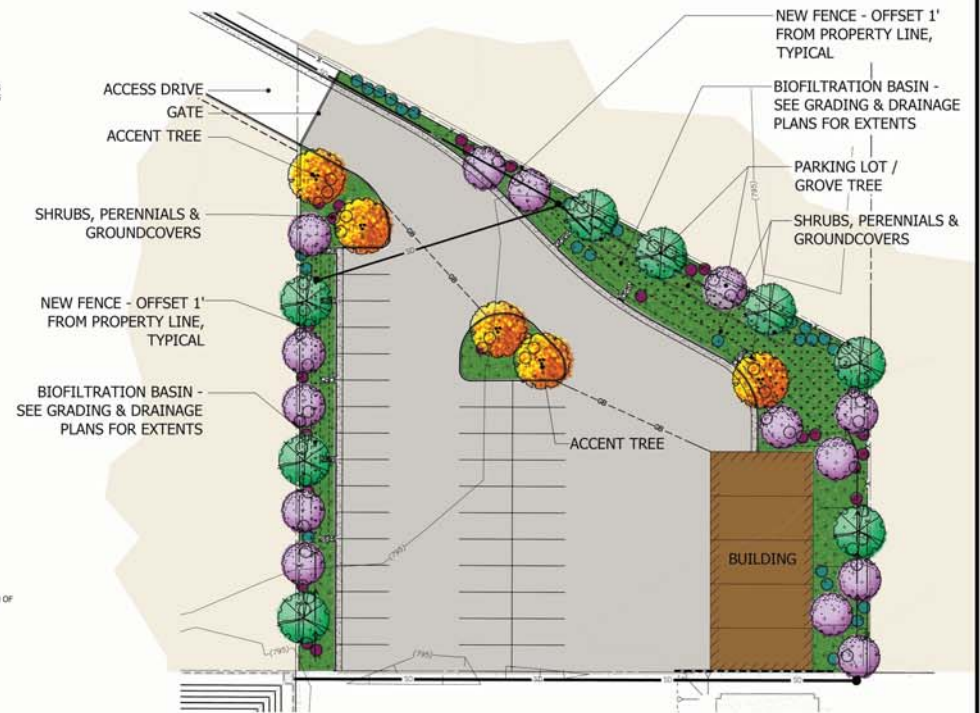
***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Water conserving plants, defined as "Low" or "Very Low" in the "Water Use Classification of Landscape Species" (WUCLS IV, University of California Cooperative Extension), shall be utilized in 100% of the total plant area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is not used.

*WUCLS RATING



SCALE: 1"=20'-0"



SUMMERS/MURPHY & PARTNERS, INC.
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

02-27-2017 SMP #742473

EXHIBIT - A
ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES

- 1. **PROJECT TITLE:** **Mullahey – Auto Service Expansion**

- Concurrent Entitlements:** **General Plan Amendment 16-001, Rezone 16-002, PD 13-008 Amendment, and Vesting Tentative Parcel Map PR 16-0231**

- 2. **LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

- Contact:**
- Phone:** (805) 237-3970
- Email:**

- 3. **PROJECT LOCATION:** The subject 1.8 acre parcel (APN 025-423-005) is located at the south end of Danley Ct., south of Wisteria Lane, East of Golden Hill Road. The existing Mullahey dealership is located at 2520 Golden Hill Road, at the corner of Tractor Way.

- 4. **PROJECT PROPONENT:** **Michael Mullahey**

- Contact Person:** **Same**

- Phone:** **(805) 481-3673**
- Email:** mjmullahey@charter.net

- 5. **GENERAL PLAN DESIGNATION:** **BP (Business Park)**

- 6. **ZONING:** **PM (Planned Industrial)**

- 7. **PROJECT DESCRIPTION:**

The project consists of subdividing a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre. Along with the subdivision is a request to amend the General Plan and Zoning designations of new Parcel 1, and amend the existing development plan for the Mullahey Chrysler Dealership to add new Parcel 1 to as an expansion to the dealership.

In order to accommodate the proposed project, it is necessary to: (1) amend the General Plan - Land Use Element, land use designation diagram; (2) Zoning Map; (3) process Vesting Tentative Parcel Map PR 16-0231; and (4) amend PD 13-006 for the Mullahey Dealership as follows:

a) General Plan Amendment

To change the existing land use designations as follows:

- **Parcel 1 (PR 16-0231):** Business Park to Commercial Services
- **Parcel 2 (PR 16-0231):** no change, remains Business Park

b) Zoning Amendment

To change the existing zoning designations as follows:

- **Parcel 1 (PR 16-0231):** PM (Planned Industrial) to C3 (Commercial/Light Industrial)
- **Parcel 2 (PR 16-0231):** no change, remains PM (Planned Industrial)

c) Vesting Tentative Parcel Map 16-0231

- Proposing to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre. See Attachment 5 – Parcel Map.

d) PD 13-006 Amendment

- Amend the development plan establishing the Mullahey dealership to include new Parcel 1 to allow for an expansion to the dealership for service, repair and parking. See Attachment 6 – Site Plan.

8. ENVIRONMENTAL SETTING: The 1.8 acre site is lot 5 of Tract 2269. The site is vacant site that was developed with curb, gutter, sidewalk and utilities with the original development of Tract 2269.

A Mitigated Negative Declaration (MND) was approved for Tract 2269 (Res. 98-001) that identified that with the development of Tract 2269, airport compatibility, circulation, water, drainage, open space, and aesthetics, would be impacts that would need further mitigation to reduce the impacts to less than significant. The mitigation measures are outlined in the Tentative Tract Resolution (Res. 98-014) and the Development Plan Resolution for PD 97-013 (Res. 98-002) and will be discussed in the corresponding section of this Initial Study Checklist. Generally, most of the mitigation measures listed in Res. 98-014 were completed with the public improvements and the recording of the tract map. This Initial Study indicates that the proposed Mullahey expansion project has no additional environmental impacts.

9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED): None.

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 _____

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

	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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located within a scenic vista.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not considered a scenic resource and is not located along a state scenic highway, and there are no historic buildings located on this site.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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: Aesthetics was one of the impacts that were identified in the MND for Tract 2281. Condition No. 3 and 13 of the Res. 98-002 indicated the use of decorative masonry materials for any walls along Golden Hill Road and the eastern tract boundary. Also indicated was the requirement to use non-reflective building materials. Condition No. 24 in the Res. 98-014 indicated a landscaping plan for landscape screening along the tract eastern boundary.

Since this project is not adjacent to Golden Hill Road, a decorative masonry wall is not required. The project proposes to utilize mainly metal panels for siding and roofing for the new service building. The neutral color of the metal siding and roofing will prevent it from being reflective. Lots 5 (project site) does not border the eastern boundary of Tract 2269, therefore the conditions related to the landscaping along the eastern boundary would not apply to this project. However, the project has provided a landscape plan that will help complement the site and building architecture.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion section for Section II.a.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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))? | <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.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on land zoned for forest purposes.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project would not result in the conversion of farmland or forest land.

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:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11) | <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.

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

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.

When reviewing the grading of the 1.8-acre site, since the disturbed area of grading activity is approximately 1 acre, it falls under the 4-acre threshold described in footnote 2 of Table 2-1 of the APCD CEQA Handbook (April 2012), indicating that the pollutants produced as a result of construction activities is less than the 2.5 ton PM 10 quarterly threshold. Therefore impacts to air quality as a result of this grading project, are considered less than significant and no mitigation is required. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.

Furthermore, a condition of approval will be added that requires the project be designed to incorporate all feasible standard measures outlined in condition No. 9 of Res. 98-002, related to site design measures related to energy efficiency.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See Section III.a

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See Section III.a

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Based on the automotive repair and associated parking lot being in an industrial area, with significant setbacks to neighboring properties/buildings, and since auto repair use does not produce odor, is not anticipated that this project will have an affect a substantial number of people. Therefore, there is no impact.

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

IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-f):

Any biological resource mitigation requirements that were required with the development of Tract 2269 have been completed. The subject lot was rough graded with the development of Tract 2269. The public improvements including streets, curb, gutter and sidewalk improvements have been completed for the projects frontage on Danley Court. Since this lot has been developed, including grading, street improvements and utilities and since the lot is flat and has no resources except for seasonal grasses, the development of Lot 5 of Tract 2269 will not have an impact on biological services.

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

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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-d):

An Archeological Survey was conducted in 1996, by Clay Singer, in relation to a 226 acre site that included the land within Tract 2269. The Study indicated that no prehistoric resources of any kind were identified and the Study concluded that development of the project at that time (Golf Course) should have no impact on known or cultural resources. The following standard condition will be applied to this project.

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.

Additionally, in relation to AB18, the City sent a letter out to seven tribes inviting consultation pursuant to SB 18. The City received one request by Patti Dutton, Tribal Administrator for the Salinan Tribe of Monterey & San Luis Obispo Counties. Ms. Dutton requested that a Phase I cultural study be done for the project.

The project site is located in an area that is not adjacent to a creek or stream, or in an area that typically considered culturally significant.

Based on this project being evaluated as part of archeological survey in 1996, where no prehistoric resources of any kind were found, and since this particular parcel was rough graded in the early 2000, including the installation of road improvements and utilities to this site, the development of this parcel does not warrant a new cultural survey. The standard condition related to work being suspended if cultural resources are discovered, will be applied to the project. Therefore this projects impacts on Cultural Resources is less than significant.

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

Attachment 12

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides? Discussion: See discussions above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) <i>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.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <i>Discussion: See response to item a.iii, above.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? <i>Discussion: See response to item a.iii, above.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? Discussion: The building will be hooked up to the City's sanitary sewer system, therefore there is no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/> |
| 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):

When reviewing the grading of the 4-acre site with the APCD CEQA Handbook (April 2012), the project would produce less than the 25 lbs/day of ROG+NOx and therefore be considered less than significant and no mitigation is required for operational or long-term impacts based on outdoor storage land use. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-d): the project will include a parking lot area for employee and cars waiting for service, along with the construction of a 3,000 square foot, 5-bay service building. the transport of wine grapes, processed wine, and the byproduct of the wine (pumice). The auto repair facility will be required to comply with all local and State requirements for automotive related fluids handling and disposal. The site is vacant and not

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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included on a hazardous materials site list. The development and operation of the auto repair facility would not create a hazard, or use/produce hazardous materials, that are not already controlled by the County and State permitting for automotive repair facilities.

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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 result in a safety hazard for people residing or working in the project area?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion (e): The project is in the vicinity of the City’s Municipal Airport. It is located within Safety Zone 5 as outlined in the City’s Airport Land Use Plan. According to the Airport Land Use Compatibility Matrix, wineries are considered ‘compatible’ in Zone 5, without any conditions, therefore impacts related to safety from the airport would be less than significant.

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| <p>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?</p> | <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.

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| <p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| <p>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?</p> | <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.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY: Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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: A preliminary grading and drainage plan has been designed for the project by North Coast Engineering. The proposed project is designed to retain stormwater on-site 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.

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| 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 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The addition of the auto repair building and parking lot area along with the associated landscaping will not deplete groundwater supplies or have a significant impact on groundwater. The project will be required to hook up to City water. This project impact on groundwater is less than significant.

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| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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See Discussion for IXa.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Discussion for IXa.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See Discussion for IXa.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See Discussion for IXa.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 (c-l):

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.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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run-off to the maximum extent practical.

These new requirements include on-site retention of stormwater. The applicant has prepared 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 three bio-retention treatment areas.

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.

X. LAND USE AND PLANNING: Would the project:

- a. Physically divide an established community?

Discussion: The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot. The project will not divide an established community.

- 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?

Discussion:

The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot.

With the change in land use and zoning designations for Parcel 1, the auto repair use as an accessory to the new car dealership is permitted. Parcel 1 will remain with the business park designation and be consistent with the existing land use and zoning for the business park (Tract 2269). Therefore, there will not be a conflict with the City's General Plan, Zoning Ordinance.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES: Would the project:				
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.				
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"/>
Discussion: There are no known mineral resources at this project site.				

XII. NOISE: Would the project result in:				
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion:				
There will be the generation of noise as a result of the auto repair component of this project such as air tools and air compressors. That being said, the new auto service building will be surrounded by existing and future commercial/industrial uses. Since the auto repair use will have hours of operation between 7am and 7pm, noise from the business will be insignificant.				
It is not anticipated that the noise generated from the auto repair use would exceed the 70db threshold outlined in the Noise Element (Figure N-4) for industrial uses, or exceed the stationary noise decibel thresholds listed in Table N-5. Therefore, the projects impacts on noise exposure will be less than significant.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See section XIIa				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Discussion: See section XIIa</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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> <p>Discussion: The project is located within Safety Zone 5 of the Airport Land Use Plan, and is just over 1 mile of the Airport property. Auto dealerships and auto repair are considered compatible uses with the Airport for Zone 5, and therefore impacts on customers and employees of the dealership from noise related to aircraft would be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. POPULATION AND HOUSING: Would the project:

<p>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)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>Discussion (a-c): The project will not create induce population growth, displace housing or people.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
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.				

XV. RECREATION

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a&b):				
The project will not impact recreational facilities.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC: Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <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"/> |
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| <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"/> |
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Discussion (a,b):

The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot.

Based on the proposed auto repair expansion to the existing dealership is a permitted use in the C3 zone, consistent with the CS land use designation, and subject to the standard condition of paying traffic impact fees, impacts from the development and operation of this project on the circulation system in the area of this project will be less than significant.

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| <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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion (c):

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

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| <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (d): The proposed project would utilize the existing driveways off of Danley Court and from Tractor Street. There will be no hazards from design features.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (e):

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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (a-f):

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:

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

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot. The project will not necessitate the need for new treatment facilities, therefore, there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: (c):

The project is located within an existing industrial subdivision where the infrastructure including storm drain systems have been installed. No new off-site storm drainage facilities will be required to be constructed with this project, therefore there is no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The auto repair use and parking lot will not have an impact on the City's waste water treatment facility.

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

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"/>
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Discussion: The project will comply with all federal, state, and local solid waste regulations.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot. The site is routinely maintained and mowed, so impact to fish, wildlife, of plant habitat is less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot.

Therefore, the project will not have impacts that are individually limited, but cumulatively considerable.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project consists of subdividing a 1.8-acre site into two parcels where Parcel 1 is .8 acre and Parcel 2 would be 2 acres. The land use and zoning designations for Parcel 1 would be changed from Business Park to Commercial light-industrial. Then a development plan is proposed to construct a 3,000 square foot auto repair building with associated parking lot.

Therefore, the project will not cause substantial adverse effects to human beings, either directly or indirectly.

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).

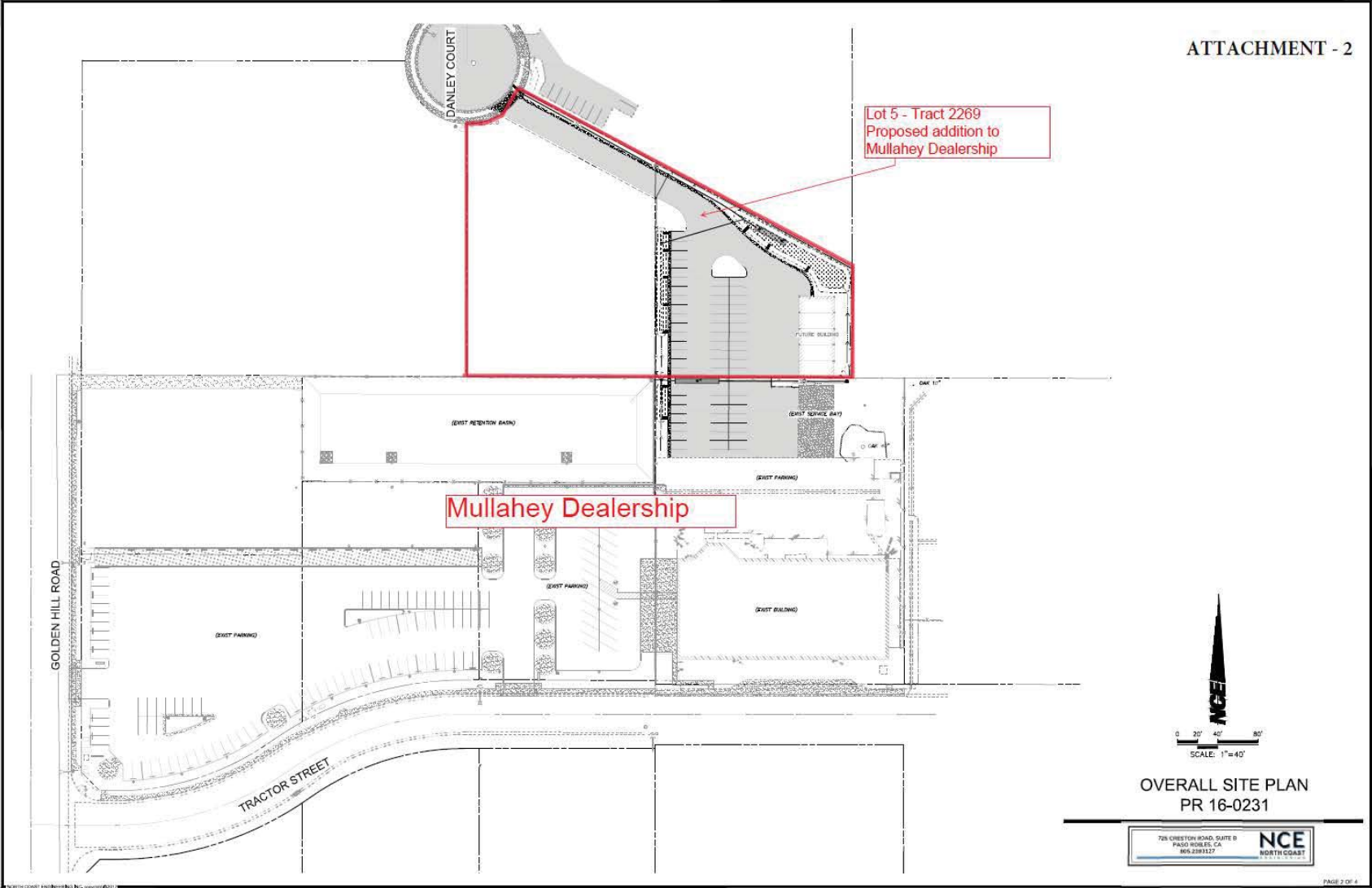
Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<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	2005 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 2005	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

Attachments:

1. Vicinity Map
2. Site Plan
3. Storm Water Quality Management Plan





DATE PLOTTED: 10/26/2016 10:45:00 AM



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

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for General Plan Amendment 16-001, on this 20th day of September, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C. Hollenbeck
Monica Hollenbeck

RECEIVED

SEP 06 2017

City of Paso Robles
Community Development Dept.

THE *Newspaper of the Central Coast*
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In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3256052
CITY OF PASO ROBLES

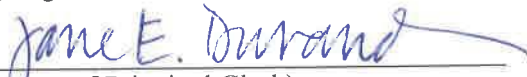
STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; SEPTEMBER 1, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

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



(Signature of Principal Clerk)

DATE: SEPTEMBER 1, 2017

AD COST: \$337.59

CITY OF EL PASO DE ROBLES
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
GENERAL PLAN AMENDMENT 16-001, REZONE 14-002,
VESTING TENTATIVE PARCEL MAP PR 16-0231 & PD 13-006
AMENDMENT (Mullahey Dealership - General Plan
Amendment)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will consider making a recommendation to the City Council to adopt a Negative Declaration in accordance with the California Environmental Quality Act and approval of the following project:

Project Title: General Plan Amendment 16-001, Rezone 16-002, Vesting Tentative Parcel Map PR 16-0231 and Planned Development 13-008 Amendment (Mullahey Dealership Expansion General Plan Amendment)
Applicant: Michael Mullahey
Project Location: The subject 1.8 acre parcel (APN 025-423-005) is located at the south end of Danley Ct., south of Wisteria Lane, East of Golden Hill Road. The existing Mullahey dealership is located at 2520 Golden Hill Road, at the corner of Tractor Way.
Project Description: Request to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre. Along with the subdivision is a request to amend the General Plan and Zoning designations of new Parcel 1, and amend the existing development plan for the Mullahey Chrysler Dealership to add new Parcel 1 as an expansion to the dealership.

The Public Review Period for the proposed Negative Declaration will commence on September 5, 2017, and end on October 3, 2017. A public hearing before the Planning Commission, is scheduled to take place on Tuesday, September 12, 2017, at the hour of 6:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

FINDING

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental Quality Act and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project as a part of a Mitigated Negative Declaration.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

NOTICE

The public is invited to provide written comment on the Draft Mitigated Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

Questions about and comments on the proposed project and Mitigated Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@prcity.com provided that any comments are received prior to the time of the Planning Commission hearing. Should you have any questions about this project, please call Darren Nash at (805) 237-3970 or send email to dnash@prcity.com.

Darren Nash, Associate Planner
September 1, 2017

Date: August 28, 2017
CC Agenda 10-3-17256052

Please Refer to Attachment Document:

**Attachment 3 –
Stormwater Control Plan and Storm Drain Report
For Mullahey Dodge**

Please find the full report on our website at the following link:

[http://www.prcity.com/government/departments/commdev/
planning/general-plan.asp](http://www.prcity.com/government/departments/commdev/planning/general-plan.asp)

CC Agenda 10-3-17