RESOLUTION NO. 17-076

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AYES: Strong, Gregory, Reed, Martin
NOES:
ABSENT:
ABSTAIN: Hamon

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A: Draft Negative Declaration

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

1.	**PROJECT TITLE:**	**PD 12-006 Amendment -Firestone Brewery – Cold Block 4 and Pipe Bridge**
2.	**LEAD AGENCY:**	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
	Contact:	
	Phone:	(805) 237-3970
	Email:	
3.	**PROJECT LOCATION:**	1385 Vendels Circle & 1400 Ramada Dr. APN: 009-633-032 and 034
4.	**PROJECT PROPONENT:**	**Firestone Walker Brewery**
	Contact Person:	**Darrin McMahon (Representative)**
	Phone:	**(805) 591-8017**
	Email:	darrin@firestonebeer.com
5.	**GENERAL PLAN DESIGNATION:**	**BP (Business Park)**
6.	**ZONING:**	**M –PD (Manufacturing, PD Overlay)**

7. **PROJECT DESCRIPTION:**
Planned Development 12-006 Amendment: a request to install twelve (12) 65 foot tall, 15-foot diameter fermentation vessel's (tanks). Along with the tanks would be the construction of a 6,300 square foot cellar/tank building. The project also includes a pipe bridge that would be constructed over Vendels Circle that will transfer product between Building 1 and the Cold Block 4 tanks. The bridge would have a 17-foot tall clearance and extend approximately 70 feet from the cold block tanks to Building 1.

8. **ENVIRONMENTAL SETTING:** The Cold Block 4 project is located on the 36,000 square foot site located at 1385 Vendels Circle. This site is where the previous Nu-Way cleaners was previously located. There is an existing 19,000 square foot building with associated parking lot located on the site. The proposed tank project would be located in the existing parking lot area between Vendels Circle and the existing building and include construction of a 6,300 square foot addition to the existing building for the cellar/tank building.

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)**: Encroachment Permit needed from the City of Paso Robles.

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities / Service Systems	☐ 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?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

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

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

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

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	☐	☐	☐	☒

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?	☐	☐	☐	☒

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

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

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))?	☐	☐	☐	☒

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?	☐	☐	☐	☒

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?	☐	☐	☐	☒

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)	☐	☐	☒	☐

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

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

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

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

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

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

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) 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) Discussion: See Section III.a	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	☐	☐	☐	☒

Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors from the Cold Block 4 and tank project.

e. Create objectionable odors affecting a substantial number of people? (Source: 11)	☐	☐	☐	☒

Discussion: There will be no objectionable odors in relation to the proposed Cold Block 4 and tank project.

IV. BIOLOGICAL RESOURCES: Would the project:

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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?	☐	☐	☐	☒
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion (a-f):

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

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

V. CULTURAL RESOURCES: Would the project:

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

Discussion (a-d):

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

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

laundry company, therefore this projects impacts on Cultural Resources is no impact.

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

VI. GEOLOGY AND SOILS: Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)	☐	☐	☒	☐

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)	☐	☐	☒	☐

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)	☐	☐	☒	☐

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
recommendations of said reports into the design of the project				
iv. Landslides?	☐	☐	☐	☒
Discussion: See discussions above.				
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	☐	☐	☒	☐
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.				
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?	☐	☐	☐	☐
Discussion: See response to item a.iii, above.				
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?	☐	☐	☒	☐
Discussion: See response to item a.iii, above.				
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.				

VII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☒	☐

Discussion (a-b):

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

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

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

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Discussion (f): There are no know private air strips in the vicinity of the project site, therefore there is no impact.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion (g,h):

The development of the facility within the existing industrial park will not expose people to wildland fires, and is not adjacent to wildlands, therefore there will not be an impact.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

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

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)				

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

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)	☐	☐	☐	☒
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)	☐	☐	☐	☒
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)	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐

Discussion (c-f): based on the site being flat and considered infill site located within an existing industrial park, that includes existing storm water drainage facilities, the development of this project will not alter existing drainage patterns and is not in the vicinity of a stream or river, so it will not contribute to erosion. The development of the site will provide the necessary on-site drainage facilities to insure site drainage is directed to the nearby drainage facilities and will not substantially increase the rate and amount of surface runoff which would result in flooding. The proposed expansion to the existing building for the Cold Block 4 project will not have an impact on this environmental factor.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	other flood hazard delineation map?				
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j.	Inundation by mudflow?	☐	☐	☐	☒

Discussion (g-j): the project is not located within a 100 year flood hazard area, and as mentioned above in Section f. the site is part of an existing industrial park that has existing drainage facilities and storm water system. The site is not located within an area that would be affected by a failure of a levee or dam.

k.	Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	☐	☐	☒	☐
l.	Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	☐	☐	☒	☐

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING: Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
Discussion: The project consists of constructing tanks and buildings on a site within an existing industrial/business park: it will not divide an established community.				
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: Warehousing is a permitted use in the Manufacturinig (M) zoning and Business Park (BP) land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to land use plans or policies.				
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.				
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)	☐	☐	☐	☒
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)	☐	☐	☐	☒
Discussion: There are no known mineral resources at this project site.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	☐	☐	☐	☒
Discussion: The tanks and cellar building will be primarily for the storage of beer in various stages of the beer making process. The project site is located within an existing industrial park where there are no sensitive receptors. The proposed Cold Block 4 project and pipe bridge will not expose people to noise levels in excess of applicable standards, therefore there is no impact.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒
Discussion: See section XIIa				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
Discussion: See section XIIa				
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)	☐	☐	☐	☒
Discussion: The project is not located within the Airport Land Use Plan area.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING: Would the project:				
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)	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion (a-c):

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

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection? (Sources: 1,10)	☐	☐	☐	☒
b. Police protection? (Sources: 1,10)	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities? (Sources: 1,10)	☐	☐	☐	☒

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

XVI. TRANSPORTATION/TRAFFIC: Would the project:				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

Discussion (c):

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

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

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

e. Result in inadequate emergency access?	☐	☐	☒	☐

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?	☐	☐	☐	☒

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?	☐	☐	☒	☐

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	☐	☐	☒	☐

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

construction of which could cause significant environmental effects?

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

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

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

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?	☐	☐	☒	☐

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

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

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

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? Discussion: See discussion in Section a. above.	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

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?	☐	☐	☒	☐

Discussion: The proposed 6,300 square foot expansion to the existing 19,000 square foot building and the installation of the fermentation tanks along with the pipe bridge, will expand on the brewery's campus project within an existing industrial park. The development of this project is infill, therefore impacts to fish, wildlife, of plant habitat is less than significant.

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)?	☐	☐	☒	☐

Discussion: The proposed 6,300 square foot expansion to the existing 19,000 square foot building and the installation of the fermentation tanks along with the pipe bridge, will expand on the brewery's campus project within an existing industrial park. The development of this project on the existing infill lot, will not have impacts that are individually limited, but cumulatively considerable.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion: The proposed 6,300 square foot expansion to the existing 19,000 square foot building and the installation of the fermentation tanks along with the pipe bridge, will expand on the brewery's campus project within an existing industrial park. The development of this project on the existing infill lot will not cause substantial adverse effects to human beings, either directly or indirectly.

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

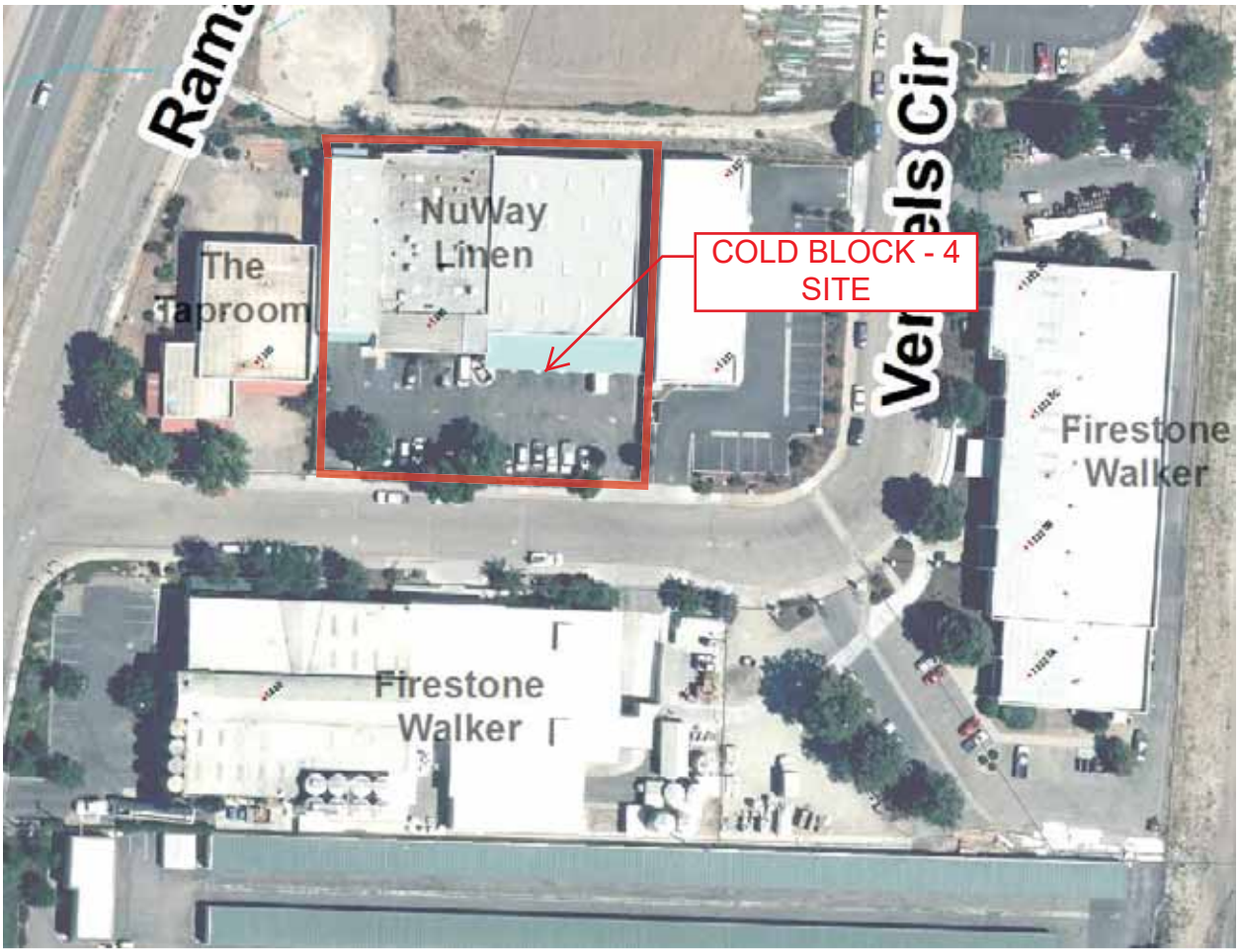
Reference #	Document Title	Available for Review at:
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update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

Attachment 6
Exhibit A / Resolution A

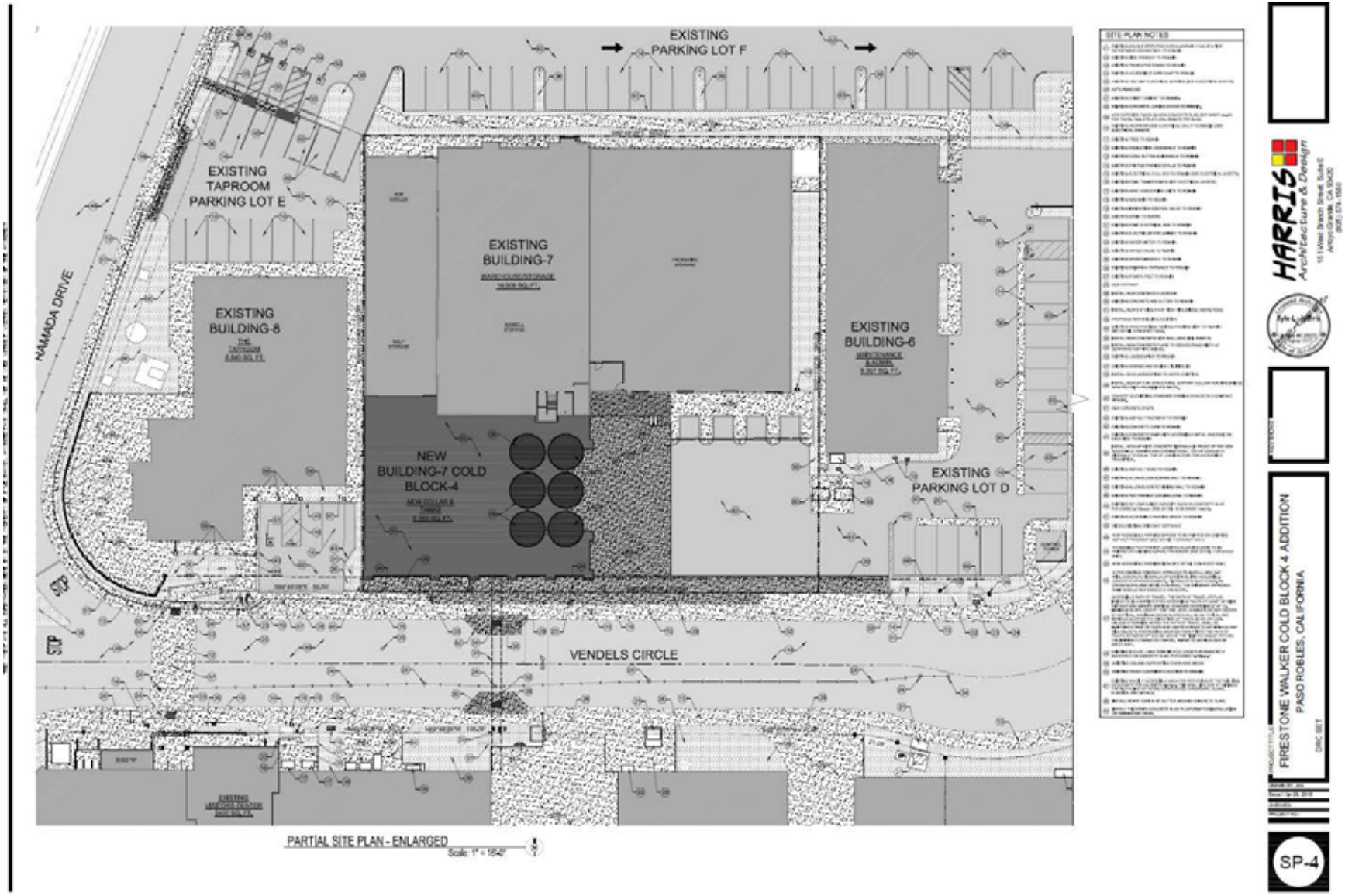
Attachments:

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

VICINITY MAP

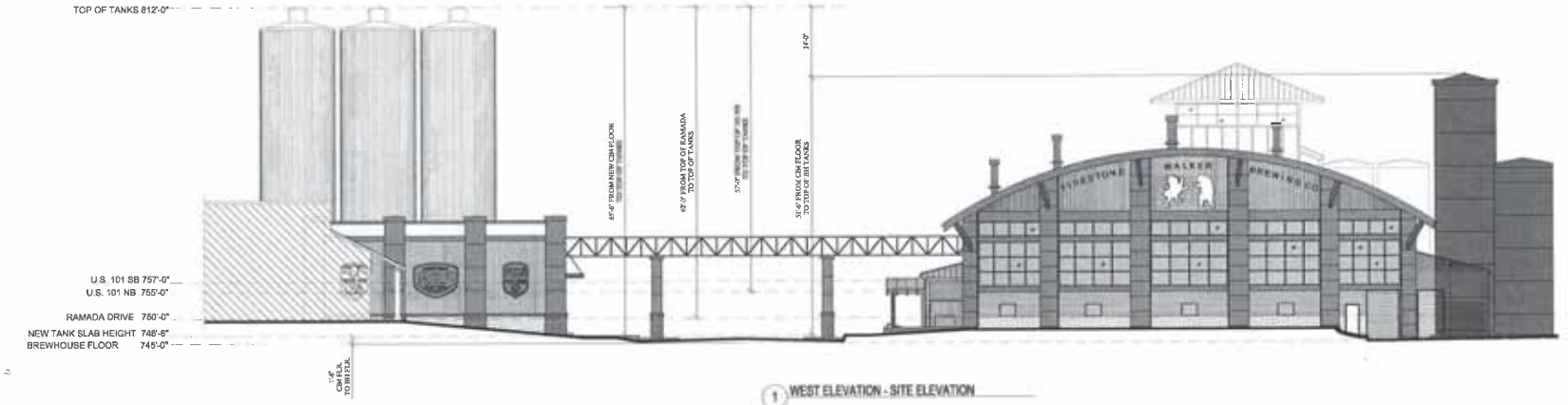


ATTACHMENT 2 - SITE PLAN



Attachment 3 - Elevations

1 SOUTH ELEVATION - SITE ELEVATION



1 WEST ELEVATION - SITE ELEVATION

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

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

BY JKG

A2.2

ASSOCIATED TRANSPORTATION ENGINEERS

Memo

To: John Falkenstien, City of Paso Robles

From: Dan Dawson, ATE

cc: Darrin McMahon, Firestone Walker Brewing Company

Date: May 11, 2017

Re: **FIRESTONE CAMPUS TRIP GENERATION ANALYSIS (17042M02)**

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

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

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

Key Findings:

1. The existing campus buildings total 122,843 SF and generate 152 PM peak hour trips.

2. The buildings that that were constructed by others prior to Firestone total 84,912 SF and generate 98 PM peak hour trips.

3. Building 9 (1375 Ramada Drive), which is approved, includes 59,240 SF for warehouse/storage use. The 59,240 SF warehouse/storage building is forecast to generate 19 PM peak hour trips.

3. Building 7 (1385 Vendels Circle) includes a 6,360 SF addition for warehouse/storage use. The 6,360 SF warehouse/storage building is forecast to generate 2 PM peak hour trips.

4. The campus envelopes three properties that previously contributed to improvements constructed at the US 101/SR 46 West interchange:

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

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

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

Associated Transportation Engineers
Trip Generation Worksheet - Firestone Campus Plan

FIRESTONE CURRENT CAMPUS BUILDINGS/USES

Building/Street Address	Size	P.M. PEAK HOUR Rate	P.M. PEAK HOUR Trips
EXISTING BUILDINGS			
Building 1 - 1400 Ramada			
A. Main Production(a)	15,139 SF	0.97	15
B. Visitor Center(a)	2,400 SF	0.97	2
C. Brewhouse(a)	9,972 SF	0.97	10
Building 2 - 1400 Ramada			
A. Cannery(a)	6,148 SF	0.97	6
Building 3 - 1350 Vendels			
A. Packaging(a)	14,231 SF	0.97	14
Building 4 - 1360 Vendels			
A. Bottling Hall(a)	14,000 SF	0.97	14
B. Storage(b)	3,900 SF	0.32	1
Building 5 - 1332 Vendels			
A. Cold Warehouse(b)	25,000 SF	0.32	8
Building 6 - 1331 Vendels			
A. Maintenance/Admin(c)	6,307 SF	1.49	9
Building 7 - 1385 Vendels			
A. Warehouse/Storage(b)	18,906 SF	0.32	6
Building 8 - 1395 Vendels			
A. The Tap Room(d)	6,840 SF	9.85	67
Total Existing	**122,843 SF**		**152**

BUILDINGS/USES CONSTRUCTED PRIOR TO FIRESTONE

Building/Street Address	Size	P.M. PEAK HOUR Rate	P.M. PEAK HOUR Trips
Building 1 - 1400 Ramada			
Light Industrial(a)	27,511 SF	0.97	27
Building 2 - 1400 Ramada			
Light Industrial(a)	6,148 SF	0.97	6
Building 5 - 1332 Vendels			
Church(e)	7,500 SF	0.55	4
Caltrans Office(c)	5,000 SF	1.49	7
Manufacturing(a)	6,700 SF	0.97	6
Building 6 - 1331 Vendels			
Bar(f)	1,577 SF	11.34	18
Office(c)	1,577 SF	1.49	2
Wine Production(a)	3,153 SF	0.97	3
Building 7 - 1385 Vendels			
Light Industrial(a)	18,906 SF	0.97	18
Building 8 - 1395 Vendels			
Light Industrial(a)	6,840 SF	0.97	7
Totals	**84,912 SF**		**98**

FIRESTONE APPROVED & PROPOSED CAMPUS BUILDINGS/USES

APPROVED BUILDINGS			
Building 9 - 1375 Ramada			
A. Warehouse/Storage(b)	59,240 SF	0.32	19
PROPOSED BUILDINGS			
Building 7 - 1385 Vendels			
A. Warehouse/Storage(b)	6,360 SF	0.32	2

TRAFFIC CREDITS

1375 Ramada(g)	46,684 SF	46
1331 Vendels(g)	6,000 SF	6
1500 Ramada(h)	42,800 SF	30
Total Credits	**95,484 SF**	**82**

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