

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: PLANNED DEVELOPMENT 12-006 AMENDMENT  
(FIRESTONE WALKER, BREWERY EXPANSION – OFFICE AND WAREHOUSE)**

**DATE: JUNE 23, 2015**

**Needs:** For the Planning Commission to consider an application filed by Firestone Walker LLC, to construct a 9,000 square foot expansion to an existing 19,500 square foot building for office and warehouse uses and construct a new 55,000 square foot warehouse, with a 39 space surface parking lot. APN: 009-633-032, 013, 014, 015, 020, 021 & 022

**Facts:**

1. The project is located at 1400 Ramada Drive (see attached Vicinity Map/Site Plan, Attachment 1).
2. The project site's General Plan designation is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD).
3. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan (PD).
4. The proposed 9,000 square foot addition is for the building which used to be Nu-Way Cleaners (shown as Building 7 on the Plans). The existing 9,000 square foot expansion would include additional warehouse space and office space. The additions would take place between the building and the street within the existing parking lot area.
5. The 55,000 square foot warehouse building would be constructed on a 3 acre site which is currently undeveloped and is being used for outdoor storage of materials and equipment related to the existing brewery and on-going construction of brewery expansion areas. A 39 space parking area will also be constructed on the north side of the new warehouse building.
6. The architecture of the proposed building is designed to complement the design and colors of the existing Firestone Brewery buildings.
7. The applicants are requesting that the Planning Commission allow this project to utilize the reduced parking ratio for warehousing that is allowed to be used for wine warehouse buildings. Table 21.22.01 of the Zoning Code indicates that number of parking spaces required for warehousing is 1 space per 1,000 square feet with an exception for wine storage, which allows for 1 space per 5,000 square feet.

8. The DRC and staff reviewed the project on March 30, 2015 and on June 1, 2015. Initially the DRC requested additional architectural treatment on the west elevation of the new warehouse building to help break up the long expanse of building as seen from Ramada Drive and Highway 101. The plans were revised to provide additional elements. The DRC reviewed the revised plans at the June 1, 2015 meeting and concluded that the architecture and design complement the existing building and meet the standards of the Industrial Design Guidelines, and Zoning Code. The DRC recommended that the Planning Commission approve this project.
9. 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**

**Conclusion:**

Currently, the 3-acre site where the warehouse is proposed to be built is being used as an interim construction staging and an outdoor storage area, associated with the brewery expansion and operations. The addition of the warehouse building would provide the opportunity for the materials such as beer kegs to be stored within the new warehouse. Also the construction materials and equipment would be removed from the brewery campus at the time of the completion of the new warehouse building.

As mentioned above the applicants are requesting the ability to use the 1 space per 5,000 square foot parking ratio allowed for wine storage, for this project. As shown in the Parking Plan (Attachment 2), there are various on-site parking areas available throughout the Firestone Brewery campus. Staff has discussed this matter with the DRC and the 1 space per 5,000 square foot parking ratio for wine storage would seem consistent for beer storage, since this type of warehousing use has the same low employee demand, and generally the need for minimal parking spaces. The new 39 space parking lot that would be built with this project would accommodate the necessary parking for the new warehouse building as well as provide some additional spaces for the campus. The new lot along with the existing lots throughout the campus would provide adequate parking for the Firestone campus. If the 1 space per 1000 parking ratio were required, the parking would have to be increased by 6 spaces, which would more than likely require removal of landscape area and use of compact parking, but ultimately could be provided.

Since the parking for the Firestone Brewery activities take place on separate parcels, it is necessary to record a reciprocal parking agreement between the parcels that would insure that all the parking is available for any of the Firestone uses. A condition of approval has been added to this project that requires the agreement to be executed prior to the issuance of a Building Permit.

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

**Policy**

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

**Fiscal**

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

**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a.
  1. Adopt the attached Resolution approving a Negative Declaration for PD 12-006 Amendment;
  2. Adopt the attached Resolution approving a Planned Development 12-006 Amendment, allowing the construction and operation of the new 9,000 square foot building addition and construction of the 55,000 square foot warehouse for Firestone Brewery, along with the new parking lot, and findings to allow the use of the 1 parking space per 5,000 square foot of building parking ration for the warehouse uses, subject to standard and site specific conditions;
- b. Amend, modify, or reject the above-listed action;

**Attachments:**

1. Vicinity Map
2. Site Plan/Parking
3. Warehouse Elevations
4. Draft Resolution to approved Negative Declaration
5. Draft Resolution to approve PD 12-006 Amendment
6. Mail and Newspaper Affidavits





**Attachment 1**  
Vicinity Map  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)



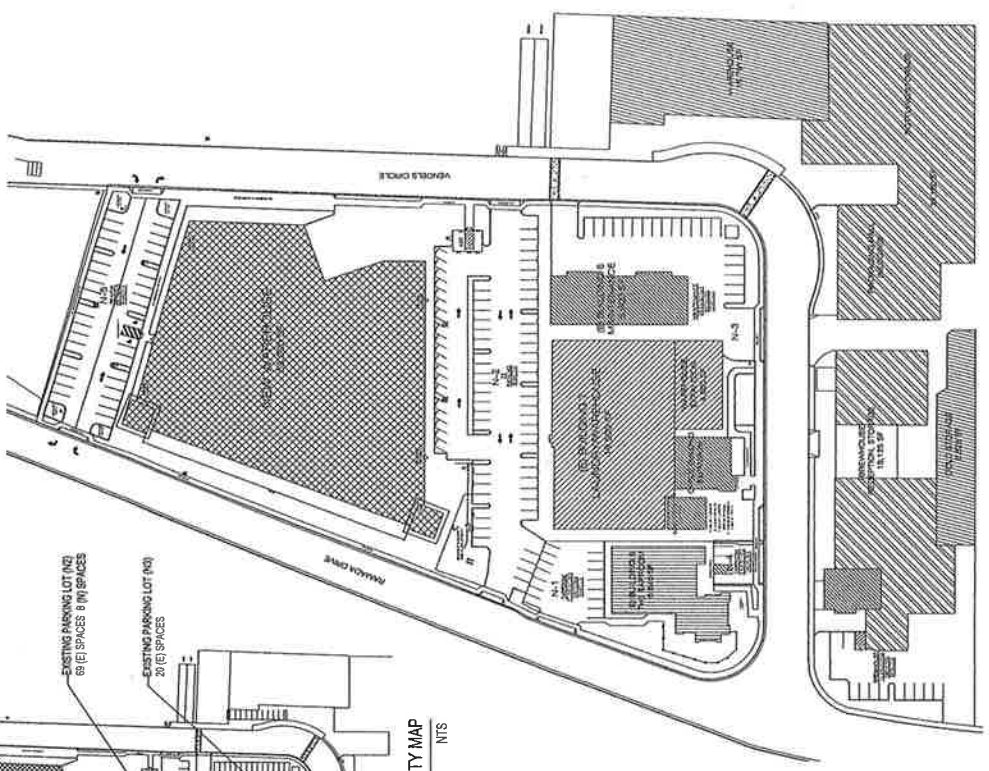
**FIRESTONE WALKER BREWERY CAMPUS  
 OFF-STREET PARKING REQUIREMENTS  
 USING 1 SPACE PER 5000 SF FOR (N) WAREHOUSE**

TYPE OF BUILDING	AREA	FINISHED	NEEDED
(N) WAREHOUSE	10,000	20,000	54
(N) OFFICE	10,000	10,000	2
(N) RECEPTION	10,000	10,000	2
(N) STORAGE	10,000	10,000	2
(N) BRICKWORK	10,000	10,000	2
(N) ASPHALT	10,000	10,000	2
(N) CONCRETE	10,000	10,000	2
(N) TYPING	10,000	10,000	2
(N) FLOORING	10,000	10,000	2
(N) SIGNAGE	10,000	10,000	2
(N) PAINTING	10,000	10,000	2
(N) GLASS	10,000	10,000	2
(N) METAL	10,000	10,000	2
(N) WOOD	10,000	10,000	2
(N) OTHER	10,000	10,000	2

TYPE OF BUILDING	AREA	FINISHED	NEEDED
(N) WAREHOUSE	10,000	10,000	2
(N) OFFICE	10,000	10,000	2
(N) RECEPTION	10,000	10,000	2
(N) STORAGE	10,000	10,000	2
(N) BRICKWORK	10,000	10,000	2
(N) ASPHALT	10,000	10,000	2
(N) CONCRETE	10,000	10,000	2
(N) TYPING	10,000	10,000	2
(N) FLOORING	10,000	10,000	2
(N) SIGNAGE	10,000	10,000	2
(N) PAINTING	10,000	10,000	2
(N) GLASS	10,000	10,000	2
(N) METAL	10,000	10,000	2
(N) WOOD	10,000	10,000	2
(N) OTHER	10,000	10,000	2

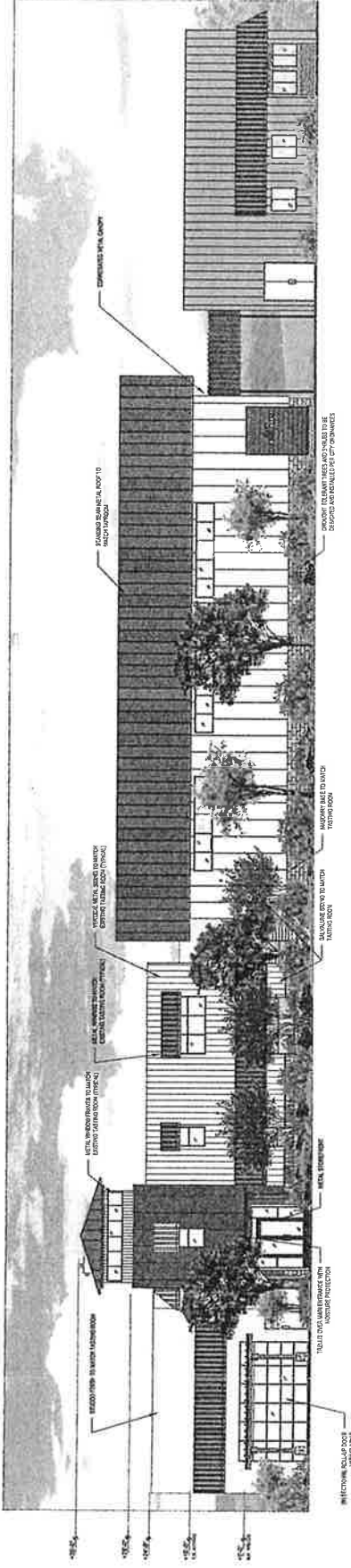
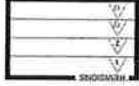
TOTAL NEEDED WITH BROWNSIDE CHANGING OFF HOURS: 14 SPACES  
 OFF-STREET PARKING SPACES AVAILABLE (NORTH LOTS) = 40 SPACES (N) WAREHOUSE AND RECEPTION  
 40 - 14 = 26 SPACES

**NOTES:**  
 (N) OFFICE - COMMERCIAL, INDUSTRIAL, AND OTHER NON-RESIDENTIAL USES  
 (N) OFFICE - 3000-4000 S.F.  
 (N) OFFICE - 4000-5000 S.F.  
 (N) OFFICE - 5000-6000 S.F.  
 (N) OFFICE - 6000-7000 S.F.  
 (N) OFFICE - 7000-8000 S.F.  
 (N) OFFICE - 8000-9000 S.F.  
 (N) OFFICE - 9000-10,000 S.F.



OFF STREET PARKING REQUIREMENTS: VENFELS CIRCLE AND RAMADA DRIVE  
 Scale: 1" = 50'-0"

**Attachment 2  
 Site Plan / Parking Plan  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)**

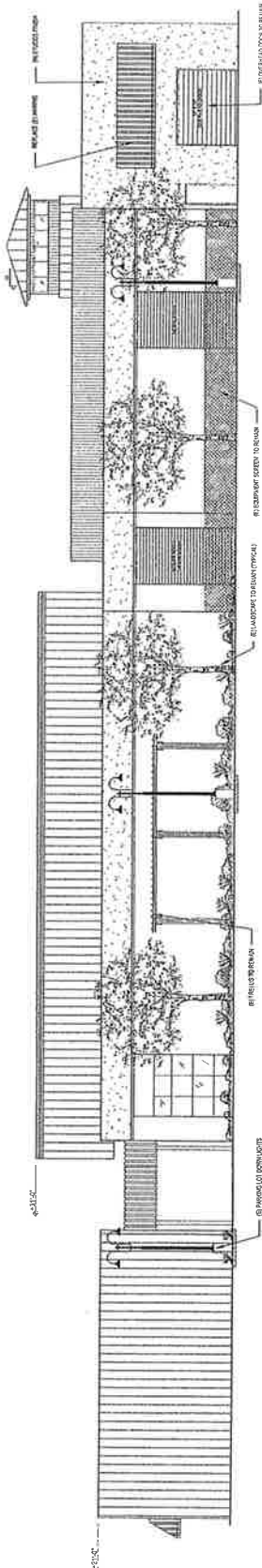


**SOUTH ELEVATION**  
 Scale: 1/8" = 1'-0"

(E) BUILDING 6

WAREHOUSE EXPANSION

OFFICE BUILDING EXPANSION



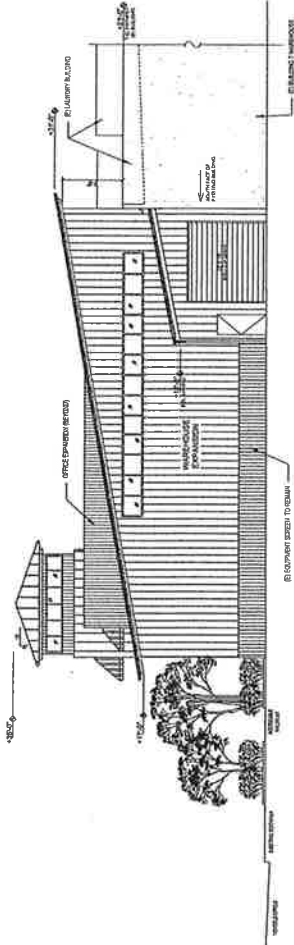
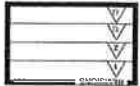
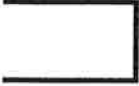
**NORTH ELEVATION**  
 Scale: 1/8" = 1'-0"

(E) LAUNDRY BUILDING  
 (OFFICE BUILDING EXPANSION BEYOND)

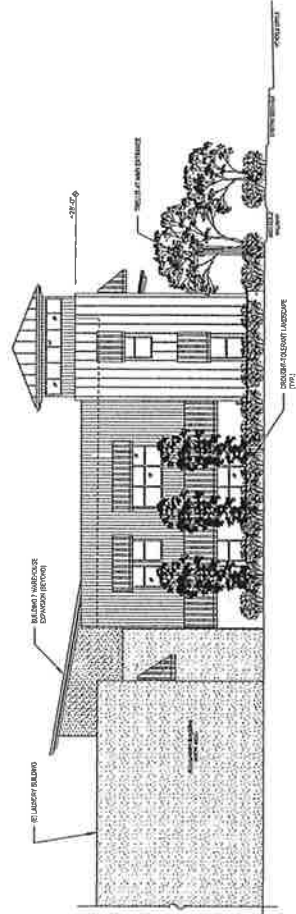
(E) LAUNDRY BUILDING  
 (WAREHOUSE EXPANSION BEYOND)

(E) BUILDING 6

**Attachment 3 a**  
 Elevations  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)

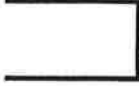


**EAST ELEVATION**  
 Scale: 1/8" = 1'-0"

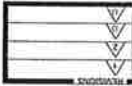


**WEST ELEVATION**  
 Scale: 1/8" = 1'-0"

**Attachment 3 b**  
 Elevations  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)

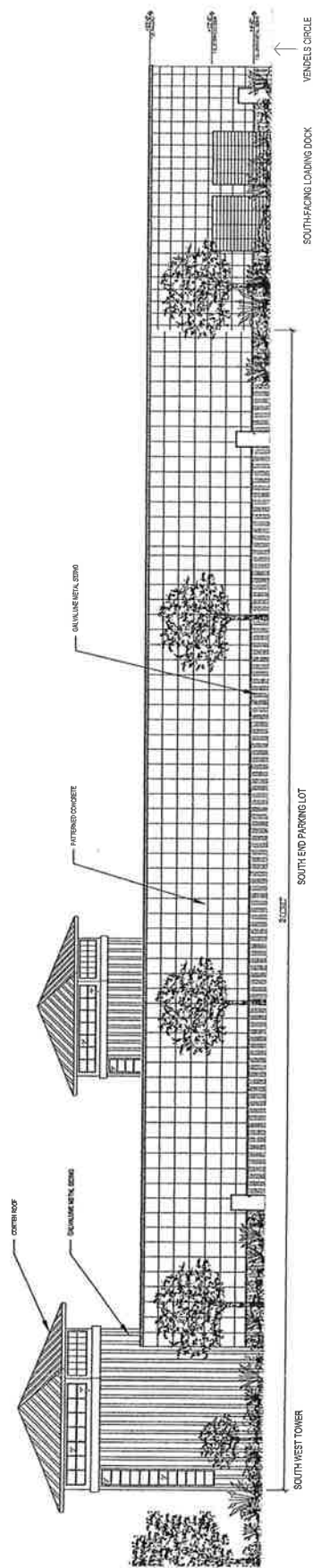


**HARRIS**  
Architecture & Design  
151 West Branch Street  
Suite E Arroyo Grande, CA 93420  
805-574-1550

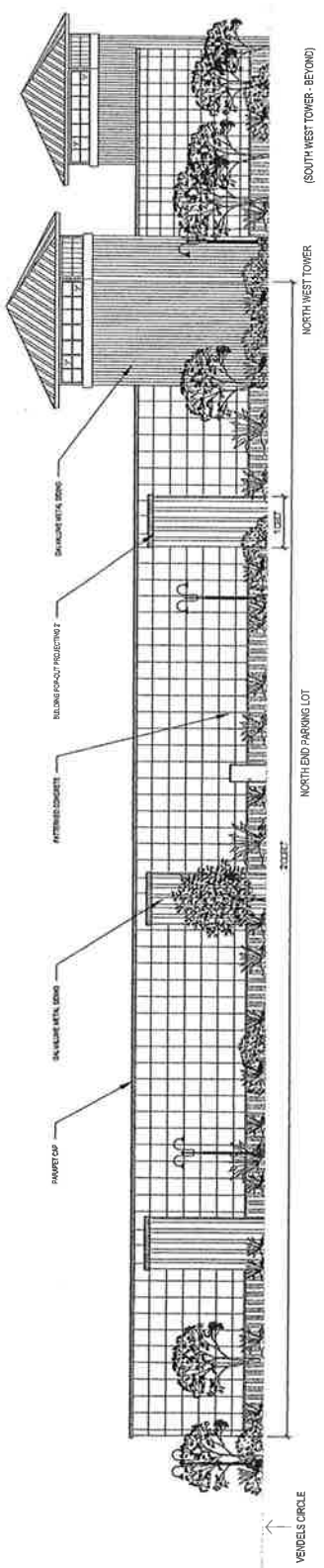


PROJECT TITLE  
FIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS  
SCALE: 1" = 20'-0"

A-3.1



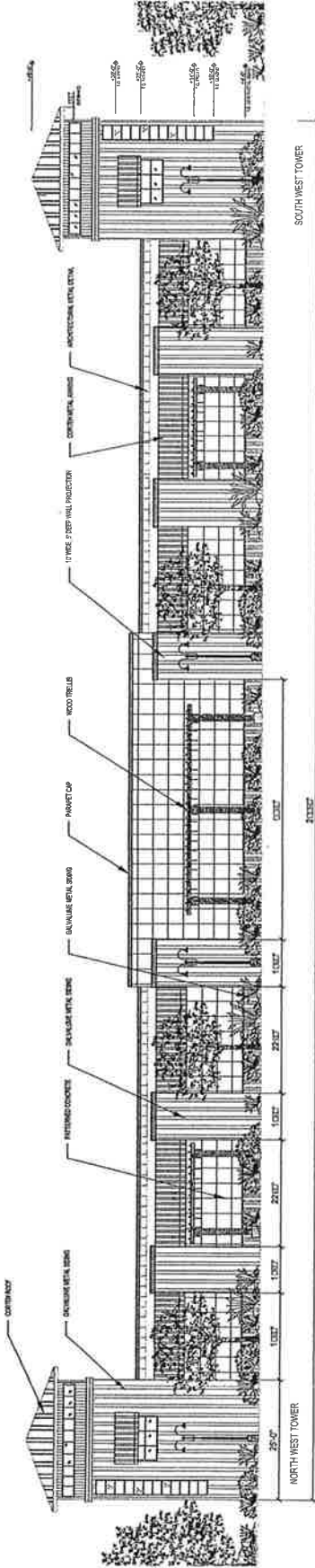
**SOUTH ELEVATION**  
Scale: 1" = 20'-0"



**NORTH ELEVATION**  
Scale: 1" = 20'-0"

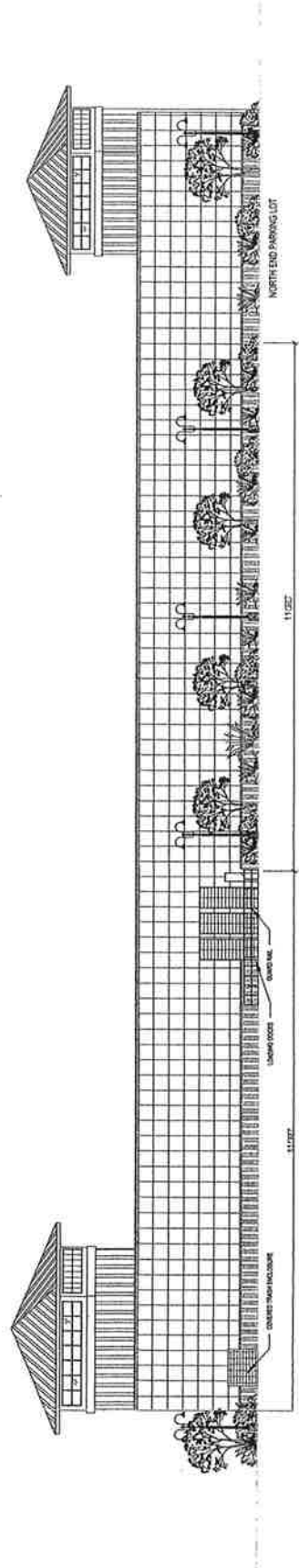
**Attachment 3 c**  
Elevations  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)





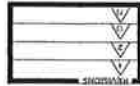
**WEST ELEVATION**  
 Scale: 1" = 20'-0"

RAMADA DRIVE



**EAST ELEVATION**  
 Scale: 1" = 20'-0"

VENDELS CIRCLE

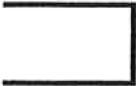


PROJECT TITLE  
 FIRESTONE WALKER BREWING COMPANY  
 BUILDING 7 OFFICE AND  
 WAREHOUSE EXPANSIONS

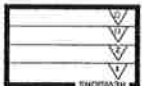


A-3.2

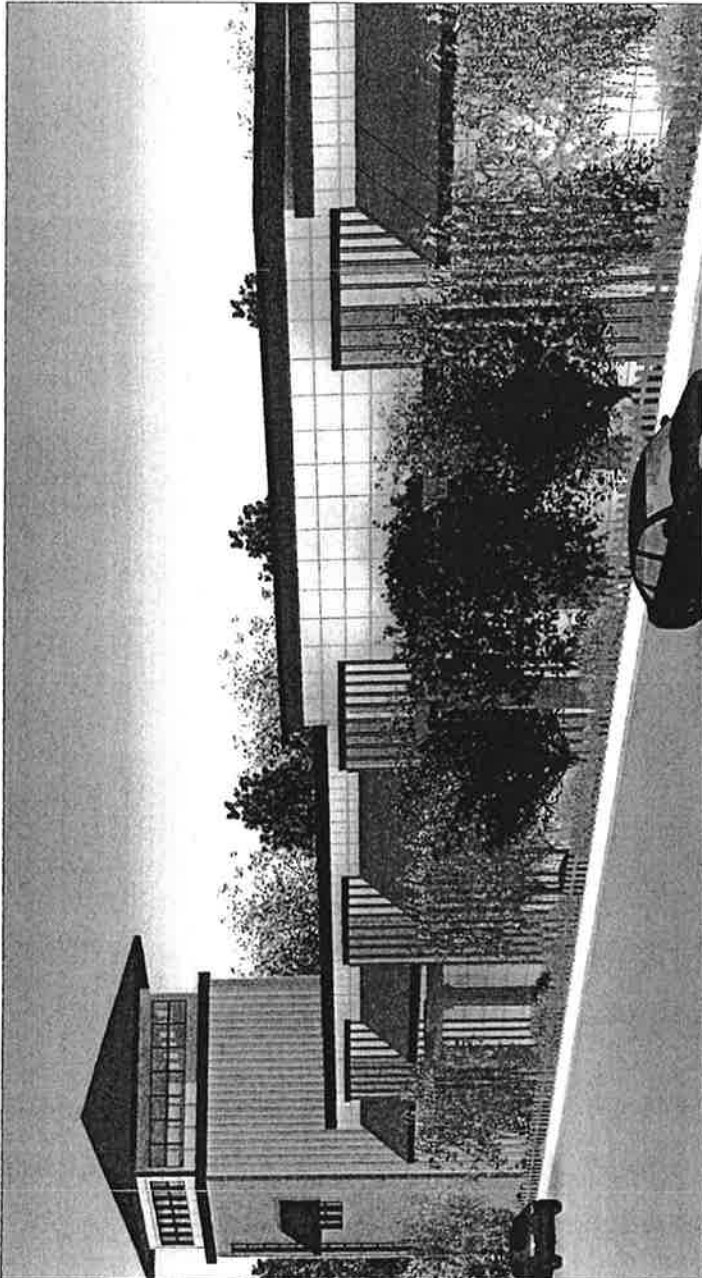
**Attachment 3 d**  
 Elevations  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



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

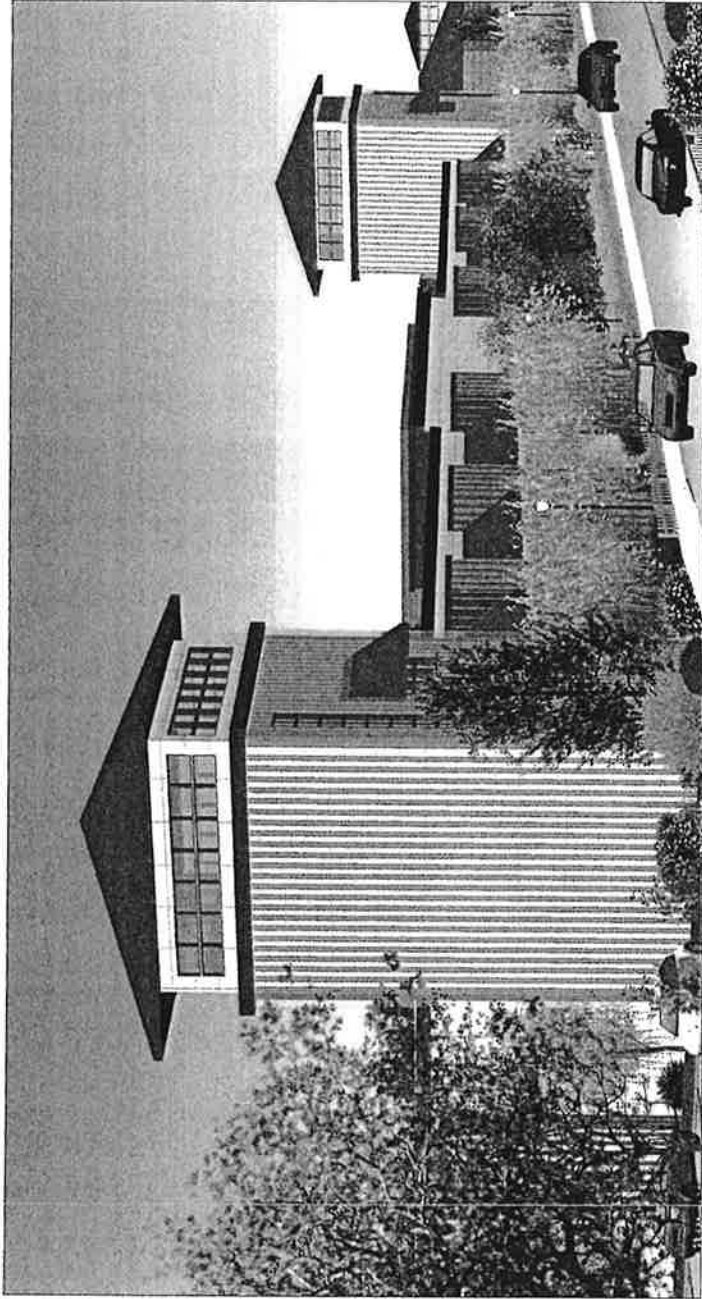


PROJECT TITLE  
 FIRESTONE WALKER BREWING COMPANY  
 BUILDING 7 OFFICE AND  
 WAREHOUSE EXPANSIONS

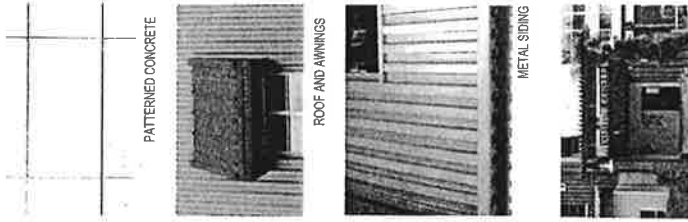


MASSING STUDY - FACING NORTH  
 NTS

**Attachment 3 e**  
 Elevations  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



MASSING STUDY - FACING SOUTH  
NTS

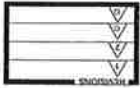
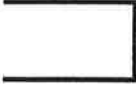


PATTERNED CONCRETE

ROOF AND AWNINGS

METAL SIDING

TRELLIS DESIGN



RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES  
APPROVING A NEGATIVE DECLARATION FOR  
PLANNED DEVELOPMENT 12-006 AMENDMENT  
(FIRESTONE BREWERY)

**APNs:** 009-633-032, 013, 014, 015, 020, 021 & 022

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WHEREAS, the project is located at 1400 Ramada Drive; and

WHEREAS, to request is to construct a 9,000 square foot expansion to the existing 19,500 square foot building (old Nu-Way Cleaners building) for office and warehouse uses, and construct a new 55,000 square foot warehouse with a 39 space surface parking lot; and

WHEREAS, the General Plan designation for this site is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD); 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 Planning Commission on June 23, 2015 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 City Council finds no substantial evidence that the project would have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above Recitals are true and correct and incorporated herein by reference.
2. That based on the City's independent judgment, the Planning Commission 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.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of June, 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
VINCE VANDERLIP, CHAIRMAN

ATTEST:

\_\_\_\_\_  
WARREN FRACE, COMMISSION SECRETARY

## ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM CITY OF PASO ROBLES

- 1. PROJECT TITLE:** PD 12-006 Amendment -Firestone Brewery – Building Expansion and New Warehouse
- Concurrent Entitlements:** PD 12-006
- 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
- 4. PROJECT PROPONENT:** Harris Architecture & Design
- Contact Person:** Kyle Harris (Representative)
- Phone:** (805) 574-1550  
**Email:** [Kyle@Harrisaandd.com](mailto:Kyle@Harrisaandd.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 construct an approximate 9,000 square foot expansion to an existing 19,500 square foot building for office and warehouse uses. This addition would take place in an area that has been an asphalt parking lot for the existing building. Also proposed, is the construction of a new 55,000 square foot warehouse and 39 space surface parking lot. The new building would be built on an approximate 3-acre vacant site.
- 8. ENVIRONMENTAL SETTING:** The 3- acre site is vacant and currently being utilized for outdoor storage of materials and equipment related to the existing brewery and on-going construction of brewery expansion areas. There is a large oak tree located on the north east corner of the site which was previously determined to be diseased beyond correction and subsequently approved for removal by the City Council. The Council’s approval of the tree removal was in relation to a previously approved project on this site that would have developed new industrial buildings. The project was not built and the tree has not been removed, but would be removed as part of the development of this proposed project.
- 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.

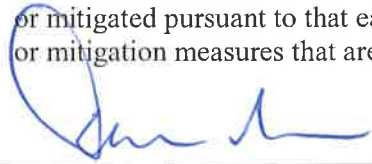
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <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

6/3/15

## **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
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**I. AESTHETICS:** Would the project:

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

Discussion (a-c): The project is located adjacent to State Highway 101 and will be quite prominent from both north and southbound Highway 101. The portion of Highway 101 through the City is not considered a scenic vista, or scenic highway. The proposed development has been designed to provide enhanced architectural elements for the architectural elevations that face Ramada Drive and Highway 101. The west facing elevation of the 55,000 square foot warehouse is 300 feet in length which is parallel to the adjacent street and Highway 101. The building architecture has provided tower elements, trellis structures, awnings, columns, and colors and materials that are used throughout the Firestone Brewery campus.

The building is setback from the back of the sidewalk along Ramada Drive approximately 40-feet. The 40-foot area will be landscaped.

As a result of the architectural design of the building, along with the 40-foot planter area, impacts from the development of the buildings in relation to scenic views and visual character on the surrounding areas will be less than significant.

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

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

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

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

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

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

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

- 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.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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According to the APCD CEQA Handbook, when comparing the project to Table 1-1, Screening Criteria for Project Air Quality Analysis, the proposed new 55,000 square foot warehouse building, along with the 9,000 square foot expansion to the existing warehouse building, would produce less than the 25 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) | <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 from the warehouse and office uses.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: There will be no objectionable odors in relation to the proposed warehouse use.

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

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f):

The subject site has been improved by the adjacent public improvements which include street, curb, gutter and sidewalk improvements on all sides except for the north side. Industrial buildings have been developed on the north, south and east sides of the site. State Highway 101 and Ramada Drive are located adjacent to the site along the west boundary. There is a large oak tree located on the north east corner of the site. The tree was determined to be in poor health and was approved for removal by the City Council in conjunction with the development of a previous project on the subject site. The tree is still located on the lot; the previous project was never developed. The applicants plan on removing the tree with development of this project.

Since this lot has been developed, including street improvements and utilities and since the lot is flat and has no resources except for seasonal grasses, the development of the 3-acre site will not have an impact on biological services.

**V. CULTURAL RESOURCES:** Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d):

The site is an infill site that is surrounded by existing industrial buildings and adjacent streets. The site has been previously graded with the development of the industrial area and installation of the streets.

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

**VI. GEOLOGY AND SOILS:** Would the project:

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

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

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

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

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

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

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

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

Discussion: See discussions above.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

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

Discussion: The building will be hooked up to the City's sanitary sewer system, therefore there is no impact.

	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:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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):

The use of the buildings includes warehousing, 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 which will eliminate the need to haul product by truck between buildings. Propane powered fork lifts will be used to transport product and materials between the Firestone Brewery buildings.

Based on the warehouse use being a low traffic generator and based on the 55,000 square foot warehouse building and the 9,000 square foot expansion to the existing warehouse building, 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.

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**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

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

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Discussion (a-d): the warehouse will be used for the storage of case beer and keg beer. No brewing activities will take place with this project, therefore the project would not create a hazard, or use/produce hazardous materials, therefore, there will be no impact.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

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**IX. HYDROLOGY AND WATER QUALITY:** Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The proposed expansion to the existing building and the development of the 55,000 square foot warehouse building 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (c-f): Discussion: 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 and the development of the 55,000 square foot warehouse building will not have an impact on this environmental

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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"/>
Discussion (g-j): the project is not located within a 100 year flood hazard area, and as mentioned above in Section f. the site is part of an existing industrial park that has existing drainage facilities and storm water system. The site is not located within an area that would be affected by a failure of a levee or dam.				
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-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 western edge of the site along Ramada Drive, 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

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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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.

**X. LAND USE AND PLANNING:** Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project consists of constructing warehouse 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

Warehousing is a permitted use in the Manufacturing (M) zoning and Business Park (BP) land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to land use plans or policies.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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?<br>(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.

	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)

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

Discussion: The warehouse activities take place within the building and at the truck loading docks. The building is located within an existing industrial park where there are no sensitive receptors. The proposed warehouse project 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?

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

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?

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

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)

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

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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-c):

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.



	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? | <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.

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

Discussion (a,b): A Trip Generation Analysis was prepared for the project by Associated Traffic Engineers (ATE). The analysis indicated that the project would generate a total of 263 average daily trips, 25A.M. peak hour trips, and 27P.M. peak hour trips.

The City Engineer has indicated that a previous project that was entitled for the subject site (Lavorgna) made financial contributions for improvements that have been constructed for the southbound off-ramp and the intersection of Highway 101 and Highway 46 West. The peak hour trips for this project are less than the trips that were calculated for the previous Lavorgna project, and that the previous financial contribution to the interchange mitigates this project's traffic impact, therefore no further mitigation is necessary. This project will be required to pay the Transportation Impact Fees as required by all development projects. As a result of the contributions made to the Highway 101 and Highway 46 West interchange by the previous project, and the requirement for the new project to pay Transportation Impact Fees, this projects impact on transportation and traffic will be less than significant.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. This will help reduce the amount of fork lift and truck traffic that currently operates between the existing buildings via the public street. While there will be trucks entering and leaving the loading docks for the warehouse buildings, it is not anticipated that it will create a hazardous situation and therefore it would be a less than significant impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

**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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
--	---	---	---	----------------------

environmental effects?

Discussion: The proposed 9,000 square foot expansion to the existing building and the development of the 55,000 square foot warehouse building will be for product storage purposes. Since the storage of products would not produce waste water or have a need for new water beyond typical plumbing facilities, the project impact on this environmental factor, 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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, additionally the proposed warehouse and office uses 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed 9,000 square foot expansion to the existing building and the development of the 55,000 square foot warehouse building will be for product storage purposes. Since the storage of products would not produce waste water or have a need for new water beyond typical plumbing facilities, the project will not have an impact on this environmental factor.

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

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

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

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---	---	----------------------

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

Discussion: The proposed 9,000 square foot expansion to the existing building and the development of the 55,000 square foot warehouse building will be for product storage purposes constructed on vacant lot located within an existing industrial park. The development of this project on the 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)?
- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed 9,000 square foot expansion to the existing building and the development of the 55,000 square foot warehouse building will be for product storage purposes constructed on vacant lot located 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?
- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed 9,000 square foot expansion to the existing building and the development of the 55,000 square foot warehouse building will be for product storage purposes constructed on vacant lot located 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

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
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

**Attachments:**

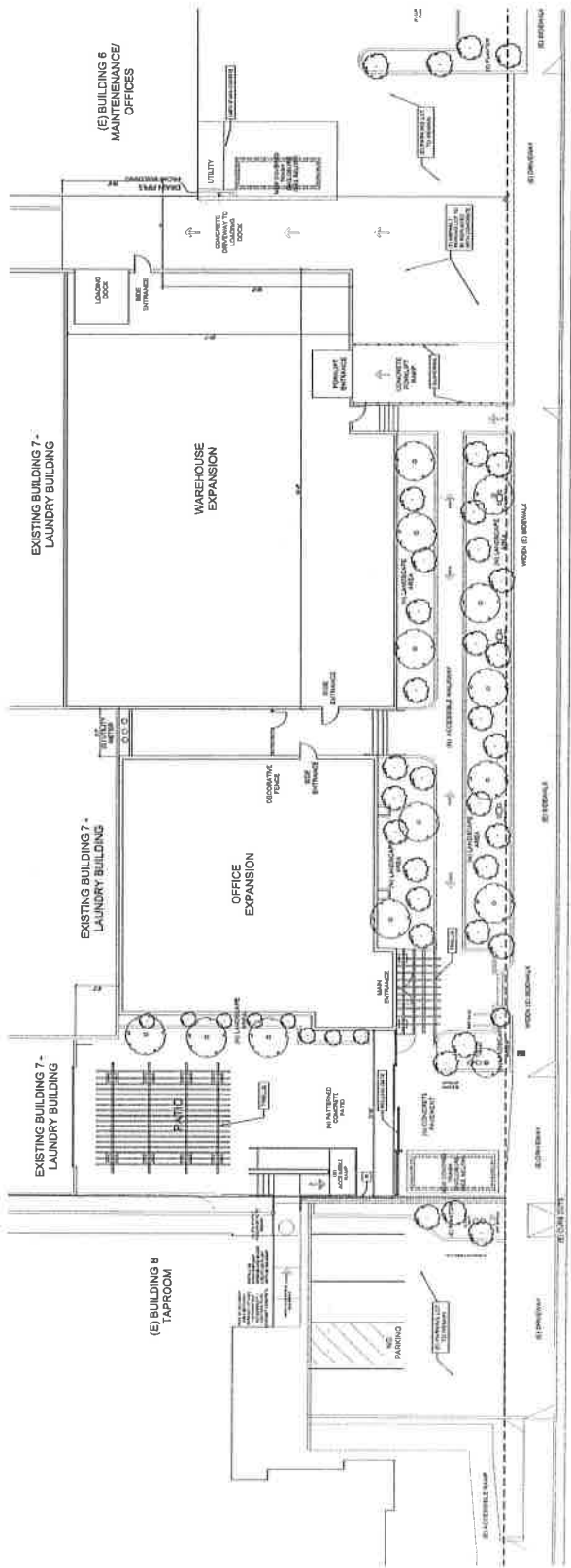
1. Vicinity Map
2. Site Plan – Bldg. 7 Expansion
3. Site Plan – New Warehouse
4. Bldg. 7 Elevations (north)
5. Bldg. 7 Elevations (west)
6. New Warehouse Bldg. (east & west)
7. Trip Generation Letter



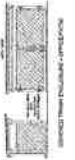
**Attachment 1**  
Vicinity Map

PD 12-006 Amendment  
Agenda Item No. 1 Page 35 of 74  
(Firestone Brewery)

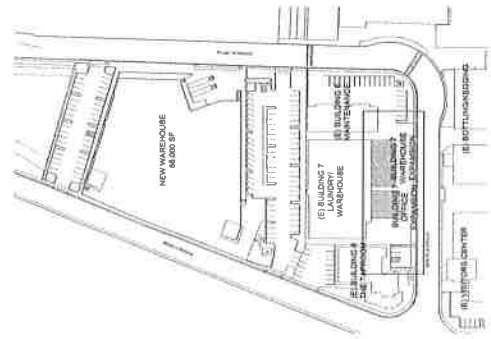




**BUILDING 7 SITE PLAN**  
 Scale: 1" = 10'-0"

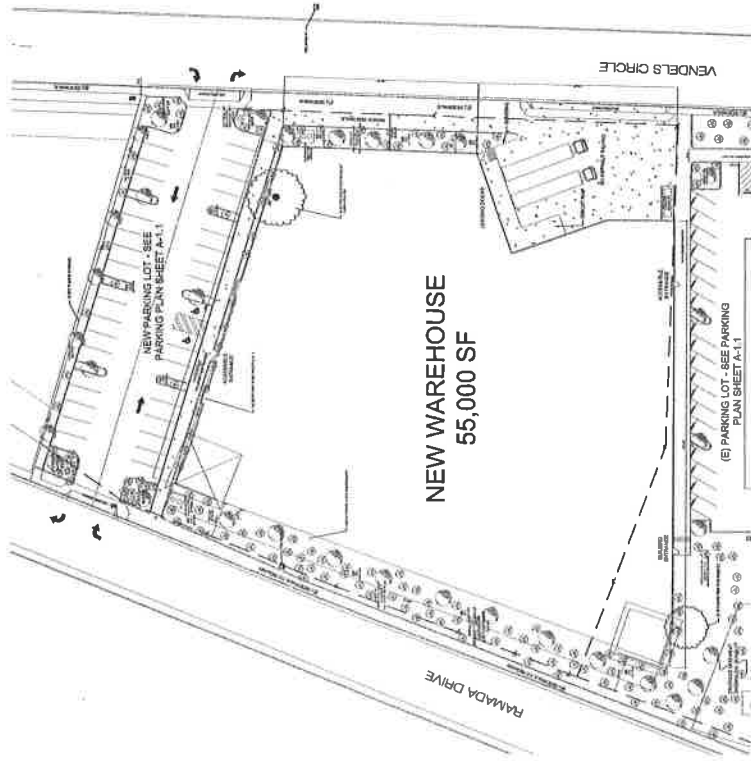
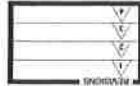


**SITE VICINITY PLAN**  
 NTS



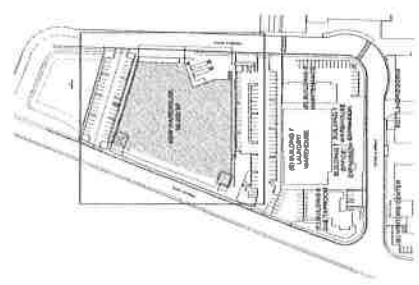
- NOTES:**
- \* SEE SHEET CP-1 "CONCEPTUAL LANDSCAPE PLAN" FOR PLANTING TYPES AND SCHEDULE
  - \* SEE SHEET GD-1 FOR SITE GRADING
  - \* LOCATION OF NEW TRANSFORMER TBD

**Attachment 2**  
 Site Plan- Bldg. 7  
 PD 12-006 Amendment  
 (Firestone Brewery)



NEW WAREHOUSE SITE PLAN  
 Scale: 1" = 30'-0"

- NOTES:
- \* SEE SHEET CP-2 "CONCEPTUAL LANDSCAPE PLAN" FOR PLANTING TYPES AND SCHEDULE
  - \* SEE SHEET GD-2 FOR SITE GRADING
  - \* LOCATION OF NEW TRANSFORMER TBD



SITE VICINITY PLAN  
 NTS

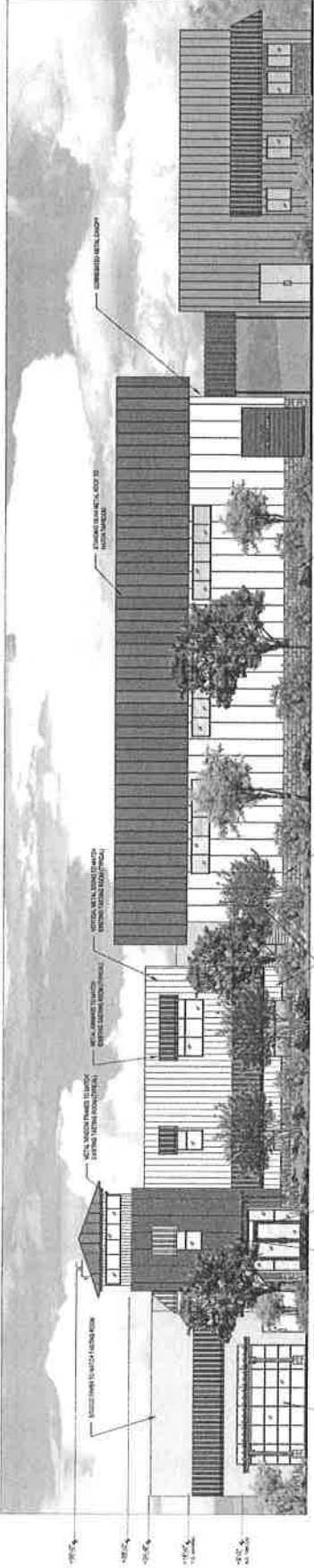
**Attachment 3**  
 Site Plan - New Warehouse  
 PD 12-006 Amendment  
 (Firestone Brewery)



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



PROJECT TITLE  
FIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS

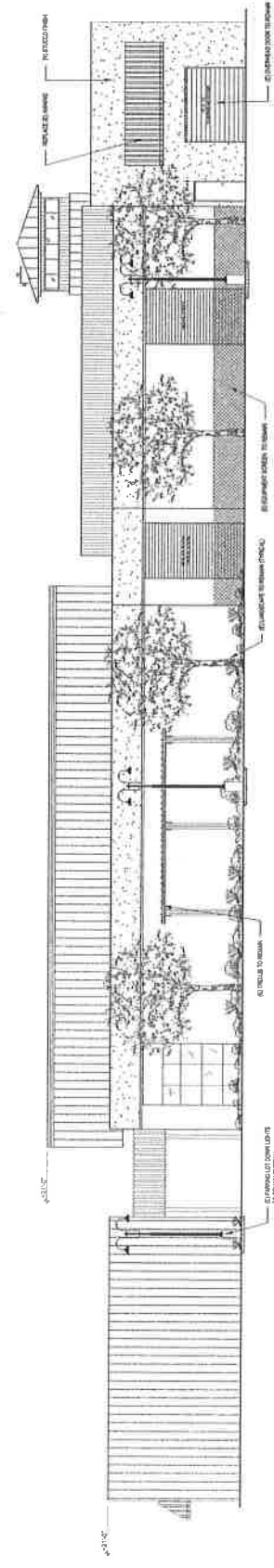


**SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"

(E) BUILDING 6

WAREHOUSE EXPANSION

OFFICE BUILDING EXPANSION



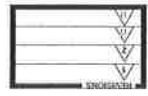
**NORTH ELEVATION**  
Scale: 1/16" = 1'-0"

(E) LAUNDRY BUILDING  
(OFFICE BUILDING EXPANSION BEYOND)

(E) LAUNDRY BUILDING  
(WAREHOUSE EXPANSION BEYOND)

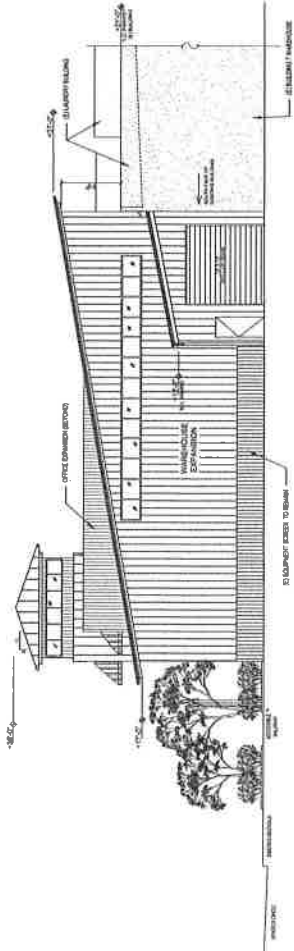
(E) BUILDING 6

**Attachment 4**  
Bldg. 7 - Elev. (north)  
PD 12-006 Amendment  
(Firestone Brewery)

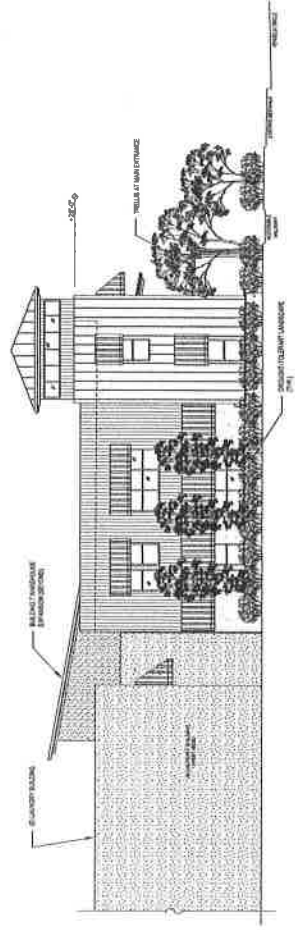


PROJECT TITLE  
 FIRESTONE WALKER BREWING COMPANY  
 BUILDING 7 OFFICE AND  
 WAREHOUSE EXPANSIONS  
 DATE: 11.15.2019

A-2.2

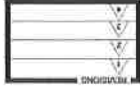


**EAST ELEVATION**  
 Scale: 1/8" = 1'-0"



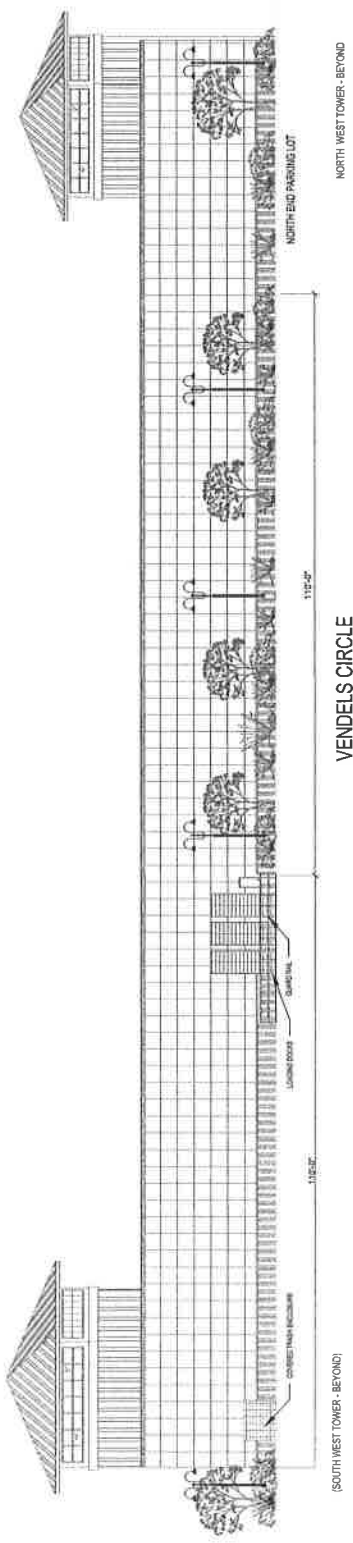
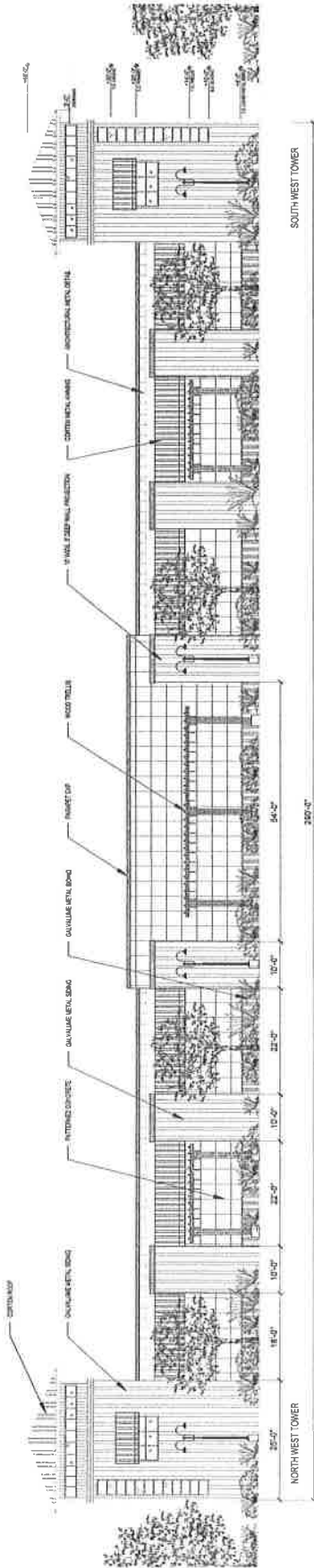
**WEST ELEVATION**  
 Scale: 1/8" = 1'-0"

**Attachment 5**  
 Bldg. 7 - Elev. (west)  
 PD 12-006 Amendment  
 (Firestone Brewery)



PROJECT TITLE  
 FIRESTONE WALKER BREWING COMPANY  
 NORTH CAMPUS DP  
 NEW WAREHOUSE  
 PLANNING REVIEW  
 DATE: 08.2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**A-3.1**



**Attachment 6**  
 New Warehouse - Elevations  
 PD 12-006 Amendment  
 (Firestone Brewery)



# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.  
Scott A. Schell, AICP, PTP

May 20, 2015

15049L01.wp

Ms. Suzanne Winslow, AIA  
Harris Architecture and Design  
151 West Branch Street, Suite "E"  
Arroyo Grande, CA 93420

## TRIP GENERATION ANALYSIS FOR THE FIRESTONE WAREHOUSE EXPANSION - PASO ROBLES, CALIFORNIA

The following letter presents the trip generation analysis prepared for the Firestone Warehouse Expansion in the City of Paso Robles. As shown on the attached site plan, the proposed expansion includes a new 55,000 square foot cold storage warehouse and 8,990 square feet of office/warehouse space addition to the existing Laundry/Warehouse Building (Building #7).

### Project Trip Generation

Trip generation estimates calculated for the Firestone Warehouse Expansion are based on the rates published in the Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition for Warehouse (Land Use Code #150) and Single Tenant Office Building (Land Use Code #715). Table 1 summarizes the average daily trips (ADT), A.M. and P.M. peak hour trips.

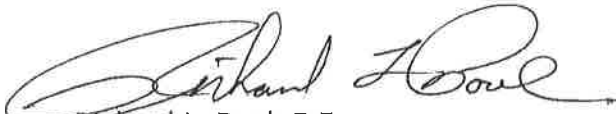
**Attachment 7**  
Trip Generation Letter  
PD 12-006 Amendment  
(Firestone Brewery)

**Table 1  
Firestone Warehouse Expansion Trip Generation Estimates**

Land Use	Size	Average Daily Trips		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
<u>New Building:</u> Warehouse	55,000 SF	3.56	196	0.30	16 (13/3)	0.32	18 (4/14)
<u>Building #7 Expansion:</u> Office	4,390 SF	11.65	51	1.80	8 (7/1)	1.74	8 (1/7)
Warehouse	4,600 SF	3.56	16	0.30	1 (1/0)	0.32	1 (0/1)
Total:			263		25 (21/4)		27 (5/22)

The data presented in Table 1 show that the proposed warehouse expansion would generate a total of 263 average daily trips, 25 A.M. peak hour trips, and 27 P.M. peak hour trips.

Associated Transportation Engineers

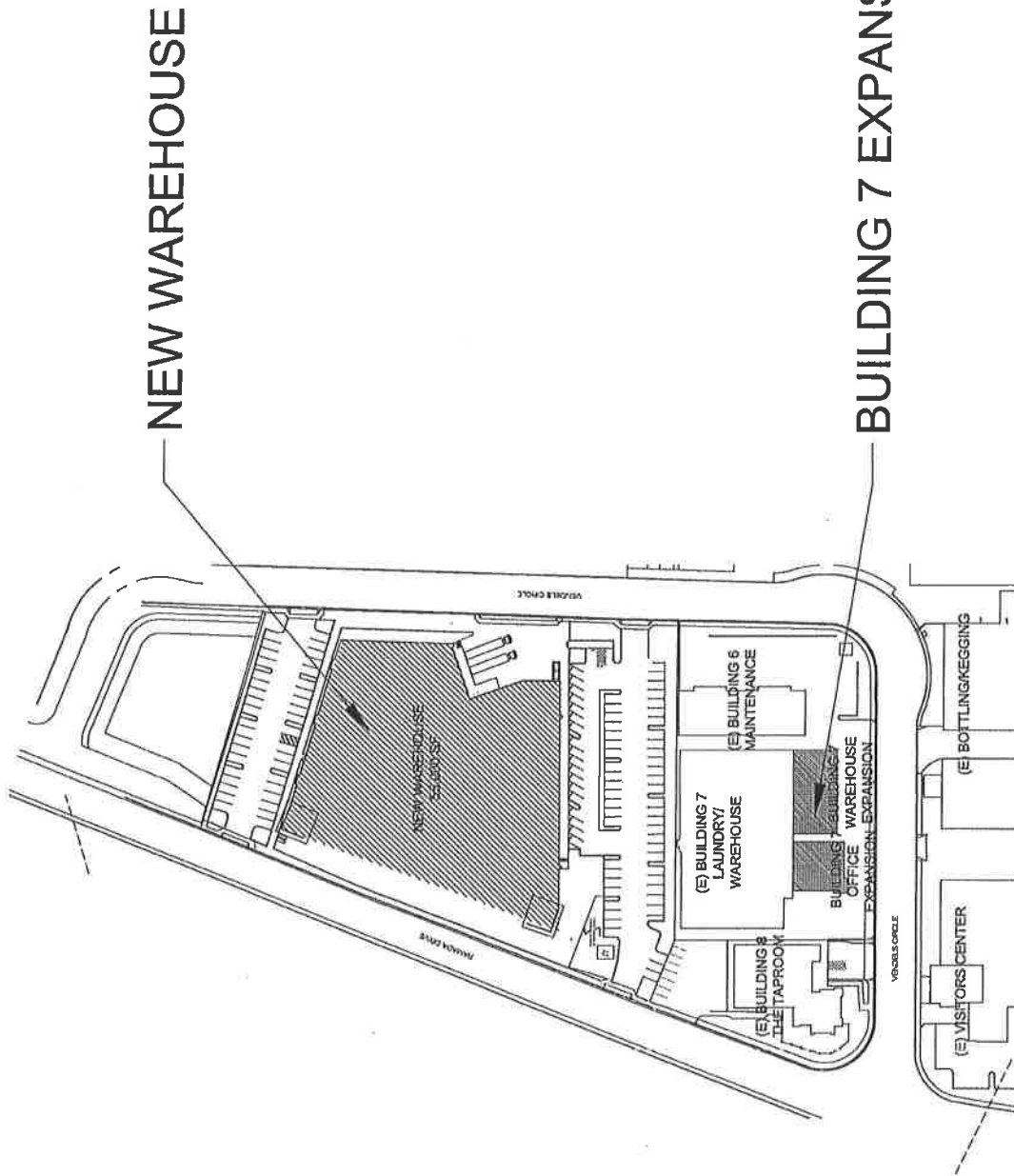


Richard L. Pool, P.E.  
President

RLP/DFN/wp

Attachment: Project Site Plan





# BUILDING 7 EXPANSIONS

# NEW WAREHOUSE



ASSOCIATED  
TRANSPORTATION  
ENGINEERS

PROJECT SITE PLAN



**RESOLUTION NO: 15-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 12-006 AMENDMENT**

**1400 RAMADA DRIVE**

**(FIRESTONE WALKER, LLC)**

**APNs: 009-633-032, 013, 014, 015, 020, 021 & 022**

**WHEREAS**, the project is located at 1400 Ramada Drive; and

**WHEREAS**, to request is to construct a 9,000 square foot expansion to the existing 19,500 square foot building (old Nu-Way Cleaners building) for office and warehouse uses, and construct a new 55,000 square foot warehouse with a 39 space surface parking lot; and

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

**WHEREAS**, Section 21.23B.030(5a), of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan (PD) review process; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on June 23, 2015, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and associated Negative Declaration; and

**WHEREAS**, a resolution was adopted by the Planning Commission approving a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Rezone applications in accordance with the California Environmental Quality Act; and

**WHEREAS**, based upon 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 Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City; and
8. The use of the 1:5,000 square foot parking ratio for the warehousing uses, as allowed by Table 21.22.01 for wine storage is consistent for beer storage, because this type of warehousing allows low employee demand, and generally the need for minimal parking spaces.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 12-006 Amendment, subject to the following condition:

**STANDARD CONDITIONS:**

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

**SITE 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.

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

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B	Title Sheet
C	Grading and Drainage 1
D	Grading and Drainage 2
E	Conceptual Landscape Plan 1
F	Conceptual Landscape Plan 2
G	Bldg. 7 Site Plan
H	New Warehouse Site Plan
I	Parking Lot Layout Plan
I-2	Parking Lot Layout Plan (statistics)
J	Bldg. 7 Elevations (North & South)
K	Bldg. 7 Elevations (East & West)
L	New Warehouse Elevations (North & South)
M	New Warehouse Elevations (East & West)
N	New Warehouse Massing Study (North)
O	New Warehouse Massing Study (South)
P	Color & Materials (on-file)

3. This PD 12-006 Amendment allows for development of a 9,000 square foot expansion to an existing 19,500 square foot building for office and warehouse uses and construction of a new 55,000 square foot warehouse, and a 39 space surface parking lot. The project may calculate the number parking spaces for warehouse uses at a ratio of 1:5,000 square feet.
4. Prior to the issuance of a building permit, a Parking Agreement or Reciprocal Parking and Access Easement shall be established that ties the parking in the newly created parking lot for the use of brewery activities (i.e. employees and visitors) shall be submitted for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.
5. Prior to the issuance of a building permit for the new warehouse building, all necessary parcels need to be merged so that the building is not constructed over property lines.
6. Improvements to Ramada Drive and Vendels Circle will be constructed to City Standards and plans approved by the City Engineer.
7. Storm water management best management practices shall be designed, constructed and maintained in accordance with Central Coast Water Board Resolution No. R3-2012-0025 adopted September 6, 2012.
8. The project shall be in compliance the following standard recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

**CONSTRUCTION PHASE:**

**Dust Control Measures**

- AQ-1 Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**
- a. Reduce the amount of the disturbed area where possible.
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
  - c. All dirt stock pile areas should be sprayed daily as needed.
  - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
  - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
  - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

#### Asbestos / Naturally Occurring Asbestos

AQ-2 Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

#### Demolition of Asbestos Containing Materials

AQ-3 The project referral indicated that there are existing structures on the proposed site that will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulationon pipes). If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of June 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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VINCE VANDERLIP, CHAIRMAN

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION  
CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_

Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_

Approval Body: Planning Commission Date of Approval: June 23, 2015

Applicant: Firestone Brewery Location: 1400 Ramda Drive

APN: 009-633-032, 013, 014, 015, 020, 021 & 022

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

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

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on June 23, 2017 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 12-006 Amend. Res.\_\_\_\_\_

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

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

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(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

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

**C. PRIOR TO ANY PLAN CHECK:**

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

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

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

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

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

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

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

Street Name	City Standard	Standard Drawing No.
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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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

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**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 \_\_\_\_\_)

# FIRESTONE WALKER BREWING COMPANY NORTH CAMPUS DP

## BUILDING EXPANSIONS AND NEW WAREHOUSE

### PROJECT DIRECTORY

**OWNER/CONTACT**  
 John Firestone  
 Firestone Walker Brewery  
 1400 Bernard Drive  
 San Marcos, CA 92068  
 phone: 760-341-3423  
 email: jfirestone@firestone.com

**ARCHITECT**  
 Harris Architecture & Design  
 151 West Branch Street  
 Arcata, CA 95521  
 email: info@harrisad.com

**LANDSCAPE ARCHITECT**  
 Holly Lundy  
 151 West Branch Street  
 Arcata, CA 95521  
 email: holly@harrisad.com

**CIVIL ENGINEER**  
 Timothy Soates PE  
 Poona Engineering Inc.  
 Redwood, CA 94568  
 email: info@poonaengineering.com

### PROJECT INFORMATION

**Site**  
 Address: 10800 Sycamore Rd., Arcata, CA 95521  
 City: Arcata, CA 95521  
 Lot Size: 20.1083 SF (Building 7)  
 Zoning: M-100 (Medium Density Residential)

**Project Building Area**  
 Building 7 (New Warehouse): 5,000 SF  
 Building 8 (New Warehouse): 4,500 SF  
 Building 9 (New Warehouse): 4,500 SF  
 Total Expansion Area: 14,000 SF

**Construction Type**  
 New Warehouse: V/A  
 New Warehouse: V/A  
 New Warehouse: H/A  
 New Warehouse: H/A  
 New Warehouse: B  
 New Warehouse: S/A

**Permitted Capacity and New Warehouse**  
 New Warehouse: 1,000 SF  
 New Warehouse: 1,000 SF  
 New Warehouse: 1,000 SF  
 New Warehouse: 1,000 SF

### SHEET INDEX

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GRADING AND DRAINAGE PLAN (NEW WAREHOUSE)	GD-2
PAVING PLAN (BUILDING EXPANSIONS)	CP-1
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PAVING PLAN ENTIRE NORTH SITE AT 1:500 FOR NEW WAREHOUSE	A-1.8
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### PROJECT TITLE

**HARRIS**  
 Architecture & Design  
 151 West Branch Street  
 Arcata, CA 95521  
 805-574-1550

### PROJECT TITLE

**FIRESTONE WALKER BREWING COMPANY**  
 BUILDING 7 OFFICE AND WAREHOUSE EXPANSIONS  
 WAREHOUSE EXPANSIONS

### PROJECT TITLE

**Scale: 1/8" = 1'-0"**

### SCOPE OF WORK

THE PROJECT CONSISTS OF THE EXPANSION OF THE EXISTING BUILDING 7 AND THE CONSTRUCTION OF A NEW WAREHOUSE, BUILDING 9. THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF THE NEW WAREHOUSE, BUILDING 9, AND THE EXPANSION OF BUILDING 7. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF THE NEW WAREHOUSE, BUILDING 9, AND THE EXPANSION OF BUILDING 7. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF THE NEW WAREHOUSE, BUILDING 9, AND THE EXPANSION OF BUILDING 7.

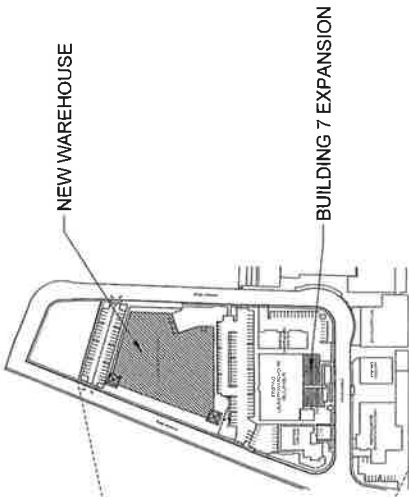
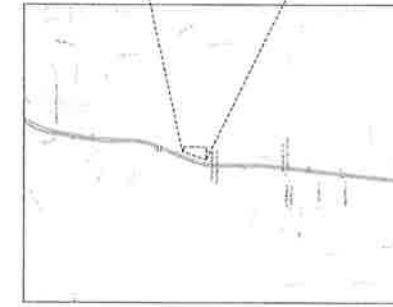
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THE NEW 12000 SF WAREHOUSE WILL BE SINGLE STORY, WITH LOADING DOORS AND FORKLIFT DOCKERS. STORMWATER CONTROL AND RETENTION SHALL BE PROVIDED FOR THE NEW WAREHOUSE. STORAGE TANKS FOR RIGIDITY ONE EXISTING OAK TREE AND ONE EXISTING TREE WILL BE REMOVED FOR THE NEW WAREHOUSE. THE EXISTING TREE WILL BE REMOVED FOR THE NEW WAREHOUSE. THE EXISTING TREE WILL BE REMOVED FOR THE NEW WAREHOUSE.

THE PROJECT ALSO INCLUDES RENOVATING AN EXISTING OFFICE BUILDING WAREHOUSE TO SERVE THE NEW OFFICES. THE EXISTING OFFICE BUILDING WAREHOUSE TO SERVE THE NEW OFFICES. THE EXISTING OFFICE BUILDING WAREHOUSE TO SERVE THE NEW OFFICES. THE EXISTING OFFICE BUILDING WAREHOUSE TO SERVE THE NEW OFFICES.

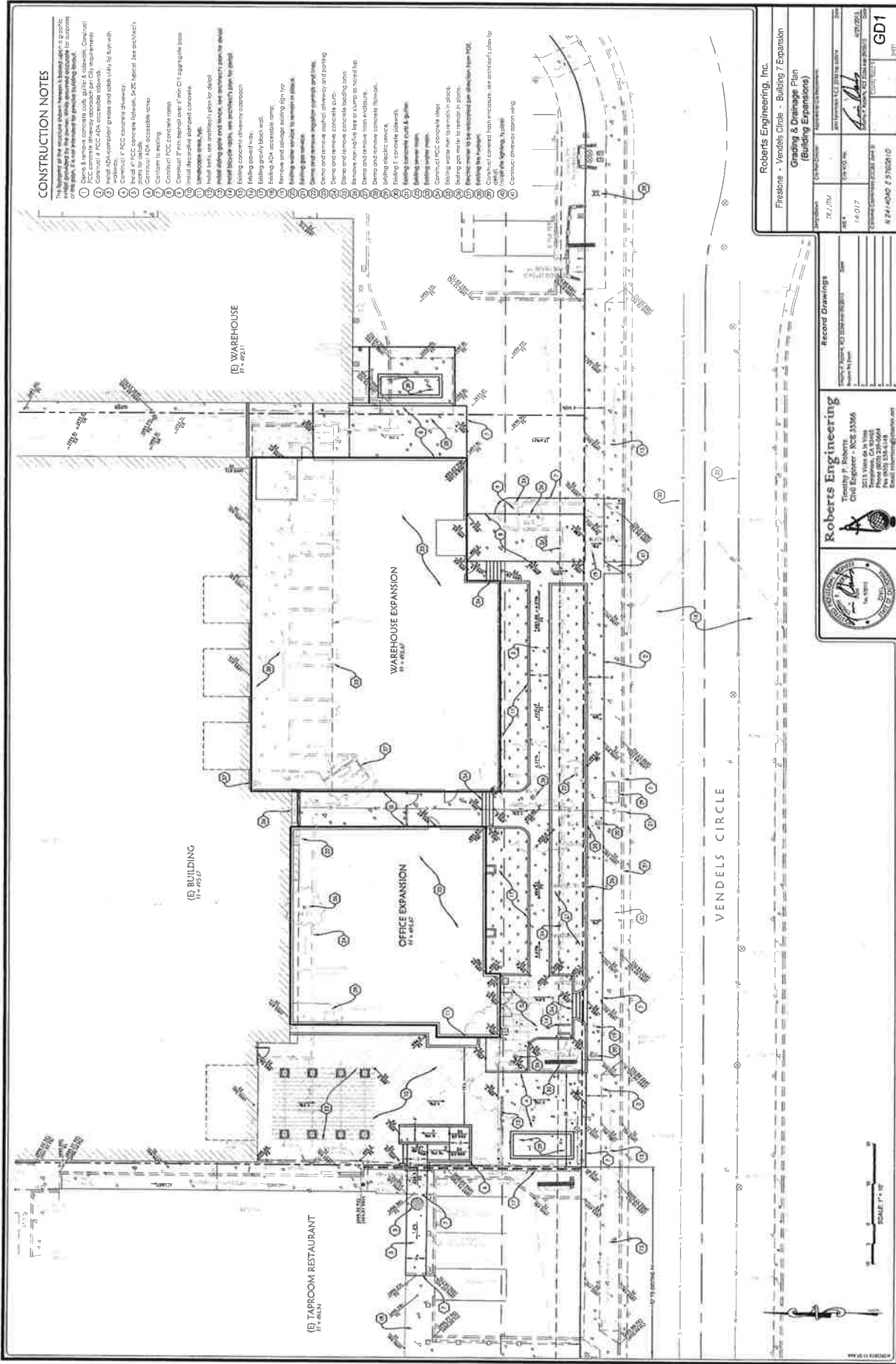
### VICINITY MAP



**FIRESTONE WALKER BREWING COMPANY**  
 BUILDING 7 OFFICE AND WAREHOUSE EXPANSIONS

**T-1.0**

Exhibit B  
 Title Sheet  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



- CONSTRUCTION NOTES**
- The following list of notes should be read in conjunction with the grading and drainage plan for building expansion or any other plan that is part of the same project.
1. Demolish and remove concrete curb, gutter & downspout. Contact City Engineer for removal permit.
  2. Install ADA-compliant ramps and make utility of high walkway.
  3. Install 4" PCC concrete driveway. PCC material see architect's plan for details.
  4. Install ADA-compliant ramp.
  5. Conform to existing.
  6. Contact PCC concrete ramp.
  7. Contact 2" min. depth over 4" min. CI lagging with base.
  8. Install decorative stamped concrete.
  9. Stamped concrete ramp.
  10. Install ADA-compliant ramp.
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  50. Install ADA-compliant ramp.

Roberts Engineering, Inc.  
 Firestone - Vendels Circle - Building 7 Expansion  
 Grading & Drainage Plan  
 (Building Expansion)

Project: TR / JTA  
 Date: 14-07  
 Drawing No: GD1

**Roberts Engineering**  
 Timothy P. Roberts  
 Civil Engineer - RCS 15356  
 2215 Vista de la Valle  
 Firestone, CO 80424  
 Phone: 970.234.4664  
 Fax: 970.234.4664  
 Email: info@robertseng.com

Record Drawings  
 Project: TR / JTA  
 Date: 14-07  
 Drawing No: GD1

**Exhibit C**  
 Grading/Drainage 1  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



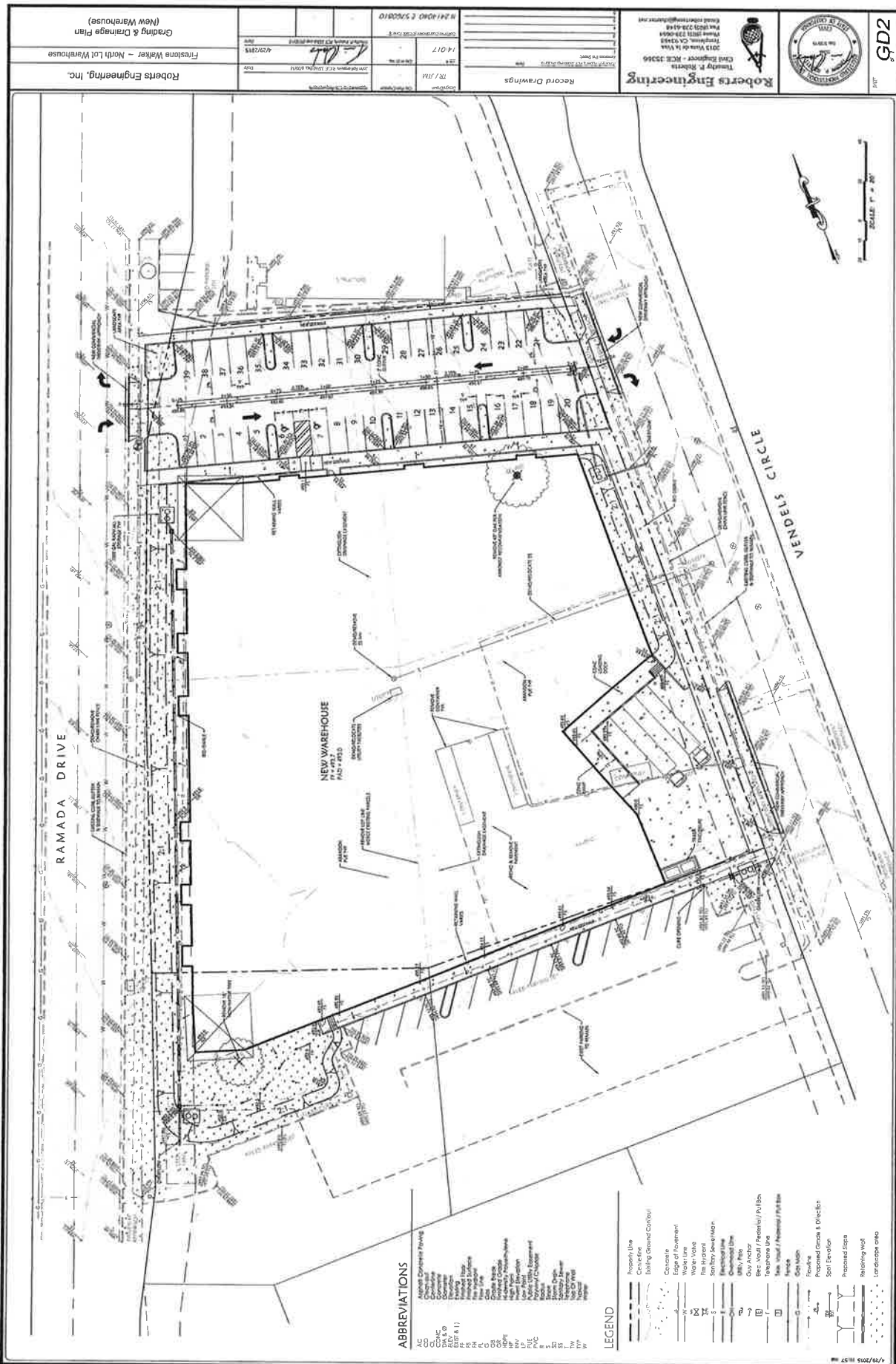


Exhibit D  
 Grading/Drainage 2  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)







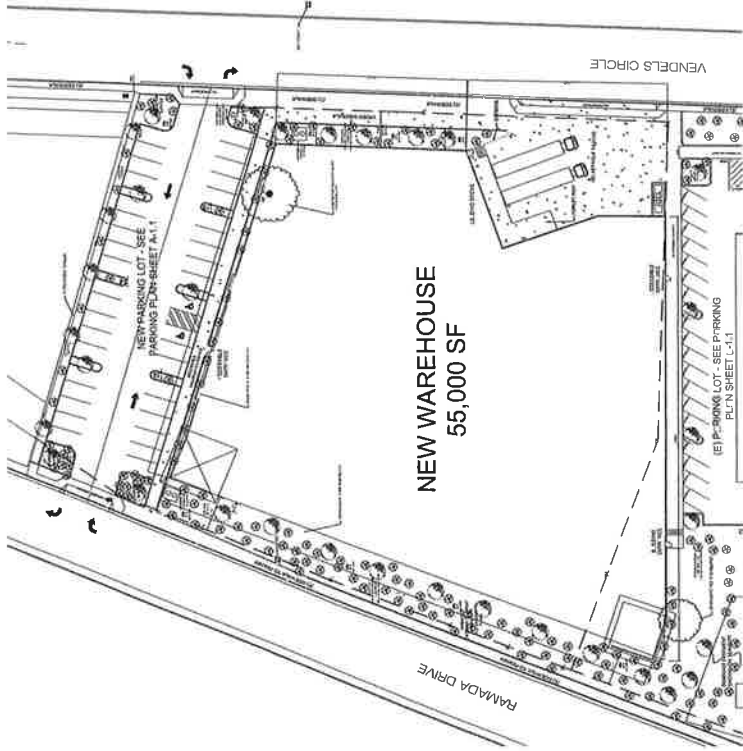


**HARRIS**  
Architecture & Design  
151 West Branch Street  
Suite E, Arroyo Grande, CA 93420  
805-574-1550



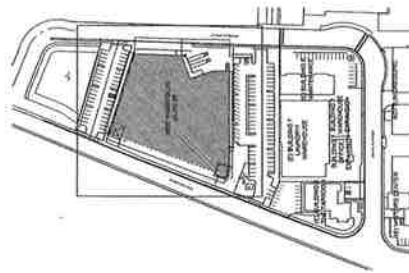
PROJECT TITLE  
FIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS

A-02



NEW WAREHOUSE SITE PLAN  
Scale: 1" = 30'-0"

- NOTES:
- SEE SHEET CP-2 "CONCEPTUAL LANDSCAPE PLAN FOR PLANTING TYPES AND SCHEDULE"
  - SEE SHEET GD-2 FOR SITE GRADING
  - LOCATION OF TRANSFORMER TBD



SITE VICINITY PLAN  
NTS

**Exhibit H**  
New Warehouse Site Plan  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)



**FIRESTONE WALKER BREWERY CAMPUS  
OFF-STREET PARKING REQUIREMENTS  
USING 1 SPACE PER 5000 SF FOR (N) WAREHOUSE**

	SF	RATIO	NEEDED
(E) TAPROOM (BUILDING 8):	6,840	5:1000	<b>34</b>
(E) LAUNDRY BLDG/WAREHOUSE (BUILDING 7):			
(E) LAUNDRY/WAREHOUSE	19,500	1:1000	19.50
WAREHOUSE EXPANSION	4,600	1:1000	4.60
OFFICE BUILDING EXPANSION	3,290	3:1000	9.87
OFFICE BUILDING STORAGE	1,100	1:1000	1.10
OFFICE BUILDING COVERED PATIO	1,000	3:1000	3.00
			<b>38.07</b>
(E) MAINTENANCE BUILDING (BUILDING 6):	5,900	1:1000	<b>5.90</b>
 NEW WAREHOUSE	 55,000	 1:5000	 <b>11.00</b>
(E) BREWHOUSE	832	1:500	1.66
(E) BREWERY RECEPTION	1,441	1:250	5.76
(E) STORAGE	13,852	1:1000	13.85
(E) COLD STORAGE	6,828	1:1000	6.82
(E) WAREHOUSE	16,791	1:1000	16.79
(E) KEGGING	3,582	1:500	7.16
(E) BOTTLING	5,000	1:500	10.00
(E) KEGGING/BOTTLING STORAGE	23,578	1:1000	23.59
(E) BOTTLING MEZZANINE STORAGE	2,000	1:1000	2.00
			<b>87.63</b>
 TOTAL NEEDED			<b>176.06</b>
TAPROOM SHARED WITH BREWHOUSE DURING OFF HOURS			<b>33</b>
BALANCE NEEDED			<b>143</b>

OFF-STREET PARKING SPACES AVAILABLE (NORTH LOTS - N1, N2, N3, N4, N5, BREWHOUSE AND RECEPTION)

LOT N1 (TAPROOM)	15 SPACES	(EXISTING)
LOT N2 (BUILDING 7)	73 SPACES	(EXISTING)
LOT N3 (BUILDING 7):	19 SPACES	(EXISTING)
LOT N4 (TAPROOM):	3 SPACES	(EXISTING)
LOT N5 (NEW WAREHOUSE)	39 SPACES	(NEW)
BREWHOUSE/RECEPTION:	12 SPACES	(EXISTING)
TOTAL AVAILABLE:	161 SPACES	
SURPLUS:	18	

TOTAL ACCESSIBLE PARKING SPACES NEEDED: 151 - 200 SPACES = 6 - (CBC 2013 TABLE 11B-208.2)

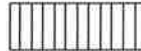
OF THESE, 1 VAN ACCESSIBLE SPACE IS NEEDED (1:6)

NOTES:

3 PER 1,000 GSF - COMMERCIAL, INDUSTRIAL, AND OTHER  
NON-RESIDENTIAL USES



5 PER 1,000 GSF - SIT-DOWN RESTAURANTS



1 PER 1,000 GSF - WAREHOUSES AND STORAGE



1 PER 500 GSF - MANUFACTURING



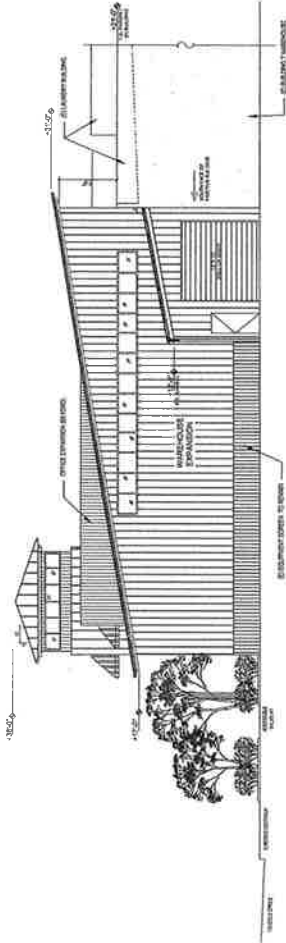
1 PER 5,000 GSF - WINERY WAREHOUSES AND STORAGE



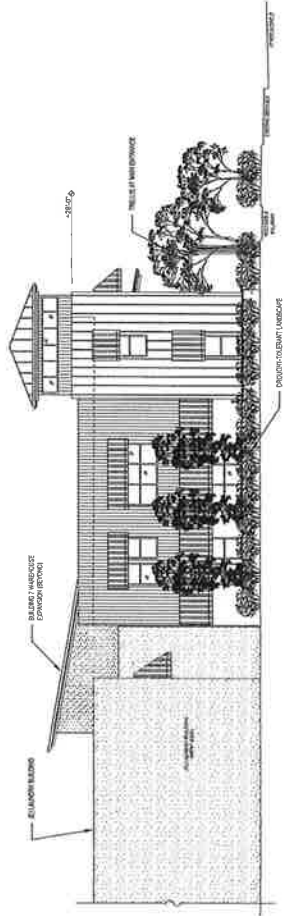
**Exhibit I -2**  
Parking Lot Layout Plan  
PD 12-006 Amendment  
Ramada Dr.  
(Firestone Brewery)







**EAST ELEVATION**  
 Scale: 1/8" = 1'-0"

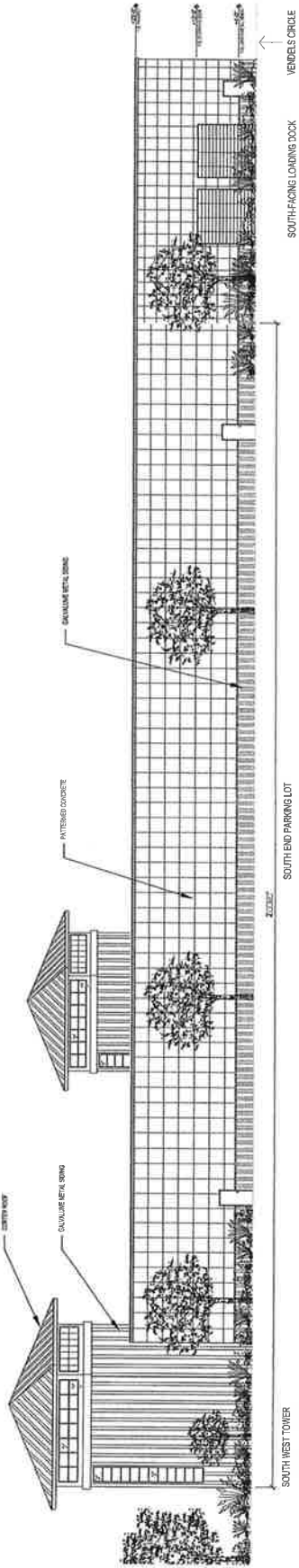


**WEST ELEVATION**  
 Scale: 1/8" = 1'-0"

**Exhibit K**  
 Bldg. 7 Elevations (East & West)  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



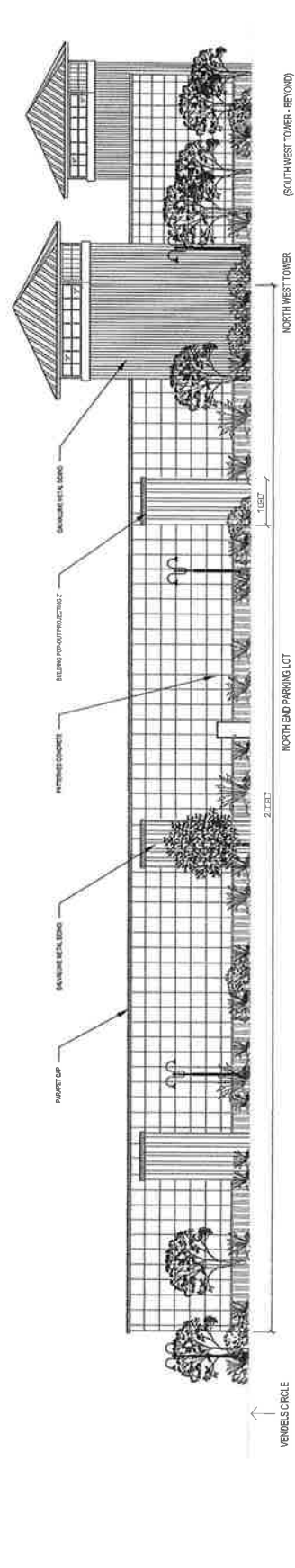
**HARRIS**  
Architecture & Design  
181 West Branch Street  
Suite E Arroyo Grande, CA 93420  
805-674-1550



**SOUTH ELEVATION**

Scale: 1" = 20'-0"

**PROJECT TITLE**  
FIRESTONE WALKER BREWING COMPANY  
BUILDING 7 OFFICE AND  
WAREHOUSE EXPANSIONS



**NORTH ELEVATION**

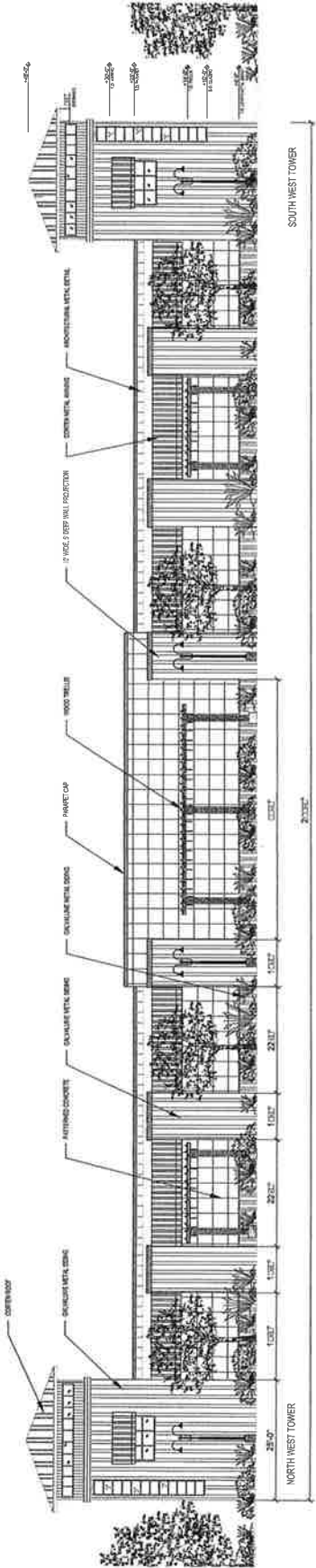
Scale: 1" = 20'-0"

**Exhibit L**  
**Bldg. 7 Elevations (North & South)**  
**PD 12-006 Amendment**  
**Ramada Dr.**  
**(Firestone Brewery)**

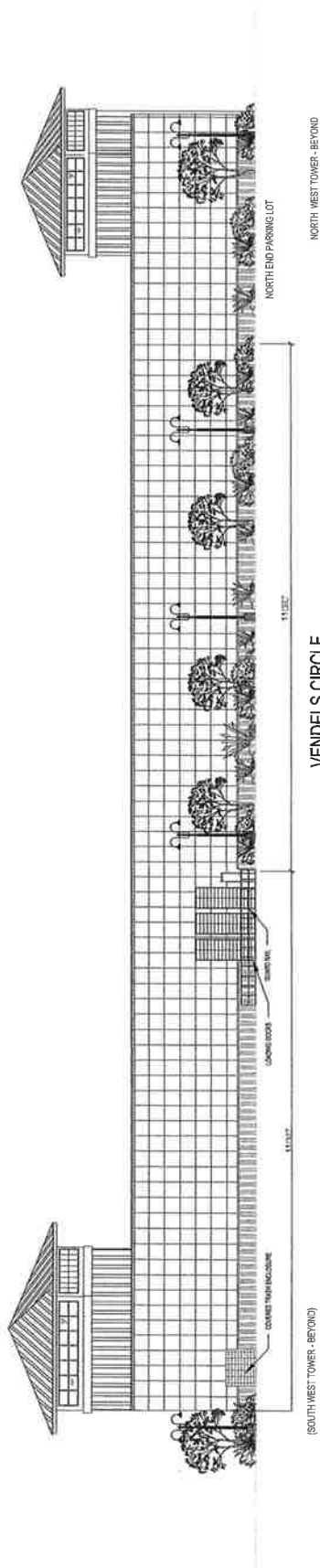


PROJECT TITLE  
**FIRESTONE WALKER BREWING COMPANY  
 BUILDING OFFICE AND  
 WAREHOUSE EXPANSIONS**  
 DATE: 8.31.13

**A-3.2**

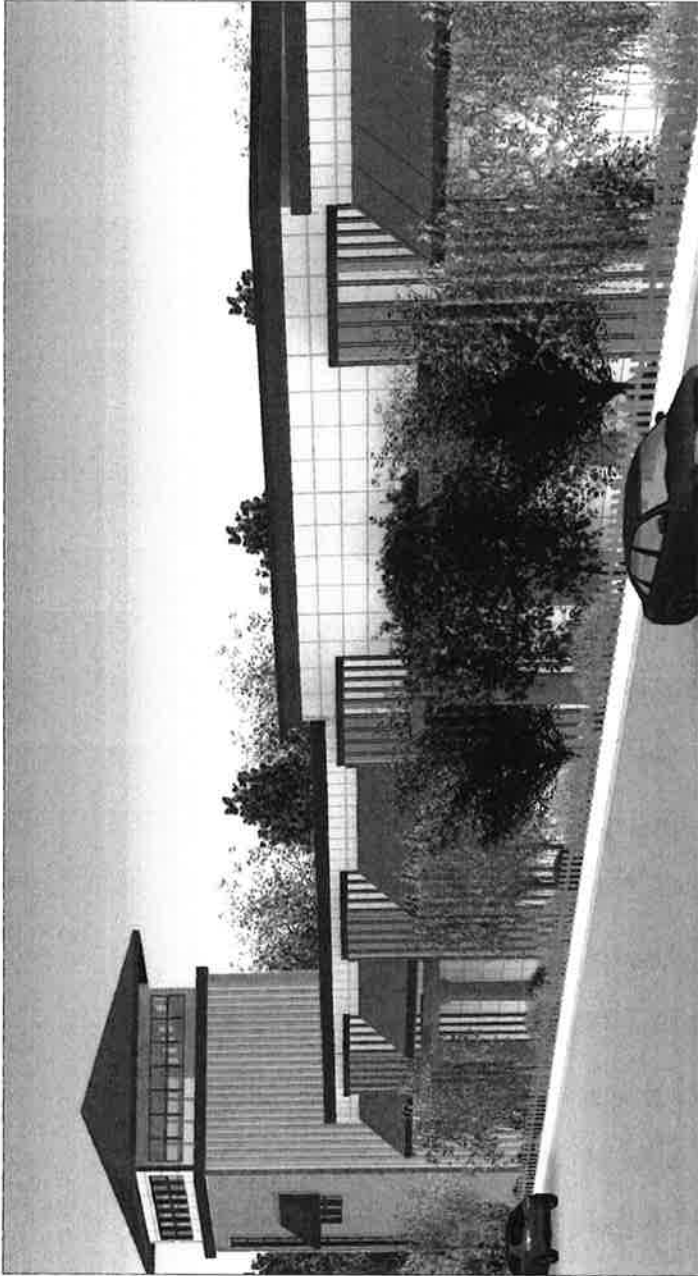


**WEST ELEVATION**  
 Scale: 1" = 20'-0"



**EAST ELEVATION**  
 Scale: 1" = 20'-0"

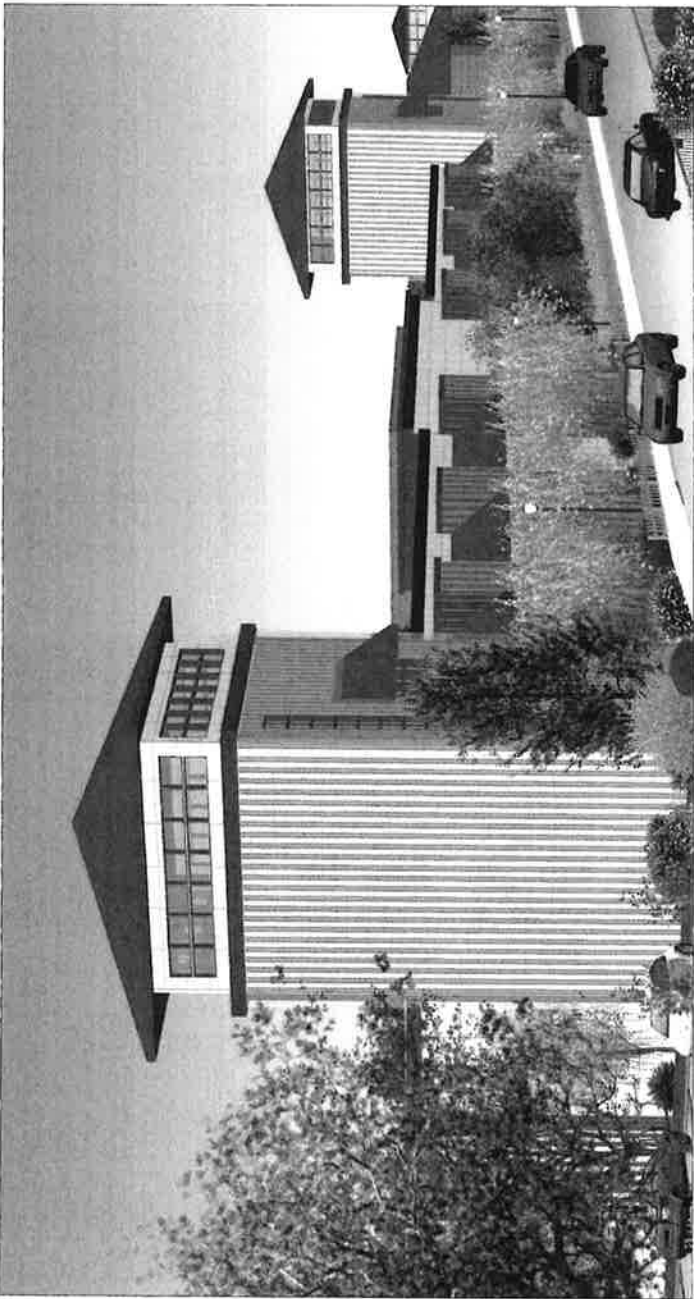
**Exhibit M**  
 New Warehouse Elevations (East & West)  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



MASSING STUDY - FACING NORTH  
NTS



**Exhibit N**  
 New Warehouse Massing Study (North)  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)



MASSING STUDY - FACING SOUTH  
 NTS

**Exhibit O**  
 New Warehouse Massing Study (South)  
 PD 12-006 Amendment  
 Ramada Dr.  
 (Firestone Brewery)

THE Newspaper of the Central Coast  
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California  
In and for the County of San Luis Obispo  
AFFIDAVIT OF PUBLICATION

AD # 1769199  
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; JUNE 3, 2015 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)

DATED: JUNE 3, 2015

AD COST: \$187.58

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION  
AND PLANNED DEVELOPMENT  
12-006 AMENDMENT

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, June 23, 2015. The meeting will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider adoption of a Planned Development, and the associated Mitigated Negative Declaration (statement that there will be no significant environmental effects if certain mitigation measures are implemented) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

• **Planned Development 12-006 Amendment:** a request to construct approximately 9,000 square foot expansion to an existing building for office and warehouse uses, and construction of a new 55,000 square foot ware with additional off-street parking lot.

The project has been filed by Firestone Walker LLC. The site is located on various parcels along Vendels Circle. (APNs: 009-633-032, 013, 014, 015, 020, 021 & 022).

The public review period for the Mitigated Negative Declaration (MND) is June 3, 2015 through June 23, 2015. The proposed MND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed Project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com) provided that such comments are received prior to the time of the hearing.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash, Associate Planner  
June 3, 2015

1769199

RECEIVED

JUN 03 2015

City of Paso Robles  
Community Development Department



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

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Kristen Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 12-006 Amendment located at 1450 Ramada Drive, on this 8<sup>th</sup> day of June, 2015.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Kristen Buxkemper