



# City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Planned Development Amendment (PD 17-007)  
Tidwell Contractor Storage Yard  
Dallons Drive west of Golden Hill Road / APN: 025-423-003  
Applicant – Leo Tidwell III  
A request to establish a 9,960 square foot office building with an accessory outdoor contractor's storage yard on an approximately 2.78 acre site.

Date: August 22, 2017

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### **Facts**

1. The proposed project site is located on a vacant 2.78-acre lot west of the intersection of Dallons Drive and Golden Hill Road (see Vicinity Map, Attachment 1).
2. The site was previously approved as part of a development plan and tentative parcel map (PD 00-008, PR 00-076) for a three-lot commercial subdivision for the development of an industrial/business park, including eight separate buildings totaling 72,380 square feet. A Mitigated Negative Declaration was adopted for the project and since its approval, only one of the three lots (at the corner of Dallons Drive and Golden Hill Road) was developed.
3. The current proposal for the project site is to construct a 9,960 square foot office building and accessory outdoor contractor's storage yard (see Site Plan, Attachment 2). The outdoor storage yard will be used primarily for commercial trucks and trailers, backhoes, excavators, and underground utility materials. Most vehicles and equipment go out to jobsites at the beginning of the week and return to the storage yard at the end of the week. Some construction equipment and materials would remain on-site until needed at a jobsite. This project would supersede the previous entitlements for this lot.
4. The General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). The C3 zone accommodates a wide variety of commercial and light industrial development, including the highway-oriented commercial, retail commercial, and light industrial uses already typical of the Golden Hill Road/Highway 46 intersection. The project site is also located within Sub Area E of the Borkey Area Specific Plan (BASP) where light industrial uses are encouraged.
5. Zoning Code Section 21.23B, Development Review, requires that all projects subject to the California Environmental Quality Act (CEQA) for which either a mitigated negative declaration or an environmental impact report is required receive Development Plan (PD) approval. Additionally, the project would supersede the previous development plan (PD 00-008) for the site, therefore a new development plan would be required.
6. There are four mature oak trees located within the project boundaries. Three of the four trees on the lot are in advanced stages of decline with health ratings of very poor, and are recommended by the Arborist for removal (see Arborist Report, Attachment 3). The fourth tree has a health rating of fair and recommended to be retained with tree protection. The design of the project would necessitate the removal of the distressed oak tree closest to Dallons Drive, which is where

## Agenda Item 2

the office building would be constructed. Per the recommendation of the Arborist's Report and staff site visit to inspect the tree, this tree appears to qualify for a director level removal. For the two additional trees in decline, the applicant has submitted an application for the City Council's consideration for their removal. Oak trees not approved for removal will be required to comply with the mitigation measures listed in the Mitigation Monitoring and Reporting Table, (Exhibit A to Draft Resolution A) to ensure the trees are protected during construction and ongoing operations of the site.

7. The Development Review Committee (DRC) reviewed this project at their meeting on July 10, 2017. The DRC was supportive of the project whether the oak trees were proposed to be removed or retained.
8. 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 Mitigated Negative Declaration (MND) was prepared and circulated for public review and comment (see Attachment 9, Exhibit B to Draft Resolution A). 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 Mitigated Negative Declaration.

### **Options**

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project as follows:
  - a. Approve draft Resolution A; certifying the Mitigated Negative Declaration for the project; and
  - b. Approve draft Resolution B; approving Planned Development 17-007 subject to site-specific conditions of approval.
2. Approve the project with modifications to either Resolution A and / or Resolution B.
3. Refer back to staff for additional analysis.
4. Deny the project by adopting findings of denial for draft Resolution A and draft Resolution B.

### **Analysis and Conclusions**

#### Project Summary

For the Planning Commission to consider a request to establish a 9,960 square foot office building with an accessory outdoor contractor's storage yard on an approximately 2.78 acre site. The outdoor storage yard will be used primarily for commercial trucks and trailers, backhoes, excavators, and underground utility materials. Most vehicles and equipment go out to jobsites at the beginning of the week and return to the storage yard at the end of the week. Some construction equipment and materials would remain on-site until needed at a jobsite.

#### General Plan / Zoning Consistency

The General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). In general, C3 zoned properties provide for commercial and light-industrial uses, including contracted services with outdoor storage of materials and equipment as an accessory use. The proposed use seems reasonable with the addition of quality fencing, screening and landscaping being provided.

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The project site is also located within Sub Area E of the Borkey Area Specific Plan (BASP) where light industrial uses are encouraged.

### Neighborhood Compatibility

The project was discussed by the Development Review Committee (DRC) on July 10, 2017. In general, the DRC was supportive of the project since the office building has been designed utilizing compatible colors, materials, and architectural components to blend in with the nearby Nanometer business park and the Regency Shopping Center. The main issue with any storage yard is adequate screening of storage from adjacent uses. Since the site is in proximity to rural residential uses to the north which are located in the County, the applicant proposes to install a 6-foot tall slatted chain-link fence and a 25-foot landscape buffer along the northern property line that would improve the aesthetics of the project and reduce impacts on neighboring residential uses. Fencing and 5-foot landscape planters would also be provided on the sides of the project site. Additionally, the applicant proposes substantial landscaping within the parkway between Dallons Drive and the office building, and proposes to use rod iron fencing/security gates at the entrance to the site from Dallons Drive. Since the rod iron fencing in the front of the site will not provide as much screening as the slatted chain link, the DRC suggested that storage of equipment be located no closer to the front of the property than the rear elevation of the office building to further ensure the outdoor storage remains screened from public view. This would keep provide for a minimum setback of 100-feet for storage of equipment and materials behind the front property line. A condition of approval addressing the location of storage has been added to the project.

### Biological Resources

#### *San Joaquin Kit Fox*

The project site is located within an area that is considered an important migration area for the San Joaquin Kit Fox. The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. Since the 2.78 acre area will be disturbed for the office and contractor's storage yard, the disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio. Staff has included mitigation measures to reduce potential impacts to San Joaquin Kit Fox habitat and other biological resources. These mitigation measures are listed in the Mitigation Monitoring and Reporting Program (MMRP) as Exhibit A to Attachment 4.

#### *Oak Trees*

As discussed in the Arborist Report, there are four mature oak trees located within the project boundaries. Three of the four trees on the lot are in advanced stages of decline with health ratings of very poor, and are recommended by the Arborist for removal. The fourth tree has a health rating of fair and recommended to be retained with tree protection.

The City's Oak Tree Preservation Ordinance provides provisions for the removal of oak trees that are diseased or dying. Per the Ordinance, the Community Development Director has the authority to permit removal of trees that are in the director's judgment, "clearly dead or diseased beyond correction". If the Director cannot not make this determination, Section 10.01.050.C of the Oak Tree Ordinance would consider the tree "healthy" and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D.

The design of the project would necessitate the removal of the distressed oak tree closest to Dallons Drive, which is where the office building would be constructed. Per the recommendation of the Arborist's Report and staff site visit to inspect the tree, this tree appears to qualify for a director level removal. For the two additional distressed trees that are located in the middle of the storage yard area, the applicant has submitted an application for the City Council's consideration for their removal. Regardless of whether the City Council approves the Oak Tree Removal request, mitigation measures have been incorporated into the project to protect oak trees during construction and ongoing operations of the site, in accordance with the Oak Tree Preservation Ordinance.

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### Public Comments Received

The Native American Heritage Commission (NAHC) commented on the proposed Mitigated Negative Declaration (MND) on August 4, 2017 with regard to tribal consultation requirements under Assembly Bill 52 (AB 52). Per AB 52, a lead agency is required to provide formal notification to tribal representatives of California Native American Tribes who have requested notice of projects that are subject to environmental review, have significant tribal cultural resources, or significant project impacts on tribal resources. In accordance with AB 52, staff provided a copy of the MND directly to all tribal representatives who have requested consultation. Of the tribal representatives who received the MND, Mr. Fred Collins with the NCTC Northern Chumash Tribal Council requested information to clarify the project's impacts to cultural resources. Staff was able to address Mr. Collins request and has not received any additional comments regarding the MND.

Additionally, as discussed in the MND, although no significant potential archaeological or cultural resources were identified which would be impacted by development of the plan area, a condition of approval has been added to the project that would require that a qualified Archeologist be on site if cultural resources are found.

### Options

Option 1. Option 1 takes into account that approval of the request to construct a new 9,960 square foot office building and storage yard would be consistent with the City's land use and zoning for commercial and light industrial uses at this location.

Option 2. Option 2 takes into account the potential for the Planning Commission to make changes to the conditions of approval for compatibility with surrounding uses.

Option 3. The Commission may wish to make suggestions to the site plan or architecture, and continue the public hearing to provide staff and the applicant time to address issues raised.

Option 4. If the Planning Commission decides to deny approval of the project, the Commission must make specific findings as to how the project is not consistent with City policies and/or standards.

### **Fiscal Impact**

None identified at this time.

### **Recommendation**

Option 1 - Approval of the project as follows:

- a. Approve draft Resolution A; certifying the Mitigated Negative Declaration for the project; and
- b. Approve draft Resolution B; approving Planned Development 17-007 subject to site-specific conditions of approval.

### **Attachments**

1. Vicinity Map
2. Site Plan
3. Arborist Report
4. Draft Resolution A – Certifying a Mitigated Negative Declaration
5. Draft Resolution B – Approving a Conditional Use Permit
6. NAHC Comments on MND
7. Mail Affidavit

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8. Newspaper Affidavit
9. Exhibit B (to Draft Resolution A) Draft Mitigated Negative Declaration/Initial Study

# Attachment 1

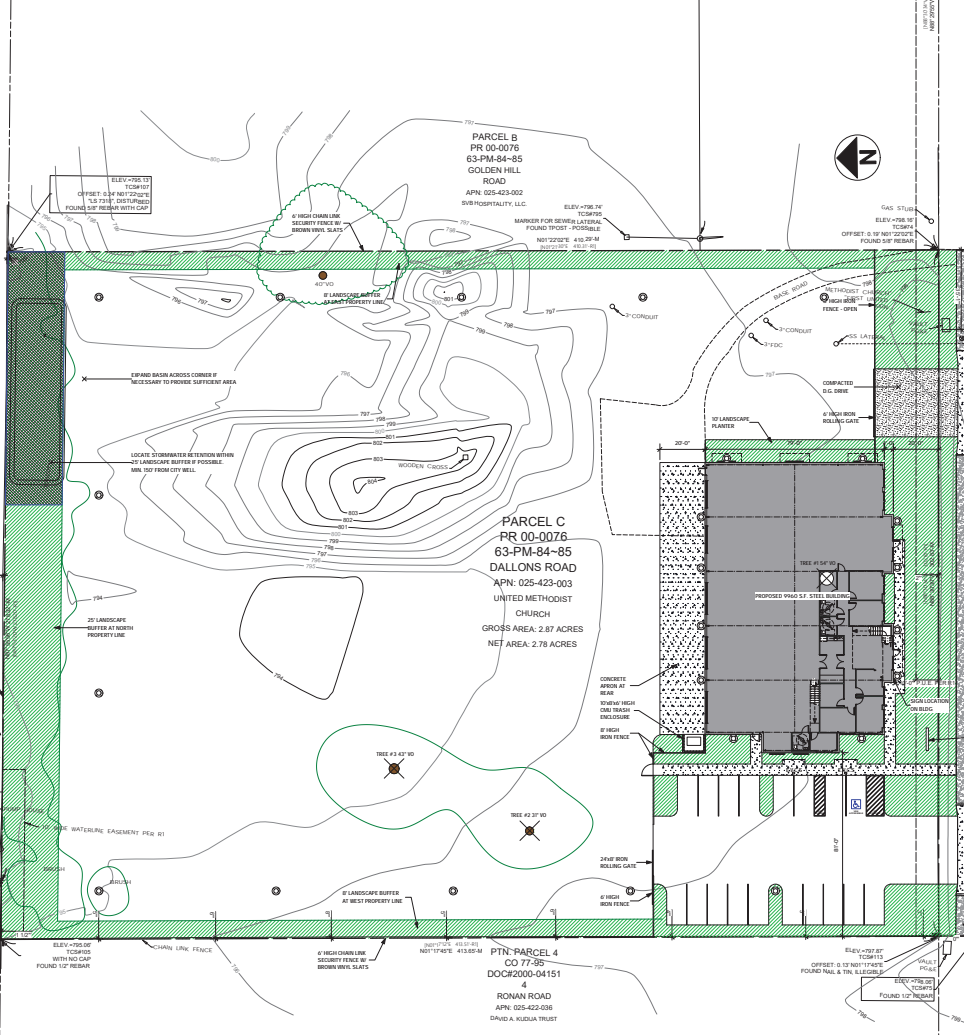
## Vicinity Map



Project Site  
Dallons Drive west of Golden  
Hill Road; APN: 025-423-003

**SITE AND PROJECT DATA**

ASSASSOINATE PARCEL NUMBER: 025-423-003  
 LEGAL DESCRIPTION: PARCEL C P11 00-0076 63-PM-84-85  
 PARCEL SIZE: 2.87 ACRES (GROSS) / 2.79 ACRES (NET)  
 PROPOSED BUILDING FOOTPRINT: 1960 S.F.  
 PROPOSED BUILDING AREA SPECIFICATIONS:  
 MAIN FLOOR OFFICE AREA: 2088 S.F.  
 UPPER FLOOR AREA (FUTURE OFFICES): 1088 S.F.  
 LIGHT MAINTENANCE SHOP AREA: 308 S.F.  
 MAIN FLOOR STORAGE AREA: 308 S.F.  
 BUILDING OCCUPANCY GROUP: MIXED GROUP B / S-1  
 BUILDING CONSTRUCTION TYPE: TYPE V-B  
 BUILDING HEIGHT: 28' 0"  
 CLIMATE ZONE: ZONE 4  
 FIRE SECURITY ZONE: HIGH  
 PROPOSED HOURS OF OPERATION FOR THIS FACILITY: 8 A.M. - 5 P.M. MON. - SAT.  
 NUMBER OF EMPLOYEES: THERE ARE NO SHIFTS EXCEPT FOR A FULL TIME OFFICE STAFF OF 8 EMPLOYEES AND 1 MECHANIC. ALL OTHER LEO EMPLOYEES WORK OUT OF THE LOCAL AREA OR COUNTY FOR THE ENTIRE WEEK, RETURNING ON THURSDAY OR FRIDAY P.M.  
 OUTDOOR STORAGE YARD FOR: COMMERCIAL TRUCKS AND TRAILERS, BACKHOES, EXCAVATORS, PIPE ROLLS, PIPE STACKS, UNDERGROUND UTILITY MATERIALS, MOST VEHICLES AND EQUIPMENT GO OUT TO THE JOBSITE MONDAY MORNING AND RETURN ON THURSDAY OR FRIDAY EVENING ON SOME OCCASIONS. INDIVIDUAL PIECES OF CONSTRUCTION EQUIPMENT WILL BE NOTATED OUT OF THE VARIOUS SPOTS.  
 INDICATES LOCATION OF WALL PILE OR POLE MOUNTED ALL 12" IF HIGH FULL CUT OFF T.E.G. LIGHT FIXTURES (LITHONIA COLUMN) AT PARKING LOT LIGHTS; COLUMN WALL FIXTURES.



**ROBERT FISHER**  
 ARCHITECT  
 8775 San Rafael Blvd  
 Menlo Park, CA 94025  
 650.402.4000  
 rfisher@robertfisher.com

**Shade Tree Home Design & Drafting**  
 Joe Duhon  
 409-4715 - phone  
 463-6173 - fax  
 jduhon@shadetree.com

**A NEW COMMERCIAL SERVICE BUILDING FOR  
 LEO TIDWELL EXCAVATING CORP.**  
 DALLONS ROAD  
 PASADENA, CA 92364  
 APN: 025-423-003

DATE: 05/12/07  
 REVISION: 06/22/07

**PRELIMINARY SITE DEVELOPMENT PLAN**

**A0**



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# Attachment 3 Arborist Report

## Oak Tree Impact Report

**Project Name:** LTEC – Leo Tidwell Excavating Corp. Proposed Shop and Maintenance Yard Construction

**Project Location:** 0 Dallons Road, Paso Robles, CA -Parcel #025-423-003

**Report Prepared By:** Rodney D. Thurman

**Professional Certifications:**

- International Society of Arboriculture (ISA) Certified Arborist # PN2684AUM – Expires 6/1/2020
- ISA Municipal Specialist– Expires 6/1/2020
- ISA Utility Specialist– Expires 6/1/2020
- ISA Tree Risk Assessment Qualification – Expires 8/5/2020

**City of Paso Robles Business License:** #06603

**Proof of Liability Insurance:** Wesco Insurance Co. #WPP145976100

Respectfully Submitted,

Rodney D. Thurman





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# Attachment 3 Arborist Report

August 3, 2017

**To:** Leo Tidwell Jr. – LTEC – Leo Tidwell Excavating Corp.

**From:** Rodney Thurman – Whit's Turn Tree Care

**Re:** Oak Tree Impact Report in regard to proposed construction

Mr. Tidwell,

In response to your request at our on-site meeting January 3, 2017, I have assessed tree health and stability for four (4) Valley Oaks (*Quercus lobata*) located at APN parcel # 025-423-003, a 2.87 acre parcel on Dallons Road in Paso Robles, CA. Additionally I have provided tree protection measures for trees regarding construction of structures, grading and paving.

## Summary:

I assessed the health and stability of 4 Valley Oak trees on the property you are proposing to construct your new warehouse building and equipment yard. Trees 1, 2 and 3 on the lot are in advanced stages of decline with ratings of very poor. None of these trees can be successfully pruned to make them safe enough to be retained in a commercial building setting where vehicles, equipment and pedestrians will be at risk. Tree 4 is in fair condition. With proper pruning and root protection it can be retained and be a viable tree.

## Introduction:

You have proposed to build a maintenance shop and office building on this 2.87 acre site. Automobile parking and a construction equipment storage yard will also be built on site. The property is located on the north side of Dallons Road which is behind the Lowes and T.J. Maxx retail development at 2453 Golden Hills Rd. The terrain is relatively flat at the south, west and northwest portions of the parcel. The northeast corner of the parcel has mounded terrain measuring approximately 8 feet tall. Some of the mounds appear to be from construction debris that were dumped on site in the past. Other mounds look relatively natural, but I cannot determine that as fact. There are four mature valley oak trees on the site. To my knowledge, there has not been any commercial or residential housing on site previously. Aside from a gravel driveway, it did not appear that any improvements had been made to the property.



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**Observations:**

I conducted health and condition assessments for each oak tree on the property with a diameter at breast height (DBH) Six (6) inches and greater. I numbered each of the trees with a rectangular metal tag and attached it to the trunk at approximately 6 feet above ground. Locations of each tree listed are in Appendix B- Site Diagrams- Diagram 1

In total, I assessed four (4) trees. A chart for quick reference regarding the assessment is included below. See Tree Information-Chart 1.

To determine condition class rating or each tree, I listed six subcategories of condition with values of 1-5. One was the lowest rating and five was the highest rating. From the average of the six (6) categories, a condition class was assigned according to Chart 2 below. Condition class rating quantification breakdown is listed in Chart 3 below.

**Individual Tree Information:**

Chart 1-

Individual Tree Information								
Tree #	Species	DBH	Ht.	Canopy Width	Approximate Age*	Location	Condition Rating	Comments
1	Valley Oak (Quercus lobata)	54"	40'	35'	216	South Quadrant	Very Poor	Drought stressed, significant area of trunk decay, loss of major scaffold branches due to decay
2	Valley Oak (Quercus lobata)	31"	55'	50'	124	West Quadrant	Very Poor	Drought stressed, loss of major scaffold branches due to decay
3	Valley Oak (Quercus lobata)	43"	60'	60'	172	West Quadrant	Very Poor	Drought stressed, significant area of trunk decay, loss of branches due to decay
4	Valley Oak (Quercus lobata)	29"	45'	60'	116	East Quadrant	Fair	Drought stressed. Loss of smaller dead branches

*\*Individual ages were estimated by multiplying the radius of the tree by 8 which represents average growth of 1/8 inch per year. e.g., Radius 12" x 8 = 96 years or R (8) = age in years*



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Condition Rating:

Chart 2

Condition Class Rating								
Tree #	Trunk Condition	Growth Rate	Structure	Insects and Disease	Crown Development	Life Expectancy	Rating	Condition Class
1	1	1	1	2	1	1	7	Very Poor
2	3	1	1	2	1	1	9	Very Poor
3	1	1	1	2	2	2	9	Very Poor
4	3	2	3	3	3	3	17	Fair

Chart 3

Condition Class Valuation		
Condition Class	Percent	Rating
Excellent	81-100%	23-30
Good	61-80%	19-23
Fair	41-60%	14-18
Poor	21-40%	10-13
Very Poor	0-20%	0-9

Discussion:

Analysis of Cause of Tree Decline

Tree # 1 has a rating of very poor. This tree is growing in what was once agricultural land used for farming and grazing. Because of these uses this trees' root zone was likely damaged by vehicle activity, plowing and or animal activity. It does not appear that any damage that would have caused these trees to decline was caused by the current owner.

Injuries to the roots allowed decay fungus to enter the root. Over a period of years the decay fungus has advanced and caused a large decay cavity in the lower trunk and root flare on its north side. The decay extends 64 inches up from the ground and has a width of 42 inches. The total circumference of the trunk is 170 inches, which means approximately 25% of the exterior of the trunk is compromised. The actual internal decay is typically advanced at least 1/3 greater than the visible decay area.



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# Attachment 3

## Arborist Report

At this point the structural integrity of the anchor roots and the lower stem of the tree have been compromised. Drought conditions over the last 5 years have also contributed to this trees' decline. This is indicated by twig dieback on the extremities of the tree branches as well as loss of entire branches in the upper canopy. Approximately 25 percent of less of the trees original canopy remains.

There is no way to mitigate hazards through pruning. Cultural improvements in the critical root zone (CRZ) such as aeration, mulching and irrigation are unlikely to revive this tree. If cultural improvements were to work, the structure of the tree is not sound enough to support additional canopy weight.

**Tree #2 has a rating of very poor.** This tree is growing in what was once agricultural land used for farming and grazing. It does not appear that any damage that would have caused these trees to decline was caused by the current owner.

No damage to the structural roots is apparent. The roots in the CRZ although not exposed or visibly damaged, and do not have a favorable environment. No natural mulch from tree debris is present in any significant amount. Without mulch to protect the fine hair roots that transport moisture through the tree, the roots become dehydrated and die.

Due to the reduced feeder roots the canopy has also begun to decline. This is evident in twig, branch and scaffold dehydration and death. Several dead branches have been shed from the tree and are lying on the ground below. Young shoot growth is also poor or dead. The trunk of the tree appears to be in stable condition with no visible defects or decay.

There is no way to mitigate hazards through pruning. Cultural improvements in the CRZ such as aeration, mulching and irrigation are unlikely to revive this tree. If cultural improvement were to work, the structure of the tree is not sound enough to support additional canopy weight.

**Tree #3 has a rating of very poor.** This tree is growing in what was once agricultural land used for farming and grazing. It does not appear that any damage that would have caused these trees to decline was caused by the current owner.

Because of the farming activity, this trees' root zone could have become damaged by vehicle activity, plowing and animal activity. The tree has a large decay cavity in the lower trunk and root flare on its north side. The decay cavity measures 2 foot by 1 foot 3 inches. Decay most likely entered the tree through a root wound that occurred many years ago. At this point the structural integrity of the anchor roots and the lower stem of the tree have been compromised.

Drought conditions over the last 5 years have also contributed to this trees' decline. This is indicated by twig dieback on the extremities of the tree branches as well as loss large branches in the upper canopy. There is no way to mitigate hazards through pruning. Cultural improvements in the CRZ such as aeration, mulching and irrigation are unlikely to revive this tree. If they did, the structure of the tree is not sound enough to support additional canopy weight.

**Tree #4 has a rating of fair.** This tree is moderately drought stressed. Multiple years of drought has contributed to the moderate decline of this tree, indicated by twig die back in the canopy and decline of smaller diameter branches ranging between 2 and 4 inches. It does not appear that any damage that would have caused these trees to decline was caused by the current owner.



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# Attachment 3 Arborist Report

With proper pruning and cultural improvements to the root zone this tree could be a viable asset to the property. During construction, the tree will need tree protection fencing to ensure no damage occurs in the CRZ. The CRZ for this tree is a radius of 29 feet measured from the trunk outward past the drip-line of the tree.

Soil is mounded to the west of the tree which was most likely dumped there many years ago. If these mounds are within the CRZ and need to be moved in order to install tree protection fencing, a certified arborist shall be on site to supervise during these activities. Long term protection of the CRZ will also be required. See Tree Protection Requirements section on page 5 of this report for more detail.

### Tree Protection Requirements:

- **Tree Protection During Construction-** The tree protection shall be provided during the entire time construction activities occur. A critical root zone protection area shall be established and maintained to ensure roots remain undamaged. A critical root zone or CRZ is an area equal to 1-foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height or DBH).  
Example: By multiplying a tree diameter of 24 inches by 1, the radius of root protection would be 24 feet from the trunk. At that distance the tree protection fencing would be installed around the perimeter of the tree.
- **Tree Protection Fencing-** Tree protection fencing is required to be in place for the duration of the construction project. The fencing should be 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It should be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. Weatherproof tree protection signs shall be placed on the fencing and remain in place until completion of the project. See Appendix B - Tree Protection Diagrams- Diagram 2.
- **Root Protection-** No grading or soil disturbance or paving shall occur within the CRZ of this tree. No materials storage, soil storage, debris shall occur in the protected area. No concrete, plaster or paint washout shall be allowed within the CRZ. Additionally, 3 inch deep layer of bark mulch should be placed within the area of the CRZ. See Appendix B - Tree Protection Diagrams- Diagram 2.
- **Monitoring-** An initial inspection should be completed by a certified arborist to ensure that all tree protection measures have been put in place. Weekly inspections of the CRZ and associated fencing should be completed by a certified arborist until construction is complete.
- **Long Term Tree Protection:** In order to give this tree the greatest potential for survival, the CRZ shall be protected permanently. The best way to establish a permanent border around the perimeter of the CRZ is to install a 24 inch tall wood rail or similar fence or a stackable block wall to a height of 24 inches tall or K-Rail barriers. . Examples of these tree protection barriers can be found in Appendix D- Tree Protection – Graphics 1-3  
Bark mulch such as arborist chips shall also be applied within the CRZ to a depth of 3 inches deep, taking care not to stack chips against trunk of tree. This mulch will help prevent dehydration of the soil in the CRZ and promote a more favorable environment for the tree.



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# Attachment 3 Arborist Report

## Conclusion and Recommendations:

Trees 1 through 3 are in advanced stages of decline and present safety hazards that cannot be mitigated by pruning. Cultural improvements, could improve the vigor of these trees but the structure of the trees would not support the growth. I recommend removal of these trees.

Tree #4 is the healthiest of the four trees on this site. With proper cultural care and maintenance pruning this tree could be retained and become a viable asset to the property and surrounding landscape. During and after construction this tree will require protection of its critical root zone.

Sincerely,

A handwritten signature in black ink that reads "Rodney D. Thurman". The signature is fluid and cursive, with the first and last names being the most prominent.

Rodney D. Thurman  
ISA Certified Arborist PN-2684AUM  
ISA Tree Risk Assessor Qualification

Cell: 805 286 6153  
Email: [rodney@whitsturn.com](mailto:rodney@whitsturn.com)

Appendices: Photographs, Site Diagrams, Tree Protection, Glossary of Terms



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# Attachment 3 Arborist Report

## Appendix A- Photographs



Photo 1- Panorama of site looking northwest from driveway entry on Dallons Road.



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Photo 2- Tree #1 Areas of major decay and scaffold failure





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Photo 4- Tree #1- Decay cavity on north side of tree measures 64" x 42"



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Photo 5- Tree #1- Large area of decay in stem approximately 36" by 18".



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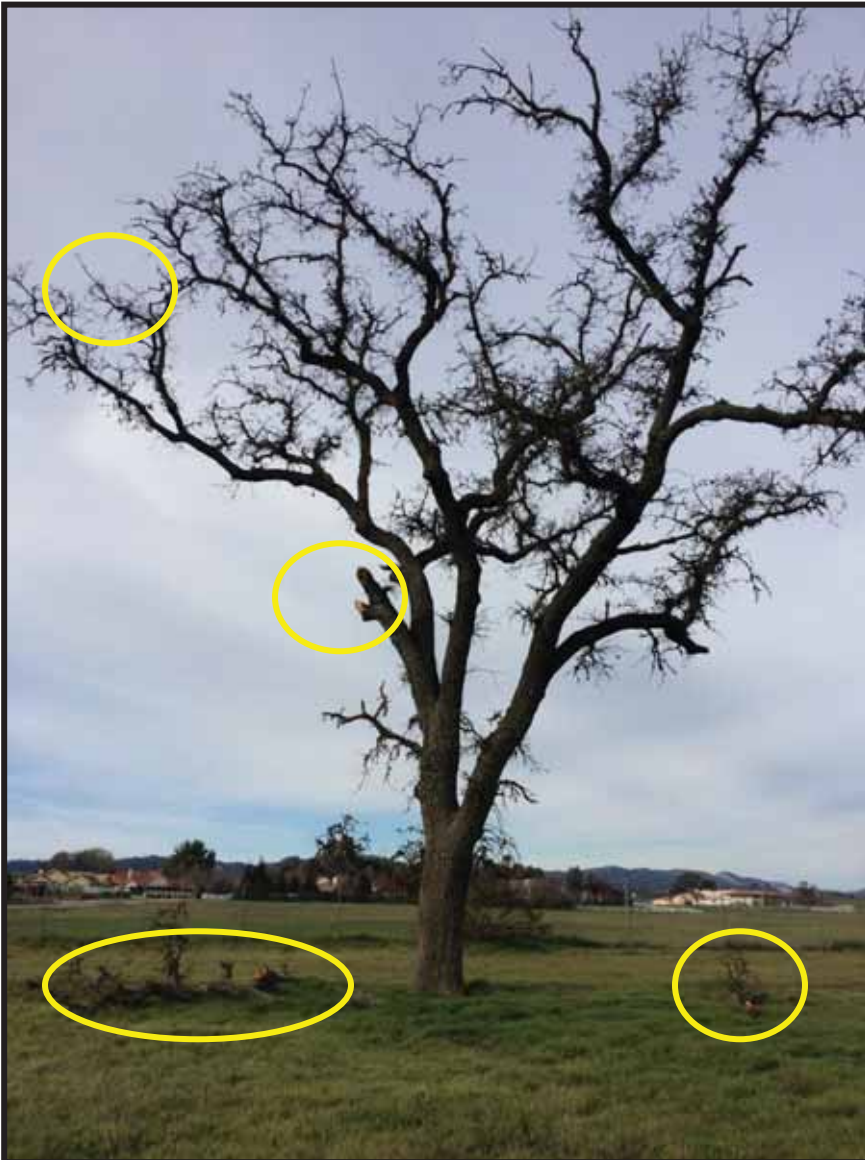


Photo 5- Tree 2. Declining canopy, decreased shoot growth and failed scaffold branches.



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Photo 6- Tree 2. Close up of failed scaffold branches



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Photo 7- Tree 3. Declining canopy, decaying and failed scaffold branches, decreased shoot growth, trunk decay.



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Photo 8- Tree #3. Decay cavity on north side of tree. Measures 24" x 15"



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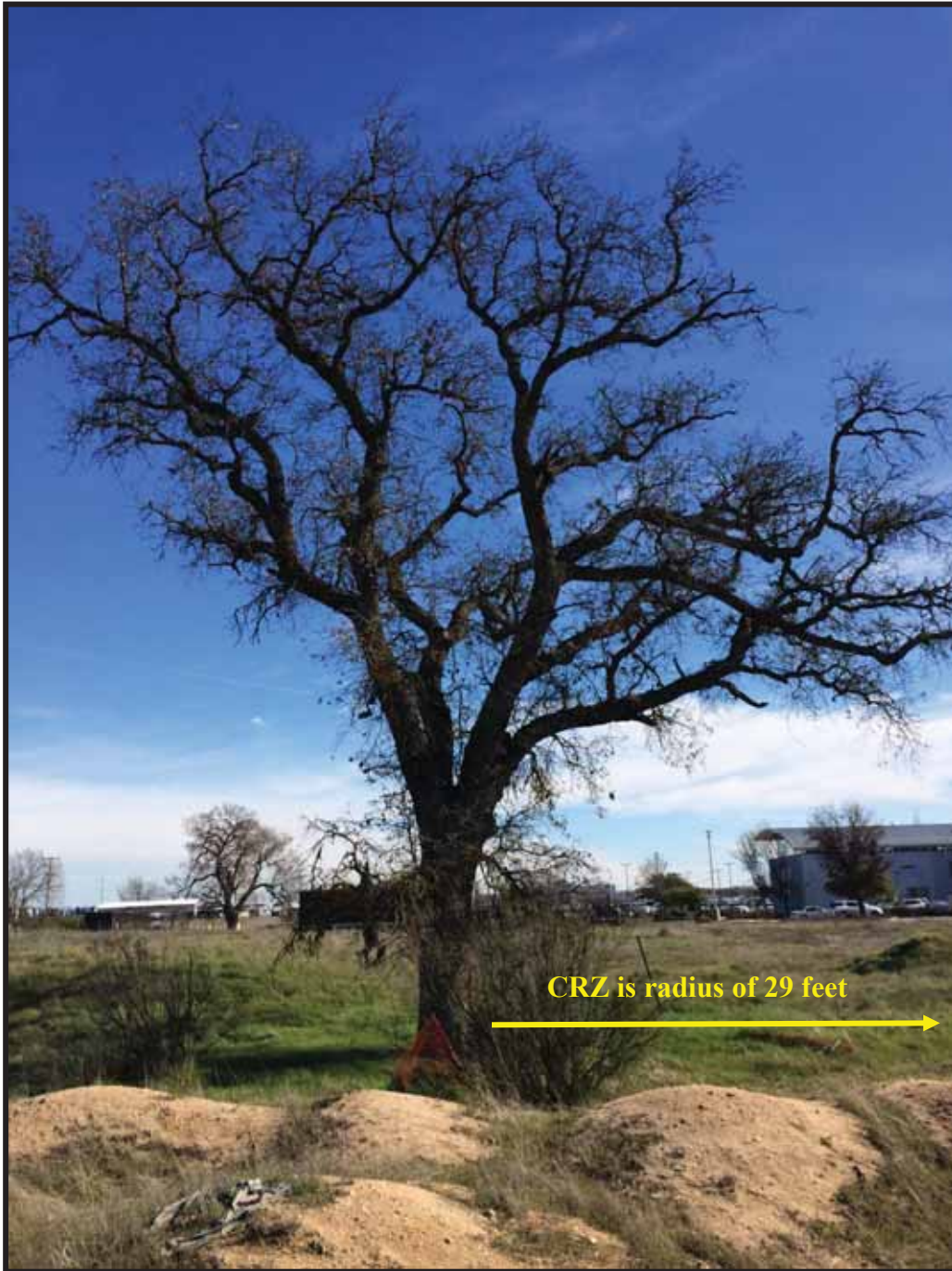


Photo 9- Tree # 4. Declining canopy, decreased shoot growth, small diameter branch die-back.



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Photo 10 - Tree #4. Small diameter branch die-back.





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# Attachment 3 Arborist Report

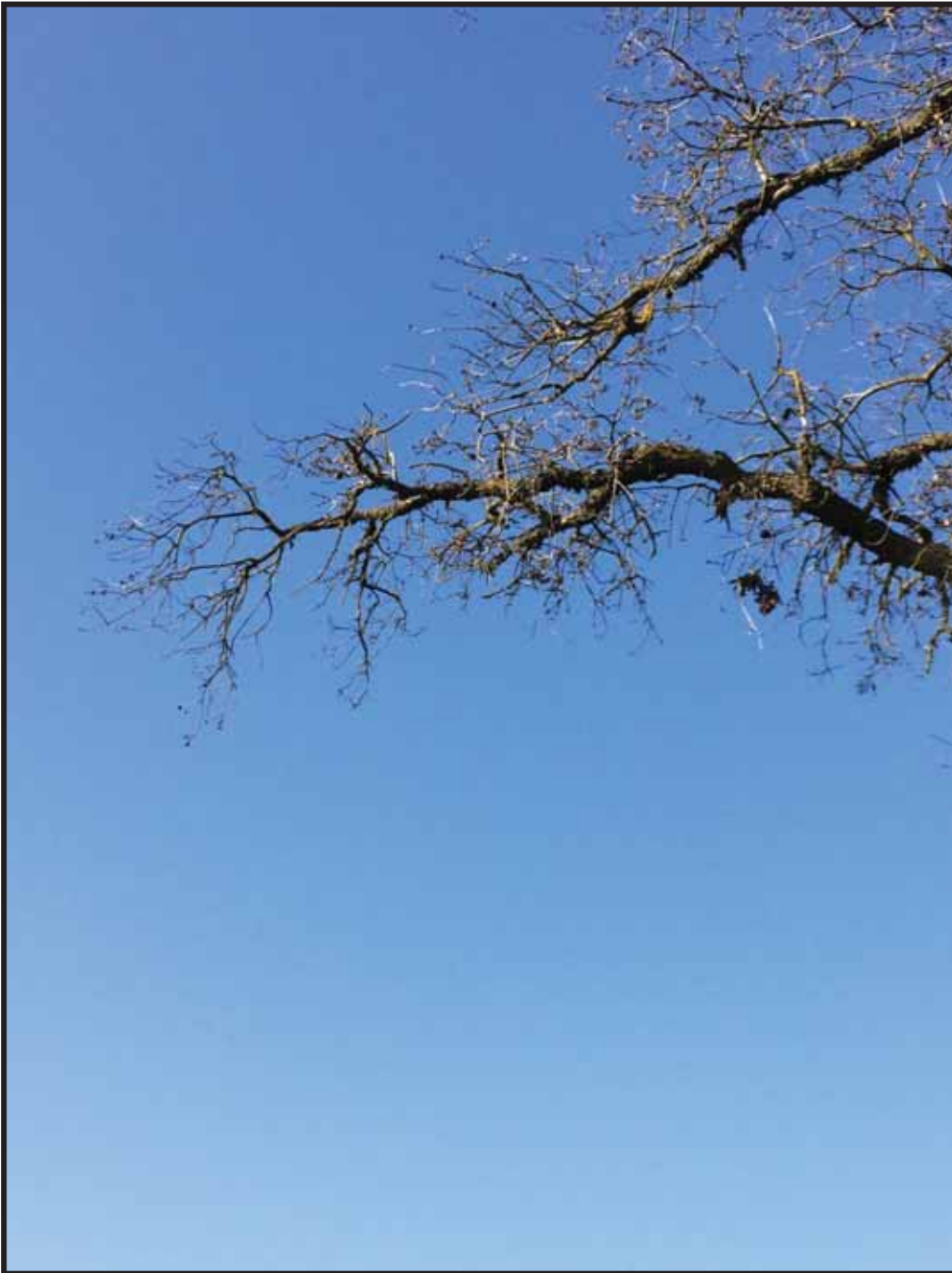


Photo 11- Tree #4. Decreased shoot growth.



P.O. Box 1784 Templeton, CA 93465  
Telephone: 805-434-9630 Fax: 805-434-9610

# Attachment 3 Arborist Report

## Appendix B- Site Diagrams



Diagram 1- Conceptual Building Plan for Site



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# Attachment 3 Arborist Report

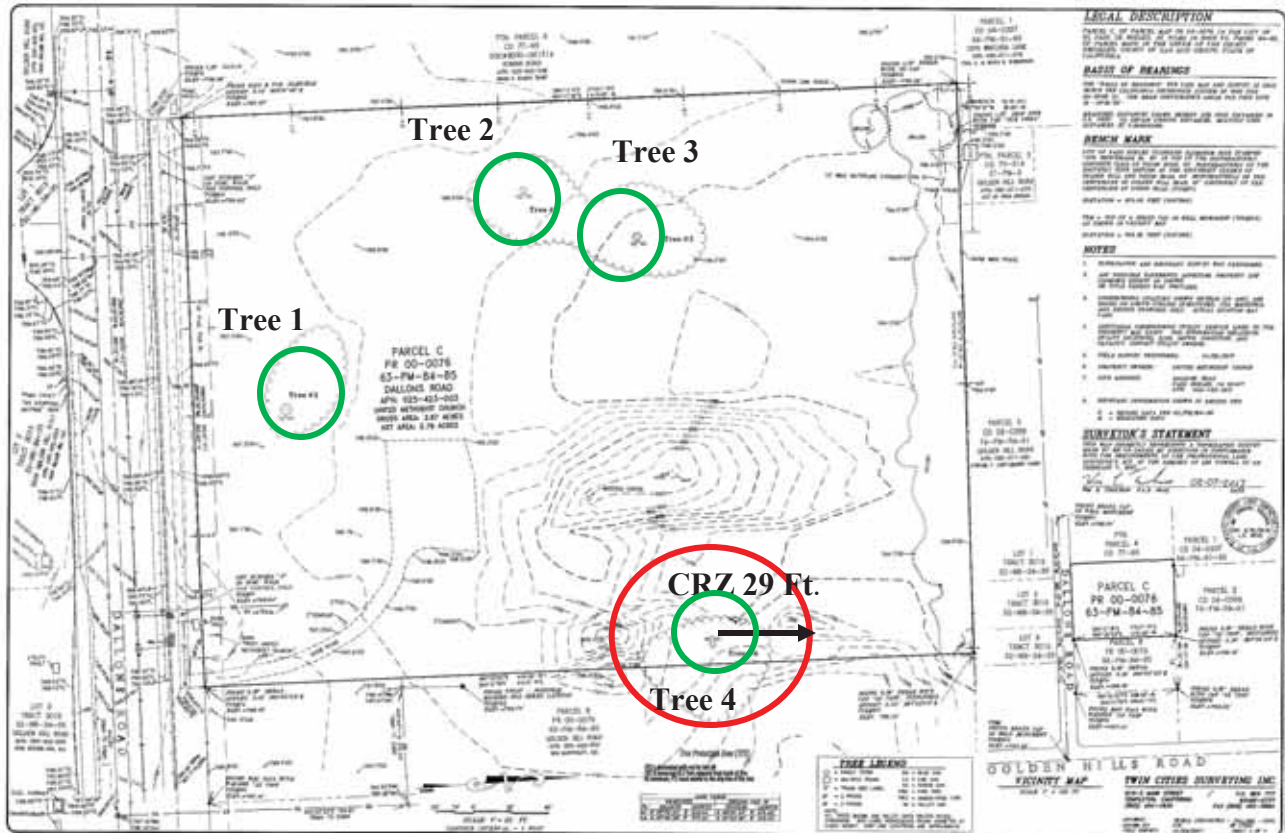


Diagram 2- Topographical Map with Tree Locations and Critical Root Zone delineated for tree #4 highlighted in red.



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# Attachment 3 Arborist Report

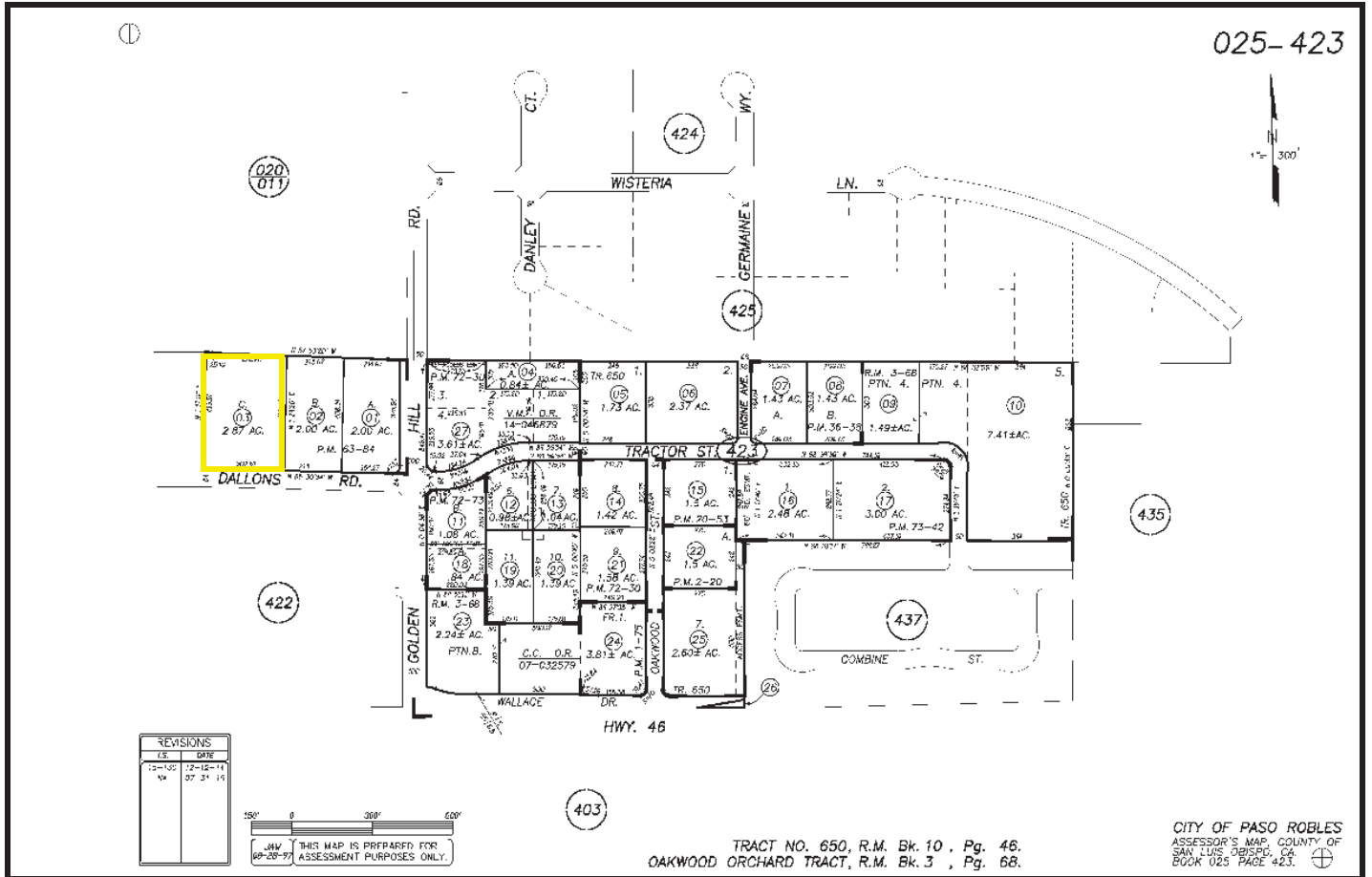


Diagram 3- Parcel Map. Site is highlighted in yellow



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## Appendix C- Tree Protection

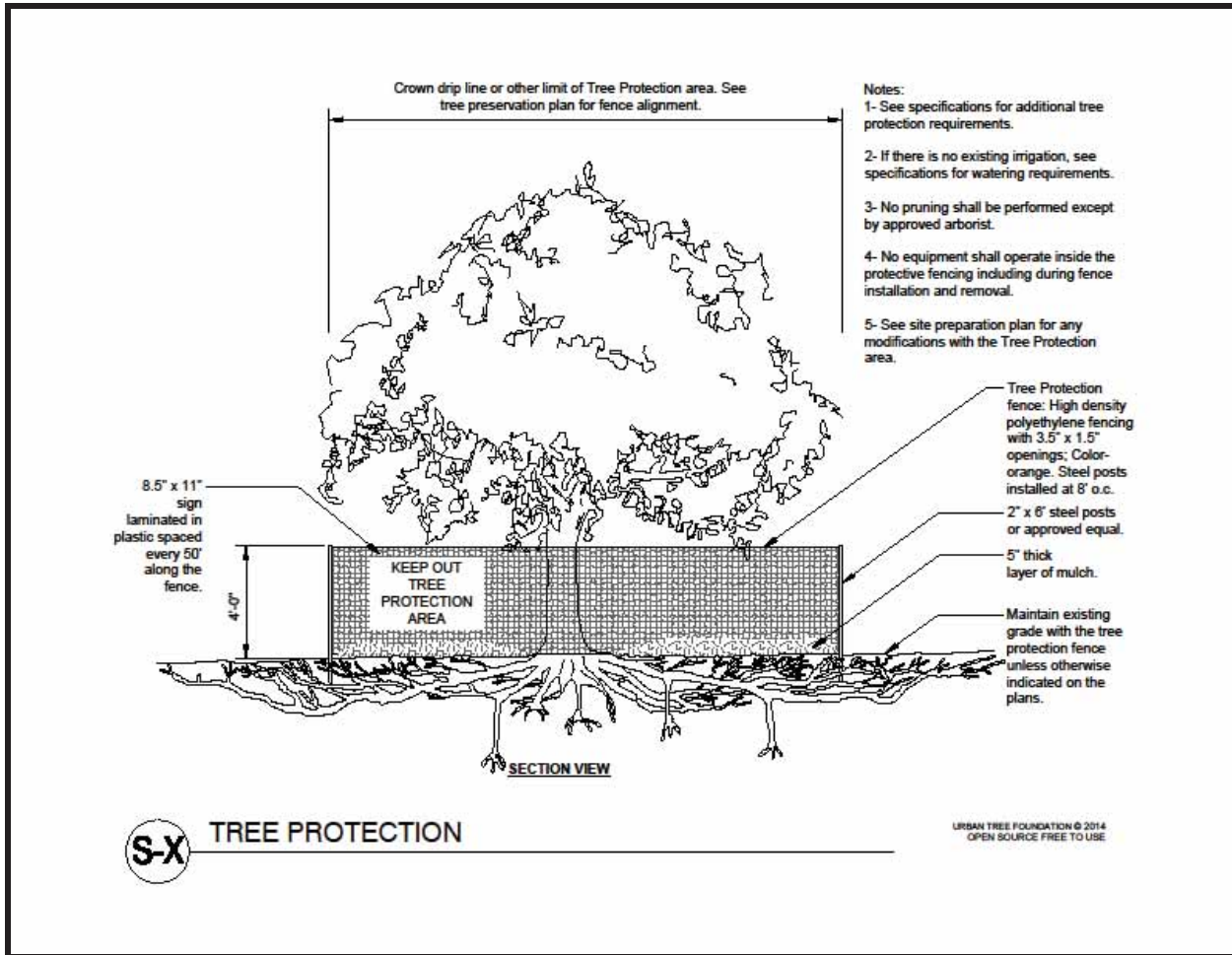


Diagram 1- Tree Protection Fencing Guide – use these measures during construction.



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# Attachment 3 Arborist Report



**Graphic 1-** Split Rail fencing



**Graphic 2-** Stackable Brick Wall



**Graphic 2-** K-Rail Barrier



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# Attachment 3

## Arborist Report

### Appendix D- Glossary of Terms

- **Canopy-** Collective branches and foliage of a tree or group of trees' crowns. Aggregate or collective tree crowns.
- **Critical Root Zone or CRZ-** The International Society of Arboriculture (ISA) defines Critical Root Zone (CRZ) as an area equal to 1-foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height or DBH).
- **Diameter at Standard Height-** Diameter of trunk measured at 4.5 feet above ground level.
- **Drip-line-** Area beneath the tree delineated by the outer edge of the tree canopy.
- **Root Hairs-** Modified epidermal cells of a root that absorb the majority of water and minerals.
- **Scaffold Branches-** Permanent or structural branches that form the scaffold architecture or structure of a tree.
- **Structural Root-** Large, woody, tree roots that anchor and support the trunk and crown. Roots characterized by secondary thickening and relatively large diameter, giving form to the root system and functioning in anchorage and support.
- **Structural Root Zone or SRZ-** Area within 10 feet of the trunk of the tree where larger diameter anchoring roots area located.
- **Tree Protection Zone or TPZ-** Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

## Attachment 4 Draft Resolution A

RESOLUTION NO. PC 17-XXX  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING AND REPORTING PROGRAM  
FOR THE TIDWELL CONTRACTOR STORAGE YARD PROJECT  
(PLANNED DEVELOPMENT 17-007)  
APN: 025-423-003

**WHEREAS**, an application for Planned Development (PD 17-007), has been filed by Leo Tidwell III for the Tidwell Contractor Storage Yard Project to establish a 9,960 square foot office building with an accessory outdoor contractor's storage yard on an approximately 2.78 acre site; and

**WHEREAS**, the project is consistent with the applicable policy and regulatory documents of the City, including the following:

- **General Plan Commercial Service land use designation** – The project would provide development of an office with accessory outdoor storage which is consistent with the Commercial Service (CS) land use designation; and
- **Zoning District of Commercial/Light Industrial**– The project is a “*permitted*” use in the C3 district; and
- **Airport Land Use Plan** – Table 6, Land Use Compatibility Matrix, Zone 6, Office Buildings and Service Commercial; and

**WHEREAS**, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration (MND) was prepared and circulated for a 30-day public review period beginning on July 24, 2017 through August 22, 2017. Public comments were received on the MND prior to the Planning Commission meeting and addressed during the hearing. A copy of the Draft MND/Initial Study is included in Exhibit B (Attachment 9 of the project staff report) of this Resolution, and it is on file at the Paso Robles Community Development Department; and

**WHEREAS**, mitigation measures have been incorporated into the MND and will be imposed on the project through the City's adoption of a Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed on the project to address potential environmental effects from: aesthetic resources and biological resources. With the implementation of this mitigation, all potential environmental effects will be reduced to a less than significant level. These mitigation measures are provided in Exhibit A, “Mitigation Monitoring and Reporting Program” attached to this Resolution; and

**WHEREAS**, mitigation measures set forth in the MMRP are specific and enforceable. The MMRP adequately describes implementation procedures, monitoring responsibility, reporting actions, compliance schedule, and verification of compliance in order to ensure that the Project complies with the adopted mitigation measures; and



## Agenda Item 2

**WHEREAS**, the mitigation measures contained in the MMRP will also be imposed as enforceable conditions of approval; and

**WHEREAS**, the applicant has executed a Mitigation Agreement whereby the applicant has agreed to incorporate all of the mitigation measures listed in Exhibit B into the project. A copy of the executed Mitigation Agreement is on file in the Community Development Department; and

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

**WHEREAS**, a public hearing was conducted by the Planning Commission on August 22, 2017 to consider the Initial Study and the Draft MND prepared for the proposed project, and to accept public testimony on the Planned Development and environmental determination. At the close of this public hearing, the Planning Commission adopted the MND approving the proposed project; and

**WHEREAS**, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence supporting a fair argument that there would be a significant impact on the environment with mitigation measures imposed on the project; and

**WHEREAS**, pursuant to CEQA the Planning Commission has independently reviewed the Initial Study, the Mitigated Negative Declaration, and all comments received regarding the Mitigated Negative Declaration, and based on the whole record before it finds that the Mitigated Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment with the incorporation of mitigation, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Commission of the City of El Paso de Robles, based on its independent judgment and analysis, has adopted the Mitigated Negative Declaration (Exhibit B) for the Tidwell Contractor Storage Yard project and adopted a Mitigation Monitoring and Reporting Program (Exhibit A), and imposes each mitigation measure as a condition of approval, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

## Agenda Item 2

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of August 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JOHN DONALDSON, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibits:

- A. Exhibit A – Mitigation Monitoring and Reporting Program
- B. Exhibit B – Mitigated Negative Declaration / Initial Study (refer to Attachment 9 of the Planning Commission staff report)

## Agenda Item 2

### Exhibit A Mitigation Monitoring and Reporting Plan

Project File No./Name: Tidwell Contractor Storage Yard  
 Approving Resolution No.: \_\_\_\_\_ by:  Planning Commission  City Council

Date: AUGUST 22, 2017

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type: ..... Project, ongoing, cumulative  
 Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure  
 Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.  
 Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.  
 Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p><b>BR-1.</b> Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:</p> <p>a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of <u>8.34</u> acres (2.78 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities.</p>	Project	CDD		Notes shown on construction documents. Approval letter from CDFW and receipt from TNC documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.

## Agenda Item 2

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total: <u>\$20,850 (8.34 multiplied by \$2,500)</u></p> <p>This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.</p> <p>c. Purchase credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total: <u>\$20,850 (8.34 multiplied by \$2,500)</u></p>					

## Agenda Item 2

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>This fee is calculated based on the current cost-per-credit of \$2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.</p>					
<p><b>BR-2.</b> In accordance with the County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following summarizes those that are applicable to this project:</p> <ul style="list-style-type: none"> <li>• A maximum 25 mph speed limit shall be required at the project site during construction activities.</li> <li>• All construction activities shall cease at dusk and not start before dawn.</li> <li>• A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows(e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.</li> <li>• Exclusion zone boundaries shall be established around all known and potential kit fox dens.</li> <li>• All excavations deeper than 2 feet shall be completely covered at the end of each working day.</li> <li>• All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.</li> <li>• All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.</li> <li>• All food-related trash shall be removed from the site at the end of each work day.</li> <li>• Project-related equipment shall be prohibited outside of designated work areas and access routes.</li> <li>• No firearms shall be allowed in the project area.</li> </ul>	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

## Agenda Item 2

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<ul style="list-style-type: none"> <li>• Disturbance to burrows shall be avoided to the greatest extent feasible.</li> <li>• No rodenticides or herbicides should be applied in the project area.</li> <li>• Permanent fences shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).</li> </ul>					
<p><b>BR-3.</b> Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.</p>	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
<p><b>BR-4.</b> During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.</p>	On-going	CDD			Ongoing during construction.

## Agenda Item 2

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<b>BR-5.</b> Impacts to oak trees shall be assessed by a licensed Arborist on the City's Certified Arborist List. Prior to issuance of a grading and/or construction permit, the Arborist Report shall be updated reflecting tree protection measures for Trees #2, 3, and 4 in accordance with the City of Paso Robles Oak Tree Preservation Ordinance. Tree protection measures during construction as well as post-construction shall be included in the report. All oak tree protection measures outlined in the updated Arborist Report shall be complied with to the satisfaction of the Project Arborist. An acknowledgement from the Arborist will be required prior to the issuance of a permit.	Project	CDD		Note on plans.	Prior to issuance of grading permit.
<b>BR-6.</b> Prior to issuance of a grading and/or construction permit, the project owner shall obtain an Oak Tree Removal Permit from the Community Development Department for the removal of Tree #1.	Project	CDD			Prior to issuance of a grading permit.

(add additional measures as necessary)

### Explanation of Headings:

Type: ..... Project, ongoing, cumulative

Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure

Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.

Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.

Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

## Attachment 5 Draft Resolution B

RESOLUTION NO. PC 17-XXX  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 17-007  
(TIDWELL CONTRACTORS STORAGE YARD)  
APN: 025-423-003

WHEREAS, an application for Planned Development (PD 17-007) has been filed by Leo Tidwell III for a 9,960 square foot office building with an accessory outdoor contractor's storage yard on an approximately 2.78 acre site; and

WHEREAS, the project is located on a vacant 2.78-acre lot west of the intersection of Dallons Drive and Golden Hill Road; and

WHEREAS, the site was previously approved as part of a development plan and tentative parcel map (PD 00-008, PR 00-076) for a three-lot commercial subdivision for the development of an industrial/business park, including eight separate buildings totaling 72,380 square feet. Since the previous project's approval, only one of the three lots was developed. The current project would supersede the previous entitlements for this lot; and

WHEREAS, the General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). The C3 zone accommodates a wide variety of commercial and light industrial development.. The project site is also located within Sub Area E of the Borkey Area Specific Plan (BASP) where light industrial uses are encouraged; and

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

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

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on August 22, 2017, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

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

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

**Section 2 - Findings:** In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan and Zoning Ordinance, since the project would provide for areas for commercial service and



## Agenda Item 2

light-industrial uses, such as contracted services, which typically would have outdoor storage areas; 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, as a result of the landscape screening, and decorative quality fencing materials; 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; based on the mixture of quality materials and landscaping; 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 by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses including commercial/light industrial, and the existing rural residential in the vicinity; and

**Section 3 - Environmental Determination:** Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project. Based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA

**Section 4 - Approval:** Planned Development 17-007 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan
D	Landscaping Plan
E	Floor Plans
F	Architectural Elevations
G	Preliminary Construction Plans

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of August 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

## Agenda Item 2

ABSTAIN:

\_\_\_\_\_  
JOHN DONALDSON, CHAIRPERSON

ATTEST:

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

# Exhibit A

## Site Specific Conditions of Approval – PD 17-007

### Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, attached hereto as “Exhibit B” and incorporated herein by reference.

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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan
D	Landscaping Plan
E	Floor Plans
F	Architectural Elevations
G	Preliminary Construction Plans

3. Any condition imposed by the Planning Commission in approving this Development Plan 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 granting of the original permit. 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 under the Development Plan.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 17-007 shall expire on August 22, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
5. All outdoor storage shall be located no closer to the front property line than the rear elevation of the office building.
6. 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.

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### **Engineering Division Conditions:**

1. An Encroachment Permit is required for the proposed work in the public right-of-way.
2. The applicant shall provide a R7-9a No Parking Bike Lane sign, installed per City Standard C-15, somewhere after the drive approach nearer to Golden Hill Road. Use Punch Post and install in the landscape area.
3. The drive approach accessing the construction yard needs to be thickened to from 6 to 8 inches. Prior to issuance of a grading permit, City Standard Drawing C-9 shall be modified indicating the thickened drive approach.
4. Any new utilities will need to be installed underground.
5. Prior to grading permit issuance, the applicant shall enroll in the Stormwater control measure maintenance program.

### **Mitigation Measures – Conditions of Approval:**

- BR-1. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:
- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 8.34 acres (2.78 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all aspects of this program must be in place before City permit issuance or initiation of any ground disturbing activities.
  - b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to “The Nature Conservancy,” would total: \$20,850 (8.34 multiplied by \$2,500).

This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation

## Agenda Item 2

options but prior to City permit issuance and initiation of any ground disturbing activities.

- c. Purchase credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total: \$20,850 (8.34 multiplied by \$2,500).

This fee is calculated based on the current cost-per-credit of \$2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

- BR-2. In accordance with the County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following summarizes those that are applicable to this project:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential kit fox dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each work day.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.

## Agenda Item 2

- No rodenticides or herbicides should be applied in the project area.
- Permanent fences shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).

- BR-3. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- BR-4. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.
- BR-5. Impacts to oak trees shall be assessed by a licensed Arborist on the City's Certified Arborist List. Prior to issuance of a grading and/or construction permit, the Arborist Report shall be updated reflecting tree protection measures for Trees #2, 3, and 4 in accordance with the City of Paso Robles Oak Tree Preservation Ordinance. Tree protection measures during construction as well as post-construction shall be included in the report. All oak tree protection measures outlined in the updated Arborist Report shall be complied with to the satisfaction of the Project Arborist. An acknowledgement from the Arborist will be required prior to the issuance of a permit.
- BR-6. Prior to issuance of a grading and/or construction permit, the project owner shall obtain an Oak Tree Removal Permit from the Community Development Department for the removal of Tree #1.

# Exhibit B

## CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

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

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

Approval Body: PC

Date of Approval: August 22, 2017

Applicant: Leo Tidwell III

Location: Dallons Dr. west of Golden Hill Rd.

APN: 025-423-003

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 August 23, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney’s fees, incurred by City or held to be the liability of City in connection with City’s defense of its actions in any proceeding brought in any State or Federal court challenging the City’s actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City’s actions with respect to the project.

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

## Agenda Item 2

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

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



## Agenda Item 2

size of containers to be stored in the enclosure.

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

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

## Agenda Item 2

Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

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

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

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

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

\*\*\*\*\*

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

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

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

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

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

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

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

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

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

## Agenda Item 2

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

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

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

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

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

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

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

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

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

## Agenda Item 2

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

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

## Agenda Item 2

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

\*\*\*\*\*

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

### G. GENERAL CONDITIONS

1.  Prior to the start of construction:
- Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
- Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
4.  If required by the Fire Chief, provide on the address side of the building if applicable:
- Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.

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

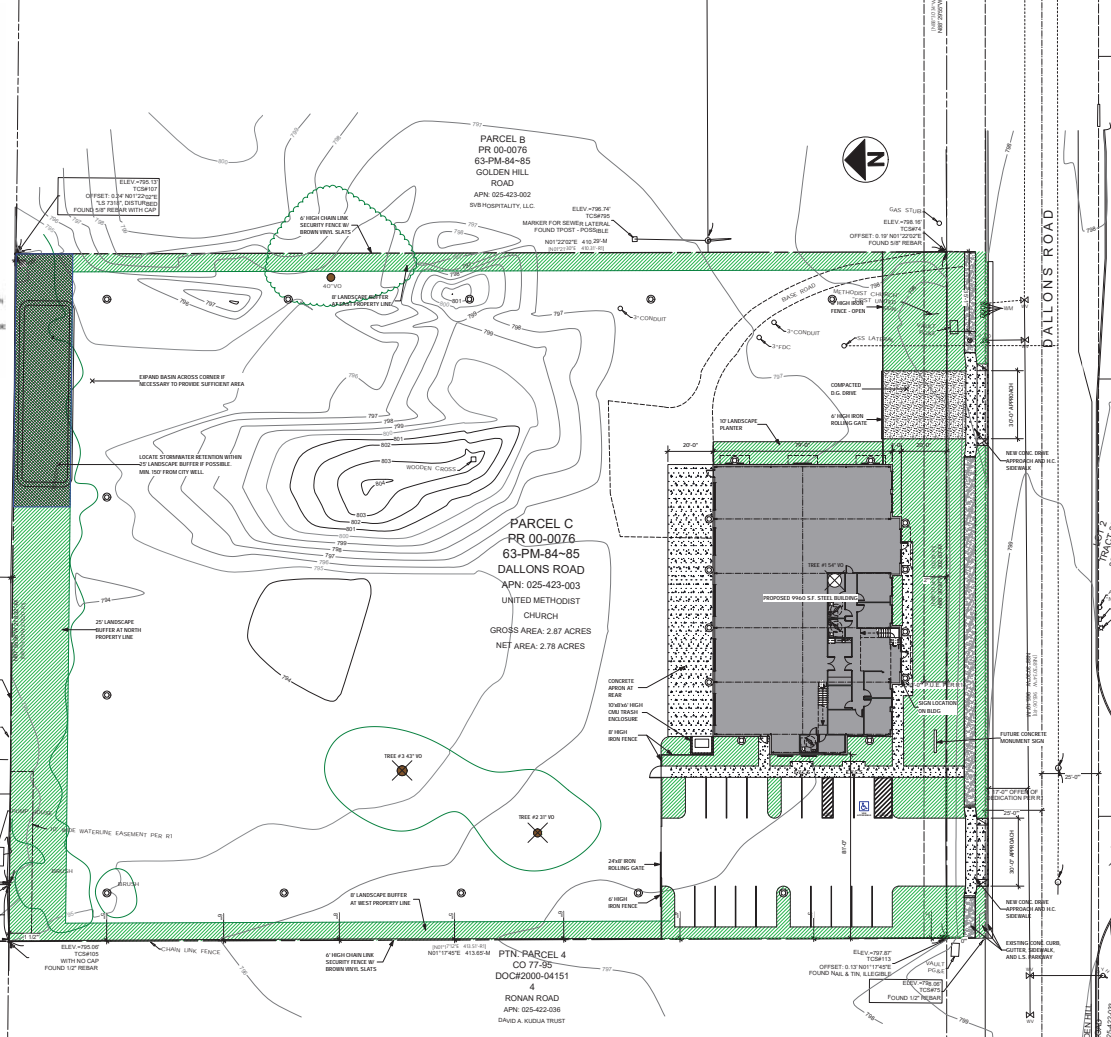
## Agenda Item 2

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 \_\_\_\_\_)

**SITE AND PROJECT DATA**

**ADDRESS:** PARCEL NUMBER: 025-423-003  
**LEGAL DESCRIPTION:** PARCEL C PR 00-0076 63-PM-84-85 GOLDEN HILL ROAD  
**PARCEL SIZE:** 2.87 ACRES (APPROX) / 2.79 ACRES (ACT)  
**PROPOSED BUILDING FOOTPRINT:** 1968 S.F.  
**PROPOSED BUILDING AREA SPECIFICATIONS:**  
 MAIN FLOOR OFFICE AREA: 2088 S.F.  
 UPPER FLOOR AREA (FUTURE OFFICES): 1088 S.F.  
 LIGHT MAINTENANCE SHOP AREA: 308 S.F.  
 MAIN FLOOR STORAGE AREA: 386 S.F.  
**BUILDING OCCUPANCY GROUP:** DIVISION B / S-1  
**BUILDING CONSTRUCTION TYPE:** TYPE V-B  
**BUILDING HEIGHT:** 28' 0"  
**CLIMATE ZONE:** ZONE 4  
**FIRE SECURITY ZONE:** HIGH  
**PROPOSED HOURS OF OPERATION FOR THIS FACILITY:** 8 A.M. - 5 P.M. MON. - SAT.  
**NUMBER OF EMPLOYEES:** THERE ARE NO SHIFTS EXCEPT FOR A FULL TIME OFFICE STAFF OF 4 EMPLOYEES AND 1 MECHANIC. ALL OTHER LTRC EMPLOYEES WORK OUT OF THE LOCAL AREA OR COUNTY FOR THE ENTIRE WEEK. RETURNING ON THURSDAY OR FRIDAY P.M.  
**OUTDOOR STORAGE YARD FOR:** COMMERCIAL TRUCKS AND TRAILERS, BACKHOES, EXCAVATORS, PIPE ROLLS, PIPE STACKS, UNDERGROUND UTILITY MATERIALS, MOST VEHICLES AND EQUIPMENT GO OUT TO THE JOBSITE MONDAY MORNING AND RETURN ON THURSDAY OR FRIDAY EVENINGS ON SOME OCCASIONS. INDIVIDUAL PIECES OF CONSTRUCTION EQUIPMENT WILL BE NOTATED OUT OF THE VARIOUS SPACES.  
 INDICATES LOCATION OF WALL PILE OR POLE MOUNTED ALL 12" IF HIGH FULL CUT OFF T.E.G. LIGHT FIXTURES (LITHONIA COLUMN) AT PARKING LOT LIGHTS; (LUMBER WALL PILE)



**ROBERT FISHER**  
 ARCHITECT & ENGINEER  
 8775 San Rafael Blvd  
 Redwood City, CA 94061  
 650.462.4204  
 rfisher@robertfisher.com

**LOT 3**  
**TRACT 90**  
**324B-34**  
**GOLDEN HILL ROAD**  
 APN: 025-422-1000  
 PARO GOLDEN HILL, LLC.

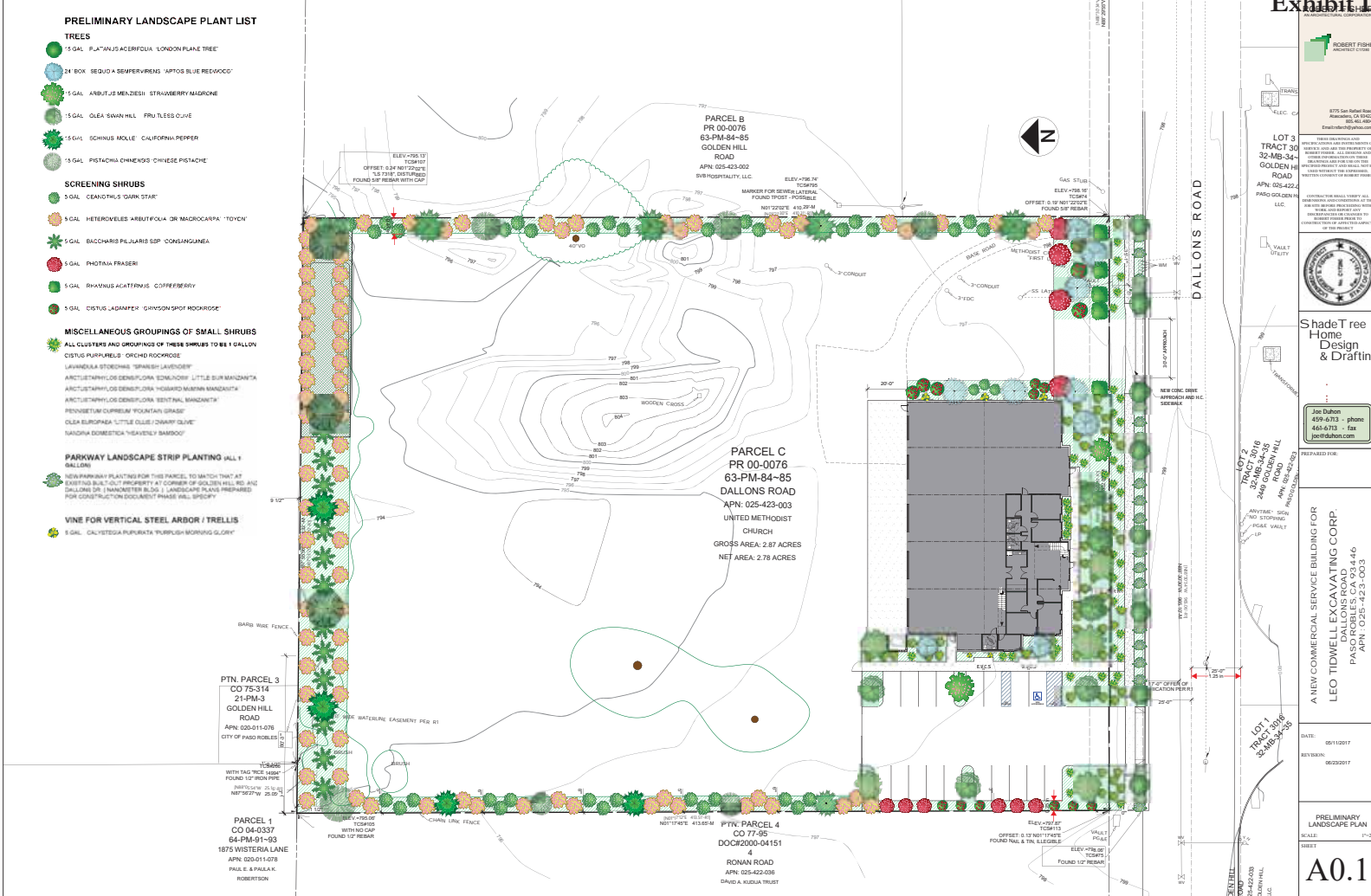
**Shade Tree Home Design & Drafting**  
 Joe Duhan  
 459-4375 - phone  
 463-6173 - fax  
 joe@shadetree.com

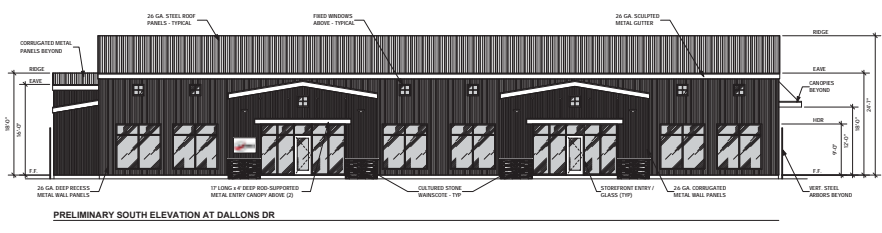
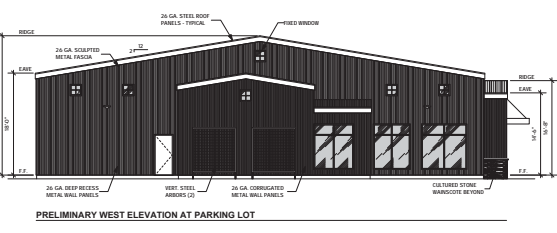
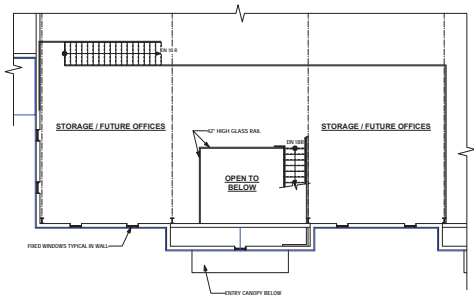
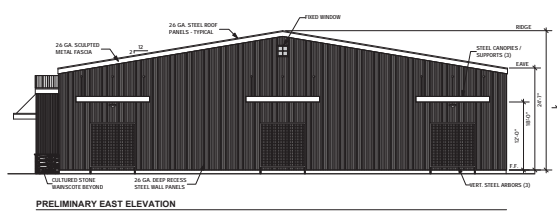
**A NEW COMMERCIAL SERVICE BUILDING FOR**  
**LEO TIDWELL EXCAVATION CORP.**  
 2448 GOLDEN HILL ROAD  
 DALLONS ROAD  
 PASADENA, CA 92364  
 APN: 025-423-003

DATE: 05/12/2017  
 REVISION: 06/22/2017

**PRELIMINARY SITE DEVELOPMENT PLAN**  
 SHEET: **A0**







**ROBERT FISHER**  
ARCHITECTS LTD.  
8775 San Rafael Blvd  
Petaluma, CA 94952  
707.464.2804  
rfisher@robertfisher.com

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**Shade Tree Home Design & Drafting**

Joe Duhan  
409-4715 - phone  
464-6173 - fax  
jduhan@sthd.com

PREPARED FOR:

A NEW COMMERCIAL SERVICE BUILDING FOR  
**LEO TIDWELL EXCAVATING CORP.**  
DALLONS ROAD  
PASADENA, CA 92364  
PH: 951-224-0033

DATE: 05/12/07  
REVISION: 06/20/07

PRELIMINARY FLOOR PLANS AND ELEVATIONS  
SCALE: 1/4" = 1'-0"

**A1**



ROBERT FISHER  
ARCHITECT C17280  
8775 San Rafael Road  
Atascadero, CA 93422  
805.461.4804  
Email: rsfarch@yahoo.com



PRELIMINARY SOUTH ELEVATION AT DALLONS DR

COLOR SCHEME

BODY : OLD TOWN GREY (W25) POP-OUTS : REGAL BLUE (W71) ROOF : OLD ZINC GREY (W74)  
EXPOSED METAL : ANODIZED BRONZE FINISH / PAINT WAINSCOTE : CULTURED LEDGESTONE



PRELIMINARY EAST ELEVATION



PRELIMINARY WEST ELEVATION AT PARKING LOT

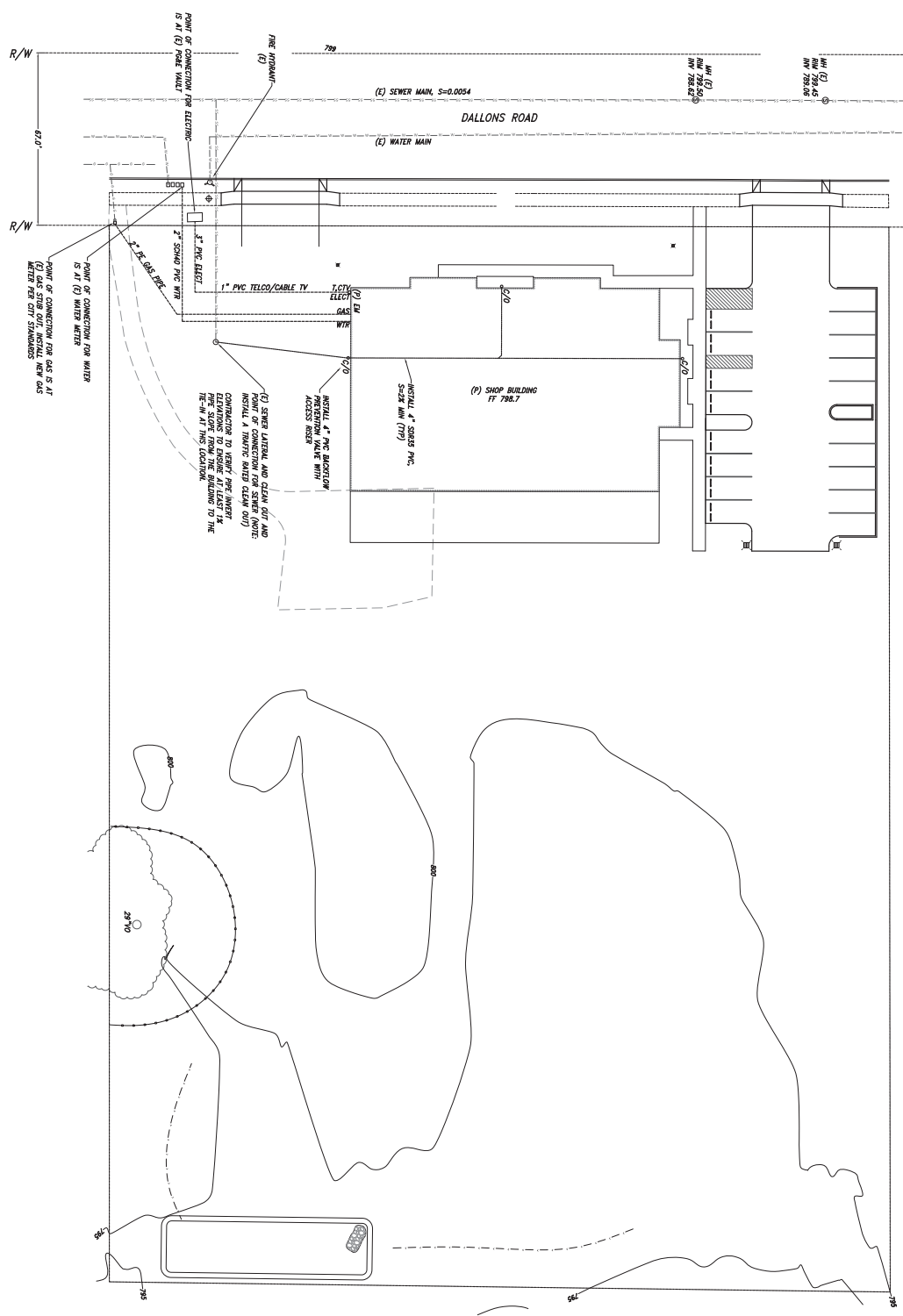
RECEIVED

JUN 30 2017

City of Paso Robles  
Community Development Dept







**OVERALL UTILITY PLAN**



**UTILITY NOTES:**

1. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND TO PROPOSED PLACENT AND SHALL CONFORM TO THE APPROPRIATE PLANS, THE MECHANICAL/ELECTRICAL CODES, THE MANUFACTURER'S SPECIFICATIONS AND ALL CITY PLANS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND/OR THE UTILITY PROVIDERS.
2. ALL ON-SITE UTILITIES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL SEWER LATERALS AND CLEAN OUTS ARE TO BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS, INSTALLATION, SIZING AND LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND/OR THE UTILITY PROVIDERS.
5. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
7. UTILITIES ARE TO BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
8. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
9. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
10. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.

**UTILITY REVISIONS NOTE:**

ALL ON-SITE UTILITIES SHALL BE UNDERGROUND TO PROPOSED PLACENT AND SHALL CONFORM TO THE APPROPRIATE PLANS, THE MECHANICAL/ELECTRICAL CODES, THE MANUFACTURER'S SPECIFICATIONS AND ALL CITY PLANS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND/OR THE UTILITY PROVIDERS.

NO.	REVISIONS
1	REVISIONS
2	REVISIONS
3	REVISIONS

DATE: 05/11/17	SCALE: 1"=30'
PROJECT: 12345	CLIENT: ABC COMPANY
DESIGNER: LEONARD TERWILLER	CHECKED: J. SMITH
DATE: 05/11/17	SCALE: 1"=30'



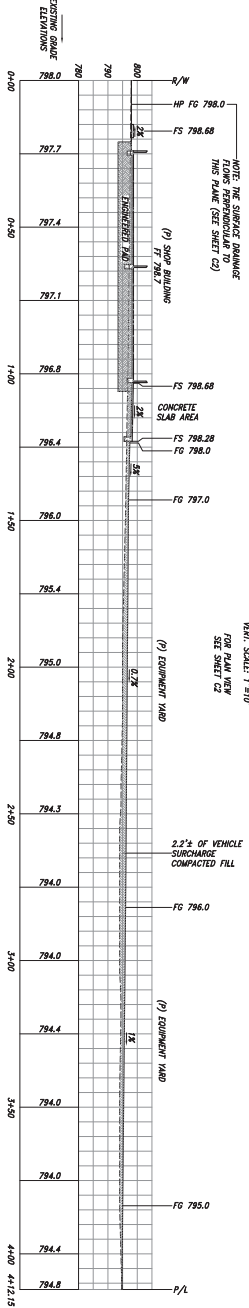




# OVERALL SITE PROFILES:

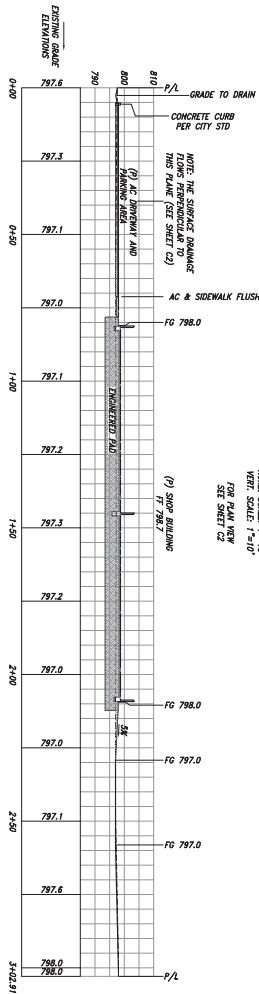
### SITE PROFILE A-A

HORIZ. SCALE: 1"=10'  
VERT. SCALE: 1"=10'  
FOR PLAN VIEW  
SEE SHEET C2



### SITE PROFILE B-B

HORIZ. SCALE: 1"=10'  
VERT. SCALE: 1"=10'  
FOR PLAN VIEW  
SEE SHEET C2



**BUILDING AND PARKING REQUIREMENTS:**  
1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, THE STATE ENGINEER'S MOST RECENT EDITION, AND ALL APPLICABLE LOCAL ORDINANCES. THE STATE ENGINEER SHALL REVIEW THE ENGINEERING CALCULATIONS, THE SOILS ENGINEER'S REPORT, AND THE PROPOSED FOUNDATION AND RETENTION WALL DESIGN. THE SOILS ENGINEER SHALL PROVIDE AND MAINTAIN ALL RECORDS AND REPORTS IN ACCORDANCE WITH THE SPECIFICATIONS AND REPORTS TABLE SHOWN ON SHEET C1.

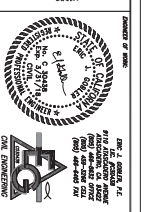
**PERFORMANCE AND PARKING REQUIREMENTS:**  
1. ALL PARKING, EXISTENCE AND ACCESS SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODE AND APPLICABLE CITY CODES.  
2. EXISTENCE AND ACCESS SHALL CONFORM TO CITY STD DWG DC-9 AND BY THE CITY ENGINEERING DEPARTMENT.  
3. PARKING LAYOUT SHALL CONFORM TO CITY STANDARDS INCLUDING THE PROPOSED PARKING SPACES, ACCESS TO THE PARKING SPACES AND THE PROPOSED PARKING SPACES SHALL BE INSTALLED TO CITY STANDARDS.  
4. PARKING SPACES SHALL BE INSTALLED TO CITY STANDARDS.  
5. SIGNING IS REQUIRED IN ALL ADA ACCESS AREAS IN CONFORMANCE TO ADA BUILDING CODE STANDARDS.

**PARKING, EXISTENCE AND ACCESS:**  
1. ALL PARKING, EXISTENCE AND ACCESS SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODE AND APPLICABLE CITY CODES.  
2. EXISTENCE AND ACCESS SHALL CONFORM TO CITY STD DWG DC-9 AND BY THE CITY ENGINEERING DEPARTMENT.  
3. PARKING LAYOUT SHALL CONFORM TO CITY STANDARDS INCLUDING THE PROPOSED PARKING SPACES, ACCESS TO THE PARKING SPACES AND THE PROPOSED PARKING SPACES SHALL BE INSTALLED TO CITY STANDARDS.  
4. PARKING SPACES SHALL BE INSTALLED TO CITY STANDARDS.  
5. SIGNING IS REQUIRED IN ALL ADA ACCESS AREAS IN CONFORMANCE TO ADA BUILDING CODE STANDARDS.

NO.	REVISIONS	DATE
1		
2		
3		

PROJECT DESCRIPTION	LEO TIERRELL AN BUILDING, 1400 BAYVIEW, CA
CLIENT	LEO TIERRELL AN BUILDING, 1400 BAYVIEW, CA
DATE	05/20/2024
SCALE	AS SHOWN
PROJECT LOCATION	PARCEL 5, 1400 BAYVIEW, 1400 BAYVIEW, 1400 BAYVIEW
DRAWN BY	OVERALL SITE PROFILES
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	2024-05-20
DATE	05/20/24
SCALE	AS SHOWN
PROJECT NO.	2024-05-20
DATE	05/20/24
SCALE	AS SHOWN



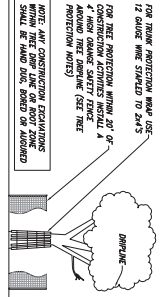
**E. J. GARCIA, P.E.**  
CIVIL ENGINEERING  
1400 BAYVIEW, CA 94612  
TEL: 415-440-8888  
CELL: 415-440-8888  
FAX: 415-440-8888  
WWW.EJGARCIA.COM

CONSTRUCTION NOTES AND SITE DETAILS



TREE PROTECTION NOTES

1. ALL CONSTRUCTION MUST BE WITHIN THE PROTECTED PERIMETER AND TREE PROTECTION PLAN FROM THE PROPERTY LINE.
2. TREE PROTECTION NOTES ARE TO BE OBSERVED DURING THE PROJECT. SEE ARBORIST REPORT.
3. TREE PROTECTION NOTES ARE TO BE OBSERVED DURING THE PROJECT. SEE ARBORIST REPORT.
4. ALL TREE TRUNKS WITHIN 20' OF CONSTRUCTION ACTIVITIES SHALL BE PROTECTED BY INSTALLING A 4" HIGH CHAIN LINK FENCE AROUND THE TRUNK. ALL EXPOSED ROOTS SHALL BE PROTECTED BY INSTALLING A 4" HIGH CHAIN LINK FENCE AROUND THE ROOTS. ALL EXPOSED ROOTS SHALL BE PROTECTED BY INSTALLING A 4" HIGH CHAIN LINK FENCE AROUND THE ROOTS.
5. ALL CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION PERIMETER SHALL BE DONE CAREFULLY TO AVOID DAMAGE TO THE TREE TRUNKS AND ROOTS. ALL CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION PERIMETER SHALL BE DONE CAREFULLY TO AVOID DAMAGE TO THE TREE TRUNKS AND ROOTS.
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11. ALL CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION PERIMETER SHALL BE DONE CAREFULLY TO AVOID DAMAGE TO THE TREE TRUNKS AND ROOTS.

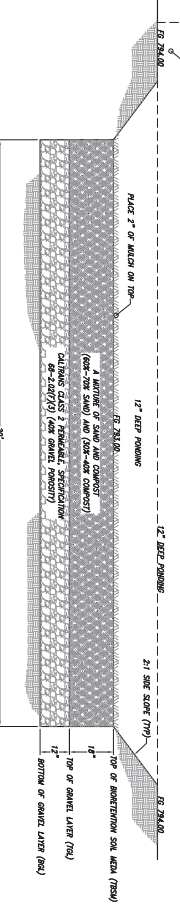
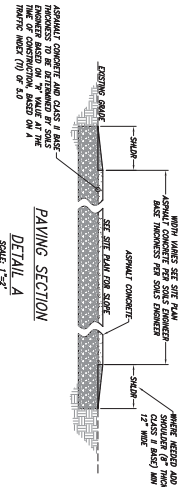


GENERAL CONSTRUCTION, GRADING & DRAINAGE NOTES

1. ALL CONSTRUCTION MUST BE WITHIN THE PROTECTED PERIMETER AND TREE PROTECTION PLAN FROM THE PROPERTY LINE.
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GRADING & DRAINAGE NOTES

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11. ALL CONSTRUCTION MUST BE WITHIN THE PROTECTED PERIMETER AND TREE PROTECTION PLAN FROM THE PROPERTY LINE.



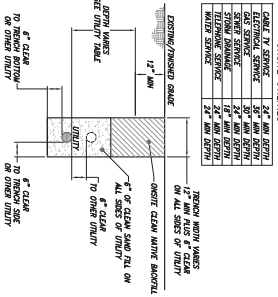
20'x78'x12" DEEP BIO RETENTION BASIN

SCALE: 1"=4'

SEE STANDARD CONCRETE AND ASPHALT DETAIL FOR NOTES

1. MAINTAIN THE 12" MINIMUM CLEARANCE FROM THE PROPERTY LINE.
2. MAINTAIN THE 12" MINIMUM CLEARANCE FROM THE PROPERTY LINE.
3. MAINTAIN THE 12" MINIMUM CLEARANCE FROM THE PROPERTY LINE.
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11. MAINTAIN THE 12" MINIMUM CLEARANCE FROM THE PROPERTY LINE.

ON-SITE UTILITIES



UTILITY TRENCH DETAIL C

SCALE: 1"=4'

TRENCH NOTES

1. ALL TRENCHES MUST BE PROTECTED BY INSTALLING A 4" HIGH CHAIN LINK FENCE AROUND THE TRENCH.
2. ALL TRENCHES MUST BE PROTECTED BY INSTALLING A 4" HIGH CHAIN LINK FENCE AROUND THE TRENCH.
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11. ALL TRENCHES MUST BE PROTECTED BY INSTALLING A 4" HIGH CHAIN LINK FENCE AROUND THE TRENCH.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT LOCATION: 120 TRENCH IN DALLAS MAIN ROAD, DALLAS, TX 75201



NO.	DATE	DESCRIPTION
1	05/15/17	ISSUED FOR PERMIT
2	05/15/17	ISSUED FOR PERMIT
3	05/15/17	ISSUED FOR PERMIT

STATE OF CALIFORNIA

Edmund G. Brown Jr., Governor

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
 1550 Harbor Blvd., Suite 100  
 West Sacramento, CA 95691  
 Phone (916) 373-3710  
 Fax (916) 373-5471



August 4, 2017

Darcy Delgado  
 City of Paso Robles  
 1000 Spring Street  
 Paso Robles, CA 93446

Sent via e-mail: ddelgado@prcity.com

Re: SCH# 2017071052, Proposed Tidwell Contractor Storage Yard Project, City of Paso Robles; San Luis Obispo County, California

Dear Ms. Delgado:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration prepared for the project referenced above. The review included the Project Description, the Evaluation of Environmental Impacts, section V, Cultural Resources, and the Mitigation Monitoring and Reporting Plan prepared by the City of Paso Robles. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Executive Summary or Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
2. There is no documentation of **government-to-government consultation by the lead agency** under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation.
3. There are no mitigation measures specifically addressing Tribal Cultural Resources separately and distinctly from Archaeological Resources. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, **with or without consultation** occurring. **Mitigation language for archaeological resources is not always appropriate for or similar to measures specifically for handling Tribal Cultural Resources.** For sample mitigation measures, please refer to California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
4. Mitigation for inadvertent finds of Archaeological Resources and Human Remains is missing or incomplete. Standard mitigation measures should be included in the document. Please refer to Health and Safety Code § 7050.5 and Public Resources Code § 5097.98 for the process for inadvertent finds of human remains.
5. Cultural Resources assessments are undated. Current assessments should adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources.

The California Environmental Quality Act (CEQA)<sup>1</sup>, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>2</sup> If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.<sup>3</sup> In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).<sup>4</sup> **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a

<sup>1</sup> Pub. Resources Code § 21000 et seq.

<sup>2</sup> Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

<sup>3</sup> Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

<sup>4</sup> Government Code 65352.3

separate category for "tribal cultural resources"<sup>5</sup>, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."<sup>6</sup> Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.<sup>7</sup> Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966<sup>8</sup> may also apply.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf), entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov) or call (916) 373-3710 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D.  
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

<sup>5</sup> Pub. Resources Code § 21074

<sup>6</sup> Pub. Resources Code § 21084.2

<sup>7</sup> Pub. Resources Code § 21084.3 (a)

<sup>8</sup> 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

**Pertinent Statutory Information:**

**Under AB 52:**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project,<sup>9</sup> and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."<sup>10</sup>

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.<sup>11</sup>

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.<sup>12</sup>

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.<sup>13</sup>

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.<sup>14</sup>

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.<sup>15</sup>

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.<sup>16</sup>

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).<sup>17</sup>

An environmental impact report **may not be certified,** nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

<sup>9</sup> Pub. Resources Code § 21080.3.1, subs. (d) and (e)

<sup>10</sup> Pub. Resources Code § 21080.3.1 (b)

<sup>11</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>12</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>13</sup> Pub. Resources Code § 21082.3 (c)(1)

<sup>14</sup> Pub. Resources Code § 21082.3 (b)

<sup>15</sup> Pub. Resources Code § 21080.3.2 (b)

<sup>16</sup> Pub. Resources Code § 21082.3 (a)

<sup>17</sup> Pub. Resources Code § 21082.3 (e)

- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.<sup>18</sup>  
***This process should be documented in the Tribal Cultural Resources section of your environmental document.***

**Under SB 18:**

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**<sup>19</sup>
- There is no Statutory Time Limit on Tribal Consultation under the law.
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,<sup>20</sup> the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.<sup>21</sup>
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
  - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.<sup>22</sup>

**NAHC Recommendations for Cultural Resources Assessments:**

- Contact the NAHC for:
  - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
    - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - If part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have been already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

<sup>18</sup> Pub. Resources Code § 21082.3 (d)

<sup>19</sup> (Gov. Code § 65352.3 (a)(2)).

<sup>20</sup> pursuant to Gov. Code section 65040.2,

<sup>21</sup> (Gov. Code § 65352.3 (b)).

<sup>22</sup> (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

**Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- Avoidance and preservation of the resources in place, including, but not limited to:
  - Planning and construction to avoid the resources and protect the cultural and natural context.
  - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - Protecting the cultural character and integrity of the resource.
  - Protecting the traditional use of the resource.
  - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.<sup>23</sup>
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.<sup>24</sup>

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.<sup>25</sup> In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

<sup>23</sup> (Civ. Code § 815.3 (c)).

<sup>24</sup> (Pub. Resources Code § 5097.991).

<sup>25</sup> per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).



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

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 17-007, on this 24<sup>th</sup> day of July, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C Hollenbeck  
Monica Hollenbeck



**THE** *Newspaper of the Central Coast*  
**TRIBUNE**

JUL 26 2017  
City of Paso Robles  
Community Development Dept.

3825 South Higuera • Post Office Box 112 • San Luis Obispo, Califo

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

AD #3190692  
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; JULY 23, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

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

  
\_\_\_\_\_  
(Signature of Principal Clerk)

DATE: JULY 23, 2017  
AD COST: \$229.90

**CITY OF EL PASO DE ROBLES**

**NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING OF THE PLANNING COMMISSION TO ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE PLANNED DEVELOPMENT (PD 17-007) FOR THE TIDWELL CONTRACTOR STORAGE YARD PROJECT DALLONS DRIVE EAST OF GOLDEN HILL ROAD (APN: 025-423-003) APPLICANT – LEO TIDWELL III**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Paso Robles will hold a Public Hearing on Tuesday, August 22, 2017 at 6:30 p.m. at the City of Paso Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider adoption of a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

PD 17-007: a proposal to establish a 9,960 square foot office building with an accessory outdoor contractor's storage yard on an approximately 2.78 acre site.

The 30-day public review period for the Mitigated Negative Declaration (MND) will begin on Monday, July 24, 2017, and conclude on August 22, 2017. The MND indicates that any potential environmental effects that may result from the project, including impacts to aesthetics and biological resources, can be reduced to a less than significant level with mitigation measures implemented. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for this project and will be implemented by the City of Paso Robles.

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. A copy of the MND is also available on the City website at: <http://www.prcity.com/government/departments/commdev/index.asp>.

Written comments on the proposed project and corresponding MND may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93448, or emailed to [dalgado@prcity.com](mailto:dalgado@prcity.com), provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darcy Dalgado at (805) 237-3970 or email at [dalgado@prcity.com](mailto:dalgado@prcity.com).

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.

Darcy Dalgado,  
Assistant Planner  
July 23, 2017

3190692

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
 ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM  
 TIDWELL CONTRACTOR STORAGE YARD  
**Public Review Period: July 24, 2017 – August 22, 2017**

- 1. **PROJECT TITLE:** Tidwell Contractor Storage Yard  
Planned Development 17-007
  
- 2. **LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446  
  
**Contact:** Darcy Delgado, Assistant Planner  
**Phone:** (805) 237-3970  
**Email:** Ddelgado@prcity.com
  
- 3. **PROJECT LOCATION:** Dallons Drive west of Golden Hill  
Road; APN: 025-423-003
  
- 4. **PROJECT PROPONENT:** Leo Tidwell III  
  
**Project Representative:** Robert Fisher Architect  
**Contact Person:** Robert Fisher  
**Phone:** (805) 461-4804  
**Email:** rsfarch@yahoo.com
  
- 5. **GENERAL PLAN DESIGNATION:** CS (Commercial Service)
  
- 6. **ZONING:** C3 (Commercial/Light Industrial)
  
- 7. **PROJECT DESCRIPTION:**

This is a proposal to establish a 9,960 square foot office building with an accessory outdoor contractor’s storage yard on an approximately 2.78 acre site. The outdoor storage yard will be used primarily for commercial trucks and trailers, backhoes, excavators, and underground utility materials. Most vehicles and equipment go out to jobsites at the beginning of the week and return to the storage yard at the end of the week. Some construction equipment and materials would remain on-site until needed at a jobsite. Grading of the project site consists of approximately 250 cubic yards of cut and fill balanced over the site.

There are four mature oak trees located on the project site. An Arborist Report was prepared to evaluate the trees and potential impacts. Three of the four trees on the lot are in advanced stages of decline with health ratings of very poor, and are recommended by the Arborist for removal. The fourth tree has a health rating of fair and recommended to be retained with tree protection. Per the City’s Oak Tree Preservation Ordinance, the Community Development Director has the authority to permit removal of trees that are in the director's judgment,

clearly dead or diseased beyond correction. The design of the project would necessitate the removal of the distressed oak tree closest to Dallons Drive, which is where the office building would be constructed. Per the recommendation of the Arborist's Report and staff site visit to inspect the tree, this tree appears to qualify for a director level removal. Although two additional trees located in the middle of the storage yard also rated very poor, these trees could contribute to the aesthetic character of the site if retained. Preliminary construction drawings have been modified to avoid impacts to the remaining oak trees on-site.

#### **8. ENVIRONMENTAL SETTING:**

The proposed project would be located on a vacant 2.78-acre site west of the intersection of Dallons Drive and Golden Hill Road. The site was previously approved as part of a development plan and tentative parcel map (PD 00-008, PR 00-076) for a three-lot commercial subdivision for the development of an industrial/business park, including eight separate buildings totaling 72,380 square feet. A Mitigated Negative Declaration was adopted for the project and since its approval, only one of the three lots was developed. The current proposal for the 9,960 square foot office building and accessory outdoor contractor's storage yard would supersede the previous entitlements for this lot.

Surrounding properties to the south, east and west are all zoned C-3. The adjacent lots to the east and west are currently vacant. To the south is the Regency Center, a regional commercial shopping center consisting of approximately 300,000 square feet in retail and restaurant uses (upon build out). This shopping center represents one of the main gateways into the City limits. Property to the north is rural residential and is located within San Luis Obispo County. A residence is located approximately 500-feet to the northeast of the project site.

The project site is located within the Borkey Area Specific Plan (BASP), Subarea E, for which an Environmental Impact Report exists for the specific plan area. A majority of the mitigation measures within the EIR have already been implemented by previous development within Subarea E.

The project site is within the Airport Land Use Plan, Zone 6, Outer Airport Influence, which encourages limitations of residential densities, to avoid potential noise conflicts, and discourages noise-sensitive receptors and uses such as hospitals, schools, convalescent homes, etc.

#### **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 checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input checked="" 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.



07/21/17

Signature:

Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

- a. Have a substantial adverse effect on a scenic vista?

Discussion (a): The project site is not located within a designated scenic vista and is located immediately behind a major retail shopping center. However, since the site is in proximity to rural residential uses to the north, the project proposes to install a 6-foot tall screened fence and a 25-foot landscape buffer along the northern property line that would improve the aesthetics of the project and reduce impacts on neighboring residential uses. With conditions for screened fencing and landscaping, this project’s impacts on scenic vistas from the rural residential uses will be less than significant.

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion (b): There are four mature oak trees located on the project site. An Arborist Report was prepared to evaluate the trees and potential impacts. Three of the four trees on the lot are in advanced stages of decline with health ratings of very poor, and are recommended by the Arborist for removal. The fourth tree has a health rating of fair and recommended to be retained with tree protection. The design of the project would necessitate the removal of the distressed oak tree closest to Dallons Drive, which is where the office building would be constructed. Per the recommendation of the Arborist’s Report and staff site visit to inspect the tree, this tree appears to qualify for a director level removal. Although two additional trees located in the middle of the storage yard also rated very poor, these trees could contribute to the aesthetic character of the site if retained. Preliminary construction drawings have been modified to avoid impacts to the remaining oak trees on-site.

Mitigation measures are listed in the Mitigation Monitoring and Reporting Table, Attachment 4 to this Initial Study to further protect the oak trees during construction and ongoing operations of the site. With the incorporation of the mitigation measures, this project’s impacts on oak trees will be less than significant.

The project is not located near any other scenic resources such as rock outcroppings or historic buildings, and it is not located in proximity to a state scenic highway.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion (c): The project requires a development plan to be reviewed and approved by the Planning Commission. Since this site is in proximity to commercial uses to the south and east, as well as rural residential uses to the north, through the development plan review process, conditions can be added to improve the aesthetics of the project and to reduce impacts on neighboring uses. With conditions for screened fencing and landscaping required as a result of the development plan, the outdoor storage area will be screened. This project’s impacts on visual character 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)

Discussion (d): This project is proposing parking lot pole lights and some exterior lights mounted on the

<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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building. Standard conditions require that all new lighting be adequately shielded. A condition of approval requires Staff to review light fixtures for proper shielding prior to the issuance of a building permit. Therefore, this project’s impacts on day or nighttime views in the area will be less than significant.

**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 (a): The project site is designated in the General Plan and is zoned on the City’s Zoning Map for commercial development. The property is not identified in the City General Plan, Conservation Element (Figure OS-1, Important Farmland) as having either prime or unique farmland of statewide importance. Therefore, the project would not result in impacts on converting prime or other significant soils to urban land uses.

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

Discussion (b): The project would not conflict with zoning for agricultural use. The Project Site is not zoned for agriculture and is not under a Williamson Act Contract.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (c): There are no forest land or timberland resources within the City of Paso Robles.

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

Discussion (d): See response to II.c.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (e): No farmland is located within the near vicinity of the project site. Properties to the east, west, and south of the property are zoned commercial and properties to the north, which are in the County, are zoned rural residential. The commercial properties that surround the subject site are intended to be developed with commercial and light-industrial uses. Use of the site for future development would not have a significant

impact to agricultural or forestry resources.



**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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-d): 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.

The project would result in short term impacts associated with grading for the proposed construction, however, standard conditions required by the City, as well as the APCD, will be implemented which will address these impacts.

When reviewing the grading of the approximately 2.78-acre site, the disturbed area of grading activity is limited to 2.72-acres. This falls under the 4-acre threshold described in footnote 2 of Table 2-1 of the APCD CEQA Handbook (April 2012), indicating that the pollutants produced as a result of construction activities is less than the 2.5 ton PM 10 quarterly threshold. Therefore, impacts to air quality as a result of grading for this project are considered less than significant and no mitigation is required. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.

e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (e): It is not anticipated that there will be any objectionable odors as a result of development of the office and accessory contractor's storage yard.





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

Discussion (a): The project site is located within the Borkey Area Specific Plan (BASP), Subarea E, for which an Environmental Impact Report exists for the specific plan area. The BASP concluded that in general development of the suburban land uses proposed by the specific plan would result in the loss of agricultural lands and pastures that provided a resource base for local wildlife populations. Much of the plan area has since been developed with a majority of the mitigation measures within the EIR already implemented. The BASP did not identify development of Subarea E as a significant impact to wildlife besides the general comments described for the specific plan as a whole. Specific biological resources identified in the EIR in relation to the project site include several mature oak trees. There are four mature oak trees located on the project site for which an Arborist Report was prepared which includes measures to protect three of the trees (Attachment 3).

In 2000, the site was previously approved for a three lot commercial subdivision for the development of an industrial/business park, including eight separate buildings totaling 72,380 square feet. A Mitigated Negative Declaration was adopted for the project which concluded there wouldn't be any impacts to sensitive or special status wildlife or plant species, nor would there be any impacts to riparian habitat or wetlands.

The project site is located within an area that is considered an important migration area for the San Joaquin Kit Fox, although no presence of kit fox has been detected in the project area (BASP). The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. Since the 2.78 acre area will be disturbed for the office and contractor's storage yard project, the disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio.

The mitigation measures are provided in the Mitigation Monitoring and Reporting Table, Attachment 4 to this Initial Study. With the incorporation of the mitigation measures this project's impacts on kit fox habitat, will be less than significant.

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

Discussion (b): See discussion for Response IV.a.

- 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"/>
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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 (c): See discussion for Response IV.a.

- 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?

Discussion (d): The project site is located within an area that is considered an important migration area for the San Joaquin Kit Fox. The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. Since the 2.78 acre area will be disturbed for the office and contractor’s storage yard project, the disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio.

The mitigation measures are provided in the Mitigation Monitoring and Reporting Table, Attachment 4 to this Initial Study. With the incorporation of the mitigation measures this project’s impacts on kit fox habitat, will be less than significant.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion (e): There are four mature oak trees located on the project site. An Arborist Report was prepared to evaluate the trees and potential impacts. The design of the project would necessitate the removal of one oak tree, which is where the office building would be constructed. Per the recommendation of the Arborist’s Report and staff site visit to inspect the tree, this tree appears to qualify for a director level removal and would be a less than significant impact due to the health of the tree being in advanced stages of decline. Although two additional trees located in the middle of the storage yard had health ratings of very poor, these trees could contribute to the aesthetic character of the site if retained. Preliminary construction drawings have been modified to avoid impacts to the remaining oak trees on-site.

Mitigation measures are provided in the Mitigation Monitoring and Reporting Table, Attachment 4 to this Initial Study to further protect the oak trees during construction and ongoing operations of the site. With the incorporation of the mitigation measures, this project’s impacts on oak trees will be less than significant.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion (f): There are no Habitat Conservation Plans or other related plans applicable in the City of Paso Robles.

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

- a. Cause a substantial adverse change in the significance of a historical resource as

<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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defined in §15064.5? (Sources: 15)

Discussion (a):

The project site is located in an area that is not adjacent to a creek or stream, or in an area that has been considered culturally significant. As described in section 3.10 of the EIR for the Borkey Area Specific Plan (BASP), based on a Phase One Survey of the approximately 650 acres within the Specific Plan area, no significant potential archeological or cultural resources were identified to be impacted by development of the plan area (BASP EIR Section 3.10, pgs. 67 & 68).

Although no significant potential archaeological or cultural resources have been identified which would be impacted by development of the plan area, a condition will be added to the project that would require that a qualified Archeologist be on site if cultural resources are found during grading activities and appropriate recommendations made regarding their treatment and/or disposition.

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

Discussion (b): See response to V.a.

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

Discussion (c): See response to V.a.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 (d): See response to V.a.

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

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

Discussion (a-i): 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 River 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 California Building Code (CBC) to all new development

	<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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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?<br>(Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (a-ii): 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. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii. Seismic-related ground failure,<br>including liquefaction? (Sources: 1, 2 &<br>3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (a.iii): Per the General Plan EIR, the project site is located in an area with soil conditions that have a low to moderate 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 the reports into the design of the project.

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

Discussion (b): Per the General Plan Safety Element, the project site is in an area that is designated a low-risk area for landslides. Therefore, potential impacts due to landslides is less than significant.

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

Discussion (c): 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 the development proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Be located on a geologic unit or soil that is<br>unstable, or that would become unstable as a<br>result of the project, and potentially result in<br>on- or off-site landslide, lateral spreading,<br>subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (d): See response to item VI.a.iii, above.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. Be located on expansive soil, as defined in<br>Table 18-1-B of the Uniform Building Code | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(1994), creating substantial risks to life or property?				

Discussion (e): See response to item VI.a.iii, above.

f. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (f): The development will be connected to the City’s municipal wastewater system, therefore there would not be impacts related use of septic tanks.

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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): When reviewing the grading of the 2.78-acre site with the APCD CEQA Handbook (April 2012), the project would produce less than the 25 lbs/day of ROG+NOx which is below the adopted threshold of significance and therefore be considered less than significant and no mitigation is required for operational or long-term impacts based on outdoor storage land use. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.

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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"/>
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Discussion (a): The proposed project is not expected to result in impacts from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor is it expected to result in impacts from accidental release of materials into the environment. During construction, the proposed project would involve the transport of general construction materials. Construction activities would involve the use of fuels and greases for the construction equipment, however, the use, storage, transport and disposal of these materials will be carried out in accordance with federal, state, and local laws, ordinances and regulations. Upon completion of construction, the office and contractor’s storage yard would not include hazardous materials, therefore, the project will not have an impact to this environmental factor.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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into the environment?

Discussion (b): See response to VIII.a above.

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

Discussion (c): Property owned by the San Luis Obispo County College District (Cuesta College North County Campus) is located within ¼ mile of the project. However, the contractor’s storage yard would not include hazardous emissions or handle hazardous materials, the project will not have an impact to this environmental factor.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (d): The project site is not identified as a hazardous site per state Codes.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 site is approximately 1.8 miles southwest of the Paso Robles Municipal Airport and is Within the Airport Land Use Plan, Zone 6, Outer Airport Influence, which encourages limitations of residential densities, to avoid potential noise conflicts, and discourages noise-sensitive receptors and uses such as hospitals, schools, convalescent homes, etc. The proposed project is compatible with the Zone 6 Outer Airport Influence since it does not include residential uses, schools, convalescent homes or similar sensitive uses. Therefore, the project will not have an impact to this environmental factor.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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): See response to VIII.e. above.

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

Discussion (g): The City does not have any adopted emergency response plans. As proposed, the development would not interfere with emergency response.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (h): The site is not located in an area that is considered wildland, therefore, the project will not be impacted by wildland fires.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (a): The project consists of an office building and outdoor contractor’s storage yard. The ground surfacing for the yard will be an all-weather type material such as Class II base, or decomposed granite, which will remain permeable. Runoff from the office building and parking lot will be managed onsite via a bio-retention basin located in the northeast corner of the site and will not add to offsite drainage facilities. This project is not anticipated to violate water quality or discharge requirements since it will not result in releasing water or wastewater discharge from the site. Therefore, considering these factors, the project will not have an impact on water quality standards or waste discharge.

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"/>
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Discussion (b): The project site is within the City limits and it is zoned to allow for commercial and light industrial development. The City’s municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project.

The project proponent would be required to pay development impact fees for water service expansion and availability to mitigate its proportionate share of related impacts. The project is a low water use development and is consistent with the 2016 Urban Water Management Plan (UWMP). Since the UWMP has accounted for land uses at the project site, the project will have adequate water supply available, and will not further deplete or in any way affect, change or increase water demands planned for use in the basin.

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 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 (c): The project grading and drainage plan is designed to maintain similar historical drainage conditions as the existing condition. Additionally, in compliance with State and local regulations, during construction erosion and/or stormwater control measures will be implemented during site disturbance; therefore the project is not expected to result in substantial erosion or siltation.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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?<br>(Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (d): Under existing conditions, there is no stormwater runoff from the site. The proposed project requires minimal grading, and the grading plan for the storage yard is designed to maintain similar drainage conditions as the existing condition and to divert runoff from the parking lot and office building to a bio-retention basin located in the northeast corner of the site. Since drainage resulting from development of this property will be maintained onsite and will not contribute to flooding on- or off-site, impacts from the project are considered less than significant.

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

Discussion (e): As noted in Response IX a. above, surface drainage will be managed onsite and will not add to offsite drainage facilities. Additionally, onsite LID drainage facilities will be designed to clean pollutants before they enter the groundwater basin. Therefore, drainage impacts that may result from this project would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (f): The project’s potential to degrade water quality is addressed in IX.a. above. The project does not have reasonably foreseeable potential to substantially degrade water quality.

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

Discussion (g): The project does not involve placement of housing. None of the site is within the 100-year flood plain as currently mapped by Federal Emergency Management Agency (FEMA).

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

Discussion (h): None of the site is within the 100-year flood plain as currently mapped by Federal Emergency Management Agency (FEMA).

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the | <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
failure of a levee or dam?				
Discussion (i): See Response IX h. above. Additionally, there are no levees or dams in the City.				
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (j): In accordance with the Paso Robles General Plan, there is no mudflow hazards located on or near the project site. Therefore, the project could not result in mudflow inundation impacts.				
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (k): The project will implement the City's Storm Water Management Plan - Best Management Practices, and would therefore not conflict with these measures.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (l): The project will incorporate all feasible means to manage water runoff on the project site. There is no wetland or riparian areas in the near vicinity, and the project could not result in impacts to aquatic habitat. Therefore, the project will not result in significant impacts to these resources.				



**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"/>
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Discussion (a): The project would not physically divide an established community since it is surrounded by commercial/light industrial zoned vacant lots immediately to the east and west of the site, and the regional commercial shopping center (Regency Center) to the south. The property to the north is within the County.

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? (Sources: 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (b): The proposed project would be within Subarea E of the Borkey Area Specific Plan (BASP) where light industrial uses are encouraged. The zoning for the project site is C-3 and accommodates a wide variety of commercial and light industrial development, including the highway-oriented commercial, retail commercial, and light industrial uses already typical of the Golden Hill Road/Highway 46 intersection. At this location, the C-3 zoning district specifically allows contracted services and outdoor storage of materials and equipment as an accessory use, which would be consistent with land use and zoning designations.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (c): There are no conservation plans associated with this property.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. MINERAL RESOURCES:** Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br>(Source: 1)                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 (a-b): There are no known mineral resources at this project site.

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**XII. NOISE:** Would the project result in:

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

Discussion (a): Construction would generate noise on the project site consistent with typical construction activities. In general, the grading phase of project construction tends to create the highest noise levels because of the operation of heavy equipment. Short-term construction noise would only occur during daytime hours. Once construction is completed, ongoing operations of the site would generate minimal noise. Since the project is located adjacent to predominantly commercial/industrial uses which are not sensitive to noise, this projects impact related to the noise levels in the vicinity will be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (b): The project may result in short term construction noise and vibration from machinery, however, the construction noise is not anticipated to be excessive nor operate in evening hours. Therefore, impacts from groundborne vibration noise would be considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (c): Construction noise impacts would be short term and, therefore, would not result in a permanent increase of ambient noise. Operation of the office would generate low noise levels during the daytime. These daytime noise levels would not be substantial due to the low-level noise sources and surrounding environment characteristics described in the response to Response XII.a, above. Considering these factors, the project would not result in a substantial permanent increase in ambient noise levels.

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

Discussion (d): Construction would result in a temporary increase in ambient noise levels as described in response XII.a above. However, these activities would not be significant since the site is surrounded by primarily commercial/industrial uses. The applicant would need to comply with noise standards in the zoning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ordinance, and not create nuisance noise between 7:00 pm and 7:00 am.				
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 (e): The project site is within the Airport Land Use Plan, Zone 6, Outer Airport Influence, which encourages limitations of residential densities, to avoid potential noise conflicts, and discourages noise-sensitive receptors and uses such as hospitals, schools, convalescent homes, etc. As described in Response XII.a. above, the project is located adjacent to predominantly commercial/industrial uses which are not sensitive to noise, therefore, the project will not have an impact to this environmental factor.

**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"/>
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Discussion (a): The proposed project will create employment for four (4) full-time office staff and one (1) full-time mechanic. Additional contracted employees work out of the area and return equipment to the site at the end of the week. These jobs can be absorbed by the local and regional employment market, and will therefore not create the demand for new housing or population growth or displace housing or people.

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"/>
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Discussion (b): The project would not displace any housing. No housing occurs on the project site.

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"/>
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Discussion (c): See response XIII b.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-b): The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large-scale development, and the incremental impacts to services can be mitigated through payment of development impact fees. Therefore,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impacts that may result from this project on fire and police services are considered less than significant.				
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 (c-e): The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large-scale development, and the incremental impacts to services can be mitigated through payment of development impact fees. As described in Response XIII.a. above and XV.a below, the project is not expected to generate population growth due to the minimal number of jobs that can be absorbed by the local and regional employment market. Additionally, no increase is expected in the use of parks, schools, or recreational facility. Therefore, there would be no impact on these services.

**XV. RECREATION**

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (a): As described in Response XIII.a, above, the project is not expected to generate population growth due to the minimal number of jobs that can be absorbed by the local and regional employment market. Therefore, no increase is expected in the use of any park or recreational facility. Therefore, there would be no impact on park capacities, service levels or performance objective.

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 (b): The project does not include recreational facilities. Furthermore, as described in Response XIII.a, above, the project is not expected to generate population growth. Therefore, it would not require the construction or expansion of any recreational facility.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): The proposed project will create employment for four (4) full-time office staff and one (1) full-time mechanic. Additional contracted employees work out of the area and return vehicles and equipment to the site at the end of the week. Based on the project being consistent with the C3 and CS zoning and land use designations, and based on the office and accessory outdoor storage of equipment and vehicles not being considered high traffic generators due to the limited number of employees, the project impacts to traffic and circulation will be less than significant.

As required by all development projects with the approval of a building permit, the applicant shall be required to pay transportation impact fees established by City Council in affect at the time of occupancy to mitigate future impacts with planned improvements by the City.

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

Discussion (c): This project will not require a change in air traffic patterns, result in an increase in air traffic levels, or change the location of the current air traffic patterns, therefore there would be no impacts to air traffic.

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

Discussion (d): There are no hazardous design features associated with this project that could result in safety hazard impacts from this project.

e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion (e): The project will not impede emergency access, and has been designed in compliance with all emergency access safety features and to City emergency access standards. Therefore, since this project has been designed to provide adequate access, there is no impact.

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

Discussion (f): There is existing curb, gutter, sidewalk and bike lanes along the frontage of the site, however, the project will comply with any policies related to additional road improvements on Dallons Drive. Therefore, the project will not have an impact to this environmental factor.

<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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**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

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

Discussion (a): The project will comply with all applicable wastewater treatment requirements required by the City, Regional Water Quality Control Board and the State. Therefore, there will be no impacts resulting from wastewater treatment from this project.

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

Discussion (b): Per the City’s General Plan EIR, Urban Water Management Plan, and Sewer System Management Plan, the City’s water and wastewater treatment facilities are adequately sized, including planned facility upgrades, to provide water needed for this project and treat effluent resulting from this project. Therefore, this project will not result in the need to construct new facilities.

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

Discussion (c): All new stormwater resulting from this project will be managed on the project site, and will not enter existing storm water drainage facilities or require expansion of new drainage facilities. Therefore, the project will not impact the City’s storm water 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (d): The office and outdoor storage yard project is permitted in the current land use and zoning designations; therefore the project can be served with existing water resource entitlements available and will not require expansion of new water resource entitlements.

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

Discussion (e): Per the City’s Sewer System Management Plan (SSMP) the City’s wastewater treatment facility has adequate capacity to serve this project as well as existing commitments.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion (f): 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 (g): The project will comply with all federal, state, and local solid waste regulations.

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**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 (a): As noted within this environmental document, and with the mitigation measures outlined in the document, the projects future development impacts related to habitat for wildlife species (e.g. San Joaquin Kit Fox) and oak tree preservation will be less than significant with mitigation incorporated. The project would not result in impacts to fish habitat or impacts to fish and wildlife populations.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 (b): The analyses prepared for this project demonstrate that potentially significant impacts that may result from implementation of this project will not:

- individually; and/or
- in connection with effects of past projects, and/or
- in connection with current projects; and/or
- in connection with probable future projects, result in cumulatively considerable significant impacts.

Based on substantial evidence, potential impacts identified related to San Joaquin Kit Fox and oak trees are not cumulatively considerable. With mitigation measures applied to this project it will not result in impacts that are individually limited or cumulatively considerable.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (c): The project will not cause substantial adverse effects on 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 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
15	Environmental Impact Report for the Borkey Area Specific Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446



Attachments:

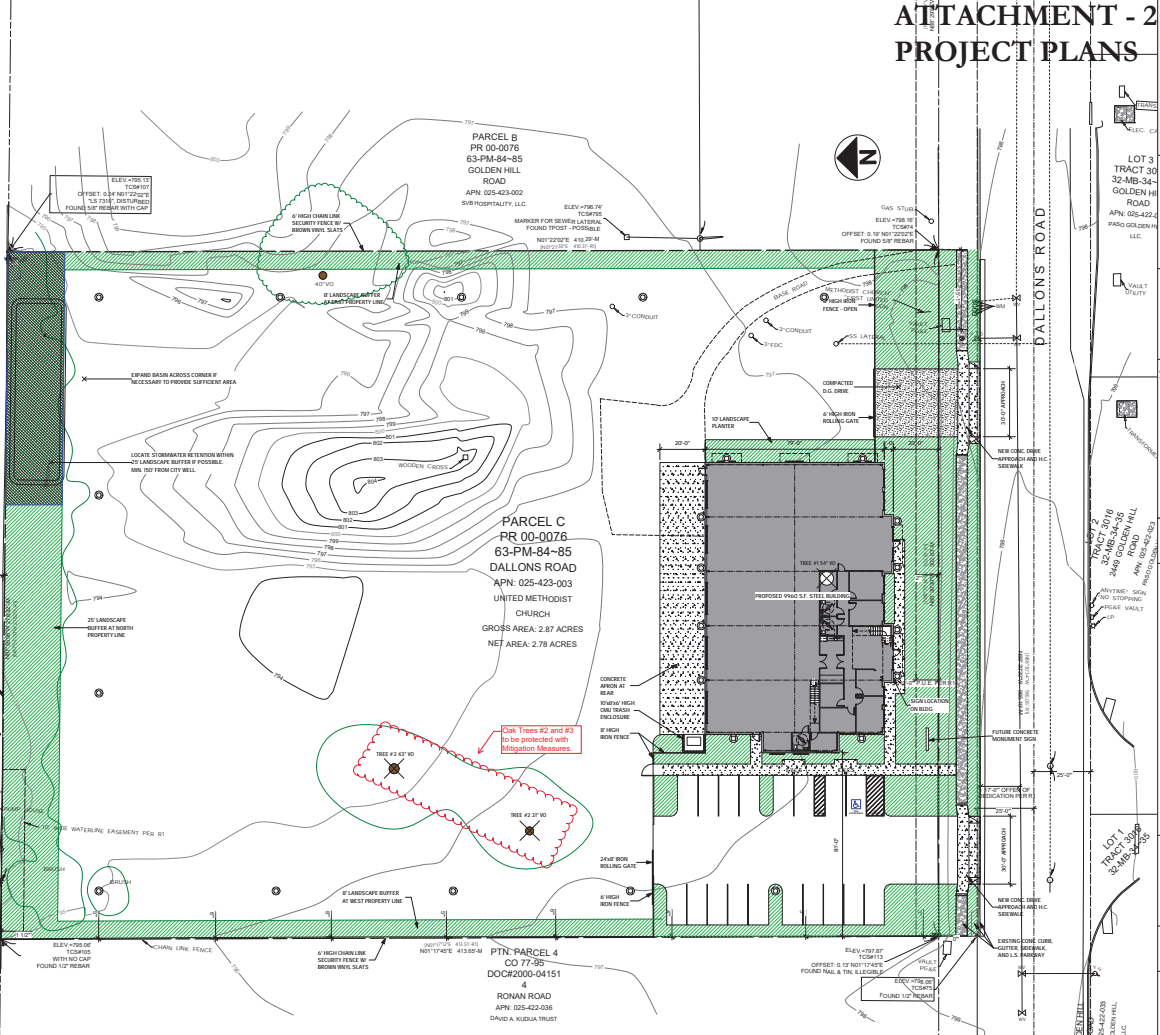
1. Vicinity Map
2. Project Plans
3. Arborist Report
4. Mitigation Monitoring & Reporting Plan



# ATTACHMENT - 2 PROJECT PLANS

## SITE AND PROJECT DATA

**ADDRESS:** PARCEL 1: 1875 WESTER LANE  
**LEGAL DESCRIPTION:** PARCEL CO 04-0337  
**PARCEL SIZE:** 2.87 ACRES (GROSS) / 2.79 ACRES (NET)  
**PROPOSED BUILDING FOOTPRINT:** 1968 S.F.  
**PROPOSED BUILDING AREA SPECIFICATIONS:**  
 MAIN FLOOR OFFICE AREA: 2088 S.F.  
 UPPER FLOOR AREA (FUTURE OFFICES): 1088 S.F.  
 LIGHT MAINTENANCE SHOP AREA: 308 S.F.  
 MAIN FLOOR STORAGE AREA: 386 S.F.  
**BUILDING OCCUPANCY GROUP:** DIVISION B / S-1  
**BUILDING CONSTRUCTION TYPE:** TYPE V-B  
**BUILDING HEIGHT:** 28' 0"  
**CLIMATE ZONE:** ZONE 4  
**FIRE SECURITY ZONE:** HIGH  
**PROPOSED HOURS OF OPERATION FOR THIS FACILITY:** 8 A.M. - 5 P.M. MON. - SAT.  
**NUMBER OF EMPLOYEES:** THERE ARE NO SHIFTS EXCEPT FOR A FULL TIME OFFICE STAFF OF 4 EMPLOYEES AND 1 MECHANIC. ALL OTHER LTRC EMPLOYEES WORK OUT OF THE LOCAL AREA OR COUNTY FOR THE ENTIRE WEEK. RETURNING ON THURSDAY OR FRIDAY P.M.  
**OUTDOOR STORAGE YARD FOR:** COMMERCIAL TRUCKS AND TRAILERS, BACKHOES, EXCAVATORS, PIPE ROLLS, PIPE STACKS, UNDERGROUND UTILITY MATERIALS, MOST VEHICLES AND EQUIPMENT GO OUT TO THE JOBSITE MONDAY MORNING AND RETURN ON THURSDAY OR FRIDAY EVENING. ON SOME OCCASIONS INDIVIDUAL PIECES OF CONSTRUCTION EQUIPMENT WILL BE NOTICED OUT OF THE VARIOUS YARDS.  
**INDICATES LOCATION OF WALL PACK OR POLE MOUNTED ALL 12" IF HIGH FULL CUT OFF T.E.G. LIGHT FIXTURES (LITHONIA COLUMN) AT PARKING LOT LIGHTS: (COLUMN WALL FIXTURE)**



**Attachment 2**  
**ROBERT FISHER**  
 8775 San Rafael Blvd  
 Pasadena, CA 92362  
 626-462-2824  
 rfisher@robertfisher.com

**Shade Tree Home Design & Drafting**  
 Joe Duhan  
 499-4375 - phone  
 463-6173 - fax  
 joe@shadetree.com

**A NEW COMMERCIAL SERVICE BUILDING FOR**  
**LEO TIDWELL EXCAVATING CORP.**  
 2449 GOLDEN HILL ROAD  
 PASADENA, CA 92362  
 APN: 025-423-003

DATE: 05/12/2017  
 REVISION: 06/22/2017

**PRELIMINARY SITE DEVELOPMENT PLAN**  
 SCALE: 1"=50'-0"  
**A0**

# ATTACHMENT - 2 PROJECT PLANS

**Attachment 2**  
**ROBERT FISHER**

8775 San Rafael Blvd  
Riverside, CA 92504  
951-502-2824  
Rfisher@robertfisher.com

**LOT 3**  
**TRACT 30**  
**324B-34**  
**GOLDEN HILL ROAD**  
APN: 025-422-022  
PARO GOLDEN HILL, LLC.

**LOT 2**  
**TRACT 29**  
**318B-34-18**  
**2449 GOLDEN HILL ROAD**  
APN: 025-422-023

**LOT 1**  
**TRACT 28**  
**308B-34-38**

**Shade Tree Home Design & Drafting**

Joe Duhan  
495-4375 - phone  
464-6173 - fax  
joe@shadetree.com

PREPARED FOR:  
**A NEW COMMERCIAL SERVICE BUILDING FOR**  
**LEO TIDWELL EXCAVATING CORP.**  
DALLONS ROAD 460  
PASADENA, CA 92366  
APN: 025-422-003

DATE: 05/11/2017  
REVISION: 06/22/2017

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1"=20'-0"

**A0.1**

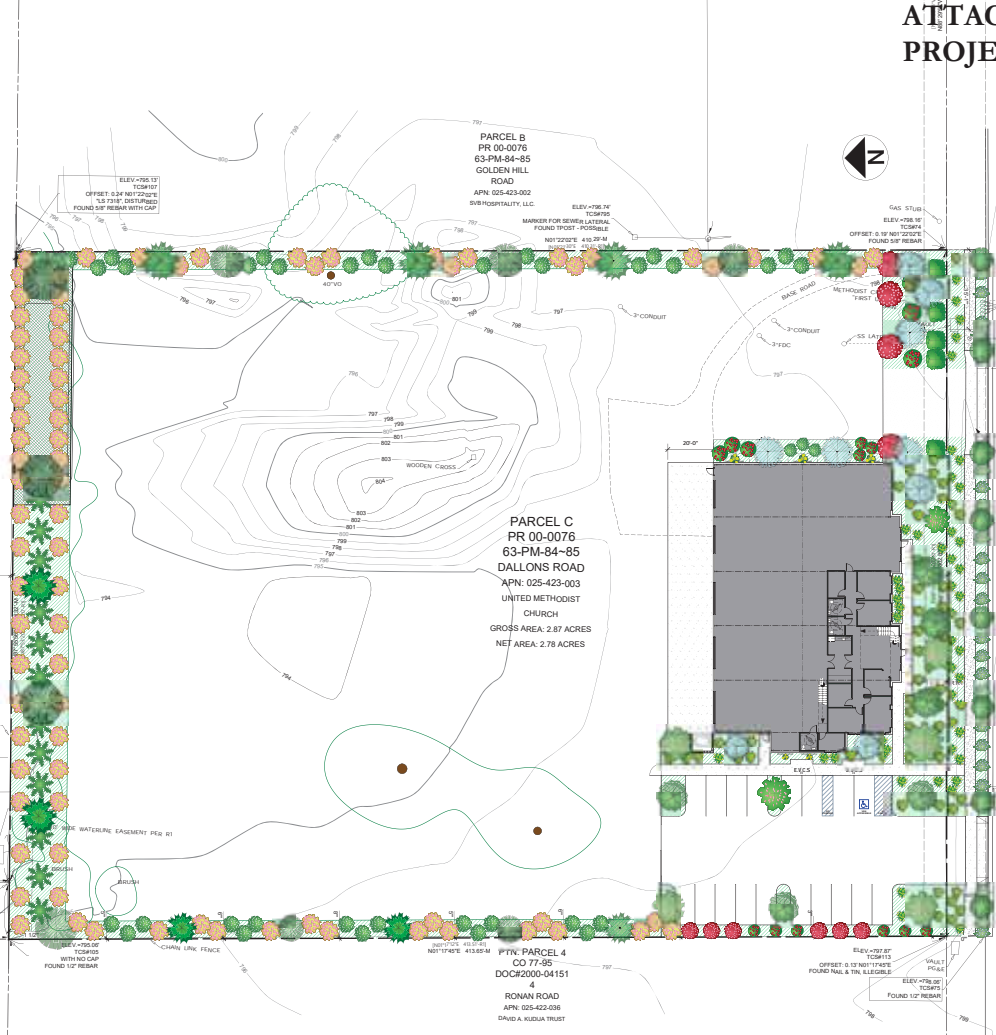
**PRELIMINARY LANDSCAPE PLANT LIST**

- TREES**
- 15 GAL. PLATANUS ACERIFOLIA 'LONDON PLANE TREE'
  - 24 BOX SEDUM SEMPERVIRENS 'APTOX BLUE REEDWOOD'
  - 15 GAL. ABUTUS MENZIESII STRAWBERRY MADRONE
  - 15 GAL. OLEA SERRATA 'FRUITLESS OLIVE'
  - 15 GAL. SCHINUS MOLLE CALIFORNIA PEPPER
  - 15 GAL. PISTACHIA CHINENSIS 'CHINESE PISTACHE'
- SCREENING SHRUBS**
- 5 GAL. CEANOTHUS DARK STAR
  - 5 GAL. HETEROPHYLLA ABUTIFOLIA OR MADROCARPA 'TOYEN'
  - 5 GAL. BACCHARIS PALLARIS SSP. 'CONCHANGUNEA'
  - 5 GAL. PHOTINIA FRASER
  - 5 GAL. RHAPHANIS ACATERVIS COFFEEBERRY
  - 5 GAL. CISTUS LADAMPER 'GRAYSON SPOT NOODROE'
- MISCELLANEOUS GROUPINGS OF SMALL SHRUBS**  
ALL CLUSTERS AND GROUPINGS OF THESE SHRUBS TO BE 1 GALLON
- CISTUS PURPUREUS 'ORCHID ROCKROSE'**  
LAVANDELLA STENOCHLOA 'SPARKLE LAVENDER'  
ARCTOSTAPHYLOS BENNETTIANA 'SOLANORIS' LITTLE BLUE MANDARINA  
ARCTOSTAPHYLOS BENNETTIANA 'SOLANORIS' MARIAN MANDARINA  
ARCTOSTAPHYLOS BENNETTIANA 'SOLANORIS' MARIAN MANDARINA  
PENNYCILLIUM CURRULUM 'MOUNTAIN SPRUCE'  
OLEA EUROPAEA 'LITTLE OLIVE' 'SHAWNY OLIVE'  
SALICINA DOMESTICA 'HEAVENLY SAMBOO'

**PARKWAY LANDSCAPE STRIP PLANTING (ALL 1 GALLON)**  
NEAR-FORMERLY PLANTED FOR THIS PARCEL TO MATCH THAT AT EXISTING BUILT-OUT PROPERTY AT CORNER OF GOLDEN HILL RD. AND DALLONS DR. 1" MANIFESTER BLDG. 1 LANDSCAPE PLANS PREPARED FOR CONSTRUCTION DOCUMENT PHASE WILL SPECIFY

**VINE FOR VERTICAL STEEL ARBOR / TRELLIS**

  - 5 GAL. CALYPTROGYNUS 'PURPLISH-BLOSSOM GLORY'



**PTN. PARCEL 3**  
CO 75-314  
21-PM-3  
GOLDEN HILL ROAD  
APN: 025-011-078  
CITY OF PASADENA

**PARCEL 1**  
CO 04-0337  
64-PM-91-93  
1875 WISTERIA LANE  
APN: 025-011-078  
PAUL E. & PAULA K. ROBERTSON

**PTN. PARCEL 4**  
CO 77-95  
DOC#2000-04151  
4  
ROMAN ROAD  
APN: 025-422-036  
DAVID A. KUDJIA TRUST

**PARCEL B**  
PR 00-0076  
63-PM-84-85  
GOLDEN HILL ROAD  
APN: 025-423-002  
SVB HOSPITALITY, LLC.

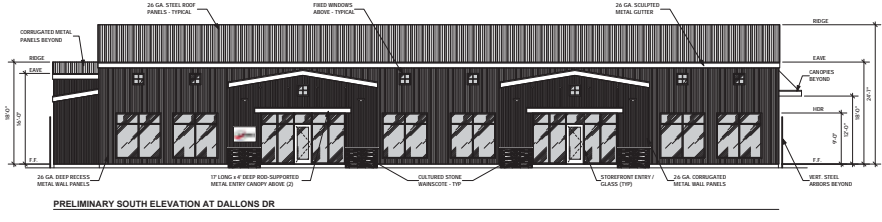
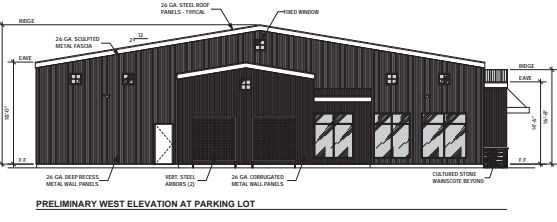
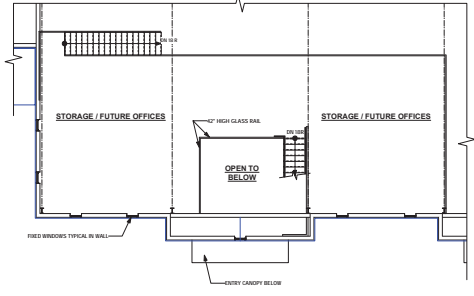
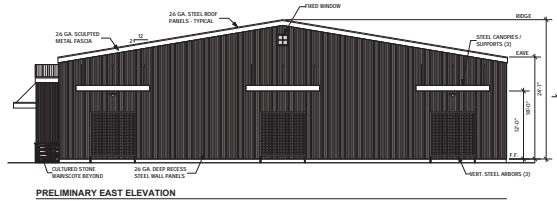
**PARCEL C**  
PR 00-0076  
63-PM-84-85  
DALLONS ROAD  
APN: 025-423-003  
UNITED METHODIST CHURCH  
GROSS AREA: 2.87 ACRES  
NET AREA: 2.78 ACRES

**LOT 2**  
**TRACT 29**  
**318B-34-18**  
**2449 GOLDEN HILL ROAD**  
APN: 025-422-023

**LOT 1**  
**TRACT 28**  
**308B-34-38**

**LOT 3**  
**TRACT 30**  
**324B-34**  
**GOLDEN HILL ROAD**  
APN: 025-422-022  
PARO GOLDEN HILL, LLC.

# ATTACHMENT - 2 PROJECT PLANS



**Attachment 2**  
**ROBERT FISHER**  
ARCHITECTURE & INTERIOR DESIGN

8775 San Rafael Blvd  
Petaluma, CA 94952  
707.464.2804  
rfisher@robertfisher.com

100% CLIENT RESPONSIBILITY  
ROBERT FISHER ARCHITECTURE & INTERIOR DESIGN, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEXUAL ORIENTATION, OR DISABILITY. WE RESERVE THE RIGHT TO REVISIONS WITHOUT NOTICE. THE PROJECTOR ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO US BY THE CLIENT. WE DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO US BY THE CLIENT. WE DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO US BY THE CLIENT.

**Shade Tree Home Design & Drafting**

Joe Duhan  
409-4713 - phone  
464-6713 - fax  
joe@shadetree.com

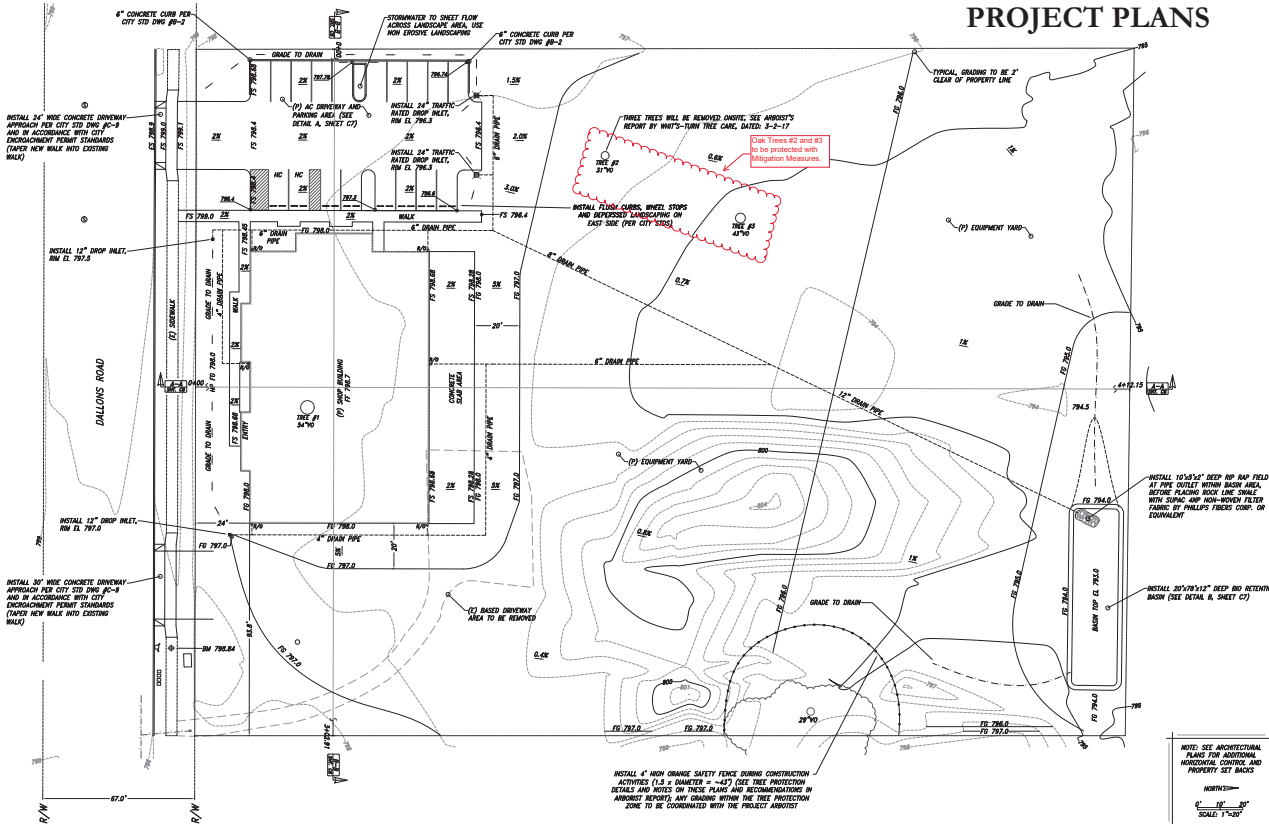
PREPARED FOR:  
A NEW COMMERCIAL SERVICE BUILDING FOR  
**LEO TIDWELL EXCAVATING CORP.**  
DALLONS ROAD  
PASADENA, CA 92366  
PH: 951-224-0033

DATE: 05/12/17  
REVISION: 06/22/2017

PRELIMINARY FLOOR PLANS AND ELEVATIONS  
SCALE: 1/4" = 1'-0"

**A1**

# ATTACHMENT - 2 - GRADING AND DRAINAGE PLAN: PROJECT PLANS



**BUILDING PAD GRADING REQUIREMENTS:**

1. PRIOR TO ANY BUILDING PAD CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE DRAINAGE CONSTRUCTION DETAILS. THE CONTRACTOR MUST FIELD VERIFY AND VERIFY THAT THE BUILDING CONSTRUCTION AREA AND IF APPLICABLE, THAT ANY STRUCTURAL FILL SLOPED ARE IN COMPLETE COMPLIANCE WITH THE SPECIAL INSPECTORS AND REPORTS TABLE SHOWN ON SHEET 01.

**GRADING AND DRAINAGE REQUIREMENTS:**

1. ALL SURFACE DRAINAGE SHALL SLOPE A MINIMUM OF 0.5% FOR AT LEAST 10 FEET AWAY FROM THE BUILDING FOOTING AND AT LEAST 20 FEET FROM THAT UNLESS OTHERWISE INDICATED ON THIS PLAN. ALL SURFACE DRAINAGE SHALL ALSO FOLLOW THE APPROPRIATE FINISHED SURFACE ON THIS PLAN.
2. ALL DRAINAGE STRUCTURES (A. ROOF DRAIN, DOWN SPITS, SLAT DRAIN, etc.) SHALL BE FINISHED, PIPED AND DISCHARGED AT DESIGNATED AREAS AS SHOWN ON THIS PLAN. THE BUILDING CONTRACTOR IS RESPONSIBLE TO ENSURE ALL DRAINAGE STRUCTURES ARE PROPERLY MAINTAINED TO ENSURE POSITIVE DRAINAGE FROM THROUGHOUT CONSTRUCTION.

**CUT AND FILL ESTIMATES:**

ALL CUT AND FILL ESTIMATES ARE CALCULATED AT PROFILE CORNER. CONTRACTOR'S RESPONSIBILITY TO BE ACCURATE.

**DRAINAGE STRUCTURES:**

**DRAIN PIPES AND DRAIN PIPE SIZING:**

- 1. FOR EVERY 1,000 SF OF DRAINAGE AREA A MINIMUM OF 1 SF OF DRAIN PIPES SURFACE AREA IS REQUIRED UNLESS NOTED OTHERWISE.

**ROOF AREAS:**

- 1. LESS THAN 1,000 SF OF ROOF AREA THEN USE 4" PVC DRAIN PIPE.
- 2. GREATER THAN 1,000 SF OF ROOF AREA THEN USE 6" PVC DRAIN PIPE.

**LANDSCAPE AREAS:**

- 1. LESS THAN 2,000 SF OF LANDSCAPE AREA THEN USE 4" PVC DRAIN PIPE.
- 2. GREATER THAN 2,000 SF OF LANDSCAPE AREA THEN USE 6" PVC DRAIN PIPE.

**PARKING, PLATFORM AND ACCESS:**

1. ALL PARKING, PLATFORM AND ACCESS MUST CONFORM TO CURRENT GA BUILDING CODE AND REQUIREMENTS AND APPLICABLE CITY CODES.
2. DRIVEWAY APPROACHES MUST CONFORM TO CITY STD DWG #C-9 AND MUST BE DETAILLED UNDER AN APPROVED ENGINEERING PERMIT ISSUED BY THE CITY ENGINEERING DEPARTMENT.
3. PARKING LAYOUT MUST CONFORM TO CITY STANDARDS INCLUDING THE TWO ADA PARKING SPACES. 30-FOOT IN THE ADA PARKING SPACES IF NOT EXCEED 20% IN ALL DIRECTIONS.
4. WHERE FLOOR CURBS OR WALKS THE PARKING AREAS THE SIDEWALK, WALK STOPS ARE TO BE INSTALLED TO CITY STANDARDS.
5. STAIRING IS REQUIRED IN ALL ADA ACCESS AREAS IN CONFORMANCE TO GA BUILDING CODE STANDARDS.

**NOTE: SEE ARCHITECTURAL PLAN FOR ADDITIONAL HISTORICAL CONTROL AND PROPERTY SET BACKS**

SCALE: 1"=20'

REVISIONS	APPROVED SHEET BY	APPROVED BY	PROJECT DESCRIPTION
1			LEO TOWELL, JR. DALLOWAY ROAD, PARD BOWLES, GA
2			PARCEL C, LORNA, APN: 100-43-004, 2.87 ACRES
3			

DATE	BY	DESCRIPTION
5-15-17		GRADING AND DRAINAGE PLAN
5-15-17		2ND & 3RD REV. PER CITY
5-15-17		2ND & 3RD REV. PER CITY

<p>PROJECT AREA:</p> <p>ALL WORK TO BE DONE WITHIN THE BOUNDARIES OF THE PROJECT AREA AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEERING DEPARTMENT AND THE STATE OF GEORGIA.</p>		
---	--	--



P.O. Box 1784 Templeton, CA 93465  
Telephone: 805-434-9630 Fax: 805-434-9610

## Oak Tree Impact Report

**Project Name:** LTEC – Leo Tidwell Excavating Corp. Proposed Shop and Maintenance Yard Construction

**Project Location:** 0 Dallons Road, Paso Robles, CA -Parcel #025-423-003

**Report Prepared By:** Rodney D. Thurman

**Professional Certifications:**

- International Society of Arboriculture (ISA) Certified Arborist # PN2684AUM – Expires 6/1/2017
- ISA Municipal Specialist– Expires 6/1/2017
- ISA Utility Specialist– Expires 6/1/2017
- ISA Tree Risk Assessment Qualification – Expires 8/5/2020

**City of Paso Robles Business License:** #06603

**Proof of Liability Insurance:** Wesco Insurance Co. #WPP145976100

Respectfully Submitted,

Rodney D. Thurman





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Telephone: 805-434-9630 Fax: 805-434-9610

March 2, 2017

**To:** Leo Tidwell Jr. – LTEC – Leo Tidwell Excavating Corp.

**From:** Rodney Thurman – Whit's Turn Tree Care

**Re:** Oak Tree Impact Report in regard to proposed construction

Mr. Tidwell,

In response to your request at our on-site meeting January 3, 2017, I have assessed tree health and stability for four (4) Valley Oaks (*Quercus lobata*) located at APN parcel # 025-423-003, a 2.87 acre parcel on Dallons Road in Paso Robles, CA. Additionally I have provided tree protection measures for trees regarding construction of structures, grading and paving.

### **Summary:**

I assessed the health of 4 Valley Oak trees on the property you are proposing to construct your new warehouse building and equipment yard. Three of the four trees on the lot are in advanced stages of decline with ratings of very poor. None of these trees can be successfully pruned to make them safe enough to be retained in a commercial building setting where vehicles, equipment pedestrians will be at risk. There was one tree on site in fair condition. With proper pruning and root protection it can be a retained and be a viable tree.

### **Introduction:**

You have proposed to build a maintenance shop and office building on this 2.87 acre site. Automobile parking and a construction equipment storage yard will also be built on site. The property is located on the north side of Dallons Road which is behind the Lowes and T.J. Maxx retail development at 2453 Golden Hills Rd. The terrain is relatively flat at the south, west and northwest portions of the parcel. The northeast corner of the parcel has mounded terrain measuring approximately 8 feet tall. Some of the mounds appear to be from construction debris that were dumped on site in the past. Other mounds look relatively natural, but I cannot determine that as fact. There are four mature valley oak trees on the site. To my knowledge, there has not been any commercial or residential housing on site previously. Aside from a gravel driveway, it did not appear that any improvements had been made to the property.





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**Observations:**

I conducted health and condition assessments for each oak tree on the property with a diameter at breast height (DBH) Six inches (6) inches and greater. I numbered each of the trees with a rectangular metal tag and attached it to the trunk at approximately 6 feet above ground. Locations of each tree listed in Appendix B- Site Diagrams- Diagram 1

In total, I assessed four trees. A chart for quick reference regarding the assessment is included below. See Tree Information- Chart 1

To determine condition class rating or each tree, I listed six subcategories of condition with values of 1-5. One was the lowest rating and five was the highest rating. From the average of the six categories, a condition class was assigned according to Chart 2 below. Condition class rating quantification breakdown is listed in Chart 3 below.

**Individual Tree Information:**

Chart 1-

Individual Tree Information								
Tree #	Species	DBH	Ht.	Canopy Width	Approximate Age*	Location	Condition Rating	Comments
1	Valley Oak (Quercus lobata)	54"	40'	35'	216	South Quadrant	Very Poor	Drought stressed, significant area of trunk decay, loss of major scaffold branches due to decay
2	Valley Oak (Quercus lobata)	31"	55'	50'	124	West Quadrant	Very Poor	Drought stressed, loss of major scaffold branches due to decay
3	Valley Oak (Quercus lobata)	43"	60'	60'	172	West Quadrant	Very Poor	Drought stressed, significant area of trunk decay, loss of branches due to decay
4	Valley Oak (Quercus lobata)	29"	45'	60'	116	East Quadrant	Fair	Drought stressed. Loss of smaller dead branches

*\*Individual ages were estimated by multiplying the radius of the tree by 8 which represents average growth of 1/8 inch per year. e.g., Radius 12" x 8 = 96 years or R (8) = age in years*



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**Condition Rating:**

Chart 2

Condition Class Rating								
Tree #	Trunk Condition	Growth Rate	Structure	Insects and Disease	Crown Development	Life Expectancy	Rating	Condition Class
1	1	1	1	2	1	1	7	Very Poor
2	3	1	1	2	1	1	9	Very Poor
3	1	1	1	2	2	2	9	Very Poor
4	3	2	3	3	3	3	17	Fair

Chart 3

Condition Class Valuation		
Condition Class	Percent	Rating
Excellent	81-100%	23-30
Good	61-80%	19-23
Fair	41-60%	14-18
Poor	21-40%	10-13
Very Poor	0-20%	0-9

**Discussion:**

**Analysis of Cause of Tree Decline**

**Tree # 1 has a rating of very poor.** This tree is growing in what was once agricultural land used for farming and grazing. Because of these uses this trees' root zone was likely damaged by vehicle activity, plowing and or animal activity. Injuries to the roots allowed for decay fungus to enter the root. Over a period of years the decay fungus has advanced and created decay. The tree has a large decay cavity in the lower trunk and root flare on its north side. The decay extends 64 inches up from the ground and has a width of 42 inches. The total circumference of the trunk is 170" which means approximately 25% of the exterior of the trunk is compromised. The actual internal decay is typically advanced at least 1/3 greater than the visible decay area.

At this point the structural integrity of the anchor roots and the lower stem of the tree have been compromised. Drought conditions over the last 5 years have also contributed to this trees decline. This is indicated by very twig dieback on the extremities of the tree branches as well as loss of entire branches in the upper canopy. Approximately 25 percent of less of the trees original canopy remains.



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There is no way to mitigate hazards through pruning. Cultural improvements in the critical root zone (CRZ) such as aeration, mulching and irrigations are unlikely to revive this tree. If they did, the structure of the tree is not sound enough to support additional canopy weight.

**Tree #2 has a rating of very poor.** This tree is growing in what was once agricultural land used for farming and grazing. No damage to the structural roots is apparent. The roots in the CRZ although not exposed or visibly damaged, do not have a favorable environment. No natural mulch from tree debris is present in any significant amount. Without mulch to protect the fine hair roots that transport moisture through the tree, the roots become dehydrated and die.

Due to the reduced feeder roots the canopy has also begun to decline. This is evident in twig, branch and scaffold dehydration and death. Several dead branches have been shed from the tree and are lying on the ground below. Young shoot growth is also poor or dead. The trunk of the tree appears to be in stable condition with no visible defects or decay.

There is no way to mitigate hazards through pruning. Cultural improvements in the CRZ such as aeration, mulching and irrigations are unlikely to revive this tree. If they did, the structure of the tree is not sound enough to support additional canopy weight.

**Tree #3 has a rating of very poor.** This tree is growing in what was once agricultural land used for farming and grazing. Because of these uses this tree's root zone could have become damaged by vehicle activity, plowing and animal activity. The tree has a large decay cavity in the lower trunk and root flare on its north side. The decay cavity measures 2 foot by 1 foot 3 inches. Decay most likely entered the tree through a root wound that occurred many years ago. At this point the structural integrity of the anchor roots and the lower stem of the tree have been compromised.

Drought conditions over the last 5 years have also contributed to this tree's decline. This is indicated by very twig dieback on the extremities of the tree branches as well as loss large branches in the upper canopy. There is no way to mitigate hazards through pruning. Cultural improvements in the CRZ such as aeration, mulching and irrigations are unlikely to revive this tree. If they did, the structure of the tree is not sound enough to support additional canopy weight.

**Tree #4 has a rating of fair.** This tree is moderately drought stressed. Multiple years of drought has contributed to the moderate decline of this tree, indicated by twig die back in the canopy and decline of smaller diameter branches ranging between 2 and 4 inches. With proper pruning and cultural improvements to the root zone this tree could be a viable asset to the property. During construction, the tree will need tree protection fencing to ensure no damage occurs in the TPZ. The TPZ for this tree is a radius of 43.5 feet measured from the trunk outward past the drip-line of the tree.

### Tree Protection Requirements:

- **Tree Protection Zone-** The tree protection zone (TPZ) is determined by multiplying the diameter of the tree by 1.5. The result will be the length of radius extending out from the trunk of the tree. At that distance the tree protection fencing shall be installed around the perimeter of the tree. Example; 48 inch trunk diameter X 1.5 feet = Radius of 72 feet. If the building plan cannot be accommodated using the above TPZ, then the **drip-line** of the tree shall be the extent of the tree protection zone.



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- **Tree Protection Fencing-** Tree protection fencing is required to be in place for the duration of the construction project. The fencing should be 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It should be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. Weatherproof tree protection signs shall be placed on the fencing and remain in place until completion of the project. See Appendix B - Tree Protection Diagrams- Diagram 2.
- **Root Protection-** No grading or soil disturbance or paving shall occur within the TPZ of this tree. No materials storage, soil storage, debris shall occur in the protected area. No concrete, plaster or paint washout shall be allowed within the TPZ. Additionally, 3 inch deep layer of bark mulch should be placed within the area of the TPZ. See Appendix B - Tree Protection Diagrams- Diagram 2.
- **Monitoring-** An initial inspection should be completed by a certified to ensure that all tree protection measures have been put in place. Weekly inspections of the tree protection zone (TPZ) and associated fencing should be completed by a certified arborist until construction is complete.

### Conclusion and Recommendations:

Trees 1 through 3 are in advanced stages of decline and present safety hazards that cannot be mitigated by pruning. Cultural improvements, could improve the vigor of these trees but the structure of the trees would not support the growth. I recommend removal of these trees.

Tree #4 is the healthiest of the four trees on this site. With proper cultural care and maintenance pruning this tree could be retained and become a viable asset to the property and surrounding landscape. During construction this tree will require protection which is detailed in this report under Tree Protection Requirements.

Sincerely,

Rodney D. Thurman  
ISA Certified Arborist PN-2684AUM  
ISA Tree Risk Assessor Qualification

Cell: 805 286 6153  
Email: rodney@whitsturn.com

Appendices: Photographs, Site Diagrams, Tree Protection, Glossary of Terms



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Appendix A- Photographs



Photo 1- Panorama of site looking northwest from driveway entry on Dallons Road.



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Photo 2- Tree #1 Areas of major decay and scaffold failure



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Photo 4- Tree #1- Decay cavity on north side of tree measures 64" x 42"



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Photo 5- Tree #1- Large area of decay in stem approximately 36" by 18".





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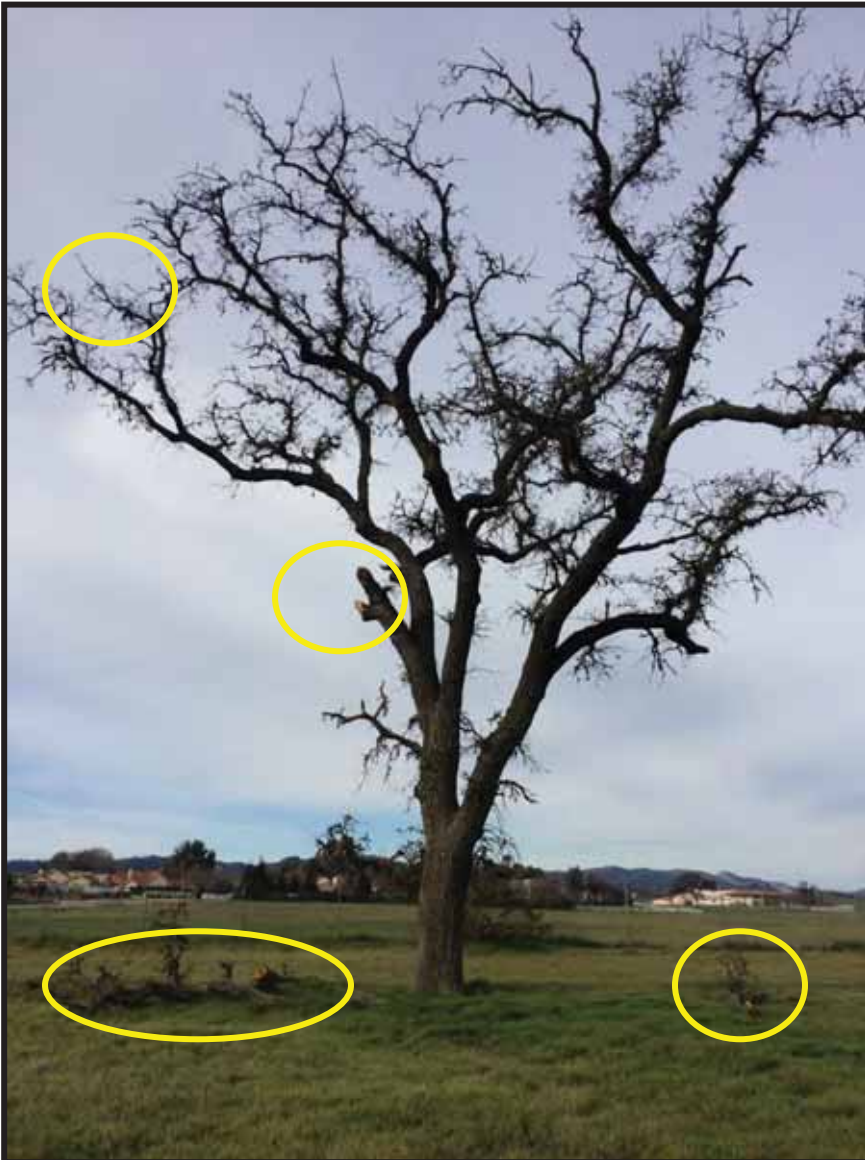


Photo 5- Tree 2. Declining canopy, decreased shoot growth and failed scaffold branches.



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Photo 6- Tree 2. Close up of failed scaffold branches



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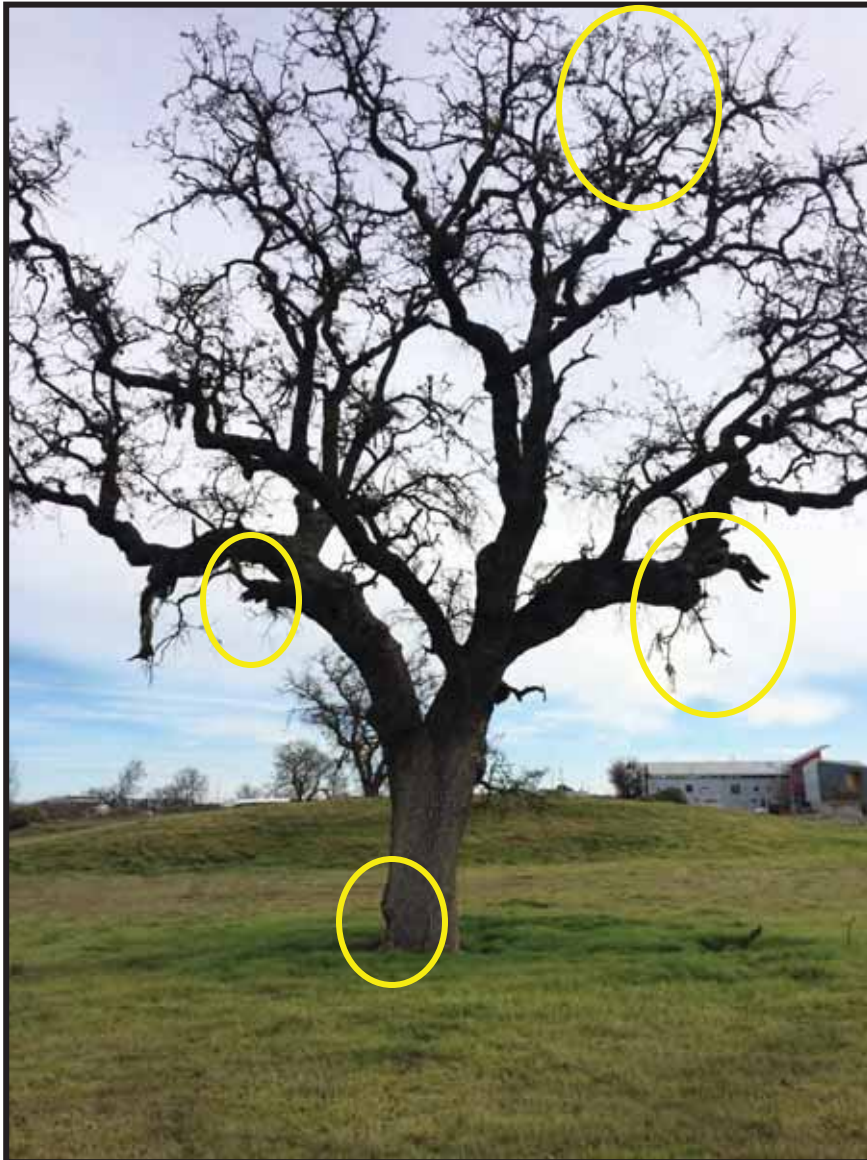


Photo 7- Tree 3. Declining canopy, decaying and failed scaffold branches, decreased shoot growth, trunk decay.



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Photo 8- Tree #3. Decay cavity on north side of tree. Measures 24" x 15"



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Photo 9- Tree # 4. Declining canopy, decreased shoot growth, small diameter branch die-back.



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Photo 10 - Tree #4. Small diameter branch die-back.



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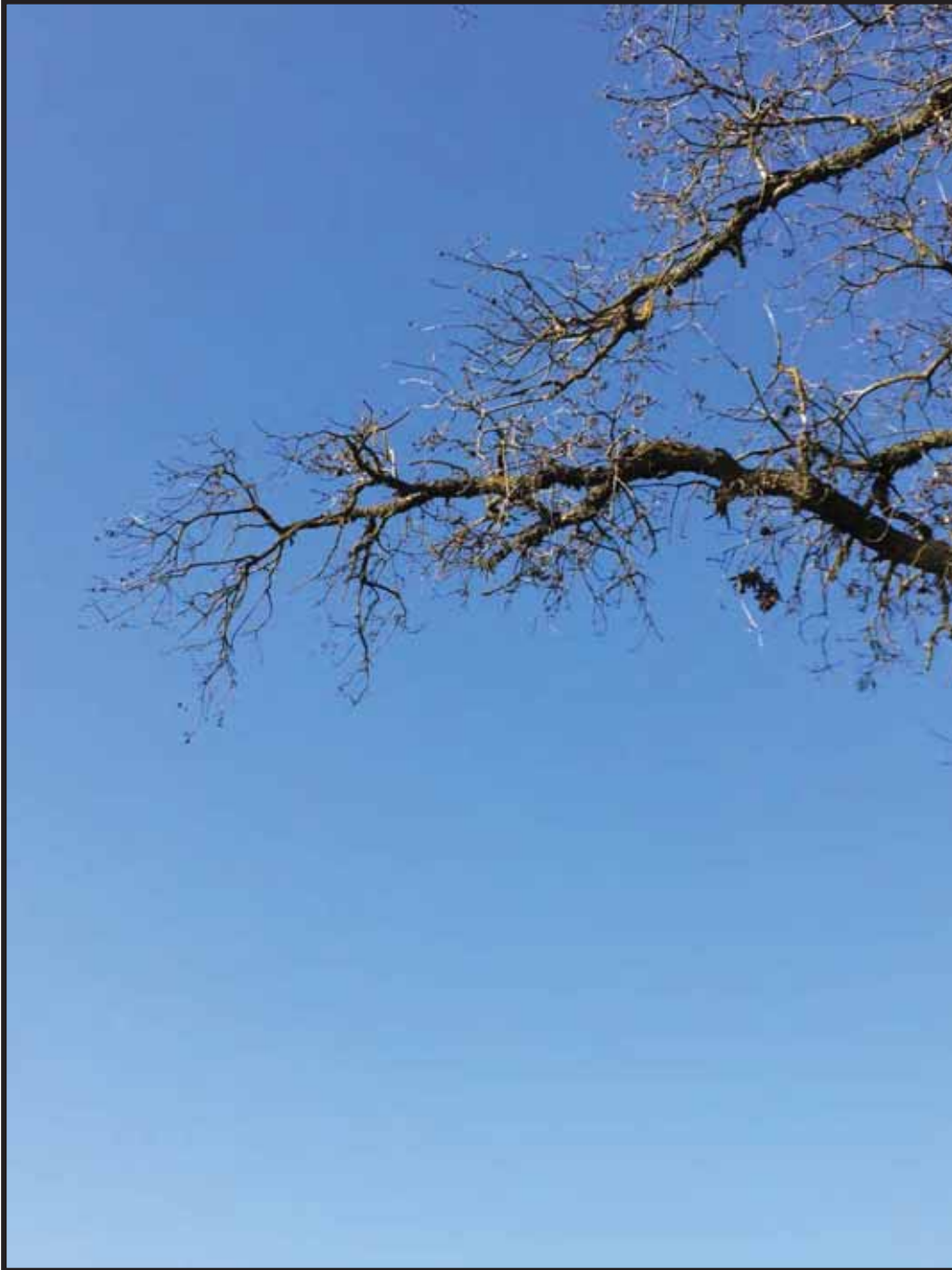


Photo 11- Tree #4. Decreased shoot growth.



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Appendix B- Site Diagrams



Diagram 1- Conceptual Building Plan for Site





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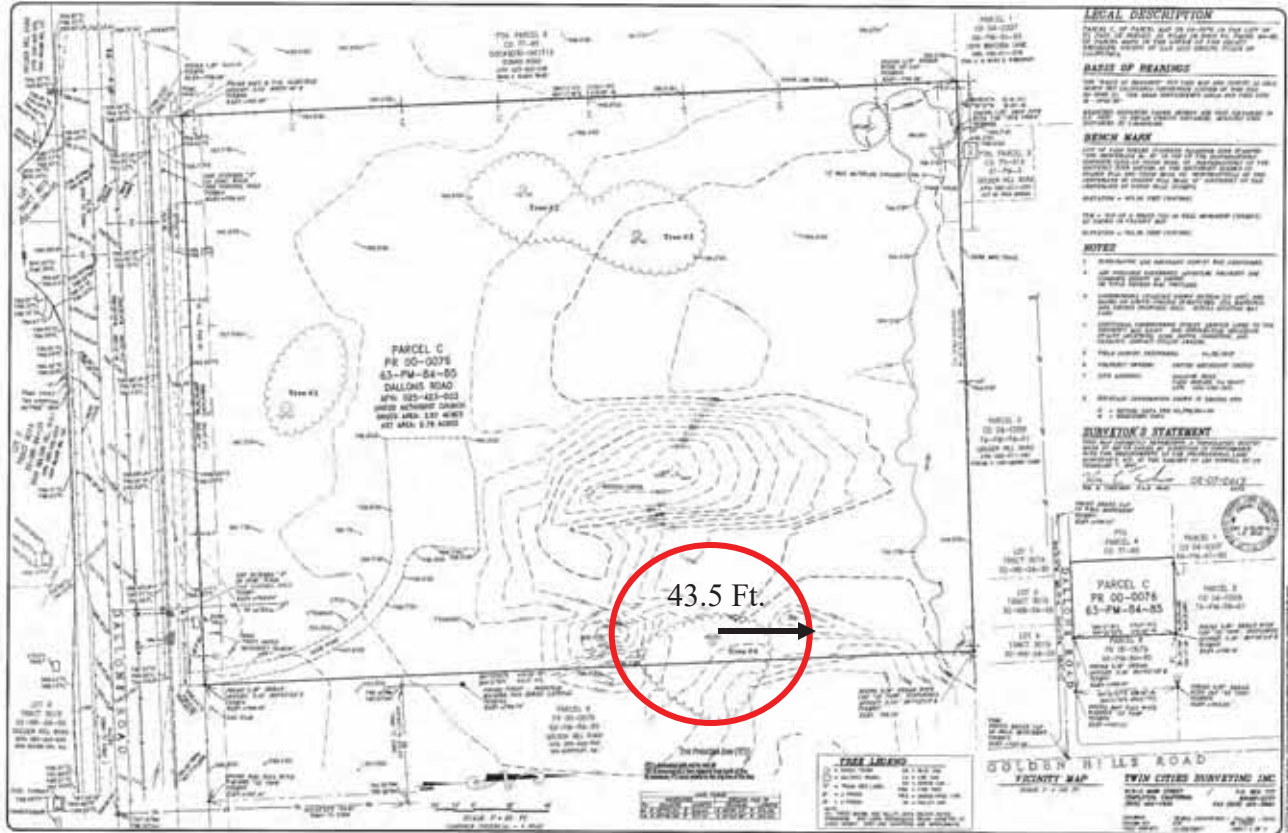
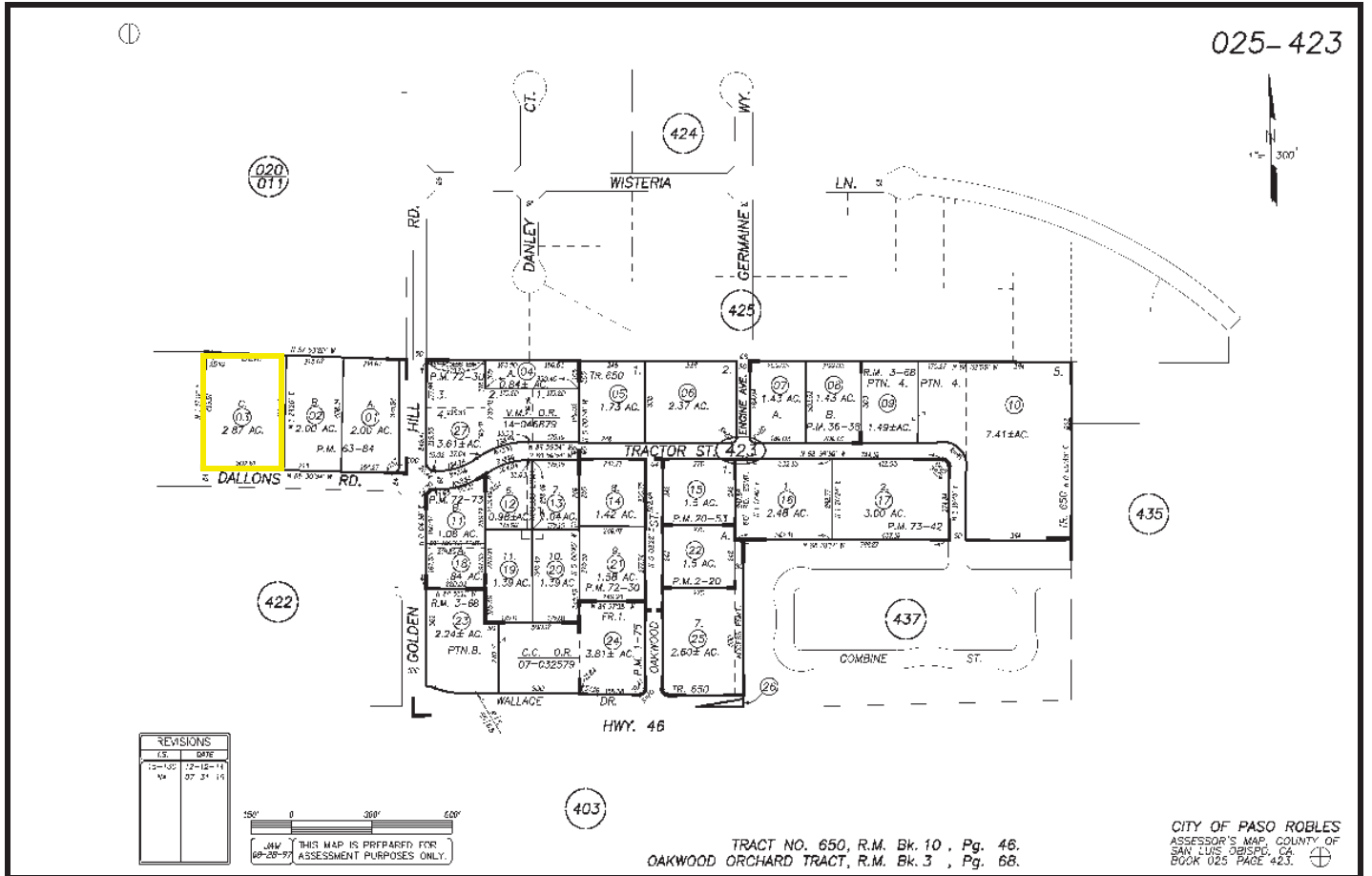


Diagram 2- Topographical Map with Tree Locations and Tree Protection Zone delineated for tree #4 highlighted in red.



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**ATTACHMENT 9**  
**ARBORIST REPORT**



REVISIONS	
LS	DATE
15-130	12-12-14
NW	07-21-14

150' 0 300' 600'  
 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 650, R.M. Bk. 10 , Pg. 46.  
 OAKWOOD ORCHARD TRACT, R.M. Bk. 3 , Pg. 68.

CITY OF PASO ROBLES  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA,  
 BOOK 025 PAGE 423.

Diagram 3- Parcel Map. Site is highlighted in yellow



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### Appendix C- Tree Protection

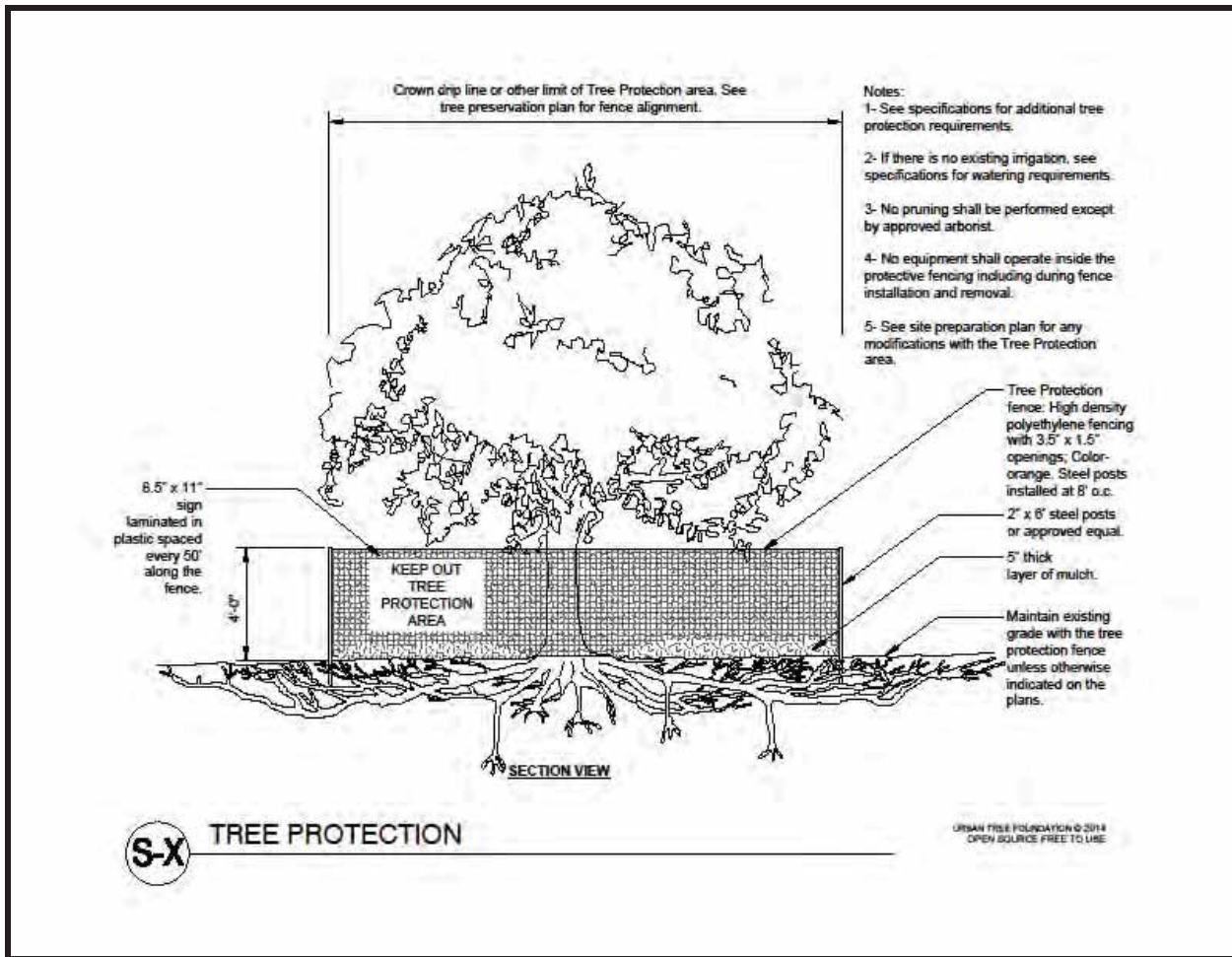


Diagram 1- Tree Protection Fencing Guide



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## Appendix D- Glossary of Terms

- **Canopy-** Collective branches and foliage of a tree or group of trees' crowns. Aggregate or collective tree crowns.
- **Critical Root Zone or CRZ-** Area within the drip-line of the tree.
- **Diameter at Standard Height-** Diameter of trunk measured at 4.5 feet above ground level.  
The International Society of Arboriculture (ISA) defines Critical Root Zone (CRZ) as an area equal to 1-foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height or DBH).
- **Drip-line-** Area beneath the tree delineated by the outer edge of the tree canopy.
- **Root Hairs-** Modified epidermal cells of a root that absorb the majority of water and minerals.
- **Scaffold Branches-** Permanent or structural branches that form the scaffold architecture or structure of a tree.
- **Structural Root-** Large, woody, tree roots that anchor and support the trunk and crown. Roots characterized by secondary thickening and relatively large diameter, giving form to the root system and functioning in anchorage and support.
- **Structural Root Zone or SRZ-** Area within 10 feet of the trunk of the tree where larger diameter anchoring roots are located.
- **Tree Protection Zone or TPZ-** Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Agenda Item 2

Attachment 9  
ATTACHMENT - 4  
MMRP

Mitigation Monitoring and Reporting Plan – Tidwell Contractor Storage Yard

Project File No./Name: Tidwell Contractor Storage Yard  
 Approving Resolution No.: \_\_\_\_\_ by:  Planning Commission  City Council  
 Date: AUGUST 22, 2017

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type: ..... Project, ongoing, cumulative  
 Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure  
 Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.  
 Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.  
 Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p><b>BR-1.</b> Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:</p> <p>a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of <u>8.34</u> acres (2.78 acres disturbed area multiplied by 3 as a result of an applied 3:1 mitigation ratio) of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife and the City. This mitigation alternative (a.) requires that all</p>	Project	CDD		Notes shown on construction documents. Approval letter from CDFW and receipt from TNC documenting payment of in-lieu fees.	Prior to site disturbance, grading permit issued.

Agenda Item 2

Attachment 9

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities.</p> <p>b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total: <u>\$20,850 (8.34 multiplied by \$2,500)</u></p> <p>This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the CDFW provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.</p> <p>c. Purchase credits in a CDFW-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing</p>					

Agenda Item 2

Attachment 9

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>credits is payable to the owners of The Palo Prieto Conservation Bank, and would total:  <u>\$20,850 (8.34 multiplied by \$2,500)</u>                      This fee is calculated based on the current cost-per-credit of \$2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.</p>					
<p><b>BR-2.</b> In accordance with the County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following summarizes those that are applicable to this project:</p> <ul style="list-style-type: none"> <li>• A maximum 25 mph speed limit shall be required at the project site during construction activities.</li> <li>• All construction activities shall cease at dusk and not start before dawn.</li> <li>• A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows(e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.</li> <li>• Exclusion zone boundaries shall be established around all known and potential kit fox dens.</li> <li>• All excavations deeper than 2 feet shall be completely covered at the end of each working day.</li> <li>• All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.</li> <li>• All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.</li> <li>• All food-related trash shall be removed from the site at the end of each work day.</li> <li>• Project-related equipment shall be prohibited outside of</li> </ul>	Project	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.

Agenda Item 2

Attachment 9

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
designated work areas and access routes. <ul style="list-style-type: none"> <li>• No firearms shall be allowed in the project area.</li> <li>• Disturbance to burrows shall be avoided to the greatest extent feasible.</li> <li>• No rodenticides or herbicides should be applied in the project area.</li> <li>• Permanent fences shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).</li> </ul>					
<b>BR-3.</b> Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.	On-going	CDD		Notes shown on construction documents.	Prior to site disturbance, grading permit issued.
<b>BR-4.</b> During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.	On-going	CDD			Ongoing during construction.



Agenda Item 2

Attachment 9

Mitigation Measure PD 17-007 (Tidwell Contractor Storage Yard)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<b>BR-5.</b> Impacts to oak trees shall be assessed by a licensed Arborist on the City's Certified Arborist List. Prior to issuance of a grading and/or construction permit, the Arborist Report shall be updated reflecting tree protection measures for Trees #2, 3, and 4 in accordance with the City of Paso Robles Oak Tree Preservation Ordinance. Tree protection measures during construction as well as post-construction shall be included in the report. All oak tree protection measures outlined in the updated Arborist Report shall be complied with to the satisfaction of the Project Arborist. An acknowledgement from the Arborist will be required prior to the issuance of a permit.	Project	CDD		Note on plans.	Prior to issuance of grading permit.
<b>BR-6.</b> Prior to issuance of a grading and/or construction permit, the project owner shall obtain an Oak Tree Removal Permit from the Community Development Department for the removal of Tree #1.	Project	CDD			Prior to issuance of a grading permit.

(add additional measures as necessary)

Explanation of Headings:

- Type: ..... Project, ongoing, cumulative
- Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure
- Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.
- Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.
- Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.