



## City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

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

Date: September 12, 2017

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### Facts:

1. The project consists of a General Plan Amendment and Rezoning to allow the expansion of the Mullahey Chrysler Dealership into an area that does not allow vehicle sales. The request to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre. Along with the subdivision is a request to amend the General Plan and Zoning designations from P.M. (Planned Industrial) to C-3 (Commercial) of new Parcel 1, and amend the existing development plan for the Mullahey Chrysler Dealership to add new Parcel 1 to as an expansion to the dealership. See Project Description, Attachment 2.
2. The subject 1.8 acre parcel (APN 025-423-005) is located at the south end of Danley Ct., south of Wisteria Lane, East of Golden Hill Road. The existing Mullahey dealership is located at 2520 Golden Hill Road, at the corner of Tractor Way. See Attachment 1 – Project Location Map.
3. In order to accommodate the proposed project, it is necessary to: (1) amend the General Plan - Land Use Element, land use designation diagram; (2) Zoning Map; (3) process Vesting Tentative Parcel Map PR 16-0231; and (4) amend PD 13-006 for the Mullahey Dealership as follows:

a) General Plan Amendment

To change the existing land use designations as follows:

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

See Attachment 4 – Land Use Map Amendment.

b) Zoning Amendment

To change the existing zoning designations as follows:

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

See Attachment 5 – Zoning Map Amendment.

c) Vesting Tentative Parcel Map 16-0231

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

See Attachment 3 – Parcel Map.

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d) PD 13-006 Amendment

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

See Attachment 6 – Site Plan.

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

### Mullahey Chrysler



6. The dealership has been in operation since 2015. With the success of the dealership, Mr. Mullahey is requesting to expand service and repair and provide more parking for employees and vehicles being serviced.
7. Mike Mullahey has purchased the adjacent 1.8 acre parcel to allow for the expansion. It is necessary to change the General Plan and Zoning designations, as described above, to allow for the proposed dealership expansion.
8. The DRC reviewed the project on July 24, 2017. The DRC recommended that the project move forward to the PC/CC process. No particular concerns were raised by the DRC.
9. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment. Based on the information and analysis contained in the

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Initial Study (and comments and responses thereto), a determination has been made that the project may be approved with a Negative Declaration.

### **Analysis and Conclusion:**

#### Vesting Tentative Parcel Map PR 16-0231:

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

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

#### Development Plan:

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

#### Conclusion:

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

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

### **Policy Reference:**

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

### **Fiscal Impact:**

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

### **Options:**

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

1. Recommend approval of the project to the City Council by approving the following resolutions:
  - a. Approve draft Resolution A, recommending that the City Council certify the project's Negative Declaration (Attachment 5).

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- b. Approve draft Resolution B, indicating support (via straw vote) for General Plan Amendment (GPA 16-001) to change the General Plan Land Use Map for Lot 1 of Vesting Tentative Parcel Map 16-0231 from Business Park to Commercial Services (Attachment 6);
  - c. Approve draft Resolution C, recommending that the City Council adopt an ordinance amending the Zoning Map consistent with the General Plan Amendment (Attachment 7);
  - d. Approve draft Resolution D, recommending that the City Council approve Vesting Tentative Parcel Map 16-0231, subject to Conditions of Approval and Findings (Attachment 8).
  - e. Approve draft Resolution E, recommending that the City Council approve PD 13-008 Amendment (Attachment 9).
2. Amend the foregoing option.
  3. Refer back to staff and/or the Development Review Committee for additional analysis.
  4. Recommend denial by the City Council of one or more of the resolutions listed above (a-e). Recommendations of denial will be forwarded to City Council for a final decision.

### **Attachments:**

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





DEC 16 2016

City of Paso Robles  
Community Development Dept.

## Mullahey Chrysler Dodge Jeep Ram

### Project Description

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

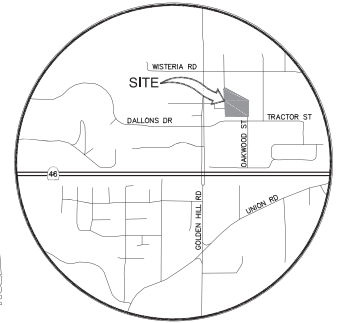
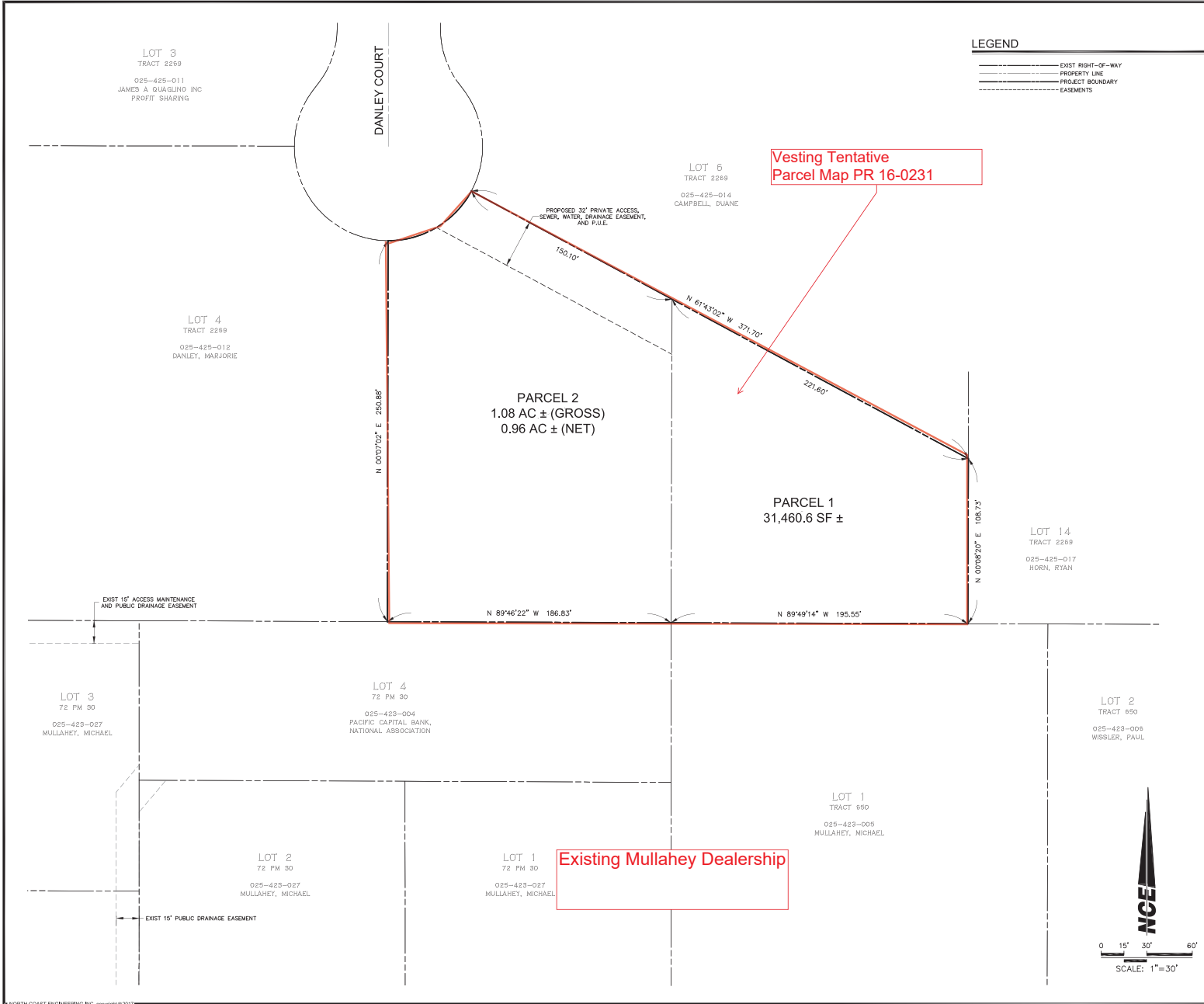
The dealership opened in 2015 and has been very successful, particularly with the Service Department. Because of this success, the dealership has experienced challenges with parking/storing vehicles being serviced. The parking area adjacent to the Service Department has proven to be too small to accommodate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

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

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

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

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



**LOCATION MAP**  
NO SCALE

**SITE STATISTICS - OVERVIEW**

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



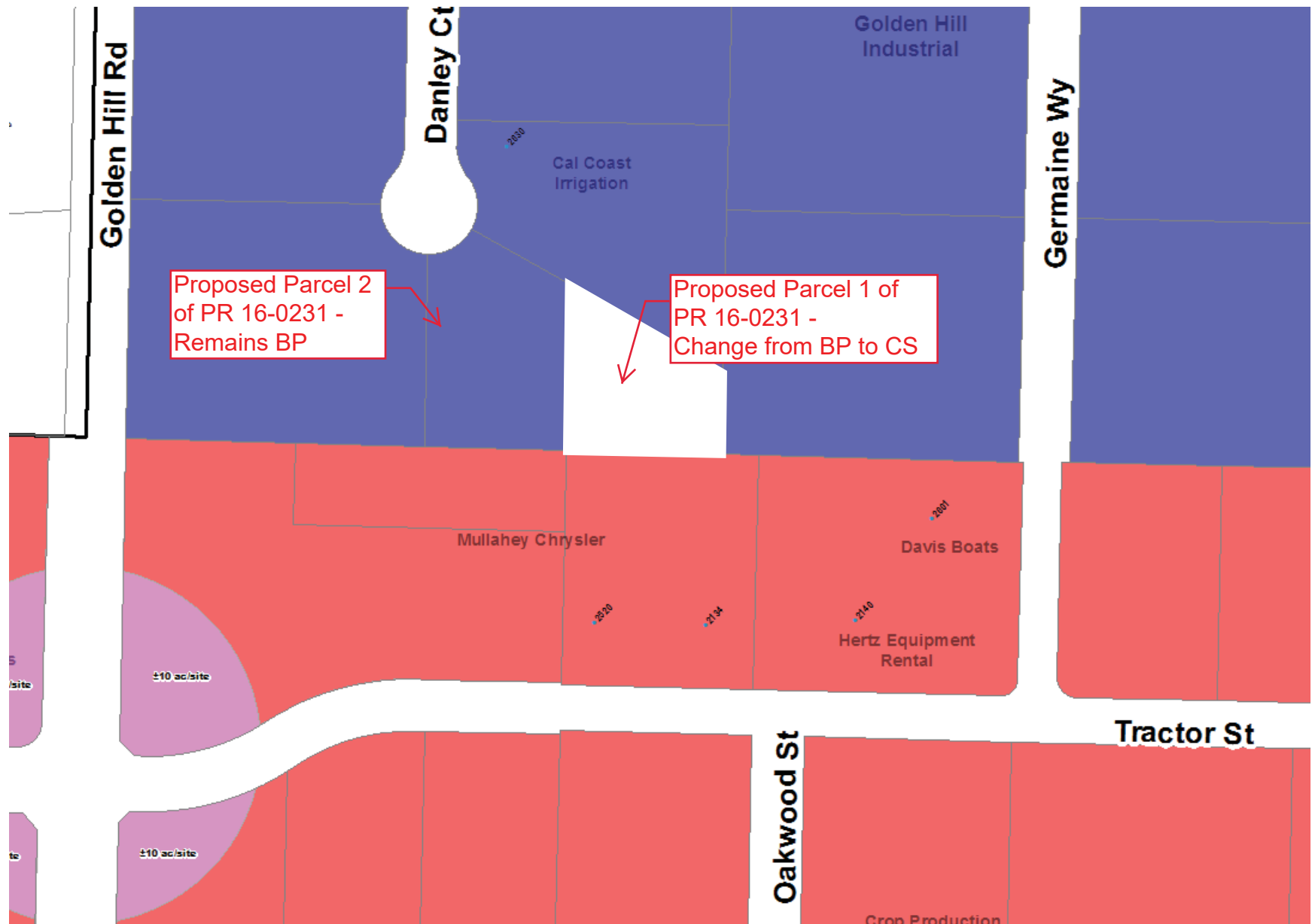
**SHEET INDEX**

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

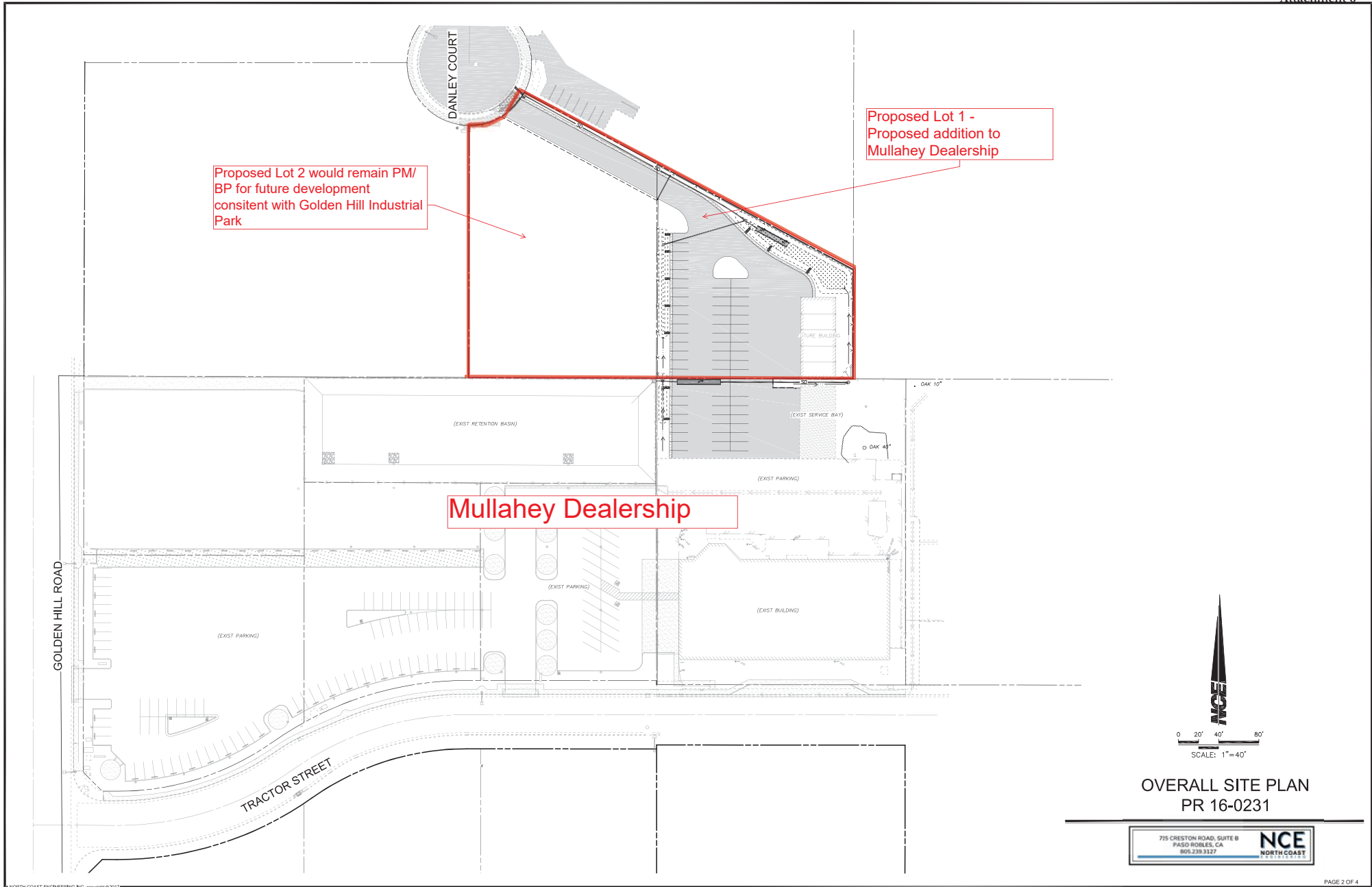
**VESTING TENTATIVE PARCEL MAP PR 16-0231**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 5 OF TRACT 2269, ACCORDING TO THE MAP RECORDED IN BOOK 19 OF TRACT MAPS, AT PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY









OVERALL SITE PLAN  
PR 16-0231

715 CRESTON ROAD, SUITE B  
 PASEO ROBLES, CA  
 925.239.3127

**NCE**  
 NORTH COAST  
 ENGINEERS



Attachment 7

DRAFT RESOLUTION A

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED** by the Planning Commission of the City of Paso Robles this 12<sup>th</sup> day of September 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
John Donaldson, Chairman

ATTEST:

\_\_\_\_\_  
Warren Frace, Planning Commission Secretary

Exhibit A – Negative Declaration

## Agenda Item 4

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

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

**Attachment - 8  
DRAFT RESOLUTION B**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 16-001 RELATED TO THE MULLAHEY DEALERSHIP EXPANSION**

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

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of El Paso de Robles, California, to amend the General Plan Land Use Element Map diagram on page LU-6C in the manner shown on the attached Exhibit “A”.

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**PASSED AND ADOPTED** by the Planning Commission of the City of El Paso de Robles this 12<sup>th</sup> day of September 12, 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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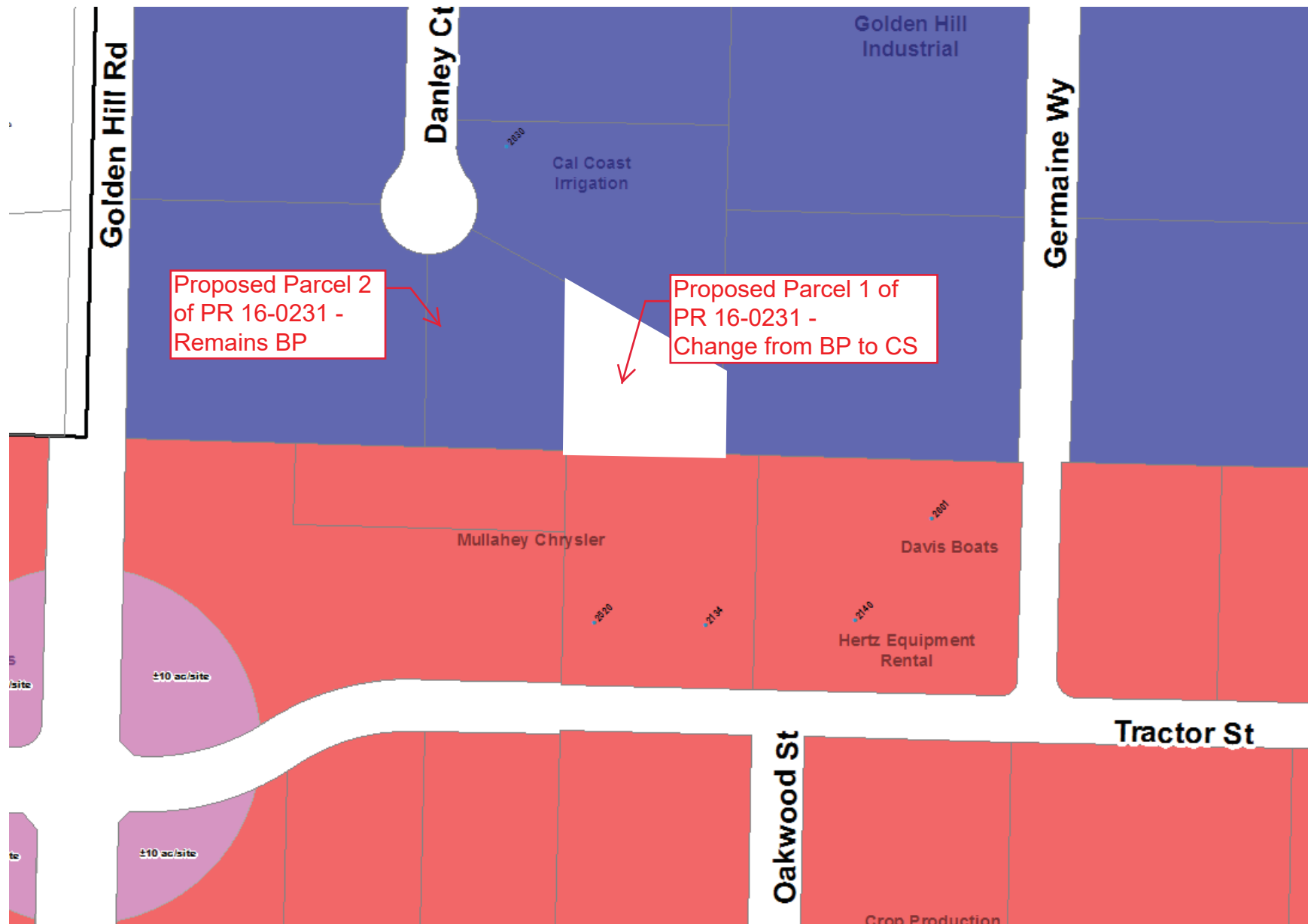
John Donaldson, Chairman

ATTEST:

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Warren Frace, Planning Commission Secretary

Exhibit A –General Plan Land Use Diagram Amendment





**Attachment 9  
Draft Resolution - C**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVE REZONE 16-002  
APPLICANT – MICHAEL MULLAHEY  
APN: 025-423-005 and 023**

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

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

and;

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

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

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

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Paso Robles, as follows:

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

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

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

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

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**PASSED AND ADOPTED** by the Planning Commission of the City of Paso Robles this 12<sup>th</sup> day of September 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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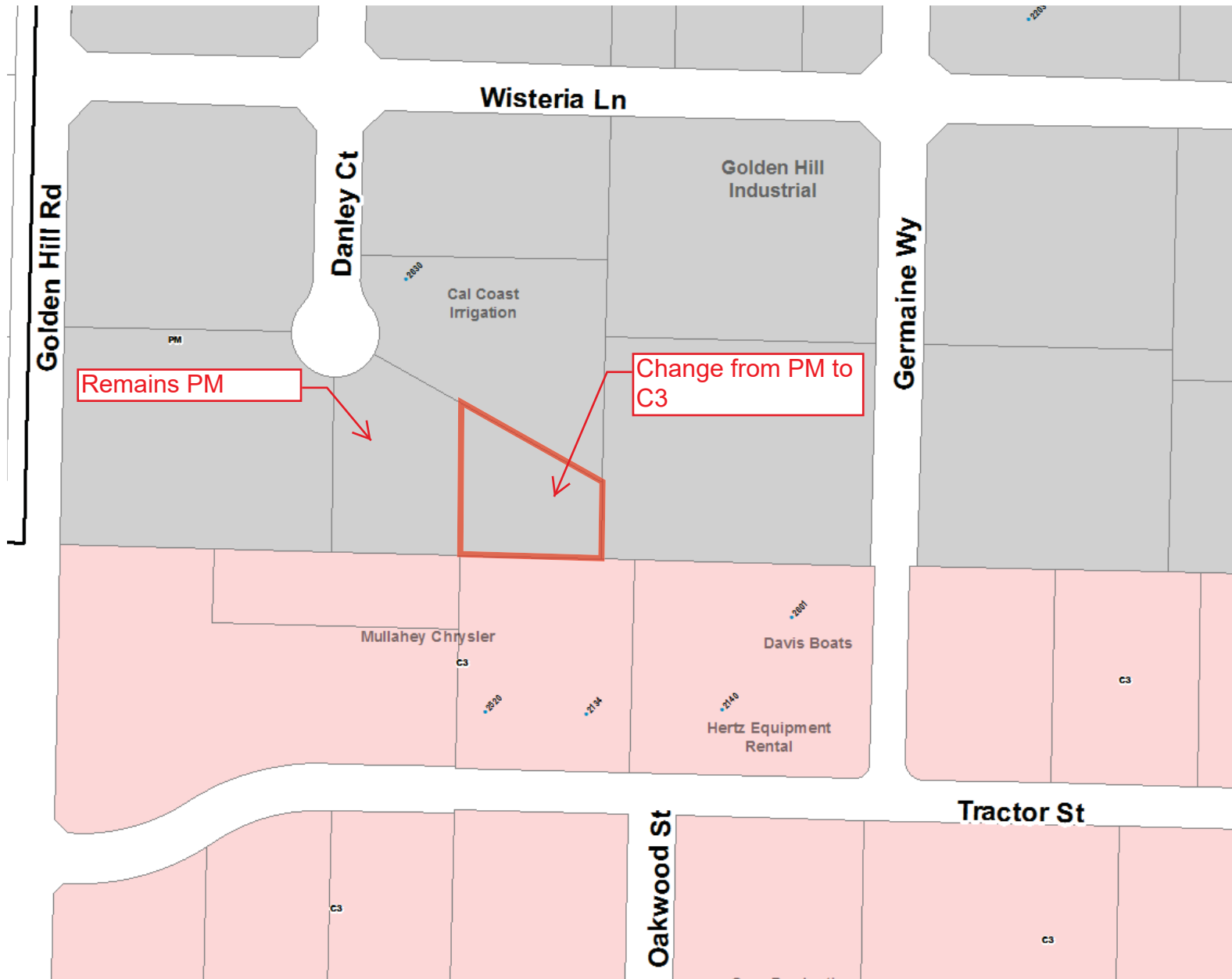
John Donaldson, Chairman

ATTEST:

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Warren Frace, Planning Commission Secretary

Exhibit A – Zoning Map Amendment



Attachment 10

DRAFT RESOLUTION D

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING TENTATIVE PARCEL MAP PR 16-0231  
APPLICANT – MICHAEL MULLAHEY  
APN: 025-423-005 and 023**

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

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

and;

**WHEREAS**, Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City’s Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment; and

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

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

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

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NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles recommends as follows:

SECTION 1: Findings Map: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby recommend that the City Council approve Vesting Tentative Parcel Map PR 16-0231, subject to the following:

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

PASSED AND ADOPTED THIS 12<sup>th</sup> day of September, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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JOHN DONALDSON, CHAIRMAN

ATTEST:

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WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A Project Conditions

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

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

1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.

3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
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4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

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

7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.

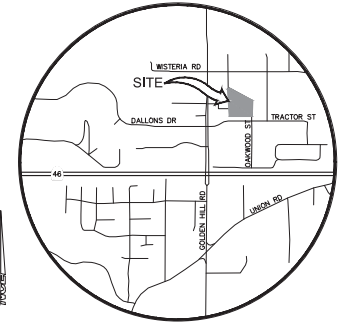
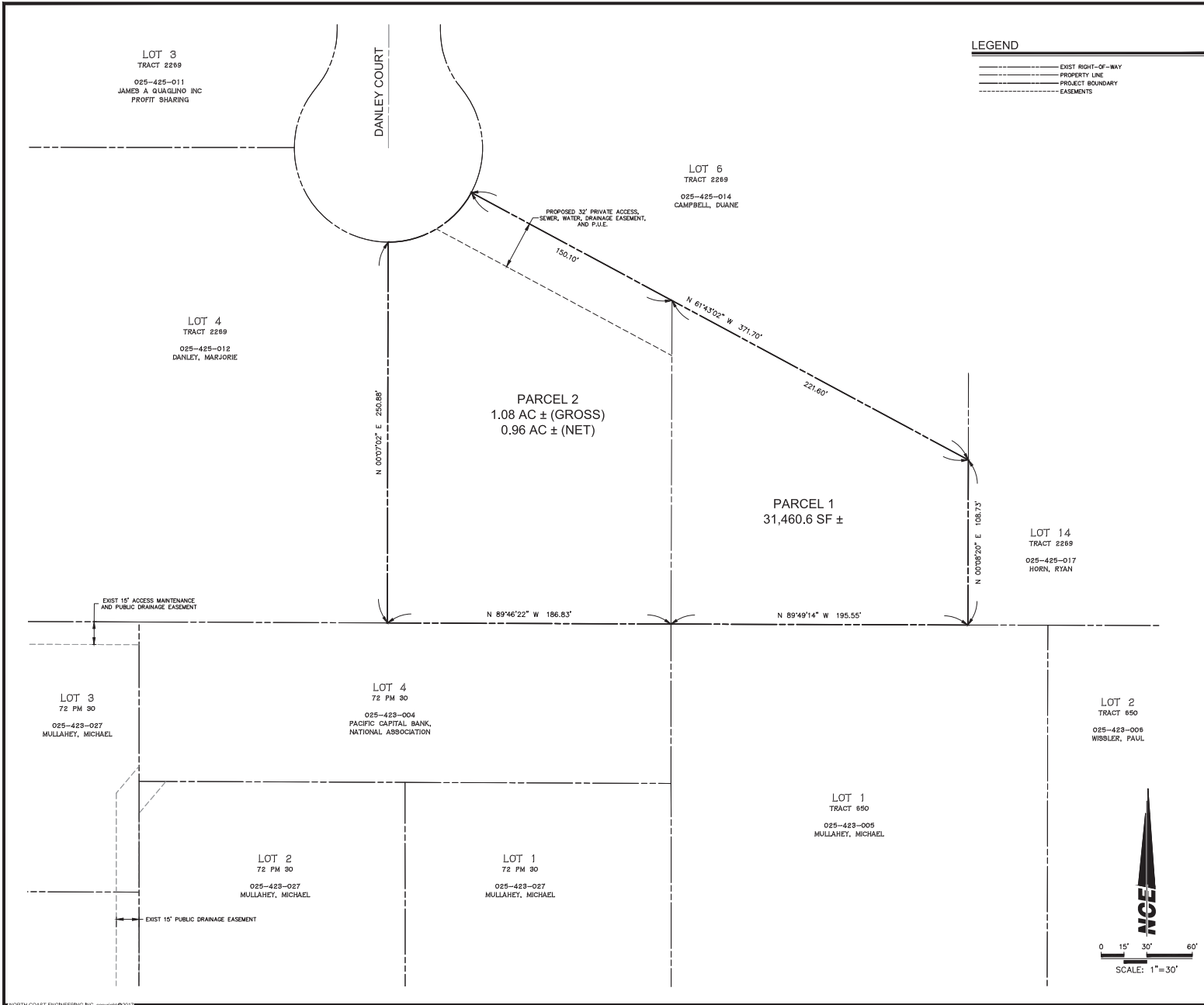
8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.



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

# EXHIBIT - B



**LOCATION MAP**  
NO SCALE

**SITE STATISTICS - OVERVIEW**

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



**SHEET INDEX**

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

## VESTING TENTATIVE PARCEL MAP PR 16-0231

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

725 CRESTON ROAD, SUITE B  
PASO ROBLES, CA  
805.239.3127

**NCE**  
NORTH COAST  
ENGINEERING



# Attachment 11 Draft Resolution E

DRAFT RESOLUTION 17-xxx

## DRAFT RESOLUTION E

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING PLANNED DEVELOPMENT 13-008 AMENDMENT  
APPLICANT – MICHAEL MULLAHEY  
APN: 025-423-005 and 023**

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

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

and;

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

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

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on September 12, 2017, on this project to accept public testimony on the Negative Declaration and the proposed project; and

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

## Agenda Item 4

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

1. The goals and policies established by the general plan, since the project would provide transient lodging in proximity to commercial recreation uses such as Barney Schwartz Park, the water park, golf courses, horse park and other amenities.
2. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located since the AP/PD district conditionally permits hotels, and the site will maintain a significant portion of the site with the existing golf course while minimizing disturbance of the natural features on the property.
3. The proposed project complies with all other adopted codes, policies, standards, and plans of the city including the zoning district height limitations, setbacks, and parking requirements, and it would comply with the land uses and applicable density provided for in the Paso Robles Airport Land Use Plan.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is not located in close proximity to other residents or neighborhoods, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors since it proposes to utilize high-quality architectural design with elements of “Winery/Agrarian” architectural style that fits in with and is compatible with the site, and will provide an attractive view as would be seen from surrounding properties and streets.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts, since it is proposed to be a low-intensity development on the rural landscape, and would mitigate potentially significant environmental impacts.
7. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, drainage courses, oak tree woodlands, vistas, and historic buildings, as noted in #5 and #6 above.
8. 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 agricultural land uses, the golf course, and the existing rural residential in the vicinity.
9. The project is consistent with the goals and policies established by the General Plan, since the project would provide for expanded hotel development that supports infill development in the downtown, and additional tourist-oriented development.

## Agenda Item 4

10. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.
11. The proposed development plan accommodates the aesthetic quality of the city as a whole since it is designed consistent with the historic, pedestrian-scale development pattern of the downtown area, and incorporates an historic themed architectural form and would utilize compatible building materials such as rock, stucco, ornamental metalwork, and divided pane windows and balconies.
12. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and is an infill development project that would not impact environmental resources, and is therefore exempt from environmental review (Class 32), under the California Environmental Quality Act.
13. 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 in the vicinity.

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

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

PASSED AND ADOPTED THIS 12<sup>th</sup> day of September, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Chairman, John Donaldson

ATTEST:

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Warren Frace, Planning Commission Secretary

Exhibits:

A Project Conditions of Approval

PROJECT SPECIFIC CONDITIONS:

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

Planning Division Conditions:

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

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

2. The project shall be designed and constructed to be in substantial conformance with the site plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
3. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 13-006 amendment shall expire on October 3, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
4. Prior to the issuance for a building permit for the new auto service building, an application for a Major Site Plan review shall be reviewed and approved by the Development Review Committee (DRC).
5. A final Stormwater Control Plan needs to be submitted with the grading plan for the project.
6. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
9. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).



**EXHIBIT B OF RESOLUTION**

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

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

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

Approval Body: City Council

Date of Approval: Oct. 3, 2017

Applicant: Michael Mullahey

Location: Danely Ct.

APN: 025-423-005, 013

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

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

**A. GENERAL CONDITIONS – PD/CUP:**

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

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

## Agenda Item 4

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

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

## Agenda Item 4

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

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

- 21. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other: See PD 13006 Amendment Res. \_\_\_\_\_

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

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

\*\*\*\*\*

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

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

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

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

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

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

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

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

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a

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

representative of each public utility.

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

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

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

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

Street Name	City Standard	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

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

## Agenda Item 4

section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

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

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



of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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

**G. GENERAL CONDITIONS**

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

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

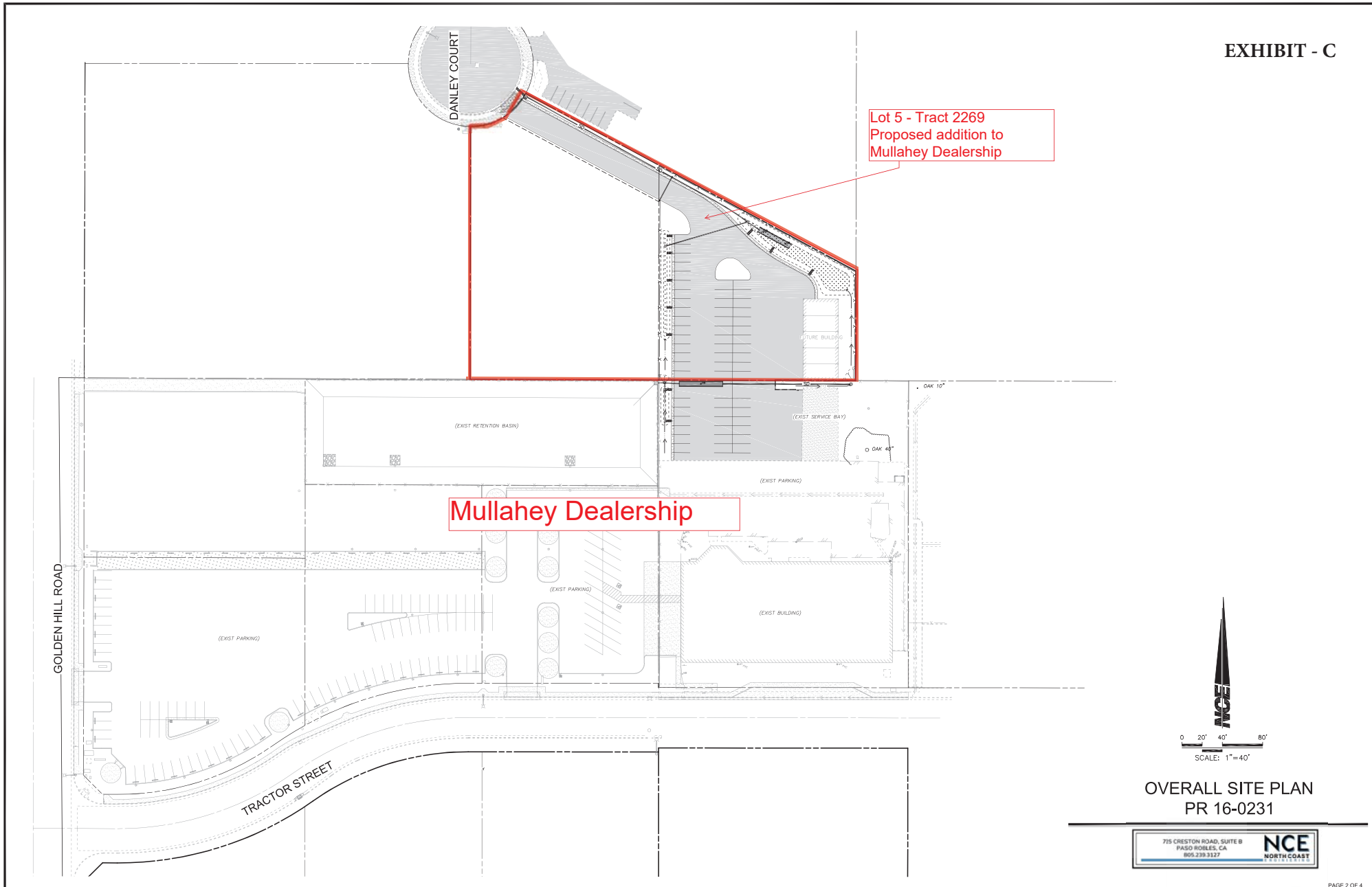


## Agenda Item 4

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

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

EXHIBIT - C



OVERALL SITE PLAN  
PR 16-0231

715 CRESTON ROAD, SUITE B  
 PASEO ROBLES, CA  
 905.239.3127

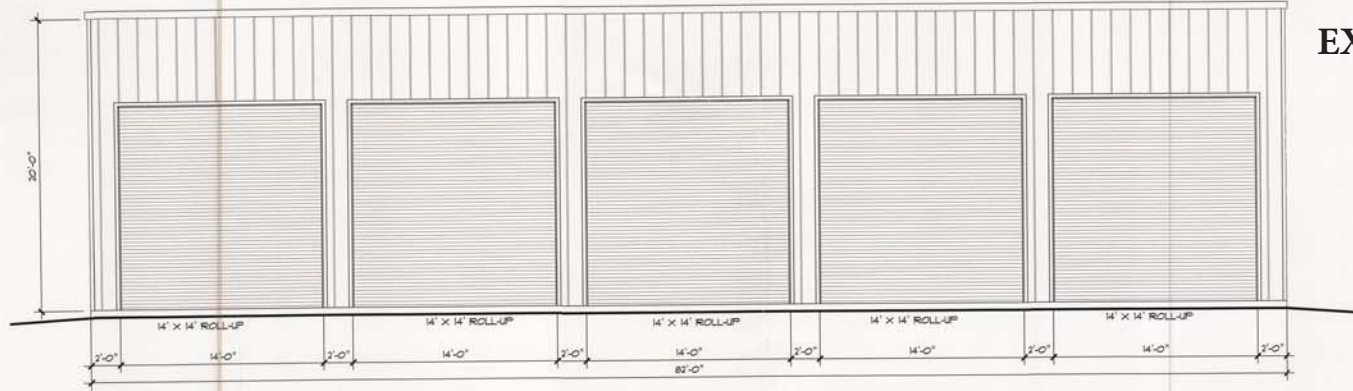
**NCE**  
 NORTH COAST  
 ENGINEERS



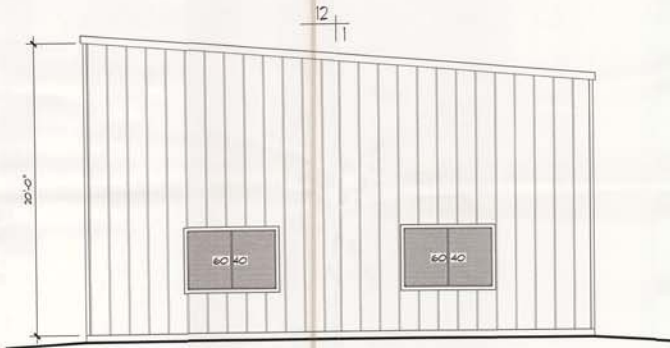
# EXHIBIT - E

**JIM REED  
C.A.D.  
SERVICE**  
610 10 TH ST.  
UNIT C  
FREE PRESS, OH  
PHONE: 603-894-8270  
FAX: 603-894-1156  
EMAIL:  
reed7000@icloud.net

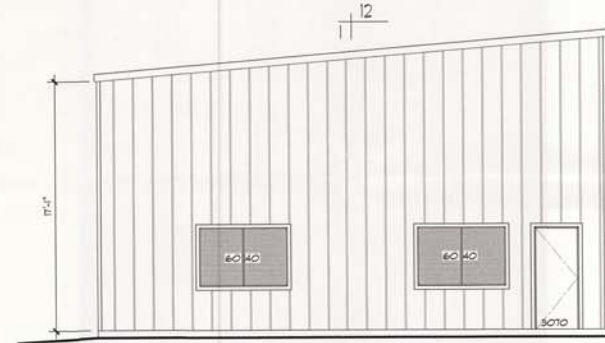
**ARMINTA  
CONSTRUCTION**  
550-5194



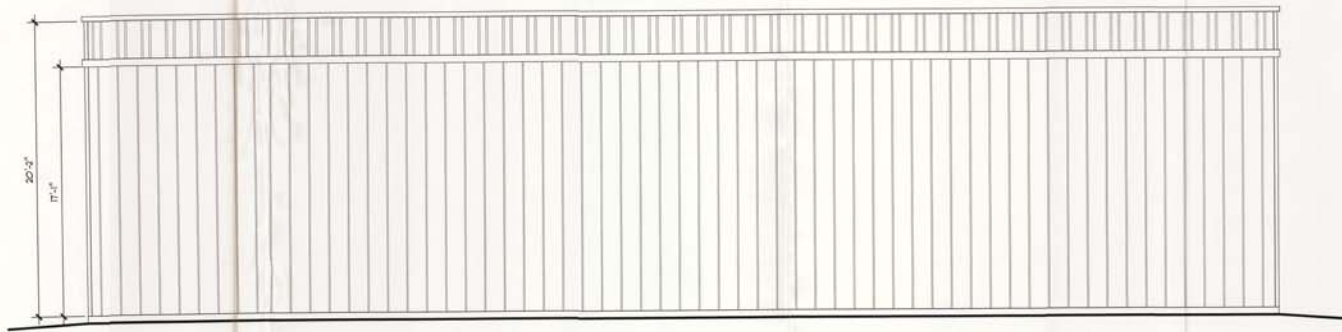
○ FRONT ELEVATION



○ RIGHT ELEVATION



○ LEFT ELEVATION



○ BACK ELEVATION

PLAN PREPARED FOR:

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

**A 2**



# EXHIBIT - F



Brachycton acerifolius  
Flame Tree



Pistacia chinensis  
Chinese Pistache



Ulmus parvifolia  
Evergreen Elm



Arbutus 'Marina'  
Strawberry Tree



Gleditsia triacanthos  
Honey Locust



Chilopsis linearis  
Desert Willow



Quercus agrifolia  
Coast Live Oak

Mullahey Dodge			
SUMMERS MURPHY & PARTNERS		12/12/2016	
<b>Hydrozone Chart &amp; Landscape Water Use Summary</b>			
Maximum Annual Water Allowance (MAWA)			
the total square footage of landscape =	10,275 S.F.		
the Hyd. ETo for the area =	29		
MAWA =	334 ccf / yr		
MAWA =	249,832 gal / yr		
<b>Hydrozone Chart</b>			
Hydrozone # 1 (Shrub Drip)	Plant Factor = 0.2 (Low)		
square footage of hydrozone =	10,275		
hydrozone irrigation efficiency =	0.8		
EAWU =	93 ccf / yr		
<b>Estimated Annual Water Use (EAWU)</b>			
Sub-Total EAWU =	93 ccf / yr		
Irrigation System Efficiency Factor =	0.85 %		
EAWU =	108 ccf / yr		
EAWU =	81,840 gal / yr		
<b>Landscape Water Use Summary</b>			
MAWA	249,832 gal / yr	334 ccf / yr	EAWU < MAWA = 225 ccf saved
EAWU	81,840 gal / yr	108 ccf / yr	(this number must be positive)
Percentage of MAWA used	33%		

### Statement of Water Conserving Irrigation Design

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

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

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

### Plant List

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

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

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

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

**GROUNDCOVERS**  
BACCHARIS PULULARIS 'PIZZON POINT' / DWARF COYOTE BRUSH  
ERIGERON KARVINSKIANUS / FLEABANE  
HYPOCHOERIS PARVIFOLIUM 'TUTAH CREEK' / TRAILING HYPOCHOERIS  
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / (NON)  
SALVIA 'DANA'S CHOICE' / DANA'S CHOICE SAGE

**BIOFILTRATION BASINS (use Bioretention Soil Media per City Standard):**

ACHILLEA MILEFOLIUM 'SUNNY SEDUCTION' / YELLOW YARROW  
CAREX DIVULSA / BERKELEY SEDGE  
IRIS DOUGLASSIANA / DOUGLAS IRIS  
JUNCUS PATENS 'SLA BLUE' / CALIFORNIA GRAY RUSH  
MULLENBERGIA LINDEHEIMERI / LINDEHEIMER'S MULLY  
SALVIA SPATHACEA / HUMMINGBIRD SAGE  
SATIVARIA DOUGLASSII / YERBA BUENA

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

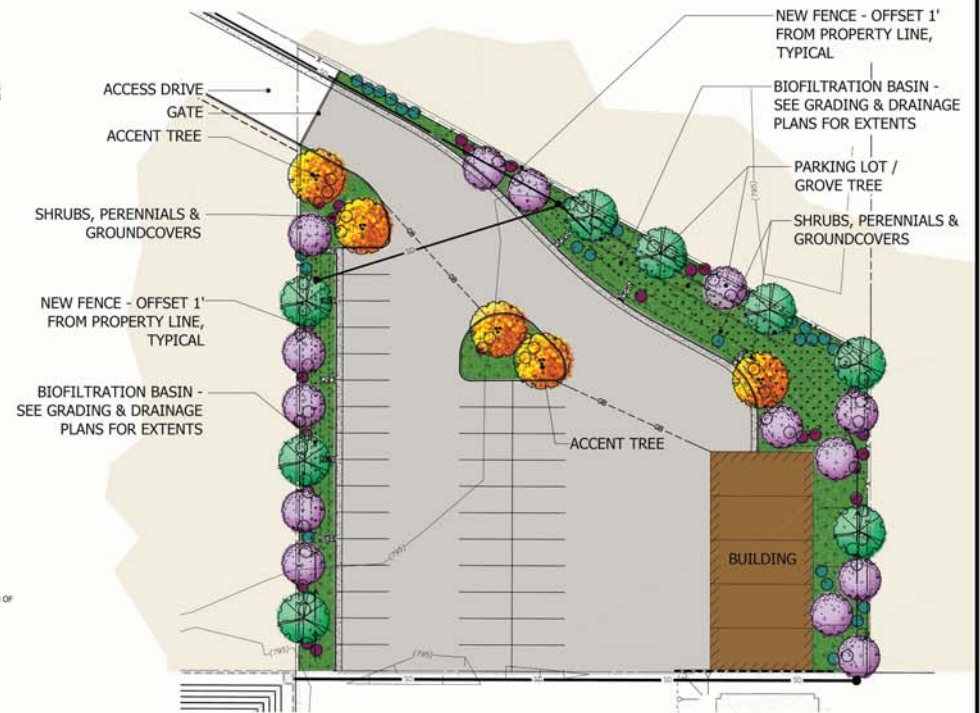
**\*WATER-USE EVALUATION OF PLANT MATERIALS**  
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

### Water Conservation Notes

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

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

\*WUCLS RATING



SCALE: 1"=20'-0"



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

02-27-2017 SMP #742473

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

- 1. PROJECT TITLE:** **Mullahey – Auto Service Expansion**
- Concurrent Entitlements:** **General Plan Amendment 16-001, Rezone 16-002, PD 13-008 Amendment, and Vesting Tentative Parcel Map PR 16-0231**
- 2. LEAD AGENCY:** City of Paso Robles  
 1000 Spring Street  
 Paso Robles, CA 93446
- Contact:**  
**Phone:** (805) 237-3970  
**Email:**
- 3. PROJECT LOCATION:** The subject 1.8 acre parcel (APN 025-423-005) is located at the south end of Danley Ct., south of Wisteria Lane, East of Golden Hill Road. The existing Mullahey dealership is located at 2520 Golden Hill Road, at the corner of Tractor Way.
- 4. PROJECT PROPONENT:** **Michael Mullahey**
- Contact Person:** **Same**
- Phone:** **(805) 481-3673**  
**Email:** **mjmullahey@charter.net**
- 5. GENERAL PLAN DESIGNATION:** **BP (Business Park)**
- 6. ZONING:** **PM (Planned Industrial)**
- 7. PROJECT DESCRIPTION:**

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

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

a) General Plan Amendment

To change the existing land use designations as follows:

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

b) Zoning Amendment

To change the existing zoning designations as follows:

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

c) Vesting Tentative Parcel Map 16-0231

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

d) PD 13-006 Amendment

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

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature: \_\_\_\_\_

Date \_\_\_\_\_



**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

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

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

---

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

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

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

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

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

Discussion: See discussion section for Section II.a.

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

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

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

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

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

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

---

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

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

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

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

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

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

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

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

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

Discussion: See Section III.a

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

Discussion: See Section III.a

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Create objectionable odors affecting a substantial number of people? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

Discussion (a-f):

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES:</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-d):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides? Discussion: See discussions above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) <i>Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>Discussion: See response to item a.iii, above.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>Discussion: See response to item a.iii, above.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? Discussion: The building will be hooked up to the City’s sanitary sewer system, therefore there is no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

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

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

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

	<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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included on a hazardous materials site list. The development and operation of the auto repair facility would not create a hazard, or use/produce hazardous materials, that are not already controlled by the County and State permitting for automotive repair facilities.

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

Discussion (e): The project is in the vicinity of the City’s Municipal Airport. It is located within Safety Zone 5 as outlined in the City’s Airport Land Use Plan. According to the Airport Land Use Compatibility Matrix, wineries are considered ‘compatible’ in Zone 5, without any conditions, therefore impacts related to safety from the airport would be less than significant.

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

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

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

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

Discussion (g,h):

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

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

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

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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)?<br>Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Discussion for IXa.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Discussion for IXa.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See Discussion for IXa.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See Discussion for IXa.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (c-l):

The site is not located within a flood hazard area and the subject buildings will be utilizing City water and sewer systems. The projects impacts related to hydrological and water quality issues will be less than significant since the project will be required to comply with the City's standards related to site drainage, storm water run-off, water quality and water supply.

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

<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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run-off to the maximum extent practical.

These new requirements include on-site retention of stormwater. The applicant has prepared a storm water control plan offering a site assessment of constraints and opportunities and corresponding storm water management strategies to meet stormwater quality treatment and retention requirements in compliance with the regulations. The grading plan reflects these requirements with three bio-retention treatment areas.

Thus, water quality standards will be maintained and discharge requirements will be in compliance with State and local regulations. Therefore, impacts to water quality and discharge will be less than significant.



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

- a. Physically divide an established community?

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

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES:</b> Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known mineral resources at this project site.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known mineral resources at this project site.				

<b>XII. NOISE:</b> Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion:				
There will be the generation of noise as a result of the auto repair component of this project such as air tools and air compressors. That being said, the new auto service building will be surrounded by existing and future commercial/industrial uses. Since the auto repair use will have hours of operation between 7am and 7pm, noise from the business will be insignificant.				
It is not anticipated that the noise generated from the auto repair use would exceed the 70db threshold outlined in the Noise Element (Figure N-4) for industrial uses, or exceed the stationary noise decibel thresholds listed in Table N-5. Therefore, the projects impacts on noise exposure will be less than significant.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: There may be temporary vibrations related to the grading and compaction of the site in preparation for construction. The construction phase of the project will be required to comply with the City’s noise level requirements, including hours of construction activity, and as a result of these standard construction requirements, impacts from vibrations as a result of construction activity will be less than significant.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See section XIIa				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Discussion: See section XIIa	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4) Discussion: The project is located within Safety Zone 5 of the Airport Land Use Plan, and is just over 1 mile of the Airport property. Auto dealerships and auto repair are considered compatible uses with the Airport for Zone 5, and therefore impacts on customers and employees of the dealership from noise related to aircraft would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**XIII. POPULATION AND HOUSING:** Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Discussion (a-c): The project will not create induce population growth, displace housing or people.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**XIV. PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

Discussion (a-e):

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

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**XV. RECREATION**

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

Discussion (a&b):

The project will not impact recreational facilities.



<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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**XVI. TRANSPORTATION/TRAFFIC:** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (a,b):

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

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

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (e):				
The project has been reviewed by the City’s Emergency Services Department, and based on the property having multiple access points to multiple streets, the ability for emergency access to the site is acceptable, and therefore considered adequate.				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a-f):				
The development of this project within an established industrial park would not conflict with adopted public transit, bicycle or pedestrian facilities, or decrease performance or safety of the facilities.				

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

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will comply with all applicable wastewater treatment requirements as required by the City, the Regional Water Quality Control Board, and the State Water Board. Therefore, there will be less than significant impacts resulting from wastewater treatment from this project.

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

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

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

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

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

Discussion: As noted in section IX on Hydrology, the project can be served with existing water resource allocations available and will not require expansion of new water resource entitlements.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The auto repair use and parking lot will not have an impact on the City’s waste water treatment facility.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Per the City’s Landfill Master Plan, the City’s landfill has adequate capacity to accommodate construction-related and operational solid waste disposal for this project.

g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project will comply with all federal, state, and local solid waste regulations.

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

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

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

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

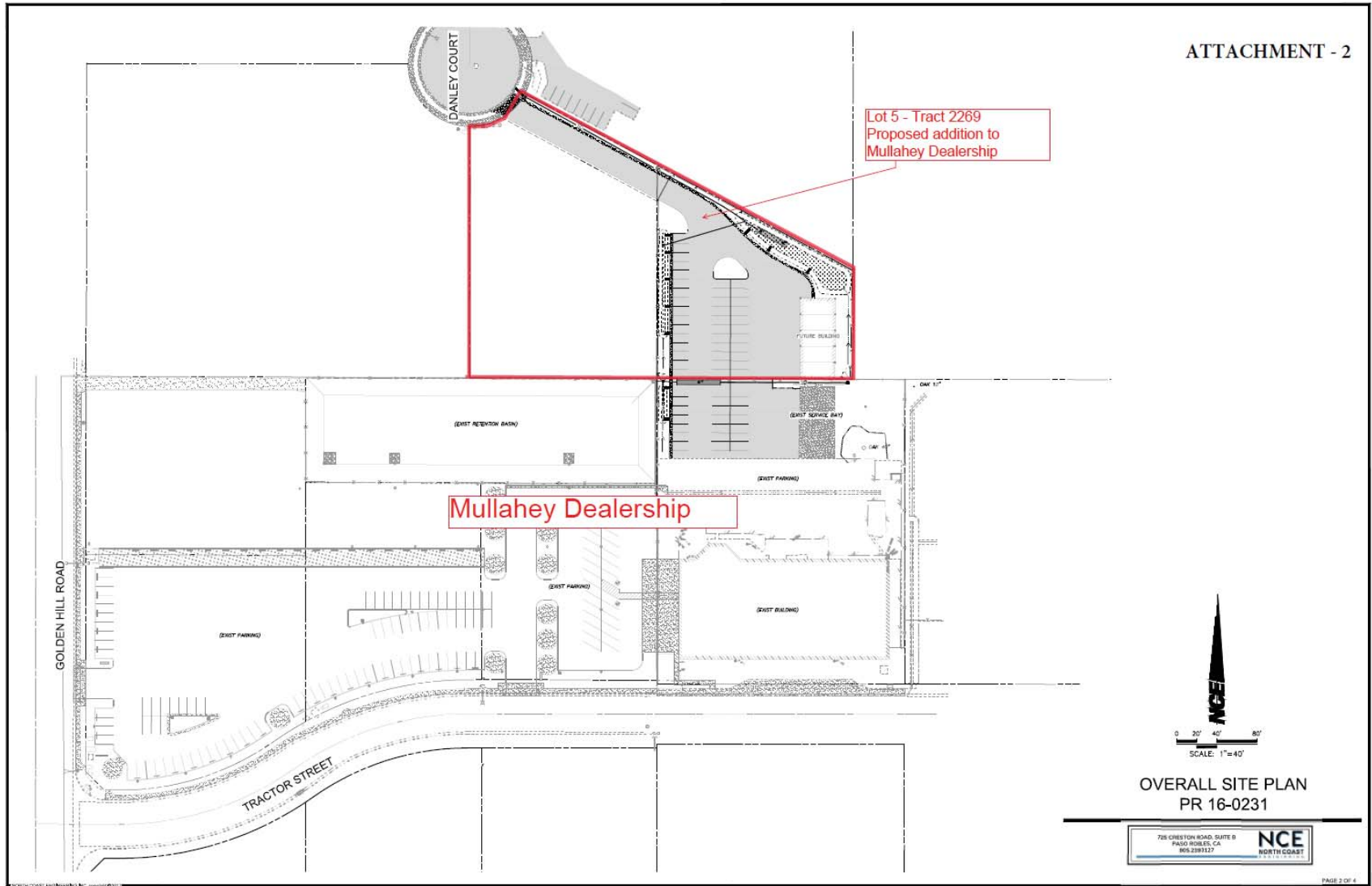
<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
14	Resolution 98-001, MND for Tract 2269	City of Paso Robles Community Development Department

**Attachments:**

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









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**STORMWATER CONTROL PLAN  
AND STORM DRAIN REPORT**

**For  
Mullahey Dodge  
Paso Robles, CA**

**Michael Mullahey  
330 Traffic Way  
Arroyo Grande, CA 93420  
(805) 481-3673**



**Prepared BY:**



**North Coast Engineering, Inc.  
725 Creston Road, Suite B  
Paso Robles, CA 93446**

**April 2017**

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- Table 1: Pervious/Impervious Area Summary
- Table 2: Performance Requirement Summary
- Table 3: Drainage Management Areas Breakdown
- Table 4: Retention Volume Summary
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- Table 7: Detention Flow Summary (Southern Lot)

**EXHIBITS :**

- Exhibit A: Vicinity and Location Maps
- Exhibit B: Watershed Management Zones (WMZs)
- Exhibit C: Groundwater Basin
- Exhibit D: 85th & 95th Percentile Rainfall
- Exhibit E: Drainage Management Areas (DMAs)
- Exhibit F: Stormwater Control Measures (SCMs)
- Exhibit G: Detailed SSA Results
- Exhibit H: Project Plans
- Exhibit I: Infiltration Testing Report

**I. Introduction**

Project Name: Mullahey Dodge

Application Number: \_\_\_\_\_

Name of Applicant: Michael Mullahey

**The Property**

Location: The proposed commercial parking lot expansion is located on a 1.11 acre, 48,564 ft<sup>2</sup> lot north of Highway 46 between Golden Hill Road and Oakwood Street. (See Exhibit A – Vicinity and Location Maps)

Address: 2630 Danley Court  
Paso Robles, CA 93446

Assessor’s Parcel Numbers: 025-425-013 and 025-421-009

Existing property description: The southern lot of the two-lot project site is comprised of a decomposed granite parking lot and a concrete truck pad that was part of the existing Mullahey Dodge commercial project that was completed in 2015. The southern lot is relatively flat and generally slopes towards the existing detention basin with a design volume of 179,308 ft<sup>3</sup>. A 12-foot emergency water passage was designed to allow overflow to discharge to Golden Hill Road. Included in the sizing of the existing basin was the 2015 southern lot improvements. The northern lot of the project site generally slopes to the northwest at 0.5% to 1.5% with site runoff discharging to Danley Court. The runoff travels north along Danley Court to Wisteria Lane to Golden Hill Road to a manmade channel at the end of Golden Hill Road then sheet flows to the Salinas River.

**The Project**

Project Type: Commercial, Uncovered parking lot and car service bays

Project Description: The proposed Mullahey Dodge project is located on two lots in Paso Robles, CA and involves the development of a 62 stall, HMA parking lot, an 81-foot x 35-foot car service building. Development will include a 24 – foot access drive from Danley Court to the project site and the associated frontage improvements at the cul-de-sac. Project development will also include the construction of one 77-foot and one 42-foot underground stormwater storage chamber system.

**Area Breakdown**

The total project site was designed with two different systems. One system was designed to handle the development to occur on the northern lot of the Mullahey Dodge site and one system was designed for the replacement of impervious material on the southern lot developed in 2015.

**Northern Lot (new development)**

Impervious Area, (HMA pavement and car service building): 27,142 s.f. = 0.62 acres

Landscape and Bioswale Areas: 10,081 s.f. = 0.23 acres

**Southern Lot (existing development)**

Impervious Area (HMA pavement): 10,310 s.f. = 0.24 acres

Landscape and Bioswale Areas: 1,030 s.f. = 0.02 acres

Total Project Area: 48,563 s.f. = 1.11 acres

**Table 1 -Pervious/Impervious Area Summary**

**PRE-CONSTRUCTION**

Condition	Pre-Construction Area (sf)/(acres)	Post-Construction Area (sf)/(acres)
Impervious: (Building, Flatwork, Paving) <sup>(1)</sup>	10,153 / 0.23	37,340 / 0.86
Vegetation: (Lawns, Landscaping)	38,411 / 0.88	11,224 / 0.25
<b>Total Area</b>	<b>48,564 / 1.11</b>	<b>48,564 / 1.11</b>

Notes:

- 1) Impervious area includes replaced paving area

**The Purpose**

The purpose of this Stormwater Control Plan is to outline the site planning, Low Impact Development (LID) concepts, best management practices (BMP's) and Stormwater Control Measures (SCMs) that will be employed in the design and development of the private commercial parking lot expansion at 2630 Danley Court. This report will demonstrate that the Post-Construction Stormwater Management Requirements (PCRs) will be met, as outlined in the Central Coast Region Resolution No. R3-2013-0032 prepared by the California Regional Water Quality Control Board Central Coast Region. These requirements went into effect on March 6, 2014. The requirements, methodology of analysis and results will be outlined in the remainder of this report.

Compliance with these requirements maintains the hydrologic function of the site, promotes groundwater recharge and mitigates water quality impacts caused by the addition of impervious surfaces.

The peak flows and runoff volumes were calculated using the SCS methodology in the Autodesk Storm and Sanitary Sewer Program (SSA). The underground storage basins were analyzed using a conservative 0.5 in/hr infiltration rate. In November 2013, Earth Systems Pacific performed infiltration testing in 3 locations on the recently developed site to the south with tested infiltration rates ranging from 3.00 in/hr to > 10.00 in/hr. The results of the testing are presented in a report by Earth Systems Pacific, dated November 20, 2013; this report has been included for reference (See Exhibit I – Geotechnical Engineering Report).

**II. Requirements**

**Post-Construction Stormwater Management Requirements (PCRs)**

Site statistics:

The total new and/or replaced impervious surface area is **48,561 sf** (See Table 1: Pervious/Impervious Areas Summary).

The project site is in Water Management Zone 1 (See Exhibit B - Watershed Management Zones (WMZs)).

The project is in the Salinas Valley Ground Water Basin (See Exhibit C - Ground Water Basin).

Because the proposed redevelopment creates or replaces more than 2,500 s.f. of impervious surface the project is considered a Regulated Project and may be subject to the following Performance Requirements:

**Table 2 - Performance Requirement Summary**

Performance Requirement	Impervious Threshold	Applies:
No. 1 Site Design and Runoff Reduction	> 5,500 s.f.	Yes
No. 2 Water Quality Treatment	> 5,000 s.f.	Yes
No. 3 Runoff Retention	> 15,000 s.f.	Yes
No. 4 Peak Management	> 22,500 s.f.	Yes

***Drainage Management Areas (DMAs)***

Drainage Management Areas (DMAs) were delineated to support a decentralized approach to stormwater management. Points of Interest (POIs) were identified at critical discharge points or important stormwater drainage locations (see Exhibit E - Drainage Management Areas (DMAs) and Table 3: DMA Breakdown).



**Drainage Management Areas (DMAs)**

Drainage Management Areas (DMAs) were delineated to support the decentralized approach to storm water management. Points of interest (POIs) were identified at critical discharge points or important storm water drainage locations (see Exhibit E – Drainage Management Areas (DMAs) and Table 3: DMA Breakdown).

**Table 3 – DMA Break Down**

Condition	DMA-1	DMA-2	DMA-3	DMA-4	DMA-5	Total
	(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )
Impervious Surfaces	4,320	1,418	15,651	5,754	1,831.3	<b>37,340</b>
Vegetation	3,862	1,577	3,275	1,367	585.3	<b>11,224</b>
<b>Total</b>	<b>8,182</b>	<b>2,995</b>	<b>18,926</b>	<b>7,121</b>	<b>2,416.6</b>	<b>48,564</b>
AREA (AC)	0.19	0.07	0.43	0.16	0.06	1.11
CN	87.43	85.34	93.85	93.39	95.28	91.06

**Retention Volumes Summary**

The retention volumes of the two subsurface storage basins are summarized in Table 4. These volumes do not reflect additional storage due to infiltration. Additional storage due to infiltration is approximately 2,192 ft<sup>3</sup>.

**Table 4 – Retention Volume Summary**

Basin	Physical Retention Storage (ft <sup>3</sup> )
1	590
2	510
<b>Total</b>	<b>1,100</b>

### III. Methodology

The onsite DMA boundaries and off-site watershed boundaries were determined using the grading from the project plans and topographic map of the existing surface, and by a visual inspection of the watershed. The existing ground cover was determined by a visual inspection of the watershed.

Existing and proposed on-site impervious areas were determined from the topographic map and from the project plans.

24-hour rainfall totals for the 85<sup>th</sup> and 95<sup>th</sup> percentile storms were determined from the City Standard Drawing 1010, Section 5.2, and the 2-year, 10-year and 100-year rainfall totals were determined from NOAA Atlas 14 (See Exhibit-E).

Hydrology was calculated using the SCS unit hydrograph method within the Autodesk Storm and Sanitary Sewer (SSA) computer program. The SSA program was also employed to route runoff through the proposed storm drain system and model detention and retention. Detailed Calculations are provided for reference as Exhibit H.

Method 2 (Routing Method) was used to determine that SCM capture volume, as prescribed in Attachment D of the PCRs.

An average infiltration rate of 0.5 in/hr was used in modeling the system. This was based on the infiltration test results provide in Exhibit I.

**Performance Requirement No. 1**

## Site Design and Runoff Reduction

Since the project is a Regulated Project, it is subject to this performance requirement; the following components will be utilized to satisfy this requirement.

Site assessment summary:

The following site assessment measures were used to identify opportunities and constraints to implement LID Stormwater Control Measures. The site plan was developed and designed taking the following into account (See Exhibit H - Project Plans):

- Site topography
- Hydrologic features including contiguous natural areas
- Soil types and hydrologic soil groups
- Vegetative cover/trees
- Run-on characteristics (source and estimated runoff from offsite which discharge to the project area)
- Existing drainage infrastructure for the site and nearby areas including the location of municipal storm drains
- Utilities
- Easements
- Zoning/Land Use
- Setbacks
- Other pertinent overlay(s)

Site design measures used:

- Define development envelope and identify areas that are most suitable for development
- Construct streets and parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised
- Conform the site layout along natural topography to the maximum extent practicable
- Preserve native vegetation where practicable

Runoff Reduction Measures:

- Direct runoff from parking areas and circulation improvements safely onto vegetated areas and/or bio-retention areas to the maximum extent practicable
- Infiltrate runoff in subsurface storage area.

**Performance Requirement No. 2**

## Water Quality Treatment

Projects that create and/or replace 5,000 square feet or more of impervious surface must treat stormwater runoff from existing, new, and replaced impervious surfaces on sites where runoff from existing impervious surfaces cannot be separated from runoff from new and replaced impervious surfaces. Water Quality Treatment must be treated onsite and designed to treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event, of 1 inch. Water Quality Treatment may implement a treatment system that use multiple systems to complete Water Quality Treatment.

- The Water Quality Treatment system must first implement Low Impact Development Treatment Systems
- Then may implement Bio-filtration Systems
- Then, finally may implement Non-Retention Based Treatment Systems.

Projects subject to Performance Requirement No. 2 must also include design strategies required by Performance Requirement No. 1.

## 1. Low Impact Development Treatment System

**The project bio-filtration basin, underdrain system, and subsurface storage chambers have been designed to retain and infiltrate the entire 95<sup>th</sup> percentile storm to meet requirement 3, runoff retention. The 85<sup>th</sup> percentile volume requirement is 1,819 ft<sup>3</sup>, which is less than the 95<sup>th</sup> percentile retention requirement of 2,923 ft<sup>3</sup>. Therefore, the proposed system meets water quality treatment requirements. Elements from the following systems were employed in the project for an extra level of water quality treatment, but are not required to meet these requirements.**

## 2. Bio-filtration treatment systems with the following design parameters:

**Small localized bio-filtration ponds and swales have been incorporated into the design. The bio-filtration basins have an approximate retention volume of 1,930 ft<sup>3</sup> combined.**

- a. Minimum surface reservoir volume equal to the bio-filtration treatment system surface area times a depth of 6 inches.

**The localized bio-filtration swales and ponds generally have a surface depth of 6", and the bio-filtration basin has a surface storage depth of 18".**

- b. Minimum planting medium depth of 24 inches.

**The BSM is 24" deep in the bio-filtration basin.**

The planting medium must sustain a minimum infiltration rate of 5 inches per hour throughout the life of the project and must maximize runoff retention and pollutant removal. A mixture of:

- i. Sand - 60% to 70% meeting ASTM C33
- ii. Compost - 30% to 40% may be used

**This soil mixture has been specified in the project plans and is assumed to have a minimum infiltration rate of 5 in/hr.**

- c. Proper plant selection

**Proper plans have been selected per the Landscape plans**

- d. No compaction of soils beneath the bio-filtration facility (ripping/loosening of soils required if compacted).

**Provided in all facilities**

- e. No liners or other barriers interfering with infiltration, except for situations where lateral infiltration is not technically feasible.

**The liner for the proposed underground storage chambers is intended to prevent migration of runoff towards the building foundation or up into the paving subgrade but doesn't impeded infiltration downward into the underlying soil.**

- 2. Non-Retention Based Treatment Systems must collectively achieve at least one of the following hydraulic sizing criteria:

**The proposed system is a retention based system, Hydraulic Design Criteria does not apply**

- a. Hydraulic Sizing Criteria for Non-Retention Based Treatment Systems:
  - i. Volume Hydraulic Design Basis must be based on the 85th percentile 24-hour storm event of 1 inch.
  - ii. Flow Hydraulic Design Basis must be based on the flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity.
  - iii. See Performance Requirement No. 3: Runoff Retention for information to calculate the required water quality volume.

**Requirement 2 Volume Calculations**

ENTIRE PROJECT AREA	48,564	ft <sup>2</sup>
<b>RETENTION TRIBUTARY AREA</b>	43,488	ft <sup>2</sup>
POST CONSTRUCT IMPERVIOUS AREA <sup>(1)</sup>	37,340	ft <sup>2</sup>
<b>Post Developed i <sup>(2)</sup></b>	0.77	
<b>Post-Developed C <sup>(3)</sup></b>	0.56	
<b>85<sup>th</sup> Percentile Rainfall</b>	0.89	in
<b>85TH PERCENTILE RETENTION REQUIREMENT <sup>(4)</sup></b>	<b>1,819</b>	<b>ft<sup>3</sup></b>

(1) Includes AC paving, concrete flatwork, and buildings.

(2)  $i = \text{Post Construction Impervious Area} / \text{Entire Project Area}$

(3)  $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

(4)  $85\text{th Retention Requirement (ft}^3\text{)} = C \times 85\text{th percentile rainfall (ft.)} \times \text{Retention Tributary Area (ft}^2\text{)}$

**Performance Requirement No. 3**

**Runoff Retention**

Projects that create and/or replace 1 5,000 square feet or more of impervious surface must retain runoff for optimal management of watershed processes. Projects subject to Performance Requirement No. 3 must also include design strategies required by Performance Requirement No. 2 and 1.

1. Adjustments for Redevelopment – Replaced impervious surface, shall be multiplied by 0.5 when calculating the volume of runoff subject to Runoff Retention Performance Requirements.
2. Retention must meet the following performance requirements:
  - a. Prevent offsite discharge from events up to the 95<sup>th</sup> percentile 24-hour rainfall event, 1.43 inches.
  - b. Achieve retention by:
    - i. optimizing soil infiltration

**Employed by installing BSM and gravel.**

- ii. Storage

**Employed in surface and sub-surface retention**

- iii. rainwater harvesting

**Not used**

- iv. evapotranspiration

**Employed in vegetated bio-filtration swales, ponds and basins**

The 95<sup>th</sup> percentile storage requirements were calculated in accordance with the procedures outlined in Appendix D of the PCRs. These calculations are included below.

**Table 5– Retention Volume Summary**

Basin	Physical Retention Storage (ft <sup>3</sup> )	Total Retention Storage including Infiltration (ft <sup>3</sup> )
1	1,100	3,030

**Retention Analysis Summary**

The retention system is comprised of two underground storage chambers, 6” and 8” pipes connecting the inlets to the storage chambers, the gravel bed at 40% porosity, the BSM layer at

40% porosity, and surface storage between 6” and 18” depth in the flat lower portion of the retention basin. The total storage volume of this system is 1,100 cubic feet. This volume does not reflect additional storage due to infiltration. Per the analysis results the retention basin infiltrated 2,370 ft<sup>3</sup> during the 95<sup>th</sup> percentile storm, draining the basin completely in less than 72 hours. Detailed SSA results are provided as Exhibit E.

Storage Volume with Infiltration = 3,030 ft<sup>3</sup> > 2,923 ft<sup>3</sup>

**Therefore, Performance Requirement No. 3 is satisfied.**

**Requirement 3 Volume Calculations**

ENTIRE PROJECT AREA	48,564	ft <sup>2</sup>
EXISTING IMPERVIOUS AREA	10,153	ft <sup>2</sup>
REPLACED IMPERVIOUS AREA	10,153	ft <sup>2</sup>
UNDISTURBED OR PLANTED AREAS (defined per B.4.d.iv.1)	0	ft <sup>2</sup>
IMPERVIOUS SURFACE AREAS THAT DISCHARGE TO INFILTRATING AREAS (defined per B.4.d.iv.2)	0	ft <sup>2</sup>
REDEVELOPMENT AREA ADJUSTMENT (per Appendix D 1.b)	5,077	ft <sup>2</sup>
<b>RETENTION TRIBUTARY AREA</b>	<b>43,488</b>	<b>ft<sup>2</sup></b>
POST CONSTRUCT IMPERVIOUS AREA <sup>(1)</sup>	37,340	ft <sup>2</sup>
95 <sup>th</sup> Percentile Rainfall	1.43	in
<b>Post Developed i</b> <sup>(2)</sup>	0.77	
<b>Post-Developed C</b> <sup>(3)</sup>	0.56	
<b>95TH PERCENTILE RETENTION REQUIREMENT</b> <sup>(4)</sup>	<b>2,923</b>	<b>ft<sup>3</sup></b>

(1) Includes AC paving, concrete flatwork, and buildings.

(2)  $i = \text{Post Construction Impervious Area} / \text{Entire Project Area}$

(3)  $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

(4)  $95\text{th Retention Requirement (ft}^3\text{)} = C \times 95\text{th percentile rainfall (ft.)} \times \text{Retention Tributary Area (ft}^2\text{)}$

**The proposed system provides 3,030 ft<sup>3</sup> of storage, exceeding the 2,923 ft<sup>3</sup> requirement , therefore Performance Requirement No. 3 is satisfied.**



**Performance Requirement No. 4**  
Peak Management

Since the project is a Regulated Project, is in WMZ 1 and creates greater than 22,500 Projects that create and/or replace 22,500 square feet or more of impervious surface must retain runoff for the optimal management of watershed processes. Projects subject to Performance Requirement No. 4 must also include design strategies required by Performance Requirement No. 3, 2 and 1. Post-development peak flows, discharged from the site, shall not exceed pre-project peak flows for the 2 through 10-year storm events.

The following rainfall totals were used in the analysis to model the 2-year and 10-year design storms in the SSA model:

- 2-Year 24-hour Rainfall Depth = **2.11 inches**
- 10-Year 24-hour Rainfall Depth = **3.68 inches**
  - 2-Year and 10-Year Rainfall depths were determined from NOAA Atlas 14 (See Exhibit D)

Runoff from the project is routed through the bio-filtration basin and storage chambers. The northern lot is discharged through 2' wide, 0.5' sidewalk underdrain to Danley Court and the southern lot is discharged into the exist detention pond located adjacent to the site. The results of the SSA analysis of the 2- and 10- year pre-developed and post-developed design storms are summarized in Table 3. Detailed analysis results are provided in Exhibit G - Detailed SSA Results.

**Table 6 – Detention Flow Summary (Northern Lot)**

Design Storm	Pre-Developed (cfs)	Post-Developed (cfs)
2 Year	0.90	0.27
10 Year	1.89	0.76

**Table 7 – Detention Flow Summary (Southern Lot)**

Design Storm	Pre-Developed (cfs)	Post-Developed (cfs)
2 Year	0.34	0.16
10 Year	0.66	0.55

**Performance requirement 4 is meet by reducing the 2-year and 10-year peak flows to a level lower than the pre-developed rate.**

#### **IV. Conclusions**

The project incorporates the Runoff Reduction Measures and Structural Storm Water Control Measures (SCMs) described in this report.

- **Performance Requirement No. 1 is satisfied**
- **Performance Requirement No. 2 is satisfied**
- **Performance Requirement No. 3 is satisfied**
- **Performance Requirement No. 4 is satisfied**
- **City Drainage requirements are satisfied.**

The selection, sizing, and design of the Storm Water Control Measures (SCMs) meet all of the applicable Water Quality Treatment, Runoff Retention and Peak Management Performance Requirements

#### **Statement of Compliance**

There is no documentation needed to demonstrate infeasibility where on-site compliance cannot be achieved because it doesn't apply because all RWQCB were met.

The Water Quality Treatment, Runoff Retention and Peak Management Performance Requirements will be met on-site.

---

## Operations and Maintenance (O&M) Plan

The following inspection schedule and operation and maintenance plan must be followed to ensure the long-term operation of the proposed structural control measures (SCMs). The owner of the facilities must provide the means to finance operation and maintenance of the facilities in perpetuity.

Inspection and maintenance items include:

- Bio-infiltration basin surface and plantings.
- Sub-surface storage chambers
- Drain Inlets
- Drain Inlet Filters

### **Routine Maintenance to be performed on a continuous basis.**

- Remove leaves and debris from drain inlet grates and inlet filters.
- Remove trash and debris from the bio-filtration basin.
- Observe health of biofiltration plants and apply fertilizer and adjust irrigation as required.
- Remove and replace dead landscape plantings from bio-filtration basin.
- Sweep parking lots and remove trash and debris.

### **Annual Inspection and Maintenance to be performed before the rainy season.**

- Inspect drain inlet catch basins for debris and sedimentation. Remove debris and trash. Remove siltation if greater than 2" deep.
- Inspect inlet filters and remove silt and debris. Replace filter medium pouch annually.
- Inspect silt traps and remove trash and debris. If silt is greater than 2" deep the silt trap shall be jetted with water and vacuumed.
- Inspect the silt trap sorbent pads, remove when pads are a uniform dark color per manufacturer's recommendations. The sorbent pads shall be replaced at a maximum 5-year interval regardless of the pad color.
- Inspect the underdrain system with a fiber optics camera and determine sediment depth using a stadia rod. Remove silt by water jetting and vacuuming when silt exceeds 1" in depth.

Inspect underground storage chambers with fiber optics camera and determine sediment depth by stadia rod. Remove silt by jetting with water and vacuuming, when silt depth exceeds 2".

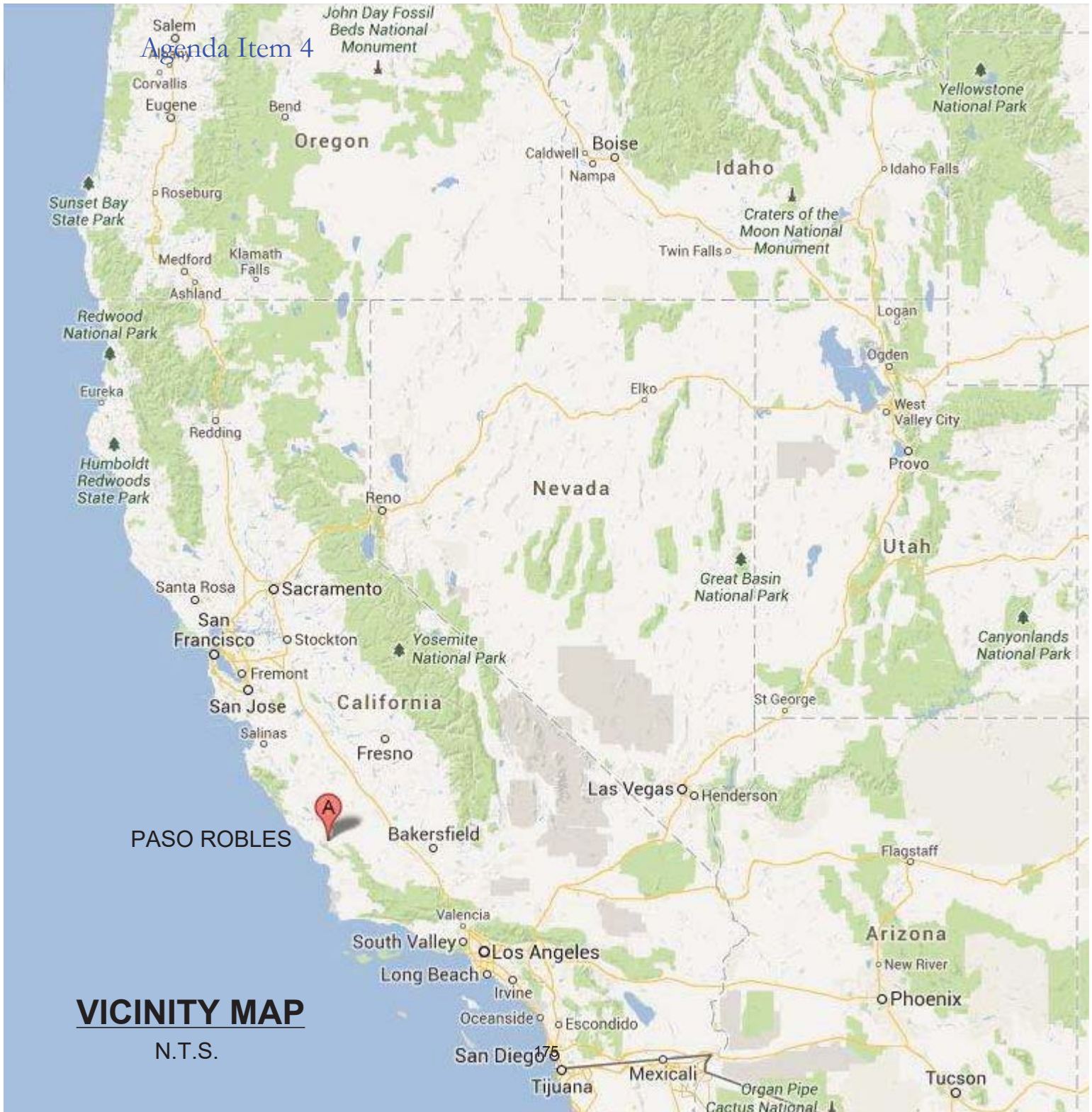
### **Owner of facilities**

The owner of the facilities is:

**Michael Mullahey**

**Exhibit A: Vicinity Map and Location Map**

Agenda Item 4

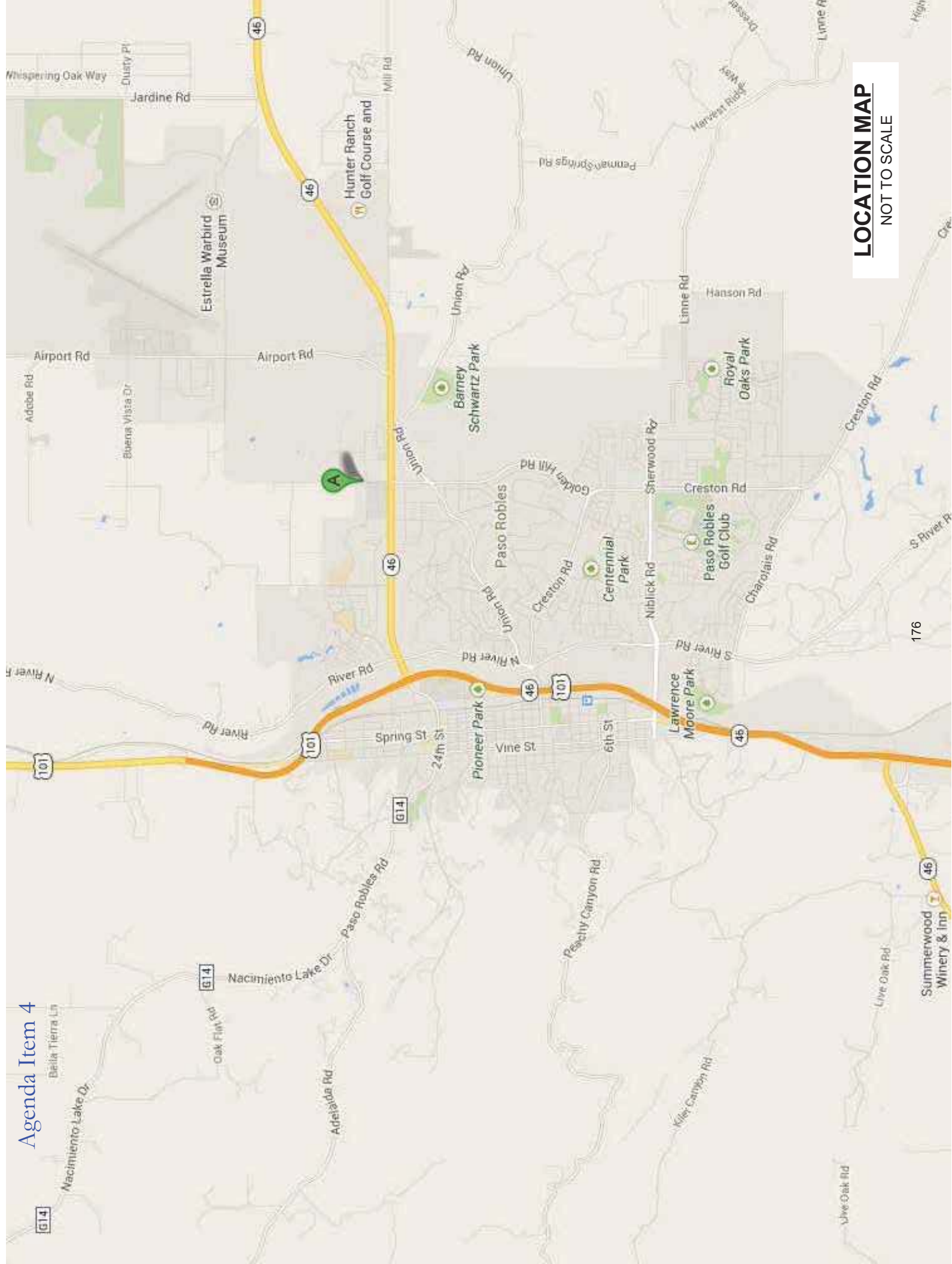


PASO ROBLES

VICINITY MAP

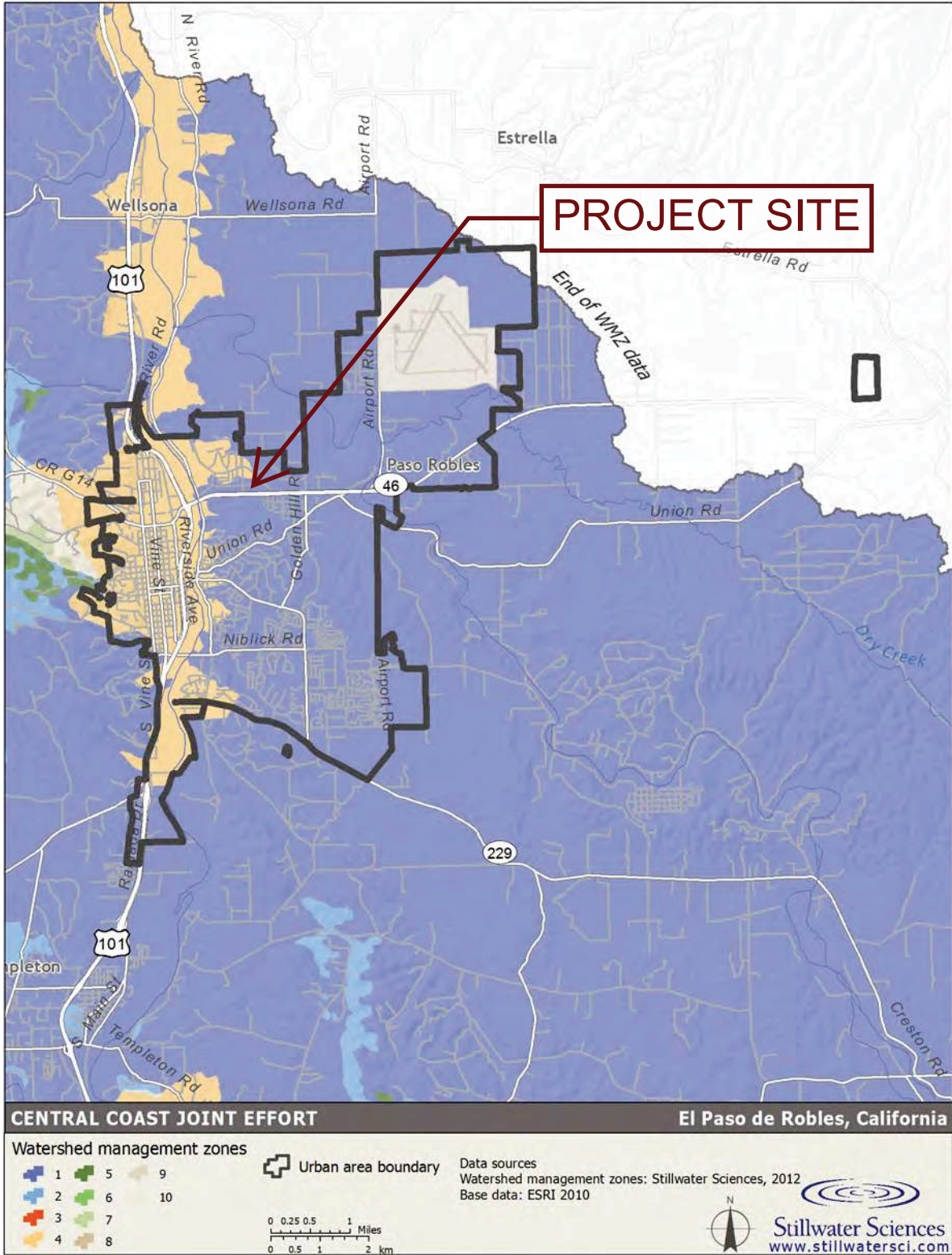
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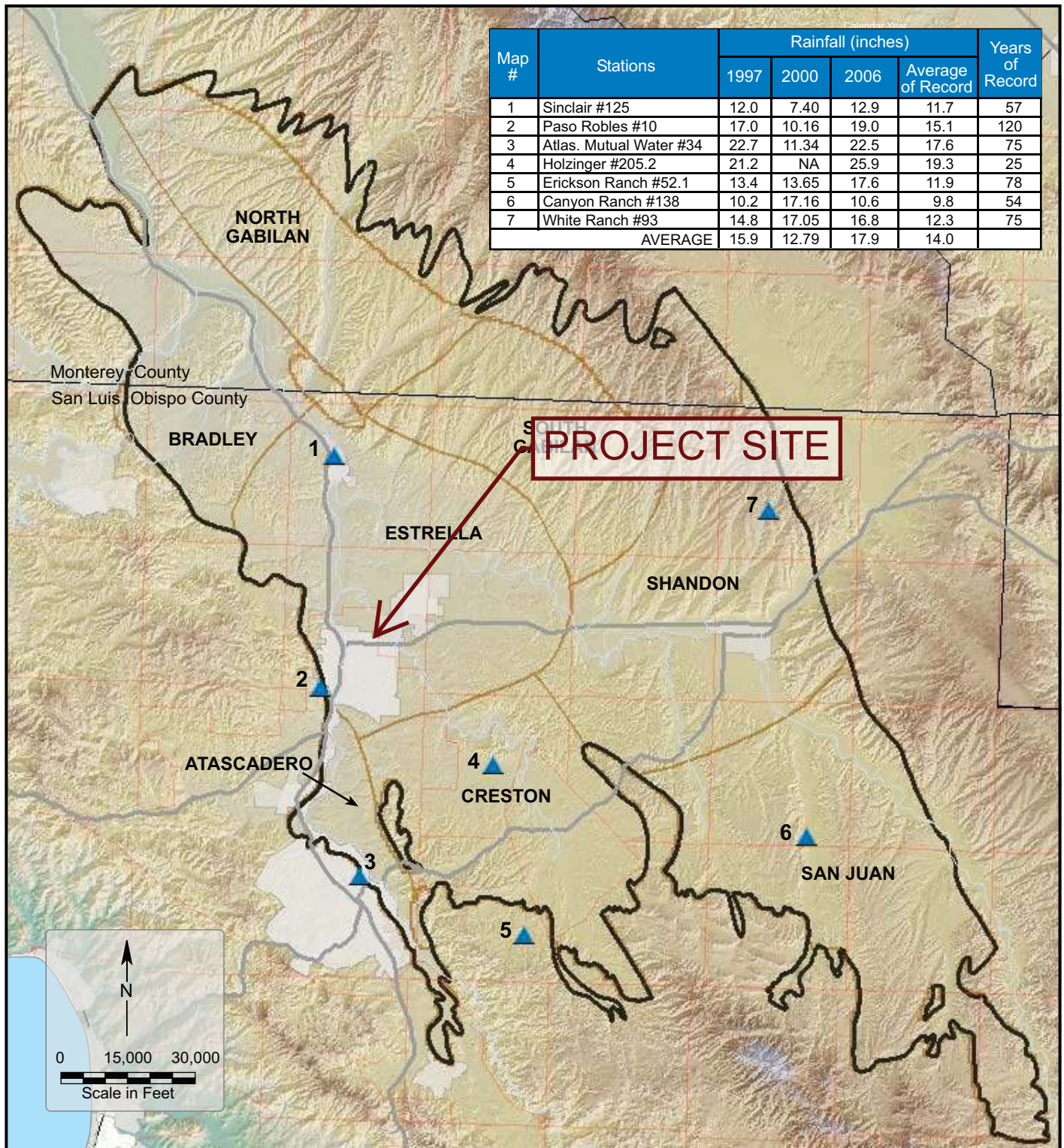
**LOCATION MAP**  
NOT TO SCALE

**Exhibit B: Watershed Management Zone (WMZs)**













**Exhibit C: Groundwater Basin**



**Legend**

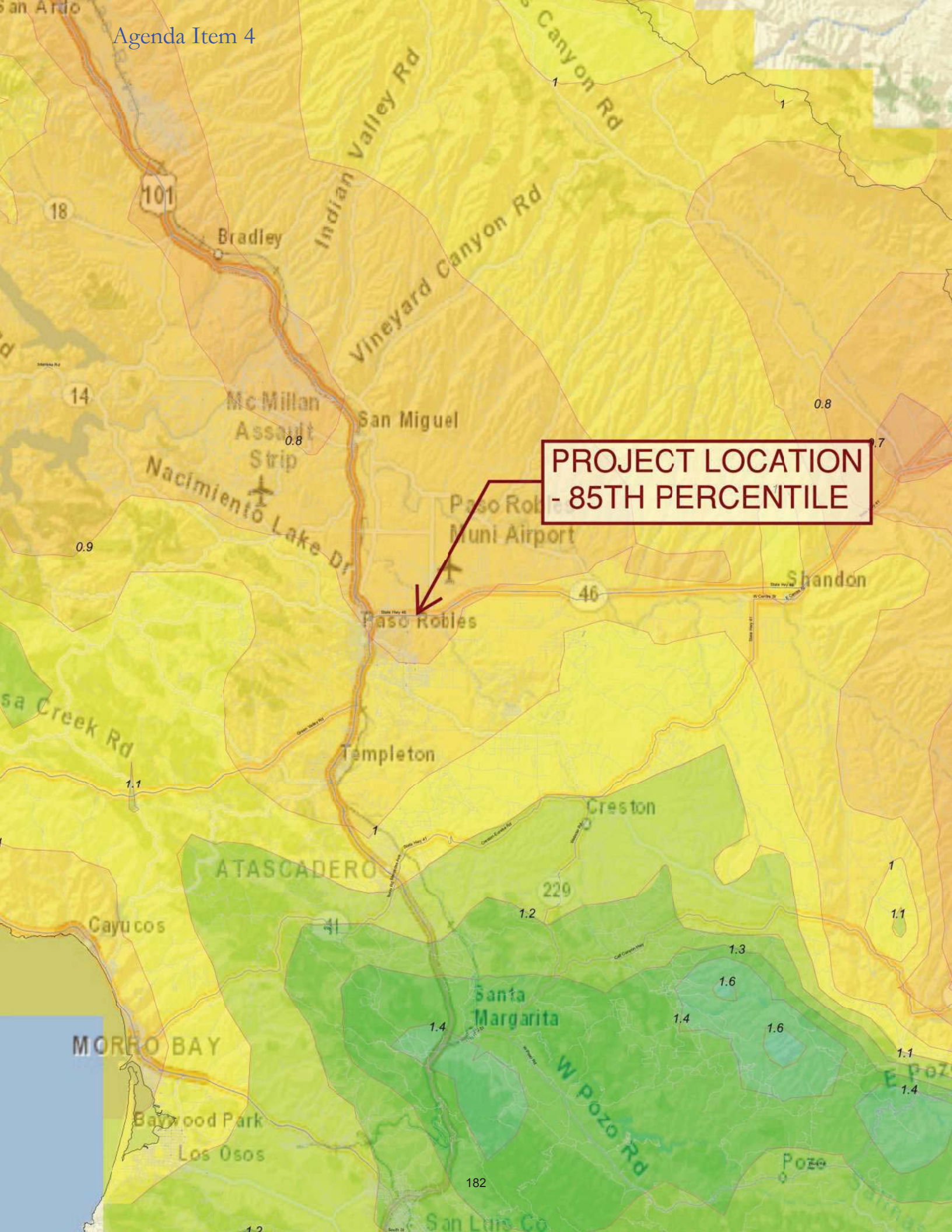
-  Rainfall Station
-  Streams
-  State Highways
-  Township and Range Grid
-  Basin Boundary
-  Cities/Communities
-  Subareas
-  County Line

May 2009  
 TODD ENGINEERS  
 Alameda, California

**Figure 1**  
**Paso Robles**  
**Groundwater Basin**

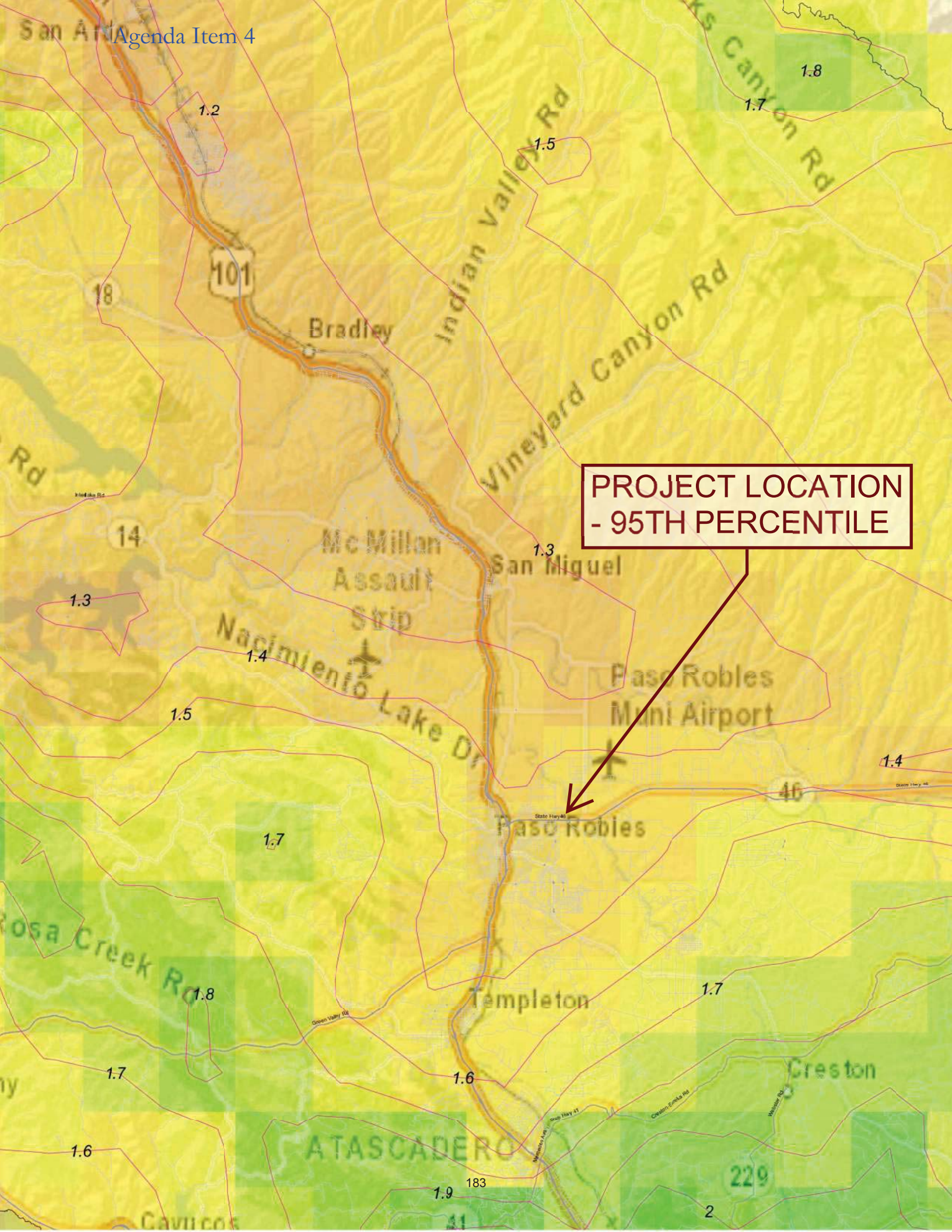
**Exhibit D: 85th & 95th Percentile Rainfall**





**PROJECT LOCATION  
- 85TH PERCENTILE**

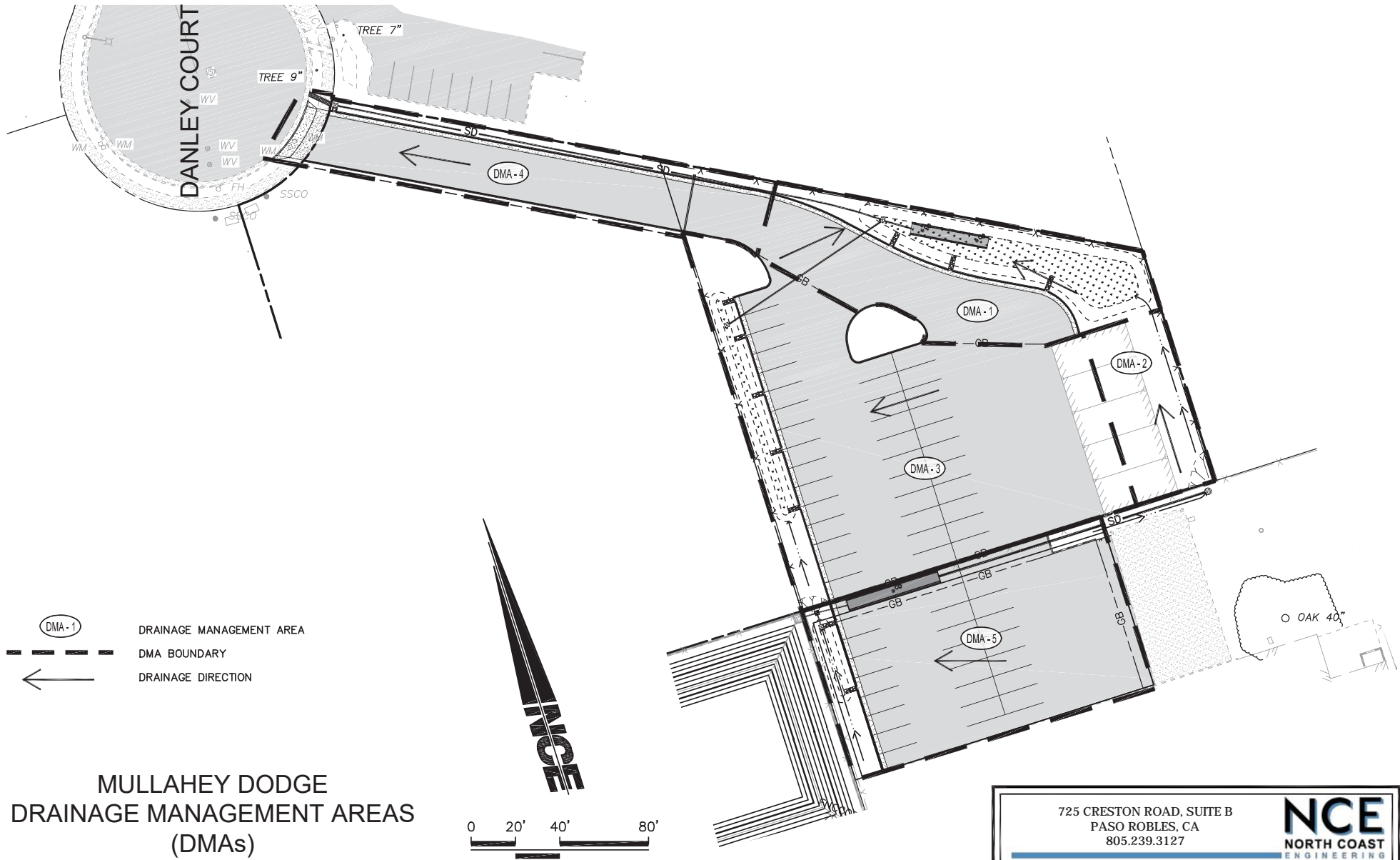




**PROJECT LOCATION  
- 95TH PERCENTILE**

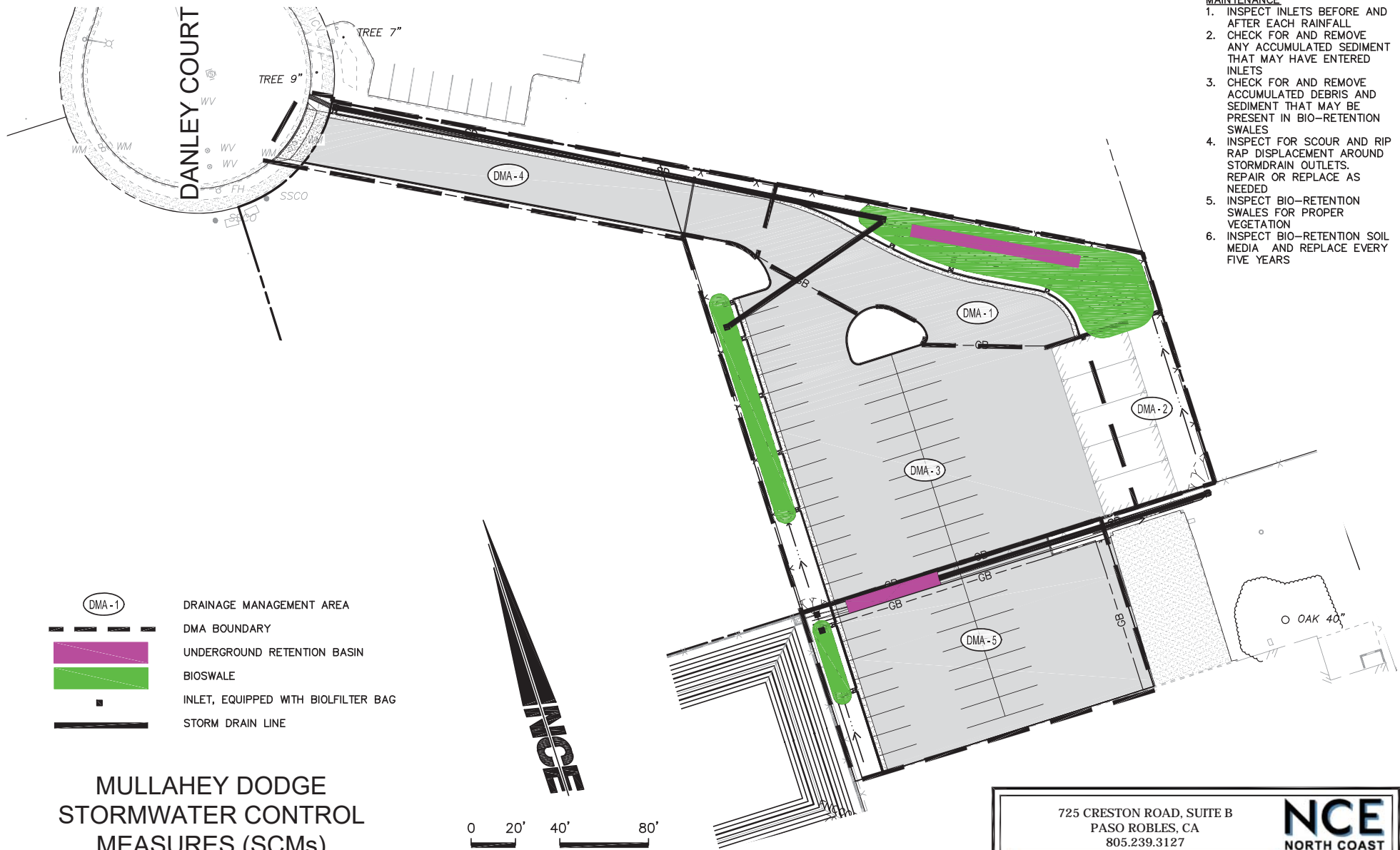
**Exhibit E: Drainage Management Areas (DMAs)**





**Exhibit F: Stormwater Control Measures (SCMs)**





- MAINTENANCE**
1. INSPECT INLETS BEFORE AND AFTER EACH RAINFALL
  2. CHECK FOR AND REMOVE ANY ACCUMULATED SEDIMENT THAT MAY HAVE ENTERED INLETS
  3. CHECK FOR AND REMOVE ACCUMULATED DEBRIS AND SEDIMENT THAT MAY BE PRESENT IN BIO-RETENTION SWALES
  4. INSPECT FOR SCOUR AND RIP RAP DISPLACEMENT AROUND STORMDRAIN OUTLETS. REPAIR OR REPLACE AS NEEDED
  5. INSPECT BIO-RETENTION SWALES FOR PROPER VEGETATION
  6. INSPECT BIO-RETENTION SOIL MEDIA AND REPLACE EVERY FIVE YEARS

	DRAINAGE MANAGEMENT AREA
	DMA BOUNDARY
	UNDERGROUND RETENTION BASIN
	BIOSWALE
	INLET, EQUIPPED WITH BIOLFILTER BAG
	STORM DRAIN LINE

**MULLAHEY DODGE  
STORMWATER CONTROL  
MEASURES (SCMs)**

0 20' 40' 80'

SCALE: 1" = 40'

725 CRESTON ROAD, SUITE B  
PASO ROBLES, CA  
805.239.3127

**Exhibit G: Detailed SSA Results**

Exhibits G through I are on File with the City



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

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for General Plan Amendment 16-001, on this 31<sup>st</sup> day of August, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C. Hollenbeck*  
Monica Hollenbeck

RECEIVED

SEP 06 2017

City of Paso Robles  
Community Development Dept.

THE Newspaper of the Central Coast  
TRIBUNE

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

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

AD #3256052  
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

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

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

(Signature of Principal Clerk)

DATE: SEPTEMBER 1, 2017

AD COST: \$337.59

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

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

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

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

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

The proposed project will not have a significant effect on the environment.

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

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

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

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

Darren Nash, Associate Planner      Date: August 28, 2017  
 September 1, 2017      3256052