

**RESOLUTION NO.: 06-0068**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES  
ADOPTING A NEGATIVE DECLARATION FOR  
PLANNED DEVELOPMENT 06-005  
PARCEL 2, DANLEY COURT, GOLDEN HILLS INDUSTRIAL PARK  
APN: 025-421-052  
APPLICANT – SAFARI PROPERTIES, LLC**

**WHEREAS**, Planned Development 06-005 has been filed by Safari Properties, LLC; and

**WHEREAS**, Planned Development 06-005 is a proposal to construct a 21,520 s.f. multi-tenant, commercial/light industrial; and

**WHEREAS**, the project is consistent with the General Plan land use designation BP (Business Park), the Zoning Ordinance district which is PM (Planned Manufacturing), and the Commercial/Industrial Design Guidelines; 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 a Draft Negative Declaration was prepared and circulated for public review and comment; and

**WHEREAS**, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study; and

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

**WHEREAS**, a public hearing was conducted by the Planning Commission on August 22, 2006 to consider the Initial Study, the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the Planned Development and environmental determination; and

**WHEREAS**, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no

substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Negative Declaration for Planned Development 06-005 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

**PASSED AND ADOPTED** THIS 22nd day of August, 2006, by the following roll call vote:

AYES: Commissioners Menath, Johnson, Holestine, Steinbeck, Flynn, Withers and Chair Hamon  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
CHAIRMAN JOHN HAMON

ATTEST:

  
\_\_\_\_\_  
RON WHISENAND, PLANNING COMMISSION SECRETARY

# CITY OF PASO ROBLES – PL INITIAL STUDY

## 1. GENERAL PROJECT INFORMATION

**PROJECT TITLE:** Safari Center (PD 06-005)

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

**Contact:** Susan DeCarli, AICP, City Planner  
**Telephone:** (805) 237-3970

**PROJECT LOCATION:** Parcel 2, PR 04-434, Danley Court  
(APN 025-421-052)

**PROJECT PROPONENT:** Applicant: Safari Properties, LLC  
9016 Lindante Drive, Whittier, CA 90603  
Representative: Ryan Paine

**LEAD AGENCY CONTACT/  
INITIAL STUDY PREPARED BY:** Susan DeCarli AICP, City Planner

**Telephone:** (805) 237-3970  
**Facsimile:** (805) 237-3904  
**E-Mail:** sdecarli@prcity.com

**GENERAL PLAN DESIGNATION:** Business Park (BP)

**ZONING:** Planned Industrial (PM)

## 2. PROJECT DESCRIPTION

The proposed project is a request for a Planned Development and to construct a light manufacturing/warehouse building with up to 21,520 s.f. of space on a 1.79 acre site. It is proposed to be used for leasing to various types of commercial/light industrial uses. However, uses will be limited to those permitted or conditionally permitted in the PM zoning district

Based on current zoning requirements for parking the project requires 40 parking spaces (3,055 s.f. office, 9131 s.f. manufacturing, and 9,131 s.f. warehouse). The site plan includes 46 parking spaces.

The proposed development area is flat with no unique vegetation or other site development constraints or resources. The site is part of a previously approved Tract Map and Planned Development. These entitlements include development Conditions of Approval which will be incorporated into this project.

## 3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):

None.

## 4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

## **5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:**

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

## **6. PURPOSES OF AN INITIAL STUDY**

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

## **7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM**

### **A. Scope of Environmental Review**

This Initial Study evaluates potential impacts identified in the following checklist.

### **B. Evaluation of Environmental Impacts**

1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have "No Impact." The "No Impact" answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors and/or general standards. The basis for the "No Impact" answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9

(Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).

2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. 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. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" 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 Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) 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). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City's needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers' information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City's Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

**8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," if so indicated on the following Environmental Checklist Form (Pages 8 to 15)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning                | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services             |
| <input type="checkbox"/> Population & Housing               | <input type="checkbox"/> Biological Resources       | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems                | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics                  |
| <input type="checkbox"/> Water                              | <input type="checkbox"/> Hazards                    | <input type="checkbox"/> Cultural Resources          |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Noise                      | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Mandatory Findings of Significance |   |  |

**9. ENVIRONMENTAL DETERMINATION:** On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared. ☒

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." ☐

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

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



Susan DeCarli, AICP, City Planner

Date: \_\_\_\_\_

August 2, 2006

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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### I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning?  
(Sources: 1 & 8)

☐ ☐ ☐ ☒

*Discussion: The proposed project is consistent with the PM Zoning District and BP land use designation in the General Plan Land Use Element, and the Airport Land Use Plan (ALUP), and they are in compliance with all applicable development standards.*

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?  
(Sources: 1 & 3)

☐ ☐ ☐ ☒

*Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003.*

- c) Be incompatible with existing land uses in the vicinity?  
(Sources: 1 & 3)

☐ ☐ ☐ ☒

*Discussion: The project is proposed for light industrial uses. There are no surrounding uses in the vicinity that would be incompatible with proposed uses. Other uses in the area include vacant industrial zoned property.*

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

☐ ☐ ☒ ☐

*Discussion: This is an industrial infill site. The previously approved Tract Map and Planned Development entitlements evaluated impacts that may result from development of this tract. The roads and other public improvements are already installed for this project. In addition, the General Plan EIR also evaluated agricultural soils, and it is determined that the underlying soil on this property is not prime, of statewide importance, or unique farmland. The site is not used for agricultural purposes. Thus, there would not be significant impacts to agricultural resources or operations.*

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?  
(Sources: 1 & 3)

☐ ☐ ☐ ☒

*Discussion: The project is proposed in an industrial infill location and will not disrupt or divide the established community.*

### II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

☐ ☐ ☐ ☒

*Discussion: The proposed project does not include a residential component nor is it large enough to result in creating a significant number of new jobs that could affect cumulative population projections.*

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: This is an existing industrial infill site and will be served by all city services. The project will not extend infrastructure that would induce growth.*

- c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: There is no housing currently existing on the project site, thus the project will not displace any existing housing.*

### III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield 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 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. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault. The proposed structure is not intended for human habitation.*

- b) Seismic ground shaking? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The proposed structure will be constructed to current UBC 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.*

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 due to soil conditions. The EIR identifies measures to reduce this potential impact, which will be incorporated into this project. This includes a requirement to conduct a site-specific analysis of liquefaction potential. Based on analysis results, the project design and construction will include specific design requirements to reduce the potential impacts on structures due to liquefaction to a less than significant level.*

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Landslides or Mudflows? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: d. and e. The project site is not located near bodies of water or volcanic hazards, nor is the site located in an area subject to landslides or mudflows.*

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: Per the General Plan EIR and previous environmental review for the tract subdivision, the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated.*

g) Subsidence of the land? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: See Item c.*

h) Expansive soils? (Sources: 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: Per the General Plan EIR, Paso Robles is an area that has moderately expansive soils. This issue will be addressed through implementation of appropriate soil preparation as determined necessary by recommendations of site specific soils report. Therefore, impacts related to expansive soils will be less than significant.*

i) Unique geologic or physical features? (Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: There are no unique geologic or physical features on or near the project site.*

### IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources: 1, 3, & 7)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: The project includes structures and parking lots which will increase the amount of surface runoff and decrease absorption rates. However, site drainage will be conveyed to an on-site retention basin, and will not result in significant surface runoff.*

b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Discussion: There is no potential to expose people or property to water related hazards due to this project since it is not in or near a flood zone.*

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project will utilize an on-site retention basin. The volume of discharge that may result from this project could not be of a quantity to alter water quality in terms of temperature, dissolved oxygen or create significant turbidity.</i>				
d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: There is no water body on or near the project site.</i>				
e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: This project could not result in changes in currents or water movement since it is not large enough to significantly affect changes in currents, or the course or direction of water movement.</i>				
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion Build-out of the City is anticipated in the General Plan and evaluated in the GP EIR. This project is in compliance with build-out scenario and anticipated impacts to water demand. The project will implement water conservation measures through use of water conservation landscape and irrigation measures, building fixtures, and development impact fees which will help pay for the City to obtain new water resources. The project will not make any direct additions or withdrawals or result in substantial loss of ground water. The proposed uses do not use significant amount of water.</i>				
g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: This project could not result in alterations to the direction or rate of groundwater flow since this project does not directly extract groundwater or otherwise affect these resources.</i>				
h) Impacts to groundwater quality? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources, and the proposed uses do not utilize construction materials or methods that would result in reduced groundwater quality. This project will not change existing water quality from discharging in surface waters with implementation of standard storm water discharge infrastructure that is in compliance with the National Pollution Discharge Elimination System (NPDES) requirements.</i>				
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project will utilize an on-site retention basin. The volume of discharge that may result from this project could not be of a quantity to alter water quality in terms of temperature, dissolved oxygen or create significant turbidity.</i>				
d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: There is no water body on or near the project site.</i>				
e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: This project could not result in changes in currents or water movement since it is not large enough to significantly affect changes in currents, or the course or direction of water movement.</i>				
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: Build-out of the City is anticipated in the General Plan and evaluated in the GP EIR. This project is in compliance with build-out scenario and anticipated impacts to water demand. The project will implement water conservation measures through use of water conservation landscape and irrigation measures, building fixtures, and development impact fees which will help pay for the City to obtain new water resources. The project will not make any direct additions or withdrawals or result in substantial loss of ground water. The proposed uses do not use significant amount of water.</i>				
g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: This project could not result in alterations to the direction or rate of groundwater flow since this project does not directly extract groundwater or otherwise affect these resources.</i>				
h) Impacts to groundwater quality? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources, and the proposed uses do not utilize construction materials or methods that would result in reduced groundwater quality. This project will not change existing water quality from discharging in surface waters with implementation of standard storm water discharge infrastructure that is in compliance with the National Pollution Discharge Elimination System (NPDES) requirements.</i>				
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Sources: 1, 3, & 7)

*Discussion: Refer to response f.*

### V. AIR QUALITY. Would the proposal:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7)
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: The proposed project is consistent with the growth projections and projected air quality impacts anticipated in the recent General Plan Update and EIR. An air quality emissions evaluation was conducted using the air quality threshold criteria in the San Luis Obispo County Air Pollution Control District Handbook. The scale of the proposed project will result in less than significant impacts to air quality. Standard on-site construction mitigations will be employed during construction to control dust and emissions.*

- b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: There are no sensitive receptors such as schools, hospitals, etc. within the near vicinity that could be impacted by this project.*

- c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7)
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature since the project is a small scale development.*

- d) Create objectionable odors?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project does not have the potential to create objectionable odors since the future uses (offices, storage and light manufacturing) do not generally create odors.*

### VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- a) Increased vehicle trips or traffic congestion? (Sources: 1, 3, & 7)
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: A trip generation analysis was conducted using the ITE Manual, 6<sup>th</sup> Edition, and results indicate that the proposed project of this scope may result in generation of approximately 70 average weekday trips, and approximately 10 A.M. peak hour and 10 P.M. peak hour trips. The level of service (LOS) on Golden Hill Road and the intersection of Golden Hill and Hwy. 46 is currently LOS C. The addition of this project on the roadway system will not result in increased impacts that will exceed LOS C. The General Plan Environmental Impact Report (EIR) analysis on circulation at build-out included infill development of future commercial development, including this property/tract.*

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7)

☐
☐
☐
☒

*Discussion: The proposed project does not include road improvements that may result in safety hazards or in incompatible uses.*

- c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7)

☐
☐
☐
☒

*Discussion: The project is adequately served by public streets for emergency services.*

- d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8)

☐
☐
☐
☒

*Discussion: The Site Plan indicates 46 parking spaces which is more than the number of required spaces per Zoning Ordinance requirements for the proposed uses. Therefore, the project proposes sufficient onsite parking.*

- e) Hazards or barriers for pedestrians or bicyclists? (Source: 7)

☐
☐
☐
☒

*Discussion: The subdivision includes curb, gutter and sidewalk which extends along the property frontage, and does not have hazards or barriers for pedestrians or bicyclists.*

- f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8)

☐
☐
☐
☒

*Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation.*

- g) Rail, waterborne or air traffic impacts?

☐
☐
☐
☒

*Discussion: The project will not result in impacts to rail, waterborne or air traffic. The site is in the Airport Land Use Planning Area, and is within Zone 3 of the ALUP. The project complies with the development standards so that it will not conflict with or result in impacts to the airport and flight paths.*

### BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?

☐
☐
☐
☒

*Discussion: Previous environmental studies prepared for the subdivision indicate that there are no endangered, threatened or rare species or their habitats located on the proposed project site.*

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Locally designated species (e.g., heritage trees)?

☐
☐
☐
☒

*Discussion: There are no locally designated species on this site.*

- c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?

☐
☐
☐
☒

*Discussion: There are no locally designated natural communities on this site.*

- d) Wetland habitat (e.g., marsh, riparian and vernal pool)?

☐
☐
☐
☒

*Discussion: There are no wetland habitats on the project site.*

- e) Wildlife dispersal or migration corridors?

☐
☐
☐
☒

*Discussion: The property is not located within a wildlife dispersal or migration corridor.*

### VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- a) Conflict with adopted energy conservation plans? (Sources: 1 & 7)

☐
☐
☐
☒

*Discussion: The structures will be designed and constructed according to applicable UBC codes and Title 24 energy conservation requirements, thus it will not conflict with adopted energy conservation plans.*

- b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7)

☐
☐
☐
☒

*Discussion: The project will not use non-renewable resource in a wasteful and inefficient manner.*

- c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 1 & 7)

☐
☐
☐
☒

*Discussion: The project is not located in an area of a known mineral resources that would be of future value to the region and the residents of the State.*

### IX. HAZARDS. Would the proposal involve:

- a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

☐
☐
☐
☒

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Discussion: The project will not result in a risk of accidental explosion or release of hazardous substances since the uses do not generally use these types of substances.*

- b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)

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

*Discussion: The project will not interfere with an emergency response plan or emergency evacuation plan since it is not a designated emergency response location to be used for staging or other uses in an emergency.*

- c) The creation of any health hazard or potential hazards?

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

*Discussion: The project and future uses will not likely result in creating any health or other hazards.*

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

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

*Discussion: The project site is currently cleared and grubbed, and is not within an area that would result in increased fire hazards.*

### X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels? (Sources: 1, 7, & 8)

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

*Discussion: The project will not likely result in a significant increase in operational noise levels. It may result in short-term construction noise. However, construction noise will be limited to specific daytime hours per city regulations.*

- b) Exposure of people to severe noise levels? (Source: 3)

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

*The proposed project would not result in exposure of people to severe noise levels.*

### XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection? (Sources: 1, 3, 6, & 7)

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

- b) Police Protection? (Sources: 1, 3, & 7)

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

- c) Schools? (Sources: 1, 3, & 7)

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

- d) Maintenance of public facilities, including roads?  
(Sources: 1, 3, & 7)

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

- e) Other governmental services? (Sources: 1, 3, & 7)

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

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Discussion: a.-e. The project applicant will be required to pay development impact fees as established by the city Per AB 1600 to mitigate impacts to public services.*

### XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? (Sources: 1, 3, & 7)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communication systems? (Sources: 1, 3, & 7)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? (Sources: 1, 3, & 7)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Solid waste disposal? (Sources: 1, 3, & 7)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies? (Sources: 1, 3, & 7)                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*Discussion: a.-g. The project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems. Utilities were installed upon acceptance of the Final Map.*

### XIII. AESTHETICS. Would the proposal:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project is not located in a scenic vista or scenic highway area.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project is proposed to be designed with contemporary business park architecture that is appropriately designed for this site. Thus, it will not likely have a demonstrable negative aesthetic effect.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Create light or glare? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: All light fixtures will be shielded and downcast as required per city regulations.*

### XIV. CULTURAL RESOURCES. Would the proposal:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Disturb paleontological resources? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? (Sources: 1, 3, & 7)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Discussion: a.-b. The project site is not located in an area with know paleontological or archaeological resources. If these types of resources are found during grading and excavation, appropriate procedures will be followed including halting activities and contacting the County Coroner, and follow standard mitigation procedures.*

- c) Affect historical resources? (Sources: 1, 3, & 7) ☐ ☐ ☐ ☒

*Discussion: There are no existing historical resources on the project site.*

- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7) ☐ ☐ ☐ ☒

*Discussion: The project is not proposed in a location where it could affect unique ethnic cultural values.*

- e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7) ☐ ☐ ☐ ☒

*Discussion: Discussion: There are no known religious or sacred uses on or near the project site.*

### XV. RECREATION. Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7) ☐ ☐ ☐ ☒

*Discussion: The project is non-residential and will not affect the demand for parks and recreational facilities.*

- b) Affect existing recreational opportunities? (Sources 1, 3, & 7) ☐ ☐ ☐ ☒

*Discussion: The project will not affect existing recreational opportunities.*

### XVI. 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? (Sources: 1 & 3) ☐ ☐ ☐ ☒

*Discussion: The proposed project does not have any existing natural resources located on it except for one oak tree and oak woodland area beyond the project site in the open space area that will not be impacted by this project. The site is not located near any other plant, animal or habitat resources or historical resources that could be negatively affected by this project.*

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? ☐ ☐ ☐ ☒

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Sources: 1 & 3)

*Discussion: The project will likely have a beneficial long-term environmental impact since it will result in increased jobs which aid the jobs/housing balance.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) 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.) (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: With mitigations incorporated for traffic impacts and building design to current UBC code standards the project will not result in significant cumulative impacts.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project will not result in substantial adverse environmental impacts on human beings, either directly or indirectly.*

## 11. 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). The earlier documents that have been used in this Initial Study are listed below.

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446

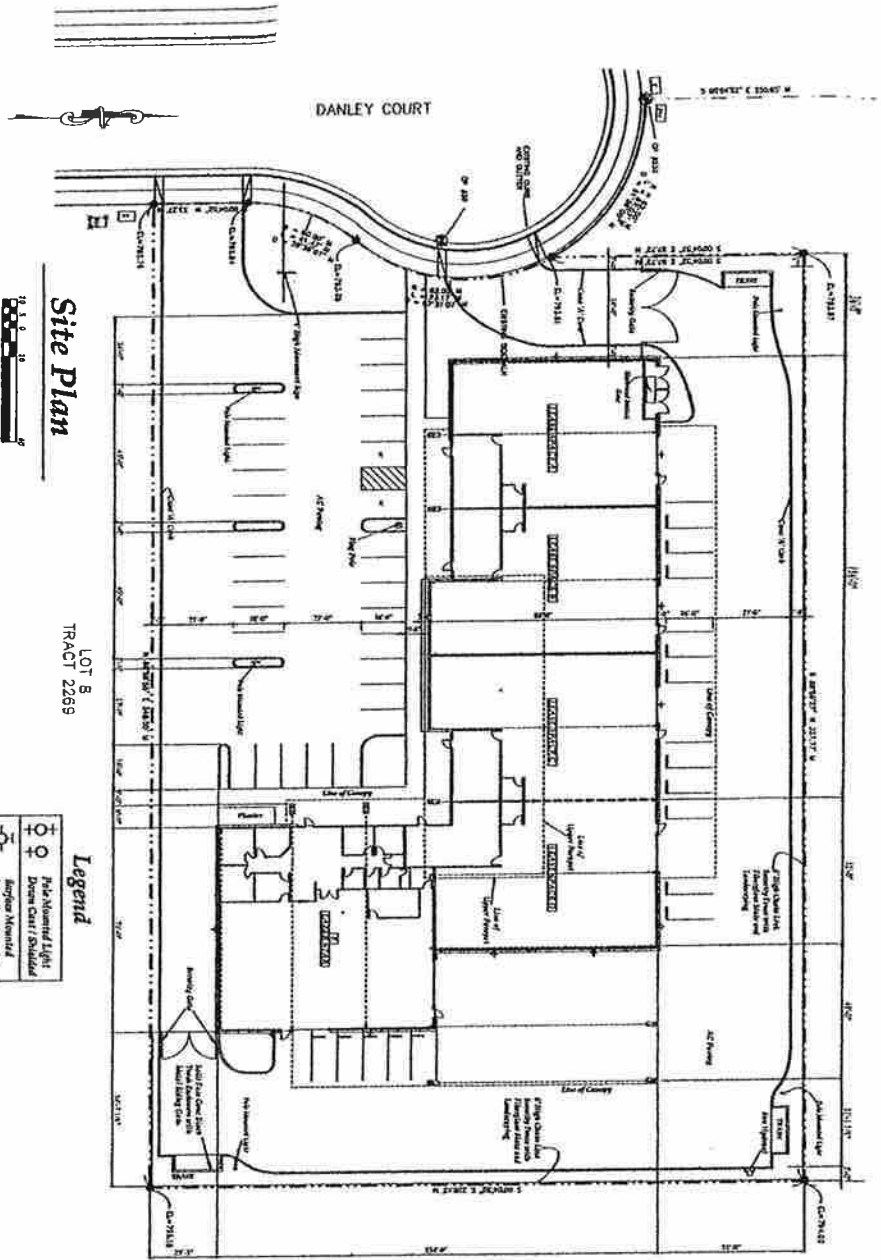
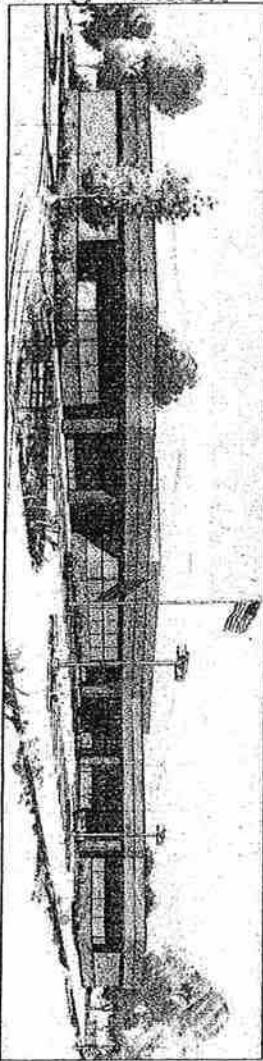
### Attachments:

Exhibit A – Site Plan and Elevations

Paso Robles

JUL 17 2006

Planning Division



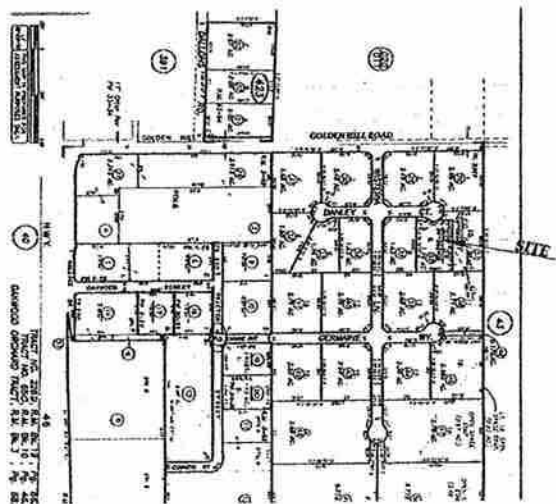
**Site Plan**

LOT 8  
TRACT 2269

**Legend**

- Pls. Aligned Light
- Drainage Channel
- Impervious Material
- Water Pools/Storage

Exhibit A  
Site Plan and Elevations



Project Data:

OWNER

Pat Scott  
9016 Lindholm Drive  
Wichita, CA  
96093

ADDRESS

Danley Court,  
Paso Robles CA

APN

025-421-063  
Parcel 2 Port 04-44  
Golden Hills Business Park  
1.74 Acres

LEGAL

C-3

ZONE

SO FOOTAGES

TOTAL

LEASE SPACES:  
A = 574 SF  
B = 594 SF  
C = 594 SF  
D = 420 SF  
E = 502 SF  
CANOPIES: 6429 SF

DESCRIPTION  
OF USE

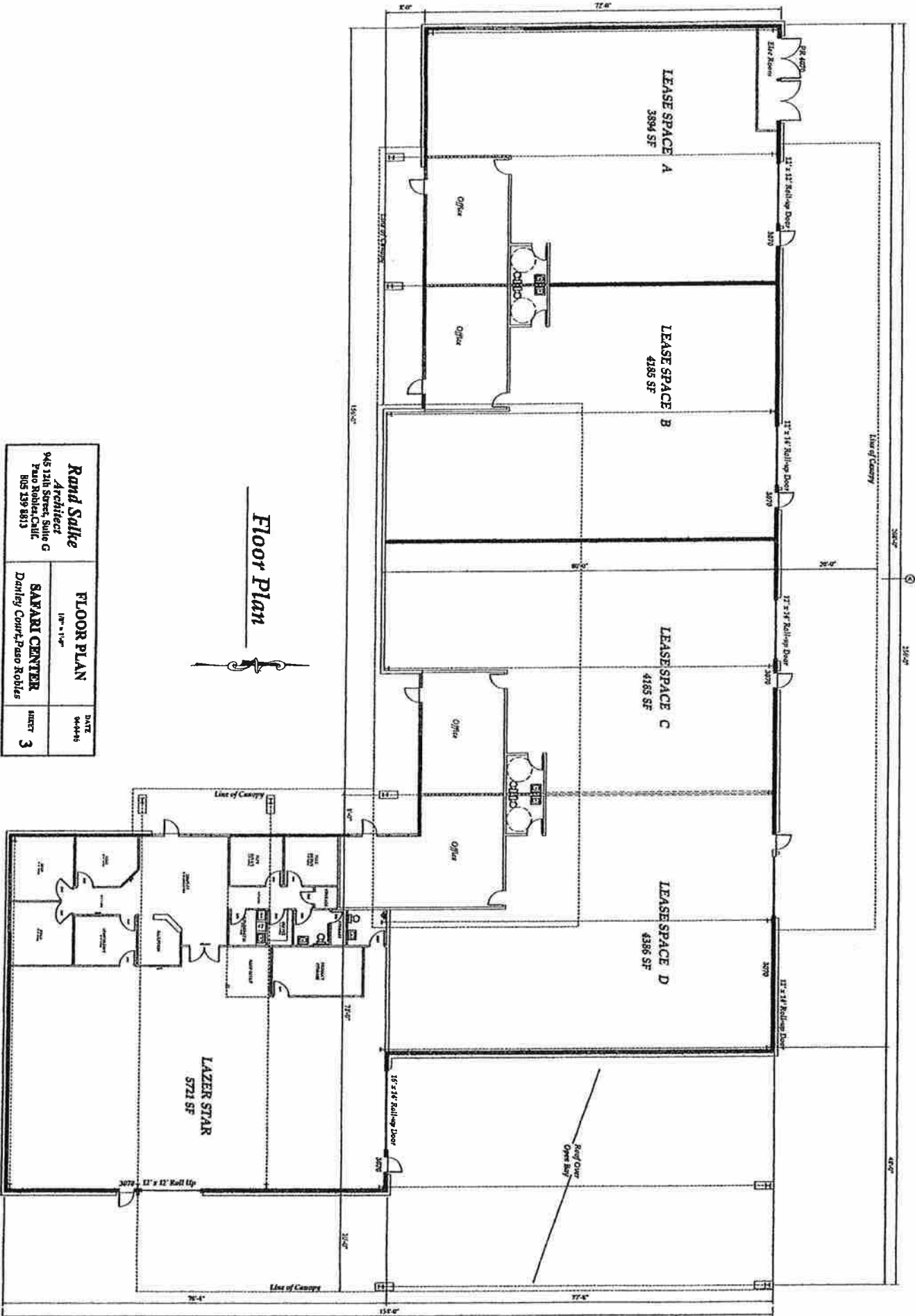
Spices A - D  
Main Transit Industrial Building  
Tramway to be Determined  
Laser Store E  
Light Manufacture / Warehouse

PARKING

46 Provided  
2,403 SF Office/250 = 11.2  
2,931 SF Manufacture/ 500 = 18.3  
4,934 SF Storage/1000 = 21  
Required Total = 396 < 46

<b>Rand Salke</b> Architect 945 12th Street, Suite G Paso Robles, Calif. 805 239 8813	<b>SITE PLAN</b> 1-2	DATE 04-04-06
	<b>SAFARI CENTER</b> Danley Court, Paso Robles	SHEET 1





<b>Rand Sulke</b> Architect 945 12th Street, Suite G Paso Robles, Calif. 805 339 8813		<b>FLOOR PLAN</b> 1/8" = 1'-0"		DATE 9-4-46
<b>SAVARI CENTER</b> Danley Court, Paso Robles		SHEET <b>3</b>		



[illegible][illegible]