

**RESOLUTION NO. PC 17-036**  
**A RESOLUTION OF THE PLANNING COMMISSION**  
**OF THE CITY OF EL PASO DE ROBLES**  
**TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
**AND MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE TIDWELL CONTRACTOR STORAGE YARD PROJECT**  
**(PLANNED DEVELOPMENT 17-007)**  
**APN: 025-423-003**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AYES: Commissioners Agredano, Brennan, Davis, Jorgensen, and Chairman Donaldson

NOES:


ABSENT: Commissioners Barth and Rollins

ABSTAIN:



JOHN DONALDSON, CHAIRPERSON

ATTEST:



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibits:

- A. Exhibit A – Mitigation Monitoring and Reporting Program
- B. Exhibit B – Mitigated Negative Declaration / Initial Study

## Exhibit A Mitigation Monitoring and Reporting Plan

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

Date: AUGUST 22, 2017

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

Explanation of Headings:

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

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

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

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

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

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

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

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

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

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

(add additional measures as necessary)

Explanation of Headings:

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

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



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

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

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

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

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

## **8. ENVIRONMENTAL SETTING:**

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

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

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

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



07/21/17

Signature:

Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building. Standard conditions require that all new lighting be adequately shielded. A condition of approval requires Staff to review light fixtures for proper shielding prior to the issuance of a building permit. Therefore, this project’s impacts on day or nighttime views in the area will be less than significant.

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

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

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

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

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

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

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

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

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

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

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

impact to agricultural or forestry resources.



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

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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



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

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

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

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

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

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (b): See discussion for Response IV.a.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion (c): See discussion for Response IV.a.

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

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

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

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

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

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

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Cause a substantial adverse change in the significance of a historical resource as</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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defined in §15064.5? (Sources: 15)

Discussion (a):

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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

Discussion (a-i): The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas River Valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the California Building Code (CBC) to all new development

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii. Strong seismic ground shaking?<br>(Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion (a-ii): The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

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

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

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

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

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

Discussion (c): Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of the development proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur.

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

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

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

(1994), creating substantial risks to life or property?

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

- |  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|--|---|---|---|-------------------------------------|
| f. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/>                      | <input type="checkbox"/>  | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

Discussion (f): The development will be connected to the City's municipal wastewater system, therefore there would not be impacts related use of septic tanks.

**VII. GREENHOUSE GAS EMISSIONS:** Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

# Exhibit B

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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into the environment?

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

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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

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

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

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

Discussion (f): See response to VIII.e. above.

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

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

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

Discussion (h): The site is not located in an area that is considered wildland, therefore, the project will not be impacted by wildland fires.

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

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

<p>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (b): The project site is within the City limits and it is zoned to allow for commercial and light industrial development. The City's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project.

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

<p>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)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Discussion (c): The project grading and drainage plan is designed to maintain similar historical drainage conditions as the existing condition. Additionally, in compliance with State and local regulations, during construction erosion and/or stormwater control measures will be implemented during site disturbance; therefore the project is not expected to result in substantial erosion or siltation.

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

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

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

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

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

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

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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



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

- a. Physically divide an established community?

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

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 15)

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

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

Discussion (c): There are no conservation plans associated with this property.





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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br>(Source: 1)                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-b): There are no known mineral resources at this project site.

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

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

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

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

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

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ordinance, and not create nuisance noise between 7:00 pm and 7:00 am.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (e): The project site is within the Airport Land Use Plan, Zone 6, Outer Airport Influence, which encourages limitations of residential densities, to avoid potential noise conflicts, and discourages noise-sensitive receptors and uses such as hospitals, schools, convalescent homes, etc. As described in Response XII.a. above, the project is located adjacent to predominantly commercial/industrial uses which are not sensitive to noise, therefore, the project will not have an impact to this environmental factor.

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

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (a): The proposed project will create employment for four (4) full-time office staff and one (1) full-time mechanic. Additional contracted employees work out of the area and return equipment to the site at the end of the week. These jobs can be absorbed by the local and regional employment market, and will therefore not create the demand for new housing or population growth or displace housing or people.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (b): The project would not displace any housing. No housing occurs on the project site.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (c): See response XIII b.

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impacts that may result from this project on fire and police services are considered less than significant.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

## XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion (a): As described in Response XIII.a, above, the project is not expected to generate population growth due to the minimal number of jobs that can be absorbed by the local and regional employment market. Therefore, no increase is expected in the use of any park or recreational facility. Therefore, there would be no impact on park capacities, service levels or performance objective.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (b): The project does not include recreational facilities. Furthermore, as described in Response XIII.a, above, the project is not expected to generate population growth. Therefore, it would not require the construction or expansion of any recreational facility.

## XVI. TRANSPORTATION/TRAFFIC: Would the project:

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

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

Discussion (a-b): The proposed project will create employment for four (4) full-time office staff and one (1) full-time mechanic. Additional contracted employees work out of the area and return vehicles and equipment to the site at the end of the week. Based on the project being consistent with the C3 and CS zoning and land use designations, and based on the office and accessory outdoor storage of equipment and vehicles not being considered high traffic generators due to the limited number of employees, the project impacts to traffic and circulation will be less than significant.

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

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (c): This project will not require a change in air traffic patterns, result in an increase in air traffic levels, or change the location of the current air traffic patterns, therefore there would be no impacts to air traffic.

<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (d): There are no hazardous design features associated with this project that could result in safety hazard impacts from this project.

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

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

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

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

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

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

Discussion (c): All new stormwater resulting from this project will be managed on the project site, and will not enter existing storm water drainage facilities or require expansion of new drainage facilities. Therefore, the project will not impact the City's storm water drainage facilities.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Discussion (f): Per the City’s Landfill Master Plan, the City’s landfill has adequate capacity to accommodate construction related and operational solid waste disposal for this project.				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (g): The project will comply with all federal, state, and local solid waste regulations.				

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

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion (b): The analyses prepared for this project demonstrate that potentially significant impacts that may result from implementation of this project will not:

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

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

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (c): The project will not cause substantial adverse effects on human beings, either directly or indirectly.

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

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

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

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2007 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
15	Environmental Impact Report for the Borkey Area Specific Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446

Attachments:

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





ROBERT FISHER  
AN ARCHITECTURAL CORPORATION

ROBERT FISHER  
ARCHITECT & ENGINEER

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949-461-4800  
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH WORK. ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Shade Tree  
Home  
Design  
& Drafting

Joe Duhon  
459-6713 - phone  
461-6713 - fax  
joed@duhon.com

PREPARED FOR:

A NEW COMMERCIAL SERVICE BUILDING FOR  
LEO TIDWELL EXCAVATING CORP.  
DALLONS ROAD  
PASO ROBLES, CA 93446  
APN: 025-423-003

DATE: 05/12/17  
REVISION: 06/23/17

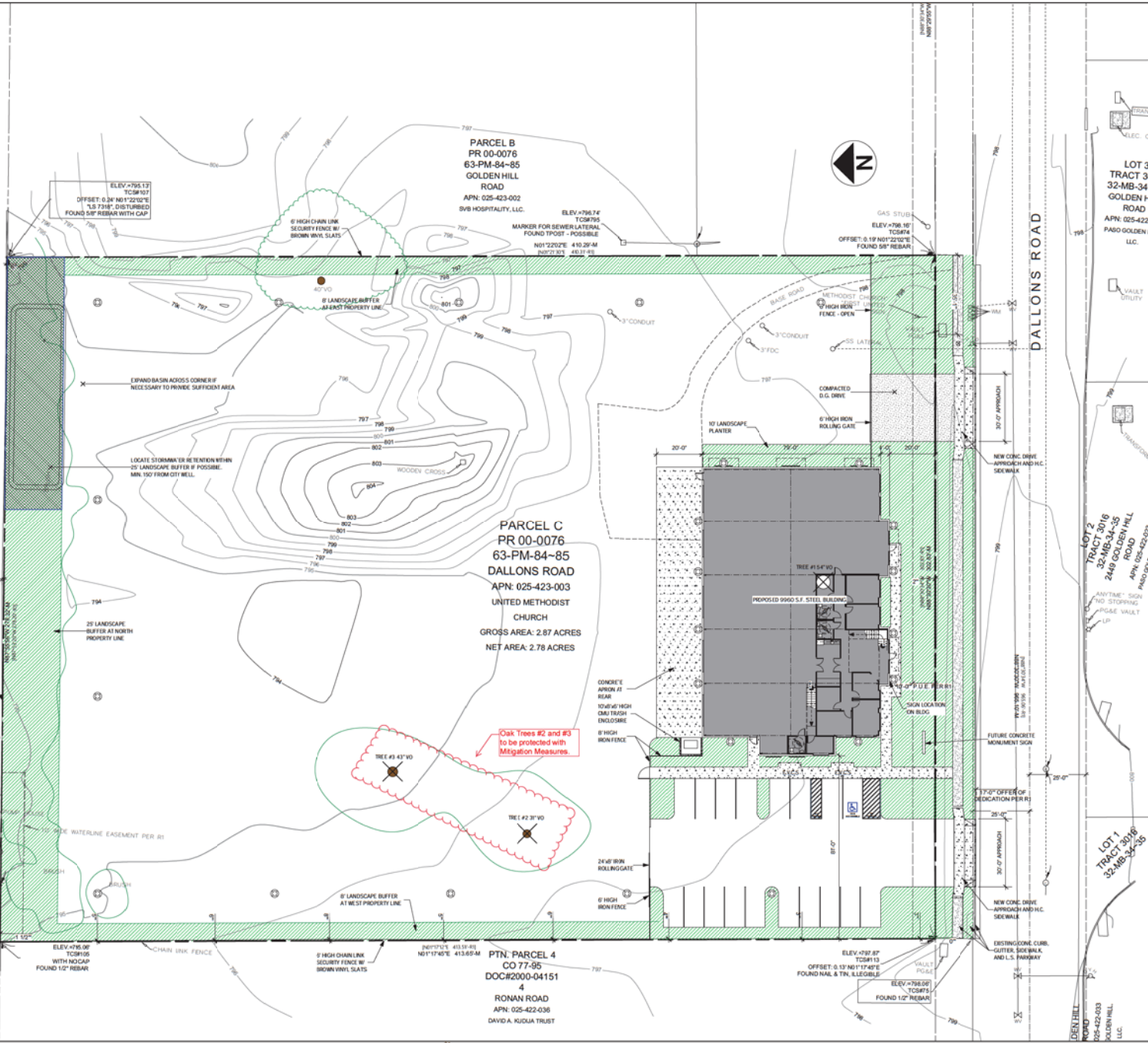
PRELIMINARY SITE  
DEVELOPMENT PLAN  
SCALE: 1"=30'-0"

SHEET  
A0

**SITE AND PROJECT DATA**

ADJACENT PARCEL NUMBER: 025-423-003  
 BOUNDARY DESCRIPTION: 1/4 SECTION 30, T28N, R10E, S1/4 SW 1/4, S1/4 SE 1/4, S1/4 SW 1/4, S1/4 SE 1/4  
 PROJECT SIZE: 2.87 ACRES (SITES) / 2.78 ACRES (NET)  
 PROPOSED BUILDING FOOTPRINT: 9960 S.F.  
 PROPOSED BUILDING FLOOR BREAKDOWN:  
 - BASE FLOOR OTHER AREA: 1088 S.F.  
 - UPPER FLOOR AREA: 2100 S.F.  
 - LOWER FLOOR AREA: 2100 S.F.  
 - MEZZANINE AREA: 2100 S.F.  
 - BUILDING USE: COMMERCIAL SERVICE BUILDING  
 - BUILDING CONSTRUCTION TYPE: TYPE V-B  
 - BUILDING HEIGHT: 21'-0"  
 - CLIMATE ZONE: ZONE 4  
 - FIRM SEVERITY ZONE: HIGH  
 PROPOSED HOURS OF OPERATION FOR THIS FACILITY: 8 A.M. TO 6 P.M. (MON. - FRI.)  
 NUMBER OF EMPLOYEES: THERE ARE NO SHIFTS EXCEPT FOR A FULL TIME OFFICE STAFF OF 4 EMPLOYEES AND 1 WITHHOLDING ALL OTHERS/REG. EMPLOYEES WORK OUT OF THE LOCAL AREA (COUNTY FOR THE EVENING WEEK, RETURNING ON THURSDAY OR FRIDAY FROM OUTSIDE STORAGE YARD FOR COMMERCIAL TRUCKS AND TRAILERS, BACKHOES, EXCAVATORS, PIPE ROLLS, PIPE STACKS, UNDERGROUND UTILITY MATERIALS, MOST VEHICLES AND EQUIPMENT USE OUT TO THE ADJACENT MOUNTAIN MORNINGS AND RETURN ON THURSDAY OR FRIDAY EVENINGS. ON SOME OCCASIONS, INDIVIDUAL PIECES OF CONSTRUCTION EQUIPMENT WILL BE RETURNED OUT OF THE MOUNTAIN MORNINGS.

INDICATES LOCATION OF WALL PIER OR PALE MOUNTED SHALL BE 12" IF HIGH PULL OUT OFF-LEAD LIGHT FIXTURES (SUNSHINE CLAMP) AT RANKING OF LIGHTS / (CLAMP) WALL MOUNTED



PTN. PARCEL 3  
CO 75-314  
21-PM-3  
GOLDEN HILL  
ROAD  
APN: 020-011-076  
CITY OF PASO ROBLES

PARCEL 1  
CO 04-0337  
64-PM-91-93  
1875 WISTERIA LANE  
APN: 020-011-078  
PAUL E. & PAUL A. ROBERTSON

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

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

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

LOT 3  
TRACT 30  
32-MB-34-  
GOLDEN HILL  
ROAD  
APN: 025-422-4

LOT 2  
TRACT 26  
30-MB-34-35  
2449 GOLDEN HILL  
ROAD  
APN: 025-423-023

LOT 1  
TRACT 30  
32-MB-34-35



PRELIMINARY LANDSCAPE PLANT LIST

TREES

- 15 GAL. PLATANUS ACERIFOLIA 'LONDON PLANE TREE'
- 24' BOX SEQUOIA SEMPERVIRENS 'AFTON BLUE REDWOOD'
- 15 GAL. ARBUTUS MENZESII 'STRAWBERRY MADRONE'
- 15 GAL. OLEA SWAN HILL 'FRUITLESS OLIVE'
- 15 GAL. SCHINUS MOLLE 'CALIFORNIA PEPPER'
- 15 GAL. PISTACHIA CHINENSIS 'CHINESE PISTACHE'

SCREENING SHRUBS

- 5 GAL. CEANOTHUS DARK STAR
- 5 GAL. HETEROMELES ARBUTIFOLIA OR MACROCARPA 'TOYON'
- 5 GAL. BACCHARIS PILULARIS SSP. 'CONSANGUINEA'
- 5 GAL. PHOTINA FRASERI
- 5 GAL. RHAMNUS ACATERNUS 'COFFEEBERRY'
- 5 GAL. CISTUS LADANIFER 'CRIMSON SPOT ROCKROSE'

MISCELLANEOUS GROUPINGS OF SMALL SHRUBS

- ALL CLUSTERS AND GROUPINGS OF THESE SHRUBS TO BE 1 GALLON
- CISTUS PURPUREUS 'ORCHID ROCKROSE'
- LAVANULA STOECHAS 'SPANISH LAVENDER'
- ARCTOSTAPHYLOS BENUFLORA 'SWEETWOOD LITTLE BURNING BUSH'
- ARCTOSTAPHYLOS BENUFLORA 'SWEETWOOD MARIANA MANZANITA'
- ARCTOSTAPHYLOS BENUFLORA 'SWEETWOOD MARIANA MANZANITA'
- PERSEA TOMIUM 'FOUR HANGLERS'
- OLEA EUROPAEA 'LITTLE OLIVE / DWARF OLIVE'
- NANUKA SOMBIFERA 'MORNING GLORY BANNER'

PARKWAY LANDSCAPE STRIP PLANTING 1/2" 1 GALLONS

- NEW PARKWAY PLANTING FOR THIS PARCEL TO MATCH THAT AT 2001 7TH STREET (CITY PROPERTY) AT CORNER OF GOLDEN HILL RD. AND DALLONS RD. (PARAMOUNT BLDG.) - LANDSCAPE PLANTS REFERRED FROM CONSTRUCTION DOCUMENT PHASE WILL SPECIFY

VINE FOR VERTICAL STEEL, ARBOR / TRELLIS

- 5 GAL. SALICIS PURPURATA 'PURPLISH WINDING GLORY'



PTN. PARCEL 3  
CO 75-314  
21-PM-3  
GOLDEN HILL  
ROAD  
APN: 020-011-076  
CITY OF PASO ROBLES

PARCEL 1  
CO 04-0337  
64-PM-91-93  
1875 WISTERIA LANE  
APN: 020-011-078  
PAULE & PAULAK  
ROBERTSON

PARCEL C  
PR 00-0076  
63-PM-84-85  
DALLONS ROAD  
APN: 025-423-003  
UNITED METHODIST  
CHURCH  
GROSS AREA: 2.97 ACRES  
NET AREA: 2.78 ACRES

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

LOT 2 TRACT 30 32-MB-34-GOLDEN HILL ROAD PASO ROBLES, CA APN: 025-422-033

LOT 1 TRACT 30 32-MB-34-GOLDEN HILL ROAD PASO ROBLES, CA APN: 025-422-033

ROBERT FISHER  
 ARCHITECT & ENGINEER

8775 San Rafael Road  
 Novato, CA 94945  
 415-461-4808  
 Email: info@rffish.com

THESE ARE PRELIMINARY SERVICES AND THE FOUNDATIONS OF SERVICE AND THE PROPERTY OF ROBERT FISHER. ALL DESIGN AND CONSTRUCTION OF THESE SERVICES ARE FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ROBERT FISHER.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH WORK AND SHALL NOTIFY ROBERT FISHER IMMEDIATELY BY PHONE AND E-MAIL OF ANY DISCREPANCIES OR UNEXPECTED CONDITIONS OF THE PROJECT.



Shade Tree  
 Home  
 Design  
 & Drafting

Joe Duhon  
 459-6713 - phone  
 461-6713 - fax  
 joed@shadetree.com

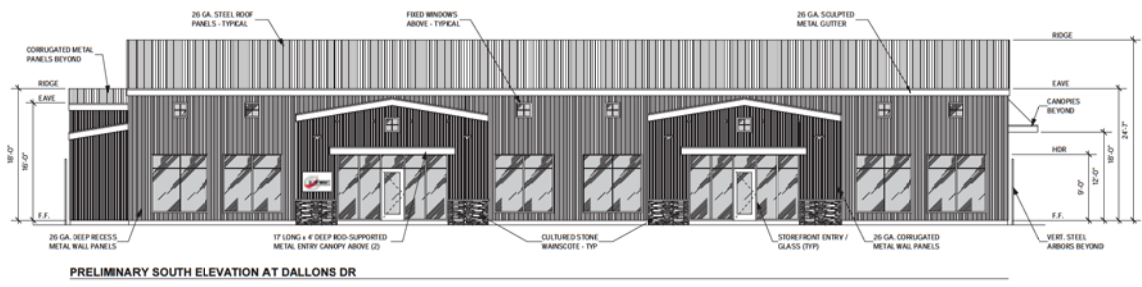
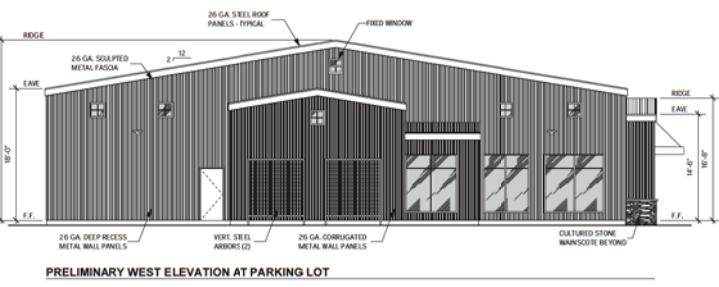
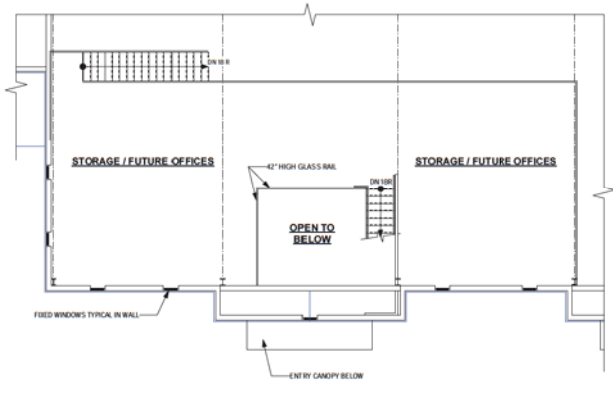
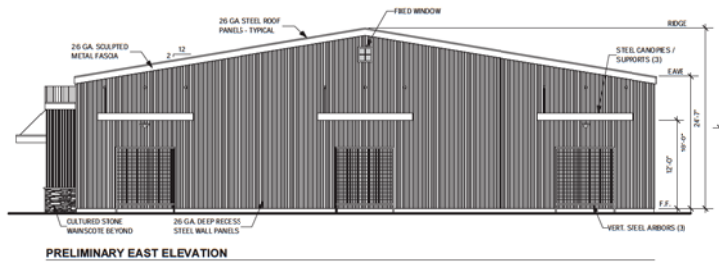
PREPARED FOR:

A NEW COMMERCIAL SERVICE BUILDING FOR  
**LEO TIDWELL EXCAVATING CORP.**  
 DALLONS ROAD  
 PASO ROBLES, CA 93446  
 APN 1025-423-003

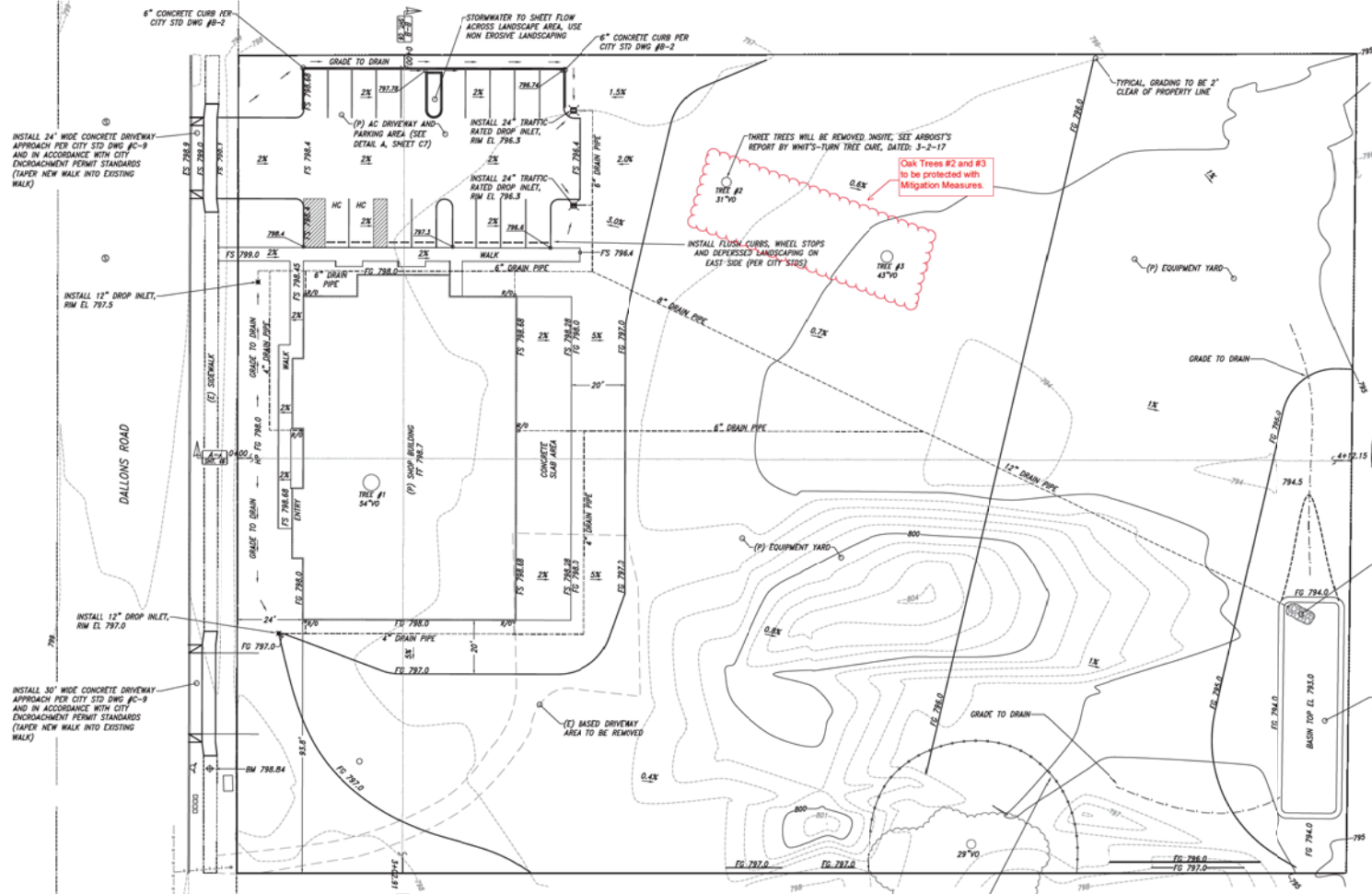
DATE: 05/11/2017  
 REVISION: 06/23/2017

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

SHEET



**- GRADING AND DRAINAGE PLAN:**



**BUILDING PAD GRADING REQUIREMENTS:**  
 1. PRIOR TO ANY BUILDING PAD CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE ENTIRE CURRENT SOILS REPORT. THE SOILS ENGINEER MUST FIELD VERIFY AND CERTIFY THAT THE BUILDING CONSTRUCTION AREA AND IF APPLICABLE, THAT ANY STRUCTURAL FILL SLOPES ARE IN COMPLETE COMPLIANCE WITH THE SPECIAL INSPECTIONS AND REPORTS TABLE SHOWN ON SHEET C1.

**GRADING AND DRAINAGE REQUIREMENTS:**  
 1. ALL SURFACE DRAINAGE SHALL SLOPE A MINIMUM OF 3/8" PER AT LEAST 10 FEET AWAY FROM THE BUILDING FOUNDATION AND AT LEAST 30" BEYOND THAT UNLESS OTHERWISE INDICATED ON THIS PLAN. ALL SURFACE DRAINAGE SHALL ALSO FOLLOW THE APPROXIMATE PATHWAYS SHOWN ON THIS PLAN.  
 2. ALL DRAINAGE STRUCTURES (i.e. ROOF RUNOFF, DROP INLETS, SLOT DRAINAGE, etc.) SHALL BE PRIMED, PIPED AND BACKFILLED AT DESIGNATED AREAS AS SHOWN ON THIS PLAN. THE BUILDING CONTRACTOR IS RESPONSIBLE TO ENSURE ALL DRAINAGE STRUCTURES ARE PROPERLY MAINTAINED TO ENSURE POSITIVE DRAINAGE FLOW THROUGHOUT CONSTRUCTION.

**CUT AND FILL ESTIMATES:**  
 ALL CUT AND FILL ESTIMATES ARE CALCULATED AT PROFILE CENTERLINE. CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY.

**DRAINAGE STRUCTURES:**  
 DROP INLET AND DRAIN PIPE SIZING:  
 DROP INLET AREAS:  
 \* FOR EVERY 1,000 SF OF DRAINAGE AREA A MINIMUM OF 1 SF OF DROP INLET SURFACE AREA IS NEEDED, UNLESS NOTED OTHERWISE  
 ROOF AREAS:  
 \* LESS THAN 1,000 SF OF ROOF AREA THEN USE 4" PVC DRAIN PIPE  
 \* GREATER THAN 1,000 SF OF ROOF AREA THEN USE 6" PVC DRAIN PIPE  
 LANDSCAPE AREAS:  
 \* LESS THAN 2,000 SF OF LANDSCAPE AREA THEN USE 4" PVC DRAIN PIPE  
 \* GREATER THAN 2,000 SF OF LANDSCAPE AREA THEN USE 6" PVC DRAIN PIPE

**PARKING, FLATWORK AND ACCESS:**  
 1. ALL PARKING, PLATFORM AND ACCESS MUST CONFORM TO CURRENT CA BUILDING CODE ADA REQUIREMENTS AND APPLICABLE CITY CODES.  
 2. DRIVEWAY APPROACHES MUST CONFORM TO CITY STD DWG #C-9 AND MUST BE INSTALLED UNDER AN APPROVED ENCROACHMENT PERMIT ISSUED BY THE CITY ENGINEERING DEPARTMENT.  
 3. PARKING LAYOUT MUST CONFORM TO CITY STANDARDS INCLUDING THE TWO ADA PARKING SPACES. 5'-0" SLOPE IN THE ADA PARKING SPACES MAY NOT EXCEED 2% IN ALL DIRECTIONS.  
 4. WHERE FLUSH CURBS OR WHERE THE PAVEMENT ABUTS THE SIDEWALK, WHEEL STOPS ARE TO BE INSTALLED TO CITY STANDARDS.  
 5. STRIPPING IS REQUIRED IN ALL ADA ACCESS AREA IN CONFORMANCE TO CA BUILDING CODE STANDARDS.



INSTALL 4" HIGH ORANGE SAFETY FENCE DURING CONSTRUCTION ACTIVITIES (1.5 x DIAMETER = 41') (SEE TREE PROTECTION DETAILS AND NOTES ON THESE PLANS AND RECOMMENDATIONS IN ARBOREST REPORTS). ANY GRADING WITHIN THE TREE PROTECTION ZONE TO BE COORDINATED WITH THE PROJECT ARBOREST.

<b>REVISIONS</b> 1 2 3		PREPARED BY: [Signature] DATE: 5/17/17	CHECKED BY: [Signature] DATE: 5/17/17	PROJECT DESCRIPTION: LEO TOWELL JR. DALLONS ROAD, PASO ROBLES, CA PARCEL C, EAPMBA, APRN: 025-023-001, 2.87 ACRES
APPROVED BY: [Signature] DATE: 5/17/17		CITY PLAN CHECKS: [Signature] DATE: 5/17/17	APPROVING ENGINEER FOR CITY REQUIREMENTS: [Signature] DATE: 5-15-17	SHEET: 12-017 DATE: 05/15/17
CONTRACTOR: [Signature] DATE: 5/17/17		CITY ENGINEERING: [Signature] DATE: 5/17/17	DATE: 5/17/17	SHEET: C2



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## Oak Tree Impact Report

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

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

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

**Professional Certifications:**

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

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

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

Respectfully Submitted,

Rodney D. Thurman



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

March 2, 2017

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

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

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

Mr. Tidwell,

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

## **Summary:**

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

## **Introduction:**

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



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## Observations:

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

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

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

## Individual Tree Information:

Chart 1-

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

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





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## Condition Rating:

Chart 2

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

Chart 3

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

## Discussion:

### Analysis of Cause of Tree Decline

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

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



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

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

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

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

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

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

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

## Tree Protection Requirements:

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



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

## Conclusion and Recommendations:

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

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

Sincerely,

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

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

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



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Appendix A- Photographs



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



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



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



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



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





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



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



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



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



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



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**Photo 11- Tree #4.** Decreased shoot growth.



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**Appendix B- Site Diagrams**



**Diagram 1- Conceptual Building Plan for Site**



**Whit's-Turn  
Tree Care**

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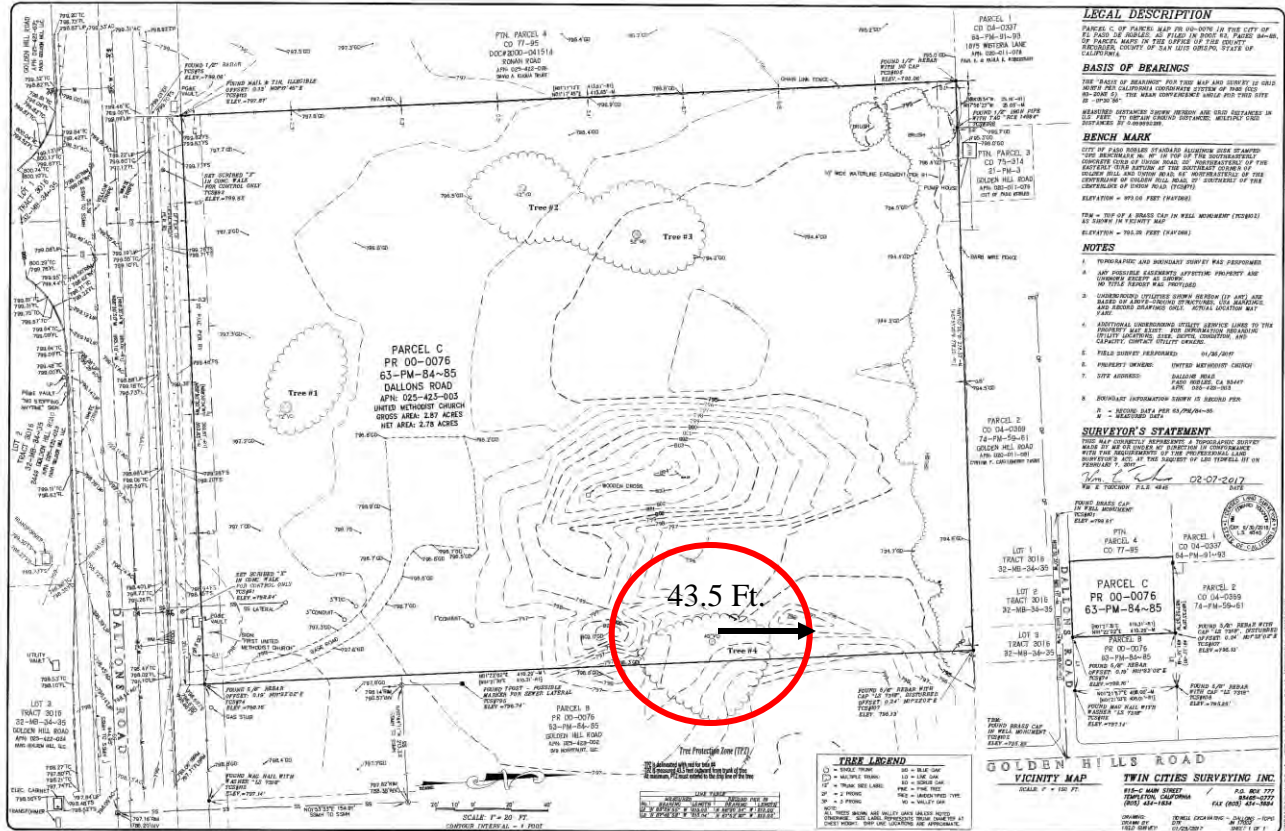


Diagram 2- Topographical Map with Tree Locations and Tree Protection Zone delineated for tree #4 highlighted in red.





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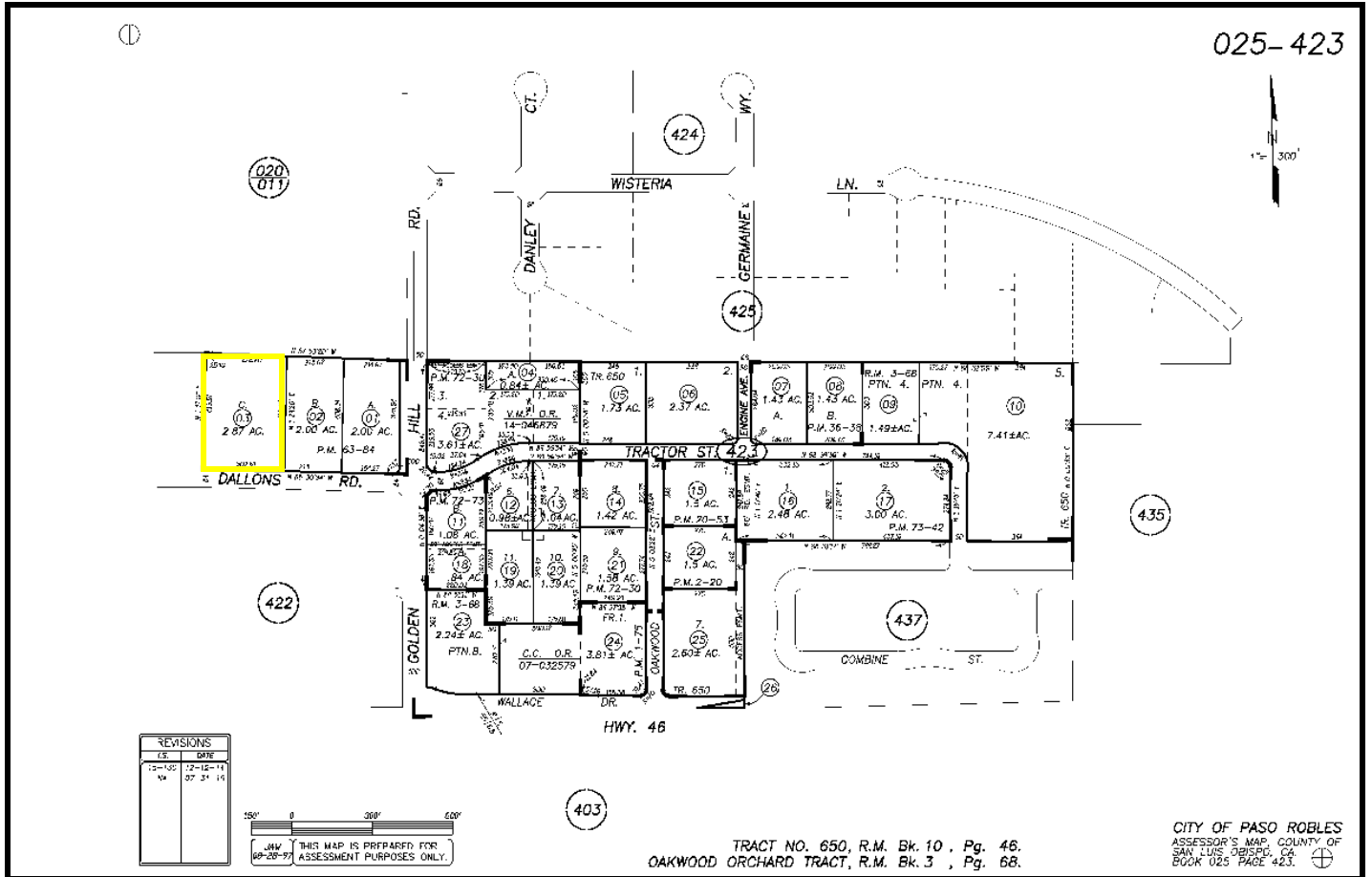


Diagram 3- Parcel Map. Site is highlighted in yellow



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## Appendix C- Tree Protection

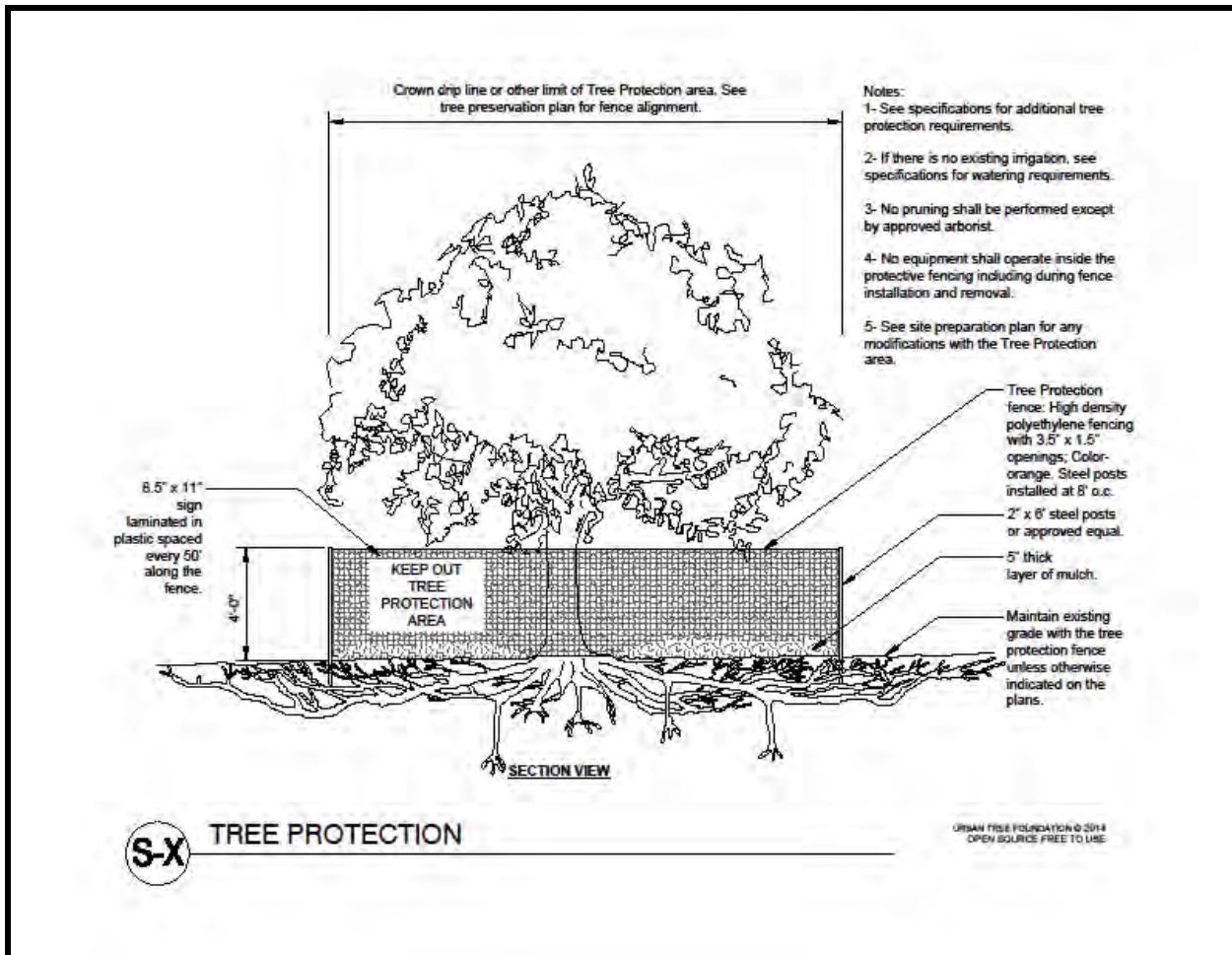


Diagram 1- Tree Protection Fencing Guide



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## Appendix D- Glossary of Terms

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

**Mitigation Monitoring and Reporting Plan – Tidwell Contractor Storage Yard**

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

Date: AUGUST 22, 2017

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

Explanation of Headings:

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

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

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

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

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

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

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

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

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

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

(add additional measures as necessary)

Explanation of Headings:

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

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

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

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

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