

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
Public Review Period August 24, 2022 – September 13, 2021

- 1. PROJECT TITLE:** Paso Robles Tank General Plan Amendment (P21-0108)
- Entitlements:** General Plan Amendment (GPA 21-01)
Specific Plan Amendment (SPA22-01)
Amendment to Conditional Use Permit (AMD22-01 to CUP83-019)
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Katie Banister
Phone: (805) 237-3970
Email: kbanister@prcity.com
- 3. PROJECT LOCATION:** Paso Robles Tank
727 ½ 26th Street
Paso Robles, CA 93446
APN: 008-111-033
- 4. PROJECT PROPONENT:** Paso Robles Tank
- Contact:** Shawn P. Owens
Phone: 805-610-1006
Email: shawnpowens@charter.net
- 5. GENERAL PLAN DESIGNATION:** Mixed Use, 12 Units per Acre (MU-12) to be changed to Industrial (IND)
- 6. ZONING:** T4-F to be changed to Riverside Corridor (RSC)
- 7. PROJECT DESCRIPTION:** General Plan, Specific Plan, and Conditional Use Permit amendments to allow the demolition of a residence and expansion of a storage yard.
- 8. ENVIRONMENTAL SETTING:** The 0.28-acre property is completely surrounded by urban uses. The site is accessed from an alley off 26th Street and is currently developed with a single-family residence and accessory building. To the west are a mixture of residences and commercial businesses, which front Spring Street. To the north is a single-family residence and other commercial businesses including an abandoned bowling alley. To the south and east

is the existing Paso Robles Tank facility, which is a manufacturer of steel tanks for industrial and municipal users.

The site is flat, with an average grade of approximately 1.5%. An approximately 20-foot tall well-vegetated cut slope is located immediately east of the property, which separates the site from the main manufacturing campus.

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** None
10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** No

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature: _____

August 23, 2022

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.

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.

Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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
I. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The General Plan Conservation Element identifies both Spring Street and the Union Pacific Railroad as Visual Corridors, however the site is not visible from either feature ¹ .				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The existing buildings on the site are proposed for removal. Although constructed in 1952, the structure has no historic value and is in poor repair. No oak trees are proposed for removal. No other scenic resources exist on the site.				
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: This site is in an urbanized area with no public views.				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Standard conditions of approval will require any exterior lights to be shielded to prevent offsite glare. The project will have no impact.				

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:

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

Discussion: The site is in an urbanized area and will not have an impact on agricultural resources. The Farmland Mapping and Monitoring Program of the California Resources Agency and the Open Space Element of the Paso Robles General Plan (Figure OS-1, Important Farmland) identify the site as Urban Bult-Land^{1, 12}. The Natural Resources Conservation Service (NRCS) has mapped one map unit on the site, the Lockwood shaly loam¹⁰, which has a soil capability rating of II when irrigated. Soils in this classification have moderate limitations for agriculture.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The site is not under Williamson Act contract, nor is it currently used for agricultural purposes.				
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no forest land or timberland resources within the City of Paso Robles.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The City of Paso Robles does not contain forest land resources. No trees are proposed for removal with the project.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The site is located within the city limits of Paso Robles and surrounded by urbanized uses. The project will have no impact on conversion of farmland.				

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:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-c): The San Luis Obispo County area is a non-attainment area for the state standards for ozone and suspended particulate matter⁹. The potential for future project development to create adverse air quality impacts falls generally into two categories: short-term (construction-related) and long-term (operational) impacts. The SLO County Air Pollution Control District (APCD) provides guidance for calculating air quality impacts.

For single-land-use projects, Table 1-1 of the SLO County APCD CEQA Air Quality Handbook can be used to estimate whether the project will exceed operational significance thresholds for ozone precursors (ROG

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and NO _x). Projects that do not exceed operational thresholds are unlikely to exceed construction thresholds as well.				
The project is the demolition of one single-family residence and the expansion of an existing storage and lay down yard to support an industrial manufacturer of steel tanks. Eleven 20-foot (~160 square feet) and four 40-foot (~320 square feet) cargo containers will be relocated onto the property from elsewhere on the campus. The construction of no new structures is proposed. Unrefrigerated Warehouses (the most similar land use analyzed) are not expected to exceed significance thresholds for ROG unless larger than 454,000 square feet in size. Only 3,040 square feet of storage are proposed on the 12,200 square foot lot, which falls below the APCD significance threshold for ROG.				
The site is approximately 240 feet from the temporary elementary school located at Flamson Middle School, a sensitive receptor. With the exception of demolishing the existing residence and moving cargo containers into place, no new construction is proposed. The site will be used to support the existing manufacturing facility and will not bring pollution sources closer to the sensitive receptors.				
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: According to the SLOAPCD, land uses commonly considered to be potential sources of noxious odorous emissions include painting/coating operations. The existing Paso Robles Tank facility does conduct some coating as a part of manufacturing steel tanks, however no such uses are proposed on the expansion site, which will be used for storage.				

IV. BIOLOGICAL RESOURCES: Would the project:

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| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Discussion: The site has been used as a residence since at least 1952. It is surrounded by urban uses including residences, a church, a bowling alley, a mini-storage and the Paso Tank manufacturing facility. There is a vegetated slope to the east of the property that will not be impacted by the project. No oak trees would be removed as a part of the project. | | | | |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Discussion: There are no riparian or sensitive natural communities on the site. | | | | |
| c. Have a substantial adverse effect on federally protected wetlands as defined by | <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
<p>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?</p> <p>Discussion: There are no wetlands on the site.</p>				
<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> <p>Discussion: There are no creeks or drainages leading to creeks on the site. The site is in an urbanized area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Discussion: The project has been designed to avoid impacts to oak trees and is not in conflict with the local Oak Tree Preservation Ordinance.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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> <p>Discussion: There are no conservation plans adopted for the City of Paso Robles, therefore no impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Discussion (a): The current residence was constructed in 1952 with a single-family residence with no significant historical value. It is not on the City's Historic Resource Inventory. | | | | |
| 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): The site is about 2,200 feet west of, and 70 feet higher than the Salinas River. It has been developed since at least 1952. Proposed changes will be surficial; no significant grading or excavation is | | | | |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
anticipated.				
c. 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 (c): The project does not include any significant grading or excavation.				

VI. ENERGY: Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion (a): The proposed project would allow expansion of non-refrigerated storage and a lay down yard to support the existing tank manufacturing business. It will not cause a significant change in electrical use for the business.				
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (b): The proposed project will not conflict with any adopted plan for renewable energy or energy efficiency.				

VII. GEOLOGY AND SOILS: Would the project:

a. Directly or indirectly cause 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the EIR for the 2003 update of the General Plan ¹ . 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 Uniform Building Code to all new development within the City. There are no Alquist-Priolo Earthquake Fault Zones within City limits.				
The project does not include significant construction other than the demolition of an existing residence and siting 15 cargo containers at the rear of the property. No impact is anticipated.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: 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 all construction projects including adequate structural design and avoidance of constructing over active or potentially active faults. No new construction is proposed, and any future construction would be subject to the application of the Uniform Building Code. Therefore, there are no expected impacts from seismic ground shaking.				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The General Plan Safety Element includes Figure S-3, a map of citywide Liquefaction Risk. Similar to the majority of the city, the site has moderate liquefaction risk, but there is no evidence on site of previous liquefaction. No impact is expected for a storage yard with cargo container storage.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The General Plan Safety Element includes Figure S-4, a map of citywide Landslide Risk. The site has low landslide risk. Landslides are generally associated with steep slopes and certain geologic formations. The site is flat and while there is a slope to the east, it is not overly steep and is well vegetated. No impact is anticipated.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The Soil Survey Map prepared by the Natural Resources Conservation Service (NRCS) for the region indicates the site's soil is moderately erodible ¹⁰ , however no significant grading is proposed with the project, and the project is not anticipated to create substantial soil erosion.				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See response to items a.iii. and a.iv. above.				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The Soil Survey Map prepared by the NRCS for the region indicates the site has moderate shrink swell potential. No new buildings are proposed on the site, and any future construction would be subject to approval of a building permit and the foundation would be required to address any issues of soil expansion.				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: The City sewer is available to the site. No onsite septic is proposed.				
f. 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: No known paleontological resources or unique geological features are known to exist on the site. No impacts are expected.				

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

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| 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: San Luis Obispo Air Pollution Control District Screening Criteria for Project Air Quality Analysis⁹, updated in 2017 indicates Unrefrigerated Warehousing less than 245,000 square feet in size is not expected to exceed the Greenhouse Gas Numerical Threshold of 1150 MT/year of CO₂, which was used to meet statewide emission standards required by 2020. Assembly Bill 398, adopted in 2017, requires a further 40% reduction in Greenhouse Gas Emissions by 2030. A 40% reduction in the threshold for CO₂ emissions would imply a 147,000 square-foot or smaller Unrefrigerated Warehouse would not exceed the lower threshold. The project is on a site of 12,200 square feet, and is not expected to generate greenhouse gases in conflict with local and state clean air policies.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion (a): The proposed project is an expansion of a steel tank manufacturing facility. The city processed a conditional use permit for Paso Robles Tank on 26th Street in 1983, and this type of manufacturing has continued in the vicinity since that time. The project would support the existing processes with storage in cargo containers and a laydown area for both steel materials and products. No significant increase in transport of hazardous materials would be caused by the project.

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| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion (b): The proposed project is an expansion of a steel tank manufacturing facility. The city processed a conditional use permit for Paso Robles Tank on 26th Street in 1983, and this type of

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
manufacturing has continued in the vicinity since that time. The project would support the existing processes with storage in cargo containers and a laydown area for both steel materials and products. No significant increase in the use of hazardous materials would be caused by the project, which does not have a history of significant release of hazardous materials.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion (a-c): The project is less than ¼ mile from Flamson Middle School, the closest school to the site. While the operation of the tank facility does include welding and surface coating, rezoning to allow storage on an adjacent property will not significantly increase the use of hazardous materials on the site.				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion (d) The proposed project is not listed on the Cortese List compiled by the California Department of Toxic Substances Control ¹⁷ . A leaking underground tank associated with San Luis Tank (which operated on the site before Paso Robles Tank) was identified on the main campus in 1989. The site has been cleaned and the case was closed in 1992. The proposed project would not create a hazard.				
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 or excessive noise 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 not within the Airport Land Use Plan area. No impact is anticipated.				
f. 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: The City of Paso Robles maintains a Multi-Hazard Emergency Response Plan, most recently updated in 2019. The project would not interfere with the plan or impede emergency evacuation because it is located off a dead end alley. Onsite circulation will come from the property to the south, not the alley, which serves as the only access for one single-family residence. As proposed, the development would not interfere with emergency response.				
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The city does not contain any very-high fire severity zones. The site is in an urbanized area not at the urban – rural fringe. It is unlikely to be impacted by wildland fires.

X. HYDROLOGY AND WATER QUALITY: Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project will allow the expansion of a storage area for Paso Robles Tank. No significant grading or new impervious surface is proposed. The project will not impact water quality or significantly increase industrial waste discharged to the city sewer.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is within city limits and is currently zoned to allow for some commercial uses. The rezoning would allow for a greater variety of uses, but due to the small property size and proposed use, no significant increase in water use is expected at the site. 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 is consistent with the 2016 Urban Water Management Plan (UWMP)⁵, which anticipates and plans for buildout of the City. 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 significantly affect, change or increase water demands planned for use in the basin. The site is not suitable for significant groundwater recharge.

The impact of the project would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) result in a substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) 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; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: No significant grading or new impervious surfaces are proposed with the project. There are no drainage channels or streams on the site. No impact is expected to existing drainage patterns. No substantial erosion, siltation, or new runoff are anticipated.

- d. In flood hazard, tsunامي, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☒ ☐

Discussion: The project site is within the 500 year (0.2% chance) flood zone, which is considered a minimal flood hazard. The site is about 70 feet above the Salinas River. The risk of flood is less than significant.

- e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan ☐ ☐ ☒ ☐

Discussion: The 2011 Central Coast Basin Water Quality Control Plan adopted by the Central Coast Regional Water Quality Control Board¹⁵ provides water quality regulations in the region through controls including waste discharge restrictions and stormwater management. The project does not include significant grading or new impervious surfaces that would create significant surface water quality concerns. Industrial waste discharges from Paso Robles Tank are existing and managed through the City's Industrial Waste program. No new waste discharge is expected from the expansion of a storage yard. The City's Urban Water Master Plan⁵ is designed to serve all uses anticipated at full buildout. The rezoning would allow a broader range of commercial uses than are currently permitted, but due to the small size of the site and the proposed use, no significant new use of water is expected. The City is a Groundwater Sustainability Agency for a portion of the Paso Robles Sub-Basin of the Salinas Basin. The commercial uses proposed by the project are consistent with the Paso Robles Subbasin Groundwater Sustainability Plan¹⁸. The project does not conflict with the applicable water quality control plan not the sustainable groundwater management plan; impacts would be less than significant.

XI. LAND USE AND PLANNING: Would the project:

- a. Physically divide an established community? ☐ ☐ ☒ ☐

Discussion: The project is located near the terminus of a dead end alley that serves several residences and commercial businesses fronting Spring. There is one remaining residence beyond the project to the north that gains access only from the alley and would be left isolated from other residences by the project. The conditional use permit will require the applicant to provide circulation to the subject property from their adjacent property to the south and to keep routine trips off the alley.

- b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐

Discussion: The project would amend the General Plan land use designation and Uptown/Town Centre Specific Plan zoning district to allow the proposed use, which is a storage yard accessory to an existing industrial use. The property is adjacent to properties with the same zoning and similar uses. The project is not in conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
an environmental effect including the Paso Robles Gateway Plan ⁸ , Hillside Development District standards ⁴ , and Purple Belt Action Plan.				

XII. 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? | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-b): No mineral resources are known to occur on the site.

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

Discussion: The project will be subject to the City's Noise Element and Noise Ordinance^{1, 4}. The project will be a continuation of the activities occurring on adjacent properties to the south and east. Proposed use of the property is primarily storage, which is not anticipated to create significant noise.

The project is not expected to create noise beyond what is permitted by the City Noise Element and Noise Ordinance.

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

Discussion: Groundborne noise and vibration is only expected during demolition of the existing single-family residence and moving of the existing cargo containers, and would only occur during daytime hours; ceasing upon completion of the project. Therefore, impacts from groundborne vibrations are considered to be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. For a project located within the vicinity of a private airstrip or 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not within the Airport Land Use Plan area. No significant noise impact from the airport is expected.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion (a-b): The project is on an infill site. No new roads or other infrastructure are proposed that would induce population growth. While the project will have the immediate result of the loss of one substandard single-family residence, rezoning the property will increase the allowed maximum density on the property. The applicant proposes to use the site for accessory storage, but housing is not precluded as an allowed use on the site in the future. The impact to housing is less than significant.				

XV. PUBLIC SERVICES: Would the project:

a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The proposed project, which is largely industrial storage, is not expected to create a significant demand on public services.				

XVI. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a-b): The project is storage for an industrial business and will not increase the use of parks, nor are additional parks proposed as a part of the project.				

XVII. TRANSPORTATION: Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project will not result in a significant number of additional trips to the Paso Robles Tank site because it proposes only accessory storage uses. Circulation to the site will be required to originate for the applicant's adjacent property and not the alley, which serves several residential and commercial uses.

b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: San Luis Obispo County has a jobs/housing imbalance with 44% of jobs occurring in City of San Luis Obispo, which has only 21% of housing units. North County has 29% of jobs and 33% of housing units¹¹. Paso Robles Tank employs largely local residents, and their expansion has the potential to make a small positive impact the jobs/housing imbalance. The City recently approved the Olsen-South Chandler Ranch Specific Plan and the Beechwood Specific Plan, which are allocated a total of 2,204 residential units. Providing jobs in the North County will result in a net reduction in vehicle miles traveled by working people due to the need for head of household jobs in Paso Robles.

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

Discussion: The project does not propose any new roads. Access comes from 26th Street which connects with Spring Street, a straight arterial with connections to Highway 101 and Highway 46E located nearby. Routine trips to the site will occur from the property to the south, not the 20-foot wide alley.

d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project has been reviewed by the City's Department of Emergency Services. The project will not impede emergency access, and is designed in compliance with all emergency access safety features and to City emergency access standards because the entire can be access from the alley.

XVIII. TRIBAL CULTURAL RESOURCES

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public	<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
Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The site is about 2,200 feet west of, and 70 feet higher than the Salinas River. It has been developed since at least 1952. Proposed changes will be surficial; no grading or excavation is anticipated. No impact to tribal cultural resources are expected.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☐ ☐ ☒ ☐

Discussion: The project will have an incremental but individually insignificant impact on listed utilities. Local planning for sewer and water utilities has anticipated a buildout for Paso Robles that includes commercial development on this site. Rezoning the property will allow a wider range of uses, but due to the small size of the property and the proposed use, no significant increase in demand on utilities is expected. The utility and service demands of the project will not create a significant environmental impact.

- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ ☐ ☒ ☐

Discussion: The project site is within the city limits and it is zoned to allow for commercial development. Rezoning the property will allow a wider range of uses, but due to the small size of the property and the proposed use, no significant increase in demand on water supply is expected. The City's municipal water

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 2015 Urban Water Management Plan (UWMP)⁵ indicates there is adequate capacity to serve all households and commercial users at build out. Water use for this project has been accounted for and therefore impacts to groundwater supplies are less than significant.

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

Discussion: Rezoning the property will allow a wider range of uses, but due to the small size of the property and the proposed use, no significant increase in wastewater production is expected. The City’s Sewer System Management Plan (SSMP)⁶ identifies system upgrades needed to accommodate buildout of the city. Development impact fees and sewer rates are adopted to address the proportionate share of impact of each development project on the sewer system. If buildings are proposed on the property in the future, they will be subject to the adopted fees.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. | Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The City’s Landfill Master Plan²¹ indicates the City’s landfill has adequate capacity for all projected waste generated within the city until at least 2051. Both construction and residential wastes are subject to diversion requirements for recyclable and compostable materials. The project will not impair the city’s ability to attain solid waste reduction goals.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will comply with federal, state, and local management and reduction statutes and regulations.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project is not near a state responsibility area or lands classified as very high fire hazard severity zone.

XXI. 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?

☐ ☐ ☒ ☐

Discussion: The project is located on an infill site 0.28 acre in size. The project would continue the development pattern established on adjacent properties to the south and east. The site does not support significant habitat or contribute a migration corridor. The site does not contain significant historical resources or known tribal resources.

- 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)?

☐ ☐ ☒ ☐

Discussion: The project is located within the City's limits, where development has the least potential for significant impacts to the environment. The project will not induce additional development or future projects that would have a significant impact.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: No substantial adverse effects are anticipated as a result of the project.

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).

Documents utilized in this analysis and background / explanatory materials:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446 https://www.prcity.com/313/General-Plan
2	City of Paso Robles Environmental Impact Report for General Plan Update	City of Paso Robles
3	2007 Airport Land Use Plan	https://www.prcity.com/354/Airport-Land-Use-Plan
4	City of Paso Robles Municipal Code	https://library.municode.com/ca/el_paso_de_robles/codes/code_of_ordinances
5	City of Paso Robles Urban Water Management Plan 2016	City of Paso Robles https://www.prcity.com/DocumentCenter/View/14827/Urban-Water-Management-Plan-PDF
6	City of Paso Robles Sewer System Management Plan	City of Paso Robles https://www.prcity.com/DocumentCenter/View/15356/Sewer-System-Management-Plan-PDF?bidId=
7	City of Paso Robles Standard Conditions of Approval for New Development	City of Paso Robles
8	City of Paso Robles Gateway Plan: Design Standards, 2008	https://www.prcity.com/DocumentCenter/View/14730/Gateway-Plan-Design-Standards-PDF?bidId=
9	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	https://www.slcleanair.org/rules-regulations/land-use-ceqa.php
10	USDA, Natural Resources Conservation Service,	NRCS Offices

	Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Templeton, Ca 93446 https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
11	Regional Transportation Plan, San Luis Obispo Council of Governments, 2019	https://slocog.org/2019RTP
12	Farmland Mapping and Monitoring Program California Resources Agency	https://www.conservation.ca.gov/dlrp/fimmp
13	Siting, Design, Operation and Maintenance of Onsite Wastewater Treatments Systems (OWTS) Policy California Water Boards	https://www.waterboards.ca.gov/water_issues/programs/owts/
14	Underground Storage Tank Program California Water Boards	https://www.waterboards.ca.gov/water_issues/programs/ust/
15	Water Quality Control Plan for the Central Coast Basin Central Coast Regional Water Quality Control Board	https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/#:~:text=The%20Water%20Quality%20Control%20Plan,including%20surface%20waters%20and%20groundwater.
16	Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Central Coast Regional Water Quality Control Board	https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.html
17	Cortese List California Department of Toxic Substance Control	https://www.envirostor.dtsc.ca.gov/public/map/
18	Paso Robles Groundwater Basin Management Plan City of Paso Robles	https://www.prcity.com/DocumentCenter/View/15348/Groundwater-Basin-Management-Plan-PDF?bidId=
19	Purple Belt Plan City of Paso Robles	https://www.prcity.com/DocumentCenter/View/31945/Purple-Belt-Plan-PDF
20	Busch, Lawrence L. and Miller, Russel V. 2011. Updated Mineral Land Classification Map for the Concrete-Grade Aggregates in the San Luis Obispo-Santa Barbara Production- Consumption Region, California – North Half.	
21	Master Plan of Sustainable Opportunities at the Paso Robles Landfill City of Paso Robles	https://www.prcity.com/DocumentCenter/View/15350/Landfill-Master-Plan-PDF?bidId=

Attachments:

1. Vicinity Map
2. Facility Site Plan
3. As Built and Demolition Site Plan
4. Improvement Site Plan

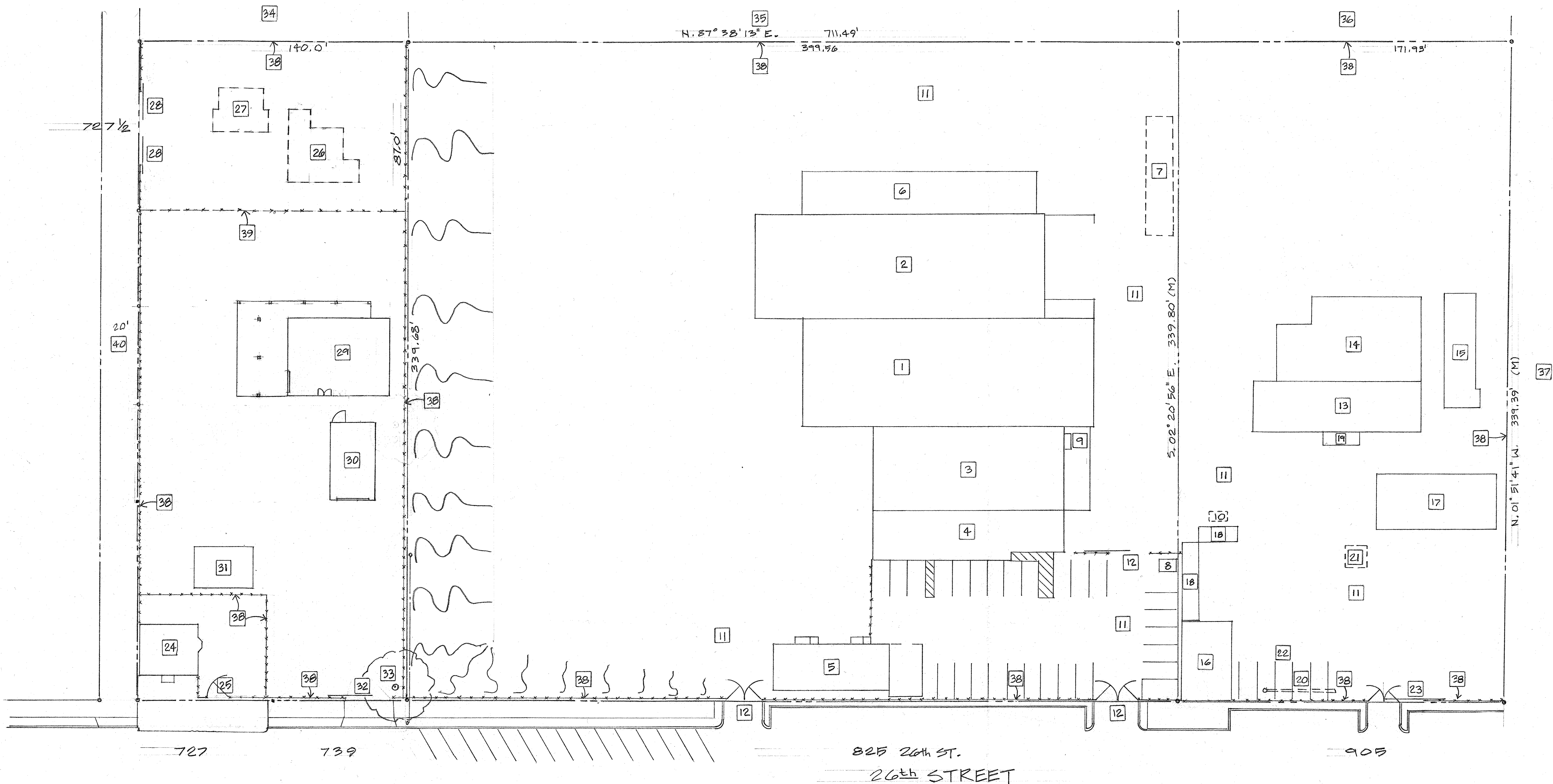
Attachment 1
Vicinity Map



BUILDING KEY		
BUILDING		AREA
825 26th ST.		
1	CRANE BLDG. 1	7,850 S.F.
2	CRANE BLDG. 2	8,063
3	SHOP	4,200
4	MAIN OFFICE	2,800
5	ENG. OFFICE	1,440
6	SHADE LEAN-TO	
7	LOADING DOCK TO BE REMOVED	
8	UTILITY TRANSFORMER	
9	MAIN ELECTRICAL PANEL	
10	EXISTING SEPTIC TANK	
11	20' WIDE FIRE ACCESS ROAD	
12	EXISTING 20' GATE	
905 26th ST.		
13	ROTO-BLAST	2,300 S.F.
14	WAREHOUSE	2,866
15	PAINT ROOM	1,560
16	STORAGE SHED	1,040
17	PROPOSED BREAK SHED	1,782
18	STORAGE CONTAINER	
19	ELECTRICAL SWITCH ROOM	
20	BOOM CRANE TO BE REMOVED	
21	PROPOSED INFILTRATION BED	
22	PROPOSED PARKING SPACES	
23	PROPOSED 28' ROLLING GATE	

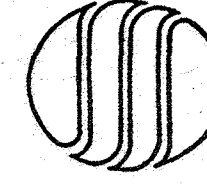
727 26th ST.		
24	SINGLE FAMILY RESIDENCE	792 S.F.
25	EXISTING 12' GATE	
727 1/2 26th ST.		
26	SINGLE FAMILY RESIDENCE, DEMO.	988 S.F.
27	GARAGE, DEMO.	532
28	EXIST. PAIR 20' ROLLING GATES TO REMAIN	
739 26th ST.		
29	SMALL PARTS FABRICATION SHOP	2,100 S.F.
30	MAINTENANCE SHOP	920
31	METAL SHADE STRUCTURE	660
32	EXISTING 23' GATE	
33	24" DIA. OAK	
34	ADJACENT SINGLE FAMILY RESIDENCE	
35	ADJACENT STORAGE UNIT COMPLEX	
36	ADJACENT ATT LAY DOWN YARD	
37	ADJACENT UNION PACIFIC RAILROAD WAY	
38	EXISTING CHAINLINK FENCE TO REMAIN	
39	EXISTING CHAINLINK FENCE TO BE REMOVED	
40	EXIST. 20' ALLEY	

PROJECT DIRECTORY	
Project Location:	Paso Robles Tank 739 26th. St. Paso Robles, CA
Owner:	Paso Robles Tank, Inc. Shawn Owens, CEO Warren Thomas, Equip. Maint. Sup. / Project Manager 825 26th. St. Paso Robles, CA 93447 (805) 277-1614
Jurisdiction:	City of Paso Robles, Ca. Building Division 1000 Spring St. Paso Robles, CA 93447 (805) 237-3850
Architect:	Steven C. Soenke 1802 Pinecove Dr. San Luis Obispo, CA, 93405 Office (805) 546-9204 FAX (805) 317-7054 Cell (805) 550-1715 Lic. No. C 21907



FACILITY SITE PLAN 1" = 30'

REVISIONS	BY

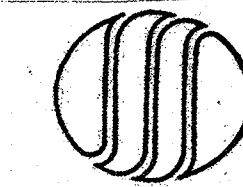


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San Luis Obispo
Ca. 93405-6842
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Lic. C 21907

Paso Robles Tank, Inc.
825 26th. St.
Paso Robles, CA

DRAWN	5
CHECKED	
DATE	1-15-22
SCALE	1" = 30'
JOB NO.	
SHEET	1
FACILITY SITE PLAN	
OF	SHEETS

REVISIONS	BY

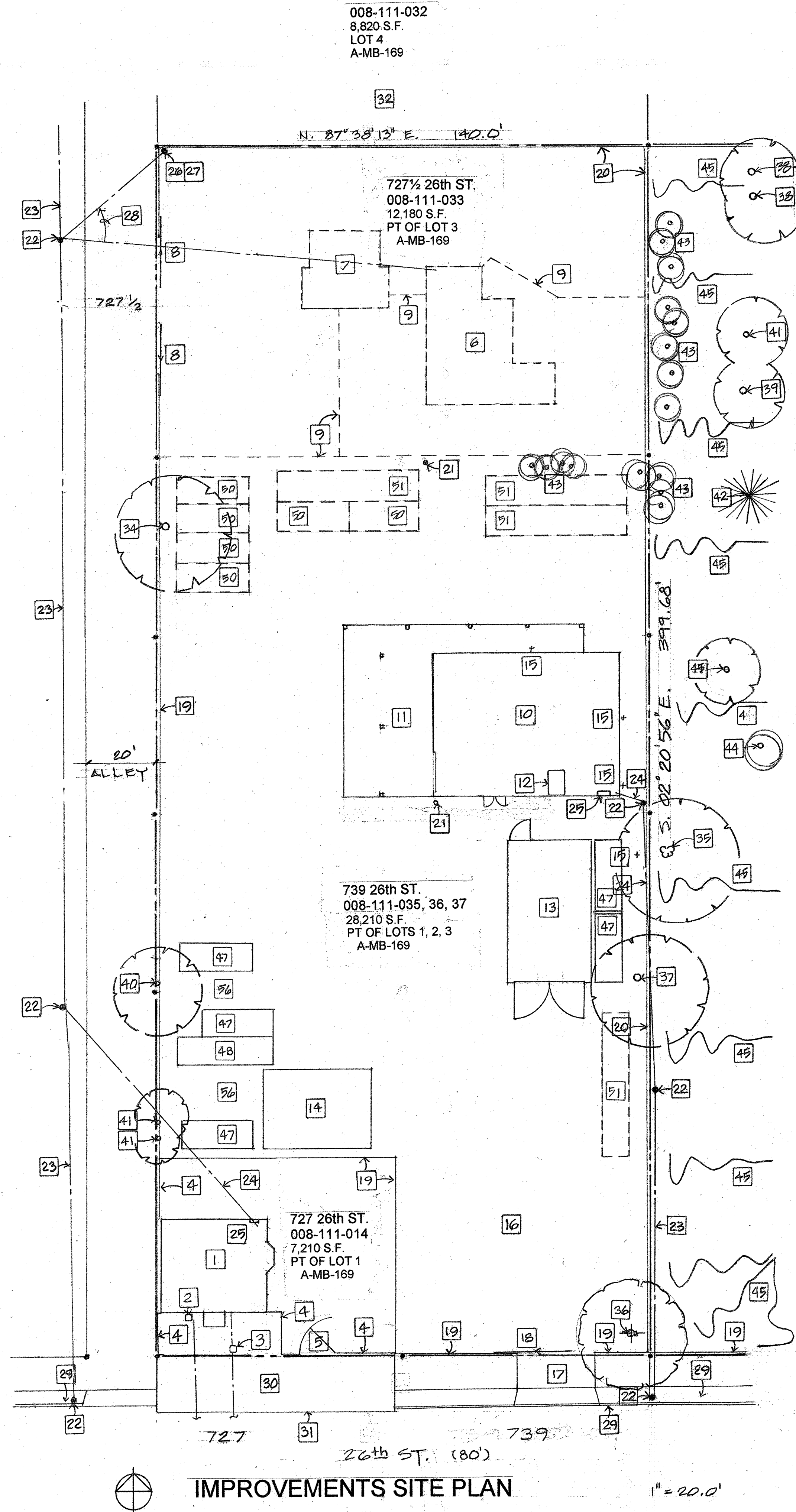


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 Lic. C 21907

Paso Robles Tank, Inc.
 825 26th St.
 Paso Robles, CA

DRAWN	5
CHECKED	
DATE	11-22
SCALE	1" = 20.0'
JOB NO.	
SHEET	2
AS-BUILT & DEMOLITION SITE PLAN	
727 & 739 26th ST.	
OF SHEETS	

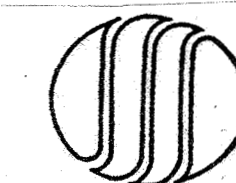
BUILDING KEY	
BUILDING	AREA
727 26th ST.	
1	EXISTING RESIDENCE 792 S.F.
2	(E) GAS SERVICE
3	(E) WATER SERVICE
4	EXISTING WOOD FENCE, 6FT. TALL
5	EXISTING 10' GATE
727 1/2 26th ST.	
6	DEMO. SINGLE FAMILY RESIDENCE, 988 S.F.
7	DEMO. GARAGE 532
8	EXIST. PAIR 20' ROLLING GATES
9	EXISTING CHAINLINK FENCE TO BE REMOVED
739 26th ST.	
10	SMALL PARTS FABRICATION SHOP 2,100 S.F.
11	METAL SHADE STRUCTURE 1,544
12	(E) RESTROOM LOCATION
13	MAINTENANCE SHOP 920
14	METAL SHADE STRUCTURE 680
15	EXIST. HOSE BIB
16	A.C. PAVING
17	CONC. DRIVE RAMP
18	EXISTING 23' GATE
19	EXISTING CHAINLINK FENCE WITH VISUAL SCREENING
20	EXISTING CHAINLINK FENCE
21	EXIST. LIGHT POLE
22	EXISTING ELECTRICAL UTILITY POLE
23	EXISTING OVERHEAD ELECTRICAL LINE
24	OVERHEAD ELECTRICAL SERVICE LINE
25	EXISTING ELECTRICAL SERVICE PANEL
26	PROPOSED ELECTRICAL UTILITY POLE
27	PROPOSED ELECTRICAL SERVICE PANEL
28	RELOCATE OVRHD. ELEC. SERVICE LINE
29	EXISTING CURB, GUTTER AND SIDEWALK
30	DIRT APRON
31	EDGE OF EXISTING AC PAVING
32	ADJACENT SINGLE FAMILY RESIDENCE
33	ADJACENT PASO ROBLES TANK FACILITY
34	OAK 36" DIA.
35	OAK 30" DIA. SPLIT INTO 5 8" DIA.
36	OAK 24" DIA.
37	OAK 18" DIA.
38	OAK 12" DIA.
39	OAK 10" DIA.
40	OAK 8" DIA.
41	OAK 6" DIA.
42	PINE 12" DIA.
43	WILLOW 6" DIA. TYP. IN CLUSTERS
44	WILLOW 12" DIA.
45	2:1 DOWNWARD SLOPE
NON-FIXED SITE EQUIPMENT	
46	MISC. EQUIPT. STORAGE AREA
47	20' METAL STORAGE CONT. TO REMAIN
48	28' METAL STORAGE CONT. TO REMAIN
49	40' METAL STORAGE CONT. TO REMAIN
50	20' METAL STORAGE CONT. TO BE REMOVED
51	40' METAL STORAGE CONT. TO BE REMOVED



825 26th ST.
 008-111-031
 3.12 ± ACRES
 LOTS 8 & 9
 A-MB-169

IMPROVEMENTS SITE PLAN

REVISIONS	BY



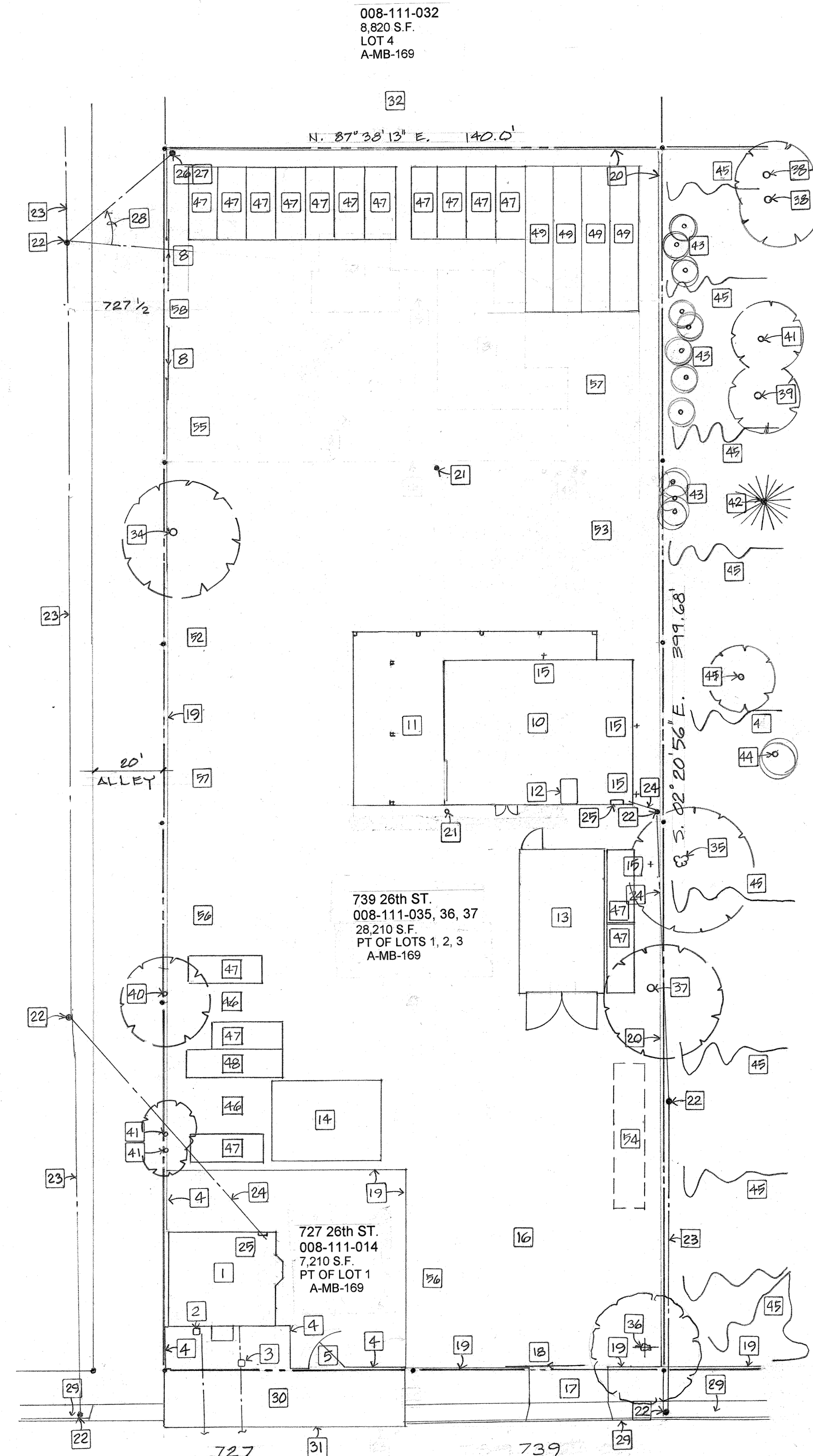
**Steven
C.
Soenke
Architect**

1802 Pinecove Dr.
San Luis Obispo
Ca. 93405-6842
(805) 546-9204
Lic. C 21907

Paso Robles Tank, Inc.
825 26th. St.
Paso Robles, CA

DRAWN 3
CHECKED
DATE 5-19-22
SCALE 1" = 20.0'
JOB NO.
SHEET 3
IMPROVEMENT SITE PLAN 727 & 739 26th ST.
OF SHEETS

- BUILDING KEY**
- | BUILDING | AREA |
|---|------------|
| 727 26th ST. | |
| 1 EXISTING RESIDENCE | 792 S.F. |
| 2 (E) GAS SERVICE | |
| 3 (E) WATER SERVICE | |
| 4 EXISTING WOOD FENCE, 8FT. TALL | |
| 5 EXISTING 10' GATE | |
| 6-9 NOT USED | |
| 739 26th ST. | |
| 10 SMALL PARTS FABRICATION SHOP | 2,100 S.F. |
| 11 METAL SHADE STRUCTURE | 1,544 |
| 12 (E) RESTROOM LOCATION | |
| 13 MAINTENANCE SHOP | 920 |
| 14 METAL SHADE STRUCTURE | 660 |
| 15 EXIST. HOSE BIB | |
| 16 A.C. PAVING | |
| 17 CONC. DRIVE RAMP | |
| 18 EXISTING 23' GATE | |
| 19 EXISTING CHAINLINK FENCE WITH VISUAL SCREENING | |
| 20 EXISTING CHAINLINK FENCE | |
| 21 EXIST. LIGHT POLE | |
| 22 EXISTING ELECTRICAL UTILITY POLE | |
| 23 EXISTING OVERHEAD ELECTRICAL LINE | |
| 24 OVERHEAD ELECTRICAL SERVICE LINE | |
| 25 EXISTING ELECTRICAL SERVICE PANEL | |
| 26 PROPOSED ELECTRICAL UTILITY POLE | |
| 27 PROPOSED ELECTRICAL SERVICE PANEL | |
| 28 RELOCATE OVRHD. ELEC. SERVICE LINE | |
| 29 EXISTING CURB, GUTTER AND SIDEWALK | |
| 30 DIRT APRON | |
| 31 EDGE OF EXISTING AC PAVING | |
| 32 ADJACENT SINGLE FAMILY RESIDENCE | |
| 33 ADJACENT PASO ROBLES TANK FACILITY | |
| 34 OAK 36" DIA. | |
| 35 OAK 30" DIA. SPLIT INTO 5 8" DIA. | |
| 36 OAK 24" DIA. | |
| 37 OAK 16" DIA. | |
| 38 OAK 12" DIA. | |
| 39 OAK 10" DIA. | |
| 40 OAK 8" DIA. | |
| 41 OAK 6" DIA. | |
| 42 PINE 12" DIA. | |
| 43 WILLOW 6" DIA. TYP. IN CLUSTERS | |
| 44 WILLOW 12" DIA. | |
| 45 2:1 DOWNWARD SLOPE | |
| NON-FIXED SITE EQUIPMENT | |
| 46 MISC. EQUIPT. STORAGE AREA | |
| 47 20' METAL STORAGE CONT. | |
| 48 26' METAL STORAGE CONT. | |
| 49 40' METAL STORAGE CONT. | |
| 50 NOT USED | |
| 51 NOT USED | |
| 52 MATERIAL STORAGE AREA | |
| 53 MATERIAL LAYDOWN AREA | |
| 54 40' TRAILER PARKING AREA | |
| 55 SMALL TRAILER PARKING AREA | |
| 56 CONST. EQUIP. LAY DOWN AREA | |
| 57 PRODUCT LAY DOWN AREA | |
| 58 40' SLIDING GATE TO REMAIN LOCKED, FOR EMERGENCE ACCESS ONLY | |



825 26th ST.
008-111-031
3.12 ± ACRES
LOTS 8 & 9
A-MB-169

739 26th ST.
008-111-035, 36, 37
28,210 S.F.
PT OF LOTS 1, 2, 3
A-MB-169

727 26th ST.
008-111-014
7,210 S.F.
PT OF LOT 1
A-MB-169

IMPROVEMENTS SITE PLAN

1" = 20.0'