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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021050487

Project Title: The Landing Paso Robles

Lead Agency: City of Paso Robles

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Project Location: Paso Robles (*City*) San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

see Attachment 1.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

see Attachment 2.

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

see Attachment 3.

Provide a list of the responsible or trustee agencies for the project.

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
California Department of Fish and Wildlife
California Department of Transportation
Central Coast Regional Water Quality Control Board
San Luis Obispo County Air Pollution Control District
San Luis Obispo County Department of Environmental Health

The Applicant (Majestic Realty Co.) seeks entitlements for the 139.18-acre project site to allow for the demolition of existing onsite improvements and the construction and operation of The Landing Paso Robles, a warehouse, light industrial, and business park center, as part of the redevelopment of the former Paso Robles Boys School site. The Applicant is seeking entitlements for a GPA; a Zone Change; a VTTM; a Conceptual Master Development Plan, including Design Guidelines, for the entire site; a specific Development Plan for one 310,800-square-foot cold storage warehouse building and one 310,800-square-foot industrial park warehouse building; an Oak Tree Removal permit; and a Development Agreement between the Applicant and the City. Future entitlements would include but not be limited to Conditional Use Permits (CUPs), Development Plans, or Planned Development applications, as appropriate, for the entitlement of individual developments that are within the scope of the Conceptual Master Development Plan.

The project would include a mix of employment and visitor-serving uses, including, but not limited to, a cold storage warehouse, an industrial park with three warehouses and other light industrial and maker space-type uses[1] offices, retail uses, a restaurant, a market hall, a hotel with conference center, a winery, and passive park and green spaces with agricultural elements (Figure 2-3). Offsite infrastructure improvements are also proposed to support the project.

The project is expected to be constructed in two phases. The initial development phase would encompass approximately 50.44 acres of the project site. This phase would be developed with a 310,800-square-foot cold storage warehouse (one of the two warehouse buildings proposed as part of the specific Development Plan), up to 350 rooms of transient lodging and conference center, 63,000 square feet of industrial park maker space and retail uses, and an 11.60-acre stormwater basin that would serve the entire project site. Future development would include development of the remaining 88.74 acres of the project site of up to 1,057,920 square feet of retail, industrial park (including the second 310,800-square-foot warehouse proposed as part of the specific Development Plan), office, and other uses with an emphasis on visitor-serving uses. Table 2-1 identifies the maximum development potential of The Landing Paso Robles. See Appendix B for project plans.

Table 2-1. Proposed Development

Land Use Type	Maximum Gross Floor Area[1]	Acreage[2]
Initial Development Phase		
Cold Storage Warehouse[3]	310,800 sf	22.92 acres
Hotel and Conference Center	175,000 sf; 350 rooms	6.50 acres
Industrial Park Maker Space/Light Industrial	47,000 sf	4.54 acres
Retail	16,000 sf	2.00 acres
Stormwater Detention Basin	n/a	11.60 acres
Onsite Roads	n/a	2.88 acres
Offsite Improvements	n/a	20.77 acres (low water crossing option) *or* 17.47 acres (temporary traffic signal option)
Future Development Phase		
Industrial Park Warehouses	459,520 sf	34.97 acres
Industrial Park Maker Spaces/Light Industrial	255,000 sf	24.58 acres
Office	250,000 sf	10.27 acres
Market Hall	57,000 sf	4.20 acres
Retail (Food and Beverage)	13,400 sf	1.73 acres
Restaurant	6,500 sf	5.05 acres

[1] A maker space is a collaborative workspace that contains tools and equipment and is used to create or manufacture goods.

ATTACHMENT 1

Land Use Type	Maximum Gross Floor Area[1]	Acreage[2]
Winery	16,500 sf	
Passive Park-Pedestrian Plaza-Green Spaces	n/a	7.94 acres
Total	1,606,720 sf; 350 hotel rooms	156.65 or 159.95 acres

[1] sf = square feet

[2] Acreages approximate; subject to survey verification.

[3] Gross Floor Area for the warehouse buildings is defined as the sum of the gross horizontal areas of all floors, mezzanines, and lofts of the building, excluding stairwells, elevator shafts, equipment rooms, and mezzanine areas used as catwalks and platforms for conveyors, equipment, and related workstations.

Impacts	Mitigation Measures	Residual Impacts
Aesthetics		
AES Impact 1: The project would not have a substantial adverse impact on scenic vistas.	Mitigation is not required.	Less than Significant
AES Impact 2: The project is not within the view corridor of a state scenic highway and does not propose offsite improvements that would be within the view corridor of a state scenic highway.	Mitigation is not required.	Less than Significant
AES Impact 3: Although visual quality and rural character would be adversely affected by removal of large trees, this would be offset by an improvement in visual character in terms of alteration from institutional to retail-commercial and would visually unify the site and complement the airport area development.	Implement Mitigation Measure **BIO/mm-7.1**.	Less than Significant
AES Impact 4: The airport area, surroundings, and project site currently have a moderate amount of nighttime lighting. The project proposes lighting design and fixtures that would minimize light-source effect and would not spill over onto adjacent properties. As a result, the project would create a less-than-significant new source of nighttime or daytime light or glare into the surrounding area.	**AES/mm-4.1:** Prior to issuance of building permits in either phase, the Applicant shall provide a lighting plan for the lot affected by the building permit and any areas outside of the lot that are subject to associated offsite improvements that demonstrates that the selected light fixtures, locations, and optical distribution patterns comply with the California Green Building Code standards. Specifically, the plan shall evaluate the light fixture selection against the lighting zone that is appropriate. Backlight, uplight, and glare (BUG) ratings provided by the manufacturer of the proposed fixtures shall be provided for each fixture type proposed. The lighting plans shall be prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America (IESNA) using guidance and best practices endorsed by the International Dark Sky Association. All fixtures shall meet or exceed the standards of the California Green Building Code Maximum Allowable BUG Rating (Table 5.106.8 in the 2019 version). The plan shall also include the following to meet this requirement: 1. In order to prevent “hot spots” onto the structures, wall-mounted fixtures shall be positioned for lighting at the ground level and around the building for safety using appropriate IESNA uniformity ratings and shall not shed light back onto the building. To achieve this, the plan shall consider use of house side shields to minimize glare that may be observed from the vertical surface of the building walls. Wall-mounted light fixtures shall use nonreflective materials, including nonreflective glass. 2. The project shall include lighting controls and dimming capabilities for both building-related lighting and pedestrian/parking-related lighting, based on the IESNA, California Green Building Code, and California Energy Code minimums. Occupancy sensors shall be utilized so that lighting is dimmed or turned off when an area is unoccupied. 3. Lighting in parking areas and along drive aisles shall be the minimum level necessary to provide appropriate visibility of pedestrians and vehicles.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	4. Lighting fixtures located in parking areas or drive aisles shall not be located adjacent to or above trees that will obscure lighting beyond safe levels as the trees mature. 5. Any exterior lighting, including lighting for signs, shall be "warm-white" or filtered (correlated color temperature of < 3,000 Kelvin; scotopic/photopic ratio of < 1.2) to minimize blue emissions. 6. All exterior lighting fixtures shall be International Dark Sky Association approved (Fixture Seal of Approval program) and shall be installed so that they are shielded and directed downwards.	
AES Cumulative Impacts: The project's incremental contribution to potential cumulative impacts would be substantially reduced through project design and adherence with the General Plan, Municipal Code, and other City guidelines.	Implement Mitigation Measures **AES/mm-4.1 and BIO/mm-7.1**.	Less than Cumulatively Considerable
Agriculture and Forestry Resources		
AG Impact 1: The project may or may not construct an extension of Rollie Gates Drive, which if constructed would convert approximately 2.53 acres of Farmland of Statewide Importance to non-agricultural use.	**AG/mm-1.1:** If the street improvement plans for an extension of Rollie Gates Drive are submitted for City of Paso Robles (City) approval, the Applicant shall provide a calculation of the acreage of Farmland Mapping and Monitoring Program designated Farmland that would be converted to non-agricultural use as a result of the roadway extension, based on detailed design plans for the roadway extension, including road shoulders and right-of-way areas that could not be used for agricultural uses in the future. Upon City verification of the acreage calculation and prior to City of approval of roadway construction, the Applicant shall contribute monetarily at a 1:1 ratio to the California Farmland Trust, or a similar established conservation program in the State of California as accepted by the City, for the conservation of Farmland. The Trust or other conservation program would be responsible for maintaining conserved Farmland in perpetuity. The Applicant shall provide satisfactory evidence to the City that the mitigation has been satisfied.	Significant and Unavoidable
AG Impact 2: The project would not result in other environmental changes that could result in the conversion of Farmland to non-agricultural uses.	Implement Mitigation Measures **AQ/mm-1.3 and AQ/mm-2.1**.	Less than Significant
AG Cumulative Impacts: The project, along with other foreseeable future projects located on or near Farmland, would result in the direct conversion of Farmland to non-agricultural uses.	Implement Mitigation Measure **AG/mm-1.1, AQ/mm-1.3, and AQ/mm-2.1**.	Significant and Unavoidable
Air Quality and Greenhouse Gas Emissions		
AQ Impact 1: The project would conflict with or obstruct implementation of the SLOAPCD 2001 Clean Air Plan San Luis Obispo County and Particulate Matter Report.	**AQ/mm-1.1:** The Applicant shall prepare and implement a Traffic Demand Management Plan (TDMP), which shall be reviewed and approved by the City of Paso Robles (City) Engineer prior to implementation. The TDMP shall also be provided to the San Luis Obispo Council of Governments (SLOCOG) for comment prior to approval by the City. The plan shall identify the strategies to be implemented and methods for monitoring the effectiveness	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
	of the strategies and include strategies and/or payment of traffic mitigation fees sufficient to achieve a reduction of 15% below the existing County of San Luis Obispo average vehicle miles traveled per service population (VMT/SP) of 27.93. At a minimum, based on the Transportation Impact Study and Updated Transportation Impact Study Analysis and Recommendations prepared for this project, the following strategies shall be implemented (Central Coast Transportation Consulting 2023, 2024): 1. Implement a Commute Trip Reduction program through SLO Regional Rideshare. This program, operated by SLOCOG, helps employers develop and implement transportation demand management measures for employees. Measures may include, but are not limited to: a. Offer financial incentives to employees who carpool, take transit, walk, or bike, including subsidized bus passes (minimum of 50%) for employees if and when transit service becomes available to the project site. Offer $1 per day incentives for using smart commute choices, administered by SLOCOG and billed to the employer monthly. b. Implement a vanpool program and subsidize a portion (minimum 50%) of the vanpool expenses to increase adoption. 2. Provide a fair-share contribution towards the City's Niblick Bikeway Corridor project, as detailed in the project Development Agreement. 3. Outbound truck trips shall be prohibited between 4:00 p.m. and 5:00 p.m. on Mondays through Fridays, and 10:00 a.m. and 2:00 p.m. on Sundays to limit exposure during the busiest times on State Route 46 East (SR 46E). This measure applies to trucks with 3 or more axles serving buildings that are 25,000 square feet in size, or larger, excluding hotel uses. This measure shall only be required until a controlled crossing (traffic signal, roundabout, overcrossing, or undercrossing) is operational for eastbound project trips onto SR 46E. 4. Coordinate with San Luis Obispo Regional Transit Authority (SLORTA) to accommodate future transit service to the project site. 5. All eastbound outbound truck traffic shall use controlled crossing (traffic signal, roundabout, overcrossing, or undercrossing) for eastbound project trips onto SR 46E. (See Mitigation Measure TR/mm-3.1.) 6. Reduce the number of parking spaces to the minimum required by the City Municipal Code, inclusive of any shared-parking adjustments or parking reductions granted by the code.	

Impacts	Mitigation Measures	Residual Impacts
	7. Develop measurable targets for monitoring transportation demand measures (driveway counts, vanpool/shuttle ridership counts, employee surveys, etc.). The TDMP shall be prepared for the initial development phase and be updated for the future development phase (or partial subphases thereof). The Applicant shall retain a TDMP Coordinator to implement and monitor the TDMP. A status report regarding the TDMP effectiveness at reducing the project VMT shall be provided to the City and to SLOCOG on an annual basis. If the TDMP does not achieve a 14.79% reduction in VMT (23.74 VMT/SP), the Applicant shall work with the City to update the TDMP to achieve VMT reduction. The TDMP measures shall be incorporated into the project's Covenants, Conditions, and Restrictions (CC&Rs) and shall be included in all tenant leases. **AQ/mm-1.2:** The following San Luis Obispo County Air Pollution Control District (SLOAPCD) recommended measures shall be implemented to reduce the operational emissions generated by the project. City of Paso Robles (City) staff shall evaluate each application submitted for implementing development and determine from the following list of measures which are applicable: 8. Provide a pedestrian-friendly and interconnected streetscape with good access to/from the development for pedestrians, bicyclists, and transit users to make alternative transportation more convenient, comfortable, and safe. 9. Incorporate traffic calming modifications to project roads to reduce vehicle speeds and increase pedestrian and bicycle usage and safety. 10. Provide employee lockers and showers to promote bicycle and pedestrian use. One shower and five lockers for every 25 new employees is recommended. 11. Increase bicycle accessibility and safety in the vicinity of the project; for example, provide interconnected bicycle routes/lanes or construction of bikeways. 12. Provide shade or photovoltaic solar over parking spaces to the extent feasible and allowable per building code requirements to reduce evaporative emissions from parked vehicles and reduce heat-island effect. 13. Reduce fugitive dust from roads and parking areas with the use of paving or other materials. 14. Install legible, durable, weather-proof signs at truck access gates, loading dock areas, and truck parking areas that identify anti-idling regulations and state that diesel engine idling shall be limited to 3 minutes or less. 15. All built-in appliances shall be Energy Star certified or equivalent. 16. Utilize onsite renewable energy systems (e.g., solar, wind, geothermal, biomass, and/or bio-gas) to offset a portion of the project's energy use. To accomplish this, the roofs of all industrial buildings shall be solar-ready and outfitted with a solar	

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	photovoltaic system. The solar-ready roof shall be installed as part of the shell building permit. The solar photovoltaic system shall be installed as part of tenant improvement building permits. The system shall offset at least 10% of the building user's electrical demand, or if there is not enough roof space to offset 10%, then the maximum sized solar photovoltaic system feasible shall be installed given applicable Building Code requirements Fire Code requirements, clearance requirements around roof-mounted equipment, transformer capacity, utility company interconnection regulations, and other code compliance constraints. 17. Design roof trusses to handle dead weight loads of standard solar-heated water systems and/or photovoltaic panels. **AQ/mm-1.3:** The following mitigation measures shall be implemented to reduce construction-generated fugitive dust and shall be shown on grading and building plans: 18. Reduce the amount of disturbed areas where possible. 19. Use water trucks, San Luis Obispo County Air Pollution Control District (SLOAPCD)-approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook) in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of a SLOAPCD-approved dust suppressant where possible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook. 20. All dirt stockpile areas should be sprayed daily or covered with tarps or other dust barriers as needed. 21. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. 22. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between the top of load and top of trailer) in accordance with California Vehicle Code Section 23114. 23. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent track-out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or	

Impacts	Mitigation Measures	Residual Impacts
	combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified. 24. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil-disturbing activities. 25. Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established. 26. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD. 27. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site. 28. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where possible. Roads shall be pre-wetted prior to sweeping when possible. 29. The burning of vegetative material shall be prohibited. Effective February 25, 2000, the SLOAPCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the SLOAPCD Engineering and Compliance Division at (805) 781-5912. 30. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent the transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Engineering and Compliance Division prior to the start of any grading, earthwork, or demolition. 31. The project shall divert a minimum of 65% of non-hazardous construction or demolition debris.	
AQ Impact 2: The project would result in a cumulatively considerable net increase of criteria pollutants that would exceed applicable SLOAPCD thresholds.	Implement Mitigation Measures **AQ/mm-1.1, AQ/mm-1.2, and AQ/mm-1.3**. **AQ/mm-2.1:** A Construction Activity Management Plan (CAMP) shall be prepared. The CAMP shall be submitted to the San Luis Obispo County Air Pollution Control District (SLOAPCD) for review and approval at least 3 months before the start of construction. The CAMP shall include a dust-control management plan, tabulation of on- and off-road construction equipment (age, horsepower, and usage rates), construction truck trip	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
	schedules, construction workday period, and construction phasing. Each subsequent developer shall provide documentation establishing consistency with the CAMP prior to the start of construction activities. If there are any changes to these assumptions after completion of the CAMP, the subsequent developer shall coordinate with the SLOAPCD to ensure alterations are not detrimental to emissions reduction strategies and that revisions to the CAMP are not required. If implementation of Standard Mitigation and Best Available Control Technology measures cannot reduce project emissions to below the SLOAPCD's Tier 2 threshold, offsite mitigation shall be implemented in coordination with the SLOAPCD to reduce nitrogen oxides (NO_X) and reactive organic gas (ROG) emissions to below the Tier 2 threshold. The following measures may be implemented and included in the CAMP to reduce construction emissions from on and off-road construction equipment (NO_X, ROG, and diesel particulate matter) and area sources and shown on grading and building plans. Construction contracts shall be obligated to comply with these measures and permit inspection of the construction site by the City of Paso Robles or its designee and SLOAPCD to confirm compliance: 32. Maintain all construction equipment in proper tune according to manufacturer's specifications. 33. Fuel all off-road and portable diesel-powered equipment with California Air Resources Board (CARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road). 34. Heavy-duty (50 horsepower or greater) diesel-fueled construction equipment shall meet, at a minimum, the CARB's Tier 3 certified engines, or cleaner, off-road heavy-duty diesel engines; be fitted with diesel exhaust particulate filters in accordance with manufacturer recommendations; and comply with the State Off-Road Regulation. Heavy-duty equipment with Tier 4 engines shall be used to the extent locally available (within 50 miles). Where Tier 3, or cleaner, equipment is not available, incorporate diesel emission control strategies/retrofits, such that emission reductions achieved equal or exceed that of a Tier 3 engine. Installing California Verified Diesel Emission Control Strategies. Verified diesel emissions control strategies can be found at: https://ww2.arb.ca.gov/diesel/verdev/vt/cvt.htm. This requirement shall be included in any applicable bid documents, purchase orders, and contracts, and prior to ground-disturbing activities on the project, the contractor shall provide to SLOAPCD a list of the construction equipment to be used onsite, including equipment type, model year, serial number, Engine Identification Number (EIN) engine model year, horsepower, emission tier, and emission control strategy, if applicable. If all the listed equipment is not Tier 3 or equivalent or cleaner, then additional emissions estimates and/or the preparation of a CAMP may be required by SLOAPCD. 35. When applicable, portable equipment, 50 horsepower or greater, used during construction activities shall be registered with the California statewide portable equipment registration program (issued by the CARB) or be permitted by the SLOAPCD. Such	

Impacts	Mitigation Measures	Residual Impacts

equipment may include power screens, conveyors, internal combustion engines, crushers, portable generators, tub grinders, trammel screens, and portable plants (e.g., aggregate plant, asphalt plant, concrete plant). For more information, contact the SLOAPCD Engineering and Compliance Division at (805) 781-5912.

36. Use on-road heavy-duty trucks that meet the CARB's 2010 or cleaner certification standard for on-road heavy-duty diesel engines and comply with the State On-Road Regulation.
37. All on- and off-road diesel equipment shall not idle when not in use. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit.
38. Construction equipment staging areas shall be located at the farthest reasonable distance possible from nearby sensitive land uses, or at a minimum distance of 300 feet.
39. Stationary noise sources such as generators, pumps, and pavement crushers shall be located at the farthest distance possible from noise-sensitive uses, or at a minimum distance of 300 feet.
40. To the extent locally available, electrified or alternatively powered construction equipment shall be used.
41. Substitute gasoline-powered in place of diesel-powered equipment, where possible.
42. Use alternative-fueled construction equipment onsite where possible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
43. Construction of the proposed project shall use low volatile organic compound content paints not exceeding 50 grams per liter.
44. To the extent locally available, use prefinished building materials or materials that do not require the application of architectural coatings.
45. Any screening walls shall be constructed prior to commencing onsite demolition, site preparation, and site grading activities and prior to issuance of construction permits for buildings.

AQ/mm-2.2: Prior to installation of stationary emission sources (e.g., emergency back-up power generators), the San Luis Obispo County Air Pollution Control District (SLOAPCD) shall be consulted to identify applicable permitting limitations and requirements. A Permit to Operate (PTO) shall be obtained from the SLOAPCD prior to installation. At a minimum, emergency back-up power generators shall meet U.S. Environmental Protection Agency (USEPA) Tier 4 emission standards. Additional limitations, such as hourly operational limitations and/or alternative fuel sources, may also be required as part of the PTO.

AQ/mm-2.3: The following additional mitigation measures shall apply specific to the proposed warehouses:

Impacts	Mitigation Measures	Residual Impacts
	46. Cold storage warehouse loading docks that service chilled, refrigerated, or freezer warehouse space shall be equipped with electrical hookups for trucks with transport refrigeration units or auxiliary power units to minimize truck idling. 47. Electrical service conduit shall be designed to accommodate future electric charging stations for haul trucks. 48. Service equipment (e.g., yard hostlers, yard equipment, forklifts, pallet jacks) shall be zero emission or natural gas if zero emission is not available. **AQ/mm-2.4:** The project shall develop an Operational Activity Management Plan (OAMP) for proposed warehouse operations. The plan shall be developed in coordination with the San Luis Obispo County Air Pollution Control District (SLOAPCD) and shall identify mitigation measures and, if necessary, offsets to be implemented to reduce reactive organic gases and nitrogen oxides (ROG+NO_X) operational emissions not to exceed SLOAPCD's annual significance threshold of 25 tons per year for ROG+NO_X. Such measures may include, but are not limited to, those identified in Mitigation Measures AQ/mm-1.1, AQ/mm-1.2, and AQ/mm-2.2.	
AQ Impact 3: Project demolition and construction activities would not have the potential to expose sensitive receptors to substantial concentrations of naturally occurring asbestos.	Mitigation is not required.	Less than Significant
AQ Impact 4: Project demolition and construction activities would have the potential to expose sensitive receptors to substantial concentrations of asbestos-containing materials and lead-coated materials.	**AQ/mm-4.1:** The following mitigation measures shall be implemented to reduce the disturbance of asbestos and lead. Strategies include but are not limited to the following: 49. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions requirements (Title 40, Code of Federal Regulations, Part 61, Subpart M) for the demolition of existing structures. The San Luis Obispo County Air Pollution Control District (SLOAPCD) is delegated authority by the U.S. Environmental Protection Agency to implement the Federal Asbestos National Emission Standards for Hazardous Air Pollutants. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per National Emission Standards for Hazardous Air Pollutants requirements. SLOAPCD notification form and reporting requirements are included in Appendix C of the project environmental impact report. Additional information may be obtained at: http://slocleanair.org/business/asbestos.php. 50. If during the demolition of existing structures, paint is separated from the construction materials (e.g., chemically or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed of in accordance with federal, state, and local regulations. According to the California Department of Toxic Substances Control (DTSC), if the paint is not removed from the building material during demolition (and is not chipping or peeling),	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. Contact the SLOAPCD Enforcement Division at (805) 781-5912 for more information. Approval of a lead work plan and permit may be required. Lead work plans, if required, will need to be submitted to SLOAPCD 10 days prior to the start of demolition. 51. Prior to any demolition activities, the Applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measure. These requirements may include but are not limited to: Development of an Asbestos Dust Mitigation Plan which must be approved by the SLOAPCD before operations begin, and c. Development and approval of an Asbestos Health and Safety Program (required for some projects).	
AQ Impact 5: Project demolition and construction activities would have the potential to expose sensitive receptors to substantial localized concentrations of particulate matter.	Implement Mitigation Measure **AQ/mm-1.3**.	Less than Significant
AQ Impact 6: Project demolition and construction activities would have the potential to expose sensitive receptors to health hazards associated with valley fever.	Implement Mitigation Measure **AQ/mm-1.3**. **AQ/mm-6.1:** The Applicant and contractor(s) shall implement the following measures during construction activities to reduce potential impacts associated with valley fever: 52. If peak daily wind speeds exceed 15 miles per hour (mph) or peak daily temperatures exceed 95 degrees Fahrenheit (ºF) for 3 consecutive days, additional dust suppression measures shall be implemented prior to and immediately following ground-disturbing activities. These measures shall include, at a minimum, use of additional water or the application of additional soil stabilizer on areas of disturbance and stockpiles. The additional dust suppression measures shall continue to be implemented until peak daily wind speeds are 10 mph or less and outdoor air temperatures are below a peak daily temperature of 90ºF for at least 2 consecutive days. 53. Heavy construction equipment traveling on unpaved roads within the project site shall be preceded by a water truck to dampen roadways and reduce dust from transportation along such roads. 54. The Applicant or contractor(s) shall notify the City of Paso Robles no more than 60 nor less than 30 days before initiation of site-disturbing construction activities to allow the City of Paso Robles the opportunity to provide education outreach to community members and medical providers, as well as enhanced disease surveillance in the area both during and after construction activities involving grading.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	55. Prior to any project grading activity, the project construction contractor(s) shall prepare and implement a worker training program that describes potential health hazards associated with valley fever, common symptoms, proper safety procedures to minimize health hazards, and notification procedures if suspected work-related symptoms are identified during construction, including the fact that certain ethnic groups and immune-compromised persons are at greater risk of becoming ill with valley fever. The objective of the training shall be to ensure the workers are aware of the danger associated with valley fever. The worker training program shall be included in the standard in-person training for project workers and shall identify safety measures to be implemented by construction contractors during construction. Prior to initiating any grading, the Applicant shall provide the City of Paso Robles with copies of all educational training material for review and approval. No later than 30 days after any new employee or employees begin work, the Applicant shall submit evidence to the City of Paso Robles that each employee has acknowledged receipt of the training (e.g., sign-in sheets with a statement verifying receipt and understanding of the training). 56. The Applicant shall work with a medical professional, in consultation with the City of Paso Robles and the County of San Luis Obispo Public Health Department, to develop an educational handout for onsite workers and surrounding residents within 3 miles of the project site that includes the following information on valley fever: Potential sources/causes; d. Common symptoms; e. Options or remedies available should someone be experiencing these symptoms; and f. The location of available testing for infection. Prior to grading permit issuance, this handout shall have been created by the Applicant and reviewed by the City of Paso Robles. No less than 30 days prior to any surface disturbance (e.g., grading, filling, trenching) work commencing, this handout shall be mailed to all existing residences within three miles of the project site. The Applicant or developer(s) shall submit proof that the County of San Luis Obispo Public Health Department has been consulted prior to commencement of construction activities, a worker training program has been conducted, and the educational handout has been mailed to existing residences within 3 miles of the project area to the City of Paso Robles.	
AQ Impact 7: The long-term operation of the project would not expose sensitive receptors to substantial localized concentrations of carbon monoxide.	Implement Mitigation Measures **AQ/mm-1.1, TR/mm-3.1, and TR/mm-4.1**.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
AQ Impact 8: The long-term operation of the project would have the potential to expose sensitive receptors to harmful localized concentrations of diesel particulate matter.	Implement Mitigation Measure **AQ/mm-2.3**.	Significant and Unavoidable
AQ Impact 9: The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	Mitigation is not required.	Less than Significant
AQ Cumulative Impacts: The project would result in cumulatively considerable impacts associated with exposure of sensitive receptors to substantial pollutant emissions.	Implement Mitigation Measures **AQ/mm-1.1 through AQ/1.3 and AQ/mm-2.1 through AQ/mm-2.4**.	Cumulatively Considerable
GHG Impact 1: The project would generate greenhouse gas emissions, directly and indirectly, that would have a significant impact on the environment.	**GHG/mm-1.1:** A Greenhouse Gas (GHG) Reduction Plan shall be prepared for the proposed project. The GHG Reduction Plan shall include a menu of all possible onsite GHG reduction measures sufficient to offset operational mobile-source emissions associated with unmitigated net increases in regional VMT. In the event that the City of Paso Robles (City) adopts an updated Climate Action Plan or the San Luis Obispo County Air Pollution Control District (SLOAPCD) releases updated recommended GHG significance thresholds that address future-year 2030 GHG emissions reductions, the GHG-Reduction Plan shall be evaluated in comparison to the GHG thresholds and reduction measures identified in the Climate Action Plan or those identified by the SLOAPCD and adjusted in order for the project to be in compliance with the Climate Action Plan. The GHG Reduction plan shall be approved by the City prior to issuance of building construction permits. The list of GHG-reduction measures to be included in the GHG Reduction Plan may include, but not be limited to, those identified in Mitigation Measures AQ/mm-1.1, AQ/mm-1.2, and AQ/mm-2.1 through AQ/mm-2.4, and may also include, but not be limited to, the following: 1. Up to the extent allowed by the building code at the time of development, incorporate natural lighting in buildings to minimize daytime lighting demand. 2. Design outdoor lighting shall be designed to minimize electrical demand, such as the use of solar-powered lighting and lighting controlled by motion sensors. 3. Exceed building code requirements for solar installation. 4. Elect to receive electricity from Central Coast Community Energy (3CE). 5. To the extent possible, install electrically powered appliances and building mechanical equipment in place of natural-gas fueled equipment. 6. Provide organic waste pick up and the appropriate onsite enclosures consistent with the provisions of the City of Paso Robles Development Standards for Solid Waste Services. A GHG emissions calculation shall be submitted by the Applicant with each building permit application. Under California Environmental Quality Act Guidelines Section 15126.4(c)(3) and (c)(4), respectively, a project's GHG emissions can be reduced by offsite measures, including offsets that are not	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
	otherwise required and measures that sequester GHGs. In the event that feasible onsite GHG-reduction measures are insufficient to offset operational mobile-source GHG emissions associated with unmitigated net increases in regional VMT, offsite mitigation measures may be included. Offsite mitigation measures may include "Direct Reduction Activities" located in the City of Paso Robles or the SLOAPCD jurisdictional areas. "Direct Reduction Activities" means undertaking or funding activities that will reduce or sequester GHG emissions. GHG reduction credits shall achieve GHG emission reductions that are real, permanent, quantifiable, verifiable, and enforceable. GHG reduction credits shall be undertaken for the specific purpose of reduction project-generated GHG emissions and shall not include reductions that would otherwise be required by law. All Direct Reduction Activities and associated reduction credits shall be confirmed by an independent, qualified third-party air consultant retained by the Applicant.	
GHG Impact 2: The project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Implement Mitigation Measures **AQ/mm-1.1, AQ/mm-1.2, AQ/mm-2.4, AQ/mm-2.5, and GHG/mm-1.1**.	Significant and Unavoidable
GHG Cumulative Impacts: Implementation of mitigation measures identified above would reduce all project-level impacts associated with greenhouse gas emissions to less than cumulatively considerable.	Implement Mitigation Measures **AQ/mm-1.1 through AQ/mm-1.3, AQ/mm-2.1 through AQ/mm-2.4, and GHG/mm-1.1**.	Less than Cumulatively Considerable
Biological Resources		
BIO Impact 1: Construction and grading activities would not result in an adverse substantial impact on a candidate, sensitive, or special-status plant species.	Mitigation is not required.	Less than Significant
BIO Impact 2: Construction and grading activities would not result in direct impacts to vernal pool fairy shrimp individuals, a federally threatened species, and would not remove vernal pool fairy shrimp habitat.	Mitigation is not required.	Less than Significant
BIO Impact 3: Construction and grading activities would result in direct and indirect impacts and habitat modifications to several sensitive and special-status wildlife species that have the potential to occur onsite and in offsite improvement areas.	**BIO/mm-3.1:** Prior to issuance of grading, demolition, or tract improvement permits, or prior to any vegetation removal or ground disturbance activities in or within 100 feet of Huer Huero Creek or oak woodland habitat, the Applicant shall retain a City of Paso Robles (City)-approved biologist to monitor grading/ground-disturbing activities located within and directly adjacent to Huer Huero Creek and oak woodlands to ensure the avoidance of significant indirect impacts, such as sedimentation and invasive plant material introduction. The requirement for biological monitoring and the implementation of best management practices (BMPs) to avoid significant indirect impacts shall be noted on all grading, demolition, tract improvement, and other permits that authorize construction activities in or within 100 feet of Huer Huero Creek or oak woodlands. The biological monitor will verify that mitigation measures and construction BMPs are properly implemented. The biological monitor shall actively communicate observations and information	Less than Significant with Mitigation

Impacts	Mitigation Measures	Residual Impacts
	with the construction supervisor as necessary for maintenance of mitigation and BMPs. The construction supervisor shall keep the biological monitor apprised of the project schedule. The biological monitor shall prepare a post-construction report that documents completion of ground-disturbing activities adjacent to natural resources that are to be retained onsite, and progress of mitigation measures implemented. Reports shall be furnished to the construction supervisor and the City of Paso Robles Community Development Department. Within 30 days of initiating ground-disturbing construction activities, the biological monitor retained by the Applicant shall provide a Worker Education Training Program to all personnel associated with vegetation removal and ground-disturbing construction activities, with instructions on BMPs, to avoid or reduce impacts to biological resources. At a minimum, the training shall include information on the protection of riparian and oak woodland habitats, Huer Huero Creek, special-status wildlife with potential to occur, and all mitigation measures specified by the City of Paso Robles, as well as any related biological report(s) prepared for the project. The Applicant shall notify the City of Paso Robles Community Development Department 1 week prior to this meeting. A 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. **BIO/mm-3.2:** Immediately prior to vegetation removal, ground disturbing activities, and/or grading, a focused preconstruction survey for coast horned lizards shall be conducted by a City of Paso Robles (City)-approved qualified biologist with a valid scientific collecting permit from the California Department of Fish and Wildlife (CDFW) in proposed work areas that would affect potentially suitable habitat; these areas include sandy loamy substrate in annual grassland habitat or within the sandy wash of Huer Huero Creek, as determined by the City-approved project biologist. The scope of the survey shall be determined by the qualified biologist and shall be sufficient to determine presence or absence of the species in the project areas proposed for ground disturbance. If the focused survey results are negative, a letter report shall be submitted to the City Community Development Department, and no further action shall be required. If coast horned lizards are found to be present in the proposed work areas the following steps shall be taken: 1. Coast horned lizards shall be captured by hand by the City-approved qualified biologist with a valid CDFW scientific collecting permit and relocated to an appropriate offsite location an appropriate distance away from the project area to prevent the species from repopulating the site during construction activity, as determined by the City-approved project biologist. 2. Construction monitoring by the City-approved qualified biologist shall be required for all new ground-breaking activities located within coast horned lizard habitat. Construction monitors shall capture and relocate lizards as specified above. 3. A letter report shall be submitted to the City Department of Community Development within 30 days of coast horned lizard relocation.	

Impacts	Mitigation Measures	Residual Impacts
	4. A final letter report shall be submitted to the City Department of Community Development within 30 days of completion of construction activities in coast horned lizard habitat and shall document the project's compliance with this measure. **BIO/mm-3.3:** Prior to commencement of ground-disturbing construction activities during the breeding season of western spadefoot toad (February–May), a seasonally appropriate survey (per California Department of Fish and Wildlife [CDFW] guidelines) shall be conducted within 3 weeks of saturating winter rainfall to determine the presence or absence of spadefoot toads in the project area. If spadefoot toads are detected in the project area, a mitigation plan shall be developed to ensure direct impacts are minimized. The mitigation plan shall address the potential for impacts to aquatic breeding habitat and upland non-breeding habitat and include recommendations to minimize direct mortality of individuals by implementation of avoidance and/or relocation measures. For ground disturbing construction activities outside of the breeding season, a City of Paso Robles (City)-approved qualified biologist with a valid scientific collecting permit from CDFW shall capture by hand and relocate any uncovered spadefoot toads an appropriate distance away from the project area to prevent the species from repopulating the site during construction activity, as determined by the City-approved project biologist. **BIO/mm-3.4:** Prior to commencement of any vegetation removal or construction activities, the project biologist shall survey trees within 1 mile of the project site, including offsite improvement areas, for eagle nests, including the known nesting site in the Huer Huero Creek where golden eagles and two large stick nests were detected during 2020 and 2021 biological surveys for the Huer Huero Bridge and Roundabout Project. If the project biologist identifies a nest that is in use, meaning it has eggs, dependent young, or adult eagles, then the Applicant shall consult with the U.S. Fish and Wildlife Service (USFWS) regarding the necessity for a take permit under the Bald and Golden Eagle Protection Act. Should a take permit be required, the Applicant shall obtain the permit and implement all requirements and recommendations of the USFWS prior to any vegetation removal or construction activities and shall provide written evidence to the City of Paso Robles Community Development Department that such actions have been completed. **BIO/mm-3.5:** Within 1 week of vegetation removal or any construction activities other than demolition activities located entirely within a building, that commence between February 1 and August 15, nesting bird surveys shall be conducted in the area proposed for disturbance and a 500-foot buffer. If surveys do not locate nesting birds, construction activities may be conducted with no further action needed. If work lapses for more than 2 weeks, new surveys shall be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests (or other setback distance determined by a qualified biologist). Occupied nests of special-status bird species within project work areas shall be mapped using the Global Positioning System (GPS) or survey equipment. Work shall not be allowed within a 300-foot buffer (for special-status non-raptors) or 500-foot	

Impacts	Mitigation Measures	Residual Impacts
	buffer (for raptors) while the nest is in use. The buffer zone shall be delineated on the ground with highly visible fencing or rope barriers where it overlaps work areas. The project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions and the species. Occupied nests of special-status bird species shall be monitored at least every 2 weeks through the nesting season to document nest success and check for project compliance with buffer zones. Once nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas. A preconstruction survey report shall be submitted to the City of Paso Robles Community Development Department immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements, where applicable. A map of the project site and nest locations shall be included with the report. **BIO/mm-3.6:** Within 30 days of commencement of interior or exterior building demolition or tree removal activities, a focused survey shall be conducted by a qualified biologist to determine if roosting bats are present in and near construction, vegetation removal, and demolition areas. The survey shall include complete visual inspection of buildings and structures to be demolished and evaluation of large trees for potential roosts. An acoustic survey combined with a visual bat emergence survey shall be conducted. If a bat roost is located in the planned disturbance area and cannot be avoided, a Bat Habitat Mitigation and Monitoring Plan (BHMMP) shall be prepared, specific to the observed conditions. The BHMMP shall contain specific details regarding exclusion efforts for the existing roosting habitat to be removed, details on the type and placement of alternative roosting habitat, and protection measures for roost habitat to remain if feasible. If a maternity colony is identified during the breeding season (generally April–October) and it cannot be avoided, the Applicant's qualified biologist shall consult with the California Department of Fish and Wildlife (CDFW) for guidance and shall implement all requirements and recommendations provided by the CDFW. **BIO/mm-3.7:** Prior to commencement of vegetation removal or grading, a City of Paso Robles (City)-approved qualified biologist with a valid scientific collecting permit from California Department of Fish and Wildlife (CDFW) for Salinas pocket mouse shall be retained by the Applicant. The qualified biologist shall be present during all ground-disturbing construction activities associated with developing the project, including, but not limited to, grading, excavations, and tilling. The biologist shall conduct a morning clearance survey of the project area each day that ground-disturbing activities are proposed. Salinas pocket mouse captured during surveys or during construction monitoring shall be relocated to the nearest suitable habitat outside of the project area. A letter report shall be submitted to the City Department of Community Development within 30 days of Salinas pocket mouse relocation. **BIO/mm-3.8:** American badger preconstruction surveys shall be conducted within 30 days of any ground-disturbing construction activity on the project site to identify if badgers are present. The results of the survey shall be sent	

Impacts	Mitigation Measures	Residual Impacts
	to the City of Paso Robles Community Development Department. If the preconstruction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire impact area and examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent reuse of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1 and February 1 all potential badger dens shall be inspected to determine if badgers are present. During the winter, badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. Exclusion of badgers from dens may only be done during the non-breeding season by a qualified biologist experienced in den exclusions. Dens shall be fully excavated and backfilled after eviction is complete. **BIO/mm-3.9:** Prior to issuance of grading and/or construction permits that authorize ground disturbance, the project biologist (BIO-mm/3.1) shall perform the following monitoring activities: 1. Prior to issuance of grading and/or construction permits that authorize ground disturbance and within 30 days prior to initiation of site disturbance and/or construction, the project biologist shall conduct a pre-activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the City of Paso Robles (City) Community Development Department reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits. 2. The project biologist shall conduct weekly site visits during site-disturbance activities (e.g., grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made onsite, or the qualified biologist recommends monitoring for some other reason. When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City Community Development Department. 3. Prior to or during project construction activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the project biologist shall re-assess the probability of incidental take (e.g., harm or death) to kit fox. At the time a den is discovered, the project biologist shall contact the U.S. Fish and Wildlife Service	

Impacts	Mitigation Measures	Residual Impacts

(USFWS) and California Department of Fish and Wildlife (CDFW) for guidance on possible additional kit fox protection measures to implement and whether or not a federal and/or state incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work. If incidental take of kit fox during project activities is possible, before project activities commence, the Applicant must consult with the USFWS. The results of this consultation may require the Applicant to obtain a federal and/or state permit for incidental take during project activities. The Applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

4. In addition, the project biologist shall implement the following measures:
    a. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large, flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
        i. Potential kit fox den: 50 feet
        ii. Known or active kit fox den: 100 feet
        iii. Kit fox pupping den: 150 feet
    b. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed. If kit foxes or known or potential kit fox dens are found onsite, daily monitoring by the project biologist shall be required during ground disturbing activities.

BIO/mm-3.10: The following measures shall be implemented during all construction activities other than interior building demolition:

1. Grading and construction activities after dusk shall be prohibited unless coordinated through the City of Paso Robles.
2. To prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so

Impacts	Mitigation Measures	Residual Impacts
	discovered shall be allowed to escape before field activities resume or removed from the trench or hole by the project biologist and allowed to escape unimpeded. In addition, any pipes, culverts, or similar structures with a diameter of 4 inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped. 3. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit fox onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed. 4. Prior to, during, and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all federal, state, and local regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit fox depends. **BIO/mm-3.11:** During all construction activities, 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 City of Paso Robles Community Development Department. In the event that any observations are made of injured or dead kit fox, the Applicant shall immediately notify the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) by telephone. In addition, formal notification shall be provided in writing within 3 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 the CDFW for care, analysis, or disposition. **BIO/mm-3.12:** Prior to issuance of a building permit or other permit that authorizes the installation of fencing, all proposed fencing shall be installed to provide for kit fox passage and 8- by 12-inch openings near the ground shall be provided every 100 yards. Upon fence installation, the Applicant shall notify the City of Paso Robles (City) Community Development Department to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines and shall be inspected during quarterly monitoring by the City. **BIO/mm-3.13:** Implementation of the following measures will facilitate avoiding take of Crotch's bumble bee. 1. Prior to issuance of grading and/or construction permits that authorize ground disturbance, the project biologist (BIO-mm/3.1)	

Impacts	Mitigation Measures	Residual Impacts

shall identify and flag all areas of suitable Crotch's bumble bee habitat.

2. All project staging areas shall be at least 15 feet away from suitable Crotch's bumble bee habitat.
3. Any removal of suitable Crotch's bumble bee habitat shall be restricted to October 1 through January 31.
4. Within 3 weeks of suitable Crotch's bumble bee habitat removal (October 1–January 31), the project biologist shall conduct preconstruction monitoring surveys for Crotch's bumble bee nests. No habitat removal may commence unless the biologists verifies that Crotch's bumble bee nests are not present in the area proposed for disturbance.

If at any time the biologist determines that a project activity cannot be conducted in such a manner that avoids take of Crotch's bumble bee, or that suitable Crotch's bumble bee habitat will be removed between February 1 and September 30, the Applicant shall delay all project activities until they have coordinated with the California Department of Fish and Wildlife (CDFW) regarding the need for an Incidental Take Permit (ITP). If an ITP is determined to be necessary, work should remain on hold until such time as an ITP is issued.

BIO/mm-3.14: The following measures shall be implemented during all construction activities within 500 feet of suitable Crotch's bumble bee habitat, other than interior building demolition:

1. **Trash Abatement.** A trash abatement program shall be initiated before starting construction activities. Trash and food items shall be contained in animal-proof containers and removed, ideally at daily intervals but at least once a week, to avoid attracting opportunistic predators to Crotch's bumble bee.
2. **Erosion Control Materials.** The use of erosion control materials potentially harmful to Crotch's bumble bee, such as monofilament netting (erosion control matting) or similar material shall be prohibited. An acceptable substitute is coconut coir matting. To limit introduction of invasive plant species, if erosion control materials include straw, rice straw and/or weed-free straw shall be used and the use of hay shall be avoided.
3. **Pesticide Use.** Pesticides, including herbicides, insecticides, or rodenticides shall not be used unless there are no other feasible options. If pesticides need to be used, the use of neonicotinoid pesticides and pesticides marked with the U.S. Environmental Protection Agency's bee hazard icon shall be prohibited. Preferentially use chemicals that are rated green/IIt in UC 1PM Bee Precaution Database. Additionally, mixtures with fungicides and adjuvants, like those that contain alkylphenol ethoxylates, shall be prohibited because these have been shown to increase the risk of pesticide toxicity to bees.
4. **Construction Lighting Minimization.** If construction activities will occur at night, all construction-related lighting shall be shielded or

Impacts	Mitigation Measures	Residual Impacts
	directed away from Crotch's bumble bee habitat. All construction lighting used shall be yellow or orange lighting. **BIO/mm-3.15:** The project site shall be restored with native habitat having nectar resources attractive to Crotch's bumble bee. The replacement habitat shall be higher quality habitat compared to the current low-quality habitat present on the project site, which is composed of almost exclusively non-native species. The habitat restoration area is recommended to be located within the proposed project's approximately 11.60-acre water quality basin area at the southwest corner of the project site. 1. The habitat restoration over 11.60 acres shall occur at the earliest phase possible within the project's construction timeline to minimize temporal loss of resources. 2. The replacement habitat shall be composed of native flowering species thereby increasing the project site's overall value for Crotch's bumble bee and other species. Plant species with lower maintenance requirements shall be selected, in coordination with a qualified biologist and landscape architect, prior to the City's approval of any construction-related permits for establishment of the water quality basin. The restored habitat area may be compatible with other functions such as flood control with careful planning. 3. The restored habitat area shall meet minimum habitat requirements for the Crotch's bumble bee, including, but not limited to, a reliable pollen and nectar supply with floral resources associated with Crotch's bumble bee throughout the active season (approximately February 1–October 31). 4. The owner or manager of the habitat restoration area shall be identified before establishment of the habitat and shall be made responsible for continuing trash removal, invasive species management, floral resource (nectar and pollen) establishment, floral resource protection and maintenance, potential remedial measures, water quality basin maintenance, and trespass management. This area shall be required to be maintained in perpetuity to maximize Crotch's bumble bee values and avoid human disturbance within the colony season, between February 1 and September 30, to the maximum extent practicable. 5. Other than lighting required for safety and security (if any), nighttime lighting of the habitat restoration area shall be prohibited. Lights installed within 500 feet of the habitat restoration area shall not produce illuminance that falls onto adjacent habitat areas.	
BIO Impact 4: The project would impact approximately 0.3 acre of non-wetland waters of the United States and 0.5 acre of non-wetland waters of the state that are protected under the Clean Water Act.	**BIO/mm-4.1:** Prior to construction activities for the stormwater outfall in Huer Huero Creek or construction of the modified Class I Multiuse Trail low water crossing for temporary vehicular use, the Applicant shall comply with all state and federal permitting requirements, including those of the U.S. Army Corps of Engineers and Central Coast Regional Water Quality Control Board, including requirements for riverine habitat creation and/or enhancement specified in BIO/mm-4.2. The Applicant shall provide the City of Paso Robles	Less than Significant with Mitigation

Impacts	Mitigation Measures	Residual Impacts
	Community Development Department copies of the federal and state permits and with written evidence of compliance with the jurisdictional agencies' requirements. **BIO/mm-4.2:** To minimize impacts to riverine habitat and non-wetland jurisdictional waters, prior to commencement of construction activities for the stormwater outfall in Huer Huero Creek or construction of the modified Class I Multiuse Trail low water crossing for temporary vehicular use, the project biologist (BIO/mm-3.1) shall prepare and implement a Riverine Habitat Mitigation and Monitoring Plan (HMMP). Impacted areas shall be restored at a 1:1 ratio (habitat restored to habitat impacted) according to the plan immediately following disturbance. Appropriate restoration and enhancement activities shall include planting native species, correcting bank stabilization issues, and providing habitat enhancements by reducing non-native invasive species. Success criteria shall include, at a minimum, at least 80% survival of container plants and 80% relative cover by vegetation type.	
BIO Impact 5: The project would impact, through removal, approximately 0.1 acre of freshwater emergent wetland.	**BIO/mm-5.1:** Prior to construction activities that would impact the emergent wetlands identified as HBC 20 and HBC 2 in Delineation of Potentially Jurisdictional Wetlands and Waters for The Landing Paso Robles prepared by Althouse and Meade for the project, the Applicant shall comply with all federal permitting requirements, including those of the U.S. Army Corps of Engineers, including requirements for wetland creation and/or habitat enhancement specified in BIO/mm-5.2. The Applicant shall provide the City of Paso Robles Community Development Department copies of the state and federal permits and written evidence of compliance with the jurisdictional agencies' requirements. **BIO/mm-5.2:** Prior to grading or site disturbance of the two identified freshwater emergent wetlands, the Applicant shall prepare and implement a Wetland Habitat Mitigation and Monitoring Plan (HMMP) for review and approval by the City of Paso Robles Community Development Department. Because wetlands in the project area are manmade and low quality, mitigation for temporary and permanent impacts shall be at a 1:1 ratio (wetlands impacted to wetlands restored), unless a greater ratio is required by the U.S. Army Corps of Engineers and shall consist of onsite enhancement of existing wetlands or creation of replacement wetlands. Appropriate restoration and enhancement activities include planting native species, correcting bank stabilization issues, and providing habitat enhancements by reducing non-native invasive species.	Less than Significant
BIO Impact 6: The project site may interfere with movement of populations or subpopulations of San Joaquin kit fox.	Implement Mitigation Measures **BIO/mm-3.9 through BIO/mm-3.13**.	Less than Significant
BIO Impact 7: The project would remove up to 43 native oak trees that are protected under the City's Oak Tree Preservation Ordinance.	**BIO/mm-7.1:** An Oak Tree Mitigation and Protection Plan shall be prepared and approved by the City of Paso Robles (City) Community Development Department prior to the issuance of a grading permit, at a construction level of detail. 1. Tree canopies and trunks within 50 feet of proposed disturbance zones have been mapped and numbered by a qualified biologist and a licensed land surveyor. Data for each tree includes date,	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	species, number of stems, diameter at breast height (dbh) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed. This information shall be indicated on the grading plan prior to the issuance of a grading permit. 2. Impacts to the oak canopy or CRZ should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage. 3. Replacement oaks for impacted trees would be at a 1:1 ratio for impacts less than 50 percent and 2:1 ratio for impacts to more than 50% of the CRZ. Replacement trees shall be indicated on a landscaping plan subject to City approval. 4. Replacement oaks for removed trees must be equivalent to 25% of the diameter of the removed tree(s). For example, if a 16-inch dbh tree is removed, 4 inches total caliper of replacement trees is required. A 1-inch caliper tree is generally in a 15-gallon container, and approximately 8 to 10 feet tall—four of these would be required. Smaller caliper trees may be planted at a ratio of 5:1 for each tree removed. Replacement trees shall be indicated on a landscaping plan subject to City approval. 5. Replacement trees should be seasonally maintained (browse protection, weed reduction, and irrigation, as needed) and monitored annually for at least 7 years after initial planting by an arborist retained by the Applicant. 6. Upon issuance of the Oak Tree Removal permit, it is the responsibility of the owner or project manager to provide a copy of the Oak Tree Mitigation and Protection Plan to any and all contractors and subcontractors that work within the CRZ of any native tree and confirm they are trained in maintaining fencing, protecting root zones, and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge the Oak Tree Mitigation and Protection Plan. Any future changes (within the CRZ) will need an arborist review and implementation of potential mitigation measures before proceeding. 7. Any future changes (within the CRZ) in the project will need an arborist review and implementation of potential mitigation measures before any said changes can proceed. 8. The proposed fencing around existing oak trees to be protected shall be shown on the grading plan. It must be a minimum of 4-foot-high chain link, snow, or safety fence staked (with t-posts 8 feet on center) at the edge of the CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing	

Impacts	Mitigation Measures	Residual Impacts
	shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weatherproof signs shall be permanently posted on the fences every 50 feet, with the following information: “Tree Protection Zone: No personnel, equipment, materials, or vehicles allowed.” 9. Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all grading work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18 inches deep, 2–3 feet apart with a 2–4-inch auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise. 10. All areas within the CRZ of the trees that can be fenced shall receive a 4- to 6-inch layer of chip mulch to retain moisture, preserve soil structure, and reduce the effects of soil compaction. 11. All trenching within the CRZ of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1 inch in diameter shall be clean cut with sharp pruning tools and not left ragged. A mandatory meeting between the arborists and grading contractor(s) must take place prior to work start. 12. Grading shall not encroach within the CRZ unless authorized. Grading shall not disrupt the normal drainage pattern around the trees. Fills shall not create a ponding condition and excavations shall not leave the tree on a rapidly draining mound. Any exposed roots shall be covered the same day they were exposed if possible. If they cannot, they must be covered with burlap or another suitable material and wetted down two times per day until reburied. 13. Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also, there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist. 14. The existing ground surface within the CRZ of all oak trees shall not be cut, filled, compacted, or pared unless shown on the grading plans and approved by the arborist. 15. No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage of materials. 16. An arborist shall be present for soil disturbance work within the CRZ of oak trees. Monitoring does not necessarily have to be continuous but observational at times during these activities. All monitoring will be documented on the field report form which will	

Impacts	Mitigation Measures	Residual Impacts
	be forwarded to the project manager and the City Community Development Department. 17. Roots impacted during construction (e.g., trenching or grading operations) shall be treated by the arborist on a case-by-case basis using best practices such as clean cuts accompanied by application of appropriate fungicides and insecticides by a licensed pest control applicator. 18. An onsite preconstruction meeting with the arborist(s), the owner(s), Planning Staff, and the earth-moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were onsite for all grading and/or trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above. 19. Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 3 pruning includes removal of dead, diseased, decayed, and weak branches where safety considerations and hazardous conditions are the highest priority. Class 4 pruning, including crown reduction pruning, shall consist of reduction of tops, sides or individual limbs. A certified arborist shall direct all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing. 20. All landscape within the CRZ shall consist of drought-tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around CRZs; otherwise, aboveground drip irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site, it is strongly recommended that drought-tolerant native landscape is used with the approval of the arborist. This includes all City sidewalk/greenbelt areas. 21. All utilities, sewer, and storm drains shall be placed down the roads and driveways and when possible, outside of the CRZ. The arborist shall supervise trenching within the CRZ. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter. 22. As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhizal inoculation applications that will benefit tree health. Application of mycorrhizal inoculum offers several benefits to the host plant, including faster	

Impacts	Mitigation Measures	Residual Impacts
	growth, improved nutrition, greater drought resistance, and protection from pathogens.	
BIO Impact 8: There are no adopted habitat conservation plans, natural community conservation plans, or other adopted or approved local, regional, or state habitat conservation plans applicable to the project site.	Mitigation is not required.	Less than Significant
BIO Cumulative Impacts: Implementation of mitigation measures identified above would reduce all project-level impacts to biological resources to less than cumulatively considerable.	Implement Mitigation Measures **BIO/mm-2.1, BIO/mm-3.1 through BIO/mm-3.15, BIO/mm-4.1, BIO/mm-5.1, and BIO/mm-7.1**.	Less than Cumulatively Considerable
Cultural Resources and Tribal Cultural Resources		
CUL Impact 1: The project would not have the potential to result in a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5.	Mitigation is not required.	Less than Significant
CUL Impact 2: There are no known archaeological resources within the project impact area based on previous surveys and records searches, but project construction and grading activities may result in adverse impacts to undiscovered subsurface archaeological resources.	**CUL/mm-2.1:** Prior to any subsurface ground disturbing activities, a City of Paso Robles (City)-approved archaeologist shall be retained by the Applicant to conduct a Workers Environmental Awareness Program training for all project personnel involved in ground-disturbing activities, such as grading, excavation, trenching, and other earthwork. The training shall describe applicable laws and regulations regarding archaeological and tribal cultural resources, types of resources that may be found in the project impact area, and the required procedures in the event of an inadvertent discovery. All ground-disturbing activities, including equipment staging, within 100 feet of the recorded site boundaries of CA-SLO-2826 and CA-SLO-2827 shall be monitored by the City-approved archaeologist. The monitoring shall be guided by a Cultural Resource Monitoring Plan written by the archaeologist and approved by the City. The Cultural Resource Monitoring Plan shall include, but not be limited to, the following: 1. A list of personnel involved in the monitoring activities; 2. Description of Native American involvement, including a requirement that a tribal representative from the yak titᵛu titᵛu yak tiłhini Northern Chumash Tribe be present for all monitoring; 3. Description of how the monitoring shall occur; 4. Description of frequency of monitoring (e.g., full time, part time, spot checking); 5. Description of what resources are expected to be encountered; 6. Description of circumstances that would result in the halting of work at the project site; 7. Description of procedures for halting work on the site and notification procedures; 8. Description of monitoring reporting procedures; and	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	9. Provide specific, detailed protocols for what to do in the event of the discovery of human remains. **CUL/mm-2.2:** During construction, in the event of any inadvertent discovery of archaeological or tribal cultural resources, all work within 100 feet of the discovery shall immediately cease. The Applicant and/or contractor shall immediately contact a City of Paso Robles (City)-approved archaeologist and notify the City Community Development Department. The City-approved archaeologist shall evaluate the significance of the discovery pursuant to California Environmental Quality Act Guidelines Section 15064.5 and Public Resources Code Section 21083.2. Should the discovery be determined to not be significant, the City-approved archaeologist, in consultation with the City, shall determine what, if any, measures are appropriate. Work may resume in the area upon approval of the City-approved archaeologist. Should the City-approved archaeologist determine the discovery to be significant, CUL/mm-2.3 shall apply. **CUL/mm-2.3:** Pursuant to CUL/mm-2.2, should the City of Paso Robles (City)-approved archaeologist determine an inadvertent discovery is significant, the Applicant, in discussion with the City and the City-approved archeologist, shall determine if avoidance of the discovery is feasible through site design measures or alternative construction techniques. If avoidance is not feasible, a Data Recovery Plan shall be prepared by the City-approved archaeologist and submitted to the City for review. The Data Recovery Plan shall include, at a minimum: 1. Mapping of the resource boundary; 2. Quantification of the volume of impact to the resource; 3. Excavation of a sample of the resource to characterize the nature of the site and retrieve a representative sample of artifacts within the impacted area; 4. Monitoring of excavations by a tribal representative; 5. Technical analysis of the recovered samples, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studied appropriate to research questions outlined in the research design; 6. Cataloguing and curation of all artifacts and records detailing the results of the investigations at a City-approved curation facility or to a Native American Tribe; and 7. Submission of a final technical report detailing the results of the investigations.	
CUL Impact 3: Grading and construction activities have low potential to impact previously undiscovered human remains that are outside a formal cemetery, and existing California Health and Safety Code regulations identify protocol in the event human remains are discovered.	Mitigation is not required.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
CUL Cumulative Impacts: Implementation of mitigation measures would reduce all project-level impacts to cultural resources to less than cumulatively considerable.	Implement Mitigation Measures **CUL/mm-2.1 through CUL/mm-2.3**.	Less than Cumulatively Considerable
TCR Impact 1: The project would not impact the significance of a tribal cultural resource that is listed in or is eligible for listing in the CRHR or local register of historic resources.	Mitigation is not required.	Less than Significant
TCR Impact 2: The project would not impact any known tribal cultural resources determined by the City to be a significant resource to a California Native American tribe.	Mitigation is not required.	Less than Significant
TCR Cumulative Impacts: Project impacts associated with tribal cultural resources would be less than cumulatively considerable.	Mitigation is not required.	Less than Cumulatively Considerable
Geology and Soils		
GEO Impact 1: The project would not cause substantial adverse effects due to seismic-related conditions.	Mitigation is not required.	Less than Significant
GEO Impact 2: Project grading and vegetation clearance would result in approximately 156.95 acres of ground disturbance, which would have the potential to result in substantial soil erosion or the loss of topsoil, and the modified Class I Multiuse Trail low water crossing has the potential to result in scouring around the crossing's piles.	Implement Mitigation Measure **HYD/mm-1.1**. **GEO/mm-2.1:** The final modified Class I Multiuse Trail low water crossing design for vehicular use shall include armoring or protection of the driven piles to prevent scouring during periods of surface flow. Armoring or protection shall include riprap, tetraprons, grout filled bags, concrete blocks, grouted rock slope protection, or functional equivalent as determined by civil engineer responsible for the design of the low water crossing and the City of Paso Robles Engineer. These specifications shall be noted on all applicable construction documents and shall be inspected by the City of Paso Robles Engineer to confirm appropriate installation during the construction process.	Less than Significant
GEO Impact 3: The project site is not located in an area susceptible to land failure events and the project would not increase the potential to induce land failure.	Mitigation is not required.	Less than Significant
GEO Impact 4: The project would be located on moderately expansive soils and would be required to adhere to the requirements of the California Building Code regarding foundation design, which are based on the Uniform Building Code.	Mitigation is not required.	Less than Significant
GEO Impact 5: Grading and subsurface construction activity would disturb native geological formations that are known to have high paleontological sensitivity and could therefore destroy paleontological resources.	**GEO/mm-5.1:** A City of Paso Robles (City)-approved paleontologist shall be retained by the Applicant that meets the qualifications of a Qualified Professional Paleontologist as defined by the Society of Vertebrate Paleontology to develop and conduct a Workers Environmental Awareness Program training for project personnel involved in ground-disturbing activities, such as grading, excavation, trenching, and other earthwork. The training shall describe applicable laws and regulations regarding paleontological resources, types of resources that may be found in the	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	project area, and the required procedures in the event of an inadvertent discovery. **GEO/mm-5.2:** The City of Paso Robles (City)-approved paleontologist shall develop and submit a Paleontological Resources Management Plan (PRMP) to the City for review and approval. The approved PRMP shall be implemented during all construction activities. The PRMP shall include provisions for documenting the site according to the standards developed by the National Research Council (1987) and shall include, at a minimum: 1. All ground disturbances greater than or equal to 5 feet below ground surface, or that impact older alluvium or Paso Robles Formation regardless of depth, shall be monitored by the City-approved paleontologist; 2. A map, based on final grading plans, showing the areas where monitoring shall occur; 3. Processes and procedures for paleontological monitoring, fossil salvaging, reporting, and curation; 4. In the event paleontological resources are identified during construction, all work within 50 feet of the discovery shall immediately cease so that the City-approved paleontologist can evaluate the significance of the discovery; 5. Preservation of significant fossils found during construction by prompt removal and/or stabilization whenever feasible; and 6. Cataloguing and curation of all artifacts and records detailing the results of the investigations at a recognized, nonprofit paleontological specimen repository with permanent curator, such as a museum or university, or at the discretion of the paleontologist, at a City-approved facility. At the conclusion of paleontological monitoring, the City-approved paleontologist shall prepare a final Paleontological Resources Monitoring Report that documents the implementation of the PRMP, as well as any paleontological resources discoveries, and submit the final report to the City.	
GEO Cumulative Impacts: Implementation of mitigation measures would reduce all project-level impacts to geological resources to less than cumulatively considerable.	Implement Mitigation Measures **HYD/mm-1.1, GEO/mm-2.1 GEO/mm-5.1 and GEO/mm-5.2**.	Less than Cumulatively Considerable
Hazards, Hazardous Materials, and Wildfire		
HAZ Impact 1: The project may involve the transport and use of hazardous materials, but compliance with mandatory regulatory requirements pertaining to these activities would ensure that this would not create a significant hazard to the public or the environment.	Mitigation is not required.	Less than Significant
HAZ Impact 2: Construction demolition, grading, and trenching activities would have the potential to create a significant hazard to workers and the public and/or the environment through the	Implement Mitigation Measure **AQ/mm-4.1**. **HAZ/mm-2.1:** Prior to demolition and removal of the existing boiler plant facility, the Applicant shall prepare and submit a contaminated soil removal	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
accidental release of asbestos containing materials, lead-based paint, and/or contaminated soils.	and disposal plan to be reviewed and approved by the City of Paso Robles and the County of San Luis Obispo Environmental Health Services (SLOEHS) and/or State Water Resources Control Board (SWRCB) or California Department of Toxic Substance Control (DTSC), as directed by the SLOEHS. The plan shall describe the volume and extent of all diesel-impacted soils with contamination levels exceeding Department of Toxic Substances Control Screening Levels to be fully excavated and disposed of at a solid waste facility approved to accept it. Should the regulatory agency(ies) require additional soil vapor testing before or after removal of contaminated soils, the Applicant shall use the 2020 Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion prepared by DTSC and the SWRCB, unless directed otherwise by the regulatory agency(ies), and if warranted address vapor conditions to the satisfaction of regulatory agencies prior to the issuance of a building permit in affected areas. **HAZ/mm-2.2:** Prior to demolition of any structure, the Applicant shall retain a qualified contractor to survey all electrical transformers onsite either in use or in storage. The contractor shall determine the polychlorinated biphenyl (PCB) content using name plate information, or through sampling if name-plate data does not provide adequate information regarding the PCB content of the dielectric equipment. The Applicant shall retain a qualified contractor to remove and dispose of all transformers in accordance with the requirements of Title 40 of the Code Federal of Regulations, Section 761.60 and the Title 22 of the California Code of Regulations, Section 66261.24 or related regulations in effect at the time of demolition. The removal shall be completed in advance of any building demolition. **HAZ/mm-2.3:** In the event that leakage is observed in the vicinity of a transformer containing greater than 50 parts per million polychlorinated biphenyls (PCBs) (determined in accordance with Title 40 of the Code of Federal Regulations [CFR], Section 761.61(a)), or the leakage has resulted in visible staining of the building materials or surrounding surface areas, the Applicant shall retain a qualified professional to obtain samples of the building materials for the analysis of PCBs in accordance with 40 CFR Part 761. If PCBs are identified at a concentration of 1 part per million, then the Applicant shall retain a contractor to clean the surface to a concentration of 1 part per million or less in accordance with 40 CFR Section 761.61(a) or related regulations in effect at the time of demolition. The sampling and cleaning shall be completed in advance of any building demolition activities in areas containing electrical transformers. **HAZ/mm-2.4:** In the event that leakage is observed in the vicinity of a polychlorinated biphenyl (PCB)-containing transformer that has resulted in visible staining of the surrounding soil (determined in accordance with Title 40 of the Code of Federal Regulations [CFR], Section 761.61(a)), the Applicant shall retain a qualified professional to obtain soil samples for the analysis of PCBs in accordance with 40 CFR Part 761. If PCBs are identified at a concentration less than the commercial/industrial Environmental Screening Level of 0.94 milligrams per kilogram, then no further action shall be required. If PCBs are identified at a concentration greater than or equal to the commercial/industrial Environmental Screening Level of 0.94 milligrams	

Impacts	Mitigation Measures	Residual Impacts
	per kilogram, then the Applicant shall prepare and submit a contaminated soil removal and disposal plan to be reviewed and approved by the City of Paso Robles and County of San Luis Obispo Environmental Health Services (SLOEHS). The plan shall describe the volume and extent of all PCB-impacted soils to be fully excavated and disposed of at a solid waste facility approved to accept it. **HAZ/mm-2.5:** Prior to grading or trenching activities in areas of potentially contaminated groundwater, the Applicant shall obtain current shallow-zone groundwater monitoring readings from the onsite groundwater monitoring wells. The readings shall be provided to the City of Paso Robles (City) and the County of San Luis Obispo Environmental Health Services (SLOEHS) and/or State Water Resources Control Board (SWRCB) or California Department of Toxic Substance Control (DTSC), as directed by the SLOEHS for evaluation. The readings shall include concentration numbers for both total petroleum hydrocarbon (TPH) compounds and total dissolved solids, including concentrations of calcium, magnesium, sodium, chloride. The Applicant shall implement all requirements and recommendations of the regulatory agency(ies), if any, related to remediation of contaminated groundwater. Remediation, if required by the regulatory agency(ies) shall occur prior to grading or trenching activities, unless an alternative timeframe is specified by the regulatory agency(ies). The Applicant shall provide written documentation to the City showing that either no remediation is needed as confirmed by the regulatory agency(ies) or the site cleanup has been approved by the regulatory agency(ies). **HAZ/mm-2.6:** Prior to grading, trenching, or excavation of soils within 10 feet of Airport Road, Dry Creek Road, or Landing Lane, the City of Paso Robles (City) shall retain a qualified consultant to determine the lead concentrations of soil that would be disturbed. Soils with lead concentrations less than 80 mg/kg may be excavated and/or reused without restrictions. If soils are encountered with lead concentrations greater than or equal to 80 mg/kg, the Applicant shall request written approval from California Department of Toxic Substance Control (DTSC) prior to reuse of the soils and shall comply with all requirements requested from DTSC. Alternatively, if soils are encountered with lead concentrations greater than or equal to 80 mg/kg, the Applicant may elect to excavate and dispose of such soils at a waste facility approved to accept it. The Applicant shall prepare and submit a contaminated soil removal and disposal plan to be reviewed and approved by the City and the County of San Luis Obispo Environmental Health Services (SLOEHS). The plan shall describe the volume and extent of all lead-impacted soils with contamination levels exceeding Department of Toxic Substances Control Screening Levels to be fully excavated and disposed of at a solid waste facility approved to accept it.	
HAZ Impact 3: The project may require the use of anhydrous ammonia if cold storage in the warehouse(s) occurs.	Mitigation is not required.	Less than Significant
HAZ Impact 4: The project would not be located on a site that is included on a list of hazardous materials sites creating a significant hazard to the public or the environment.	Mitigation is not required.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
HAZ Impact 5: The project would have the potential to result in an increased potential for wildlife collision hazards associated with the proposed detention basin and proximity to the Paso Robles Municipal Airport.	**HAZ/mm-5.1:** The proposed detention basin shall be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and to remain completely dry between storms. To reduce wildlife attraction to the basin, the basin shall be steep sided, concrete (or rip rap) lined, and linear shaped. The City of Paso Robles Engineer shall review and approve the basin design prior to issuance of a permit to construct the basin. The Applicant or its successor in interest shall be required to maintain the detention basin so that it is free of standing water, emergent vegetation, and submergent vegetation.	Less than Significant
HAZ Impact 6: The project would not result in excessive airport noise for people working or residing in the project area.	Mitigation is not required.	Less than Significant
HAZ Impact 7: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Mitigation is not required.	Less than Significant
HAZ Impact 8: The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	Mitigation is not required.	Less than Significant
HAZ Cumulative Impacts: Implementation of mitigation measures would reduce all project-level impacts to hazards to less than cumulatively considerable	Implement Mitigation Measures **HAZ/mm-2.1 through HAZ/mm-2.6 and HAZ/mm-5.1**.	Less than Cumulatively Considerable
Hydrology and Water Quality		
HYD Impact 1: Construction and operation of the project may have the potential to result in new sources of pollutants that may lead to degradation of water quality within the project area.	**HYD/mm-1:** Prior to the issuance of tract improvement plans, grading permits, or building permits, the Applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) according to General Permit Order 2009-0009 for approval by the City of Paso Robles (City) Public Works Department and the Central Coast Regional Water Quality Control Board (CCRWQCB). The SWPPP shall include best management practices (BMPs) to reduce erosive and polluted runoff during all phases of project construction. BMPs shall be approved by the City and CCRWQCB along with the SWPPP. BMPs may include, but are not limited to, erosion and sediment controls and vehicle and equipment monitoring and maintenance, as identified below: 1. Erosion and sediment controls, including silt fences, straw wattles, berms, sediment basins, runoff diversions, or other erosion control measures approved by the CCRWQCB shall be installed properly to increase effectiveness of the SWPPP and shall be maintained regularly during the project's construction. 2. Construction equipment and vehicles shall be checked and maintained daily by the construction contractors to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established on the project site for construction vehicle and equipment parking and storage of fuel, lubricants, and solvents. Any staging areas for the offsite improvements that cannot be accommodated onsite shall be located a minimum of 50-feet from	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
	Huer Huero Creek. All fueling and maintenance activities shall take place in the designated staging area(s). Compliance with the SWPPP during project construction shall be monitored by the City's Public Works Department during all construction phases.	
HYD Impact 2: Implementation of the project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	Mitigation is not required.	Less than Significant
HYD Impact 3: Implementation of the project may alter existing drainage patterns or result in new impervious surfaces onsite, in a manner that may result in erosion or siltation on- or offsite.	Implement Mitigation Measures **HYD/mm-1.1 and GEO/mm-2.1**.	Less than Significant with Mitigation
HYD Impact 4: Implementation of the project may alter existing drainage patterns or result in new impervious surfaces onsite, in a manner that may result in flooding on- or offsite.	Mitigation is not required.	Less than Significant
HYD Impact 5: Implementation of the project may alter existing drainage patterns or result in new impervious surfaces onsite, in a manner that may exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.	Mitigation is not required.	Less than Significant
HYD Impact 6: Implementation of the project may alter existing drainage patterns or result in new impervious surfaces onsite, in a manner that would impede or redirect flood flows.	Mitigation is not required.	Less than Significant
HYD Impact 7: The project would not be located in a flood hazard, tsunami, or seiche zones, that would put the project at risk of release of pollutants due to project inundation.	Mitigation is not required.	Less than Significant
HYD Impact 8: The project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Implement Mitigation Measure **HYD/mm-1.1**.	Less than Significant
HYD Cumulative Impacts: The project, in combination with approved, pending, and other proposed development within the city, has the potential to result in cumulative water quality impacts to the Huer Huero Creek watershed and other watersheds within the city and to decrease groundwater recharge within the city. Implementation of mitigation measures would reduce all project-level impacts to hydrology and water quality to less than cumulatively considerable	Implement Mitigation Measures **HYD/mm-1.1 and GEO/mm-2.1**.	Less than Cumulatively Considerable
Land Use and Planning		
LUP Impact 1: The project would be inconsistent with land use plans, policies, and regulations related to noise and VMT. The	Implement the mitigation measures identified in this EIR.	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
inconsistencies related to VMT policies would result in significant environmental impacts.		
LUP Cumulative Impacts: The project would result in cumulatively considerable impacts associated with inconsistency with applicable land use and planning policies.	Implement the mitigation measures identified in this EIR.	Cumulatively Considerable
Noise		
N Impact 1: Operation of the project would result in a permanent increase in ambient noise levels from warehouse and loading dock activities and an increase in roadway and vehicle traffic.	**N/mm-1.1:** The following measures shall be implemented to reduce short-term construction noise impacts: 1. Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, where possible. Construction activities are prohibited on Sundays and legal holidays. In the event concrete pouring is necessitated during nighttime hours due to ambient air temperatures that are too hot to cure the concrete during daytime hours, the Applicant shall inform the occupants of the nearest offsite residence to the west a minimum of 30 days before nighttime construction commences and shall provide for alternative overnight accommodations (e.g., hotel room) for the occupants of the offsite residence to the west over the course of the nighttime work. Whether the occupants choose to accept the alternative overnight accommodations or not is beyond the control of the Applicant. 2. Construction equipment shall be properly maintained and equipped with exhaust mufflers and engine shrouds in accordance with manufacturers' recommendations. 3. To the extent locally available, electrified or alternatively powered construction equipment shall be used. 4. Construction equipment staging areas shall be located at the furthest distance possible on the construction site from nearby noise-sensitive land uses. 5. Stationary construction noise sources such as generators, pumps, and pavement crushers, shall be located at the furthest distance possible from noise sensitive uses. **N/mm-1.2:** The following measures shall be implemented to reduce long-term exposure of sensitive receptors to stationary-source noise levels associated with the warehouses: 1. Warehouse loading docks shall be fitted with door seals and bumpers, which the City of Paso Robles (City) shall verify are included as part of the building permits issues for the warehouse. When loading docks are not in use, loading dock doors shall remain closed, which shall be made a requirement of the warehouse operator(s) lease agreement.	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
	2. Loading docks that service refrigerated warehouse space shall be equipped with electrical hookups for trailers equipped with transport refrigeration units (TRU) or auxiliary power units to minimize truck idling, which the City shall verify will be included as part of the building permit issuance process. 3. If loading docks are located adjacent to the western property line, or face the western property line without intervening development, a screening wall shall be constructed to a minimum height of 10 feet above ground level. The screening wall shall be constructed of concrete, masonry block, or material of similar density and usage. 4. Trash compactors and diesel pump motor shall be enclosed. 5. Air conditioning units and exhaust fans shall be located in areas shielded from direct line-of-sight of nearby sensitive receptors that are located within 450 feet of the source. To the extent allowed per building code requirements, air conditioning units and exhaust fans should be located on building rooftop areas and shielded by a rooftop parapet. Rooftop parapets shall be constructed to a minimum height of approximately 3 feet. 6. The City shall require the preparation of acoustical assessments for the installation of major stationary noise sources (e.g., back-up power generators) to be located within exterior areas and within 600 feet of a sensitive receptor. The acoustical assessments shall evaluate potential noise impacts to nearby noise-sensitive land uses. Where the acoustical analysis determines that stationary-source noise levels would exceed applicable noise standards of 50 A weighted decibel (dBA) energy-equivalent noise level (Leq) during the daytime and 45-dBA Leq during the nighttime at the project site property line, site-design features/noise-reduction measures shall be incorporated sufficient to reduce operational noise levels to below these applicable noise standards. Such measures may include, but are not limited to, the incorporation of setbacks of from the property line to the stationary noise source, installation of sound barriers, the imposition of operation limitations on equipment producing stationary source noise during nighttime hours, or the provisions of equipment enclosures.	
N Impact 2: The project would not result in the generation of excessive short- or long-term groundborne vibration or noise levels.	Mitigation is not required.	Less than Significant
N Impact 3: The project is located within the vicinity of an airport; however, aircraft noise levels would be below the established exposure threshold for interior and exterior areas for noise-sensitive land uses and implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels.	Mitigation is not required.	Less than Significant
N Cumulative Impacts: Project impacts associated with increased ambient noise levels would be cumulatively considerable.	Implement Mitigation Measures **N/mm-1.1 and N/mm-1.2**.	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
Population and Housing		
PH Impact 1: The project would not result in direct unplanned population growth.	Mitigation is not required.	Less than Significant
PH Impact 2: Construction-related activities would not induce substantial unplanned population growth because their duration at the project site would be short-term and/or temporary.	Mitigation is not required.	Less than Significant
PH Impact 3: The project would increase the City's job-to-housing ratio by creating more permanent jobs and not creating new housing units. The increase in the job-to-housing ratio would not result in adverse physical changes to the environmental or unplanned population growth.	Mitigation is not required.	Less than Significant
PH Cumulative Impacts: Project impacts associated with population and housing would be less than cumulatively considerable.	Mitigation is not required.	Less than Cumulatively Considerable
Public Services and Recreation		
PS Impact 1: The project would increase demand on Paso Robles Emergency Services for fire protection services, but new or expanded facilities would not be needed.	Mitigation is not required.	Less than Significant
PS Impact 2: The project would increase demand on the Paso Robles Police Department for police protection services, but new or expanded facilities would not be needed.	Mitigation is not required.	Less than Significant
PS Impact 3: The project would not significantly increase demand on school facilities, new or expanded facilities would not be needed, and impacts would be offset by collection of state-mandated Development Impact Fees.	Mitigation is not required.	Less than Significant
PS Impact 4: The project would not significantly increase demand on public park facilities and new or expanded facilities would not be needed.	Mitigation is not required.	Less than Significant
PS Impact 5: The project would increase demand for library services, but new or expanded facilities would not be needed.	Mitigation is not required.	Less than Significant
PS Cumulative Impacts: Project impacts associated with public services would be less than cumulatively considerable.	Mitigation is not required.	Less than Cumulatively Considerable
REC Impact 1: The project would not significantly increase demand on the public park and recreation facilities resulting in substantial physical deterioration of such facilities.	Mitigation is not required.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
REC Impact 2: The project would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Mitigation is not required.	Less than Significant
REC Cumulative Impacts: Project impacts associated with recreation would be less than cumulatively considerable.	Mitigation is not required.	Less than Cumulatively Considerable
Traffic and Transportation		
TR Impact 1: The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Mitigation is not required.	Less than Significant
TR Impact 2: The retail and hotel uses would result in a net increase in regional VMT and therefore would not be consistent with State CEQA Guidelines Section 15064.3(b).	Implement Mitigation Measure **AQ/mm-1.1**.	Significant and Unavoidable
TR Impact 3: The project would introduce additional unprotected left-turning truck and vehicle traffic onto SR 46E, which has high speeds and collision rates greater than the state average.	**TR/mm-3.1:** Prior to occupancy of any use in the future development phase, the parallel route north of State Route 46 East (SR 46E) (Huer Huero Creek Bridge and New Airport Road) or functional equivalent that resolves the impact related to unprotected left turn movements on the SR 46E corridor (e.g., installation of a traffic signal at SR 46E and Airport Road or functional equivalent)shall be constructed. **TR/mm-3.2:** If the Huer Huero Creek Bridge is not complete prior to the first development in the future development phase, the Applicant shall submit an encroachment permit application to the California Department of Transportation (Caltrans) for the installation of controlled left turns at State Route 46E and Airport Road. If approved by Caltrans, the improvements shall be constructed and operational prior to issuance of the project's first certificate of occupancy for the future development phase. Intersection improvements at State Route 46E and Jardine Road are a functional equivalent to those at Airport Road.	Significant and Unavoidable
TR Impact 4: The project would exacerbate queuing deficiencies and create new queuing deficiencies at intersections during peak travel hours. The queuing deficiencies would exceed the storage capacity of the intersections and would create safety issues from queuing spillover into through lanes or into deceleration areas.	**TR/mm-4.1:** The Applicant shall construct improvements at State Route 46 East (SR 46E) and Golden Hill Road, including extending the westbound left turn lane storage and modifying the right turn lanes on SR 46E to through right lanes. The Applicant shall construct the improvements prior to occupancy of any building permit(s) that would cumulatively exceed 75 weekday PM peak hour passenger car equivalent trips. **TR/mm-4.2:** The Applicant shall construct improvements at State Route 46 East (SR 46E) and Union Road, including closure of the median to restrict left turns from both directions. The Applicant shall construct the improvements prior to occupancy of any building permit(s) that would cumulatively exceed 75 weekday PM peak hour passenger car equivalent trips.	Significant and Unavoidable

Impacts	Mitigation Measures	Residual Impacts
	TR/mm-4.3: The Applicant shall prepare a focused traffic evaluation that evaluates the State Route 46 East (SR 46E) corridor between Golden Hill Road and Jardine Road, the Golden Hill Road corridor from Wisteria Lane to Union Road, and the Airport Road corridor between the project site and SR 46E. The Applicant shall prepare the focused traffic evaluation once any of the following occur: 1. After construction and completion of the modified Class I Multiuse Trail low water crossing or Huer Huero Creek Bridge (TR/mm-3.1), whichever occurs first, and occupancy of the initial development phase warehouse. 2. After construction and completion of the modified Class I Multiuse Trail low water crossing for vehicular use or the Huer Huero Creek Bridge (TR/mm-3.1) and prior to occupancy of any building that would cumulatively exceed 870 weekday PM peak hour trips based on The Landing Updated Transportation Impact Study Analysis and Recommendation prepared by Central Coast Transportation Consulting (2024) and used for evaluation in the Environmental Impact Report for the project. For purposes of the focused traffic evaluation, PM peak hour trips shall include PM peak hour trips from truck traffic, which shall be converted to passenger car equivalents. The focused traffic evaluation shall collect, at a minimum, 24-hour driveway counts to determine trip generation numbers for the uses already constructed and in operation, as well as intersection turning movements counts at the locations below. The evaluation shall identify whether any additional development may be constructed and operated, based upon the above noted threshold levels and pursuant to City of Paso Robles (City) and California Department of Transportation (Caltrans) standards. At a minimum, the focused traffic evaluation shall also evaluate: 1. SR 46E/Union Road: evaluate operations and implement left turn lane restrictions if storage capacity is exceeded. 2. SR 46E/Golden Hill Road: evaluate signal timing, reflective backplates, additional dynamic signage, overlap phases, turn lane extensions, and additional lanes. The analysis shall include added traffic from SR 46E/Union Road turn restrictions (see 1., above). 3. SR 46E/Airport Road: evaluate intersection operations. 4. SR 46E/Jardine Road: evaluate intersection operations and implement intersection control changes or turn restrictions if storage capacity is exceeded. 5. Golden Hill Road/Golden Hill Plaza: evaluate signal timing and phasing. 6. Golden Hill Road/Tractor Street and Golden Hill Road/Wisteria: evaluate operations and intersection control warrants. 7. Golden Hill Road/Union Road: evaluate operations and determine if a dual lane roundabout is needed with future project traffic.	

Impacts	Mitigation Measures	Residual Impacts
	8. Airport Road/Dry Creek Road (Landing Lane): evaluate intersection operations and restrict eastbound left turns on Winery Road if needed. Determine if intersection improvements will accommodate future project traffic. 9. SR 46E Overcrossing (Traffic Operations Analysis Report [TOAR] Alternative 1 or functional equivalent as determined by Caltrans and the City Engineer): evaluate if queuing on SR 46 E, Golden Hill Road, and/or Airport Road can be accommodated with intersection improvements. If queuing cannot be accommodated with intersection improvements, construct TOAR Alternative 1 or a functional equivalent. If the City Engineer finds that the focused traffic evaluation determines that additional uses may be constructed and operational without additional circulation system improvements, the occupancy permit may be issued. If additional circulation system improvements are needed, the occupancy permit shall not be issued until subsequent additional focused traffic evaluations are prepared for each successive use and the Applicant either contributes fair share funding for the needed improvements or constructs the improvements. The City Engineer shall be responsible for determining which improvements are subject to fair share payments or construction.	
TR Impact 5: The project would not result in inadequate emergency access.	Mitigation is not required.	Less than Significant
TR Cumulative Impacts: Project impacts associated with the increase of VMT and safety impacts associated with queuing deficiencies would be cumulatively considerable.	Implement Mitigation Measures **AQ/mm-1.1, TR/mm-1.1, TR/mm-3.1, TR/mm-3.2, and TR/mm-4.1 through TR/mm-4.3**.	Significant and Unavoidable
Utilities, Service Systems, and Energy		
USS Impact 1: The project would not require relocation or construction of new or expanded City water facilities.	Mitigation is not required.	Less than Significant
USS Impact 2: The project would require installation of a new, increased capacity wastewater line from the project site to a new/replacement City Lift Station #12.	Implement Mitigation Measures **AQ/mm-1.3, AQ/mm-2.1, AQ/mm-2.2, AQ/mm-6.1, BIO/mm-3.1 through BIO/mm 3.5, BIO/mm-3.7, BIO/mm-3.8 through BIO/mm-3.15, CUL/mm-2.1 through CUL/mm-2.3, GEO/mm-5.1, GEO/mm-5.2, HAZ/mm-2.5, HAZ/mm-2.6, and N/mm-1.1**. **USS/mm-2.1:** Prior to occupancy of the first building, the Applicant shall construct a new/replacement Lift Station #12 to current City of Paso Robles lift station standards.	Less than Significant
USS Impact 3: The project would require installation of a storm drain line from the project site's stormwater basin to a new outfall within the Huer Huero Creek.	Implement Mitigation Measures **AQ/mm-1.3, AQ/mm-2.1, AQ/mm-2.2, AQ/mm-6.1, BIO/mm-3.1 through BIO/mm-3.5, BIO/mm-3.7, BIO/mm-3.8 through BIO/mm-3.15, BIO/mm-4.1, BIO/mm-4.2, CUL/mm-2.1 through CUL/mm-2.3, GEO/mm-5.1, GEO/mm-5.2, HAZ/mm-2.4, and N/mm-1.1**.	Less than Significant
USS Impact 4: The project would not require the installation of new or expanded electric power, natural gas, or telecommunication facilities.	Mitigation is not required.	Less than Significant

Impacts	Mitigation Measures	Residual Impacts
USS Impact 5: The City has sufficient water supplies available to serve the project during both normal and drought years.	Mitigation is not required.	Less than Significant
USS Impact 6: The City Wastewater Treatment Plant has adequate capacity to serve the project's wastewater demands.	Mitigation is not required.	Less than Significant
USS Impact 7: The project would not generate waste in excess of the capacity of local landfills.	Mitigation is not required.	Less than Significant
USS Impact 8: The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	Mitigation is not required.	Less than Significant
USS Cumulative Impacts: Project impacts associated with utilities and service systems would be less than cumulatively considerable.	Mitigation is not required.	Less than Cumulatively Considerable
ENG Impact 1: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.	Mitigation is not required.	Less than Significant
ENG Impact 2: The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Mitigation is not required.	Less than Significant
ENG Cumulative Impacts: Project impacts associated with energy would be less than cumulatively considerable.	Mitigation is not required.	Less than Cumulatively Considerable

ATTACHMENT 3

Based on comments received during the public hearings and NOP comment period, the following issues are known to be of concern and may be controversial. Each issue is discussed further in the EIR:

- General increase of traffic and congestion from vehicles and trucks, especially on Airport Road, Golden Hill Road, and State Route 46 East (SR 46E);
- Increase of airplanes, especially over residential areas (note that although this was brought up as an issue during scoping, the project does not propose the use of airplanes and use of airplanes is not analyzed in the EIR);
- Safety related to turning movements onto and from SR 46E;
- Parking availability and heat magnification from unshaded parking areas;
- Light pollution and loss of the relatively dark sky in the project vicinity;
- Height of the proposed structures;
- Air pollution related to increased traffic and truck idling;
- Adequacy of utility infrastructure and dependent resources, including water supply and the availability of water resources for continued farming activities, and sewer capacity;
- Indirect population increases and the associated need for additional educational facilities, specifically a second high school;
- Existing site hazards and soil contamination from the previous military and institutional uses on the site;
- Stormwater runoff;
- Energy use; and
- The need for amenities for employees, such as daycares.