Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED14-174 **DATE:** April 30, 2015

PROJECT/ENTITLEMENT: Zacastreet21 LLC General Plan Amendment LRP2014-00013

APPLICANT NAME: Zacastreet21 LLC
ADDRESS: 3474 Empresa Street, Suite 100, San Luis Obispo, CA
CONTACT PERSON: Ric Paul **Telephone:** (805) 544-2400

PROPOSED USES/INTENT: Request by Zacastreet21, LLC for a General Plan Amendment (GPA) to change the land use category on approximately 34 acres (25 parcels), including 23 acres (23 parcels) of Commercial Retail (CR) and 11 acres (2 parcels) of Commercial Service (CS), to a mixed CR and CS land use designation. This would allow for any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category to be established on any of the 25 parcels that comprise the 34 acre project area.

LOCATION: The project site is located in the community of Templeton and is bordered by the following roads: Ramada Drive, Marquita Avenue, Cow Meadow Place, and La Cruz Way. The site is in the Salina River Sub-area of the North County planning area, approximately 600 feet southeast of the City of Paso Robles.

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: http://www.sloplanning.org

STATE CLEARINGHOUSE REVIEW: YES ☐ **NO** ☒

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

	Airlin Singewald		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.6)Using Form

Project Title & No. **Zacastreet21, LLC General Plan Amendment LRP2014-00013 (ED14-174)**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☐ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☐ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Airlin Singewald			4/23/15
Prepared by (Print)	Signature		Date
Steve McMasters		Ellen Carroll, Environmental Coordinator	4/23/15
Reviewed by (Print)	Signature	(for)	Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Zacastreet21, LLC for a General Plan Amendment (GPA) to change the land use category on approximately 34 acres (25 parcels), including 23 acres (23 parcels) of Commercial Retail (CR) and 11 acres (2 parcels) of Commercial Service (CS), to a mixed CR and CS land use designation. This would allow for any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category to be established on any of the 25 parcels that comprise the 34 acre project area. The project site is located in the community of Templeton and is bordered by the following roads: Ramada Drive, Marquita Avenue, Cow Meadow Place, and La Cruz Way. The site is in the Salinas River Sub-area of the North County planning area, approximately 600 feet southeast of the City of Paso Robles.

BACKGROUND: The applicant (Zacastreet21, LLC) originally requested a GPA to change the land use category on five parcels (approximately 9.7 acres) fronting Ramada Drive from CR to a mixed CR and CS land use designation. The original project area included the Zacastreet21's four vacant 1.2-acre parcels (created by a 2007 subdivision) and a vacant 5-acre parcel to the south owned by San Juan Capo, LLC.

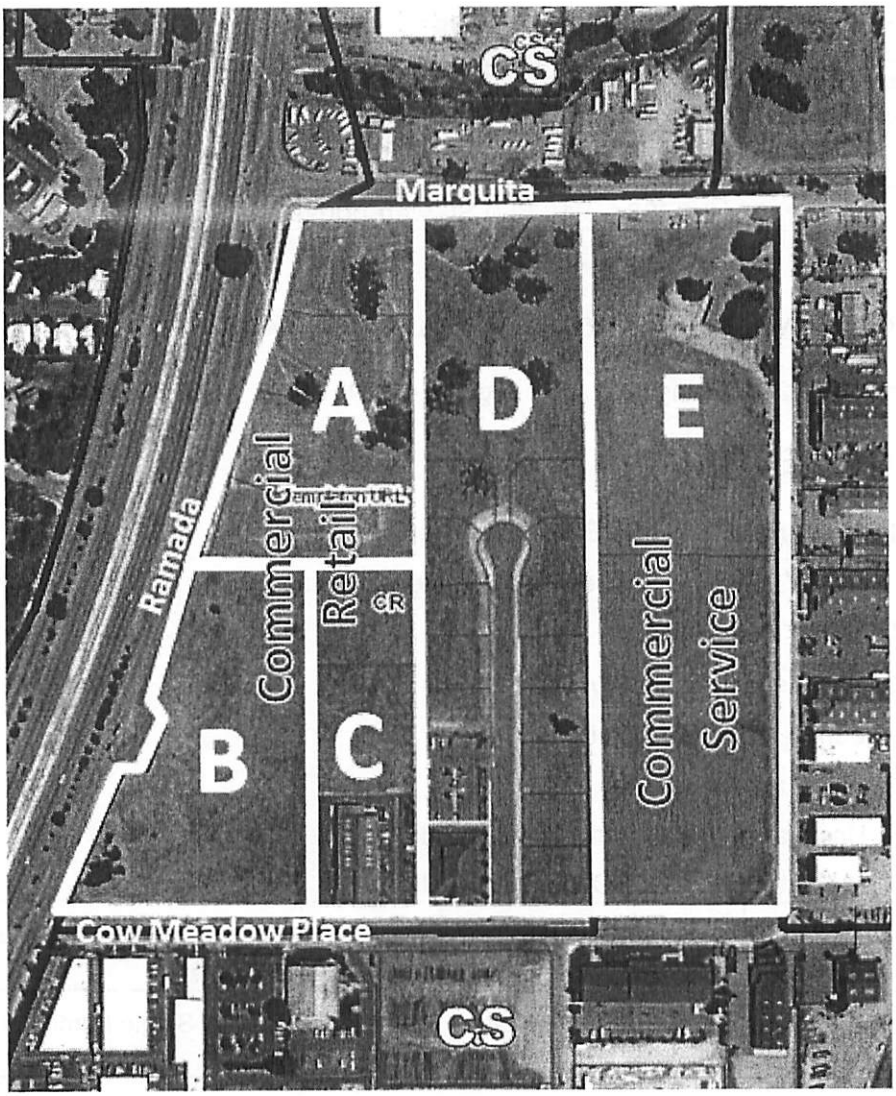
When the Board of Supervisors authorized this request on January 6, 2015, they directed staff to also include the 20 parcels (approximately 24 acres) located immediately to the east. This resulted in a 34-acre trapezoid-shaped project area bordered by Ramada Drive (to the west), Cow Meadow Place (to the south), Marquita Avenue (to the north), and La Cruz Way (to the east).

Figure 1, below, shows the original project area, including the Zacastreet21 parcels (Area A) and the San Juan Capo parcel (Area B) and the following areas added by the Board of Supervisors at the authorization hearing:

- **Vogt Parcels / Commercial Retail (Area C).** This includes two one-acre parcels and one 0.9-acre parcel. One of the parcels is developed with the Totally Tile commercial/office building located on Cow Meadow Place. The other two parcels are vacant.
- **Farm Credit West Parcels / Commercial Retail (Area D).** This includes a 15 lot commercial subdivision (Tract 2563) in the center of the project area, with access from Bison Court, the project site's only internal access road. The 10 acre area includes one one-acre parcel (developed with the Farm Credit West office/commercial building), 13 approximately 13,000 square-foot vacant parcels, and a 3.7-acre vacant parcel.
- **Olson / Odoan Parcels / Commercial Service (Area E).** This includes two 5.5-acre parcels on the eastern edge of the project site between Cow Meadow Place and Marquita Avenue. The northern (Odoan) parcel on Marquita Avenue is developed with an existing

single family home. The Olson parcel is vacant.

Figure 1: Project Area



Discretionary approval would be required for any new development within the project area. Land Use Ordinance Section 22.104.090(A)(2) requires Minor Use Permit approval for all new commercial construction in Templeton, unless Conditional Use Permit approval is otherwise required. Land Use Ordinance Section 22.104.090(C)(3) requires Conditional Use Permit approval for the CR parcels within the proposed project area (Areas A – D). Since future development projects would require discretionary approval, they would require individual environmental determinations under CEQA.

Future Development

The applicant (Zacastreet21) has pulled building permits to construct two warehouse buildings on two of the four 1.2-acre parcels in its ownership (Area A). As of the writing of this initial study, the applicant completed grading and site preparation for one of the warehouse buildings and completed the foundation for the other. The applicant anticipates completing construction of both warehouse buildings by the end of summer 2015. The applicant has also applied for (but has not

pulled) construction permits to build warehouse buildings on the other two 1.2-acre parcels. These four warehouse buildings were reviewed and approved under Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated Mitigated Negative Declaration (ED06-155). See Table 1, below.

Table 1: Zacastreet21, LLC Building Permits

APN	Building Permit	Description	Status
040-153-001	PMT2013-03325	7,541 SF warehouse building	Under review; not issued
040-153-002	PMT2013-03241	8,128 SF warehouse building	Issued
040-153-003	PMT2013-03234	8,024 SF warehouse building	Issued
040-153-004	PMT2013-03324	18,650 SF warehouse building	Under review; not issued

ASSESSOR PARCEL NUMBER(S): 040-153-(001-008); 040-152-(004-017)

Latitude: 35 degrees 34' 12 " N Longitude: -120 degrees 41' 24" W **SUPERVISORIAL DISTRICT** # 1

B. EXISTING SETTING

PLAN AREA: North County **SUB**: Salinas River **COMMUNITY:** Templeton

LAND USE CATEGORY: Commercial Service ; Commercial Retail

COMB. DESIGNATION: Flood Hazard

PARCEL SIZE: 25 parcels (approximately 34 acres)

TOPOGRAPHY: Nearly level to gently rolling

VEGETATION: Grasses, mostly barren

EXISTING USES: Undeveloped, commercial/office buildings

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Service; farm supplies store	*East:* Industrial; recycling center, construction-related businesses
South: Commercial Service; construction materials store	*West:* Residential Single Family; Highway 101 and Ramada Drive

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The 34-acre project site (see Figure 1, above) is located in a predominantly commercial / industrial area in the Templeton urban reserve line. It is bordered by Ramada Drive and Highway 101 to the west and various construction-related and farm supply businesses in metal warehouse buildings to the north, south, and east. The site's topography is fairly level to gently rolling. A meandering drainage swale crosses the northwest corner of the project site. Vegetation consists of non-native grasses and scattered valley oak trees. The site is vacant except for the Farm Credit West and Totally Tile commercial/office buildings on Cow Meadow Place and a single family home on the northeast corner of the site (Odoan parcel). Warehouse buildings are under construction in Area A (see Figure 1). The westerly portion of the site (Ramada Drive frontage) is visible from Highway 101.

Regulatory Setting

The Templeton Community Design Plan requires development in the Ramada Drive corridor to incorporate landscaping to partially screen and soften the appearance of new buildings and parking areas. It also includes guidelines for building setbacks, coverage, footprint, parking lot design, signage, lighting, building materials, and architectural design.

Land Use Ordinance Section 22.10.060 (Exterior Lighting) requires exterior lighting for new development to be shielded and directed downward.

Land Use Ordinance Section 22.16.020 (Landscaping Standards) requires all new development in the

Commercial Retail or Commercial Service land use categories to include a landscape plan.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category.

The following discussion describes the project's potential impacts in each of the five sub-areas shown in Figure 1:

Area A: Zacastreet21 Parcels (existing land use category: CR)

The four warehouse buildings to be constructed on the Zacastreet21 parcels (see Table 1) were reviewed under Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated Mitigated Negative Declaration (ED06-155) for consistency with the Templeton Community Design Plan and are required to comply with applicable conditions of approval and mitigation measures addressing visual impacts, including requirements for a landscaping and lighting plan.

Under the existing CR designation, only allowable CR uses could be established in the proposed warehouse buildings. The proposed GPA would expand the allowable uses to also include those allowed in the CS category. For example, the proposed GPA could allow for "agricultural processing" or "farm equipment sales," which are allowed in the CS category but not the CR category. However, since these uses would be established within the permitted warehouse buildings, which are already subject to visual resource conditions and mitigation measures, the proposed GPA would have an insignificant visual impact.

Areas B, C, and D: San Juan Capo / Vogt / Farm Credit West Parcels (existing land use category: CR)

The proposed GPA would expand the allowable uses on these CR parcels to also include those uses allowed in the CS category. For example, the proposed GPA could allow for "agricultural processing" or "farm equipment sales," which are allowed in the CS category but not the CR category. This land use category change would not result in a direct physical change in the environment that would result in an aesthetic impact. Furthermore, development of new uses in the CS category would not result in aesthetic impacts because development would still be reviewed for consistency with the Templeton Community Design Plan and ordinance requirements for exterior lighting and landscaping. Also, future CS uses would be generally consistent with the visual expectation for the surrounding commercial / industrial area.

Area E: Olson / Odoan Parcels (existing land use category: CS)

The proposed GPA would expand the allowable uses on these CS parcels to also include those uses allowed in the CR category. This land use category change would not result in a direct physical change in the environment that would result in an aesthetic impact. The majority of the allowed CS uses are already allowed in the CR land use category. However, some new uses would be allowed, including: libraries and museums, banks and financial services, health care services, and certain residential uses (when subordinate to a primary commercial or office use). Future development (whether CR or CS uses) would be reviewed for consistency with the Templeton Community Design Plan and ordinance requirements for exterior lighting and landscaping, and is anticipated to be generally consistent with the visual expectation for the surrounding commercial/industrial area. Therefore, based on compliance with existing ordinances and the Templeton Community Design Plan, future development on vacant lots would not result in significant aesthetic impacts.

Mitigation/Conclusion. Compliance with the Templeton Community Design Plan and ordinance requirements for exterior lighting and landscaping will reduce potential visual resource impacts to less than significant levels. The proposed warehouse buildings planned for the Zacastreet21 parcels will be subject to visual resource conditions of approval and mitigation measures pursuant to Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated Mitigated Negative

Declaration (ED06-155). No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?*	☐	☐	☒	☐
b) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?*	☐	☐	☒	☐
c) *Impair agricultural use of other property or result in conversion to other uses?*	☐	☐	☒	☐
d) *Conflict with existing zoning for agricultural use, or Williamson Act program?*	☐	☐	☐	☒
e) *Other:* _____	☐	☐	☐	☐

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Commercial Retail and Commercial Service

Historic/Existing Commercial Crops: None

State Classification: Farmland of Statewide Importance, Prime Farmland if irrigated, and not prime farmland

In Agricultural Preserve? Yes, Templeton

Under Williamson Act contract? No

The 34-acre project site (see Figure 1, above) is located in a predominantly commercial / industrial area in the Templeton urban reserve line. It is bordered by Ramada Drive and Highway 101 to the west and various construction-related and farm supply businesses in metal warehouse buildings to the north, south, and east.

The soil type(s) and characteristics on the subject property include:

Arbuckle fine sandy loam (0 - 2% slope). This nearly level coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class I when irrigated.

Lockwood-Concepcion complex (9 - 15 % slope).

Lockwood. This moderately sloping soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class III when irrigated.

Concepcion. This moderately sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class III when irrigated.

Lockwood shaly loam (0 - 2% slope). This nearly level soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Lockwood shaly loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?*	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
g) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*	☐	☐	☒	☐
h) *Other:* _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG

emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. The proposed land use category change would not directly result in site disturbance. However, it could facilitate the development of certain land uses that otherwise would not be allowed within the project area. For example, the proposed GPA could allow for "agricultural processing" or "farm equipment sales" to be established on the parcels in the project area that are currently designated CR (see Figure 1, Areas A – D). However, these uses would result in a similar amount of site disturbance and would have similar construction-related air quality impacts compared to the uses that are presently allowed within the project area.

Future development in the project area will require discretionary review and project-level environmental determinations. The land use permit and environmental review process for individual projects will include a project referral to the Air Pollution Control District. Any project exceeding APCD's pollutant thresholds will be required to implement necessary mitigation measures to reduce air quality impacts to less than significant levels.

The proposed GPA would allow for CS uses within the CR designated portion of the project area (see Figure 1, Areas A – D). Generally speaking, the CS category allows for more intensive "industrial" type uses, such as concrete batch plants and manufacturing, which could result in greater levels of pollutants. However, these types of projects would require APCD review and would need to obtain any necessary operational permits from APCD. Therefore, the proposed land use category change would not result in direct changes to air quality. Based on APCD review and subsequent project-level environmental review and mitigation, future development resulting from this land use category change would not result in significant air quality impacts.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species* or their habitats?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Setting. The site's topography is fairly level to gently sloping. A meandering drainage swale crosses the northwest corner of the project site. Vegetation consists of non-native grasses and scattered valley oak trees. The site is vacant except for the Farm Credit West and Totally Tile commercial/office buildings on Cow Meadow Place and a single family home on the northeast corner of the site (Odoan parcel).

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Wildlife

American badger (*Taxidea taxus*) was found about 0.1 mile to the south. American badger (Taxidea taxus) have been found about 0.1 mile to the south. In California, Badgers range throughout the state except for the humid coastal forests of northwestern California (Del Norte and Humboldt Co). Badger populations have declined drastically in California within the last century (Grinnell et al., 1937; Longhurst, 1940), where they now survive only in low numbers in peripheral parts of the central valley and adjacent lowlands to the west in eastern Monterey, Mendocino, San Benito and San Luis Obispo counties. In California, Badgers occupy a diversity of habitats. The principal requirements seem to be sufficient food, friable soils, and relatively open, uncultivated ground. Grasslands, savannas, and mountain meadows near timberline are preferred. Badgers prey primarily on burrowing rodents such as Gophers (Thomomys), Ground Squirrels (Spermophilus, Ammospermophilus), Marmots (Marmota), and Kangaroo Rats (Dipodomys). They are predatory specialists on these rodents, although they will eat a variety of other animals, including mice, Woodrats, reptiles, birds and their eggs, bees and other insects, etc.

Western spadefoot toad *(Scaphiopus hammondii)* has been found about 0.9 mile to the south. Western spadefoot toad is a federal species of concern, and a California species of Special Concern. The species occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.

Vegetation

Mesa horkelia (Horkelia cuneate spp. puberula) was found about 0.9 mile to the south. This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. Mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3).

The biological report (Althouse and Meade, 2006) prepared for the Zacastreet21 subdivision (CO06-0088) did not identify sensitive habitats in Area A (see Figure 1).

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This land use category change would not result in a direct physical change in the environment that would result in a biological impact.

The proposed land use category change would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. These uses would result in a similar amount of site disturbance and would have similar biological resource impacts compared to the uses that are presently allowed within the project area.

The four warehouse buildings to be constructed on the Zacastreet21 parcels (see Figure 1, Area A) were reviewed under Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated Mitigated Negative Declaration (ED06-155) and are subject to mitigation measures to protect oak trees, nesting birds, and the American badger from the proposed development. Future

development in the entire project area shown in Figure 1 would require land use permit approval and project-level environmental review and would likely be subject to similar mitigation measures to reduce biological resource impacts to less than significant levels.

Mitigation/Conclusion. The proposed land use category change would not result in significant biological impacts and no mitigation measures are necessary. The proposed warehouse buildings planned for the Zacastreet21 parcels (Area A) will be subject to biological resource conditions of approval and mitigation measures pursuant to Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated Mitigated Negative Declaration (ED06-155). Implementation of these measures will reduce biological impacts to less than significant levels for development in Area A. Future development proposed in the remaining areas will be subject to project-level environmental determinations and will be required to incorporate necessary mitigation measures to reduce biological resource to less than significant levels. Therefore, with implementation of project level environmental review and mitigation, future development in the project area would result in less than significant biological resource impacts.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Salinan/Chumash. No historic structures are present and no paleontological resources are known to exist in the area. A search of ¼ mile around the subject property identified the following previous survey work: 4 reports where no resources were encountered; 1 report where resources were identified. The subject area includes portions within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Impact. The proposed land use category change would not result in a direct physical change to the environment that would result in impacts to historic, archaeological, or paleontological resources.

Area A

The Phase 1 (surface) survey (Singer, 2006) conducted for the Zacastreet21 subdivision (see Figure 1, Area A) did not discover evidence of cultural material in that portion of the project area.

The previous Mitigated Negative Declaration for the Zacastreet21 parcels (see Figure 1, Area A) concluded that Parcel Map CO06-0088 and the associated development is not expected to impact paleontological resources because, based on the fault investigation (SDC, 2006) prepared for that project, bedrock was not encountered on the site. Generally, paleontological resources are more likely to be identified, and are of more value when encountered in bedrock because they are in a more natural context. Resources discovered in soil deposits have most likely been transported from another location, and are therefore of less value. Therefore, future development in Area A is not anticipated to result in significant impacts on paleontological resources.

Other Areas

While no cultural resources were identified in Area A, some portions of the project area may be considered archaeologically sensitive.

Future development projects in these areas may be required to conduct archeological surveys as part of the environmental review process. Additionally, the County land use ordinance has existing rules and procedures that provide for the protection of archaeological resources discovered during earth disturbing activities. Therefore, based on project-level environmental review and existing ordinance standards, the project would not result in significant impacts to archaeological resources.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?***	☐	☐	☒	☐
b) ***Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?***	☐	☐	☐	☒
c) ***Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?***	☐	☐	☒	☐
d) ***Include structures located on expansive soils?***	☐	☐	☒	☐
e) ***Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?***	☐	☐	☒	☐
f) ***Preclude the future extraction of valuable mineral resources?***	☐	☐	☒	☐
g) ***Other:*** _____	☐	☐	☐	☐

*** Per Division of Mines and Geology Special Publication #42**

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Moderate

Nearby potentially active faults?: Yes Distance? Within project boundaries

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This land use category change would not have a direct physical effect on the environment that would result in geology or soils impacts. This change would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. These uses would result in a similar amount of site disturbance and would have similar geology and soil impacts compared to the uses that are presently allowed within the project area.

Area A: Zacastreet21 Parcels (existing land use category: CR)

As with the entire project site, Area A has moderate liquefaction potential. The geologic report (SDC, 2006) for the Zacastreet21 site noted that only one factor determining liquefaction potential (grain size) was present in Area A. The other two factors, a high ground water table and loosely compacted soils were not present. Groundwater was not encountered in the deepest boring, which went to 50 feet. Soil compaction was a minimum of 85%, considered highly compacted by the engineering geologist.

A USGS report discussing the Rinconada fault in the project area, noted the potential for a "splay", or associated fault to cross the project site. A fault investigation (SDC, 2006) performed by a qualified professional for Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) used aerial photo interpretation, onsite surveys and trenching to try to find evidence of onsite faulting. The analysis determined there is no historical evidence of faulting in Area A, and fault trenches, dug to approximately 12 feet, did not uncover evidence of faulting. It concluded that no active faults occur on the property.

The warehouse buildings proposed in Area A will be subject to conditions of approval and mitigation measures identified in the previous subdivision and environmental determination for that area. Implementation of these measures will reduce geology and soils impacts to less than significant levels.

Other Areas

The remaining areas of the project site also have moderate liquefaction potential and likely have similar geologic characteristics as Area A, which was determined to have only one factor determining liquefaction potential (grain size). The potential "slay" or associated fault described above also crosses or is in close proximity to the other areas of the project site. Future development in these areas would be subject to project-level environmental review and may be required to submit a geologic report and fault investigation study (depending on proximity to mapped fault) and to implement identified mitigation measures. Future development would also be subject to existing ordinance standards and building code requirements addressing geologic impacts. Therefore, based on project-level environmental review and compliance with existing regulations, future development in these portions of the project area would have less than significant impacts related to geology and soils.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed. The proposed warehouse buildings planned for the Zacastreet21 parcels (Area A) will be subject to geology and soils conditions of approval and mitigation measures pursuant to Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated

Mitigated Negative Declaration (ED06-155). Implementation of these measures will reduce geology and soils impacts associated with the Zacastreet21 warehouses to less than significant levels. Future development in other portions of the project area will be subject to similar requirements during project-level environmental review to reduce geology and soils impacts to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting. The 34-acre project area is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area. The northwest corner of the project site (northerly Zacastreet21 parcels) is within the 100-year Flood Hazard combining designation (FH). Due to local jurisdiction, fire hazard severity data is unavailable. Based on the County's fire response time map, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This land use category change would not have a direct physical effect on the environment that would result in new impacts related to hazards or hazardous materials. However, expanding the allowable CS uses could introduce new uses (e.g. manufacturing, etc.) that may involve hazardous materials. Future development and new uses in the project area will require project-level environmental review and will be referred to the Department of Environmental Health for review and comment. Any future development that involves the use of hazardous materials will be subject to existing State regulations and will require the preparation of a hazardous materials business plan.

As described in Air Quality section, the CS category allows for more intensive "industrial" type uses, such as concrete batch plants and manufacturing, which could result in greater levels of pollutants. However, these types of projects would require APCD review and would need to obtain any necessary operational permits from APCD.

The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE ***Will the project:***	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The site is located approximately 120 feet east of Highway 101 and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ Areas within the 60 dB to 65 dB range – 1,420 feet from road centerline, and closer;
- ✓ Areas within the 65 dB to 70 dB range - 659 feet from (rail)road centerline, and closer;
- ✓ Areas above the 70 dB level - 306 feet from (rail) road centerline, and closer.

The site is located within 0.5-mile of Union Asphalt Batch Plant and development within the following distance(s) from the noise source will exceed the County's acceptable nighttime/daytime noise thresholds of 45/50 dBs for sensitive uses as follows:

- ✓ Areas above the 50 dB daytime threshold – 6,000 feet from the center of the facility, and closer.

Impact. The proposed land use category change would not result in direct physical changes to the environment resulting in noise impacts. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. The CR and CS land use categories allow for a range of uses including noise generating uses (manufacturing, batch plants, etc.) and noise sensitive uses (churches, meeting halls, etc.). The project site and surrounding areas are presently developed with offices, farm supply and construction materials businesses, and a recycling center.

Future development in the project area, such as a batch plant, could generate a loud stationary noise source that would exceed daytime or nighttime noise levels as set forth in the Noise Element. However, a batch plant or similar noise-generating use would require discretionary permit approval and project-level environmental review, including an acoustical analysis to evaluate the development's noise impacts and conformance with County noise standards, and will be required to implement appropriate mitigation measures to reduce noise impacts to less than significant levels.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☐	☐
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: Templeton (Approximately 0.7 miles to the project site)

Fire: Cal Fire (formerly CDF) Hazard Severity: Not Applicable Response Time: 5-10 minutes

Location: (Approximately 0.3 miles to the Project site)

School District: Templeton Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. The proposed CR/CS mixed land use category will not substantially increase development potential in the project area compared to existing land use categories (separate CR and CS land use categories) and therefore will not substantially increase demands on public services. Future development in the project site, along with other development in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The impacts of future development are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. The proposed land use category change would not directly impact public services/utilities. Public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to reduce the cumulative impacts of future development on public services/utilities to less than significant levels.

11. RECREATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase the use or demand for parks or other recreation opportunities?*	☐	☐	☒	☐
b) *Affect the access to trails, parks or other recreation opportunities?*	☐	☐	☒	☐
c) *Other* _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☐	☒	☐
b) *Reduce existing "Level of Service" on public roadway(s)?*	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?*	☐	☐	☒	☐
d) *Provide for adequate emergency access?*	☐	☐	☒	☐
e) *Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?*	☐	☐	☒	☐
f) *Conflict with an applicable congestion management program?*	☐	☐	☒	☐
g) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*	☐	☐	☒	☐
h) *Result in a change in air traffic patterns that may result in substantial safety risks?*	☐	☐	☒	☐
i) *Other:* _____	☐	☐	☐	☐

Setting. Future development will access the site from the following public roads: Ramada Drive, Marquita Avenue, Cow Meadow Place, La Cruz Way, and Highway 101. The identified roadways are operating at acceptable levels. Referrals were sent to Public Works and Caltrans. Public Works commented that the GPA analysis should consider the resulting change in traffic trips.

The project is within the Templeton Area C Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". Future development in the project area will be subject to this fee.

Impact. The proposed land use category change is not anticipated to significantly change the trip generation potential within the project area. The Zacastreet21, Farm Credit West, and Vogt parcels (two-thirds of the project area) are currently designated CR, and would be re-designated to also include allowable CS uses. Generally speaking, CR uses (e.g. shopping centers) generate more traffic compared to CS uses because they tend to serve the public. The Olson / Odoan parcels (one-third of the project area) are currently designated CS, and would be re-designated to also include CR uses. Most of the allowed CS uses are already allowed in the CR category. However, some new uses would be allowed, including: libraries and museums, banks and financial services, health care services, and certain residential uses (when subordinate to a primary commercial or office use). Future development projects (whether CR or CS uses) would be required to pay traffic impact fees to mitigate their contribution to cumulative traffic impacts.

The applicant submitted a traffic study (Orosz Engineering Group, Inc.; September 25, 2014) to estimate the trip generation expected from the four warehouse buildings planned for the Zacastreet21 parcels only (not entire project area). Based on the project building area and the Institute of

Transportation Engineers (ITE) trip rate for warehouse uses, the PM peak hour trips for the four warehouse buildings total 14. The warehouse trip rate for the PM peak hour is 0.32 trips per 1,000 square feet of building. The applicant will be required to pay traffic impact fees based on this trip generation estimate.

The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?*	☐	☐	☒	☐
b) *Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?*	☐	☐	☒	☐
c) *Adversely affect community wastewater service provider?*	☐	☐	☒	☐
d) *Other:* _____	☐	☐	☐	☐

Setting. The project area will be served by the Templeton Community Services District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. Future development within the project area would use a community system as its means to dispose of wastewater. The proposed GPA is not anticipated to increase demands on the wastewater system.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the buildout potential in the project area, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) *Violate any water quality standards?*	☐	☐	☒	☐

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The project area is served community water by the Templeton Community Services District. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The site's topography is fairly level to gently rolling. A meandering drainage swale crosses the northwest corner of the project site. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility. The northwest corner of the project site (northerly Zacastreet21 parcels) is within the 100-year Flood Hazard combining designation (FH).

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the

rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? Tributary to Salinas RIver Distance? On site

Soil drainage characteristics: Moderately drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact

Water Quality/Hydrology

The proposed GPA would apply a mixed CR/CS land use designation over 25 parcels (approximately 34 acres) in the Ramada Drive corridor. This would expand the allowed uses within the project site to include any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category. These uses would result in a similar amount of site disturbance and would have similar water quality/hydrology impacts compared to the uses that are presently allowed within the project area. Future development proposed in the project area will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use.

Future development in the project area would be subject to the County's post-construction stormwater management regulations. Based on past trends in the project vicinity, future development in the project area would likely involve over 15,000 square feet of impervious area and would therefore be subject to the site design, water quality treatment, and runoff retention requirements. Development exceeding 22,500 square feet of impervious area would also be required to incorporate peak management, which essentially means that post-construction drainage shall mimic the existing natural site conditions.

Water Quantity

The expanded land uses allowed under the proposed GPA would have similar water demands compared to the existing allowed uses. Future development within the project area would be required to submit evidence from the TCSD verifying adequate water availability. Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs.

Mitigation/Conclusion. The proposed GPA would not result in direct water quality or quantity impacts. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts associated with future construction in the project area. No additional measures above what are required or proposed are needed to protect water quality. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

Each land use category is defined in the Framework for Planning, a component of the General Plan, using purpose and character statements. These statements are to be used as criteria for evaluating whether a General Plan amendment is appropriate for a specific site. The statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

The project site is generally consistent with the purpose and character statements for both the Commercial Retail and Commercial Service land use categories. The project site is located within an established commercial and light industrial area within the Templeton urban reserve line. It is located on Ramada Drive, an arterial roadway, and has Highway 101 access to meet the shopping needs of tourists and highway travelers. All existing parcels exceed the 6,000 square-foot minimum parcel size for new parcels in the Commercial Retail and Commercial Service land use categories. The site's slope is less than 15 percent.

The project is not within or adjacent to a Habitat Conservation Plan area.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?***	☐	☐	☒	☐
b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)***	☐	☐	☒	☐
c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**Attached**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☒	Templeton Community Services District	**None**
☒	Other City of Paso Robles	**None**
☐	Other Templeton Area Advisory Group	**None**

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ South County Area Plan/South County sub area and Update EIR
- ☒ Templeton Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

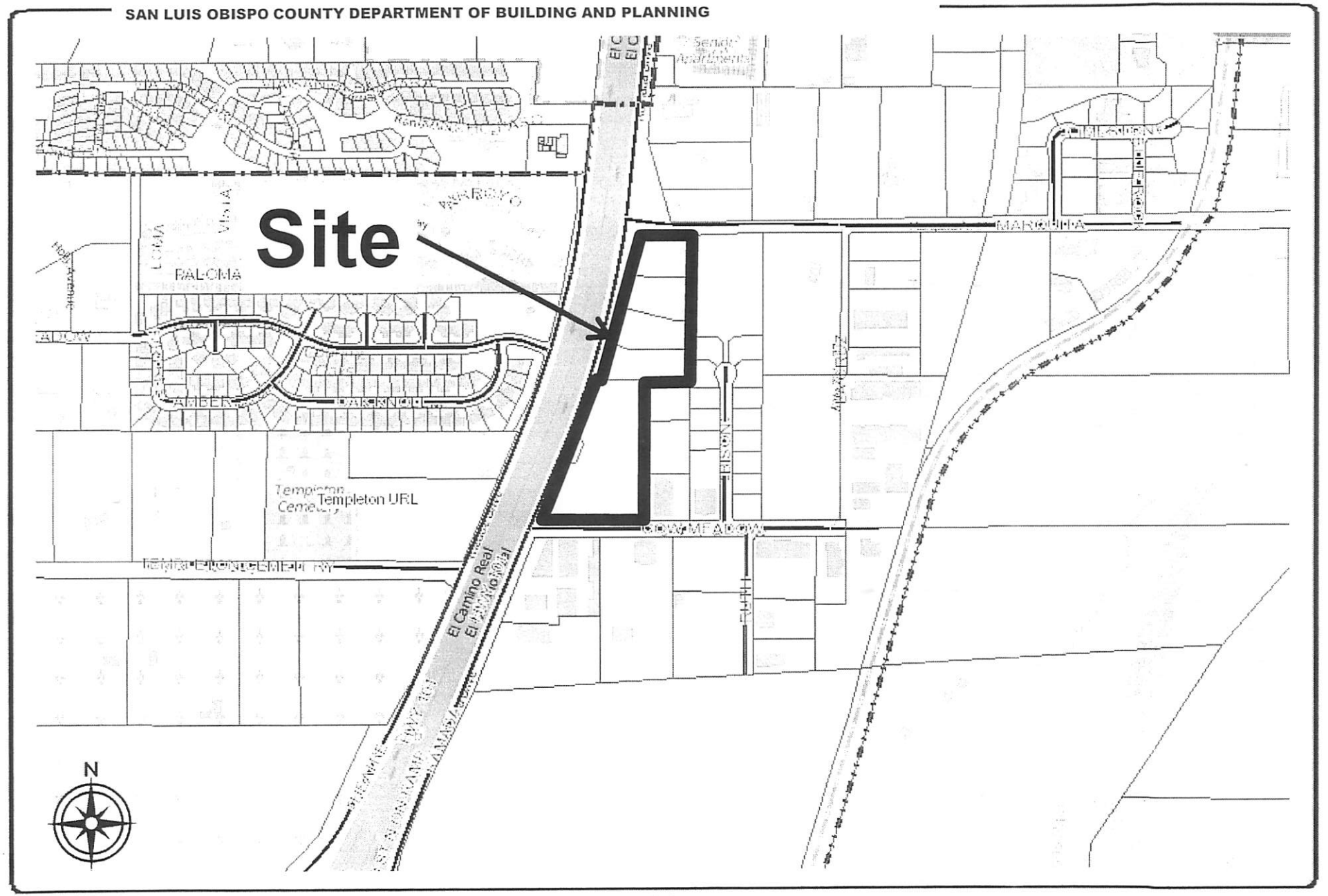
Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

1. Young Parcel Map and Conditional Use Permit SUB006-00057 (CO06-0088) Mitigated Negative Declaration (ED06-155).
2. "Biological Report for 3330 Ramada Drive," Althouse and Meade, Inc. July, 2006.
3. "Cultural Resources Survey and Impact Assessment," C.A. Singer and Associates, April 26, 2006.
4. "Liquefaction and fault investigation for APN 040-151-013," Sierra Delta Corporation, March 28, 2006.
5. "Liquefaction and fault investigation for APN 040-151-013," Sierra Delta Corporation, April 4, 2006.
6. "Trip Generation Estimate – Ramada Commercial Service Center," Orosz Engineering Group, Inc., September 25, 2014.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

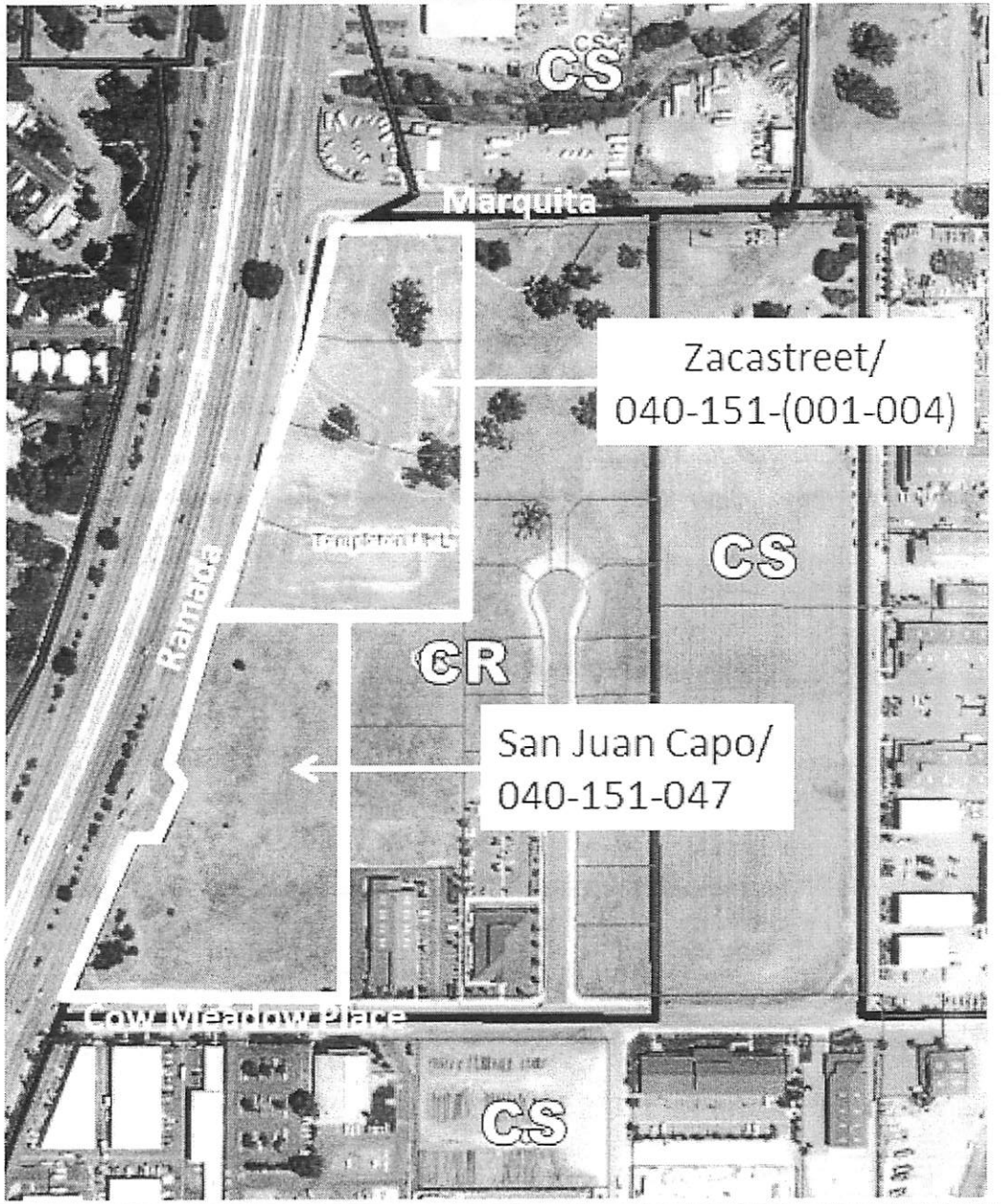
General Plan Amendment

Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



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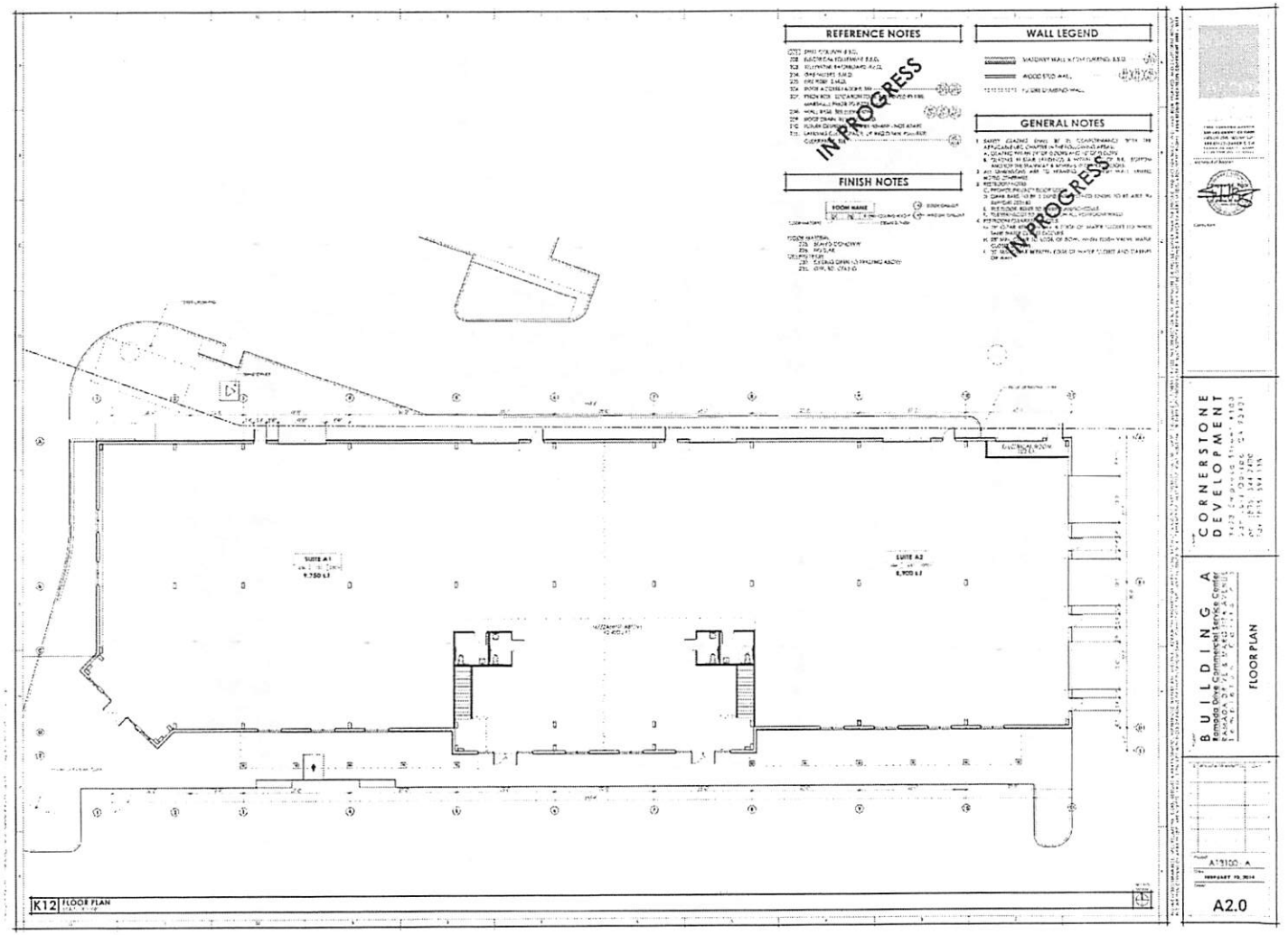
PROJECT
General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT
Aerial Photograph

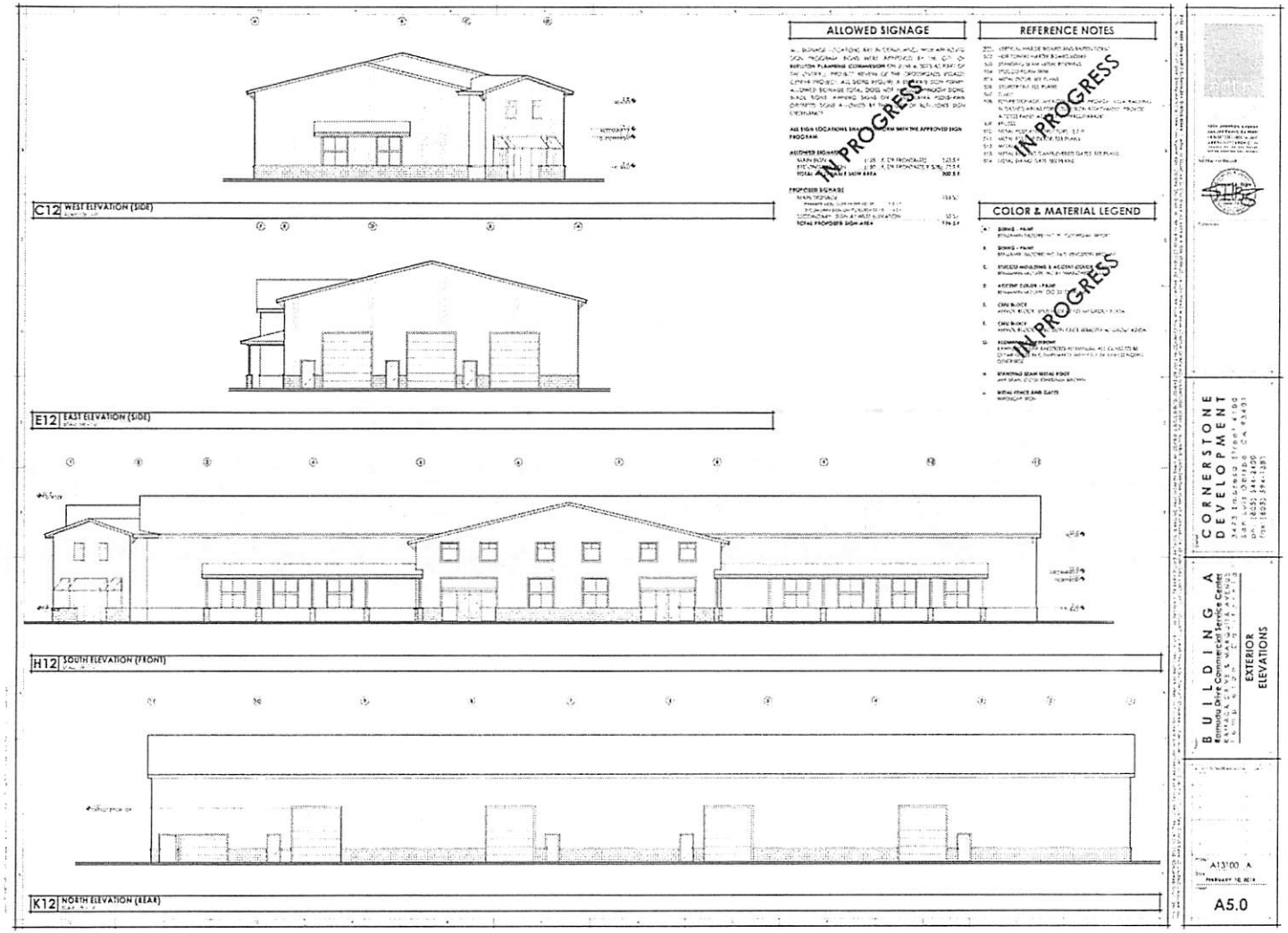


PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building A Floor Plan



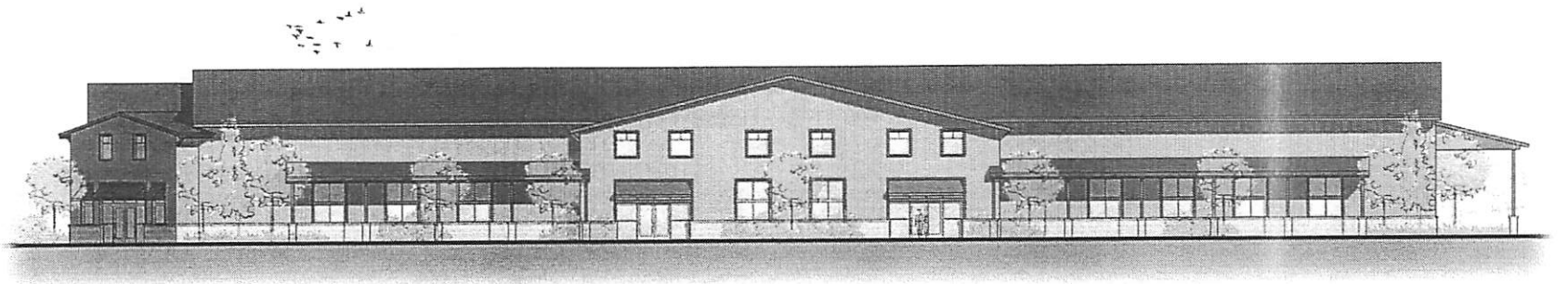
PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building A Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



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PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

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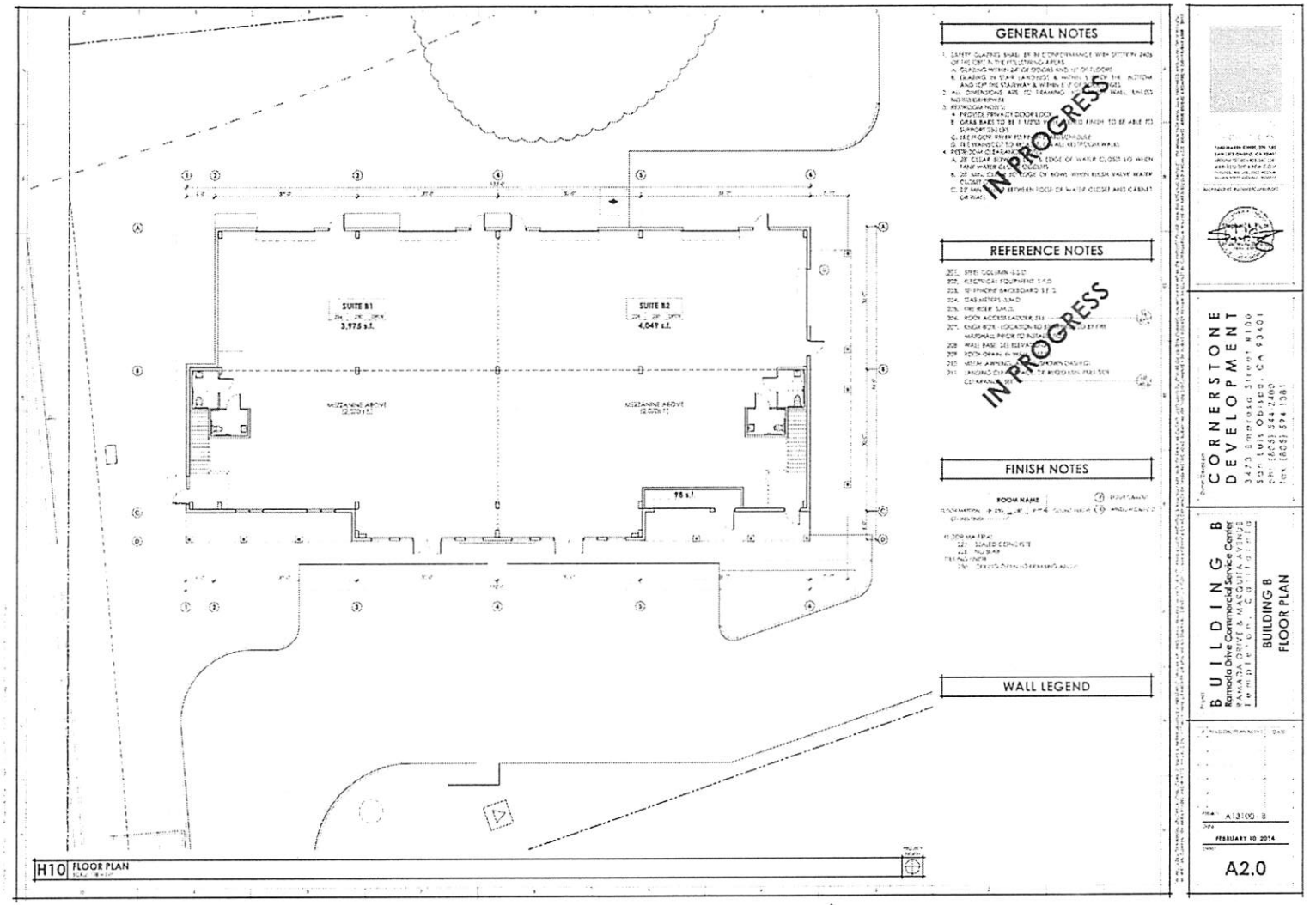

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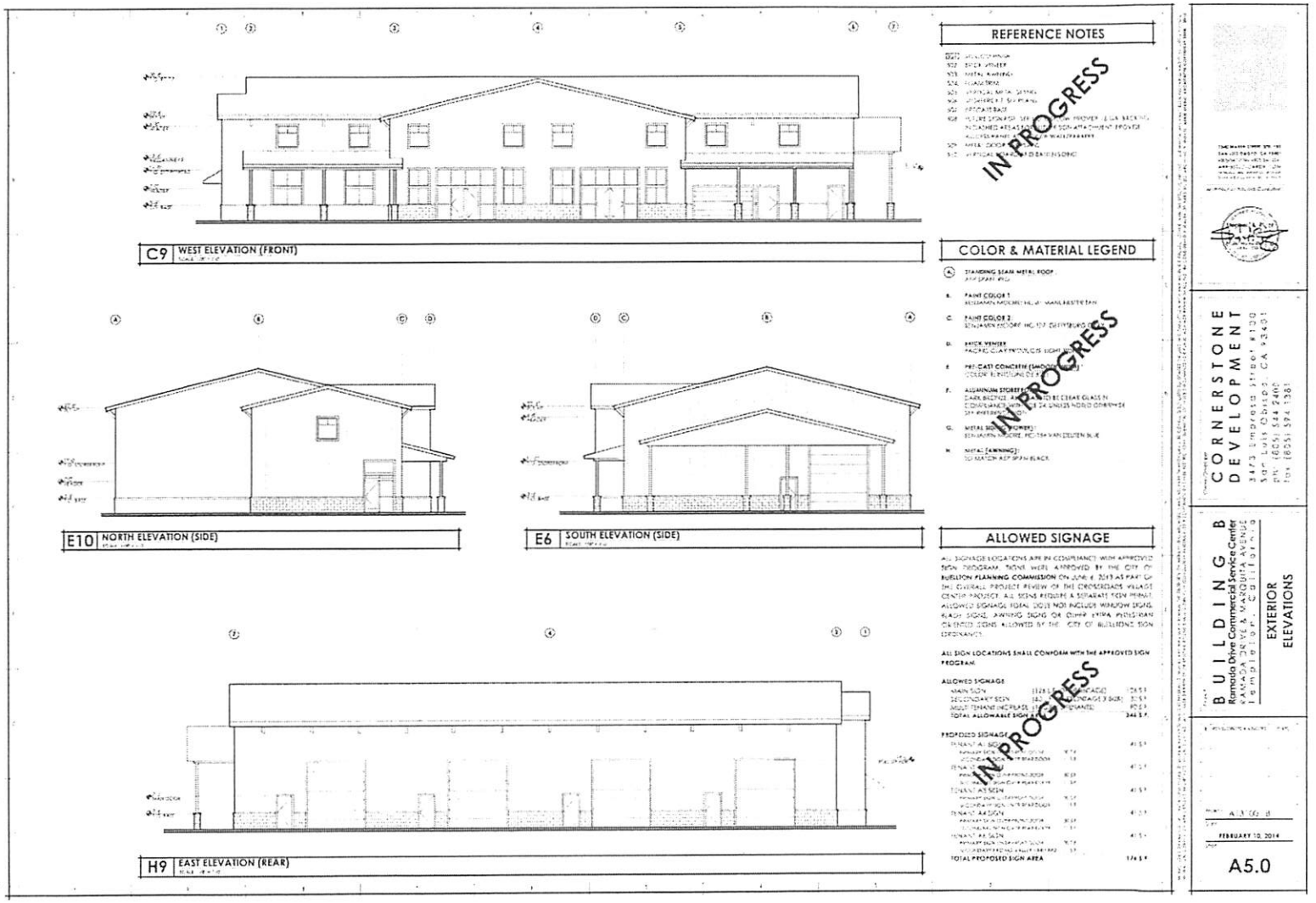
PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building B Floor Plan

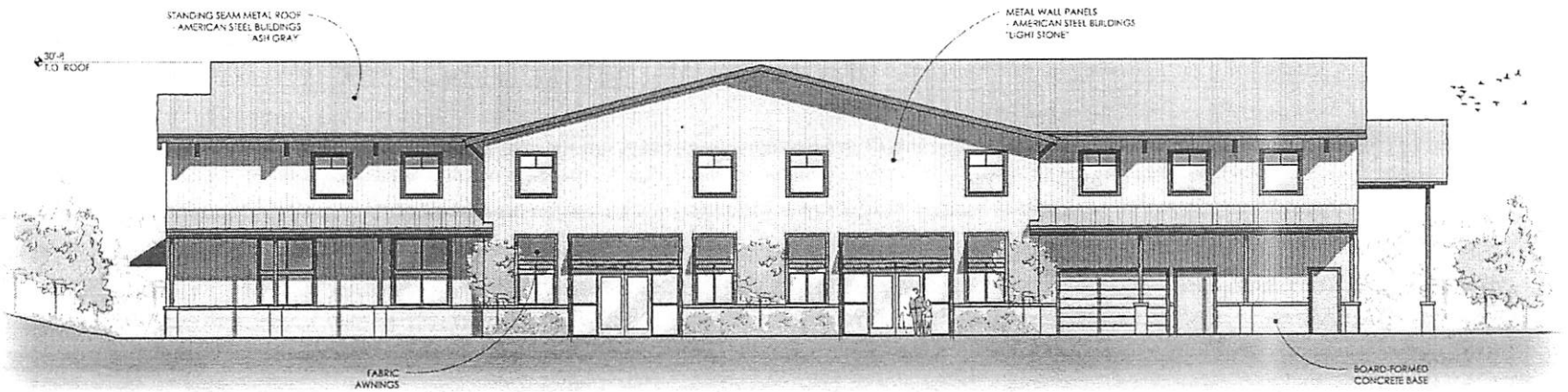


PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building B Elevations



CONCEPTUAL EXTERIOR ELEVATION

BUILDING B - WEST ELEVATION (FRONT)

ARTIS ARCHITECTS	Cornerstone Development 3474 Empresa St. #100 San Luis Obispo, CA ph: (805) 544-2400 fax: (805) 594-1381	Ramada Drive Commercial Service Center Templeton, California BUILDING B - CONCEPTUAL EXTERIOR ELEVATION B

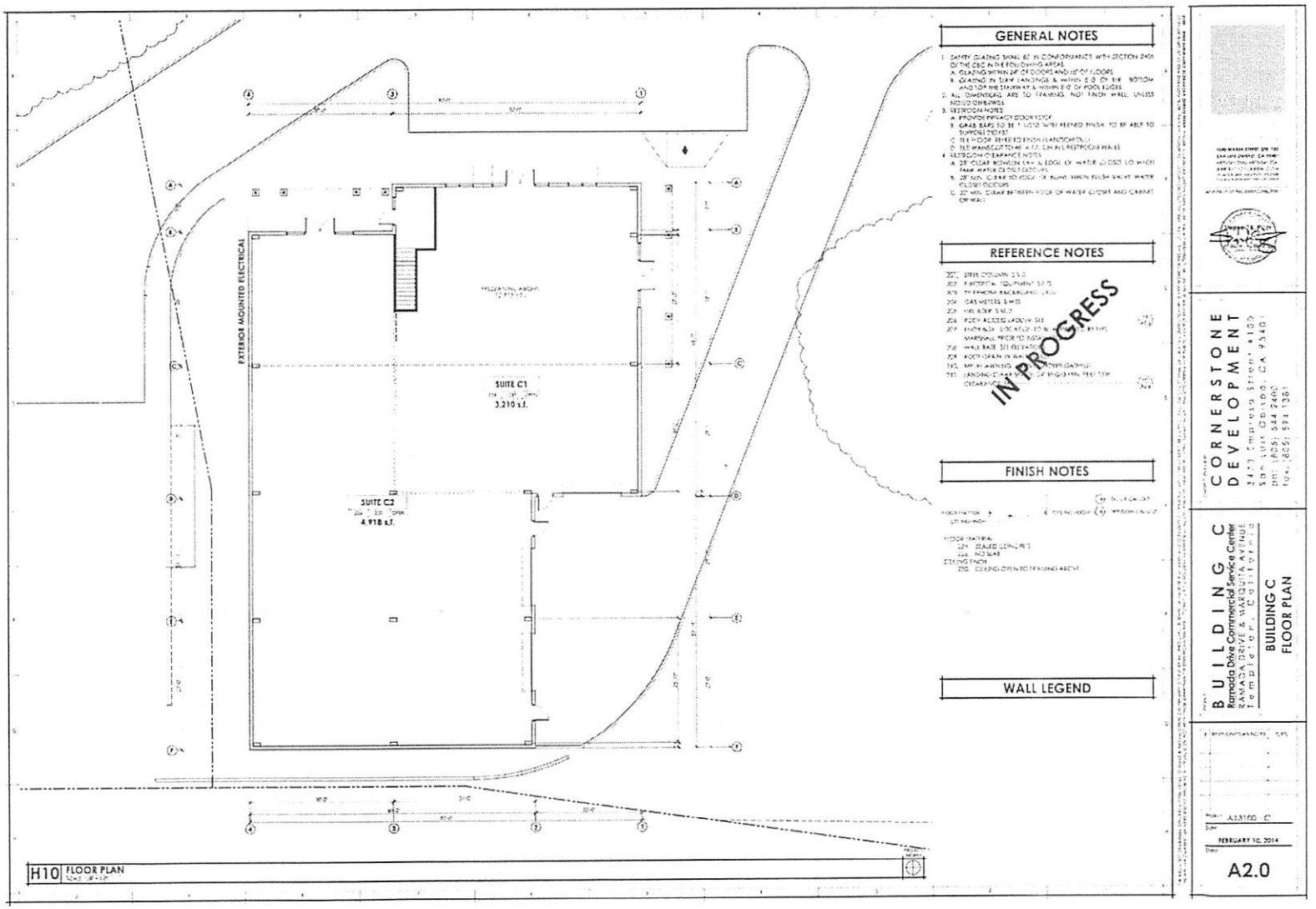
N

PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building B Rendering



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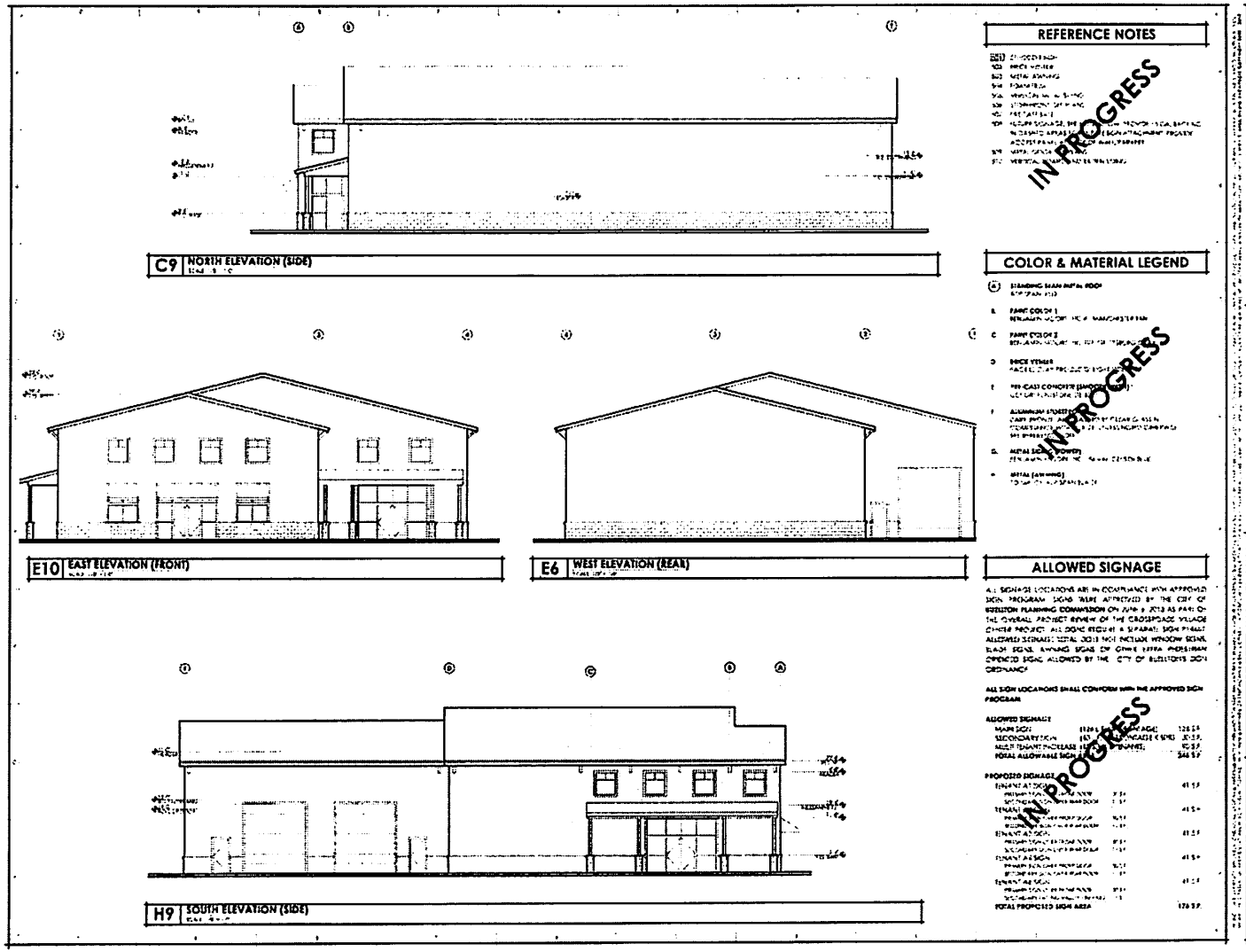
PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building C Floor Plan



PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building C Elevations

CONCEPTUAL EXTERIOR ELEVATION

BUILDING C - WEST ELEVATION (FRONT)

Cornerstone Development
3474 Empresa St. #100
San Luis Obispo, CA
ph: (805) 544-2400
fax: (805) 594-1381

Ramada Drive
Commercial Service Center
Templeton, California

BUILDING C - CONCEPTUAL EXTERIOR ELEVATION

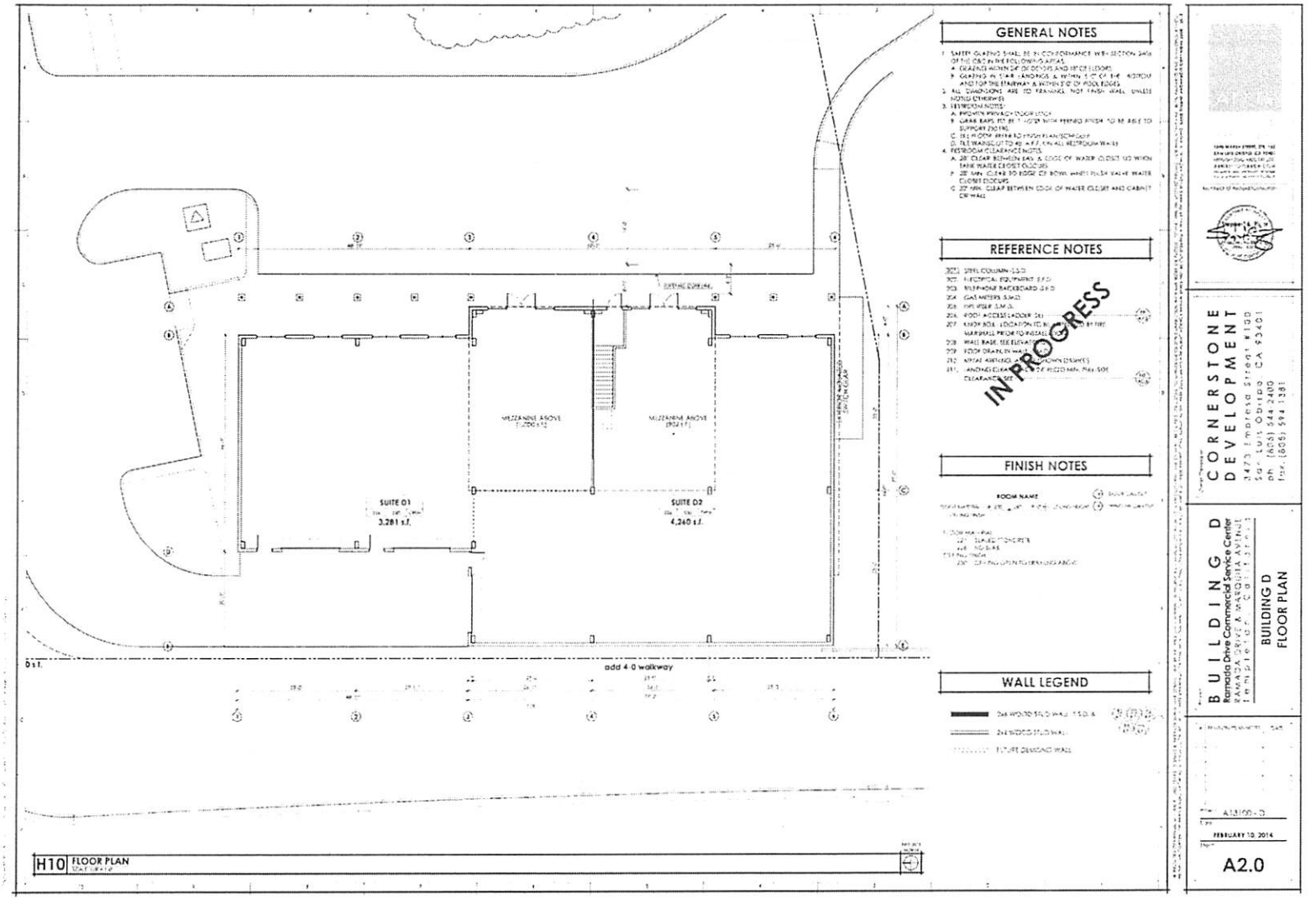
C

PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building C Rendering



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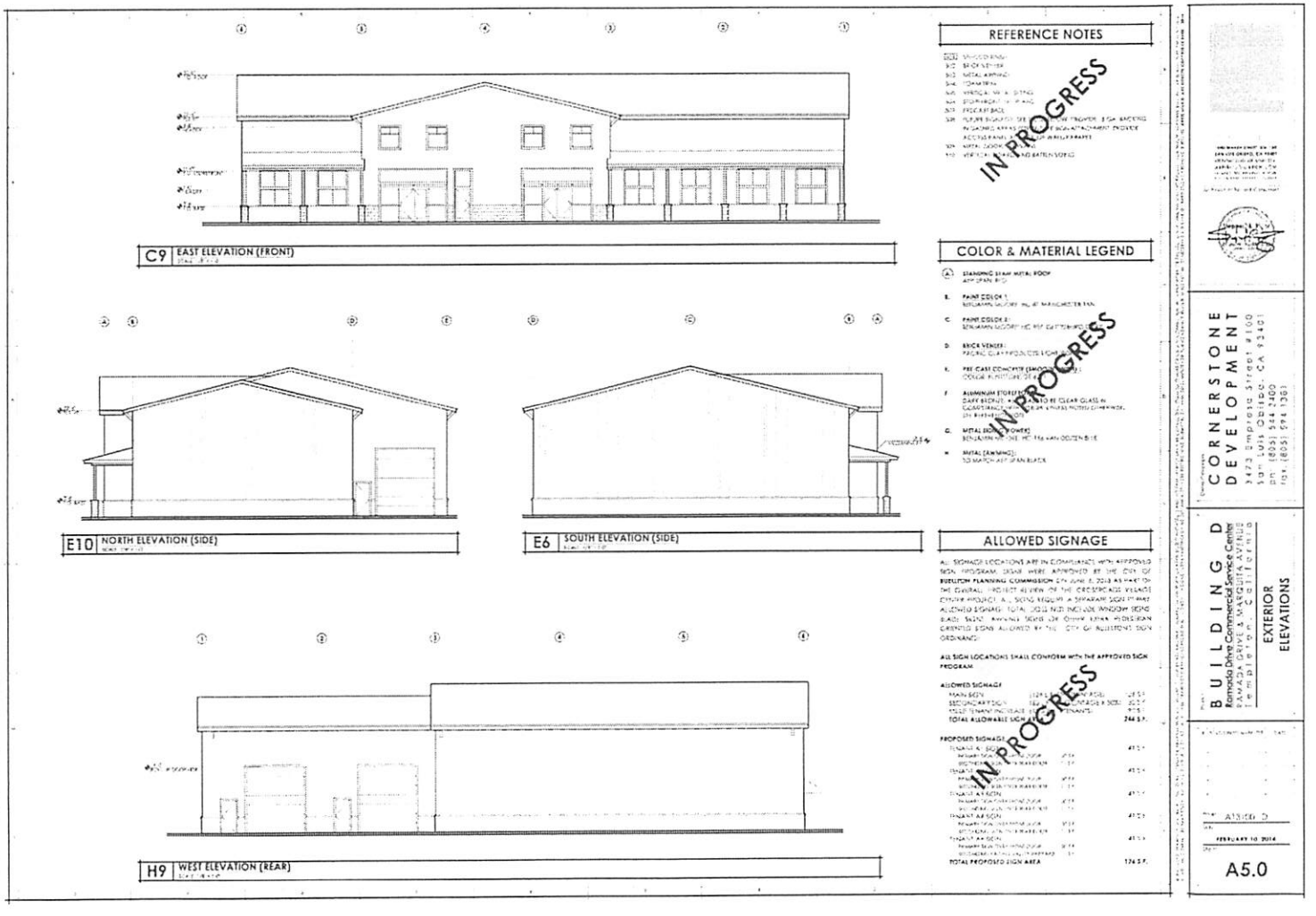
PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building D Floor Plan



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PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building D Elevations

N

PROJECT

General Plan Amendment
Zacastreet21 LLC. / LRP2014-00013

EXHIBIT

Building D Rendering