CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

City Council Regular Meeting Agenda Addendum

Tuesday, April 21, 2026, 5:00 PM
Tuesday, April 21, 2026, 6:00 PM
Centennial Park - Norris Room
600 Nickerson Drive
Paso Robles, CA 93446

The agenda addendum includes public comments received for items Q4 and R3. It also includes corrections, shown in red or redline, to the following items:

- P7 – Exhibit A to Attachment 1 – Update to Section 1.3 History
- Q5 – Exhibit A to Attachment 5 – Update to Site Specific Conditions of Approval Engineering and Utilities
- R1 – Attachment 1 – Update to Section 7

Residents can livestream the meeting at www.prcity.com/youtube, and call **(805)865-7276** to provide public comment via phone. The phone line will open just prior to the start of the meeting and remain open throughout the meeting to ensure the opportunity to comment on each item heard by the Council, other than brief reports and announcements by staff or the Council.

Written public comments can be submitted via email to cityclerk@prcity.com **prior to 12:00 noon on the day of the Council meeting** to be posted as an addendum to the Agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name. City Council meetings will be live-streamed during the meeting and also available to play later on YouTube by accessing the following link: www.prcity.com/youtube. Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the City Council after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at www.prcity.com/meetings.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

P. CONSENT CALENDAR

***7. Approval of Resolution Adopting the 2025-2030 Paso Robles Local Hazard Mitigation Plan** *4 - 56*

Paul Patti, Battalion Chief/Fire Marshal

CEQA Determination: The City finds that this action is exempt from review under the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15306, Information Collection, and 15262, Planning Studies.

Recommendation: Approve Resolution 26-XXX, adopting the 2025-2030 Paso Robles Local Hazard Mitigation Plan and finding this action exempt from CEQA review pursuant to CEQA Guidelines Section 15306 and 15262.

Q. PUBLIC HEARINGS

***4. Continued from April 7, 2026 meeting - Introduce First Reading by Title Only an Amendment to Chapter 21.52 of the Paso Robles Municipal Code Updating Standards Related to Temporary, Prohibited, and Nonconforming Signs (RZN25-07, P25-0117)** *57 - 80*

Darcy Delgado, Associate Planner

CEQA Determination: The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Recommendation: Introduce for first reading by title only Ordinance XXXX, amending Chapter 21.52 of the Paso Robles Municipal Code.

***5. Approval of the Oak at Ardmore Project, Including a Zoning Map Amendment, a Special Planned Development Overlay Zoning Designation, and an Oak Tree Removal** *81 - 1314*

Darcy Delgado, Associate Planner

CEQA Determination: On February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site. Staff recommends the City Council approve an addendum to the 2024 MND for the original Covelop project. The Addendum is the appropriate document under CEQA to analyze the consistency of the residential Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.

Recommendation: It is recommended that City Council approve the project by taking the following actions:

a. Approve Resolution 26-XXX(A), certifying an Addendum to a Mitigated Negative Declaration for Planned Development 25-14, Rezone 25-03, Modification 26-04, Vesting Tentative Tract Map 3255, Conditional Use Permit 25-05, and Oak Tree Removal 25-09; and

b. Introduce for first reading, by Title only, Ordinance XXXX, approving Rezone 25-03 regarding updates to the El Paso de Robles Zoning Code and Zoning Map; and

c. Approve Resolution 26-XXX(B), approving an allocation of 154 Surplus Density Units to Parcel 025-362-050; and

d. Approve Resolution 26-XXX(C), approving Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04; and

e. Approve Resolution 26-XXX(D), approving Vesting Tentative Tract Map 3255; and

f. Approve Resolution 26-XXX(E), approving Oak Tree Removal 25-09.

R. DISCUSSION ITEMS

***1. Second Reading by Title Only and Adoption of Ordinance 1168 Authorizing an Amendment to the CalPERS Contract to Reduce the Cost-Sharing Agreement for Unrepresented Confidential, Professional, and Management Employees in the Police and Fire Safety Member C** *1315 - 1326*

Shannon Foutz, Human Resources/Risk Manager

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation: Approve second reading by title only and adopt Ordinance 1168 authorizing an amendment to the contract between the City of Paso Robles and the Board of Administration of the California Public Employees' Retirement System for the MGMT police and fire safety member categories.

***3. Approval of the San Luis Obispo County Regional Homelessness and Affordable Housing Compact and Receipt of Regional Homeless Services Inventory** *1327 - 1344*

Ashlee Hernandez, Homeless Services Manager
CEQA: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.
Recommendation: Approve Resolution 26-XXX approving the San Luis Obispo County Regional Homelessness and Affordable Housing Compact and receive the Regional Homeless Services Inventory.

Council Agenda Report

From: Paul Patti, Battalion Chief/Fire Marshal

Subject: Approval of Resolution Adopting the 2025-2030 Paso Robles Local Hazard Mitigation Plan

CEQA Determination: The City finds that this action is exempt from review under the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15306, Information Collection, and 15262, Planning Studies.

Date: April 21, 2026

Facts

1. A Local Hazard Mitigation Plan (LHMP) is a long-term planning document that identifies natural disaster risks in a community. It also incorporates mitigation strategies and actions to reduce impacts from possible future disasters, including, but not limited to, adverse weather; agricultural pests and disease; biological agents; dam incidents; drought and water storage; earthquake; flooding; landslides and debris flows; subsidence; wildfire; and human-caused hazardous materials incidents.
2. Pursuant to the Federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency (FEMA) 2013 Local Hazard Mitigation Plan, the City is required to identify the risks to lives and property created by natural and artificial hazards, and to formulate a set of goals, objectives, and actions to mitigate risks created by these hazards
3. The City's LHMP can be viewed in its entirety in Exhibit A of Attachment No. 1. The City's LHMP is also Annex E of the San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and can be viewed in its entirety in Attachment No. 2. The MJHMP includes all 22 local jurisdictions throughout San Luis Obispo County.
4. The City adopted the current LHMP in 2019. The proposed 2025-2030 LHMP would supersede the existing LHMP.
5. Federal regulations governing assistance from the FEMA provide that local jurisdictions must have a FEMA-approved LHMP in order to apply for Hazard Mitigation Grants and disaster relief.
6. Both the LHMP and the MJHMP were prepared by WSP Consulting Group, under contract with multiple SLO County agencies.
7. Copies of the draft LHMP were submitted to the California Office of Emergency Services and to FEMA. Both agencies provided comments, which were incorporated into the plan. On December 29, 2025, FEMA reported that they were satisfied with the revised draft LHMP (See Attachment No. 3).

Stakeholder and Public Outreach

Public involvement tools included outreach through social media, disseminating an online public survey, utilizing the City of San Luis Obispo's City Hall web platform, and community workshops. To promote the workshops, County staff reached out to local media outlets and stakeholders to inform the public of the opportunity to participate and posted on several community calendars and local government websites. The public workshops occurred on January 14, 2025, at the Katcho Achadjian Government Center in San Luis Obispo and virtually on May 29, 2025.

Options

1. Take no action.
2. Adopt the 2025-2030 Paso Robles Local Hazard Mitigation Plan (Annex E).
3. Provide alternative direction to staff.

Analysis and Conclusions

The requirement for local jurisdictions to prepare a Local Hazard Mitigation Plan (LHMP) was established by Congress through the Disaster Mitigation Act of 2000. Maintaining an up-to-date LHMP is a prerequisite for eligibility for competitive state and federal grant funding. These funds support capital improvements that reduce long-term risk to public infrastructure and safety, such as stormwater system upgrades to minimize flood impacts. As such, adoption and periodic update of the LHMP is not only a regulatory requirement, but also a critical step in securing external funding and advancing the City's resilience goals. The LHMP is also developed through a coordinated regional approach, reflecting collaboration among multiple jurisdictions and partner agencies. This regional coordination strengthens the City's ability to address hazards that cross jurisdictional boundaries, align mitigation priorities, and improve competitiveness for grant funding opportunities that favor multi-agency and regionally consistent planning efforts.

The LHMP identifies and evaluates hazards with the highest likelihood of occurrence in the City, including:

- Adverse Weather: Thunderstorm/Heavy Rain/Hail/Lightning/Dense Fog/Freeze
- Adverse Weather: High Wind/Tornado
- Adverse Weather: Extreme Heat
- Agricultural Pest Infestation, Plant Disease, Tree Mortality
- Biological Agents (Naturally Occurring)
- Dam Incidents
- Drought and Water Storage
- Earthquake
- Flooding
- Landslides and Debris Flows
- Subsidence
- Wildfires
- Human-Caused: Hazardous Materials

Development of the City's LHMP was led by an interdisciplinary Hazard Mitigation Plan Revision Group, consisting of the Fire Chief, Battalion Chief/Fire Marshal, Police Commander, Finance Manager, City Planner, Public Works Operations Manager, Solid Waste and Recycling Manager, and Recreation Services Manager. This cross-departmental collaboration ensures that the plan reflects a comprehensive assessment of risks, operational considerations, and mitigation priorities across all City functions.

Fiscal Impact

The San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) total cost was $245,030. Participation in the countywide MJHMP allowed the County to secure a federal grant covering 75% of total development costs. The remaining 25% of costs were divided on a per capita basis among the participating agencies, requiring the City to contribute $3,500.

Recommendation

Approve Resolution 26-XXX, adopting the 2025-2030 Paso Robles Local Hazard Mitigation Plan and finding this action exempt from CEQA review pursuant to CEQA Guidelines Section 15306 and 15262.

Attachments

1. Resolution 26-XXX - 2025-2030 Paso Robles Local Hazard Mitigation Plan
    a. Exhibit A – 2025-2030 Paso Robles Local Hazard Mitigation Plan (Annex E)
2. San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan – 2025-2030 Link
3. FEMA Approval Letter – December 29, 2025

Attachment 1

RESOLUTION 26-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ADOPTING THE 2025-2030 LOCAL HAZARD MITIGATION PLAN AND FINDING THIS ACTION EXEMPT FROM CEQA REVIEW PURSUANT TO STATE GUIDELINES SECTIONS 15306 AND 15262.

WHEREAS, pursuant to the Federal Disaster Mitigation Act of 2000 as set forth in 44 CFR Part 201 and the Federal Emergency Management Agency (FEMA) 2013 Local Hazard Mitigation Plan to identify the risks to lives and property created by natural and artificial hazards to the City, and to formulate a set of goals, objectives, and actions to mitigate risks created by these hazards; and

WHEREAS, the process of preparing the Plan included consultation with other affected governmental agencies, and a public outreach program; and

WHEREAS, the Draft Plan was submitted to the California Office of Emergency Services (CAL OES), and to FEMA for their review and comment; and

WHEREAS, comments received from CAL OES and FEMA were incorporated into the plan; and

WHEREAS, in December 2025, the County of San Luis Obispo Office of Emergency Services notified the City that FEMA determined that the plan is eligible for final approval, pending adoption by the City of El Paso de Robles; and

WHEREAS, the 2025-2030 Paso Robles Local Hazard Mitigation Plan is provided as Exhibit A to this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above Recitals and Findings are true and correct, and incorporated herein by reference.

Section 2. This action is exempt from review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15306, Information Collection, and 15262, Planning Studies.

Section 3. This Resolution shall take effect on the date it is approved by City Council.

APPROVED by the City Council of the City of El Paso de Robles by the following vote on April 21, 2026.

Attachment 1

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Paso Robles Local Hazard Mitigation Plan 2025-20230

Annex E Paso Robles

E.1 Community Profile

E.1.1 Mitigation Planning History and 2025 Process

This annex was updated in 2025 to build upon the previous version created for the 2019 San Luis Obispo Hazard Mitigation Plan update. The City of Paso Robles initial Local Hazard Mitigation Plan was completed February 2016; these previous mitigation plans are referenced several times by the City's General Plan. A review of jurisdictional priorities found no significant changes in priorities since the last update. More details on the planning process and how the jurisdictions, service districts and stakeholders participated, as well as how the public was involved during the 2025 update, can be found in Chapter 3 of the Base Plan.

The City's Local Planning Team (LPT) held responsibility for implementation and maintenance of the plan. Table E-1 summarizes the City's planning team for the plan revision process, and Table E-2 summarizes various stakeholder groups, neighboring communities, and local agencies which supported or coordinated on this HMP update.

Table E-1 Paso Robles Hazard Mitigation Plan Revision Planning Group

DEPARTMENT OR STAKEHOLDER	TITLE
Fire and Emergency Services Department	Fire Chief
Fire and Emergency Services Department	Battalion Chief
Finance Department	Finance Manager
Community Development Department	City Planner
Police Department	Commander
Public Works	Operations Manager
Utilities Department	Solid Waste & Recycling Manager
Community Services	Recreation Services Manager

Table E-2 Paso Robles Stakeholder Groups, Neighboring Communities, and Local Agencies

STAKEHOLDER GROUP	NAME
Agencies involved in hazard mitigation activities:	Regional Water Quality Control Board
Agencies that have the authority to regulate development:	County Planning
Neighboring communities	San Luis Obispo Fire Safe Council
Representatives of business academia, and other private orgs:	Althouse & Meade
Representatives supporting underserved communities	Community Action Partnership of SLO

E.1.2 Geography and Climate

Paso Robles is located in northern San Luis Obispo County, California, approximately halfway between the cities of Los Angeles and San Francisco. It is 19.4 square miles (12,534.7 acres) and 24 miles inland from the Pacific Ocean. Paso Robles is considered to be in the most northern area of Southern California.

Paso Robles is bordered on the south and west by the rugged mountainous ridges of the Santa Lucia Coastal Range, to the east by the low hills of the La Panza and Temblor Ranges, and to the north by the low hills and flat-topped mesas of the Diablo Range. The highest elevations in the vicinity are located in the Santa Lucia Coastal Range where many peaks are 2,000 to 3,400 feet above mean sea level. Substantial ridgelines are distributed throughout the western, southern, and eastern portions of the City. The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months.

Within the City limits, the Salinas River, U.S. Highway 101 and the Union Pacific Railroad divides the City east to west at the center of the City. The City is bounded by steep hills and canyons on the west, and open rolling hills to the east. Suburban residential development frames the City on the southern and eastern edges, with lower density residential development to the north and west of the City. Agricultural uses both north and south of the City eventually give way to the unincorporated communities of Templeton and San Miguel, approximately 5 miles south and 9 miles north, respectively.

Figure E-1 displays a map of the City of Paso Robles planning area.

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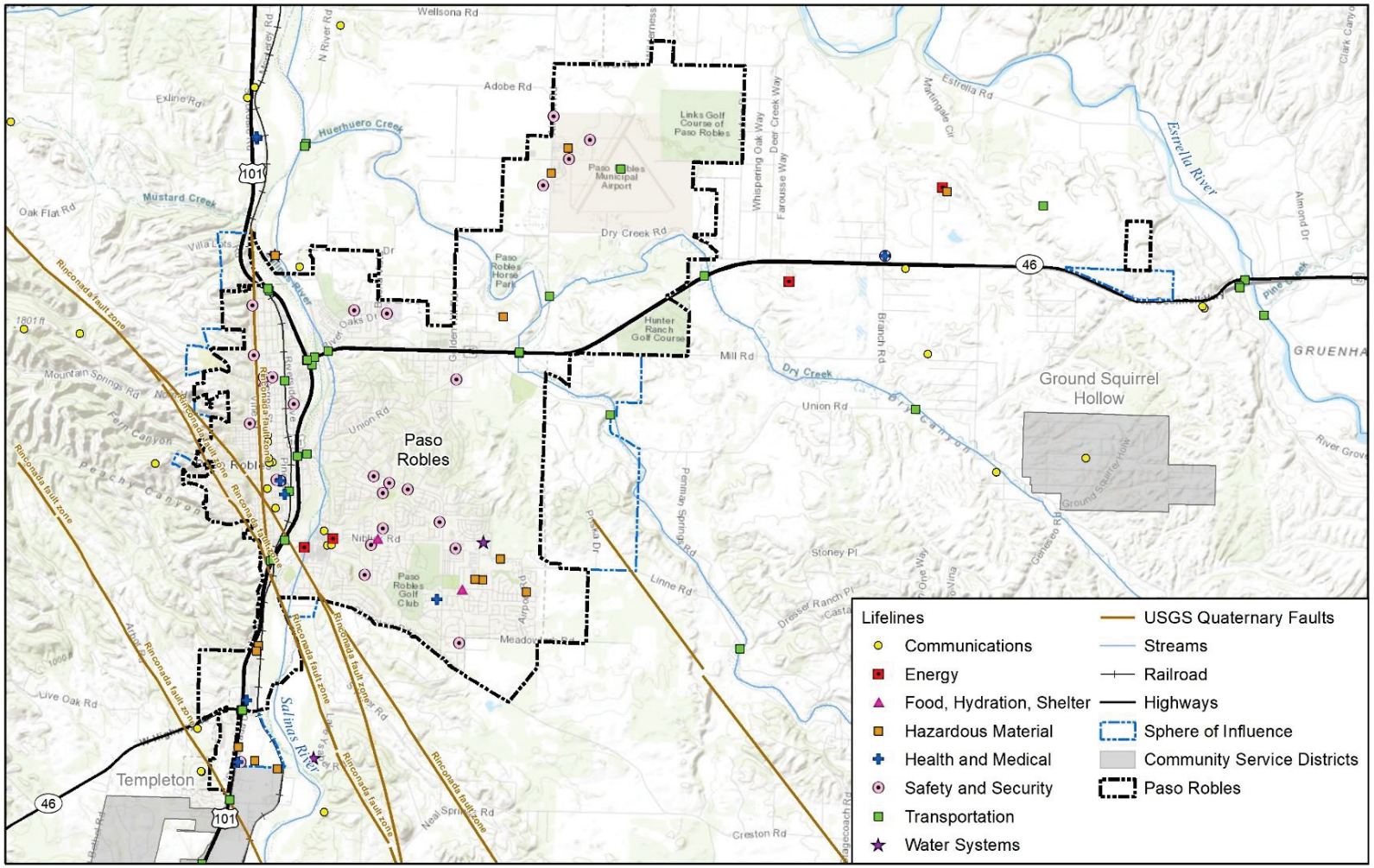
Figure E-1 The City of Paso Robles



Map compiled 2/2025;
Intended for planning purposes only.
Data Source: San Luis Obispo County, CalARP, HIFLD, National Bridge Inventory, National Inventory of Dams, Department of Conservation, USGS, FCWCD

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E.1.3 History

The Paso Robles area was home to several Native American tribes for thousands of years before the mission era.

In 1857, James and Daniel Blackburn purchased the Rancho Paso de Robles Mexican land grant. The land was a rest-stop for travelers of the Camino Real trail, and was known for its mineral hot springs. In 1864, the first El Paso de Robles Hotel was constructed and featured a hot mineral springs bath house. In 1886, after the coming of the Southern Pacific Railroad, work began on laying out a town site, with the resort as the nucleus.

Paso Robles incorporated as a City in 1889. That same year, construction began on the current El Paso de Robles Hotel, which opened for business in 1891.

For a time, Paso Robles was known as the “Almond City” because the local almond growers created the largest concentration of almond orchards in the world. The ranchers in the outlying areas were very important to the Paso Robles area. On these ranches were cattle and horses, grain crops (primarily wheat and barley), garden produce and fruit and nut orchards. Many of these ranch lands and orchards have become vineyards for the many wineries which currently draw tourists to the area.

Wine grapes were introduced to the Paso Robles soil in 1797 by the Spanish conquistadors and Franciscan missionaries. The first vineyardists in the area were the Padres of the Mission San Miguel, and their old fermentation vats and grapevine artwork can still be seen at the Mission, north of the City of Paso Robles. Commercial winemaking in the Paso Robles region dates back to 1882 when Andrew York, a settler from Indiana, established the Ascension Winery at what is now York Mountain Winery. Paso Robles’ reputation as a premier wine region became established in the 1920s and 30s, and continues to this day.

Paso Robles has a “Council-Manager” general law form of government where the City Manager is appointed by the City Council and is the Chief Executive Officer of the Municipal Corporation. The City Council acts as the board of directors of the municipal corporation and meets in a public forum where citizens may participate in the governmental process.

The City Council consists of five members. Four Council Members are elected by district, and the Mayor is elected at-large, on a non-partisan basis. Residents elect the Mayor and four Council members, making each accountable to the citizenry. Council members serve four-year overlapping terms. The mayor is directly elected and serves a four-year term. The City Council establishes City policies, approves ordinances and resolutions, makes land use decisions, approves agreements and contracts, hears appeals on decisions made by City staff or advisory committees, and sets utility rates. The Mayor and City Council members receive a monthly stipend set by resolution.

The City Manager is the Chief Executive Officer of the City. The City Manager is appointed by the City Council to enforce city laws, to direct the operations of city government, to prepare and manage the municipal budget, and to implement the policies and programs initiated by the City Council. The City Manager is responsible to the City Council, and directs departments and operations.

The City Attorney is appointed by the City Council and works under contract to the City. The City Attorney is the legal advisor for the council. He or she provides general legal advice on all aspects of city business and represents the City in legal actions.

The City Clerk is an appointed official. The City Clerk is charged with responsibility of maintaining records of council actions, permanent records of all city transactions and documents, and

coordinating the city's elections. The Deputy City Clerk is an appointed staff position that assists the City Clerk in carrying out all duties.

The City Treasurer is an elected official who acts as the custodian of all public funds belonging to or under the control of the City. The City Treasurer's duties are mandated by state law and city policies. These duties include accounting for the receipt and disbursement of all City funds, the management of the City's Investment Portfolio, and reporting investment activity to the City Council. The primary mission of the City Treasurer is the safeguarding of City funds with the goals of preservation of capital balances, ensuring liquidity to meet the daily, weekly, monthly and annual cash needs of the City and investing idle funds to generate revenues to the city without compromising the goals of safety and liquidity. Boards, commissions and special committees composed of local citizens are frequently appointed by the City Council to advise the City Council in one or more aspects of city government. Typical advisory committees include Parks & Recreation, Streets and Utilities, Airport, Youth Commission, and Senior Citizens. The Planning Commission implements Council development and land use policy, and makes recommendations for policy revisions.

One of the major investments the City makes is the City's work force. City employees perform the day-to-day functions necessary to provide services to the community. Department heads administer specific functions of city government and are responsible to the City Manager. Such positions are Public Works Director, Community Development Director, Community Services Director, Administrative Services Director, Utilities Director, and Police and Fire Chiefs.

E.1.4 Economy

Based on the 2023 American Community Survey (ACS) Paso Robles' labor force is estimated to be 14,363 persons. The City has a relatively diverse economy, with no single sector or industry making up more than 20% of all jobs. The educational services, health care and social services accounts for 18.3% of jobs, followed by Professional, scientific, and management, and administrative and waste management services (12.3%), manufacturing (12.0%), and retail trade (10.5%). While the City's manufacturing sector has declined some – as recently as 2001 it represented 23.2% of the local economy – Paso Robles is one of the few areas in the region where manufacturing still accounts for a sizable fraction of employment. By comparison, manufacturing in San Luis Obispo County as a whole is approximately 6.0%.

The City's largest employers include Paso Robles School District, Firestone Walker, Walmart, Applied Tech., City of Paso Robles, IQMS, Joslyn-Sunbank, Zurn, Target, Lowes, and Cuesta College. At 4.2%, the City's unemployment rate is similar to what it was in 2017 (4.5%). This has been accompanied by a 36% increase in per capita income, from $31,991 in 2018 to $43,615 in 2023.

Table E-3 shows how Paso Robles' labor force breaks down by industry and Table E-4 shows breakdown by occupation based on estimates from the U.S. Census Bureau's 2023 American Community Survey.

As the leading agricultural business in the county, the area's wine industry attracts more than half a million visitors to San Luis Obispo County annually. A 2014 study of the Paso Robles and Greater San Luis Obispo County Wine and Wine Grape industries shows that of the $924 million of total value added to the regional economy by the wine industry, about $417 million is attributable to wine grape production and $398 million to wine production. The remaining $109 million is the value added from wine-related tourism to the area.

Table E-3 City of Paso Robles Employment by Industry (2023)

INDUSTRY	# EMPLOYED	% EMPLOYED
Population (2023)	24,493	
In Labor Force	14,985	61.2
Agriculture, forestry, fishing and hunting, and mining	730	5.1
Construction	949	6.6
Manufacturing	1,754	12.2
Wholesale trade	350	2.4
Retail trade	1,506	10.5
Transportation and warehousing, and utilities	382	2.7
Information	213	1.5
Finance and insurance, and real estate and rental and leasing	806	5.6
Professional, scientific, and management, and administrative and waste management services	1,764	12.3
Educational services, health care and social assistance	2,630	18.3
Arts, entertainment, recreation, and accommodation and food services	1,871	13
Other services, except public administration	607	4.2
Public administration	801	5.6
Unemployed	622	2.5

Source: U.S. Census Bureau American Community Survey 2018-2023 5-Year Estimates, www.census.gov/

Table E-4 City of Paso Robles Employment by Occupation (2023)

INDUSTRY	# EMPLOYED	% EMPLOYED
Population (2023)	24,493	
In Labor Force	14,363	61.2
Management, business, science, and arts occupations	5,250	36.6
Service occupations	2,638	18.4
Sales and office occupations	3,212	22.4
Natural resources, construction, and maintenance occupations	1,642	11.4
Production, transportation, and material moving occupations	1,621	11.3

Source: U.S. Census Bureau American Community Survey 2018-2023 5-Year Estimates, www.census.gov/

E.1.5 Population

The U.S. Census Bureau estimated the City's 2023 population as 31,399, down from 31,656 at the 2018 American Community Survey. Table E-5 shows an overview of key social and demographic characteristics of the City taken from the U.S. Census Bureau's American Community Survey.

Table E-5 City of Paso Robles Demographic and Social Characteristics, 2018-2023

CITY OF PASO ROBLES	2018	2023	% CHANGE
Population	31,656	31,399	-.81%
Median Age	38.4	38.8	+1.04%
Total Housing Units	12,590	12,688	+.78%
Housing Occupancy Rate	96.2%	94.6	-1.67%
% of Housing Units with no Vehicles Available	3.2%	3.9%	+21.9%
Median Home Value	$433,900	$648,400	+49.44%
Unemployment	3.8%	4.2%	+10.5%
Mean Travel Time to Work (minutes)	23.8	23.9	+.42%
Median Household Income	$92,559	$119,341	+28.94%
Per Capita Income	$31,991	$43,615	+36.34%
% of Individuals Below Poverty Level	11.8%	12.8%	+8.47%
# of Households	12,109	11,676	-3.58%
Average Household Size	2.60	2.67	+2.69%
% of Population Over 25 with High School Diploma	84.2%	88.7%	+5.34%
% of Population Over 25 with Bachelor's Degree or Higher	23.8%	29.1%	+22.27%
% with Disability	11.4%	13.1%	+14.91%
% Speak English less than "Very Well"	12.0%	13.6%	+13.33%

Source: U.S. Census Bureau American Community Survey 2012-2017 5-Year Estimates, www.census.gov/

Despite the economic gains discussed in the previous section, the number of individuals living below the poverty level has stayed relatively constant, and it is the same as the County (12.8%) and slightly above the state of California (12%). The percentage of population over 25 with a high school diploma in Paso Robles (88.7%) is between the County (91.8%) and the State (84.6%) average. The number of individuals who speak English less than very well is also significantly above the County average (5.8%), though still below the State average (17.3%).

E.1.6 Development Trends

According to the 2003 General Plan Land Use Element (revised in April 2014) approximately 78.1% (8,639 acres) of the City's total land area is developed as residential, commercial, mixed use and industrial land, and public facilities uses. The remaining land is made up of 2,448 acres of agriculture (7.3%) and parks and open space (14.5%).

Table E-6 shows the potential land use categories for the 2025 build-out population of 44,000 persons as identified in the City's General Plan. However, as noted in the revised Land Use Element, it is expected that an additional 20 years (2045) or longer will be needed to reach the 44,000 persons build-out population.

Table E-6 General Plan Development Potential (2014 Update)

LAND USE CATEGORY	ACREAGE	PERCENT
Commercial	1,271	10.0%
Business Park/Industrial	1,721	13.5%
Other/Public Facilities	1,947	15.3%
Agriculture & Open Space	2,572	20.0%

LAND USE CATEGORY	ACREAGE	PERCENT
Residential	5,228	41.2%
Total	**12,739**	**100%**

Source: City of El Paso de Robles General Plan 2003 Land Use Element, as amended April 1, 2014

When the General Plan Update was adopted in 2003, based on the pace of development activity at that time, it was anticipated that residential build-out of the City, resulting in a population of 44,000, would occur by 2025. However, the national economic slowdown that began in 2007, coupled with the history of periodic slowdowns over prior decades, has caused the City to consider that build-out and an attendant population of 44,000 may take more than 20 additional years, not until 2045 or longer, to attain.

In 2021, the City of Paso Robles received grants from the State of California to support technical assistance, planning document preparation, and process improvements aimed at accelerating housing production. The funds have been used to update the City's Zoning Code (title 21). Updated zoning and land use maps can be found on the City's website.

The LPT noted that there is significant growth in both commercial and residential. Approximately four million square feet of commercial space and 5,000 new homes in the planning or development stages.

Specific to hazards, analysis of parcels developed between 2019-2024 (since the last update of this HMP) indicated some growth in areas prone to flood (0.2% annual chance zone), landslide, liquefaction, and wildfire (see Development Trends subsections in base plan Chapter 5 for specific counts). While these trends may indicate some increase in community vulnerability, they do not account for site specific investigations or compliance with local regulations that may reduce risk during development. For all other hazards identified in Section E.3.3, the city's net vulnerability has not increased or decreased due to changes in development since the previous plan was approved.

E.2 Hazard Identification and Summary

The Paso Robles planning team identified the hazards that affect the City and summarized their frequency of occurrence, spatial extent, potential magnitude, and significance specific to their community (see Table E-7). There are no hazards that are unique to Paso Robles. The overall hazard significance takes into account the geographic area, probability and magnitude as a way to identify priority hazards for mitigation purposes. This is discussed further in the Vulnerability section.

Table E-7 City of Paso Robles – Hazard Summaries

HAZARD	GEOGRAPHIC AREA	PROBABILITY OF FUTURE OCCURRENCE	MAGNITUDE/ SEVERITY (EXTENT)	OVERALL SIGNIFICANCE
Adverse Weather: Thunderstorm/ Heavy Rain/Hail/Lighting/Dense Fog/Freeze	Significant	Highly Likely	Limited	Medium
Adverse Weather: High Wind	Significant	Highly Likely	Limited	Low
Adverse Weather: Extreme Heat	Extensive	Highly Likely	Limited	Medium
Agricultural Pest Infestation and Disease	Limited	Highly Likely	Negligible	Low
Biological Agents (naturally occurring)	Extensive	Occasional	Negligible	Low
Dam Incidents	Significant	Occasional	Limited	Low

HAZARD	GEOGRAPHIC AREA	PROBABILITY OF FUTURE OCCURRENCE	MAGNITUDE/ SEVERITY (EXTENT)	OVERALL SIGNIFICANCE
Drought and Water Shortage	Extensive	Likely	Limited	High
Earthquake	Significant	Likely	Critical	High
Flood	Significant	Likely	Limited	High
Landslides and Debris Flow	Significant	Likely	Critical	High
Subsidence	Significant	Occasional	Negligible	Low
Wildfire	Extensive	Highly Likely	Critical	High
Human Caused: Hazardous Materials	Limited	Highly Likely	Negligible	Low

Geographic Area
Limited: Less than 10% of planning area
Significant: 10-50% of planning area
Extensive: 50-100% of planning area

Probability of Future Occurrences
Highly Likely: Near 100% chance of occurrence in next year or happens every year.
Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less.
Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.
Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

Magnitude/Severity (Extent)
Catastrophic—More than 50% of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths
Critical—25-50% of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability
Limited—10-24% of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability
Negligible—Less than 10% of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid

Significance
Low: minimal potential impact
Medium: moderate potential impact
High: widespread potential impact

E.3 Vulnerability Assessment

The intent of this section is to assess Paso Robles's vulnerability separate from that of the planning area as a whole, which has already been assessed in Section 5.3 Risk Assessment in the main plan. This vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of medium or high significance that may vary from other parts of the planning area.

The information to support the hazard identification and risk assessment was based on the City's previous LHMP. A Local Hazard Mitigation Plan Update Guide and associated worksheets was distributed to each participating municipality or special district to complete during update process in 2025. Information collected was analyzed and summarized in order to identify and rank all the hazards that could impact anywhere within the County, as well as to rank the hazards and identify the related vulnerabilities unique to each jurisdiction.

Each participating jurisdiction was in support of the main hazard summary identified in the Base Plan (See Table 5-2). However, the hazard summary rankings for each jurisdictional annex may vary slightly due to specific hazard risk and vulnerabilities unique to that jurisdiction. Identifying these differences helps the reader to differentiate the jurisdiction's risk and vulnerabilities from that of the overall County.

Note: The hazard "Significance" reflects overall ranking for each hazard, and is based on the City of Paso Robles's HMPC member input from the Data Collection Guide and the risk assessment developed during the planning process (see Section 5.1 of the Base Plan), which included a more detailed qualitative analysis with best available data.

E.3.1.1 Other Hazards

The following hazards identified in the base plan HIRA are not identified within this jurisdictional annex due to low or no risk or insignificant anticipated impacts (non-coastal) and are not considered further mitigation actions:

- Coastal Storms/Coastal Erosion/Sea Level Rise
- Tsunami

E.3.2 Assets at Risk

This section considers Paso Robles's assets at risk, including values at risk, critical facilities and infrastructure, historic assets, economic assets and growth and development trends.

E.3.2.1 Values at Risk

The following data on property exposure is derived from San Luis Obispo County Assessor's data. This data should only be used as a guideline to overall values in Paso Robles. Table E-8 shows the exposure of properties (e.g., the values at risk based on improvement and content values only) broken down by property type for the City of Paso Robles. Refer to the Base Plan Section 5.2 (HIRA Asset Summary) for more details on value information, content calculations, and overall parcel analysis methodology.

Table E-8 Property Exposure for the City of Paso Robles by Property Types

PROPERTY TYPE	STRUCTURE COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE
Agricultural	28	$65,247,121	$65,247,121	$130,494,242
Commercial	645	$692,009,096	$692,009,096	$1,384,018,192
Exempt	64	$34,925,072	$34,925,072	$69,850,144
Industrial	122	$166,136,395	$249,204,593	$415,340,988
Mixed Use	202	$57,377,172	$57,377,172	$114,754,344
Mobile/Manufactured Homes	328	$59,791,723	$29,895,862	$89,687,585
Multi-Family Residential	536	$400,738,884	$200,369,442	$601,108,326
Residential	8,660	$2,422,545,360	$1,211,272,680	$3,633,818,040
Vacant Improved	93	$54,306,319	-	$54,306,319
Total	10,678	$3,953,077,142	$2,540,301,037	$6,493,378,179

Source: San Luis Obispo County Assessor Data November 15, 2024, WSP GIS Analysis

E.3.2.2 Critical Facilities and Infrastructure

A critical facility may be defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. See Section 5 of the Base Plan for more details on the definitions and categories of critical facilities and Appendix E for details on names, addresses, and specific hazard vulnerabilities (where applicable).

An inventory of critical facilities in the City of Paso Robles from San Luis Obispo County GIS is provided in Table E-9 and illustrated in Figure E-1.

Table E-9 City of Paso Robles's Critical Facilities

FACILITY TYPE	COUNTS
Communications	10
Energy	2
Food, Hydration, Shelter	3
Hazardous Materials	9
Health and Medical	4
Safety and Security	26
Transportation	20
Water Systems	1
Landfills	1
Total Count	76

E.3.2.3 Transportation and Lifeline Facilities

Major transportation and lifeline facilities are located adjacent to US Highway 101 and the Union Pacific Railroad line, both of which serve as vital links for regional commerce, emergency response, and daily travel, traversing through the City. Damages to these transportation corridors would impact not only Paso Robles but the entire region.

Other lifelines include Niblcik Bridge, 13th Street Bridge, Highway 46E Bridge, Highway 46W and G14 (Nacimiento Lake Drive).

E.3.2.4 Historic and Cultural Resources

The National Register of Historic Places contains five sites in the City of Paso Robles:

- Bank of Italy (aka Old Bank of America), 1245 Park St.
- Brewster-Dutra House (aka Moye House), 1803 Vine St.
- Carnegie Library, City Park, 800 12th St.
- Lincoln School (aka Adelaida School), 9000 Chimney Rock Rd. (outside City limits)
- Paso Robles Almond Growers Association Warehouse (aka Farmers' Alliance Building), 525 Riverside Ave.

There is also one California State Historical Landmark located in Paso Robles: the Estrella Adobe Church.

E.3.2.5 Natural Resources

Incorporating natural resources into benefit-cost analyses for future projects is essential, as they provide not only environmental benefits but also opportunities to leverage additional funding. Projects that support both infrastructure development and the protection of sensitive ecosystems can align with broader community goals, maximizing both economic and environmental returns. Recognizing and preserving natural assets can create opportunities to achieve multiple objectives simultaneously, such as enhancing biodiversity, improving climate resilience, and mitigation natural hazards. For instance, protecting wetlands areas protects sensitive habitat as well as attenuates and stores floodwaters.

In Paso Robles, key natural assets include the Salinas Riverbed, which provides ecological benefits and serves as a foundation for recreational spaces like the Riverwalk, offering walking trails and open space for residents and visitors. Additionally, open space areas throughout the

city play a crucial role in maintaining air and water quality, supporting wildlife corridors, and offering scenic and recreational opportunities that enhance residents quality of life.

E.3.2.6 Economic Assets

Key economic assets in Paso Robles play a vital role in driving the local economy, supporting jobs, and attracting both residents and visitors. These assets span a diverse range of industries, from retail and hospitality to commercial and industrial enterprises, contributing to the city's long-term economic growth and resilience. These assets include: the downtown corridor, car dealerships, Lowe's Plaza, Woodland Plaza, Target Center, Airport commercial businesses, and Commerce Road businesses.

E.3.3 Estimating Potential Losses

Note: This section details vulnerability to specific hazards of high or medium significance, where quantifiable, and/or where (according to HMPC member input) it differs from that of the overall County.

Table E-8 above shows Paso Robles's exposure to hazards in terms of number and value of structures. San Luis Obispo County's parcel and assessor data was used to calculate the improved value of parcels. The most vulnerable structures are those in the floodplain (especially those that have been flooded in the past), and buildings built prior to the introduction of modern-day building codes. Impacts of past events and vulnerability to specific hazards are further discussed below (see Section 4.1 Hazard Identification for more detailed information about these hazards and their impacts on San Luis Obispo County as a whole).

E.3.3.1 Adverse Weather: Thunderstorm/Heavy Rain/Hail/Lightning/Dense Fog/Freeze

Paso Robles's risk and vulnerability to this hazard does not differ substantially from that of the County overall. The entire property and facility inventory, as well as the population of the City as noted in Section E.3.2, is exposed to the impacts of thunderstorm/heavy rain/dense fog/freeze due to the widespread nature of these hazards. The typical impacts to people, structures, and critical facilities/lifeline are discussed in Section 5.3.2.7 of the base plan. Specific to the City, as part of the North County Inland area, Paso Robles experiences similar patterns of seasonal weather, including occasional winter storms that bring periods of heavy rainfall and the potential for localized flooding. Thunderstorms and lightning are infrequent but can occur, sometimes bringing hail and brief downpours and pose public safety hazards to those working or recreating outdoors and potential power outages to structures. Dense fog, particularly in the early mornings, can affect visibility and transportation safety which may result in vehicle damage and injury. The overall significance rating of this hazard for Paso Robles is **medium**. The tables below show key climate variables such as extreme temperatures, precipitation totals, and the frequency of specific weather events. Weather data for the North County Inland Area, Paso Robles Weather Station, can be found in Section 5.3.1 of the Base Plan.

Table E-10 Paso Robles Climate Summary Table – Weather (Period of Record: 01/01/1894 - 04/15/2025)

SUMMARY PERIOD	MONTHLY MEAN MAXIMUM TEMP.	MONTHLY MEAN MINIMUM TEMP.	DAILY EXTREME HIGH TEMP	DAILY EXTREME HIGH DATE	DAILY EXTREME LOW TEMP	DAILY EXTREME LOW DATE	MAXIMUM TEMP. ≥ 90˚F MEAN # DAYS	MINIMUM TEMP. ≤ 32˚F MEAN # DAYS
Winter	61.9 °F	33.9 °F	87 °F	12/4/1958	0 °F	1/6/1913	0	41.7
Spring	73.2 °F	41 °F	110 °F	5/31/1910	20 °F	3/2/1971	6.5	7.9
Summer	90.8 °F	49.6 °F	117 °F	8/13/1933	31 °F	6/15/1973	54.5	0

SUMMARY PERIOD	MONTHLY MEAN MAXIMUM TEMP.	MONTHLY MEAN MINIMUM TEMP.	DAILY EXTREME HIGH TEMP	DAILY EXTREME HIGH DATE	DAILY EXTREME LOW TEMP	DAILY EXTREME LOW DATE	MAXIMUM TEMP. ≥ 90˚F MEAN # DAYS	MINIMUM TEMP. ≤ 32˚F MEAN # DAYS
Fall	79.7 °F	41.8 °F	115 °F	9/7/2020	14 °F	11/17/1958	21.1	12.6
Annual	76.5 °F	41.6 °F	117 °F	8/13/1933	0 °F	1/6/1913	82.4	63.2

Source: Western Regional Climate Center (WRCC) https://wrcc.dri.edu/
* Winter is defined as December, January, and February
** Summer is defined as June, July, and August

Table E-11 Paso Robles Climate Summary Table – Precipitation (Period of Record: 01/01/1894 - 04/15/2025)

SUMMARY PERIOD	PRECIP. MEAN	PRECIP. HIGH	PRECIP. HIGH YEAR	PRECIP. LOW	PRECIP. LOW YEAR	PRECIP. 1 DAY MAXIMUM	PRECIP. 1 DAY MAXIMUM DATE	PRECIP. ≥ 1.00 IN. MEAN # DAYS
Winter	9.06 in.	26.18 in.	1969	2.03 in.	1964	5.25 in.	12/6/1966	2.4
Spring	3.77 in.	12.84 in.	1995	0 in.	1997	4.7 in.	3/10/1995	0.7
Summer	0.13 in.	2.82 in.	2015	0 in.	1900	2.29 in.	7/19/2015	0
Fall	2.07 in.	7.64 in.	1900	0.02 in.	1980	3.88 in.	10/14/2009	0.3
Annual	14.88 in.	29.19 in.	1941	2.78 in.	2013	5.25 in.	12/6/1966	3.5

Source: Western Regional Climate Center (WRCC) https://wrcc.dri.edu/
* Winter is defined as December, January, and February
** Summer is defined as June, July, and August

E.3.3.2 Adverse Weather: High Wind/Tornado

Paso Robles' risk and vulnerability to this hazard does not differ substantially from that of the County overall significance rating of **low**. While these hazards are not common in the region, they can occasionally occur during strong storm systems, particularly in the winter months. Paso Robles may experience gusty winds capable of causing minor damage and tornado activity is extremely rare across the county. The entire property and facility inventory, as well as the population of the City, is exposed to the impacts of high wind and tornado due to the widespread nature of this hazard. The typical impacts to people, structures, and critical facilities/lifeline are discussed in Section 5.3.3.7 of the base plan. The City has 328 mobile homes, which if unanchored, may be more susceptible to damage from high wind/tornado; an estimated 876 persons live in these homes based on an average household size of 2.67.

E.3.3.3 Adverse Weather: Extreme Heat

Extreme heat is a **medium** significance hazard for Paso Robles. The entire property and facility inventory, as well as the population of the City, is exposed to the impacts of extreme heat due to the widespread nature of this hazard. The typical impacts to people, structures, and critical facilities/lifeline are discussed in Section 5.3.4.7 of the base plan. The monthly mean maximum summer temperature for the Paso Robles NOAA weather station is 90.8°F; however, temperatures up to 117°F have been recorded (see Table E-10). Recent heatwaves have led to a significant increase in heat-related emergency calls, particularly impacting the elderly, children, outdoor workers, and residents without air conditioning. Additionally, rising temperatures and more frequent heat waves are increasing the likelihood of more extreme heat events in the future.

The local economy heavily relies on viniculture. This industry is particularly vulnerable, as extreme heat can damage grape yields and worker health. Infrastructure faces added stress due to increased strain and wildfire risk which may lead to power shutoffs, and can limit access

to cooling centers and essential services. Social vulnerability further compounds these risks in lower-income areas with fewer resources for heat resilience.

E.3.3.4 Agricultural Pest Infestation, Plant Disease, and Tree Mortality

Paso Robles received a **low** significance ranking from the LPT for agricultural pest infestation, plant disease, and tree mortality. According to the United States Forest Service over 100 million trees have died in California and more continue to die due to many years of drought that have weakened trees and left millions of acres of forestland highly susceptible to insect attacks. The County of San Luis Obispo Assessor data shows that 10,288 properties are exposed to tree mortality hazard zones, with a total value of over $5.8 billion as shown in Table E-12 below. The property types with the highest total values include residential ($3.5 billion), commercial ($1.1 billion), and multi-family residential ($600 million). According to CAL FIRE, Paso Robles has some areas in the Tier 2 High Hazard zones for tree mortality.

Land use in Paso Robles is mostly agriculture and rural residential areas. Pests and diseases that target agriculture such as the Vine mealybug as well as the glassy-winged sharpshooter that target grapevines could cause economic damage if not contained.

Table E-12 Properties Exposed to Tree Mortality Hazard Zones

PROPERTY TYPE	PROPERTY COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Agricultural	1	$5,571,999	$5,571,999	$11,143,998	
Commercial	552	$551,188,839	$551,188,839	$1,102,377,678	
Exempt	60	$34,925,072	$34,925,072	$69,850,144	
Industrial	78	$101,380,896	$152,071,344	$253,452,240	
Mixed Use	196	$55,735,522	$55,735,522	$111,471,044	
Mobile/Manufactured Homes	323	$54,043,369	$27,021,685	$81,065,054	846
Multi-Family Residential	535	$400,532,940	$200,266,470	$600,799,410	1,402
Residential	8,477	$2,366,637,072	$1,183,318,536	$3,549,955,608	22,210
Vacant Improved	66	$41,695,138	$0	$41,695,138	
Total	10,288	$3,611,710,847	$2,210,099,467	$5,821,810,314	24,458

Source: San Luis Obispo Assessor Data November 15, 2024, CAL FIRE, FRAP, TMTF October 2022, WSP GIS Analysis

Paso Robles also has 62 critical facilities exposed to tree mortality hazard zones. The FEMA lifeline with the most facilities exposed is safety and security with 20 facilities, as shown in Table E-13

Table E-13 Critical Facility Assets Exposed to Tree Mortality Hazard Zones by FEMA Lifelines

COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
10	2	3	6	4	20	16	1	62

Source: San Luis Obispo County, CAL FIRE, FRAP, TMTF October 2022, CalARP, HIFLD, NBI, NID, WSP Analysis

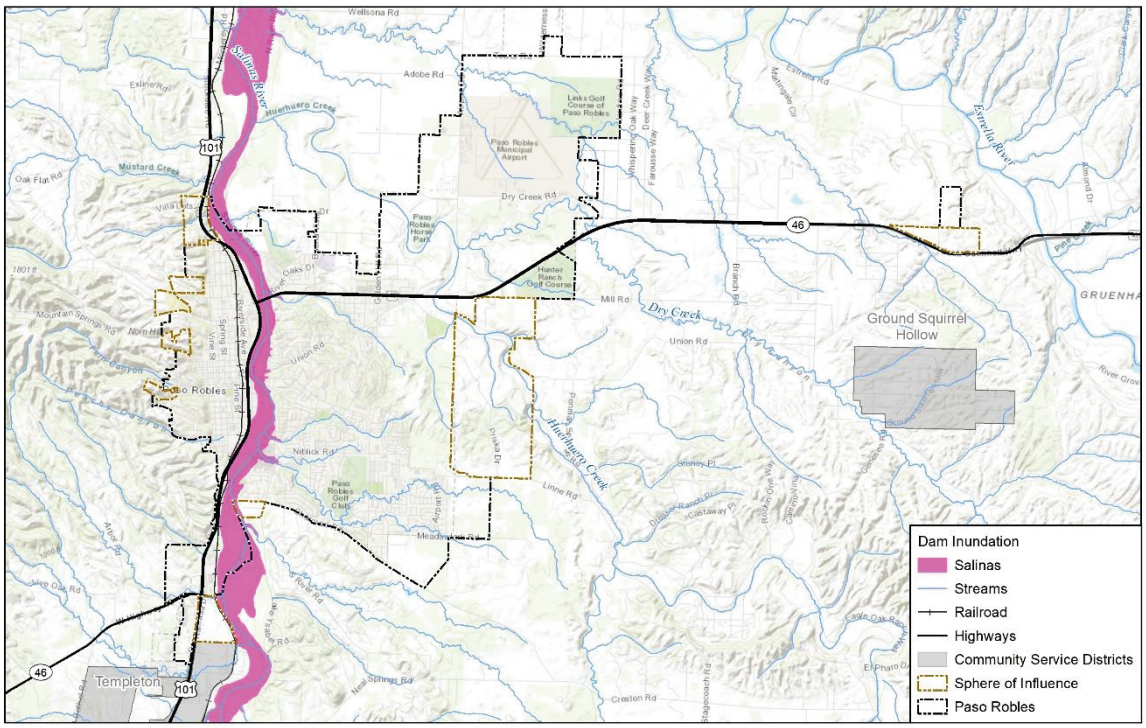
Biological Agents (Naturally Occurring)

The Paso Robles LPT gave biological agents a **low** overall significance rating. Paso Robles risk and vulnerability to this hazard does not differ substantially from that of the county's overall. Disease outbreaks usually occur in densely populated areas, where person to person proximity provides ample opportunity for transmission of illnesses. Places of work and business, schools and high-population public spaces are of particular concern when the threat of transmissible illness occurs. More information on biological agents can be found in Section 5.3.6 of the base plan.

E.3.3.5 Dam Incidents

The City of Paso Robles rated dam incidents a low significance hazard. Paso Robles is affected by drainage from Salinas Dam as it travels down the Salinas River (Figure E-2). The Salinas Dam is a 135-ft tall concrete arch dam that holds over 43,000 acre-feet of water and is rated a high-hazard potential dam. Within the City of Paso Robles, 60 people and 50 structures exist within the modeled dam inundation zone (Table E-14). Six pieces of critical infrastructure in Paso Robles also exist within the dam inundation zone (Table E-15, notably portions of Highway 101. Appendix E provides additional detail of critical facilities at risk from dam inundation hazards. Section 5.3.8 of the Base Plan provides additional information on dam-related hazards in the county.

Figure E-2 Salinas Dam Inundation Zone Near Paso Robles



Map compiled 2/2025;
Intended for planning purposes only.
Data Source: San Luis Obispo County,
NID 2024, Department of Water Resources (DWR),
Division of Safety of Dams (DSOD)

Table E-14 Improved Properties Exposed to Dam Inundation by Property Type

PROPERTY TYPE	STRUCTURE COUNT	POPULATION
Commercial	21	-
Exempt	2	-
Industrial	4	-
Multi-Family Residential	1	3
Residential	22	58
Total	50	60

Source: San Luis Obispo Assessor Data 2024, Division of Safety of Dams, Department of Water Resources, WSP GIS Analysis

Table E-15 Critical Facility Assets Exposed to Dam Inundation

COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
1	1	-	-	-	-	4	-	6

Source: San Luis Obispo Assessor Data 2024, Division of Safety of Dams, Department of Water Resources, WSP GIS Analysis

E.3.3.6 Drought and Water Shortage

The City LPT gave drought a high overall significance rating. Until 2015, all water demands in the City were met with groundwater. Currently, the City of Paso Robles relies on a combination of surface water supplies and groundwater to provide potable water to all water customers. In a normal year, over 50% of the City's water is supplied by seven relatively-shallow wells located along the Salinas River corridor. Surface water from the Nacimiento Water Project and groundwater from the Paso Robles Groundwater Basin is used to supplement the Salinas River wells. Additionally, a recently implemented recycled water program treats wastewater to a tertiary level for safe reuse in irrigation and other non-potable applications. These measures have helped increase the City's resilience to drought.

The Paso Robles Water Division (PRWD) serves approximately 9,200 residential, 800 commercial, and 400 irrigation customers. PRWD manages 19 wells, two arsenic removal treatment systems, one micro-filtration water treatment plant, six booster stations, four reservoirs, and 172 miles of water mains. PRWD also maintains the distribution system, repairs leaks, and installs customer connections and fire hydrants.

Section 5.3.9.7 of the Base Plan includes an analysis of the vulnerability of people, property, facilities, and other assets to this hazard countywide. Specific to the City, according to the 2020 Urban Water Management Plan (UWMP), the City's water loss audit revealed some inefficiencies in metering accuracy, leakage detection, and system monitoring, with a validity score of 65 out of 100. Additionally, the Paso Robles Groundwater Basin remains classified as critically over drafted and requires ongoing management strategies to prevent declining

groundwater levels, land subsidence, and water quality issues. However, analysis in the City's UWMP anticipates having enough water to meet demand in single and multiple dry year scenarios, as is displayed in Table E-16. While the direct impacts to people are low, the City is more vulnerable to the impacts of drought than the county as a whole as there is more exposure to agricultural damage in the surrounding area, as well as the potential for subsidence-related damage to linear infrastructure due to groundwater withdrawal (see Subsidence section).

Table E-16 Multiple Dry Years Supply and Demand Comparison

DROUGHT YEAR	SUPPLY/DEMAND/ DIFFERENCE	2025	2030	2035	2040	2045
First Year	Supply totals	6,515	7,102	7,689	8,277	8,863
	Demand totals	6,515	7,102	7,689	8,277	8,863
	Difference	**0**	**0**	**0**	**0**	**0**
Second Year	Supply totals	6,515	7,102	7,689	8,277	8,863
	Demand totals	6,515	7,102	7,689	8,277	8,863
	Difference	**0**	**0**	**0**	**0**	**0**
Third Year	Supply totals	6,515	7,102	7,689	8,277	8,863
	Demand totals	6,515	7,102	7,689	8,277	8,863
	Difference	**0**	**0**	**0**	**0**	**0**
Fourth Year	Supply totals	6,515	7,102	7,689	8,277	8,863
	Demand totals	6,515	7,102	7,689	8,277	8,863
	Difference	**0**	**0**	**0**	**0**	**0**
Fifth Year	Supply totals	6,515	7,102	7,689	8,277	8,863
	Demand totals	6,515	7,102	7,689	8,277	8,863
	Difference	**0**	**0**	**0**	**0**	**0**

Source: Paso Robles 2020 UWMP

E.3.3.7 Earthquake

Historically, most of the earthquakes that have occurred near Paso Robles have originated from movement along the San Andreas Fault, which is located approximately 38 miles northeast of the City limits. The only known mapped fault within the City of Paso Robles is the Rinconada fault. The potentially active Rinconada fault is mapped through southwestern Paso Robles and crosses Highway 101 just south of Spring Street. A trace of the fault is also identified as running up Spring Street, which corresponds to a line of hot springs that once existed in this area but have since been capped and buried. As a potentially active fault, the Rinconada presents a moderate fault rupture hazard to the City. Further studies to evaluate the activity of the faults are warranted, prior to placing structures near the mapped fault traces.

The northern end of the potentially active La Panza fault is located about 20 kilometers (12.43 miles) southeast of Paso Robles, near the town of Creston. The northwest striking La Panza fault is about 75 kilometers (46.6 miles) long. The Huerhuero fault is a possible extension of the La Panza and is mapped trending northwest along Huerhuero Creek south of Highway 46 but is not within the current City limits.

While no large earthquakes greater than Mw 5.0 have occurred recently within the City limits, a number of relatively large earthquakes outside Paso Robles have caused damage within San Luis Opisbo County and neighboring counties. The 2003 San Simeon Earthquake for example led to significant damage in the City of Paso Robles. Most notably, an unreinforced masonry building in the city, the Acorn Building, collapsed in this quake and killed two women who were inside at the time. The quake also triggered the eruption of two sulfur hot springs in the city, one of which was beneath the parking lot of the recently opened city hall and library building. There were several other unreinforced masonry buildings in the city which experienced extensive damage, however no structures with even partial seismic retrofitting collapsed, highlighting the

importance and life-saving potential of this mitigation effort. Outside of Paso Robles, the damages in this event were far less severe.

In addition to being at risk of ground shaking as a result of a fault rupture, the City is also susceptible to the effects of liquefaction. The areas of Paso Robles, shown in Figure E-3 below, that have a high potential to be underlain by potentially liquefiable sediments are those areas underlain by younger alluvium. Portions of the City that are located in the low-lying areas adjacent to the Salinas River (or its tributaries) appear to have the highest potential for liquefaction. Site specific studies are needed to evaluate if a geologic unit actually contains potentially liquefiable materials, and if they require mitigation for development. Refer to Section 5 of the Base Plan for additional details on the City's risk to liquefaction.

Based on the vulnerability analysis conducted, the city contains 10,678 improved parcels with a total estimated value of $6.5 billion exposed to liquefiable soils. The vast majority of these parcels are located within low liquefaction susceptible areas, with 545 parcels located in moderate susceptibility areas and only 36 parcels located in high susceptibility areas. There are also 75 critical facilities found in liquefaction susceptible areas. These details are summarized in Table E-17 and Table E-18.

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Figure E-3 Paso Robles Liquefaction Susceptibility

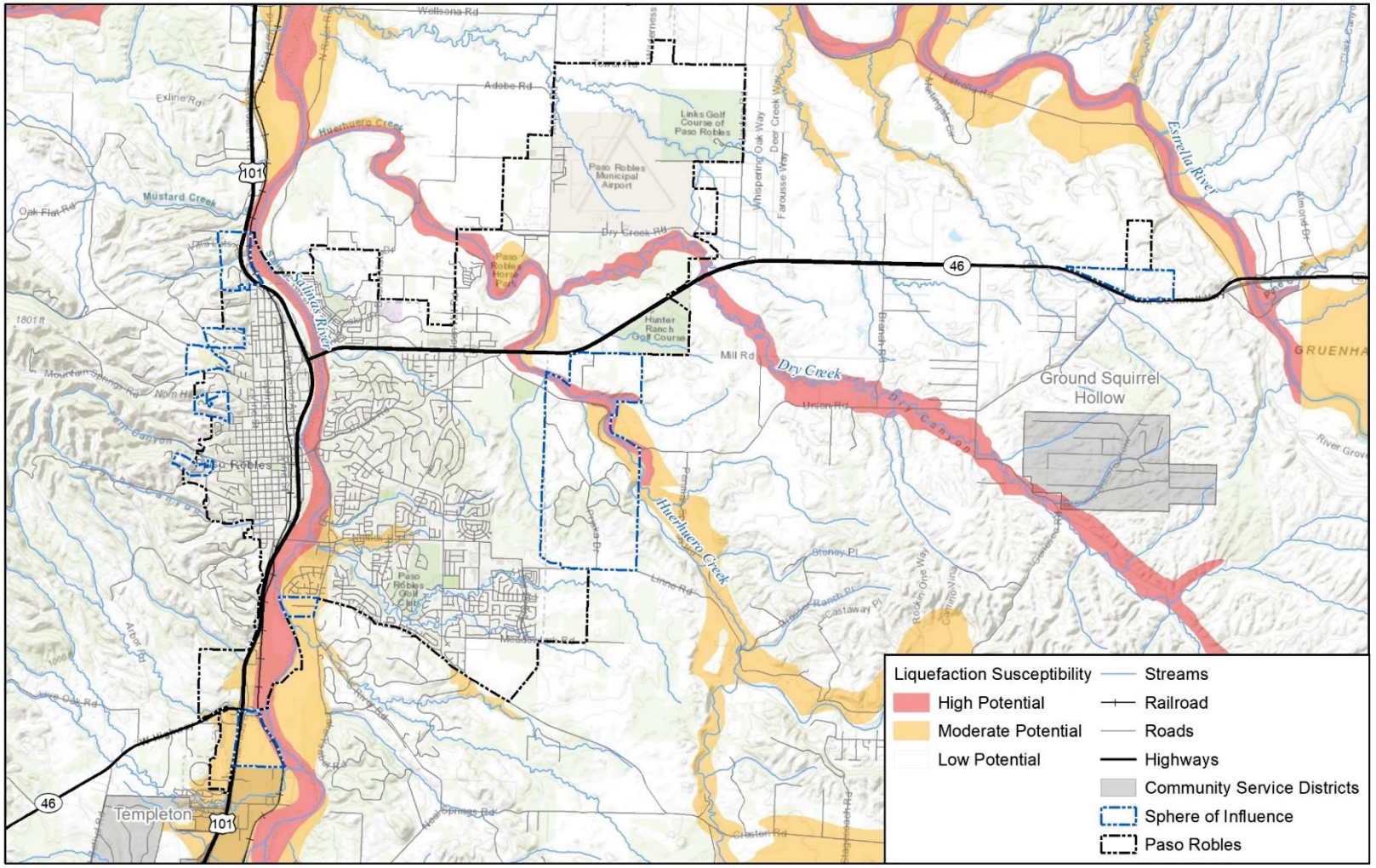

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Table E-17 City of Paso Robles Improved Properties Exposed to Liquefaction Potential by Property Type

PROPERTY TYPE	STRUCTURE COUNT HIGH	STRUCTURE COUNT MODERATE	STRUCTURE COUNT LOW	TOTAL STRUCTURE COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Agricultural	-	-	28	**28**	$65,247,121	$65,247,121	**$130,494,242**	-
Commercial	14	54	577	**645**	$692,009,096	$692,009,096	**$1,384,018,192**	-
Exempt	-	2	62	**64**	$34,925,072	$34,925,072	**$69,850,144**	-
Industrial	6	8	108	**122**	$166,136,395	$249,204,593	**$415,340,988**	-
Mining	-	-	-	**0**	$0	$0	**$0**	-
Mixed Use	-	1	201	**202**	$57,377,172	$57,377,172	**$114,754,344**	-
Mobile/ Manufactured Homes	1	2	325	**328**	$59,791,723	$29,895,862	**$89,687,585**	859
Multi-Family Residential	2	-	534	**536**	$400,738,884	$200,369,442	**$601,108,326**	1,404
Residential	12	467	8,181	**8,660**	$2,422,545,360	$1,211,272,680	**$3,633,818,040**	22,689
Vacant Improved	1	11	81	**93**	$54,306,319	$0	**$54,306,319**	-
Total	**36**	**545**	**10,097**	**10,678**	**$3,953,077,142**	**$2,540,301,037**	**$6,493,378,179**	24,953

Source: San Luis Obispo Assessor Data November 15, 2024, WSP GIS Analysis

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Table E-18 Critical Facility Assets Exposed to Liquefaction Susceptibility by FEMA Lifeline

LIQUEFACTION SUSCEPTIBILITY CATEGORY	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
High Liquefaction Susceptibility	-	1	-	-	-	-	4	-	**5**
Moderate Liquefaction Susceptibility	3	1	1	2	1	1	4	-	**13**
Low Liquefaction Susceptibility	7	-	2	7	3	25	12	1	**57**

Source: San Luis Obispo County, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis

E.3.3.8 Flood

Flooding remains a **High Significance** hazard for the City of Paso Robles. The City is primarily vulnerable to riverine and localized flood events, both of which have caused serious impacts historically. Major floods were recorded during the storms of 1969, 1973, 1978, 1995, 2001, 2004–2005, 2005–2006, and 2010–2011. In January 2023, severe rains again triggered flooding across Paso Robles, resulting in infrastructure damage, washouts, trail erosion, and emergency repairs at critical facilities like the wastewater treatment plant and landfill. The city activated its Emergency Operations Center (EOC) in response to the storm, and multiple roads, schools, and businesses experienced closures.

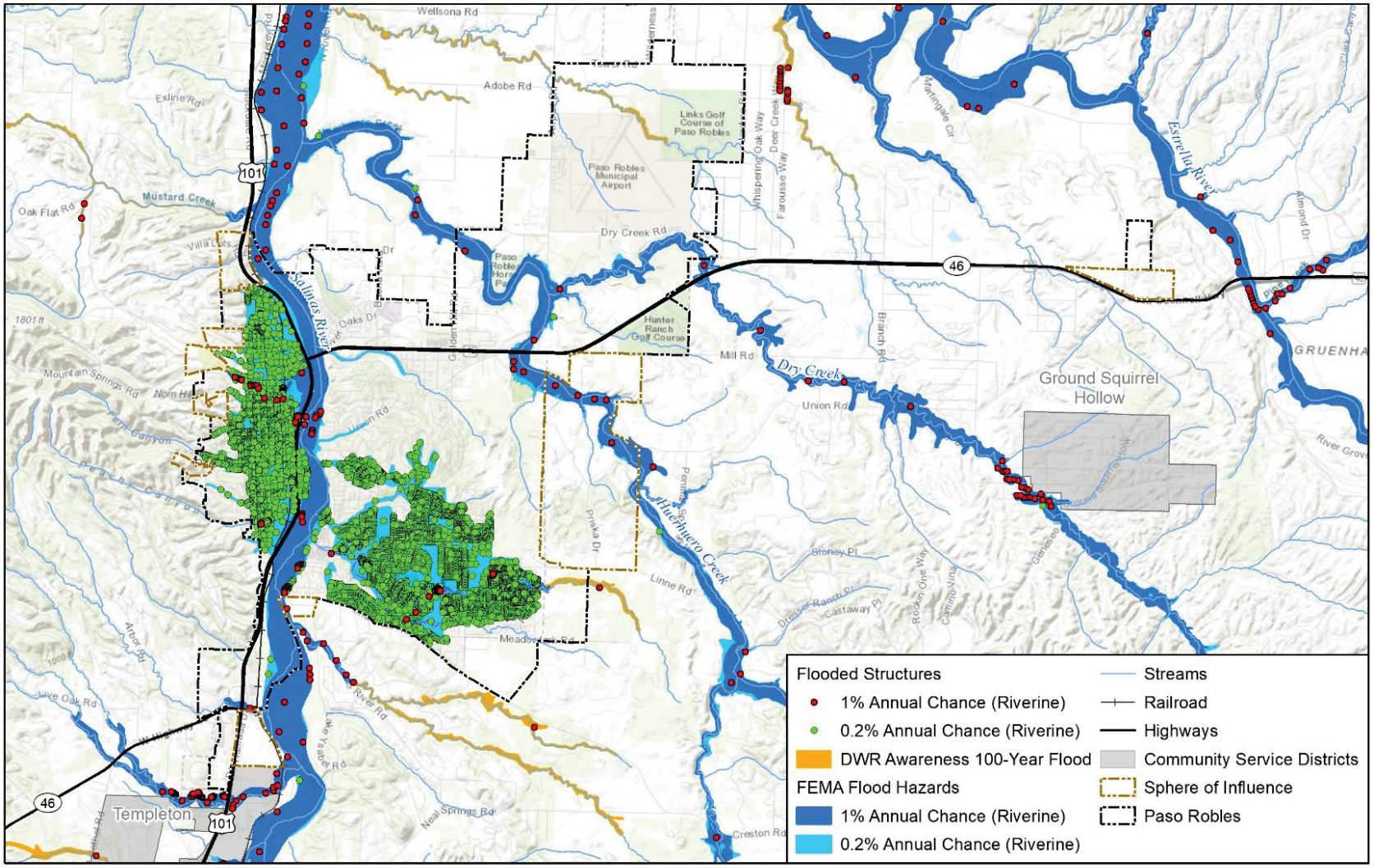
Paso Robles is particularly susceptible to flooding along its major creek systems and low-lying areas, where intense rainfall can overwhelm stormwater drainage infrastructure. Rapid runoff from steep areas surrounding the city can also lead to flash flooding, particularly in areas where natural vegetation has been altered by development or wildfire. As the city continues to experience growth, with new homes and millions of square feet of commercial space planned or under development, careful stormwater management and flood resilience planning remain essential.

Refer to the Flood Section of the Base Plan for additional information on regional flood hazards, flood mitigation activities, and historical flood events affecting the City.

Values at Risk

Based on the updated analysis, 82 improved parcels in the City are located within the FEMA 1% annual chance floodplain, with a combined improved and content value of approximately $58.2 million and an estimated loss of about $14.5 million. In contrast, the 0.2% annual chance floodplain includes 5,781 improved parcels with a combined value exceeding $3.05 billion and an estimated loss of approximately $764.3 million. This represents a dramatic increase in the number of parcels and total value at risk between the 1% and 0.2% flood scenarios, indicating that a larger portion of the city's assets would be impacted by more extreme flood events.

Figure E-4 Paso Robles DWR & FEMA Flood Hazards with Flooded Structures



Map compiled 2/2025;
Intended for planning purposes only.
Data Source: San Luis Obispo County, FEMA NFHL Effective 6/6/2024, NCEI, DWR, USACE Comprehensive Study

Population at Risk

Approximately 144 people are at risk within the FEMA 1% annual chance floodplain. In the 0.2% annual chance flood zone, the at-risk population rises sharply to an estimated 13,134 people, primarily associated with residential and multi-family residential parcels. This highlights the much broader exposure of the city's population under more severe flood scenarios.

Table E-19 and Table E-20 show those improved properties and populations exposed to the 1% and 0.2% annual chance flood zones, below.

Table E-19 City of Paso Robles Improved Properties Exposed to FEMA Riverine 1% Flood Hazard by Property Type

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE	LOSS ESTIMATE	POPULATION
Commercial	16	$15,144,859	$15,144,859	$30,289,718	$7,572,430	-
Exempt	3	$0	$0	$0	$0	-
Industrial	5	$2,529,226	$3,793,839	$6,323,065	$1,580,766	-
Mixed Use	1	$143,661	$143,661	$287,322	$71,831	-
Mobile/Manufactured Homes	1	$491,141	$245,571	$736,712	$184,178	3
Multi-Family Residential	5	$1,483,453	$741,727	$2,225,180	$556,295	13
Residential	49	$11,993,858	$5,996,929	$17,990,787	$4,497,697	128
Vacant Improved	2	$310,751	$0	$310,751	$77,688	-
Total	82	$32,096,949	$26,066,585	$58,163,534	$14,540,884	144

San Luis Obispo Assessor Data November 15, 2024, FEMA NFHL Effective Date 6/6/2024, WSP GIS Analysis

Table E-20 City of Paso Robles Improved Properties Exposed to FEMA Riverine 0.2% Flood Hazard by Property Type

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE	LOSS ESTIMATE	POPULATION
Agricultural	1	$5,571,999	$5,571,999	$11,143,998	$2,786,000	-
Commercial	463	$360,141,299	$360,141,299	$720,282,598	$180,070,650	-
Exempt	49	$32,361,720	$32,361,720	$64,723,440	$16,180,860	-
Industrial	62	$61,078,205	$91,617,308	$152,695,513	$38,173,878	-
Mixed Use	172	$52,735,210	$52,735,210	$105,470,420	$26,367,605	-
Mobile/Manufactured Homes	266	$43,113,866	$21,556,933	$64,670,799	$16,167,700	697
Multi-Family Residential	466	$326,978,664	$163,489,332	$490,467,996	$122,616,999	1,221
Residential	4,281	$955,180,777	$477,590,389	$1,432,771,166	$358,192,791	11,216
Vacant Improved	21	$14,794,607	$0	$14,794,607	$3,698,652	-
Total	**5,781**	**$1,851,956,347**	**$1,205,064,189**	**$3,057,020,536**	**$764,255,134**	**13,134**

Source: San Luis Obispo Assessor Data November 15, 2024, FEMA NFHL Effective Date 6/6/2024, WSP GIS Analysis

Insurance Coverage, Claims Paid, and Repetitive Losses

The City joined the NFIP on September 16, 1981. The current adopted effective map is dated June 6, 2024. As of May 12, 2025, NFIP records show 36 active flood insurance policies in the City, totaling $10,695,000 in coverage. Of these, 20 policies are in A zones, and the rest are in B, C, or X zones.

Since joining the NFIP, the City has recorded 11 flood loss claims totaling $153,642, all for residential properties. According to the OpenFEMA dataset accessed in 2024, the City currently does not have any Repetitive Loss (RL) or Severe Repetitive Loss (SRL) properties.

The City does not currently participate in the Community Rating System (CRS).

Critical Facilities at Risk

In Paso Robles, 12 critical facilities are located within the 1% annual chance (100-year) floodplain. These facilities are primarily concentrated in transportation, with 11 facilities exposed, along with one facility classified under energy. Although relatively limited in number, their exposure could impact critical mobility and utility functions during a major flood event.

In the broader 0.2% annual chance (500-year) floodplain, the number of critical facilities increases significantly to 41. This includes seven communications facilities, three food, hydration, and shelter facilities, four hazardous material facilities, three health and medical facilities, 17 safety and security facilities, six transportation-related facilities, and one water system facility. The sharp increase in exposed assets between the 1% and 0.2% flood scenarios highlights the importance of considering high-consequence flood events when planning for hazard mitigation and critical facility resilience.

Table E-21 and Table E-22 show critical facilities exposed to 1% and 0.2% flood hazards, below.

Table E-21 City of Paso Robles Critical Facility Assets Exposed to FEMA and DWR Awareness 1% Flood Hazards by Jurisdictions and FEMA Lifelines

JURISDICTION	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
Paso Robles	-	1	-	-	-	-	11	-	12

Source: San Luis Obispo County, FEMA NFHL Effective Date 6/6/2024, DWR, USACE Comprehensive Study, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis.

Table E-22 City of Paso Robles Critical Facility Assets Exposed to FEMA 0.2% Flood Hazards by Jurisdictions and FEMA Lifelines

JURISDICTION	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
Paso Robles	7	-	3	4	3	17	6	1	41

Source: San Luis Obispo County, FEMA NFHL Effective Date 6/6/2024, DWR, USACE Comprehensive Study, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis.

E.3.3.9 Landslides and Debris Flow

Paso Robles is considered to have a **high** overall significance rating for landslides and debris flow in certain areas of the city. In the past twenty-five years, there have been three notable landslide and debris flow events in or near Paso Robles. In 1995 a landslide on a hillside west of Olive Street (just north of Hilltop Drive) slid into the back of two homes after a series of winter storms. The hillside area that slid was approximately 150 wide by 40 feet high, and the slope of the hillside was about 30%.

During December 22, 2003, numerous small landslides occurred as a result of the San Simeon Earthquake. Particularly noticeable was a landslide along State Routes 46 and 41, east and west of downtown. The larger surficial slides were observed in the Franciscan Formation along State Route 46. Surficial slides were also observed along River Road in Paso Robles.

Landslides throughout the city have a high potential of occurring along the Huehuero Creek and along Highway 101 as shown in Figure E-5. Table E-23 shows the properties (and associated population) exposed to landslide potential with 10,102 properties with a total value of over $5.8 billion exposed to landslide potential. There are 78 critical facilities in landslide potential zones including 35 facilities in high potential zones, as shown in Table E-24 below. Figure E-5 shows, in map form, where these landslide potential areas are in and near the city. Some areas with high potential include the areas directly west of Highway 101 as well as the areas within and surrounding Paso Robles Municipal Airport.

Table E-23 Improved Properties Exposed to Landslide Potential in Paso Robles

PROPERTY TYPE	STRUCTURE COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Agricultural	28	$65,247,121	$65,247,121	**$130,494,242**	-
Commercial	580	$527,357,484	$527,357,484	**$1,054,714,968**	-
Exempt	62	$33,252,248	$33,252,248	**$66,504,496**	-
Industrial	109	$130,989,383	$196,484,075	**$327,473,458**	-
Mining	0	$0	$0	**$0**	-
Mixed Use	201	$57,137,172	$57,137,172	**$114,274,344**	-
Mobile/Manufactured Homes	325	$58,308,049	$29,154,025	**$87,462,074**	852
Multi-Family Residential	534	$388,534,836	$194,267,418	**$582,802,254**	1,399
Residential	8,182	$2,313,872,645	$1,156,936,323	**$3,470,808,968**	21,437
Vacant Improved	81	$45,901,912	$0	**$45,901,912**	-
Total	10,102	**$3,620,600,850**	**$2,259,835,865**	**$5,880,436,715**	**23,687**

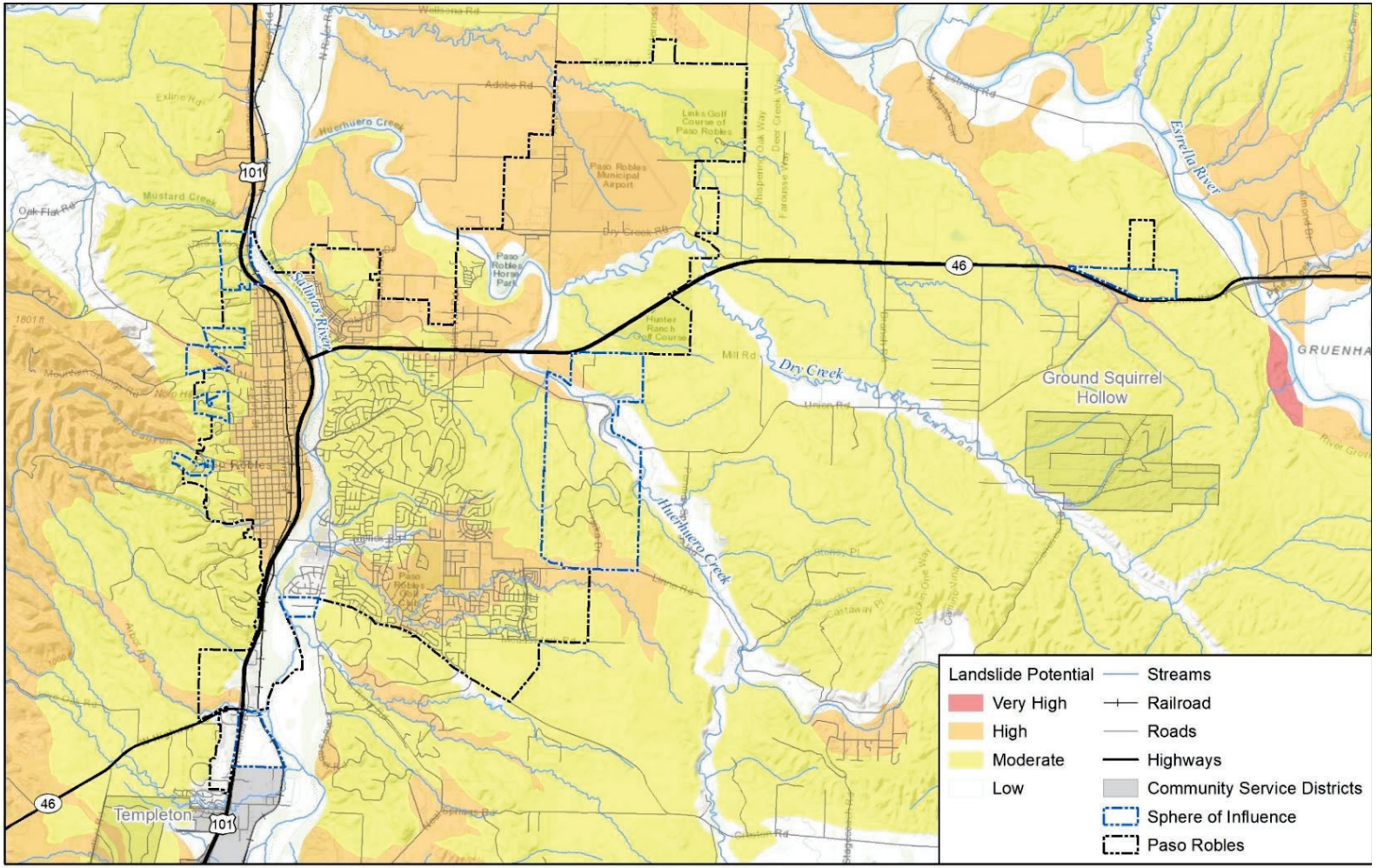
Source: San Luis Obispo Assessor Data November 15, 2024, WSP GIS Analysis

Table E-24 Critical Facility Assets Exposed to Landslide Potential by FEMA Lifelines

LANDSLIDE POTENTIAL	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
High	4	1	2	-	6	9	12	1	**35**
Moderate	1	-	-	-	5	5	1	-	**12**
Low	1	-	1	-	1	6	22	-	**31**
Total					**78**				

Source: San Luis Obispo County, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis

Figure E-5 Landslide Potential in Paso Robles

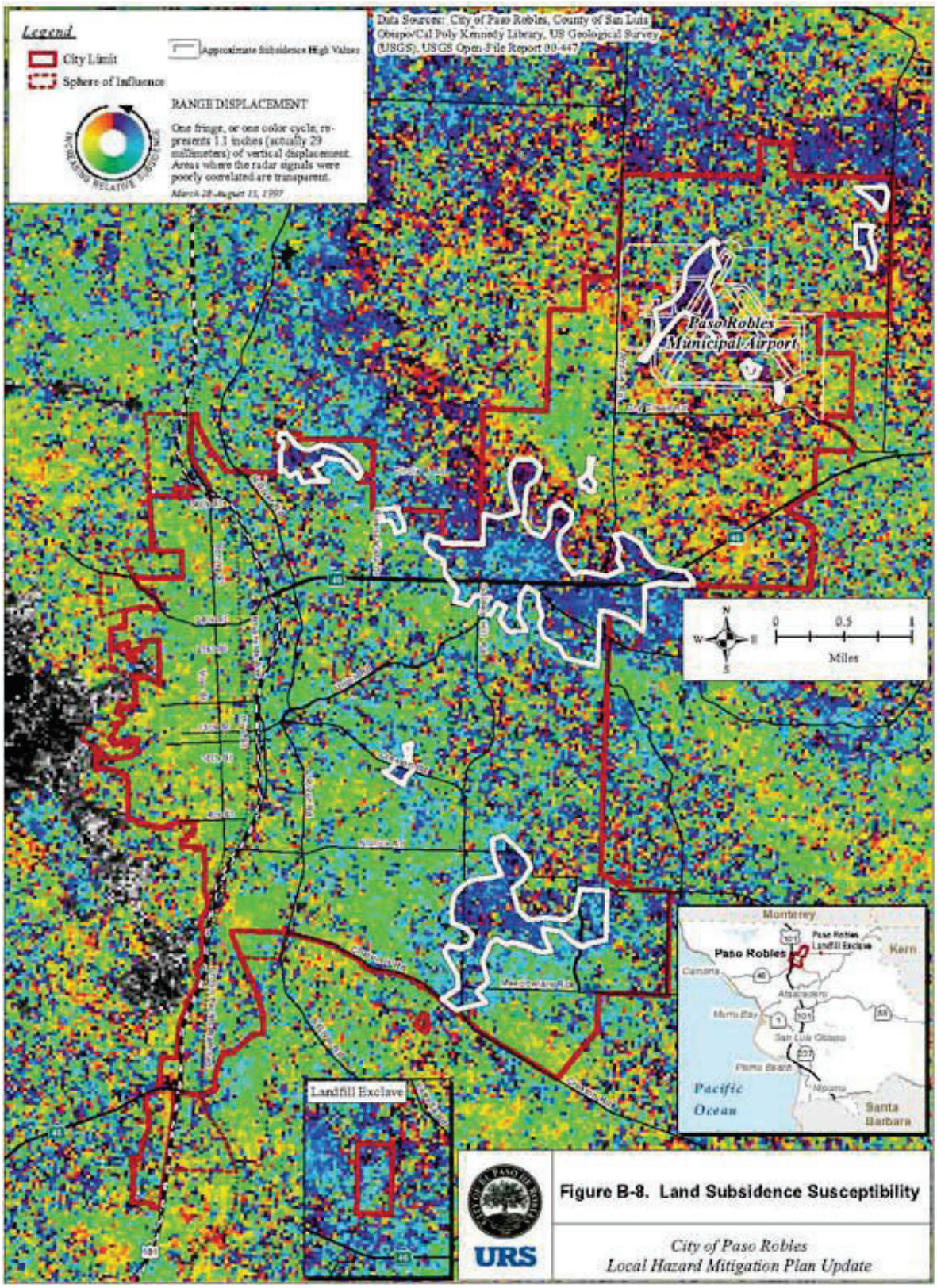


Map compiled 1/2025;
Intended for planning purposes only.
Data Source: San Luis Obispo County

E.3.3.10 Subsidence

The Paso Robles LPT gave subsidence a **high** overall significance rating. Section 5.3.13.7 of the Base Plan includes an analysis of the vulnerability of people, property, facilities, and other assets to this hazard countywide and the typical impacts are similar in and around Paso Robles. While subsidence does not typically affect people, it can result in foundation damages and damages to linear infrastructure. Infrastructure that should be monitored within Paso Robles assets includes the Municipal Airport and associated runways. The map of subsidence areas provided below indicates potential for subsidence in and around the Airport. According to the United States Geologic Survey, it is likely that concentrated pumping is responsible for localized land subsidence in Paso Robles. Small amounts of subsidence owing to seasonal changes in groundwater levels may be elastic and recoverable. However, many formerly reliable wells have gone dry. According to the 2019 Paso Robles Local Hazard Mitigation Plan, Paso Robles has 1.90 square miles of subsidence-prone areas along the Salinas River and Huerhuero Creek, as well as in the east and southeast portions of the city. It will be important to monitor groundwater extraction, as this is the main cause of subsidence in California. Additionally, land elevation should also be monitored to prevent any subsidence-related hazards in the city.

Figure E-6 City of Paso Robles' Subsidence Susceptibility



E.3.3.11 Wildfire

In recent years, fire seasons have become longer and more intense, challenging the City's firefighting resources and community resilience. Based on weather factors such as wind, humidity, and temperature, the region experiences severe fire weather around the City of Paso Robles. Many areas throughout the City are highly susceptible to large conflagrations. One area of high concern is the Salinas Riverbed corridor. The riverbed corridor encompasses over 680 acres, much of it heavily forested. The brush and dead fuels provide a significant source of fuel. Vegetation management is conducted within the riverbed since 2021 with permitting through the State Water Board. Paso Robles is the first jurisdiction in the State to obtain these annual permits.

Emergency Response personnel responded to 115 fires in the riverbed corridor in 2018. From January 1-June 30, 2019, Emergency Response personnel responded to 63 fires. Thus, the risk of fire in the riverbed jumping out of the bed and racing through the rest of the community is unacceptably high. Fires in the riverbed corridor threaten critical City infrastructure, nearby residential and commercial properties, and the health and safety of all residents and visitors in the area. On July 16, 2019, the City of Paso Robles proclaimed a local emergency related to the riverbed fires.

Following the methodology described in the wildfire hazard Section 5.3.15 Wildfire of the Base Plan, along with the GIS parcel analysis discussed in more detail under Section 5.2 Asset Summary, a wildfire vulnerability analysis for the City of Paso Robles was completed. The assessment was performed using GIS, and results indicate that there were neither parcels nor critical facilities in wildfire severity hazard zones within the boundaries of the City of Paso Robles. However, wildfire hazards have been rated by the City's planning team as holding **High Significance** based on the community's experience and historical evidence.

In the City of Paso Robles, 3,137 properties are situated within wildfire hazard severity zones ranging from moderate to very high. Of these none are located in the Very High Severity Zone, while 1,946 properties fall within the High Severity Zone. Collectively, these properties represent a total assessed value of $2,507,771,547 and impact approximately 7,407 residents across all fire hazard severity zone ratings. Table E-25 shows the properties in the City exposed to wildfire severity. Figure E-7 depicts the Fire Hazard Severity Zones in the City of Paso Robles.

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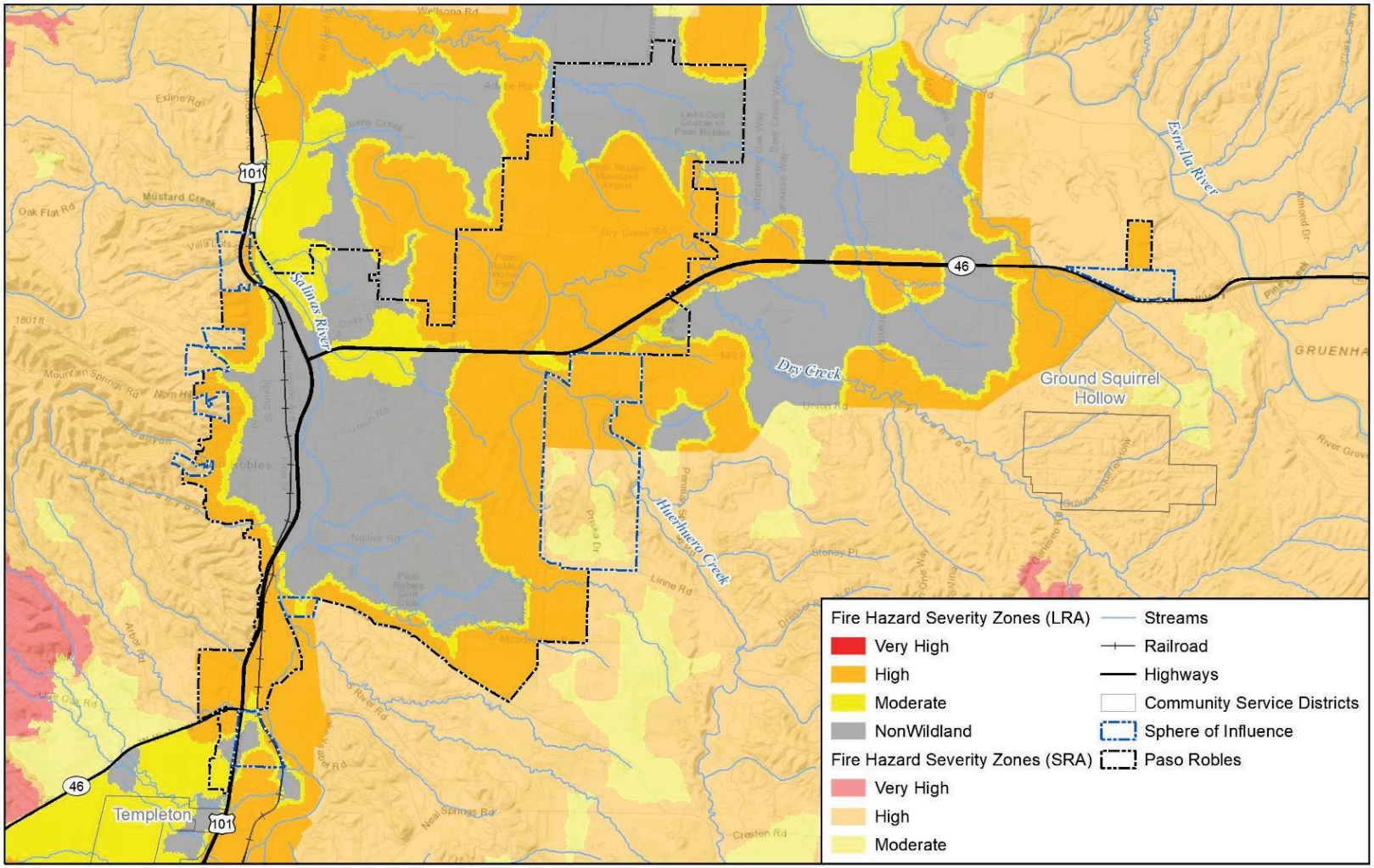
Table E-25 City of Paso Robles Improved Properties Exposed to Fire Hazard Severity Zones by Property Type

PROPERTY TYPE	STRUCTURE COUNT VERY HIGH	STRUCTURE COUNT HIGH	STRUCTURE COUNT MODERATE	TOTAL STRUCTURE COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Agricultural	-	13	2	15	$53,043,345	$53,043,345	**$106,086,690**	-
Commercial	-	112	34	146	$271,810,539	$271,810,539	**$543,621,078**	-
Exempt	-	10	3	13	$3,778,572	$3,778,572	**$7,557,144**	-
Industrial	-	51	9	60	$112,879,072	$169,318,608	**$282,197,680**	-
Mixed Use	-	13	6	19	$6,740,565	$6,740,565	**$13,481,130**	-
Mobile/Manufactured Homes	-	91	41	132	$32,002,031	$16,001,016	**$48,003,047**	346
Multi-Family Residential	-	91	48	139	$145,559,221	$72,779,611	**$218,338,832**	364
Residential	-	1,522	1,034	2,556	$837,149,164	$418,574,582	**$1,255,723,746**	6,697
Vacant Improved	-	43	14	57	$32,762,201	$0	**$32,762,201**	-
Total	0	1,946	1,191	3,137	**$1,495,724,710**	**$1,012,046,837**	**$2,507,771,547**	7,407

Source: San Luis Obispo Assessor Data November 15, 2024, CAL FIRE - FHSZ Phase 3 March 10, 2025, WSP GIS Analysis

Figure E-7 Fire Hazard Severity Zones in the Paso Robles Area



Map compiled 3/2025;
Intended for planning purposes only.
Data Source: San Luis Obispo County, CAL FIRE,
Phase 3 as Identified by the Office of the State Fire Marshal March 10, 2025,
FHSZSRA_23_3, FHSZLRA25_Phase3_v1

Table E-26 shows critical facilities in Paso Robles that are exposed to wildfire severity, categorizing them by severity zones. The exposure of these critical assets to wildfire hazards poses significant risks to transportation and communication facilities. The tables below show that there are twenty (20) critical facilities exposed to high fire hazard severity zones, six (6) exposed to moderate fire hazard severity zones, and none exposed to very high fire severity zones.

Table E-26 Critical Facility Assets Exposed to Fire Hazard Severity

FIRE HAZARD SEVERITY ZONE	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
Very High	-	-	-	-	-	-	-	-	**0**
High	-	-	-	5	1	5	8	1	**20**
Moderate	-	-	-	2	-	2	2	-	**6**
Total	**0**	**0**	**0**	**7**	**1**	**7**	**10**	**1**	**26**

Source: San Luis Obispo County, CAL FIRE - FHSZ Phase 3 March 10, 2025, CalARP, HIFLD, NBI, NID, WSP Analysis

E.3.3.12 Human Caused: Hazardous Materials, including Emerging Contaminants

The Paso Robles LPT rated hazardous materials incidents as having **low** overall significance. To date, there is a low risk for exposure to known *Human Caused: Hazardous Materials;* however, as technology and research advances, existing materials may prove to be hazardous and may require additional oversight, handling, and advanced treatment. The Cal OES Spill Release Reporting Center reports 60 hazardous materials incidents in the City of Paso Robles from January 1st, 2019 through December 20th, 2024. This likely excludes a number of unreported minor spills. The 60 reported incidents constitutes 13.2% of the hazardous materials incidents reported countywide during the same time frame and averages out to roughly 10 incidents per year.

E.4 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation outreach and partnerships, and other mitigation efforts.

To develop this capability assessment, the jurisdictional planning representatives used a matrix of common mitigation activities to inventory which of these policies or programs were in place. The team then supplemented this inventory by reviewing additional existing policies, regulations, plans, and programs to determine if they contributed to reducing hazard-related losses.

During the plan update process, this inventory was reviewed by the jurisdictional planning representatives and Wood consultant team staff to update information where applicable and note ways in which these capabilities have improved or expanded. Additionally, in summarizing current capabilities and identifying gaps, the jurisdictional planning representatives also

considered their ability to expand or improve upon existing policies and programs as potential new mitigation strategies. The City of Paso Robles's capabilities are summarized below.

E.4.1 Regulatory Mitigation Capabilities

Table E-27 City of Paso Robles Regulatory Mitigation Capabilities

REGULATORY TOOL	YES/NO	COMMENTS
General plan	Yes	Current General Plan on City Website
Zoning ordinance	Yes	New version of Zoning Code
Subdivision ordinance	Yes	See City Website.
Growth management ordinance	Yes	See City Website
Floodplain ordinance	Yes	Floodplain Management Ordinance (2008)
Other special purpose ordinance (stormwater, water conservation, wildfire)	Yes	Hazardous Fuels Reduction Ordinance (2019) Storm Water Management Ordinance (2013)
Building code	Yes	2016 California Building Code, Title 17 Municipal Code (See Website)
Fire department ISO rating	Yes	ISO Rating 03/3X
Building Department ISO Rating	Yes	ISO Rating 2/3
Erosion or sediment control program	Yes	Ongoing Public Works/ Development Review Process
Stormwater management program	Yes	Public Works
Site plan review requirements	Yes	See 2024 Zone Code Update
Capital improvements plan	Yes	Revolving Five Year Program
Economic development plan	Yes	See 2024 Economic Strategy
Local emergency operations plan	Yes	EOC Emergency Plan and Annexes
Other special plans	No	
Flood Insurance Study or other engineering study for streams	Yes	FEMA LOMR by project when applicable, City Engineer
Elevation certificates (for floodplain development)	Yes	FEMA/ Floodplain Development requirements ongoing, City Engineer

Discussion on Existing Building Codes, Land Use and Development Regulations

In Paso Robles, existing building codes, land use polices, and development regulations are actively managed through a coordinated and collaborative approach among key city departments. The LPT noted that the Building, Planning, Engineering, and Fire Departments meet weekly to discuss development projects, permitting, safety concerns, and any code-related issues that may arise.

The city follows California Building Standards Code (Title 24), including locally adopted amendments that reflect Paso Roble's unique climate, topography, and hazards. The codes address structural integrity, fire safety, energy efficiency, and accessibility, and are enforced through the City's Building Division. In addition, the Paso Robles Municipal Code includes local ordinances and development standards that guide land use, environmental protection, grading, stormwater management, and hazard area restrictions.

The Planning Division oversees the implementation of the City's General Plan, Zoning Ordinances, and other long-range planning tools to ensure that growth occurs in a safe and sustainable manner. The Fire Department plays a critical role in reviewing site plans and construction documents to verify compliance with fire codes and defensible space requirements, especially important in areas at risk of wildland-urban interface fires or other emergencies. Together, these departments use a proactive, integrated approach to managing risk and

enforcing regulations that protect the health, safety, and welfare of Paso Robles residents. Anyone seeking to understand the full scope of applicable rules and procedures is encouraged to consult the Paso Robles Municipal Code, which outlines all relevant ordinances and regulations related to development, safety, and hazard mitigation.

E.4.2 Administrative/Technical Mitigation Capabilities

Table E-28 identifies the personnel responsible for activities related to mitigation and loss prevention in Paso Robles.

Table E-28 City of Paso Robles Administrative/Technical Mitigation Capabilities

PERSONNEL RESOURCES	YES/ NO	DEPARTMENT/ POSITION	COMMENTS
Planner/engineer with knowledge of land development/land management practices	Yes	Community Development Department (Planning Division)	Develops and maintains the General Plan, Including the Safety Element. Develops area plans based on the General Plan, to provide more detailed guidance for the development of more specific areas. Reviews private development projects and proposed capital improvements projects and other physical projects involving property for consistency and conformity with the General Plan. Anticipates and acts on the need for new plans, policies, and Code changes. Applies the approved plans, policies, code provisions, and other regulations to proposed land uses.
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Community Development Department (Building Division)	Oversees the effective, efficient, fair, and safe enforcement of the California Building Code.
Planner/engineer/scientist with an understanding of natural hazards	Yes	Community Development (Building and Engineering Divisions)	Reviews Grading and Building Plans to ensure that development is in compliance with existing policies and codes relating to mitigation of natural hazards.
Personnel skilled in GIS	Yes	Administrative Services GIS	
Full time building official	Yes	Community Development Department/Building Official	
Floodplain manager	Yes	Community Development Department (Engineering Division)	Reviews and ensures that new development proposals do not increase flood risk, and that new developments are not located below the 100-year flood level. In addition, the Floodplain Administrator is responsible for planning and managing flood risk reduction projects throughout the City.
Emergency manager	Yes	Emergency Services (Fire Chief)	Coordinates local response and relief activities within the Emergency Operation Center, and works closely

PERSONNEL RESOURCES	YES/ NO	DEPARTMENT/ POSITION	COMMENTS
			with county, state, and federal partners to support planning and training and to provide information and coordinate assistance.
Grant writer	Yes	Emergency Services	
Other personnel			
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)	Yes	GIS	
Warning Systems/Services (Reverse 9-11, cable override, outdoor warning signals)	Yes	Reverse 911 and EAS activated through Sherriff's Department	
Procurement Services Manager	Yes	Administrative Services	Provides a full range of municipal financial services and administers several licensing measures.

E.4.3 Fiscal Mitigation Capabilities

Table E-29 identifies financial tools or resources that the City could potentially use to help fund mitigation activities.

Table E-29 City of Paso Robles Fiscal Mitigation Capabilities

FINANCIAL RESOURCES	ACCESSIBLE/ ELIGIBLE TO USE (YES/NO)	COMMENTS
Community Development Block Grants	N	
Capital improvements project funding	Y	
Authority to levy taxes for specific purposes	Y	
Fees for water, sewer, gas, or electric services	Y	
Impact fees for new development	Y	
Incur debt through general obligation bonds	Y	
Incur debt through special tax bonds	Y	
Incur debt through private activities	N	
Withhold spending in hazard prone areas	N	

E.4.4 Mitigation Outreach and Partnerships

The City conducts several ongoing public education or information programs, such as for fire safety, disaster preparedness, wildland preparedness, responsible water use, FOG (fats, oils and greases), and storm water public education.

Table E-30 City of Paso Robles Mitigation Outreach and Partnerships

CAPABILITY TYPE	YES/NO	NOTES
Hazard Awareness/Education Campaigns		
Firewise	*Pending	Application submitted. Awaiting approval.
Storm Ready	No	
Severe Weather Awareness Week	Yes	Extreme Heat and Flooding community awareness
School programs	Yes	E.D.I.T.H. contests, AARBF Burn Relay
Other	Yes	Community Risk Reduction Program, Wildfire Preparedness, Community AED Program, Weed Abatement, National Fire Prevention Week, C.E.R.T., Smoke/CO Detector Program
Methods Used to Communicate Hazard Info. to the Public		Press Releases, PulsePoint
Local News	Yes	Press Releases, On-Camera Interviews
Social media	Yes	Press Releases, Events, PRFES Website (https://pasoroblesdailynews.com/)
Community Newsletters	No	CERT
Mailings	Yes	Weed Abatement Program
Community Events	Yes	Safety Fest, CA Great Shakeout Earthquake Awareness Event, Wildfire Preparedness, Fire Department Open House, National Night Out, Hometown Heroes, Dia de Los Muertos, AARBF Burn Relay,
Other	Yes	Presentations, City-wide digital signage
Organizations that represent or work with underserved or vulnerable communities		
American Red Cross	Yes	Post-Disaster Assistance, “Sound the Alarm”
Salvation Army	No	
Veterans Groups	Yes	Senior Safety
Environmental/Conservation Groups	No	
Homeowner/Neighborhood Associations	Yes	Quail Run, Traditions
Chamber of Commerce	Yes	
Community Organizations (Lions, Kiwanis, etc.)	Yes	Rotary
Others	Yes	SLO County Fire Safe Council, LISTOS, Promotores Collaborative of San Luis Obispo County, CERT,

CAPABILITY TYPE	YES/NO	NOTES
		Disaster Preparedness Action Committee (DPAC)

E.4.5 National Flood Insurance Program (NFIP)

The City of Paso Robles participates in the National Flood Insurance Program (NFIP). The current adopted effective map is dated June 6, 2024. This participation allows residents and property owners within the City to purchase federally backed flood insurance. The City collaborates with FEMA and San Luis Obispo County on flood risk mitigation efforts, including updates to flood maps that inform insurance requirements and building standards. In Paso Robles, the floodplain manager is designated by the municipal code to oversee floodplain management activities. This role is assigned to the City Engineer.

Following flood or other damage events, the City enforces substantial improvement /substantial damage provisions by evaluating damaged properties to determine if they meet thresholds requiring them to comply with updated floodplain management standards. If substantial damage is determined, properties must undergo upgrades to meet current floodplain standards before they can be repaired or rebuilt. This process helps to reduce future risk by ensuring that post-event repairs and reconstructions contribute to long-term flood resilience. The city does not participate in the NFIP's Community Rating System (CRS).

E.4.6 Other Mitigation Efforts

Other mitigation efforts the City has conducted include:

- Riverbed Hazardous Fuels Reduction Program
- Weed Abatement Program
- Fuel Breaks
- Un-reinforced Masonry Building Retrofit Ordinance (retrofits completed)

E.4.7 Opportunities for Enhancement

Based on the capabilities assessment, the City of Paso Robles has several existing mechanisms in place that already help to mitigate hazards. In addition to these existing capabilities, there are also opportunities for the City to expand or improve on these policies and programs to further protect the community. Future improvements may include providing training for staff members related to hazards or hazard mitigation grant funding in partnership with the County and Cal OES. Additional training opportunities will help to inform City staff members on how best to integrate hazard information and mitigation projects into their departments. Continuing to train City staff on mitigation and the hazards that pose a risk to the City of Paso Robles will lead to more informed staff members who can better communicate this information to the public.

E.5 Mitigation Strategy

E.5.1 Mitigation Goals and Objectives

The City of Paso Robles adopts those hazard mitigation goals and objectives developed by the County Planning Team and described in Section 7 of the Base Plan: Mitigation Strategy.

E.5.1.1 Continued Compliance with the National Flood Insurance Program

The City has been an NFIP participating community since 1981. In addition to the mitigation actions identified herein the City will continue to comply with the NFIP. This includes ongoing activities such as enforcing local floodplain development regulations, including issuing permits for appropriate development in Special Flood Hazard Areas and ensuring that this development is mitigated in accordance with the regulations. This will also include periodic reviews of the floodplain ordinance to ensure that it is clear and up to date and reflects new or revised flood hazard mapping.

E.5.2 Completed 2019 Mitigation Actions

During the 2025 planning process the City of Paso Robles Planning Team reviewed all the mitigation actions from the 2019 plan. During the 2025 planning process the Planning Team identified that of their twenty-one (21) mitigation actions from 2019, four (4) were completed, one (1) was deleted, five (5) were deferred; and sixteen (16) of the actions are ongoing.

Table E-31 Paso Robles Completed and Deleted Mitigation Actions

2019 ACTION ID	HAZARD(S) ADDRESSED	MITIGATION ACTION TITLE	LEAD AGENCY	ACTION STATUS NOTES
PR.3	Flood, Landslide, Wildfire	Establish a county evacuation and re-population plan. Make sure this plan works with other municipalities so that people are not receiving conflicting information about where to evacuate to. Benefit: Reduce death and injury; organized and systemic approach to evacuation of area with predesignated locations on where to go	Emergency Services Department	Completed. SLO County Plan approved 9/2024
PR.5	Drought	Develop a drought contingency plan to provide an effective and systematic means of assessing drought conditions, develop mitigation actions and programs to reduce risks in advance of drought, and develop response options that minimize hardships during drought.	Public Works Department	Completed. Adopted Water Storage Contingency Plan in 2021
PR.7	Adverse Weather: Extreme Heat	Initiate an extreme heat public awareness and educational campaign to discuss the dangers of extreme heat, steps each individual can personally take during periods of extreme heat and ways to reduce energy consumption during periods of extreme heat.	Emergency Services Department	Completed. Utilized as needed - Community Risk Reduction Division Created to Monitor this and other Public Safety needs
PR.11	Flood	Partner with propane companies and regulating agencies to secure tanks located in special flood hazard areas.	Emergency Services Department	Deleted. No propane tanks located in flood hazard areas - City utilizes natural gas
PR.20	Earthquake	Develop an inventory of public and community building that may be particularly vulnerable to earthquake damage, including pre-1940s homes and with cripple wall foundations	Information Technology (GIS)	Completed. All Pre-33 buildings retrofitted or demolished

E.5.3 Mitigation Actions

The planning team for the City of Paso Robles identified and prioritized the following mitigation actions based on the risk assessment. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline, are also included. Actions were prioritized using the process described in Section 7.2.1 of the Base Plan. Timeline and project cost definitions are noted in Section 7.3.2 of the Base Plan. Actions with an '*' are those that mitigate losses to future development.

Table E-32 City of Paso Robles Mitigation Action Plan

MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/BACKGROUND/BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/IMPLEMENTATION NOTES
PR.1	Drought and Water Shortage, Flood, Landslides and Debris Flow, Wildfire, Subsidence	Integrate the hazard analysis and mitigation strategy into the General Plan's Safety Element.	City Manager's Office	Little to no cost. Staff Time, General Fund	Low	1-2 yrs	Can leverage 2025 HMP update
PR.2	Dam Incident, Flood, Landslides and Debris Flow, Wildfire, Subsidence	Create a GIS-based pre-application review for new construction and major remodels in hazard areas, such high wildfire severity zones, moderate landslide susceptibility areas, subsidence-prone areas and dam failure inundation zones.	**Community Development Department**/ Fire and Emergency Services	Less than $10,000. FEMA HMA/Staff Time/General Fund	Low	3-5 yrs.	Fire Hazard Severity Zone Local Responsibility Area map received 3/2025 and PR Muni Code ordinance amendment presented to City Council.
PR.3	Dam Incident	Develop a public outreach program that informs property owners located in the dam inundation areas about hazard awareness and voluntary flood insurance.	Public Works Department	Little to no cost. Staff Time/General Fund	Low	2-3 yrs.	Deferred
PR.4	Drought and Water Shortage; Subsidence	Develop measures to achieve a higher level of irrigation efficiency with respect to plant water requirements, through assistance programs to customers.	Utilities Department	Little to no cost. Staff Time/General Fund	Low	2-3 yrs.	Recycled Water Connected from the Waste Water Treatment Plant to the East Side of the City under the Salinas River
PR.5	Flood	Acquire, relocate, elevate, and/or floodproof public works critical facilities that are located within the 100-year floodplain.	Public Works Department	$500,000 to $1,000,000. FEMA HMA	High	More than 5 yrs.	Deferred

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MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/BACKGROUND/BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/IMPLEMENTATION NOTES
PR.6	Flood	Reinforce roads from flooding through protection activities, including elevating the road and installing/widening culverts beneath the road or upgrading storm drains.	Public Works Department	$500,000 to $1,000,000. FEMA HMA	High	More than 5 yrs.	Paso Robles Storm Drain Master Plan approved 1/2025
PR.7	Flood	Develop a public outreach program that educates property owners about voluntary flood insurance (targeted at areas that historically flood, but are not acknowledged on FEMA flood insurance rate maps)	Public Works Department	Little to no cost. Staff Time/General Fund	Low	2-3 yrs.	Deferred
PR.8	Flood	Increase participation in the NFIP by entering the Community Rating System program which through enhanced floodplain management activities would allow property owners to receive a discount on their flood insurance.	Public Works Department	Little to no cost. Staff Time/General Fund	Low	1 yr.	Deferred
PR.9	Hazmat	Continue to monitor the manufacture, storage, and transport of hazardous materials by working with environmental health and public safety agencies to identify effective mitigation actions or requirements that will help reduce the risk of incidents, including the spread of released materials.	Fire and Emergency Services	Little to no cost. Staff Time/General Fund	Low	Annual implementation	On going monitoring with collaborative

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MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/BACKGROUND/BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/IMPLEMENTATION NOTES
PR.10*	Landslides and Debris Flow, Subsidence	Establish local zoning regulations that require the stabilization of landslide-prone areas and land subsidence hazard areas before new development can occur, through stability improvement measures such as the inclusion of interceptor drains, in-situ soil piles, drained earth buttresses, and subdrains.	Community Development Department	Little to no cost. Staff Time/General Fund	Low	2-3 yrs.	Ongoing basis
PR.11	Wildfire	Create a new vegetation management program that provides vegetation management services to elderly, disabled, or low-income property owners who lack the resources to remove flammable vegetation from around their homes.	Fire and Emergency Services	Less than $10,000. FEMA HMA	High	3-5 yrs.	Chipping Program in Development Stage
PR.12	Wildfire	Implement a fuel modification program for new construction by requiring builders and developers to submit their plans, complete with proposed fuel modification zones, to the local fire department for review and approval prior to beginning construction.	**Community Development Department**/ Fire and Emergency Services	Less than $10,000. FEMA HMA	High	2-3 yrs.	Awaiting 2025 CBC and CFC updates to determine new requirements.
PR.13	Wildfire	Ability to fast track cleanup efforts in the Salinas Riverbed with approvals through Fish and Wildlife, or other agencies involved in environmentally sensitive areas	Emergency Services Department	Less than $10,000. General funds; FEMA HMA	High	1 yr.	Contracts with State Water Board in Place & Annual Vegetation Management and Fire Breaks Maintained within the Salinas Riverbed
PR.14	Earthquake	Implement Digital “Collector” App for damage inspection program (DINS)	Information Technology (GIS)	Already Purchased. General Fund	Medium	2 Years	In BETA testing period

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MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/BACKGROUND/BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/IMPLEMENTATION NOTES
PR.15	Earthquake	Implement Applied Technology Council Placards and Evaluation Forms	Community Development Department	Little to No Cost. General Fund	Low	2 Years	Deferred
PR.16	Adverse Weather: Heavy Rain/Hail/Lighting/Dense Fog/Freeze Thunderstorm; Adverse Weather: High Wind; Adverse Weather: Extreme Heat	Through newsletters, advertisements, speaking engagements and other public contacts, educate the general public and key stakeholders on the issues, responsibilities, and current efforts and successes in the area of hazard mitigation and disaster preparedness related to adverse weather.	**Community Development Department**/ Fire and Emergency Services	Little to no cost. General Fund	Medium	Annual Implementation	All Emergency-Based Press Releases translated into Spanish as of 1/2025

City Council Agenda April 21, 2026

E.6 Implementation and Maintenance

Moving forward, the City will use the mitigation action table in the previous section to track progress on implementation of each project. Implementation of the plan overall is discussed in Section 7 of the main plan.

E.6.1 Incorporation into Existing Planning Mechanisms

The information contained within this plan, including results from the Vulnerability Assessment, and the Mitigation Strategy will be used by the City to help inform updates and the development of local plans, programs and policies. The Engineering Division may utilize the hazard information when implementing the City's Community Investment Program and the Planning and Building Divisions may utilize the hazard information when reviewing a site plan or other type of development applications. The City will also incorporate this LHMP into the Safety Element of their General Plan, as recommended by Assembly Bill (AB) 2140.

As noted in Section 8 Plan Implementation, the HMPC representatives from Paso Robles will report on efforts to integrate the hazard mitigation plan into local plans, programs and policies and will report on these efforts at the annual HMPC plan review meeting.

E.6.2 Monitoring, Evaluation and Updating the Plan

The City will follow the procedures to monitor, review, and update this plan in accordance with San Luis Obispo County as outlined in Section 8 of the Base Plan. The City will continue to involve the public in mitigation, as described in Section 8.3 of the Base Plan. The Fire Chief will be responsible for representing the City in the County HMPC, and for coordination with city staff and departments during plan updates. The City realizes it is important to review the plan regularly and update it every five years in accordance with the Disaster Mitigation Act Requirements as well as other State of California requirements.

Attachment 2

https://www.prcity.com/DocumentCenter/View/40867/02--San-Luis-Obispo-County-MJHMP-2025-2030----2025-2030-Local-Hazard-MItigation-Plan-Item---2026-04-21-City-Council-Meeting-Agenda

U.S. Department of Homeland Security
FEMA Region 9
1111 Broadway, Suite 1200
Oakland, CA 94607

FEMA

December 29, 2025

Scott Milner
Emergency Services Coordinator
County of San Luis Obispo Office of Emergency Services
1055 Monterey Street, Suite D430
San Luis Obispo, CA 93408

Reference: Hazard Mitigation Plan Review for San Luis Obispo County, CA

Dear Scott Milner:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2025 San Luis Obispo County Hazard Mitigation Plan in accordance with the Code of Federal Regulations, Title 44, Part 201, Section 6 (44 CFR 201.6) for local hazard mitigation plans.

All mandatory requirements associated with 44 CFR 201.6 for local hazard mitigation plans have been met and the plan is eligible for final approval, pending its adoption by San Luis Obispo County and its planning participants. Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year from the date of this letter.

FEMA's review did identify the need for a revision in the dam safety section to fulfill the eligibility requirements for the Rehabilitation of the High Hazard Potential Dam (HHPD) grant program, which is outlined in the enclosed Plan Review Tool. This revision is considered optional and is only required to maintain eligibility for the HHPD program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's Approvable Pending Adoption (APA) status does not constitute review or approval of any content exceeding FEMA's mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosure (1)
San Luis Obispo County Plan Review Tool, dated December 29, 2025
Status of Participating Jurisdictions, dated December 29, 2025

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of Emergency Services

Status of Participating Jurisdictions as of December 29, 2025

Jurisdictions Adopted and Approved

#	Jurisdiction	Adoption Receipt Date

Jurisdictions Approvable Pending Adoption

#	Jurisdiction
1	County of San Luis Obispo
2	City of Arroyo Grande
3	City of Atascadero
4	City of Grover Beach
5	City of Morro Bay
6	City of Paso Robles
7	City of Pismo Beach
8	City of San Luis Obispo
9	Avila Beach Community Services District
10	Cambria Community Services District
11	Cayucos Sanitary District
12	Ground Squirrel Hollow Community Services District
13	Heritage Ranch Community Services District
14	Los Osos Community Services District
15	Nipomo Community Services District
16	Oceano Community Services District
17	Port of San Luis Harbor District
18	San Luis Obispo Flood Control and Water Conservation District
19	San Miguel Community Services District
20	San Simeon Community Services District
21	South San Luis Obispo County Sanitation District
22	Templeton Community Services District

Council Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Continued from April 7, 2026 meeting - Introduce First Reading by Title Only an Amendment to Chapter 21.52 of the Paso Robles Municipal Code Updating Standards Related to Temporary, Prohibited, and Nonconforming Signs (RZN25-07, P25-0117)

CEQA Determination: The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Date: April 21, 2026

Facts

1. The City of El Paso de Robles regulates signs as specified in Chapter 21.52 ("Signs") of the Paso Robles Municipal Code.
2. Signs significantly affect the aesthetic appeal of the City and its streetscapes, influence the quality of the visual environment, and shape perceptions of local economic conditions, as well as present safety, traffic, and circulation issues.
3. The City has a reputation as a community with native beauty, unique visitor attractions such as wineries, and distinctive architecture with a historic downtown, all of which makes tourism a staple of the City's economy. Updating the sign code helps balance community design goals with free speech protections, providing clearer guidance for applicants, staff, and enforcement while supporting orderly development.
4. Best practices and relevant constitutional case law emphasize regulating signs based on objective, "time, place, and manner" standards—such as size, height, location, lighting, and duration—rather than the message displayed on the sign. Therefore, it is appropriate to amend the existing sign rules from time to time to keep up with best practices.
5. This zoning code text amendment would update Chapter 21.52 ("Signs") to align with best practices in a content-neutral manner that safeguards fundamental free speech rights, while also protecting the community's aesthetic and safety objectives, enhances the City's visual environment so as to foster commerce and tourism, minimize visual clutter, and serves the public health, welfare and safety and traffic safety and circulation concerns.
6. The Planning Commission held a public hearing on March 10, 2026, and considered the facts as presented in the staff report prepared for this project, and accepted public testimony regarding the project, and on four-consecutive votes of 4-0-3 (Commissioners Christensen, Marlow, and Lorenz were absent) voted to recommend the City Council approve the zoning code text amendment.
7. The City Council originally held a public hearing on April 7, 2026. As a result of public testimony provided during the hearing, the City Council voted to continue this item to April 21, 2026 to allow the public additional time to review the proposed changes.

Options

1. Take no action;
2. Introduce for first reading by title only Ordinance XXXX amending Chapter 21.52 of the Paso Robles Municipal Code;
3. Provide alternative direction to staff.

Issued Raised at April 7, 2026 hearing

During the April 7, 2026 hearing's public testimony, a number of questions were raised about the City's **Portable Sign** standards (also referred to as sidewalk signs, sandwich signs or A-frame signs). Portable signs are **not regulated** under the Title 21 Zoning Code - Sign Ordinance but have been regulated since 1993 as "street furniture" under the Title 11, Streets and Sidewalk Code. The proposed Sign Ordinance amendments do not make any changes to the City's Portable Sign regulations.

11.30.013 - Maximum dimensions and design of portable signs.

Portable signs located as street furniture along the public sidewalk, shall be limited to no more than one sign, single-or double-sided, per adjacent property street frontage. The maximum size of any sign face shall not exceed twelve square feet.

Portable signs shall be limited in content to advertising businesses, goods and/or services licensed to be sold in the immediately adjacent property. All portable signs shall be constructed of durable materials; lettering, colors and design and shall be prepared in a professional manner.

All portable signs shall be subject to design approval by the DRC; DRC shall establish written design guidelines for signage in the public right-of-way, prepared in consultation with the Main Street board of directors or their designee.

(Ord. 667 N.S. (part), 1993)

Staff will meet with stakeholders who raised questions during the April 7 City Council meeting in advance of the April 21 meeting. Any feedback or discussions resulting from those meetings will be included as part of the staff presentation for this item.

Analysis and Conclusions

The proposed amendment to the Zoning Code Sign Ordinance is intended to preserve the City's ability to regulate signage in a manner that benefits the community as a whole, while also safeguarding constitutionally protected free speech. The update addresses regulations related to prohibited signs, temporary signs, and nonconforming signs, and includes minor revisions to Section 21.52.110, "Administration and Enforcement." Overall, the amendment is considered a "cleanup" action designed to clarify existing provisions and bring the City's sign regulations into alignment with current case law and industry best practices.

The ordinance proposes revisions to the "prohibited signs" provisions in Section 21.52.040 by expanding and refining the definitions of "Flashing or Moving Signs" and "Vehicle or Trailer-Mounted Signs." It also introduces new definitions for "Obsolete Signs," "Obstruction of Ingress or Egress," and "Signs in the Public Right-of-Way," which are intended to address common enforcement challenges and provide clearer guidance to property owners, businesses, and staff.

In addition, the ordinance reorganizes and clarifies the City's regulations on "temporary signs" under Section 21.52.090 to improve usability and ensure consistent application. Minor clarifications are also included for administrative and enforcement procedures in Section 21.52.110 to enhance transparency and effectiveness in implementation.

The proposed amendments are content-neutral and reflect "time, place, and manner" regulations that are consistent with applicable legal standards. The City Council is being asked to approve the proposed text amendments, which are provided with track changes in Attachment 1. A recommended action is included in Attachment 2, Exhibit A, where the amendments to Chapter 21.52 are presented in a clean (non-tracked) format.

Fiscal Impact
This Zoning Code amendment would not directly impact the City's fiscal resources.

CEQA
The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Recommendation
Introduce for first reading by title only Ordinance XXXX, amending Chapter 21.52 of the Paso Robles Municipal Code.

Attachments
1. Chapter 21.52 Amendments with Redlines
2. Ordinance XXXX – Sign Ordinance Amendment
   a. Exhibit A – Amended Chapter 21.52
3. Legal Notice

21.52.040 Prohibited signs.

Those classes of signs designated in this section are expressly prohibited and shall not be erected in any zoning district.

A. ~~A.~~ Bench Signs. Bench signs as defined in Section 21.52.020 (Definitions) are prohibited.

B. ~~B.~~ Conflict with Traffic Control Signs. Any sign or sign structure that by color, wording, or location resembles or conflicts with any traffic control sign or device is prohibited.

C. ~~C.~~ Feather Signs. Feather signs as defined in Section 21.52.020 (Definitions) are prohibited.

D. ~~D.~~ Inflatable Signs. Inflatable signs as defined in Section 21.52.020 (Definitions) are prohibited.

E. ~~E.~~ Flashing or Moving Signs. Any sign that rotates (except for flags, pennants, and other similar types of signs), flashes, changes, reflects, blinks, or appears to do any of the foregoing-except for those signs that only portray time and temperature-is prohibited.

F. ~~F.~~ Off-Premises Signs. Off-premises signs are prohibited, except for billboards (see Title 19), authorized temporary signs, and directory signs that are in conformance with this chapter, or any other off-premises sign that is allowed by this chapter.

G. ~~G.~~ Pole Signs. New pole signs are prohibited except as approved as a highway-oriented sign consistent with Subsection 21.52.080(H) (Highway Oriented Signs).

H. ~~H.~~ Traffic ~~Hazard~~Hazards. Any sign that creates a safety hazard by obstructing the clear view of pedestrian and vehicular traffic is prohibited.

I. ~~I.~~ ~~Vehicle-Mounted~~Vehicle or Trailer-Mounted Signs. Vehicle-mounted signs as defined in Section 21.52.020 (Definitions) are prohibited. This section is not intended to prohibit the display of commercial message that may cover all or part of a vehicle and that serves the purpose of advertising a commercial message as long as that vehicle is in operation and whose primary purpose is for regular transportation. The following criteria may be used in determining whether the primary purpose of the motor vehicle is a sign. It is not necessary that any one or all the listed criteria are met in order to determine that a sign is a prohibited vehicle-mounted sign:

1. ~~1.~~ Whether the vehicle is ~~in operating condition~~operational, currently registered, and licensed to operate on public streets when applicable.

2. Whether the vehicle remains stationary while prominently displaying signage during business hours.

3. Frequency and location of parking designed to expose signage to public view.

~~2. While the business is open, the vehicle is not moved, and the vehicle is so parked or placed that the signs thereon are displayed to the public.~~

~~3. Whether the vehicle is regularly parked in a location and in a manner so as to be observed by passers-by.~~

4. ~~4.~~ Whether the vehicle is ~~actively~~routinely used ~~as a vehicle~~ in the daily ~~function of the~~ business ~~to which such signs relate~~operation.

5. ~~5.~~ Whether the ~~sign includes~~signage contains directional copy ~~that would only be applicable if parked in the~~relevant only to the immediate vicinity ~~of the use~~.

This prohibition also applies when:

(a) The advertising medium is a separate structure or device attached to the vehicle.

(b) The copy is readily changeable.

(c) The sign or device exceeds nine square feet and is parked on or near business premises primarily to advertise or direct attention to that business.

J. Obsolete Signs. Signs that no longer identify a bona fide business or activity conducted on the premises shall be removed within sixty (60) days of business closure.

K. Obstruction of Ingress or Egress. Signs shall not block free ingress or egress to any door, window, or fire standpipe, except as required or allowed by law.

L. Signs in Public Right‐of‐Way. Signs located within or encroaching upon any public property or public right‐of‐way are prohibited, except Governmental, regulatory, traffic, or any other signs as required by law.

21.52.090 - Temporary signs.

A. ~~A.~~ Purpose. In addition to Section ~~21.52.010~~21.52.010 (Purpose and Applicability) of this chapter, the purpose of this section is to ensure that temporary signs do not create a distraction to the traveling public by limiting the proliferation of temporary signs and eliminating aesthetic blight and litter that are detrimental to the ~~public's~~public's health, safety, and general welfare.

B. ~~B.~~ General Standards for All Temporary Signs.

1. ~~1.~~ Temporary Sign Content Neutrality. All regulations and standards in this section are to be exercised in light of the ~~city's~~city's content neutrality policy. These provisions are not intended to limit, censor, or restrict free speech.

2. ~~2.~~ Relationship to Permanent Sign Regulations. The number and area of temporary signs shall not be included in the calculation of permanent sign area.

~~3. Illumination Prohibited. Temporary signs shall not be illuminated.~~

3. ~~4.~~ Secure Placement. All temporary signs shall be installed securely in the ground or attached to a building. Banner signs shall be installed on a building wall.

~~5. Sign Placement. Temporary signs are allowed on private property only subject to permission of the property owner.~~

~~6. Design Standards. "Day-glow" and fluorescent colors are prohibited. Lettering shall be of professional quality, done in uniform, readily legible characters. Signs shall be constructed of materials that can withstand outdoor weather conditions, such as cloth, canvas, or vinyl plastic. Paper and cardboard are prohibited materials.~~

~~7. Noncommercial Signs. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, religious, or other noncommercial speech shall be permitted wherever commercial signage is permitted.~~

~~8~~4. Permitting. Temporary signs shall be exempt from fee and permit requirements unless a modification is requested for temporary commercial signs consistent with Section 21.52.060 (Sign Permit, Sign Program, and Modification Requirements).

~~C. Temporary Sign Standards: Location, Size, and Quantity. Temporary commercial signs shall conform to the following regulations unless a modification is approved by the applicable review authority consistent with Section 21.52.060 (Sign Permit, Sign Program, and Modification Requirements).~~

C. Temporary Commercial Signs

1. ~~1.~~ Location.

a. ~~a.~~ Temporary Commercial Signs. Temporary commercial signs shall be allowed:

i. ~~i.~~ In residential zoning districts:

(a) ~~(a)~~ On properties with a legally established business that is the primary use on the property (specifically excluding home occupation businesses, family day care homes, limited residential care facilities, and similar uses where residential use is the primary use on the property);

(b) ~~(b)~~ On properties where a city building permit has been issued and is actively under construction;

(c) ~~(c)~~ On properties where there is a garage, yard, estate sale; and

(d) ~~(d)~~ On properties listed for sale or lease.

ii. ~~ii.~~ In nonresidential zoning districts.

~~b. Temporary Noncommercial Signs. Temporary noncommercial signs shall be allowed on any property in residential zoning districts.~~

2. ~~2.~~ Size and Quantity. Temporary signs ~~shall not in the aggregate exceed one square foot per linear foot of~~may be up to 32 square feet in area but shall not exceed 6 feet in height when placed on a building or tenant space frontage. For properties without a building, temporary signs shall not ~~in the aggregate~~collectively exceed ~~thirty two~~32 square feet in total area.

3. ~~3.~~ Quantity. No property shall have more than two temporary signs at one time. In the case of a multi-tenant center, no business shall have more than two temporary signs at any one time.

4. ~~4.~~ Duration and Removal. Temporary signs shall be posted for no more than thirty consecutive days, separated from other occasions by a period of not less than thirty days, and for no more than a cumulative ninety days within any calendar year. Any such sign shall be removed within seven days of the conclusion of any time-specific event associated with such signage. Temporary construction signs shall be removed at time of issuance of the certificate of occupancy.~~ Temporary noncommercial signs may be posted for a total of ninety days in a calendar year. If a temporary noncommercial sign is related to a specific event, it shall be removed no later than seven days following said event.~~

5. ~~5.~~ Exception for New Businesses. During the first thirty days that a new business is open, there are no limitations on the size, location, and nature of a banner sign, as long as the sign(s) does not adversely affect the public health, safety, or welfare.

D. Temporary Noncommercial Signs

1. Location. Temporary noncommercial signs shall be allowed on any property in residential zoning districts. Temporary signs are allowed on private property only with the permission of the property owner or lawful occupant of the premises, including tenants or residents who have legal authority to place signs on the property

2. Size and Quantity. Temporary signs shall not exceed six square foot per linear foot of building or tenant space frontage.

3. Duration and Removal. Temporary noncommercial signs may be posted for a total of ninety days in a calendar year. If a temporary noncommercial sign is related to a specific event, it shall be removed no later than seven days following said event.

4. Speech. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, religious, or other noncommercial speech shall be permitted wherever commercial signage is permitted.

21.52.100 - Nonconforming signs—Copy changes.

A nonconforming sign shall not be structurally altered, increased in area, relocated, or used or modified in a manner that would change the physical characteristics of the sign. Changes to sign copy on nonconforming signs shall require a sign permit subject to review and approval by the development review committee.

21.52.110 - Administration and ~~enforcement~~Enforcement.

A. ~~A.~~ Abatement~~.~~

1. ~~1.~~ Nuisance Abatement. Signs not in compliance with this chapter may be declared to be a public nuisance, and be abated in compliance with the requirements of the ~~city's~~city's Municipal Code Chapter 9.06 (Nuisance Abatement). Alternatively, signs not in compliance with this Chapter and deemed to be a minor violation by the enforcement officer may be enforced through the ~~city's~~city's administrative citation process as set forth in Chapter 1.03 (Administrative Citation) of the Municipal Code.

2. ~~2.~~ Summary Abatement. Signs located in the public right-of-way may be declared to be a public nuisance subject to summary abatement by the ~~city's~~city's enforcement official, as defined in Municipal Code Chapter 9.06 (Nuisance Abatement). In addition to any criminal or civil penalties prescribed by law, the actual costs of abatement of such signs shall become a debt owed to the city by the person responsible for or causing placement of the sign.

B. ~~B.~~ Abandoned Signs~~. A sign shall be deemed abandoned in the following circumstances:~~

1. ~~1.~~ Change in Use. Any sign advertising a use, occupancy or product that has not existed for a period of one hundred eighty consecutive calendar days shall be deemed obsolete or abandoned. It shall be unlawful for any sign owner, the occupant of such premises, or the owner of any such premises to fail or refuse to remove an abandoned or obsolete sign or sign support, pole or structure following an order to do so.

2. ~~2.~~ Expiration of Event. The property owner or person responsible for the installation of a temporary sign authorized by this chapter relating to a specific event shall remove the sign promptly following the expiration of the event unless different time limits apply to the sign as specifically provided for in this chapter. Any such sign relating to a specific event shall be deemed obsolete or abandoned seven days following said event.

   If the city removes the sign following its abandonment, the removed sign will be held by the city for a period of thirty days and the property/sign owner notified of the same. Failure to respond to the notification may result in the destruction of the sign or disposal by the city.

C. ~~C.~~ Failure to Maintain. All signs shall be kept in a good state of repair and preservation. A sign may be deemed abandoned if, after ninety days written notice to the permit holder, the permit holder has failed or refused to maintain the sign. Upon such declaration, the sign may be considered abandoned and abated as provided in Subsection 21.52.110(B) (Abandoned Signs) of this section.

D. ~~D.~~ Hazardous or Unsafe Signs. The enforcement official, upon identification of a hazardous or unsafe sign, shall give written notice to the property owner and/or party responsible for the sign or the condition or conditions that render the sign hazardous or unsafe, and an order to abate the public nuisance caused by the existence of the hazardous or unsafe sign.

Hazardous and unsafe signs include, but are not limited to, signs that obstruct views of pedestrian and vehicular traffic at street intersections or driveways, signs that create a glare or other visual distraction that impedes a ~~driver's~~driver's ability to see, and signs that are dilapidated, structurally unsound or pose a fire threat.

The enforcement official shall determine an appropriate time period for abatement of the public nuisance based on the degree of hazard. At the expiration of the time period, if the hazard has not been voluntarily abated, the enforcement official shall proceed to abate the nuisance in compliance with the procedures contained in Municipal Code Chapter 9.06.

E. ~~E.~~ ~~(~~Right of Entry~~)~~. When it is necessary to make an inspection to enforce the provisions of this chapter, or when the enforcement official has reasonable cause to believe that there exists any sign or a condition that makes such sign unsafe, abandoned, illegal or nonconforming, the enforcement official may petition the court to enter the lot, building, or premises on which such sign is located at all reasonable times to inspect the sign or to perform any duty imposed by this chapter.

Attachment 2

ORDINANCE NO. XXXX N.S.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AMENDING CHAPTER 21.52 OF THE EL PASO DE ROBLES MUNICIPAL CODE RELATING TO SIGNS AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

WHEREAS, Chapter 21.52 of the El Paso de Robles Municipal Code regulates the placement, design, and maintenance of signs within the City ; and

WHEREAS, best practices now emphasize regulating signs based on objective, physical characteristics, such as size, height, location, lighting, and duration, rather than the message displayed on the sign itself ; and

WHEREAS, the City Council finds that updating the "Temporary Signs," "Prohibited Signs," "Nonconforming Signs," and related provisions of Chapter 21.52 will modernize the regulations in keeping with best practices that emphasize content neutral, objective standards such as size, height, lighting, and location ; and

WHEREAS, on March 10, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed ordinance amending Chapter 21.52; and

WHEREAS, on March 10, 2026, the Planning Commission adopted Resolution No. PC 26-012 recommending that the City Council adopt the ordinance amending Chapter 21.52; and

WHEREAS, the City Council originally held a duly noticed public hearing on the proposed amendments on April 7, 2026. As a result of public testimony provided during the hearing, the City Council voted to continue the public hearing to April 21, 2026 to allow the public additional time to review the proposed changes; and

WHEREAS, on April 21, 2026, the City Council held a duly noticed public hearing on the proposed amendments, at which it received a staff report, considered the recommendation of the Planning Commission, considered all public testimony, and reviewed the proposed ordinance

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. Environmental Determination. The City Council finds that the proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Here, the proposed ordinance does not qualify as a "project" as defined in State CEQA Guidelines section 15378 for at least two different reasons.

First, Section 15378 defines a project as an activity that "has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change

in the environment." (State CEQA Guidelines, § 15378(a).) Here, the proposed ordinance will not result in any construction or development, and it will not have any effect that would physically change the environment. Accordingly, it is not a "project" subject to CEQA. (State CEQA Guidelines, § 15060(c).)

Second, Section 15378 explicitly excludes from its definition of "project" the following: "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) The proposed ordinance consists of administrative and organizational amendments to Chapter 21.52 of the El Paso de Robles Municipal Code that will not result in direct or indirect physical changes in the environment. Accordingly, it is not a project subject to CEQA.

Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20). Class 20 consists of "changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. The proposed ordinance is limited to amending Section 21.52.040, "Prohibited Signs," Section 21.52.090, "Temporary Signs," Section 21.52.100, "Nonconforming Signs – Copy Changes," and Section 21.52.110, "Administration and Enforcement," of Title 21 of the Municipal Code to better align the types of prohibited, temporary, and nonconforming signs with best practices in an even-handed manner that safeguards fundamental free speech rights, while also protecting the community's aesthetic and safety objectives, enhances the City's visual environment so as to foster commerce and tourism, minimize visual clutter, and serves the public health, welfare and safety and traffic safety and circulation concerns. Further, the Zone Text Amendment is exempt from CEQA under the "common sense exemption" set forth in State CEQA Guidelines section 15061(b)(3), which provides that an activity is not subject to CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." As explained above, the ordinance merely makes objective updates to the standards for signs and does not allow any new types or intensities of land use activities. Lastly, none of the exceptions to the use of categorical exemptions identified in State CEQA Guidelines section 15300.2 apply: there is no potential for cumulative impacts; there are no unusual circumstances that would have a significant impact on the environment due to the adoption of the Ordinance; the Ordinance would not negatively impact scenic resources within a duly designated scenic highway; there is no record of hazardous waste and the Ordinance has no potential to impact historic resources.

The City Council directs staff to file a Notice of Exemption for this Ordinance with the County Clerk and the State Clearinghouse in accordance with State CEQA Guidelines.

Section 3. Amendment of Chapter 21.52. Section 21.52.040, "Prohibited Signs," Section 21.52.090, "Temporary Signs," Section 21.52.100, "Nonconforming Signs – Copy Changes," and Section 21.52.110, "Administration and Enforcement," of Chapter 21.52, "Signs," of the El Paso de Robles Municipal Code are hereby repealed and replaced read as set forth in Exhibit A, attached hereto and incorporated herein by reference. All other provisions of Chapter 21.52 remain in full force and effect unless otherwise specifically provided herein.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section,

subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

Section 6. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the Office of the City Clerk. Within fifteen (15) days of the adoption of the Ordinance, the City Clerk shall cause a summary of the Ordinance to be published, including the vote for and against the same, in accordance with Government Code Section 36937.

INTRODUCED at a regular meeting of the City Council held on April 21, 2026, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Amended Chapter 21.52 (Sign Ordinance)

EXHIBIT A

21.52.040 Prohibited signs.

Those classes of signs designated in this section are expressly prohibited and shall not be erected in any zoning district.

A. Bench Signs. Bench signs as defined in Section 21.52.020 (Definitions) are prohibited.

B. Conflict with Traffic Control Signs. Any sign or sign structure that by color, wording, or location resembles or conflicts with any traffic control sign or device is prohibited.

C. Feather Signs. Feather signs as defined in Section 21.52.020 (Definitions) are prohibited.

D. Inflatable Signs. Inflatable signs as defined in Section 21.52.020 (Definitions) are prohibited.

E. Flashing or Moving Signs. Any sign that rotates (except for flags, pennants, and other similar types of signs), flashes, changes, reflects, blinks, or appears to do any of the foregoing-except for those signs that only portray time and temperature-is prohibited.

F. Off-Premises Signs. Off-premises signs are prohibited, except for billboards (see Title 19), authorized temporary signs, and directory signs that are in conformance with this chapter, or any other off-premises sign that is allowed by this chapter.

G. Pole Signs. New pole signs are prohibited except as approved as a highway-oriented sign consistent with Subsection 21.52.080(H) (Highway Oriented Signs).

H. Traffic Hazards. Any sign that creates a safety hazard by obstructing the clear view of pedestrian and vehicular traffic is prohibited.

I. Vehicle or Trailer-Mounted Signs. Vehicle-mounted signs as defined in Section 21.52.020 (Definitions) are prohibited. This section is not intended to prohibit the display of commercial message that may cover all or part of a vehicle and that serves the purpose of advertising a commercial message as long as that vehicle is in operation and whose primary purpose is for regular transportation. The following criteria may be used in determining whether the primary purpose of the motor vehicle is a sign. It is not necessary that any one or all the listed criteria are met in order to determine that a sign is a prohibited vehicle-mounted sign:

    1. Whether the vehicle is operational, currently registered, and licensed to operate on public streets when applicable.

    2. Whether the vehicle remains stationary while prominently displaying signage during business hours.

    3. Frequency and location of parking designed to expose signage to public view.

4. Whether the vehicle is routinely used in the daily business operation.

5. Whether the signage contains directional copy relevant only to the immediate vicinity.

This prohibition also applies when:

(a) The advertising medium is a separate structure or device attached to the vehicle.

(b) The copy is readily changeable.

(c) The sign or device exceeds nine square feet and is parked on or near business premises primarily to advertise or direct attention to that business.

J. Obsolete Signs. Signs that no longer identify a bona fide business or activity conducted on the premises shall be removed within sixty (60) days of business closure.

K. Obstruction of Ingress or Egress. Signs shall not block free ingress or egress to any door, window, or fire standpipe, except as required or allowed by law.

L. Signs in Public Right□of□Way. Signs located within or encroaching upon any public property or public right□of□way are prohibited, except Governmental, regulatory, traffic, or any other signs as required by law.

21.52.090 - Temporary signs.

A. Purpose. In addition to Section 21.52.010 (Purpose and Applicability) of this chapter, the purpose of this section is to ensure that temporary signs do not create a distraction to the traveling public by limiting the proliferation of temporary signs and eliminating aesthetic blight and litter that are detrimental to the public's health, safety, and general welfare.

B. General Standards for All Temporary Signs.

1. Temporary Sign Content Neutrality. All regulations and standards in this section are to be exercised in light of the city's content neutrality policy. These provisions are not intended to limit, censor, or restrict free speech.

2. Relationship to Permanent Sign Regulations. The number and area of temporary signs shall not be included in the calculation of permanent sign area.

3. Secure Placement. All temporary signs shall be installed securely in the ground or attached to a building. Banner signs shall be installed on a building wall.

4. Permitting. Temporary signs shall be exempt from fee and permit requirements unless a modification is requested for temporary commercial signs consistent with Section 21.52.060 (Sign Permit, Sign Program, and Modification Requirements).

C. Temporary Commercial Signs

1. Location.

a. Temporary Commercial Signs. Temporary commercial signs shall be allowed:

i. In residential zoning districts:

(a) On properties with a legally established business that is the primary use on the property (specifically excluding home occupation businesses, family day care homes, limited residential care facilities, and similar uses where residential use is the primary use on the property);

(b) On properties where a city building permit has been issued and is actively under construction;

(c) On properties where there is a garage, yard, estate sale; and

(d) On properties listed for sale or lease.

ii. In nonresidential zoning districts.

2. Size and Quantity. Temporary signs may be up to 32 square feet in area but shall not exceed 6 feet in height when placed on a building or tenant space frontage. For properties without a building, temporary signs shall not collectively exceed 32 square feet in total area.

3. Quantity. No property shall have more than two temporary signs at one time. In the case of a multi-tenant center, no business shall have more than two temporary signs at any one time.

4. Duration and Removal. Temporary signs shall be posted for no more than thirty consecutive days, separated from other occasions by a period of not less than thirty days, and for no more than a cumulative ninety days within any calendar year. Any such sign shall be removed within seven days of the conclusion of any time-specific event associated with such signage. Temporary construction signs shall be removed at time of issuance of the certificate of occupancy.

5. Exception for New Businesses. During the first thirty days that a new business is open, there are no limitations on the size, location, and nature of a banner sign, as long as the sign(s) does not adversely affect the public health, safety, or welfare.

D. Temporary Noncommercial Signs

1. Location. Temporary noncommercial signs shall be allowed on any property in residential zoning districts. Temporary signs are allowed on private property only with the permission of the property owner or lawful occupant of the premises, including tenants or residents who have legal authority to place signs on the property

2. Size and Quantity. Temporary signs shall not exceed six square foot per linear foot of building or tenant space frontage.

3. Duration and Removal. Temporary noncommercial signs may be posted for a total of ninety days in a calendar year. If a temporary noncommercial sign is related to a specific event, it shall be removed no later than seven days following said event.

4. Speech. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, religious, or other noncommercial speech shall be permitted wherever commercial signage is permitted.

21.52.100 - Nonconforming signs—Copy changes.

A nonconforming sign shall not be structurally altered, increased in area, relocated, or used or modified in a manner that would change the physical characteristics of the sign. Changes to sign copy on nonconforming signs shall require a sign permit subject to review and approval by the development review committee.

21.52.110 - Administration and Enforcement.

A. Abatement

1. Nuisance Abatement. Signs not in compliance with this chapter may be declared to be a public nuisance, and be abated in compliance with the requirements of the city's Municipal Code Chapter 9.06 (Nuisance Abatement). Alternatively, signs not in compliance with this Chapter and deemed to be a minor violation by the enforcement officer may be enforced through the city's administrative citation process as set forth in Chapter 1.03 (Administrative Citation) of the Municipal Code.

2. Summary Abatement. Signs located in the public right-of-way may be declared to be a public nuisance subject to summary abatement by the

city's enforcement official, as defined in Municipal Code Chapter 9.06 (Nuisance Abatement). In addition to any criminal or civil penalties prescribed by law, the actual costs of abatement of such signs shall become a debt owed to the city by the person responsible for or causing placement of the sign.

B. Abandoned Signs

1. Change in Use. Any sign advertising a use, occupancy or product that has not existed for a period of one hundred eighty consecutive calendar days shall be deemed obsolete or abandoned. It shall be unlawful for any sign owner, the occupant of such premises, or the owner of any such premises to fail or refuse to remove an abandoned or obsolete sign or sign support, pole or structure following an order to do so.

2. Expiration of Event. The property owner or person responsible for the installation of a temporary sign authorized by this chapter relating to a specific event shall remove the sign promptly following the expiration of the event unless different time limits apply to the sign as specifically provided for in this chapter. Any such sign relating to a specific event shall be deemed obsolete or abandoned seven days following said event.

   If the city removes the sign following its abandonment, the removed sign will be held by the city for a period of thirty days and the property/sign owner notified of the same. Failure to respond to the notification may result in the destruction of the sign or disposal by the city.

C. Failure to Maintain. All signs shall be kept in a good state of repair and preservation. A sign may be deemed abandoned if, after ninety days written notice to the permit holder, the permit holder has failed or refused to maintain the sign. Upon such declaration, the sign may be considered abandoned and abated as provided in Subsection 21.52.110(B) (Abandoned Signs) of this section.

D. Hazardous or Unsafe Signs. The enforcement official, upon identification of a hazardous or unsafe sign, shall give written notice to the property owner and/or party responsible for the sign or the condition or conditions that render the sign hazardous or unsafe, and an order to abate the public nuisance caused by the existence of the hazardous or unsafe sign.

Hazardous and unsafe signs include, but are not limited to, signs that obstruct views of pedestrian and vehicular traffic at street intersections or driveways, signs that create a glare or other visual distraction that impedes a driver's ability to see, and signs that are dilapidated, structurally unsound or pose a fire threat.

The enforcement official shall determine an appropriate time period for abatement of the public nuisance based on the degree of hazard. At the expiration of the time period, if the hazard has not been voluntarily abated, the enforcement official

shall proceed to abate the nuisance in compliance with the procedures contained in Municipal Code Chapter 9.06.

E. Right of Entry. When it is necessary to make an inspection to enforce the provisions of this chapter, or when the enforcement official has reasonable cause to believe that there exists any sign or a condition that makes such sign unsafe, abandoned, illegal or nonconforming, the enforcement official may petition the court to enter the lot, building, or premises on which such sign is located at all reasonable times to inspect the sign or to perform any duty imposed by this chapter.

New Times
1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Luis Obispo,
I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the New Times, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 26

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 26 of March, 2026.

Patricia Horton

Patricia Horton, New Times Legals

Admin & Personal/-NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

Proof of Publication of

NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Paso Robles City Council will hold a Public Hearing to consider the following project:

Project Description:
Amendment to Chapter 21.52 of the Paso Robles Municipal Code to update standards related to "Temporary Signs", "Prohibited Signs", "Nonconforming Signs", and other minor text modifications (RZN25-07, P25-0117).

Applicant:
City of Paso Robles

Location:
Citywide

CEQA Determination:
The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Hearing Date:
The City Council will hold a Public Hearing on April 7, 2026, at 6:00 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446.

The Planning Commission held a Public Hearing on Tuesday, March 10, 2026, to consider the project and on a 4-0 vote recommended the City Council adopt the ordinance to amend the Zoning Code.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at www.prcity.com/youtube, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to planning@prcity.com or US Mail (submit early) to the City Clerk, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the City Council.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website (www.prcity.com/meetings) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

March 26, 2026

Emery-Drayton, Andrea
Q4 - Public Comment

Melissa Martin

From: Andrea Emery-Drayton [redacted] >
Sent: Tuesday, April 21, 2026 11:13 AM
To: City Clerk
Subject: Sign ordinance

Some people who received this message don't often get email from [redacted] Learn why this is important

[EXTERNAL EMAIL]

Dear city council,
I think this is a complete blanket overreach once again by the city. As Realtors we have always considered where the best places to put a sign would be that works for what we are doing for our clients/Paso Robles community members. I believe other business owners are doing the same and are very conscious of what they need to do help their businesses. We need to have the ability to put signs directing people to our listings and or our businesses. I think for the most part we are all very professional and do it right with our directional signage and don't do extra signage when we don't need to. Please consider this being a very important accessory for businesses to thrive.
Sincerely,
Andrea Emery-Drayton

Andrea Emery-Drayton
DRE# 01186931

Emery & Associates, Realtors
[redacted] Templeton, CA 93465

Midkiff, Linda
Q4 - Public Comment

Melissa Martin

From: Linda Midkiff <[redacted]>
Sent: Tuesday, April 21, 2026 9:42 AM
To: City Clerk
Subject: New Sign Ordinance

Some people who received this message don't often get email from [redacted] Learn why this is important

[EXTERNAL EMAIL]

Hello!

I am a realtor, based in Paso Robles. I am being informed that only two Open House signs will be allowed under the new ordinance. I frequently list homes on Fieldstone Circle. That street is tucked away off Larkfield Place. In order to ensure traffic to the Open House, I need to put signs as far away as Creston and Meadowlark. I then place other signs in between to direct traffic appropriately. If I were only allowed one sign at Creston and Meadowlark and one sign at Fieldstone and Larkfield, potential attendees would not be able to figure out which home is open and would likely give up in frustration. Signs are generally put up for a maximum of four hours and taken down when the Open House has ended. I've never had a neighbor complain about the signs, and I've never had a sign removed. I hope you will reconsider your intention to permit only two signs.

Thank you!

--

Miller, Laurie
Q4 - Public Comment

Melissa Martin

From: Laurie Miller [redacted] >
Sent: Monday, April 20, 2026 12:45 PM
To: City Clerk
Subject: Revisions to Sign Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from [redacted] Learn why this is important

[EXTERNAL EMAIL]

Dear City Council Members,

I'm reaching out with some concerns about the proposed sign ordinance changes.

The limit of two temporary signs per property is tough in practice. In most cases, one of those is already taken up by the "For Sale" sign, which leaves just one additional sign. That's simply not enough to direct people to an open house, especially in neighborhoods where it takes a few turns to get there. I'm also unclear how the off-premises restriction would apply to open house signs. These are meant to be placed off-site to guide people to the property, so if they're not allowed, it pretty much eliminates open house directional signage. With signs not allowed in the public right-of-way, it becomes even harder to place directional signs where they're actually visible and useful.

The 30-day limit is another concern. The list to sold of most homes is longer than that, so a standard "For Sale" sign would end up out of compliance or needing to be taken down before the property has been sold.

Open house and listing signs are temporary, low-impact, and an important way buyers find homes. As it's written, this ordinance would make that a lot more difficult.

I'd really appreciate a closer look at how these proposed changes could affect the marketability of homes in our beautiful city.

Thank you for your consideration.

Best Regards,
Laurie Miller



Laurie Miller
[redacted]
Lic. #00869285
A LIST Properties

From: Heather Roda & Team <[redacted]>
Sent: Monday, April 20, 2026 9:41 PM
To: City Clerk
Subject: Sign Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [redacted]. Learn why this is important
EXTERNAL EMAIL

Hi there it has come to our attention the newly proposed city sign ordinance has no provision for open house signs. I'm just writing to help bring attention to it since it seems. it must have been an oversight ;)

With appreciation, Heather
Check out our videos at youtube.com/@TheRodaTeam



Heather Roda - [redacted] - PlatinumTeamProperties.com
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Council Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Approval of the Oak at Ardmore Project, Including a Zoning Map Amendment, a Special Planned Development Overlay Zoning Designation, and an Oak Tree Removal

CEQA Determination: On February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site. Staff recommends the City Council approve an addendum to the 2024 MND for the original Covelop project. The Addendum is the appropriate document under CEQA to analyze the consistency of the residential Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.

Date: April 21, 2026

Facts

1. Covelop, Inc. & MD3 Investments ("Applicant") has applied for entitlements for a 154-unit residential subdivision on an approximate 12.98-acre property located at 2930 Union Road (Lots 6 & 13 of APN 025-362-050).
2. The General Plan designation is Commercial Service ("CS") and the zoning designation is Commercial/Light Industrial with a Planned Development Overlay and Special Planned Overlay "F" (C3-PD, District "F" Overlay).
3. The entitlements associated with the Project request include a Zoning Code Amendment ("RZN 25-03) requesting an amendment to the Zoning Map and Zoning Code to revise the designation of the subject property to include the addition of a Mixed-Use ("MU") Overlay and a Special Planned Development ("SPD") Overlay ("Overlay K"), Planned Development 25-14 ("PD25-14"), Modification 26-04 ("MOD26-04"), Conditional Use Permit 25-05 ("CUP25-05"), Vesting Tentative Tract Map 3255 ("VTTM 3255"), and Oak Tree Removal 25-09 ("OTR 25-09").
4. In addition to the rezoning request for the MU Overlay, the project will require an allocation of 154 General Plan surplus density units to be allocated from the Cycle 2 Surplus Density Unit pool.
5. Past approvals for this site included a commercial/industrial project ("Covelop") which consisted of 240,000 square feet of floor area spanning six buildings across the project site. On February 20, 2024, the City adopted a Mitigated Negative Declaration ("MND" or "2024 MND") for the Covelop project.
6. The project was reviewed by the Development Review Committee on December 15, 2025. The Development Review Committee was overall supportive of the project, but needed clarification on what aspects of the project were requiring modifications such as property setbacks and retaining wall heights. Additional information has since been provided by the Applicant and are included in the discussion below.
7. An Addendum to the 2024 MND has been prepared and is the appropriate document under CEQA to analyze the consistency of the proposed residential Project with the type and intensity of development previously analyzed for the site in the 2024 MND as provided for in CEQA Guidelines section 15162 and 15164.

8. The Planning Commission held a public hearing on March 24, 2026, and considered the facts as presented in the staff report prepared for this project, and accepted public testimony regarding the project, and on five-consecutive votes of 5-1-1 (Commissioner Marlow absent) voted to recommend the City Council approve the project and associated environmental documents.

Community Outreach
Before both the Planning Commission and City Council hearings, the City sent notices to all owners and tenants of properties within 300 feet of the property and a notice was published in the New Times.

Options
After consideration of any public testimony, the City Council should consider the following options:
1. Take no action;
2. Recommend approval of the project by taking the following actions:
    a. Approve Resolution 26-XXX(A), certifying an Addendum to a Mitigated Negative Declaration for Planned Development 25-14, Rezone 25-03, Modification 26-04, Vesting Tentative Tract Map 3255, Conditional Use Permit 25-05, and Oak Tree Removal 25-09; and
    b. Introduce for first reading, by title only, Ordinance XXXX, approving Rezone 25-03 regarding updates to the El Paso de Robles Zoning Code and Zoning Map; and
    c. Approve Resolution 26-XXX(B), approving an allocation of 154 Surplus Density Units to Parcel 025-362-050; and
    d. Approve Resolution 26-XXX(C), approving Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04; and
    e. Approve Resolution 26-XXX(D), approving Vesting Tentative Tract Map 3255; and
    f. Approve Resolution 26-XXX(E), approving Oak Tree Removal 25-09.
3. Provide alternative direction to staff.

Analysis and Conclusions
Summary of Request
The project proposes the development of a 154-unit residential subdivision consisting of for-sale, townhome-style units. The project includes the following entitlement requests:

- **Rezone 25-03 ("RZN25-03"):**
    - To establish a Mixed-Use Overlay to allow residential uses by-right, in addition to a request for an allocation of 154 surplus density units;
    - To establish a Special Planned Development Overlay ("SPD Zoning Overlay K") to allow:
        - Reduced setbacks including zero lot line development as part of the associated development plan;
        - Exceptions to the Special Planned Development Overlay "F" designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a solid wall adjacent to residentially zoned land;
        - Minimum lot size, parking requirements, and common recreation amenities.

- **Planned Development 25-14 ("PD25-14") and Conditional Use Permit 25-05 ("CUP25-05"):**
    - To establish a 154-unit residential development;

- **Modification 26-04 ("MOD26-04")**
    - To allow deviations from specific Zoning Code development standards, including:

- *Objective Design Standard Tier 1* – A portion of the project's frontage along Ardmore Road (facing west) will not have pedestrian-oriented entries along the street frontage;
- *Objective Design Standard Tier 4* – The project incorporates only one (1) out of the two (2) required design strategies for roofs;
- *Objective Design Standard Eave Projections* – The project will have eaves that project between 0 and 12 inches beyond the roofline, instead of the required 18 inches;
- *Hillside Development Standards* – The project will include retaining walls in five locations throughout the project site in which the heights exceed the six-foot maximum height by more than two feet; and

- **Vesting Tentative Tract Map 3255 ("VTTM 3255"):**
  - To subdivide the site into 154 individual fee-simple residential lots, ten common lots, and the proposed right-of-way for the Ardmore Road extension; and

- **Oak Tree Removal 25-09 ("OTR25-09")**
  - To allow the removal of six (6) Valley Oak trees totaling 265-inches, and the replanting of thirty-four (34) 2-inch diameter mitigation Oak trees.

Background/Project History

On February 20, 2024, the City of Paso Robles City Council approved a mixed-use commercial and light industrial project for the site, consisting of approximately 240,000 square feet of floor area across six buildings.

Since that approval, the applicant has reevaluated the site's development potential in response to evolving market conditions, the City's housing objectives, and the City's Five-Year Economic Development Strategic Plan. Based on this reassessment, the applicant now proposes a residential project that reflects a balanced approach to housing by incorporating units that are affordable by design, supporting homeownership opportunities, and leveraging the site's urban location to provide residents with convenient access to employment opportunities, transit, services, and community amenities.

General Description

The project site is situated approximately 0.25 miles south of Highway 46 East and 2.3 miles east of downtown Paso Robles, with existing access provided from Ardmore Road. The property is zoned Commercial/Light Industrial (C3) with a Planned Development (PD) overlay. It is also subject to Special Planned Development Overlay "F," which includes various stipulations intended to ensure compatibility with adjacent residentially zoned properties.

Mixed Use Overlay and Special Planned Development Overlay "K"

The rezone to include the MU Overlay is necessary so that the project may be developed with residential uses by-right, since the C3, PD zoning is not a residential zoning district.

The SPD Overlay "K" is necessary for the project since, due to the nature of the townhomes being attached, zero lot line development can only be established with the special overlay. Also, as part of the SPD Overlay, the site is seeking to be relieved from a stipulation created by Overlay "F" and to eliminate the requirement for a solid wall adjacent to residentially zoned land, which is no longer necessary since it was originally intended to separate residentially zoned land from commercial development on the site.

The attached draft Ordinance (Attachment 3) outlines the findings supporting approval of both the MU Overlay and SPD Overlay "K."

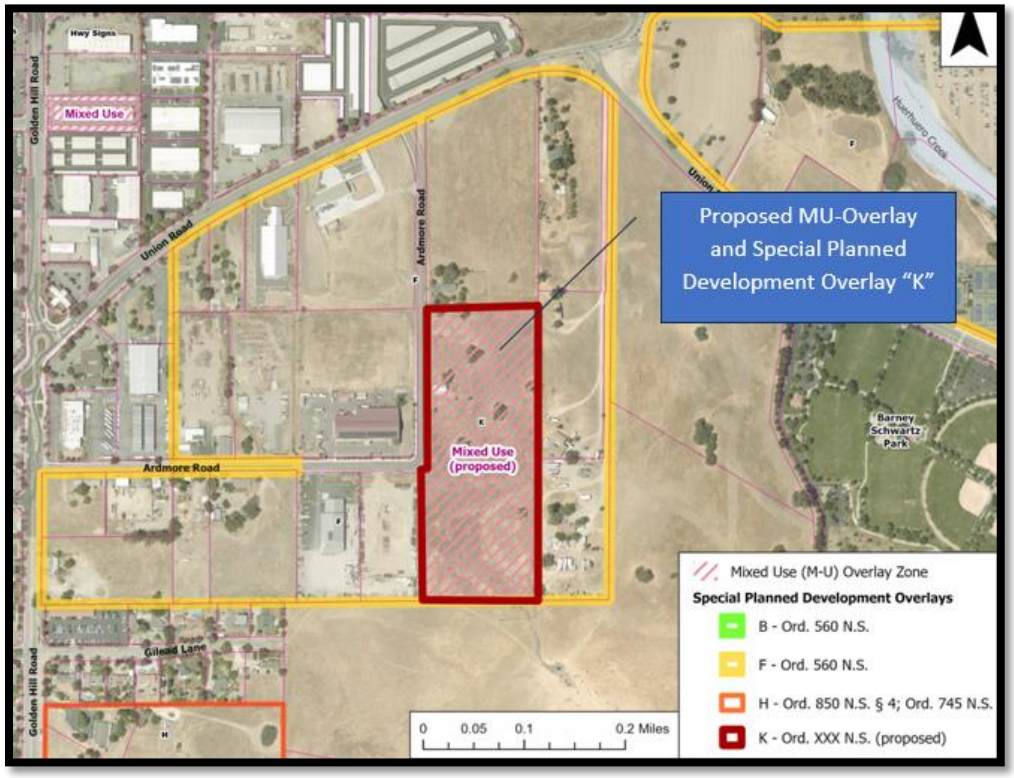


Image 1: Proposed Zoning Overlays

Phase Vesting Tentative Tract Map

The proposed project will subdivide Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots ranging from 1,563 to 5,058 sq. ft., ten common lots ranging from 477 to 68,436 sq. ft., and the proposed right-of-way for the Ardmore Road extension. The Project is proposed to be developed in two phases.

Amenities proposed in Phase 1 include an approximately 3,000-square-foot clubhouse, an outdoor pool, and a covered patio with dining and seating areas. Supporting features surrounding the clubhouse include pool cabanas, parcel lockers, and a mail kiosk, all with convenient access from nearby residential buildings. Additional amenities include bicycle parking, picnic areas, and a network of public sidewalks connecting each amenity area to the broader pedestrian circulation system.

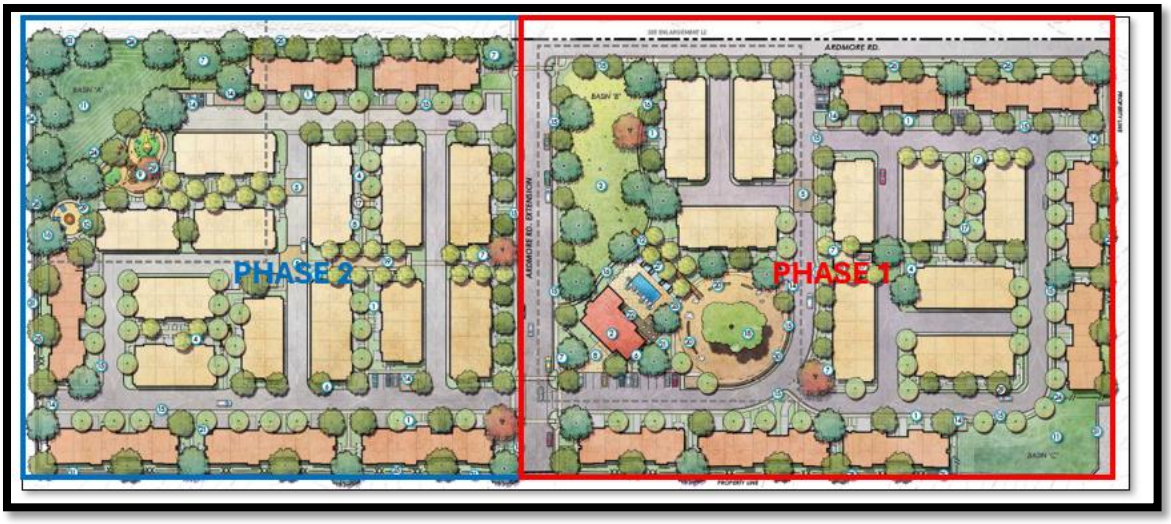


Image 2: Proposed phasing overlaid illustrative site plan

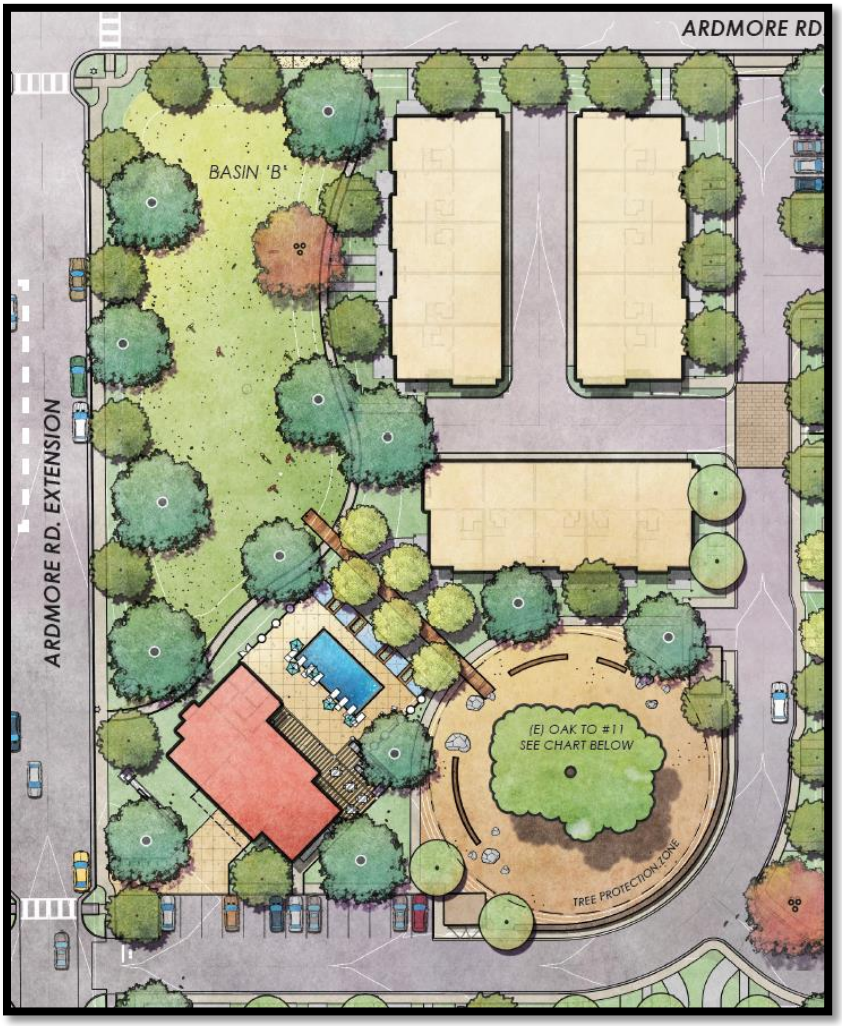


Image 3: Close-up view of Clubhouse and Basin B

Phase 1 also includes two drainage basins, one of which is designed to function as an active recreational amenity. Basin “B,” located adjacent to the clubhouse, will incorporate a “no-mow” turf substitute and be encircled by a meadow trail walking loop. This area is intended to accommodate informal activities such as small group sports and community gatherings, and will include a temporary soccer net to support casual play.

Additional amenities are proposed in Phase 2, including a large playground located in the southwest corner of the site. According to the Applicant’s Preliminary Play Equipment Schedule, a minimum of 17 pieces of play equipment are proposed. To ensure timely installation, a condition of approval has been included in Resolution D requiring that the tot lot be completed prior to issuance of a Certificate of Occupancy for the 100th residential unit.



Image 4: Close-up of playground

Townhome Design and Architecture

The project consists of 34 residential buildings containing a total of 154 townhome units, resulting in an overall density of 11.86 dwelling units per acre. All units will be air gapped. Four primary building types are proposed: Townhome-A Front-Loaded (4-Pack and 5-Pack) and Townhome-B Alley-Loaded (4-Pack and 5-Pack). The key distinction between these types is garage orientation: Front-Loaded models feature garages at the front of the unit, while Alley-Loaded models provide rear-access garages via shared alleys. Notably, the townhomes along Ardmore Road feature enhanced rear frontage treatments, including

shorter fencing, upgraded landscaping, and a courtyard-oriented design that strengthens the pedestrian connection and enhances the overall streetscape character.



Image 5: Typical townhome rendering

All units will include a private entry, an attached one- or two-car garage, and a private outdoor area. All townhomes will share a consistent architectural language characterized by similar massing, complementary rooflines, and cohesive color and material palettes to create a unified yet visually interesting streetscape. Subtle variations in unit design, façade articulation, and roof pitch help break up massing and enhance neighborhood character.

All townhomes will share a consistent architectural language characterized by similar massing, complementary rooflines, and cohesive color and material palettes to create a unified yet visually interesting streetscape. Subtle variations in unit design, façade articulation, and roof pitch help break up massing and enhance neighborhood character. Townhome-A buildings are oriented along internal drive aisles and feature horizontal offsets and varied rooflines to create rhythm and reduce visual bulk. Townhome-B buildings incorporate vertical massing breaks and rear-loaded garages to foster a pedestrian-scaled environment along internal walkways. Building heights range from 28 to 30 feet above finished floor.

Parking

Pursuant to PRMC Section 21.48.030, a minimum of 308 residential parking spaces and 31 guest spaces are required. The project provides 282 garage spaces and 90 driveway spaces, totaling 372 residential parking spaces, along with 33 guest spaces. Guest spaces are evenly distributed throughout the site, with a greater concentration of spaces being located in front of the club house for ease of access. In addition, Ardmore Extension will include 26 parallel parking spaces along both sides of the street.

Waste Enclosures

The project proposes a total of eight (8) screened waste storage enclosures to serve the proposed buildings. Each enclosure is designed to accommodate refuse, recycling and organics bins in compliance with PRMC Section 21.51.030.

Fencing

The project proposes a variety of fencing types throughout the site to ensure privacy, safety, and design cohesion. Perimeter horizontal wood-slat fencing will be used along the entire property boundary to define the residential edge, screen adjacent uses, and provide privacy for future residents. The wood slats will be finished in a neutral, natural stain that complements the overall architectural palette and landscaping. Shorter, 3-foot fencing was initially proposed along the rear property line of the Ardmore Road townhomes to enhance the pedestrian experience, however, per direction from the Planning Commission, it was requested the applicant evaluate an alternative fence at this location that would be taller and more durable given its proximity to Ardmore Road. The City Council will be asked to determine the final appropriate fencing type along this section of the project's frontage on Ardmore Road. Additional fencing materials are discussed in the following section.

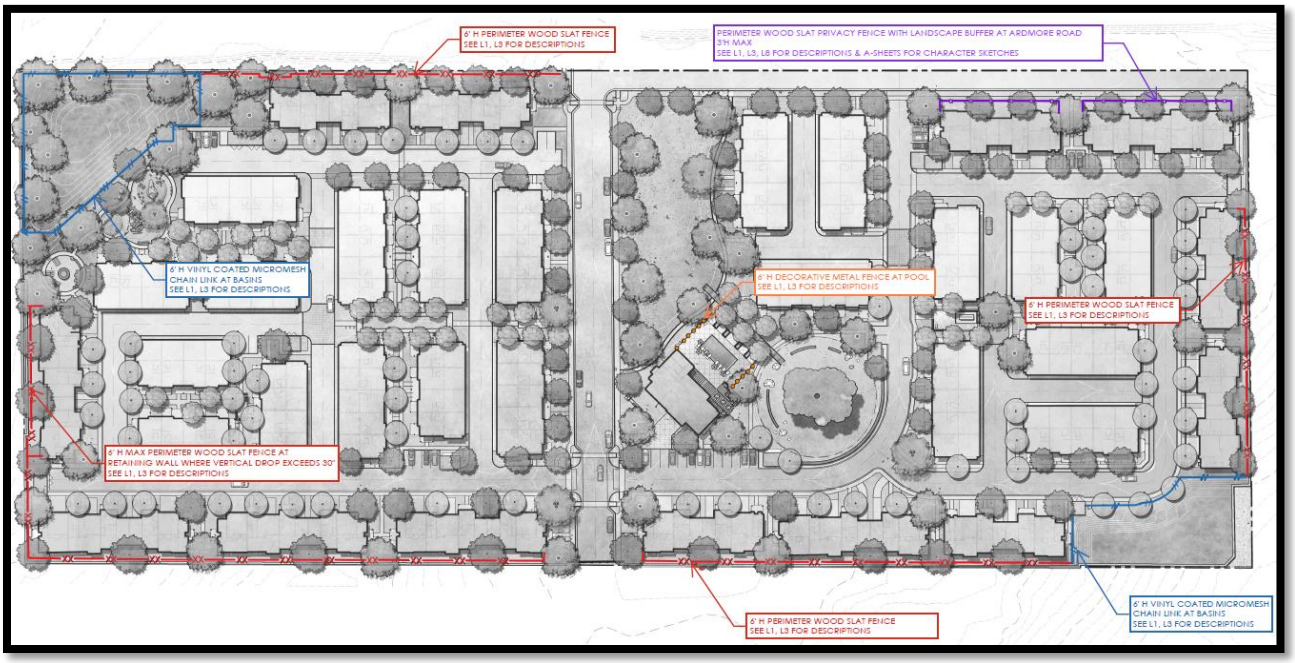


Image 6: Fencing plan

Development Plan Modifications

Setbacks

A modification from the setback standards outlined in PRMC Section 21.36.050-1 is requested to allow varying reduced front, side, and rear setbacks, including zero-foot setbacks in instances where townhomes feature shared walls along zero-lot lines or alley-loaded designs with zero-foot front setbacks. This modification is necessary to achieve the proposed density while maintaining the project's front- and rear-loaded quad and quasi-plex design concept, which reduces lot sizes and supports the City's goal of providing attainable housing that is affordable by design.

Objective Design Standards

a. A modification from the Building Orientation Tier 1 Design Strategy outlined in PRMC Section 21.50.050.B.1 is requested to waive the requirement that townhomes along Ardmore Road include pedestrian-oriented entries facing the street. To address the intent of the standard and maintain a strong streetscape presence, the rear elevations have been enhanced with upgraded frontage treatments, including dual-sided landscaping, and courtyard-oriented designs featuring covered porches designed to appear as front entries. These elements create the visual impression

of pedestrian entryways, strengthening the streetscape and enhancing the overall appearance along Ardmore Road. All mechanical equipment will be fully screened, and a mix of shrubs and trees will further soften and enrich the pedestrian environment. Gates are not proposed. Fence maintenance will be managed by the HOA to ensure routine upkeep and timely repairs, preventing deterioration. As a result of the Planning Commission's recommendation for a taller fence, Image 7a below demonstrates an alternative fencing material that, although taller, could achieve the desired effects of improving the streetscape along this section of Ardmore Road.



Image 7: original proposal - 3-foot-tall fencing along Ardmore Road



Image 7a: Planning Commission recommended 6-foot-tall fencing along Ardmore Road (staff recommending pilasters be added to the wall, 25-feet on center)

b. A modification to the Tier 4 Design Strategies (Roofs) outlined in PRMC Section 21.50.050.E is requested to allow implementation of one complete strategy, supplemented by portions of other strategies, rather than requiring two complete strategies.

   The project fully complies with Strategy 6.c, incorporating gables along at least 40% of all façade lengths. In addition, the design integrates key elements from several other strategies, collectively achieving the intent of promoting architectural variety and visual interest. These elements include:

   - Roof height variations exceeding 18 inches on most elevations.
   - Dormers provided along certain right-of-way-facing facades in accordance with Sub-Standard 1, though covering less than 50% of those elevations.
   - Substantial eave and rake projections consistent with Sub-Standard 2, though slightly less than 2 feet in depth.
   - Accent standing seam metal roofing consistent with Sub-Standards 5 and 7, applied to less than 25% of some roof lines and under 50% of the total roof area.

c. A modification to the eave projection standards in PRMC Section 21.50.060.C.2.c is requested to allow eaves to project between 0 and 12 inches beyond the roofline, instead of the required 18 inches. Due to the project's affordable design, featuring smaller lot sizes and reduced or zero-lot-line setbacks, eaves extending more than 12 inches would encroach over the exterior property lines. Additionally, in certain instances where interior lot lines terminate at the roof edge, zero-inch eaves are proposed. Because the project provides one complete roof objective design standard along with key elements from five additional objective design standards, the reduction in eave projection would not diminish architectural variety or the overall visual interest of the roof.

d. A modification to PRMC Section 21.81.040.D.1.a is requested to allow rear-yard retaining walls to exceed the six-foot maximum height by two feet or more in limited instances, consistent with PRMC Section 21.81.050. Due to both onsite and offsite topographical and drainage constraints, this modification is necessary to facilitate development and support required drainage basins .

   In five locations, retaining walls exceed six feet in height; however, in only two of these instances does the visible height exceed six feet (Sections B and F). The applicable section drawings on Sheet A31 from Exhibit D of Attachment 5 are summarized below:

   - Section A: An eight-foot retaining wall with a concrete bypass channel is proposed along the southern property line behind Lots 88–92. When standing at the adjacent property line, on the opposite side of the four-foot-wide bypass channel, the exterior visible height of the wall is approximately five feet. The retaining wall is not visible from within the site.

   - Section B: A six-foot nine-inch retaining wall is proposed along the eastern property line behind Lot 79 and is visible from the interior of the lot. This condition occurs entirely within the private rear yard, does not result in offsite visual impacts, and is driven by site-grading constraints necessary to accommodate development. The wall configuration will be apparent to future property owners at the time of purchase and does not create an unreasonable visual condition.

- Section C: An eight-foot retaining wall is proposed along the east side of Basin C. The wall is only visible from within the site. When standing at the edge of Basin C, which will be fenced, the visible height is less than six feet. In addition, when the basin contains water, the visible height of the wall is further reduced.

- Section F: An eight-foot six-inch retaining wall is proposed along the north side of Basin C and Lot 17. This wall boarders an agricultural field and will be visible from offsite. Due to onsite and offsite drainage patterns and site-grading constraints, Basin C must be located in this position, and the associated retaining wall is necessary to support the basin and ensure compliance with stormwater performance standards.

- Section G: An eight-foot nine-inch retaining wall is proposed along the west side of Lots 106–109. Due to the sloping topography to the west, the visible height of the wall is less than six feet at a distance of approximately ten feet from the wall. This property line is shared with Spurr Construction and is bordered by an existing six-foot-tall chain-link fence with privacy slats, which effectively reduces the visible height to less than six feet.

- Section H: Similar to Section G, an eight-foot one-inch retaining wall is proposed along the west side of Lots 110–113. While the topography slopes more gently in this area, the wall is adjacent to Spurr Construction and screened by an existing six-foot-tall chain-link fence with privacy slats, which effectively reduces the visible height to less than six feet.

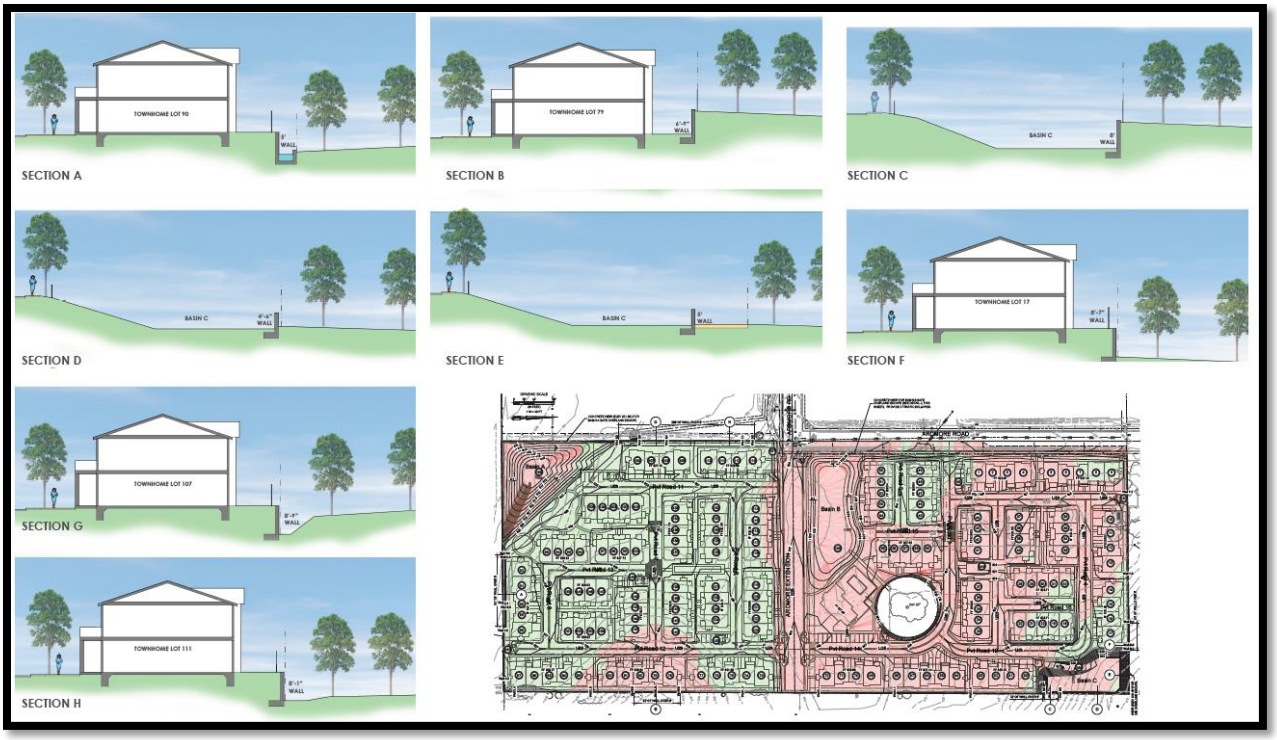


Image 8: Retaining wall height modifications

Affordability Component

As part of the entitlement project, City staff and the applicant have coordinated on an affordable housing component. The applicant proposes to model the component after the County of San Luis Obispo's

Regional Housing Incentive Program, a point-based system designed to simplify access to development incentives similar to the State Affordable Housing Density Bonus Program. The applicant has proposed to contribute an in-lieu fee equivalent to two points in the County system, payable to the City for use in a future tax-credit affordable housing project. This structure would allow the contribution to be leveraged through state, federal, and tax-exempt financing programs, significantly amplifying available nonprofit housing funds.

While staff recognize that the City Council has not formally adopted the County's incentive plan, it provides a useful framework to advance the Council's goals and objectives for increasing affordable housing until a more detailed Council policy is established. The following condition of approval provides the framework for how the in-lieu contribution will be implemented:

> *Prior to issuance of the first Certificate of Occupancy for any residential unit within the project, the project applicant shall provide an affordable housing in-lieu contribution in the one-time payment amount of sixty thousand dollars ($60,000) to the City of Paso Robles. The City may deposit the funds into any City-designated affordable housing or housing-related fund, to be used to support the development, financing, or leveraging of income-restricted housing within the City. The obligation established by this condition shall run with the land and shall be binding upon the project applicant and all successors and assigns. Payment of the contribution required by this condition shall satisfy the project's affordable housing contribution associated with this entitlement.*

Oak Trees

There are a total of eight (8) oak trees located on the subject property. Certified Arborist Rodney Thurman, with Heritage Tree Arboricultural Consulting Inc. ("HTACI"), prepared an Arborist Report for the initial Covelop project in 2022 to evaluate the oak trees on the Project site. At that time, Trees # 1, 2, 3, 4, 9, and 11, were in poor or very poor condition, with imminent catastrophic failure due to internal fungal root and butt rot. Two additional trees (Tree # 11 and 13) were proposed for protection and were assessed as being in poor and good condition, respectively. An Oak Tree Removal Permit (OTR23-11) was subsequently approved for the removal of the six trees.

Since that assessment, Tree #3 has since fallen. In light of this and the project's change from an industrial to a residential use, HTACI prepared an updated assessment in July 2025 to reevaluate Tree #13, which was previously identified as being in good condition but at high risk of trunk failure due to advanced internal decay. A July 2025 reassessment was conducted by HTACI that reconfirmed that Tree #13, a 42-inch native oak, remains at high risk of structural failure. Resistograph testing showed significant internal decay, with up to 77% radial wood loss in some areas. While the tree was previously proposed for retention under the industrial use scenario with protective fencing, the transition to residential use introduces more frequent and prolonged public access, including by children. Due to the increased potential for injury, the consulting arborist recommends removal of Tree #13. As such, Tree #10 remains as the only tree to be protected and preserved as part of the project.

Oak tree removals approved as part of this Project will be mitigated in accordance with the City Zoning Code, requiring replacement plantings on an inch for inch basis of 25% of the inches of diameter at breast height of the oak trees removed. In this case, the project is asking for the removal of six (6) Valley Oak trees totaling 265-inches and would require the on-site planting of thirty-four (34) 2-inch diameter mitigation Oak trees.

Tree #	DBH	Recommendation
Tree 1	43"	Remove
Tree 2	47"	Remove
Tree 3	47"	Dead (not included in calcs.)
Tree 4	52"	Remove
Tree 9	51"	Remove
Tree 10	51"	Retain and Protect
Tree 11	30"	Remove
Tree 13	42"	Remove
Total inches proposed for removal	265"	
25% of 265"	67"	
Tree replacements @ 2" caliper	34	

Image 9: Oak tree replacement calculations

Summary of Planning Commission Hearing

The project was reviewed by the Planning Commission on March 24, 2026. The majority of the Planning Commissioners who were present at the meeting voted for the City Council to approve the project, however there were concerns with final fencing details and noise impacts of existing uses that the Commission asked to be brought to the City Council's attention for final input.

Regarding the 3-foot fence initially proposed for the two townhome buildings with the backyards facing Ardmore Road, it was requested that the applicant evaluate an alternative fence material at this location that would be taller and more durable given its proximity to Ardmore Road. The applicant was asked to provide options to the City Council, and for a final design to be selected as part of the City Council's motion for Resolution C.



Image 10: 6-foot split face wall along Ardmore frontage

Regarding the Commission's concerns of noise from existing commercial/industrial uses impacting the future buyers of the residential subdivision, the Planning Commission requested Planning staff to

coordinate with the applicant and come up with language that could be inserted as a condition of approval to Resolutions C and D, alerting buyers of the site's proximity to existing commercial (C3) uses. In essence, the condition would act as a disclosure and would protect the existing surrounding uses from neighborhood complaints, so long as the existing businesses are operating within the approvals of their respective entitlements.

Applications recommended deed disclosure

Disclosure and Buyer Acknowledgment — Property in C-3 (Commercial/Light Industrial) Zone, City of Paso Robles

Commercial Zoning Disclosure:

1. Location and permitted uses. The subject property is located in the City of Paso Robles C-3 (Commercial/Light Industrial) zoning district. The C-3 district permits a broad range of commercial and some light-industrial activities (examples include retail, restaurants and bars, vehicle services and repair, warehousing/wholesale/distribution, food trucks and outdoor sales/storage, business support services, self-storage and similar uses). These lawful uses may generate truck and service traffic, loading/unloading, outdoor operations, late-evening activity or amplified sound, odors/fumes, vibration, increased lighting, and other effects that can be noticeable to nearby residents.
2. Noise, permitted activity, and nuisance law. The City of Paso Robles enforces a noise control ordinance that sets daytime/evening/night standards and provides permit/condition review for commercial activities. Even operations that comply with City noise and permit rules may nevertheless produce audible, visual, odor or traffic effects at adjacent residences. Lawful uses permitted by the C-3 zone are not automatically a legal nuisance if operated in compliance with law, but such uses may nonetheless affect residents.

Buyer Acknowledgment: I/We, the undersigned prospective buyer(s), acknowledge receipt of the above disclosure and understand that the Property is located in the City of Paso Robles C-3 (Commercial/Light Industrial) zoning district where commercial and light-industrial uses are allowed. I/We further acknowledge that such permitted uses—whether existing now or established in the future—may cause increased traffic, deliveries, loading activity, noise (including amplified sound), odors, lighting, vibration, or other effects even when operated lawfully and in compliance with City permits and the City noise ordinance.

Buyer(s) signature: _____ Date: _____

Fiscal Impact

Approval of the Project is not anticipated to result in any negative fiscal impacts to the City. The proposed residential development is expected to generate ongoing, long-term positive fiscal benefits through increased property tax revenues, building permit and plan check fees, and one-time development impact fees associated with 154 new residential units.

In addition, the Project is expected to contribute modest ongoing General Fund revenues through increased service population, including potential sales tax from construction-related activity and future

household consumption, as well as other routine municipal revenue sources. Furthermore, the Project includes an affordable housing in-lieu contribution of $60,000, which will provide additional funding support for future income-restricted housing opportunities within the City.

Overall, the Project is expected to provide a net positive fiscal benefit to the City over time while not creating any new long-term operational or maintenance obligations beyond those already anticipated within existing service levels.

CEQA

On February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site. As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.

The Addendum incorporates the mitigation measures detailed in the MND. The incorporation of these measures ensures that previously adopted mitigation will be implemented for the Project and that no significant impacts will result from the Project and no new or increased significant impacts will result from the Project. No new or modified mitigation is available, and all impacts will be reduced to a less-than-significant level with the existing mitigation measures.

Recommendation (Option 2)

It is recommended that City Council approve the project by taking the following actions:

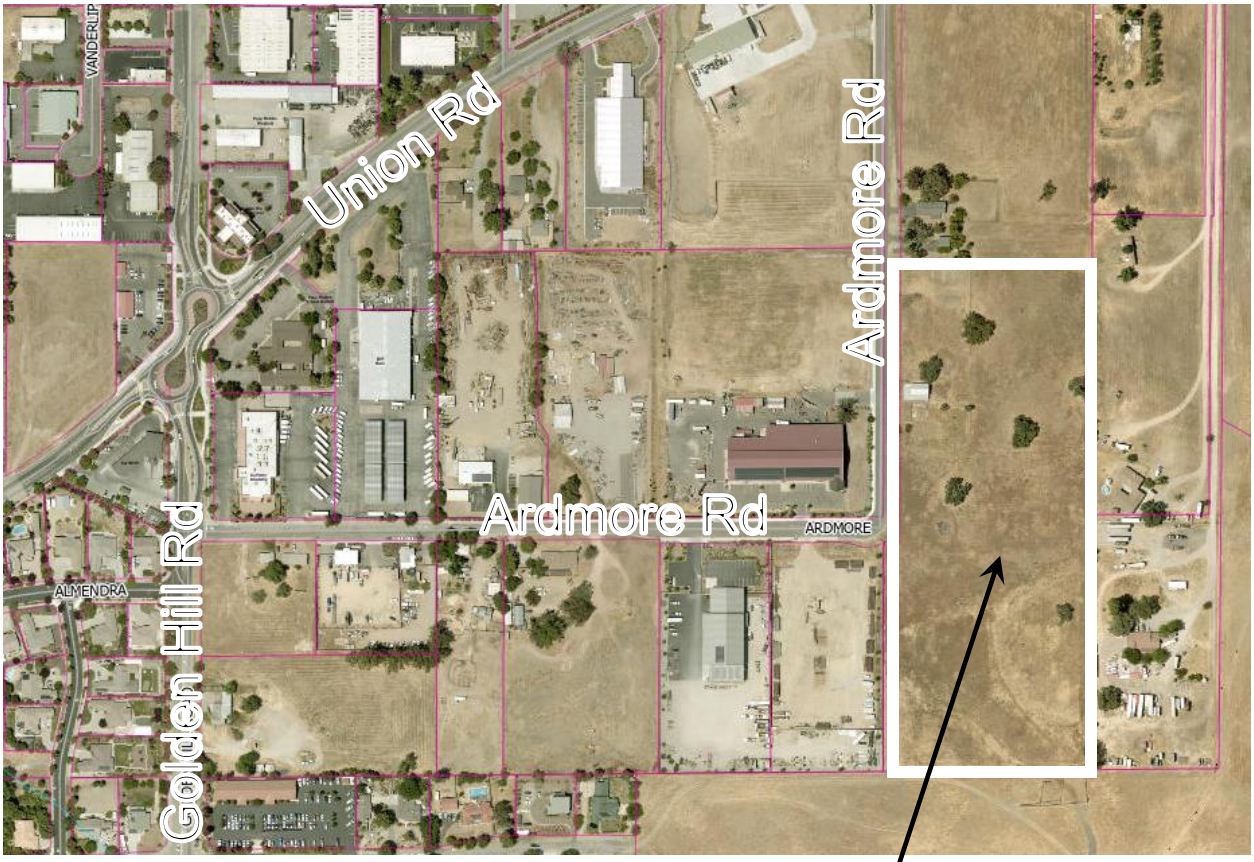
a. Approve Resolution 26-XXX(A), certifying an Addendum to a Mitigated Negative Declaration for Planned Development 25-14, Rezone 25-03, Modification 26-04, Vesting Tentative Tract Map 3255, Conditional Use Permit 25-05, and Oak Tree Removal 25-09; and
b. Introduce for first reading, by Title only, Ordinance XXXX, approving Rezone 25-03 regarding updates to the El Paso de Robles Zoning Code and Zoning Map; and
c. Approve Resolution 26-XXX(B), approving an allocation of 154 Surplus Density Units to Parcel 025-362-050; and
d. Approve Resolution 26-XXX(C), approving Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04; and

e. Approve Resolution 26-XXX(D), approving Vesting Tentative Tract Map 3255; and
f. Approve Resolution 26-XXX(E), approving Oak Tree Removal 25-09.

Attachments

1. Vicinity Map
2. Resolution 26-XXX(A) certifying an Addendum to a Mitigated Negative Declaration
   a. Exhibit A. Addendum to MND
   b. Exhibit B. Noise Assessment
   c. Exhibit C. Air Quality and GHG Assessment
   d. Exhibit D. Oak Tree Assessment
   e. Exhibit E. 2024 MND
   f. Exhibit F. Project Plans
   g. Exhibit G. Project Description
3. Ordinance XXXX approving Rezone 25-03
   a. Exhibit A. Zoning Map Changes
   b. Exhibit B. Zoning Ordinance Changes
4. Resolution 26-XXX(B) approving an allocation of 154 Surplus Density Units to Parcel 025-362-050
   a. Exhibit A: Surplus Density Units Cycle 2 Tracking
5. Resolution 26-XXX(C) approving Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04
   a. Exhibit A. Site Specific Conditions of Approval, Planning
   b. Exhibit B. Site Specific Conditions of Approval, Engineering and Utilities
   c. Exhibit C. Standard Conditions of Approval
   d. Exhibit D. Project Plans
6. Resolution 26-XXX(D) approving Vesting Tentative Tract Map 3255
   a. Exhibit A. Site Specific Conditions of Approval
   b. Exhibit C. Standard Conditions of Approval
   c. Exhibit D. Project Plans
7. Resolution 26-XXX(E) approving Oak Tree Removal 25-09
   a. Exhibit A. Oak Tree Location Map
   b. Exhibit B. Arborist Report, 2022
   c. Exhibit C. Arborist Supplemental Memo, 2025
   d. Exhibit D. Site Specific Conditions of Approval
8. Legal Notice Affidavit
9. Mail Notice Affidavit

Attachment 1



Attachment 2

RESOLUTION 26 -XXX(A)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES CERTIFYING AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION FOR PLANNED DEVELOPMENT PD25-14, MODIFICATION 26-04, REZONE 25-03, VESTING TENTATIVE TRACT MAP 3255, CONDITIONAL USE PERMIT 25-05, AND OAK TREE REMOVAL 25-09

2930 UNION ROAD, APN 025-362-050

WHEREAS, Covelop, Inc. & MD3 Investments ("applicant") applied for entitlements for a mixed-use commercial and light industrial project consisting of approximately 240,000 square feet of commercial/light-industrial space spanning six buildings on a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050 (the "Project"); and

WHEREAS, in 2024 the City Council, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (CEQA), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) determined that a Mitigated Negative Declaration (MND) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of the Project encompassed by Planned Development 22-20, Oak Tree Removal 23-11, Modification 26-04, Vesting Tentative Parcel Map PR 22-0054, and Conditional Use Permit 23-14; and

WHEREAS, on February 20, 2024, Resolution 24-016 of the City Council adopted the Mitigated Negative Declaration ("2024 MND") and Mitigation Monitoring and Reporting Plan for the Project (SCH# 2023090132); and

WHEREAS, since the time of approval, the applicant has reevaluated the site's development potential considering evolving market demands, the City's housing objectives, and the City's 5-year Economic Development Strategic Plan and now proposes certain changes to the Project; and

WHEREAS, the applicant proposes to replace the previously approved development with the development of a 154-unit residential multi-family housing development ("Revised Project"); and

WHEREAS, the Project applicant is now seeking the following entitlements to allow for construction of the Revised Project: Rezone to include a Mixed-Use Overlay, Special Planned Development Overlay, Planned Development, Conditional Use Permit, a Development Plan Modification, a Phased Vesting Tentative Tract Map (TR 3225), and Oak Tree Removal; and

WHEREAS, the General Plan designation is Commercial Service (CS) and the zoning designation is Commercial/ Light Industrial with a Planned Development Overlay and special district "F" overlay (C3-PD, District "F" Overlay); and

WHEREAS, the applicant has requested Planned Development 25-14, Conditional Use Permit 25-05, Modification 26-04, Vesting Tentative Tract Map 3255, and Oak Tree Removal 25-09, which includes the site planning, architecture, subdivision layout, various development standard modifications, and oak tree removals necessary for the Revised Project; and

WHEREAS, on November 4, 2025, the City Council of the City of Paso Robles approved Resolution 25-124, authorizing a reservation of 154-units from the Cycle 2 Surplus Density Unit pool to be applied to this project site; and

WHEREAS, the applicant has requested RZN 25-03, requesting the site be rezoned to include the MU Overlay to allow residential uses by-right, which would enable an allocation of units to be assigned to the subject property. The purpose of the MU Zoning Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects; and

WHEREAS, as part of RZN 25-03, and in accordance with Section 21.11.050 of the Zoning Code, the applicant is also requesting SPD Zoning Overlay K be established to allow:

- Reduced setbacks including zero lot line development as part of the associated development plan; and

- Exceptions to the Special Planned Development Overlay "F" designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a solid wall adjacent to residentially zoned land.

- Minimum lot size, parking requirements, and common recreation amenities.

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an MND has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, it has been determined that an addendum is the appropriate document under CEQA to analyze the consistency of the Revised Project with the type and intensity of development previously analyzed for the site in the 2024 MND as provided for in CEQA Guidelines section 15162 and 15164. The Addendum is attached as **Exhibit A**; and

WHEREAS, by way of preparation of an addendum for the Revised Project, staff evaluated the proposed changes to the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, and State CEQA Guidelines section 15162 by preparing an Initial Study and accompanying technical reports (Addendum) including an updated Acoustics Study (**Exhibit B**), Air Quality and Greenhouse Gas assessment (**Exhibit C**), and Oak Tree Assessment (**Exhibit D**); and

WHEREAS, based on that evaluation, staff concluded pursuant to State CEQA Guidelines Section 15162 that there is substantial evidence in light of the whole record that the proposed changes to the Project will not result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the 2024 MND, and that no mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions to the MND were necessary and none of the conditions described in Section 15162 have occurred, therefore an Addendum to the 2024 MND was prepared; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be included within the public record with the final 2024 MND; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 24, 2026 to consider the Addendum to the adopted 2024 MND prepared for the Revised Project, and to accept public testimony on the Planned Development, Conditional Use Permit, Modification, Rezone, VTTM, and Oak Tree Removal; and

WHEREAS, based on the information and analysis contained in the Addendum prepared for the Revised Project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that the Revised Project would result in significant effects on the environment not previously studied in the 2024 MND.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Section 2. The City Council has reviewed and considered the 2024 MND and Addendum, any oral or written comments received, and the administrative record prior to making a recommendation on the Revised Project. The City Council finds that the Addendum and 2024 MND contain a complete and accurate reporting of all the environmental impacts associated with the Revised Project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines. The City Council therefore adopts the Addendum to the 2024.

Section 3. Based on the substantial evidence set forth in the record, including but not limited to, the 2024 MND, the Addendum, and all related information presented to the City Council, the City Council finds that the Project necessitate only minor modifications to the 2024 MND. Therefore, pursuant to State CEQA section 15164, an Addendum to the 2024 MND is the appropriate document for the Revised Project.

The City Council further finds that the preparation of a subsequent or supplemental MND or EIR is not required for the Revised Project because the Revised Project:

A. will not result in substantial changes that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2024 MND documents were certified showing any of the following:

(i) the Revised Project would have one or more significant effects not discussed in the 2024 MND;
(ii) that significant effects previously examined would be substantially more severe than shown in the 2024 MND;
(iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
(iv) that mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Having considered the Addendum, the administrative record, the 2024 MND and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Revised Project have been addressed within the 2024 MND and the Addendum. The City Council finds that no new or additional mitigation measures are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the 2024 MND. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Revised Project and reflects the independent judgment and analysis of the City Council.

APPROVED this 21st day of April 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – CEQA Addendum / Initial Study/Mitigated Negative Declaration
Exhibit B – Noise Assessment
Exhibit C – Air Quality and GHG Assessment
Exhibit D – Oak Tree Assessment
Exhibit E – 2024 Mitigated Negative Declaration
EXHIBIT F – Project Plans
EXHIBIT G – Project Description

Exhibit A

CEQA ADDENDUM

Initial Study/Mitigated Negative Declaration

SCH No. 2023090132

The Oak at Ardmore Townhouses

Assessor Parcel Number: 025-362-050
Location: 2930 Union Road
Paso Robles, CA

Planned Development (PD25-14)
Rezone (RZN 25-03)
Vesting Tentative Tract Map (VTTM 3255)
Conditional Use Permit (CUP25-05)
Oak Tree Removal (OTR25-09)

Applicant:
Covelop, Inc. & MD3 Investments
PO Box 12910
San Luis Obispo, CA 93406

Lead Agency:
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Staff Contact:
Darcy Delgado, Associate Planner
ddelgado@prcity.com
(805)237-3970

I. INTRODUCTION

A. Determination

The City of Paso Robles is processing an application for the Oak at Ardmore Townhouses, a 154-unit residential project (" Project") located at 2930 Union Road (APN: 025-362-050). The Project will replace the previously approved Covelop development at this same location, which was originally entitled with a mixed-use commercial and light industrial project consisting of approximately 240,000 square feet of commercial/light-industrial space spanning six buildings.

This document constitutes an Addendum to the February 2024 Mitigated Negative Declaration (MND or 2024 MND) prepared for the Covelop development (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-0054, Oak Tree Removal 23-11). This Addendum evaluates whether the Project would result in any new or substantially more adverse significant effects or require any new or modified mitigation measures as compared to the 2024 MND which required minimal mitigation measures specific to biological and cultural resources.

As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.

This Addendum incorporates the mitigation measures detailed in the MND. The incorporation of these measures ensures that previously adopted mitigation will be implemented for the Project and that no significant impacts will result from the Project and no new or increased significant impacts will result from the Project. No new or modified mitigation is available, and all impacts will be reduced to a less-than-significant level with the existing mitigation measures.

B. Background

On February 20, 2024, the City of Paso Robles City Council approved a mixed-use commercial and light industrial project consisting of a Vesting Tentative Parcel Map (PR22-0054) to subdivide Lot 6 into two parcels; a Conditional Use Permit/Development Permit (PD22-20) for the construction of six commercial/light industrial buildings; and an Oak Tree Removal Permit (OTR23-11) for the removal of six oak trees. The entitlement was supported by a Mitigated Negative Declaration with specific conditions of approval and accompanying mitigation measures.

Since the time of approval, the applicant has reevaluated the site's development potential considering evolving market demands, the City's housing objectives, and the City's 5-year Economic Development Strategic Plan. The applicant is proposing a new project on the site that reflects a balanced approach to providing housing that is affordable by design, supports homeownership opportunities, and leverages the site's urban location to offer residents convenient access to jobs, transit, services, and community amenities.

The proposed Project now includes a Mixed-Use and Special Planned Development overlay zoning district, a Phased Vesting Tentative Tract Map (TR 3225), Conditional Use Permit/Planned Development, Development Plan Modification, and Oak Tree Removal Permit to facilitate the development of a 154-unit residential multi-family housing development. Therefore, the Project applicant is now seeking the following entitlements to allow for construction of a residential project consistent with the 2024 MND, related CEQA documents, and the City's General Plan:

- Rezone to include a Mixed-Use Overlay
- Special Planned Development Overlay
- Planned Development
- Conditional Use Permit
- Phased Vesting Tentative Tract Map
- Oak Tree Removal

C. Addendum Purpose

The purpose of this Addendum is to analyze the consistency of the Project with the type and intensity of uses previously analyzed for the site in the 2024 MND and related environmental documents. As documented in this Addendum, none of the conditions stated in CEQA Guidelines section 15162 have been met and therefore there is no need for a subsequent environmental impact report. This Addendum, together with the MND, and those previous environmental documents incorporated by reference, will be relied on by the City when considering approval of the Project.

This Addendum has been prepared to comply with CEQA Guidelines section 15164 and Public Resources Code sections 21083 and 21166.[1] The Addendum uses an environmental checklist to evaluate each environmental topic area within Appendix G of the CEQA Guidelines. This

[1] / See *Save Our Heritage Organisation v. City of San Diego* (2018) 28 Cal.App.5th 656, 668.

Addendum applies to the current action only; any future development proposals that are not part of the proposed Project will be subject to their own consistency determinations and potential subsequent CEQA review.

D. CEQA Framework for Addendum

CEQA Guidelines sections 15162 and 15164 provide that an addendum to an adopted MND may be prepared when the conditions for subsequent or supplemental review are not present. (CEQA Guidelines, § 15164.)[2] Subsequent or supplemental review is only required when substantial changes to a project require major revisions of a previous environmental document due to new or increased substantial environmental impacts, or where new information of substantial importance has been uncovered that indicates the project would create new impacts or increase the severity of existing impacts. (CEQA Guidelines, §§ 15162, subd. (a), 15164, subd. (b).) Subsequent environmental review is only necessary if one or more of the following has occurred:

- Substantial changes are proposed for the project that will require major revision of a previous Negative Declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects;
- Substantial changes with respect to the circumstances under which the project is undertaken, requiring major revision to a previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified ones;

- New information of substantial importance that was not known or could not have been known without the exercise of reasonable diligence at the time the previous Negative Declaration was adopted shows any of the following:

    - The project will have one or more significant effects not discussed in the previous Negative Declaration.

    - Significant effects previously examined will be substantially more severe than disclosed in the previous Negative Declaration.

    - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them.

    - Mitigation measures or alternatives that are considerably different from those analyzed in the previous document would substantially reduce one or more

[2] / When project changes "[do] not raise any new effects which the [MND] had not already reviewed and analyzed" then preparation of a subsequent environmental document is not warranted. (*River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 177; see also *Santa Teresa Citizen Action Group v. City of San Jose* (2003) 114 Cal.App.4th 689, 704.)

significant effects, but the project proponents decline to adopt the measures or alternative.

II. PROJECT DESCRIPTION

The project site is a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050, in the City of Paso Robles and is situated 0.25 miles south of Highway 46 East and 2.3 miles east of downtown Paso Robles. The site has existing access from Ardmore Road. The parcel is zoned Commercial/Light Industrial (C3) and has Planned Development (PD) overlay and Special Planned Overlay "F" (C3-PD, District "F" Overlay).

The Project is a 154-unit residential subdivision, including ten common lots, a private clubhouse, right-of-way dedication for the Ardmore Road extension, subdivision improvements including private access roads, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections. The project includes the following entitlement requests:

- **Rezone 25-03 ("RZN25-03"):**
  - To establish a Mixed-Use Overlay to allow residential uses by-right, in addition to a request for an allocation of 154 surplus density units;
  - To establish a Special Planned Development Overlay ("SPD Zoning Overlay K") to allow:
    - Reduced setbacks including zero lot line development as part of the associated development plan;
    - Exceptions to the Special Planned Development Overlay "F" designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a solid wall adjacent to residentially zoned land;

- **Planned Development 25-14 ("PD25-14") and Conditional Use Permit 25-05 ("CUP25-05"):**
  - To establish a 154-unit residential development;

- **Modification 26-04 ("MOD26-04")**
  - To allow deviations from specific Zoning Code development standards, including:
    - *Objective Design Standard Tier 1* – A portion of the project's frontage along Ardmore Road (facing west) will not have pedestrian-oriented entries along the street frontage;
    - *Objective Design Standard Tier 4* – The project incorporates only one (1) out of the two (2) required design strategies for roofs;
    - *Objective Design Standard Eave Projections* – The project will have eaves that project between 0 and 12 inches beyond the roofline, instead of the required 18 inches;
    - *Hillside Development Standards* – The project will include retaining walls in five locations throughout the project site in which the heights exceed the six-foot maximum height by more than two feet; and

- **Vesting Tentative Tract Map 3255 ("VTTM 3255"):**
  - To subdivide the site into 154 individual fee-simple residential lots, ten common lots, and the proposed right-of-way for the Ardmore Road extension; and

- **Oak Tree Removal 25-09 ("OTR25-09")**
  - To allow the removal of six (6) Valley Oak trees totaling 265-inches, and the replanting of thirty-four (34) 2-inch diameter mitigation Oak trees.



The Project consists of 34 residential buildings containing a total of 154 townhome units, resulting in an overall density of 11.86 dwelling units per acre. All units will include a private entry, an attached one- or two-car garage, and a private outdoor area. All townhomes will share a consistent architectural language characterized by similar massing, complementary rooflines, and cohesive color and material palettes to create a unified yet visually interesting streetscape. Subtle variations in unit design, façade articulation, and roof pitch help break up massing and enhance neighborhood character.

The proposed Clubhouse is a single-story facility centrally located within the project site, designed to offer shared indoor and outdoor amenities that promote social interaction and recreation. The building includes approximately 3,019 sq. ft. of interior space, plus an adjacent covered patio and pool deck. Outdoor amenities include a 1,177 sq. ft. covered patio for dining and seating, a 711 sq. ft. pool, and a 2,455 sq. ft. pool deck with lounge furniture. Together, the clubhouse and outdoor spaces serve as the neighborhood's primary gathering hub.

The proposed landscape plan covers approximately 199,841 sq. ft. and emphasizes adaptive, drought-tolerant planting throughout the site. The diverse plant palette includes over 254 trees, featuring native species such as Valley Oak and California Sycamore, as well as accent and shade trees like Red Maple, Ginkgo, Marina Arbutus, Crape Myrtle, and Tulip Tree.

Landscaped areas are organized into distinct zones, including shaded pedestrian walkways, bocce ball courts, picnic spaces, passive recreation lawns, and a woodland-themed natural play

area. Flexible recreational spaces, such as synthetic turf mounds and temporary soccer nets, support informal activities without requiring permanent hardscape courts. Bioretention areas and stormwater basins are planted with species such as Berkeley Sedge, Muhlenbergia, and native rushes to manage runoff and promote infiltration.

Existing Zoning

The property is zoned Commercial/Light Industrial (C3) with a Planned Development (PD) overlay. It is also subject to Special Planned Development Overlay "F," which includes various stipulations intended to ensure compatibility with adjacent residentially zoned properties. Because the C3 zoning designation does not allow residential uses by right, the project requires a Mixed-Use Overlay be applied to the site, which is described further below. The PD Overlay is applied to properties where a formal Development Plan is required, regardless of whether the project otherwise meets the standard thresholds and would trigger discretionary review.

Mixed-Use (MU) Overlay

The Project will redesignate the site with a Mixed-Use (MU) overlay to allow a phased subdivision of the property into 154 residential multi-family lots. The purpose of the MU Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects.

Special Planned Development (SPD) Overlay

A Special Planned Development (SPD) Overlay District "K" is also requested to allow zero-lot line development and eliminate a requirement for a solid wall adjacent to residentially zoned land. The purpose of the SPD overlay is to provide for innovation and flexibility in the design of residential, mixed-use commercial and industrial developments, with findings to be made by the City Council in order to be approved.

The Project is intended to deliver housing that is affordable by design, featuring smaller lots and attached townhomes, while also providing neighborhood amenities and streetscape enhancements. The SPD overlay is necessary for this project since it allows the project to be designed specifically with zero-lot line setbacks, enabling the townhome configuration which is not otherwise achieved under the base C3 zoning development standards.

Also as part of the SPD Overlay, the site is seeking to be relieved from a stipulation created by Overlay "F" and to eliminate the requirement for a solid wall adjacent to residentially zoned land, which is no longer necessary since it was originally required only for commercial development.

Modifications to Objective Design Standards

The Project includes a request to modify several standards of the Paso Robles Municipal Code. The first modification is from the Building Orientation Tier 1 Design Strategy outlined in PRMC Section 21.50.050.B.1, to waive the requirement that townhomes along Ardmore Road include pedestrian-oriented entries facing the street. To address the intent of the standard and maintain a strong streetscape presence, the rear elevations have been enhanced with upgraded frontage treatments, including 3-foot-tall wood fencing dual-sided landscaping, and courtyard-oriented

designs featuring covered porches designed to appear as front entries. These elements create the visual impression of pedestrian entryways, strengthening the streetscape and enhancing the overall appearance along Ardmore Road. All mechanical equipment will be fully screened, and a mix of shrubs and trees will further soften and enrich the pedestrian environment. Gates are not proposed. Fence maintenance will be managed by the HOA to ensure routine upkeep and timely repairs, preventing deterioration.

A modification to the Tier 4 Design Strategies (Roofs) outlined in PRMC Section 21.50.050.E is requested to allow implementation of one complete strategy, supplemented by portions of other strategies, rather than requiring two complete strategies. The project fully complies with Strategy 6.c, incorporating gables along at least 40% of all façade lengths. In addition, the design integrates key elements from several other strategies, collectively achieving the intent of promoting architectural variety and visual interest. These elements include:

- Roof height variations exceeding 18 inches on most elevations.
- Dormers provided along certain right-of-way-facing facades in accordance with Sub-Standard 1, though covering less than 50% of those elevations.
- Substantial eave and rake projections consistent with Sub-Standard 2, though slightly less than 2 feet in depth.
- Accent standing seam metal roofing consistent with Sub-Standards 5 and 7, applied to less than 25% of some roof lines and under 50% of the total roof area.

A modification to the eave projection standards in PRMC Section 21.50.060.C.2.c is requested to allow eaves to project between 0 and 12 inches beyond the roofline, instead of the required 18 inches. Due to the project's affordable design, featuring smaller lot sizes and reduced or zero-lot-line setbacks, eaves extending more than 12 inches would encroach over the exterior property lines. Additionally, in certain instances where interior lot lines terminate at the roof edge, zero-inch eaves are proposed. Because the project provides one complete roof objective design standard along with key elements from five additional objective design standards, the reduction in eave projection would not diminish architectural variety or the overall visual interest of the roof.

A modification to PRMC Section 21.81.040.D.1.a is requested to allow rear-yard retaining walls to exceed the six-foot maximum height by two feet or more in limited instances, consistent with PRMC Section 21.81.050. Due to both onsite and offsite topographical and drainage constraints, this modification is necessary to facilitate development and support required drainage basins. In five locations, retaining walls exceed six feet in height; however, in only two of these instances does the visible height exceed six feet.

- Section A: An eight-foot retaining wall with a concrete bypass channel is proposed along the southern property line behind Lots 88–92. When standing at the adjacent property line, on the opposite side of the four-foot-wide bypass channel, the exterior visible height of the wall is approximately five feet. Tall annual grasses grow on the adjacent property to provide natural screening from off-site minimizing offsite visual impacts. Further, there are no public vantage views from this portion of the project site, and the nearest residence is over 1,000 feet away. The retaining wall is not visible from within the site.

- Section B: A six-foot nine-inch retaining wall is proposed along the eastern property line behind Lot 79 and is visible from the interior of the lot. This condition occurs entirely within the private rear yard, does not result in offsite visual impacts, and is driven by site-grading constraints necessary to accommodate development. The wall configuration will be apparent to future property owners at the time of purchase but does not create an unreasonable visual condition.

- Section C: An eight-foot retaining wall is proposed along the east side of Basin C. The wall is only visible from within the site. When standing at the edge of Basin C, which will be fenced, the visible height is less than six feet. In addition, when the basin contains water, the visible height of the wall is further reduced. Drainage basin landscaping will further help soften the massing of the wall.

- Section F: An eight-foot six-inch retaining wall is proposed along the north side of Basin C and Lot 17. This wall boarders an agricultural field and will be visible from offsite. However, tall annual grasses grow on the adjacent property and will provide natural screening to minimize offsite visual impacts. The nearest residence is over 600 feet away, with variations in topography, therefore the wall will not be highly visible. Due to onsite and offsite drainage patterns and site-grading constraints, Basin C must be located in this position, and the associated retaining wall is necessary to support the basin and ensure compliance with stormwater performance standards.

- Section G: An eight-foot nine-inch retaining wall is proposed along the west side of Lots 106–109. Due to the sloping topography to the west, the visible height of the wall is less than six feet at a distance of approximately ten feet from the wall. This property line is shared with Spurr Construction and is bordered by an existing six-foot-tall chain-link fence with privacy slats, which effectively reduces the visible height to less than six feet. Tall annual grasses grow on the adjacent property to provide natural screening from off-site minimizing offsite visual impacts.

- Section H: Similar to Section G, an eight-foot one-inch retaining wall is proposed along the west side of Lots 110–113. While the topography slopes more gently in this area, the wall is adjacent to Spurr Construction and screened by an existing six-foot-tall chain-link fence with privacy slats, which effectively reduces the visible height to less than six feet. Tall annual grasses grow on the adjacent property to provide natural screening from off-site minimizing offsite visual impacts.

Oak Tree Assessment

An Oak Tree Assessment Report was prepared by Heritage Tree Arboricultural Consulting ("Heritage") in October 2022 for the previously approved Planned Development/Conditional Use Permit (PD22-20). The assessment concluded that six trees proposed for removal (Tree # 1, 2, 3, 4, 9, and 11) were in poor or very poor condition, with imminent catastrophic failure due to internal fungal root and butt rot. Two additional trees (Tree # 11 and 13) were proposed for protection and were assessed as being in poor and good condition, respectively. An Oak Tree Removal Permit (OTR23-11) was subsequently approved for the removal of the six trees.

Since that assessment, Tree #3 has since fallen. In light of this and the project's change from an industrial to a residential use, Heritage prepared an updated assessment in July 2025 to reevaluate Tree #13, which was previously identified as being in good condition but at high risk of trunk failure due to advanced internal decay. A July 2025 reassessment was conducted by HTAC that reconfirmed that Tree #13, a 42-inch native oak, remains at high risk of structural failure. Resistograph testing showed significant internal decay, with up to 77% radial wood loss in some areas. While the tree was previously proposed for retention under the industrial use scenario with protective fencing, the transition to residential use introduces more frequent and prolonged public access, including by children. Due to the increased potential for injury, the consulting arborist now recommends removal of Tree #13. Oak tree removals approved as part of this Project would be mitigated in accordance with the City Zoning Code, requiring replacement plantings on an inch for inch basis of 25% of the inches of diameter at breast height of the oak trees removed. Additionally, the project has been designed in a manner to protect the Tree No. 10 and protection measures such as protection fencing will be required as conditions of approval. As a result of the trees being removed being in poor condition and mitigation oak trees will be planted on site as outlined in the City's Oak Preservation Ordinance, this Project's impacts on oak trees will remain as being less than significant.

Water and Sewer

A Water Use Evaluation was prepared by Wallace Group in July 2025 to estimate projected domestic water demand and sewer flows associated with the project and was updated in November 2025 to include peak day and peak hour flow data. Landscaping water demand estimates were completed separately by RRM in August 2025.

As demonstrated by those studies, the Project is anticipated to generate approximately 7.71 AFY of irrigation demand (Table 6), 33.57 AFY of domestic water demand (Table 7), and an estimated sewer flow of 20,696 gallons per day (Table 8). The project will connect to the City's water and sewer systems.

Table 6: Landscaping Water Demand Calculations

Reference Evapotranspiration (Eto)_____			49.0				
Hydrozone # /Planting Description*	**Plant Factor (PF)**	**Irrigation Method**	**Irrigation Efficiency (IE)**	**ETAF (PF/IE)**	**Landscape Area (Sq, ft)**	**ETAF x Area**	**Estimated Total Water Use (ETWU)**
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
						ETWU Total	**2,322,599**
						Maximum Allowed Water Allowance (MAWA)	**3,635,125**

Table 7: Domestic Water Demand Calculations

Avereage Daily Flow (gpd)	AREA	UNIT	No. of Units	Irrigation Demand Factor	Occupancy[2] persons/unit	Demand Factor	Water Demand (afy)
WATER DEMAND							
Multifamily							
Indoor Water Demand			154		2.66	50 gpcd	22.94
Outdoor Water Demand	4.59	AC		2.25	n/a	n/a	10.32
Clubhouse with Pool							
Indoor Water Demand	3,000	SF	3			0.08 afy/ksf	0.24
Outdoor Water Demand (Pool Evap)	650	SF	1			54 gal/day	0.06
Total							33.57

Table 8: Sewer Flow Rates

			No. of Units		Occupancy[2] persons/unit	Per Capita Sewage Flow (gpcd)	Sewage Flow
SEWER FLOW							
Multifamily							
Avereage Daily Flow (gpd)			154		2.66	50	20,482
Design Flow Rate (gpm)[1]							28
Clubhouse with Pool							
Avereage Daily Flow (gpd)						214	214
Design Flow Rate (gpm)[1]							0.30
Total							20,696

Noise

An Acoustic Study was completed by 45 dB in March 2023 for the previously approved commercial and light industrial project (P22-20), concluding that noise impacts would be less than significant and consistent with both daytime and nighttime standards in the Municipal Code. In January 2025, 45 dB prepared a supplemental memo evaluating the conversion of the site to a residential housing development. The memo reconfirmed the ambient noise levels identified in the 2023 study and determined that the proposed residential use would remain compatible with surrounding conditions, with outdoor noise levels below the 65 dBA threshold and interior levels projected at DNL 36 dBA, well under the 45 dBA interior limit for Residential receiving land uses.

Air Quality and Greenhouse Gas Emissions

An Air Quality and Greenhouse Gas Emissions Analysis was completed by LSA in April 2023 for the previously approved Covelop project (P22-20). The study found no conflicts with the 2001 Air Plan and determined that construction and operation would not generate air pollutants or GHG emissions exceeding SLO County APCD thresholds, impact sensitive receptors, or create objectionable odors.

In September 2024, LSA prepared a supplemental memo evaluating a residential project and confirmed it would also remain below all significance thresholds, concluding that no significant impacts would occur for a project with fewer than 330 multi-family units; therefore, this Project remains consistent with the prior analysis given it is 154-units.

Biological Resources

A Biological Resources Assessment was completed by David Wolff Environmental in July 2023 for the previously approved Covelop project (P22-20), concluding that with implementation of recommended mitigation measures for nesting birds and San Joaquin Kit Fox, impacts would be less than significant. The proposed Project involves an equal amount of site disturbance as the approved project, and with the same mitigation measures, it will result in no significant biological impacts.

Cultural Resources

A Phase 1 Archaeological Study was completed by Padre Associates in July 2022 for the previously approved Covelop project (P22-20) and found no cultural resources within the project area, concluding that no further archaeological work is required. Since the proposed Project is within the same study area, no impacts to cultural resources are anticipated.

Transportation

A Transportation Analysis was completed by CCTC in December 2022 for the previously approved Covelop project (P22-0020), concluding the project would generate 1,194 average daily trips, with 117 AM peak hour trips and 158 PM peak hour trips, and that no VMT or intersection impacts would occur.

In September 2025, CCTC compared the approved trips to the proposed trips and found that the new project would generate fewer daily and peak hour trips. Therefore, the proposed Project would result in lower traffic impacts than the approved project and would not cause significant impacts on intersection operations or VMTs.

Ardmore Trip Generation (2025)

		Daily	AM Peak Hour			PM Peak Hour		
Land Use	Size Unit	Total	In	Out	Total	In	Out	Total
Total Project Trips from December 2022 TIS		*-1,194*	*-86*	*-31*	*-117*	*-59*	*-99*	*-158*
Townhomes (August 2025 Submittal)[1]	154 DU	1,009	19	57	76	46	34	80
Net New Project Trips		**-185**	**-67**	**26**	**-41**	**-13**	**-65**	**-78**

DU=Dwelling Unit; ITE = Institute of Transportation Engineers.

1. ITE Land Use Code #215, Single Family Attached Housing. Fitted curve equations used.

Source: ITE Trip Generation Manual, 12th Edition and Trip Generation Handbook, 3rd Edition.

Project would produce less trips than the previously approved project and would therefore not significantly impact intersection operations or VMT consistent with the 2022 TIS.

III. CONSISTENCY DETERMINATION

The project site has been previously analyzed under CEQA and approved for the development of a mixed-use commercial and light industrial complex. The environmental determinations for the Covelop project included environmental review in accordance with CEQA resulting in the 2024 MND that addressed potentially significant environmental impacts for Biological Resources and Cultural Resources. Mitigation measures for the 2024 MND addressed the potentially significant impacts specific to nesting birds, San Joaquin Kit Fox, and potential for encountering human remains during ground disturbance activities.

The proposed Project is requesting a zone change to include a Mixed-Use Overlay which would allow the development to include residential uses in addition to the underlying commercial/industrial zoning. With the Project's specific request, there would no longer be a commercial/industrial complex component. The Project involves an equal amount of site disturbance as the previously approved Covelop project, and demonstrates it will have more landscaped areas and less hardscaped areas than the previous Covelop project. Additionally, the proposed Project aligns with General Plan and Economic Strategy objectives by providing new housing opportunities within an urbanized area, increasing the City's housing supply, and promoting community development in a compact and potentially walkable form. General Plan Land Use Policy 1A is to "provide an appropriate mix and diversity of land uses" and Policy 2I is to "Encourage infill development as a means of accommodating growth while preserving open spaces areas, reducing vehicle miles travelled and enhancing livability/quality of live."

Because development of similar scope and impact on the site has been fully evaluated through the previous MND and related CEQA documents, the Project would have no new significant effects and, with adoption of the conditions of approval and mitigation measures previously identified in conjunction with the previous 2024 MND, any significant effects previously identified would be mitigated to a less-than-significant level.

IV. ENVIRONMENTAL ANALYSIS

A. Description of Environmental Checklist

The checklist includes the full range of environmental issues presented in the most recent version of Appendix G of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15162, this checklist evaluates environmental topics in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion than that reached in the MND. If the situations described in CEQA Guidelines section 15162 are not present, then no subsequent EIR or initial study/negative declaration is required, and an addendum is the appropriate CEQA document.

The column headings in the checklist have been modified from the Appendix G version to assess whether the conditions described in CEQA Guidelines section 15162 are present. The checklist offers the following: (1) identification of the earlier analyses and where they are available in prior document(s) for review; (2) discusses whether proposed deviations from the previously analyzed program would involve new or substantially more severe significant impacts; (3) discusses whether new circumstances surrounding the previously-analyzed program would involve new or substantially more severe significant impacts; (4) discusses any substantially important new information requiring new analysis; and (5) describes the mitigation measures that were incorporated from the prior document(s) and the extent to which they address any site specific conditions for the Project. (CEQA Guidelines, § 15162, subdivision (a).) Each column is described in more detail below. The issue-area checklists are followed by a discussion that explains the results and provides site-specific analysis as warranted.

1. Where Was Impact Analyzed?

This column references the pages of the previous MND where information and analysis relative to the environmental issue at hand can be found.

2. Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Pursuant to CEQA Guidelines section 15162, subdivision (a)(1), this column indicates whether proposed changes (if any) represented by the Project will result in new significant impacts not disclosed in the 2024 MND or that the Project will result in substantial increases in the severity of previously identified significant impact. A "yes" answer is only required if such new or worsened significant impact will require "major revisions of the previous EIR or negative declaration." If a "yes" answer is given, additional mitigation measures or alternatives may be needed. Conversely, a "no" answer does not mean that there are no potential impacts relative to the environmental issues, but only that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the prior approved environmental documents.

3. Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?

Pursuant to CEQA Guidelines section 15162, subdivision (a)(2), this column indicates whether changed circumstances affecting the Project will result in new significant impacts not disclosed in the 2024 MND or will result in substantial increases in the severity of previously identified significant impacts. A "yes" answer is only required if such new or worsened significant impacts will require "major revisions of the previous EIR or negative declaration." A "yes" answer is only required if such new or worsened significant impacts will require "major revisions of the previous EIR or negative declaration." If a "yes" answer is given, additional mitigation measures or alternatives may be needed. Conversely, a "no" answer does not mean that there are no potential impacts relative to the environmental issue, but only that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the prior approved environmental documents.

4. Any New Information of Substantial Importance Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines section 15162, subdivision (a)(3), this column indicates whether new information "of substantial importance" is available requiring an update to the analysis of the 2024 MND to verify that the environmental conclusions and mitigations remain valid. Any such information is only relevant if it "was not known and could not have been known with reasonable diligence at the time of the previous EIR." To be relevant in this context, such new information must show one or more of the following:

(A) The project will have one or more significant effects not discussed in the previous

EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

This category of new information may apply to any new regulations enacted after certification of the prior EIR or adoption of the prior negative declaration, which might change the nature of analysis of impacts or the specifications of a mitigation measure. If the new information shows the existence of new significant effects or significant effects that are substantially more severe than were previously disclosed, then new mitigation measures should be considered. If the new information shows that previously rejected mitigation measures or alternatives are now feasible, such measures or alternatives should be considered anew. If the new information shows the existence of mitigation measures or alternatives that are (i) considerably different from those included in the prior EIR or negative declaration, (ii) able to substantially reduce one or more significant effects, and (iii) unacceptable to the project proponents, then such mitigation measures or alternatives should also be considered.

5. What Prior Environmental Document's Mitigation Measures Address Impacts

Pursuant to Public Resources Code section 21083.3, this column indicates whether the 2024 MND and/or the findings adopted by the lead agency provides mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in either instance. If "n/a" is indicated, this environmental review concludes that the impact does not occur with this Project and therefore no mitigation is needed.

B. Checklist and Discussion

1. AESTHETICS.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Have a substantial adverse effect on a scenic vista?	MND, p. 5	No	No	No	**None required.**
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	MND, p. 5	No	No	No	**None required.**
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	MND, p. 5	No	No	No *(Refer to Project Plans and Project Description)*	**None required.**
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	MND, p. 5	No	No	No	**None required.**

***Discussion*:** The project site is adjacent to an urbanized area of the City with existing commercial and industrial development to the west and residential uses to the east. The site has some visibility from local roadways, but is mostly surrounded by open fields. Existing uses on the project site consist of abandoned agricultural structures and a +/- 12 acres of horse pasture. The visual quality of the site is moderately high since it is mostly undeveloped**.** The site is not within or adjacent to a scenic vista, gateway, or scenic highway as designated by the City's General Plan or other adopted plans or policies. Therefore, the Project could not result in a substantial impact on scenic resources.

The Project does not involve any element that might result in a new significant or substantially more severe impacts to aesthetics. The Project is subject to both the Special Planned Development (SPD) and Planned Development (PD) process and requires the Planning Commission and City Council to make specific findings, including that the Project would not have an adverse effect on public views from nearby roadways and other public vantage points and that the design and intensity of the Project would not be a disharmonious or disruptive element of the neighborhood, that the project is sensitive to the natural topography of the site. Consistent with the MND, the SPD and PD process would ensure that the Project is developed in a manner that does not degrade existing visual character and quality. The SPD Overlay "K" is necessary for the project since, due to the nature of the townhomes being attached, zero lot line development can only be established with the special overlay. Zero-lot line development does not diminish the aesthetics of the project though but instead offers an opportunity for more visual variation to be contemplated as part of the project's PD process. Also, as part of the SPD Overlay, the site is seeking to be relieved from a stipulation created by Overlay "F" and to eliminate the requirement for a solid wall adjacent to residentially zoned land, which is no longer necessary since it was originally required only for commercial development. A residential fence in place of a masonry wall will be more compatible with future residential uses along the southern boundary, creating a more harmonious transition between the two properties. Further, the modifications to the retaining wall heights as described in the project

description are sensitive to the natural topography of the site, minimizes alterations to the land, and maintains and enhances significant natural resources, since there is an associated development plan that includes a well-thought grading plan which has been designed to work with existing landforms where feasible, and retaining walls are located in specific, functionally necessary locations to accommodate slope conditions and support required drainage features and development. The adjustment to SPD Overlay "F" to eliminate the requirement for a solid wall adjacent to residentially zoned land will not change the aesthetics of this areas, since the original requirement was only for commercial development. As a residential project, traditional wood fencing and/or non-masonry fencing is a more compatible building material. The adjustments being made to the objective design standards are minor in scope, with architectural requirements for residential uses being more stringent than the requirements for the prior Covelop project. Overall, the massing and architecture of the residential buildings are vast improvements for this area, and will not result in more severe impacts.

The Project proposes a coordinated site lighting plan that balances visibility, safety, and design aesthetics throughout the residential community. Lighting will be installed along pedestrian walkways, drive aisles, parking areas, and shared community spaces. In the time since the MND was approved, the City has adopted newer and more stringent lighting standards that this Project will be required to adhere to, including reduced heights for parking lot pole lights, reduced Kelvin rating, and more pronounced shielding of the light source. With these new standards, the Project will not result in significant new light or glare onto the surrounding properties. Therefore, the proposed Project will result in less than significant impacts from light or glare.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to aesthetic resources. Any unanticipated impacts to aesthetic resources that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to aesthetic resources in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to aesthetic resources (CEQA Guidelines § 15162(a)).

2. AGRICULTURE AND FOREST RESOURCES.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	MND, p. 6	No	No	No	**None required.**
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	MND, p. 6	No	No	No	**None required.**
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland	MND, p. 6	No	No	No	**None required.**

Production (as defined by Government Code section 51104(g))?					
d. Result in the loss of forest land or conversion of forest land to non-forest use?	MND, p. 6	No	No	No	**None required.**
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	MND, p. 6	No	No	No	**None required.**

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

The Project would not conflict with zoning for agricultural use. The project site is not zoned for agriculture and is not under a Williamson Act Contract. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract and would result in no impact.

As for forest resources, the project site does not include any forest or timberland since these resources do not exist within the City of Paso Robles and would not cause any changes to forest resources.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to agricultural or forest resources. Any unanticipated impacts to agricultural or forest resources that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to agricultural or forest resources in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to agricultural or forest resources (CEQA Guidelines § 15162(a)).

3. AIR QUALITY.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Conflict with or obstruct implementation of the applicable air quality plan?	MND, p. 7-8	No	No	No *(Refer to 2024 LSA Supplemental Memo)*	**None required.**
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	MND, p. 7-8	No	No	No *(Refer to 2024 LSA Supplemental Memo)*	**None required.**

c. Expose sensitive receptors to substantial pollutant concentrations?	MND, p. 7-8	No	No	No *(Refer to 2024 LSA Supplemental Memo)*	**None required.**
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	MND, p. 7-8	No	No	No *(Refer to 2024 LSA Supplemental Memo)*	**None required.**

***Discussion*:** An Air Quality and Greenhouse Gas Emissions Analysis was originally completed by LSA in April 2023 for the previously approved Covelop project. The study found no conflicts with the 2001 Air Plan and determined that construction and operation would not generate air pollutants or GHG emissions exceeding SLO County APCD thresholds, impact sensitive receptors, or create objectionable odors.

In September 2024, LSA prepared a supplemental memo evaluating the proposed residential Project and confirmed it would also remain below all significance thresholds. The memo concluded that no significant impacts would occur for a project with fewer than 330 multi-family units. Because this Project proposed 154-units, well below the 330-unit threshold, this project remains consistent with the prior analysis.
In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to air quality. Any unanticipated impacts to air quality that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to air quality in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to air quality (CEQA Guidelines § 15162(a)).

4. BIOLOGICAL RESOURCES.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	MND, p. 9-11	No	No	No	**MM BIO 1 through 2**
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish	MND, p. 9-11	No	No	No	**None required.**

and Game or US Fish and Wildlife Service?					
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	MND, p. 9-11	No	No	No	**None required.**
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife Species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	MND, p. 9-11	No	No	No	**None required.**
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	MND, p. 9-11	No	No	No *(Refer to 2025 HTAC Supplemental Memo)*	**None required.**
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	MND, p. 9-11	No	No	No	**None required.**

***Discussion*:** A Biological Resource Assessment (BRA) was originally prepared by David Wolff Environmental, LLC, dated July 24, 2023 for the previously approved Covelop project. The BRA studied the 14-acre study area for biological resources, and concluded that there are no special status plant species within the project site. Additionally, no special status wildlife species or evidence of nesting birds was identified. The BRA did indicate that the project site may provide suitable habitat to support some special-status wildlife species, based on suitable habitat and regional (less than five miles) documented occurrences. These species include the San Joaquin Kit Fox (SJKF) and migratory nesting birds. Based on the potential impacts for special status biological resources, mitigation measures were included in the original project as MMs BIO-1 and BIO-2, which would ensure the projects impacts on Biological Resources would remain less than significant. More specifically, MM BIO-1 is intended to require preconstruction surveys for nesting birds for any vegetation removal or site disturbance done during nesting season, with avoidance of non-disturbance buffer zones established for any nests. MM BIO-2 avoids direct take of SJKF by implementation of a variety of measures such as worker education training prior to issuance of grading permits, maximum speed limits during construction, covering all excavations deeper than 2 feet at the end of a work day or installing wildlife escape ramps, as well as various other measures. The proposed Project involves an equal amount of site disturbance as the original Covelop project, and with implementation of the above MMs, the project would not have any new significant or substantially more severe impacts to biological resources.

The BRA also indicated that field surveys were conducted and concluded that no wetlands, water of the U.S./State or riparian habitat occur on the project site. Additionally, there were not any other sensitive natural communities located on the site. Therefore, this project's impacts on riparian and sensitive habitats were determined to be less than significant and remain less than significant with the proposed Project.

The BRA also indicated that there are two swale features observed onsite and were determined to not be subject to the Clean Water Act or California Fish and Game Code jurisdiction due to a lack of defined bed and bank structure. In addition, consultation with the RWQCB confirmed that similar to the Case Pacific project and Spurr project sites to the west, they would not regulate the swales as waters of the state pursuant to the Porter Cologne Act due to lack of wetland habitat and low beneficial uses. Therefore, the project's impact on protected wetlands were determined to be less than significant and remain less than significant with the proposed Project.

The proposed Project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species, nor will it substantially interfere with established native resident or migratory wildlife corridors. Furthermore, the Project will not impede the use of native wildlife nursery sites. According to Figure 4.3-2 San Joaquin Kit Fox Mitigation Area of the City of Paso Robles General Plan EIR, the project site is

not located within the Kit Fox Mitigation Area and considered part of the developed portion of the City, therefore, compensatory mitigation is not required.

An Oak Tree Assessment Report was prepared by Heritage Tree Arboricultural Consulting ("Heritage") in October 2022 for the previously approved Covelop project. The assessment concluded that six trees proposed for removal (Tree # 1, 2, 3, 4, 9, and 11) were in poor or very poor condition, with imminent catastrophic failure due to internal fungal root and butt rot. Two additional trees (Tree # 11 and 13) were proposed for protection and were assessed as being in poor and good condition, respectively. In October 2025, Heritage Tree Arboricultural Consulting prepared a supplemental memo evaluating the proposed residential Project with the existing oak trees. Since that assessment, Tree #3 has since fallen. In light of this and the project's change from an industrial to a residential use, Heritage prepared an updated assessment in July 2025 to reevaluate Tree #13, which was previously identified as being in good condition but at high risk of trunk failure due to advanced internal decay. The July 2025 reassessment reconfirmed that Tree #13, a 42-inch native oak, remains at high risk of structural failure. Resistograph testing showed significant internal decay, with up to 77% radial wood loss in some areas. While the tree was previously proposed for retention under the industrial use scenario with protective fencing, the transition to residential use introduces more frequent and prolonged public access, including by children. Due to the increased potential for injury, the consulting arborist now recommends removal of Tree #13. Oak tree removals approved as part of this Project would be mitigated in accordance with the City Zoning Code, requiring replacement plantings on an inch for inch basis of 25% of the inches of diameter at breast height of the oak trees removed. Additionally, the project has been designed in a manner to protect the Tree No. 10 and protection measures such as protection fencing will be required as conditions of approval. As a result of the trees being removed being in poor condition and mitigation oak trees will be planted on site as outlined in the City's Oak Preservation Ordinance, this Project's impacts on oak trees will remain as being less than significant.

There are no Habitat Conservation Plans or other related plans in the City of Paso Robles; therefore, no impact will occur.

***Mitigation Measures*:** MMs BIO-1 through BIO-2.

***Conclusion*:** With implementation of the above MMs, the Project would not have any new significant or substantially more severe impacts to biological resources (CEQA Guidelines § 15162(a)).

5. CULTURAL RESOURCES.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	MND, p. 12	No	No	No	**None required.**
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	MND, p. 12	No	No	No	**None required.**
c. Disturb any human remains, including those interred outside the formal cemeteries?	MND, p. 12	No	No	No	**MM CUL-1**

***Discussion*:** A Phase I archeological survey was conducted by Padre Associates, Inc. of the project site on July 1, 2022. The field investigation identified no prehistoric materials or historic cultural resources within the project site. Although the study did not identify any cultural resources, mitigation measure CUL-1 was included in the original Covelop project to require work to stop in the event that cultural materials are encountered during future ground disturbance. With the implementation of this mitigation measure, the previous project's impacts related to archeological resources were found to be less than significant with mitigation incorporated.

Since the proposed Project is within the same study/disturbance area, no impacts to cultural resources are anticipated consistent with the previous project. In the unlikely event that buried cultural materials are encountered during construction, CUL-1 will maintain the new Project's impacts related to archeological resources to be less than significant with mitigation incorporated.

***Mitigation Measures*:** CUL-1.

***Conclusion*:** With implementation of the above MM, the Project would not have any new significant or substantially more severe impacts to biological resources (CEQA Guidelines § 15162(a)).

6. ENERGY.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	MND, p. 13	No	No	No	**None required.**
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	MND, p. 13	No	No	No *(Refer to 2024 LSA Supplemental Memo)*	**None required.**

***Discussion*:** Under the original Covelop project scope, construction activities were anticipated to be temporary and consist of site preparation, grading, construction of buildings, paving, and installation of landscaping. The same is true for the proposed Project. According to the 2024 LSA Supplemental Memo, the construction schedule for the proposed Project is not yet known, therefore, default assumptions from CalEEMod were used, which was also the case for the prior Covelop project. It is anticipated construction sequencing will be designed to be efficient in order to avoid excess monetary costs. The proposed Project is also subject to air quality and energy efficiency requirements which are often referred to as Green Building Standards or the Building Energy Efficiency Standards, all of which are applicable standards to reduce inefficient, wasteful, or unnecessary consumption of energy. Furthermore, the City's General Plan and Conservation Element ensures the conservation and preservation of energy resources by increasing the energy efficiency of buildings, appliances, and buildings to the use of alternative forms of energy. Additionally, based on the 2024 LSA Supplemental Memo, the project would not exceed the Efficiency Threshold for operational emissions, the Project would not conflict with the CAP, Updated Strategic Action Plan Update, or the City of Paso Robles Climate Action Plan (PRCAP). Therefore, impacts to energy resources will remain as less than significant.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to energy consumption. Any unanticipated impacts to energy consumption that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to energy consumption in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to energy consumption (CEQA Guidelines § 15162(a)).

7. GEOLOGY AND SOILS.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or*	*Any new circumstances involving new significant impacts or*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*

		substantially more severe impacts?	***substantially more severe impacts?***		
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?	MND, p. 13-14	No	No	No	**None required.**
b. Result in substantial soil erosion or the loss of topsoil?	MND, p. 13-14	No	No	No	**None required.**
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	MND, p. 13-14	No	No	No	**None required.**
d. Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	MND, p. 13-14	No	No	No	**None required.**
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	MND, p. 13-14	No	No	No	**None required.**

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MND, p. 13-14	No	No	No	**None required.**

***Discussion*:** There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the California Building Code (CBC) to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences are typical requirements applied in conjunction with any new application type . Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

Per the General Plan EIR, the project site is located in an area with soil conditions that have a low potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project. The 2024 MND relied on a Geotechnical analysis which indicated the project assumed one and two story wood or metal framed construction. Geotechnical investigations were performed to evaluate soil conditions of the site. Groundwater was not encountered to a depth of twenty feet. The new Project has been designed to not exceed two-story construction and grading has a maximum cut height of approximately 10-feet, which is nearly identical to the original Covelop project and intended to balance the site where areas need to be cut versus receive fill. Additionally, the project site is in an area that is designated a low-risk area for landslides. Therefore, potential impacts due to landslides is less than significant since the project is not substantially more severe than what was originally proposed.

Per the General Plan EIR the soil condition is not erosive, expansive, or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/soils analysis has been conducted to evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study outlines the necessary grading techniques and erosion control plan to ensure that potential impacts due to soil stability will not occur.

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

There are no known paleontological or unique geologic features identified on-site. If resources are found during grading activities, appropriate recommendations will be made regarding their treatment and/or disposition; therefore, this project will result in less than significant impacts on paleontological resources and/or unique geologic features.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to geology and soils since it does not involve substantially more severe grading. Any unanticipated impacts to geology and soils that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to geology and soils in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to geology and soils (CEQA Guidelines § 15162(a)).

8. GREENHOUSE GAS EMISSIONS.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	MND, p. 15-16	No	No	No *(Refer to 2024 LSA Supplemental Memo)*	**None required.**

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	MND, p. 15-16	No	No	No	**None required.**

***Discussion*:** An Air Quality and Greenhouse Gas Emissions Analysis was originally completed by LSA in April 2023 for the previously approved project. The study found no conflicts with the 2001 Air Plan and determined that construction and operation would not generate air pollutants or GHG emissions exceeding SLO County APCD thresholds, impact sensitive receptors, or create objectionable odors.

In September 2024, LSA prepared a supplemental memo evaluating the proposed residential Project and confirmed it would also remain below all significance thresholds. The memo concluded that no significant impacts would occur for a project with fewer than 330 multi-family units. Because this Project proposed 154-units, well below the 330-unit threshold, this project remains consistent with the prior analysis.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to GHG emissions. Any unanticipated impacts to GHG emissions that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to GHG emissions in relation to the Project.

***Mitigation Measures*:** None

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts related to GHG emissions (CEQA Guidelines § 15162(a)).

9. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MND, p. 16-17	No	No	No	**None required.**
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	MND, p. 16-17	No	No	No	**None required.**
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school?	MND, p. 16-17	No	No	No	**None required.**
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant	MND, p. 16-17	No	No	No	**None required.**

to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	MND, p. 16-17	No	No	No	**None required.**
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	MND, p. 16-17	No	No	No	**None required.**
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	MND, p. 16-17	No	No	No	**None required.**
h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	MND, p. 16-17	No	No	No	**None required.**

***Discussion*:** Construction of the Project would involve the temporary transport, use, and disposal of potentially hazardous materials. These materials may include paints, adhesives, surface coatings, cleaning agents, fuels, and oils that are typically associated with any urban development project. These materials would be used temporarily during construction. All potentially hazardous materials associated with construction activities would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations, which further minimizes the potential risk associated with construction-related hazardous materials. The project does not include use of, transport, storage or disposal of hazardous materials that would create a significant hazard to the public or environment. Once construction has finished, the project would use industry-standard landscape and building maintenance products which would be stored in compliance with all applicable safety requirements to mitigate hazardous emissions. However, the project would not emit any hazardous materials and apply the appropriate precautionary storage and handling methods to ensure that hazardous materials on-site would not affect the environment or general public.

The Project is not identified as a hazardous site per Government Code section 65962.5, and the site is not situated near an airport safety zone. There are no schools within ¼ mile of the project site. Therefore, the project does not pose any potential threat related to hazardous materials.

The Project does not involve any element that might result in a new significant or substantially more severe hazards or hazardous materials impacts. Any hazards or hazardous materials impacts that may occur as a result of the project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe hazards or hazardous materials in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts related to hazards and hazardous materials (CEQA Guidelines § 15162(a)).

10. HYDROLOGY AND WATER QUALITY.					
Would the project:	***Where was the impact analyzed?***	***Do proposed changes involve new significant impacts or substantially more severe impacts?***	***Any new circumstances involving new significant impacts or substantially more severe impacts?***	***Any new information of substantial importance requiring new analysis or verification?***	***What MND MMs address impacts?***
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	MND, p. 17-18	No	No	No	**None required.**
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	MND, p. 17-18	No	No	No	**None required.**
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. would result in substantial erosion or siltation on- or off-site ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff iv. impede or redirect flood flows	MND, p. 17-18	No	No	No	**None required.**
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	MND, p. 17-18	No	No	No	**None required.**

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	MND, p. 17-18	No	No	No	**None required.**

***Discussion*:** Water use during construction would be limited to dust control measures for grading activities. The Project will not result in releasing water or wastewater from the site. The Project is subject to several existing regulations and programs, including the City's Storm Water Management Program and State Water Resources Control Board (SWRCB) Regulations. BMPs and PPMs are required to be incorporated into grading and construction plans for the short and long-term management and protection of water quality. The proposed Project's Stormwater Control plans include the use of drainage management areas (DMAs) and the use of low impact designs (LIDs). Therefore, considering these factors, the impacts as a result of the development of this Project on storm water will be less than significant.

The proposed project would be on the City's municipal water supply system, therefore it could not individually impact nearby well production. The City's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project. According to the 2020 Urban Water Management Plan (UWMP), Citywide, the City of Paso Robles anticipates a water demand of 9,451 acre-feet/year at full buildout, with supply availability projected to be 15,088 acre-feet/year to serve development during normal, dry, and multiple dry years. Based on UWMP indicating that City water resources exceeds the projected demand city wide, this Project's water use will have less than significant impact on the City's overall water system. Further, standard conditions applied to all new developments require the payment of development fees for water service expansion to mitigate its proportionate share of related impacts.

The proposed new/replaced impervious surface area is approximately 9.56-acres, nearly 2-acres less than the previously approved Covelop project. Post-Construction Stormwater Requirements (PCRs) will be satisfied through a variety of methods. Several different Stormwater Control Measures (SCMs) have been designed for implementation across the site, depending on proposed surface drainage conditions and subsurface retention requirements. In conclusion, the project's drainage system was designed to meet minimum drainage requirements outlined in the City of Paso Robles Standard Specifications and the Regional Water Quality Control Board's PCRs. Based on the stormwater retention plan, the impact will be less than significant.

The proposed project site is generally flat, and therefore will not result in substantial erosion on or off-site. Additionally, in compliance with State and local regulations, during construction erosion and/or stormwater control measures will be implemented during site disturbance; therefore, the Project is not expected to result in substantial erosion or siltation and impacts will be less than significant.

In accordance with the Paso Robles General Plan, there is no mudflow hazards located on or near the project site. Therefore, the project could not result in mudflow inundation impacts.

The project will incorporate all feasible means to manage water runoff on the project site. There is no wetland or riparian areas in the near vicinity, and the project could not result in impacts to aquatic habitat. Therefore, the project will not result in significant impacts to these resources.

***Mitigation Measures*:** None required.

***Conclusion*:** The project would not have any new significant or substantially more severe impacts to hydrology and water quality (CEQA Guidelines § 15162(a)).

11. LAND USE AND PLANNING.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Physically divide an established community?	MND, p. 18-19	No	No	No	**None required.**
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for	MND, p. 18-19	No	No	No	**None required.**

the purpose of avoiding or mitigating an environmental effect?					
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	MND, p. 18-19	No	No	No	**None required.**

***Discussion*:** The project site is adjacent to an urbanized area of the City with existing commercial and industrial development to the west and a few residential uses to the east. There is not an established community in this part of the City, therefore, the existing residences would not be physically divided as a result of the Project, which was also the case for the Covelop development. The integration of the proposed residential Project would create a more natural transition from the commercial uses to the existing residential uses.

The General Plan Land Use Element Policy LU-2I encourages infill residential development, including mixed-use development, in areas within walking distance to transit and other commercial services where the environmental impacts of the development would be minimized. By applying the Mixed-Use Overlay to this site, the Project would meet the policy to encourage opportunities for infill residential/mixed-use development, especially given the project site's proximity to adjacent commercial uses. Therefore, the Project is found to be consistent adopted General Plan Land Use Element.

As discussed in the Biological Resources section above, there are no sensitive natural habitats or species located on the site; further, no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore, there would be no conflicts.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to land use and planning. Any unanticipated impacts to land use and planning that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to land use and planning in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to land use and planning (CEQA Guidelines § 15162(a)).

12. MINERAL RESOURCES.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	MND, p. 19	No	No	No	**None required.**
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	MND, p. 19	No	No	No	**None required.**

***Discussion*:** There are no known mineral resources at this project site. The Project does not involve any element that might result in a new significant or substantially more severe impacts to mineral resources than the previously approved Covelop project. Any impacts to mineral resources that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any

new circumstances or new information that might result in new significant or substantially more severe impacts to mineral resources in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to mineral resources (CEQA Guidelines § 15162(a)).

13. NOISE.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	MND, p. 19-20	No	No	No *(Refer to 2025 45dB Acoustics Supplemental Memo)*	**None required.**
b. Generation of excessive groundborne vibration or groundborne noise levels?	MND, p. 19-20	No	No	No	**None required.**
c. For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	MND, p. 19-20	No	No	No	**None required.**

***Discussion*:** An Acoustic Study was completed by 45 dB in March 2023 for the previously approved Covelop project (P22-20), concluding that noise impacts would be less than significant and consistent with both daytime and nighttime standards in the Municipal Code.

In January 2025, 45 dB prepared a supplemental memo evaluating the conversion of the site to a residential housing development. The memo reconfirmed the ambient noise levels identified in the 2023 study and determined that the proposed residential use would remain compatible with surrounding conditions, with outdoor noise levels below the 65 dBA threshold and interior levels projected at DNL 36 dBA, well under the 45 dBA interior limit for Residential receiving land uses.

The Project may result in short-term construction noise and vibration from machinery. However, the construction noise is not anticipated to be excessive, and construction will only take place during daytime hours, 7 a.m. and 7 p.m. excluding Sundays and federal holidays. Therefore, impacts from groundborne vibration noise would be considered less than significant.

The Project is not located within an airport area subject to an airport land use plan and will thus not be impacted by airport-related noise.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to noise. Any unanticipated impacts to noise that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to noise in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to noise (CEQA Guidelines § 15162(a)).

14. POPULATION AND HOUSING.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	MND, p. 20-21	No	No	No	None required.
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	MND, p. 20-21	No	No	No	None required.

***Discussion*:** The proposed Project does not result in unplanned population growth. There is a large demand to house people who currently reside in the region who may be restricted to overcrowded or other unsatisfactory housing conditions.

The proposed development will be responsible for paying the required fees as part of the City's entitlement process, therefore impacts to City infrastructure are less than significant.

There are no residences located on the project site, therefore, there are no impacts related to the displacement of people.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to population and housing. Any unanticipated impacts to population and housing that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to population and housing in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to population and housing (CEQA Guidelines § 15162(a)).

15. PUBLIC SERVICES.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:	MND, p. 21	No	No	No	**None required.**
Fire protection?	MND, p. 21	No	No	No	**None required.**
Police protection?	MND, p. 21	No	No	No	**None required.**
Schools?	MND, p. 21	No	No	No	**None required.**
Parks?	MND, p. 21	No	No	No	**None required.**
Other public facilities?	MND, p. 21	No	No	No	**None required.**

***Discussion*:** The proposed Project would not result in a significant impact to fire or police protection, as the project site is located in the current service area by the City of Paso Robles Police and Fire Department. The project site is within the Paso Robles Joint Unified School District. Solid waste is managed by the San Luis Obispo Regional Integrated Waste Management Authority. Parks and public recreational facilities are located within proximity to the project site, including the regional Barney Schwartz Park located east of the site.

Regarding cumulative effects, the applicant is required to pay fees, which would go towards provision of municipal services. Therefore, potential impacts would be less than significant.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to public services. Any unanticipated impacts to public services that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to public services in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to public services (CEQA Guidelines § 15162(a)). All required impact fees supporting public services will be paid at the appropriate time in the construction process and ongoing as part of local property taxes.

16. RECREATION.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	MND, p. 21	No	No	No	**None required.**
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	MND, p. 21	No	No	No	**None required.**

***Discussion*:** The proposed Project would not result in a significant population increase, since the number of residential units being applied to the site in conjunction with the Mixed-Use Overlay is within the General Plan buildout of 44,000 population. Further, the Project is not anticipated to affect projected demand for parks and recreational facilities in the immediate area as the development plan demonstrates there will be on-site recreational facilities, including a central tot lot, clubhouse, and pool. The City's Parks and Recreation Element of the General Plan dictates improvements of existing parks as well as periodically assessing usage of park facilities, and identifying physical changes needed to accommodate anticipated land use patterns. As a result, several renovation upgrades to existing parks have been made in the last several years. Based on these ongoing actions, impacts to recreational facilities is anticipated to be less than significant.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to recreation. Any unanticipated impacts to recreation that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to recreation in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to recreation (CEQA Guidelines § 15162(a)).

17. TRANSPORTATION.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Conflict with a program plan, ordinance or policy establishing addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	MND, p. 22	No	No	No	**None required.**

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	MND, p. 22	No	No	No	**None required.**
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	MND, p. 22	No	No	No	**None required.**
d. Result in inadequate emergency access?	MND, p. 22	No	No	No	**None required.**

***Discussion*:** A Transportation Analysis was completed by CCTC in December 2022 for the previously approved Covelop project (P22-0020), concluding the project would generate 1,194 average daily trips, with 117 AM peak hour trips and 158 PM peak hour trips, and that no VMT or intersection impacts would occur.

In September 2025, CCTC completed a review of the new Project and compared the approved trips to the proposed trips. Using the ITE Trip Generation Manual, CCTC determined that the new Project would generate fewer daily and peak hour trips. Therefore, the proposed Project would result in lower traffic impacts than the previously approved Covelop project and would not cause significant impacts on intersection operations or VMTs.

The proposed circulation system, including roadways, transit, and bicycle and pedestrian facilities all comply with existing plans, ordinances, and policies. The Project will improve bike lane and pedestrian path connectivity along the existing Ardmore Road and will provide new connections to the east that are consistent with the City's Circulation Plan.

No hazardous geometric design features are included within or adjacent to the site's circulation.

The new Project has been reviewed by the City's Department of Emergency Services. The Project will not impede emergency access, and is designed in compliance with all emergency access safety features and to City emergency access standards.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to transportation. Any unanticipated impacts to transportation that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to transportation in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The Project would not have any new significant or substantially more severe impacts to transportation (CEQA Guidelines § 15162(a)).

18. TRIBAL CULTURAL RESOURCES.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section	MND, p. 22-23	No	No	No	**None required.**

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

***Discussion*:** A Phase I archeological survey was conducted by Padre Associates, Inc. of the project site on July 1, 2022. The field investigation identified no prehistoric materials or historic cultural resources within the project site. The site is located within an area characterized as low to moderate archaeological sensitivity, the existing landform has slightly been altered by an agricultural accessory structure and mainly used as pastureland for horses. The project area has excellent ground surface visibility, ranging from 60 to 95 percent, with discarded construction materials and oak detritus accounting for areas of reduced visibility. No tribal cultural resources were identified within the project area. Further, the original Covelop project initiated tribal notification in accordance with AB 52, with no further consultation requested as part of the project's review period. Based on the location and characteristics of the site, it is unlikely that there are tribal cultural resources.

The project does not involve any element that might result in a new significant or substantially more severe impact to tribal cultural resources. Any unanticipated impacts to tribal cultural resources that might occur as a result of the project would be within the scope of those discussed in the MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to tribal cultural resources in relation to the project.

***Mitigation Measures*:** None required.

***Conclusion*:** The project would not have any new significant or substantially more severe impacts to tribal cultural resources (CEQA Guidelines § 15162(a)).

19. UTILITIES AND SERVICE SYSTEMS.					
Would the project:	***Where was the impact analyzed?***	***Do proposed changes involve new significant impacts or substantially more severe impacts?***	***Any new circumstances involving new significant impacts or substantially more severe impacts?***	***Any new information of substantial importance requiring new analysis or verification?***	***What MND MMs address impacts?***
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	MND, p. 23-24	No	No	No	**None required.**
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	MND, p. 23-24	No	No	No	**None required.**
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	MND, p. 23-24	No	No	No	**None required.**
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	MND, p. 23-24	No	No	No	**None required.**
e. Comply with federal, state, and local statutes and regulations related to solid waste?	MND, p. 23-24	No	No	No	**None required.**

***Discussion*:** Per the City's General Plan EIR, Urban Water Management Plan, and Sewer System Management Plan, the City's water and wastewater treatment facilities are adequately sized, including planned facility upgrades, to provide water needed for the project and treat effluent resulting from this project. All new storm water resulting from this project will be managed on the project site and will not enter existing storm water drainage facilities or require expansion of new drainage facilities.

No new water or wastewater facilities, electric power, natural gas, or telecommunications will need to be constructed or expanded for this project.

During construction, most debris would consist of recyclable materials such as wood pallets, plastic and paper packaging and scrap metal that can be taken to the nearby waste recycling center and all other non-recyclable construction debris being taken to the nearby landfill. The landfill has a maximum permitted capacity of 6,495,000 cubic yards and a maximum permitted throughput of 450 tons of solid waste per day and 75,000 tons per

year, through October 1, 2051. As of December 31, 2017, the landfill had a remaining capacity of 4,216,402 cubic yards or approximately 65% of the maximum permitted. Operationally, large residential projects are anticipated to generate approximately 0.3021 yd3/unit, which equates to approximately 46 yd3. Further, the size/density of the project is within the City's General Plan buildout for population and due to consistency with the General Plan and the the City's Landfill Master Plan, the City's landfill has been determined to be adequate capacity to accommodate construction related and operational solid waste disposal for this project; therefore, there is no impact to solid waste infrastructure from this Project.

The Project will comply with all federal, state, and local solid waste regulations and will not generate solid waste in excess beyond state of local standards or capacity.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe impact to utilities and services systems. Any unanticipated impacts to utilities and service systems that might occur as a result of the Project would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe impacts to utilities and service systems in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The project would not have any new significant or substantially more severe impacts to utilities and service systems (CEQA Guidelines § 15162(a)).

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	MND, p. 24	No	No	No	**None required.**
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	MND, p. 24	No	No	No	**None required.**
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	MND, p. 24	No	No	No	**None required.**
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result	MND, p. 24	No	No	No	**None required.**

of runoff, post-fire slope instability, or drainage changes?					

***Discussion*:** The City of Paso Robles does not have an adopted emergency response plan or evacuation plan. Therefore, the Project would not impact an emergency response plan.

As previously identified, the site is not considered as being located within the wildland urban interface (WUI) and therefore would not need specific measures for fire-fighting purposes, beyond emergency vehicle access, clearance around structures, and connection to water. The Project has been reviewed by the City of Paso Robles Fire Department and designed with Fire Codes in mind. Given these considerations the impacts will be less than significant.

The Project site is relatively flat and not subject to landslide potential or significant drainage changes, therefore there would be no impact.

In summary, the Project does not involve any element that might result in a new significant or substantially more severe wildfire risk. Any impacts related to wildfire risk would be within the scope of those discussed in the 2024 MND. Furthermore, the City is not aware of any new circumstances or new information that might result in new significant or substantially more severe wildfire risk in relation to the Project.

***Mitigation Measures*:** None required.

***Conclusion*:** The project would not have any new significant or substantially more severe impacts to wildfire risk (CEQA Guidelines § 15162(a)).

21. MANDATORY FINDINGS OF SIGNIFICANCE.

Would the project:	*Where was the impact analyzed?*	*Do proposed changes involve new significant impacts or substantially more severe impacts?*	*Any new circumstances involving new significant impacts or substantially more severe impacts?*	*Any new information of substantial importance requiring new analysis or verification?*	*What MND MMs address impacts?*
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?	MND, p. 25	No	No	No	**None required.**
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when	MND, p. 25	No	No	No	**None required.**

view in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?					
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	MND, p. 25	No	No	No	**None required.**

***Discussion*:** As noted within the Biological Resources section of this environmental document, there are two mitigation measures related to habitat for nesting birds and SJKF that will reduce impacts on biological resources to less than significant. There will be no impact to fish habitat as well as no impact to fish and wildlife populations.

The Project will not have impacts that are individually limited, but cumulatively considerable.

The Project will not cause substantial adverse effects on human beings, either directly or indirectly.

***Mitigation Measures*:** None required.

***Conclusion*:** The project would not have any new significant or substantially more severe impacts to the environment.

C. ANALYSIS AND BACKGROUND MATERIALS. Earlier analyses and new supplemental analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). All documents area available for review at the City of Paso Robles Community Development Department - 1000 Spring Street, Paso Robles, CA 93446.

DOCUMENT TITLE
1. Mitigated Negative Declaration for Covelop, 2024
2. 45dB Acoustics Supplemental Memo for Ardmore Townhouses Project, 2025
3. Air Quality and Greenhouse Gas Supplemental Memo for Ardmore Townhouses Project, 2024
4. Heritage Tree Arboricultural Consulting Supplemental Memo for Ardmore Townhouses Project, 2025
5. Proposed Project - Plan Set, 2026
6. Proposed Project - Project Description, 2025

January 30, 2025

Acoustical Analysis:	**Requested by:**	**Client/Owner:**
Multifamily Housing 2930 Union Rd. Paso Robles, CA 93446	Kirk Consulting Attn: Ian McCarville 8830 Morro Rd. Atascadero, CA 93422	Covelop 1135 Santa Rosa St., Ste #210 San Luis Obispo, CA 93401

Addendum

45dB Acoustics LLC ("**45dB**") previously provided an acoustics study for the commercial/light industry development at the above address (most recent revision dated March 8, 2023).

The project plan has since been converted to a multifamily housing development. A site plan is shown in Figure 1.

45dB conducted a short-term measurement on January 29, 2025 between 9:45am and 11:30am north of the site and just north of an existing residence, and approximately 30 feet from the centerline of Ardmore Road (Figure 2). Paso Robles Fire Station Number 3 is located approximately 600 feet to the northwest of the site, at 2924 Union Road. Our previous study determined that noise levels due to transportation noise sources (i.e., primarily Highway 46 and, to a lesser extent, Union Road) for the site would be CNEL/DNL[1] 43 dBA or less. Ambient sound levels were approximately 50 dBA due to rather constant distant traffic from Highway 46 and Union Road; however sporadic semi-truck pass-byes on Ardmore Road of up to 82 dBA mean that the equivalent sound level for the 1.75-hour period was 55.6 dBA (Figure 3). Weather was foggy and breezy and may have elevated the noise levels somewhat due to higher propagation than on a clear day, along with wind noise on the sound level meter microphone, which together we anticipate may have elevated the noise levels by no more than 3dB. During our previous study, we were unaware of the frequency of semi-truck traffic on Ardmore Road, and we did not include significant truck traffic on Ardmore Road. **45dB** measured during the late morning rush-hour period when traffic counts are expected to be highest/worst case, which can be considered a "design level" and is generally anticipated to approximate the DNL level[2]. Sporadic backup beeping of trucks and semi-trucks were audible in our audio recordings. We estimate that the DNL at the measurement location adjacent to the roadway would be

[1] Day-Night Level, DNL, and Community Noise Equivalent Level, CNEL, generally agree within 1 dB, and are considered equivalent here.

[2] CalTrans: Technical Supplement Traffic Noise Analysis Protocol, Sept 2013: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf

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approximately equal to the LAeq for the 1.75-hour measurement period, i.e., DNL 56 dBA. Sound levels further away from Ardmore Road, and further away from Union Road and Highway 46, are anticipated to be less than DNL 56 dBA. As such, DNL 56 dBA is anticipated to be the highest noise level for the Project.

Per the City of Paso Robles Noise Element of the General Plan[3], a sound level of DNL 56 dBA remains below the maximum allowable limit of DNL 65 dBA for noise-sensitive outdoor areas for residential land uses (Table 1). Therefore, no mitigation measures are required for outdoor areas of the Project.

Standard construction assemblies and methods for the Project's constructed buildings would provide an outdoor-to-indoor noise reduction (NR) of at least 20 dB. This would yield interior spaces for the proposed Project's residences of DNL 36 dBA, which remains below the interior limit of DNL 45 dBA for interior residential projects (Table 1). As such, no additional mitigation measures are required in order for the Project to comply with the interior sound level limits of the Noise Element (and the overarching State Building Code Title 24). Because windows must remain closed in order to meet this interior noise level requirement, means of mechanical ventilation must be included in the Project's residential units.

Please contact me with any questions.

for ***45dB Acoustics, LLC,*** *a California Limited Liability Company:*



Sarah Taubitz, INCE, ASA
ST@45dB.com

[3] City of Paso Robles Noise Element of the General Plan:
https://www.prcity.com/DocumentCenter/View/28224/20191105-Adopted-Noise-Element

Figure 1: Ardmore site plan (supplied by client)

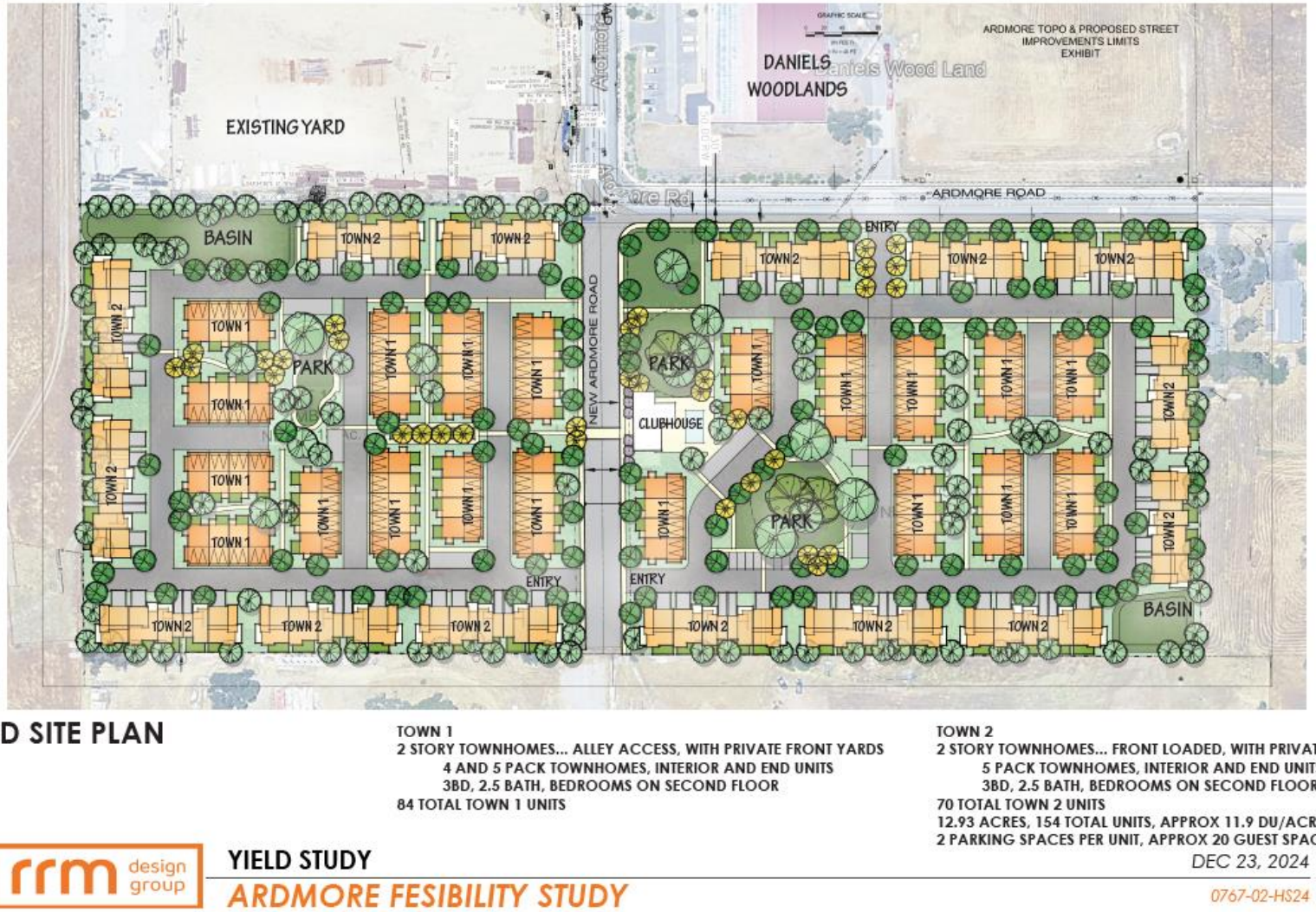

Figure 2: Short-term sound level measurement map with project overlaid



Figure 3: Short-term sound level measurement data

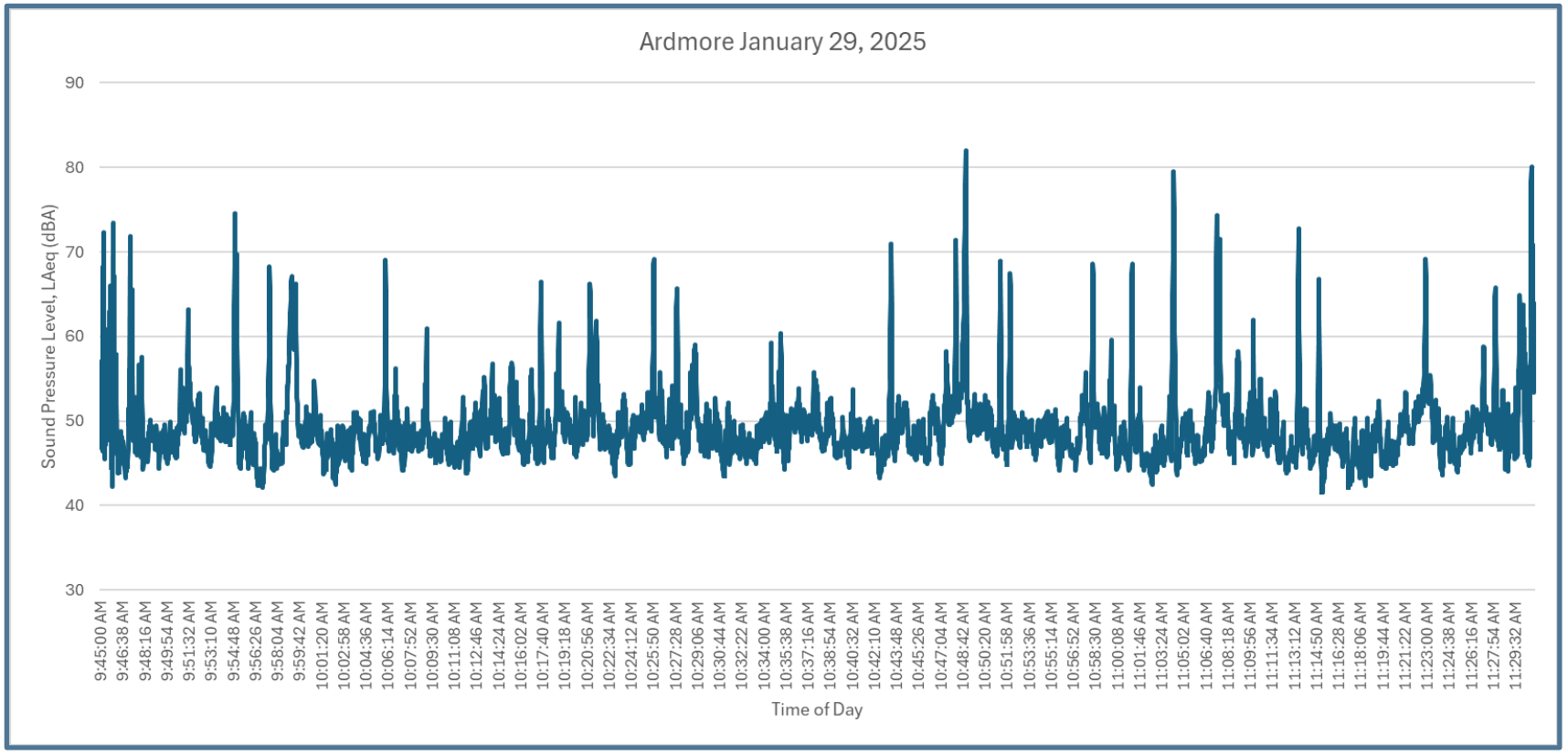

Exhibit B

Table 1: Noise Standards for New Uses Affected by Traffic or Railroad Noise

Table N
Noise Standards for New Uses Affected by Traffic or Railroad Noise
Paso Robles Noise Element

Land Use	Noise Sensitive[1] Outdoor Area – DNL[7]	Noise Sensitive Interior Spaces[2,3] DNL[7]	Leq[5,8]
Residential	65	45	---
Mixed Use Residential	---	45	---
Uptown Town Center S.P. Area (UTCSP) Residential (review map boundary)	70	45	---
Hotels, Hospitals[4] & Nursing Homes	65	45	---
Theaters & Auditoriums	---	---	35
Churches, Meeting Halls, Libraries	65	---	40
Schools[6]	---	---	40
Office/Professional	65	---	45
Commercial/Retail Buildings	---	---	50
Playgrounds, Parks, etc.	70	---	---
Industrial	---	---	50

Notes:

1. Noise sensitive areas are defined in the acoustic terminology section. Where there are no sensitive exterior spaces proposed as part of the new use, only the interior noise level standards shall apply.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
3. If the proposed use is exposed to railroad noise, in addition to the interior noise standards shown, a maximum (L_{max}) noise level standard of 70 dBA shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.
4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
5. As determined for a typical worst-case hour during periods of use.
6. Exterior areas of school uses are not typically noise-sensitive. As a result, the standards for schools are focused on the interior office and classroom spaces.
7. DNL = Day – Night Average Level (also denoted L_{dn}). Represents 24-hour average of noise with noise occurring during nighttime hours (10 pm to 7 am) penalized by 10 dBA prior to averaging.
8. Leq = Average or "Equivalent" noise level. Represents the energy average of all noise occurring during a given period (typically 1-hour).

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LOS ANGELES
PALM SPRINGS
POINT RICHMOND
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ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: September 24, 2024

TO: Ian McCarville, Senior Planner, Kirk Consulting

FROM: Amy Fischer, President
Bianca Martinez, Air Quality Specialist

SUBJECT: Air Quality and Greenhouse Gas Emissions Results Memorandum for the 2930 Ardmore Road Project

INTRODUCTION

LSA Associates, Inc. (LSA) has prepared an Air Quality and Greenhouse Gas Emissions Results Memorandum for the 2930 Ardmore Road Project (project). This memorandum provides an analysis of the project's potential air quality and greenhouse gas (GHG) impacts using the California Emissions Estimator Model version 2022.1 (CalEEMod). This analysis has been prepared using methods and assumptions recommended in the air quality impact assessment guidelines of the San Luis Obispo County Air Pollution Control District (SLO County APCD) and by the County of San Luis Obispo (County). This analysis also follows the guidelines within the SLO County APCD's *California Environmental Quality Act* (*CEQA) Air Quality Handbook*[1].

PROJECT BACKGROUND

In 2023, LSA prepared the Air Quality and Greenhouse Gas Analysis to evaluate the potential air quality and climate change impacts associated with the Ardmore Industrial Project (Original Project). Proposed development under the Original Project consisted of an approximately 125,812 square-foot (sq ft) warehouse and an office building on Lot 13 (Building 1) and four commercial, storage, manufacturing, and winemaking buildings totaling approximately 114,515 sq ft on Lot 6 (Buildings 2–5). Buildings 2 through 5 would include the following uses: 9,000 sq ft of office uses; 116,812 sq ft of warehouse uses; 7,392 sq feet of retail uses; 41,016 sq ft of winemaking uses; 40,271 sq feet of storage uses, and 25,836 sq ft of manufacturing uses.

The original project is being modified to replace the proposed industrial land uses with a multi-family housing development. The purpose of this memorandum is to determine and quantify the maximum number of dwelling units allowed under the proposed project site without exceeding the air quality SLO County APCD emissions thresholds of significance. This analysis evaluates the project as 170 dwelling units as the minimum and 330 units as the maximum that could be constructed.

[1] San Luis Obispo County Air Pollution Control District (SLO County APCD). 2012. *CEQA Air Quality Handbook*. April.

METHODOLOGY

Construction Emissions

The CalEEMod computer program was used to calculate emissions from on-site construction equipment and emissions from worker and vehicle trips to the site (provided as Appendix A). Construction schedule information is not yet known. Therefore, this analysis utilizes the default construction schedule from CalEEMod, which assumes that construction would begin in January 2025 and would end in 2026. As mentioned above, this analysis uses 170 dwelling units as the minimum and 330 as the maximum number of dwelling units for the project. Consistent with the previous *Air Quality and Greenhouse Gas Impact Report*[2], this analysis assumes 920 sq ft to be demolished. In addition, this analysis also assumes that the project would not require any soil import or export to the site. All other construction details are not yet known; therefore, default assumptions (e.g., construction equipment, worker and truck trips, and fleet activities) from CalEEMod were used.

Operational Emissions

Consistent with guidance for estimating emissions associated with land use development projects, the CalEEMod computer program was used to calculate the long-term operational emissions associated with the project. This analysis was conducted using the land use codes *Apartments Mid-Rise*. Trip generation rates used in CalEEMod for the project were based on CalEEMod default trip generation rates for the proposed land uses. In addition, the proposed project would not include any woodburning hearths, which was assumed in CalEEMod. Detailed project information in not yet known; therefore, this analysis does not include land uses associated with site improvements such as landscape and paved area. When project-specific data were not available, default assumptions from CalEEMod were used to estimate the Modified Project emissions.

Greenhouse Gas Emissions

GHG emissions associated with the project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term GHG emissions associated with project-related vehicular trips. Recognizing that the field of global climate change analysis is rapidly evolving, the approaches advocated most recently indicate that for determining a project's contribution to GHG emissions, lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, construction activities, and any other significant source of emissions within the project area. The CalEEMod results were used to quantify GHG emissions generated by the two project scenarios.

ANALYSIS RESULTS

This section identifies potential air quality and GHG emissions associated with the two project scenarios.

---

[2] LSA, Inc. 2023. *Air Quality and Greenhouse Gas Analysis for the Ardmore Industrial Project.* April.

Air Quality

Construction Emissions

Construction emissions are summarized below in Table A. Attachment A provides CalEEMod output sheets.

Table A: Modified Project Air Quality Construction Emissions

	ROG + NO_x (combined)		Diesel Particulate Matter (DPM)		Fugitive Dust[2] (PM_{10})
	pounds/day	**tons/quarter**	**pounds/day**	**tons/quarter**	**tons/quarter**
170 dwelling units					
Project Construction Emissions	78.0	0.9	1.4	<0.1	<0.1
SLO County APCD's Significance Threshold[1]	**137**	**2.5[3]**	**7**	**0.13[3]**	**2.5[3]**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**
330 dwelling units					
Project Construction Emissions	120.35	1.3	1.4	<0.1	0.1
SLO County APCD's Significance Threshold[1]	**137**	**2.5[3]**	**7**	**0.13[3]**	**2.5[3]**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**

Source: LSA (September 2024).
[1] Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
[2] Per SLO County APCD, any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5-ton PM_{10} quarterly threshold.
[3] Quarterly Tier 1 thresholds.
CARB = California Air Resources Board
DPM = diesel particulate matter
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SLO County APCD = San Luis Obispo County Air Pollution Control District

As shown in Table A, construction emissions associated with the project scenarios would be below the significance thresholds set by the SLO County APCD.

Operational Emissions

Table B provides the projects estimated operational emissions associated with the two project scenarios. Attachment A provides CalEEMod output sheets.

Table B: Modified Project Air Quality Operational Emissions

	ROG + NO_x (combined)		Diesel Particulate Matter (DPM)	Fugitive Dust (PM_{10})	
	pounds/day	**tons/year**	**pounds/day**	**pounds/day**	**tons/year**
170 Dwelling Units					
Project Operational Emissions	12.9	0.6	0.1	2.1	0.1
SLO County APCD's Significance Threshold[1]	**25**[2]	**25**	**1.25**[2]	**25**	**25**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**
330 Dwelling Units					
Project Operational Emissions	24.9	1.1	0.2	4.1	0.2
SLO County APCD's Significance Threshold[1]	**25**[2]	**25**	**1.25**[2]	**25**	**25**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**

Source: LSA (September 2024).
[1] Daily and annual emission thresholds are based on the California Health & Safety Code Division 26, Part 3, Chapter 10, Section 40918
CalEEMod = California Emissions Estimator Model
DPM = diesel particulate matter
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SLO County APCD = San Luis Obispo County Air Pollution Control District

Greenhouse Gas Emissions

Construction Greenhouse Gas Emissions

Using CalEEMod, it is estimated that construction of 170 units would generate a total of approximately 454.8 MT CO_2e during construction. When amortized over the 30-year life of the project, annual emissions would be 15.2 MT CO_2e. The construction of 330 units would generate 576.0 MT CO_2e during construction, when annualized over the life of the project, annual emissions would be 19.2 MT CO_2e.

Operational Greenhouse Gas Emissions

Long-term operation of the project would generate GHG emissions from mobile, area, waste, and water sources and indirect emissions from sources associated with energy consumption.

Following guidance from the SLO County APCD, GHG emissions were estimated using CalEEMod. Table C provides the estimated operational emissions associated with the two scenarios. Attachment A provides CalEEMod output sheets

Table C: Modified Project GHG Emissions (Metric Tons Per Year)

Types of Emissions	Operational Emissions			
	CO_2	CH_4	N_2O	CO_2e
170 Dwelling Units				
Mobile Source Emissions	408.1	<0.1	<0.1	417.6
Area Source Emissions	3.9	<0.1	<0.1	3.9
Energy Source Emissions	272.2	<0.1	<0.1	273.3
Water Source Emissions	4.2	0.2	<0.1	9.6
Waste Source Emissions	11.2	1.1	0.0	39.2
Total Operational Emissions				**743.6**
Amortized Construction Emissions				15.2
Total Annual Emissions				**758.8**
SLO County APCD Operational Year Numeric Threshold				**1,150.0**
Exceed?				**No**
330 Dwelling Units				
Mobile Source Emissions	792.2	0.1	0.1	810.7
Area Source Emissions	7.5	<0.1	<0.1	7.5
Energy Source Emissions	528.5	0.1	<0.1	530.6
Water Source Emissions	8.2	0.3	<0.1	18.6
Waste Source Emissions	21.8	2.2	0.0	76.2
Total Operational Emissions				**1,443.6**
Amortized Construction Emissions				19.2
Total Annual Emissions				**1,462.8**
SLO County APCD Operational Year Numeric Threshold				**1,150**
Exceed?				**Yes**
Service Population Emissions				**1.6**
SLO County APCD Scaled 2031 Service Population Threshold				**4.9**
Exceeds Threshold?				**No**

Source: LSA (September 2024).
Note = Some values may appear to be incorrect due to rounding.
CH_4 = methane
CO_2 = carbon monoxide
CO_2e = CO_2 equivalents
N_2O = nitrous oxide
SLO County APCD = San Luis Obispo County Air Pollution Control District

GHG emissions generated by the project would be less than significant if one or more of the following criteria are met: (1) the proposed project result in operational-related GHG emissions of less than 1,150 MT CO_2e per year, or (2) the proposed project would result in operational-related GHG emissions of less than 4.9 MT CO_2e per year per service population (residents plus employees).

As shown in Table C, the 170 units would generate approximately 758.8 MT CO_2e per year, which would not exceed the numeric threshold of 1,150 MT CO_2e.

Development of 330 units would generate approximately 1,462.8 MT CO_2e per year, which would exceed the 1,150 MT CO_2e threshold. Therefore, the following discussion evaluates the 330 units under the using the 4.9 MT CO_2e per year per service population threshold.

According to the 2050 Regional Growth Forecast for San Luis Obispo County, the forecasted household size in Paso Robles in 2015 was 2.78 residents.[3] Under the 330-unit scenario, the project would house approximately 917 persons. As such, the 330-unit scenario would result in a per service population emission of 1.6 MT CO_2e per year per service population, which would be below the SLO County APCD efficiency threshold of 4.9 MT CO_2e per year per service population.

CONCLUSION

Based on the analysis presented above, short-term construction emissions would not exceed the significant threshold criteria for daily ROG, NO_X, PM_{10}, or $PM_{2.5}$ emissions with a project size between 170 and 330 units. The long-term operational emissions would also not result in the generation of criteria pollutants that would exceed the thresholds of significance. In addition, the GHG emissions would not exceed the threshold of 1,150 MT CO_2e/yr; therefore, project-related GHG impacts would remain less than significant under a 170- or 330-unit project scenario. Based on the analysis presented above, the maximum number of units allowed on the project site would be approximately 330 multi-family units.

Attachments: A: CalEEMod Output Sheets

[3] San Luis Obispo Council of Governments (SLOCOG). 2017. *2050 Regional Growth Forecast for San Luis Obispo County.* Website: https://www.dropbox.com/s/rkukq86qtmtmgjz/2050RegionalGrowthForecast_June2017.pdf?dl=0 (accessed September 2024).

ATTACHMENT A

CALEEMOD OUTPUT SHEETS

Exhibit C

2930 Ardmore Road Project (170 Dwelling Units Scenario) Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2930 Ardmore Road Project (170 Dwelling Units Scenario)
Construction Start Date	1/6/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	24.6
Location	35.6421954541768, -120.65084092570058
County	San Luis Obispo
City	Paso Robles
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3307
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	170	Dwelling Unit	4.47	163,200	0.00	—	408	—

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1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	46.3	12.3	19.2	0.03	0.46	0.95	1.41	0.43	0.23	0.65	—	3,835	3,835	0.17	0.12	3,880
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	46.3	31.7	30.7	0.05	1.37	19.8	21.1	1.26	10.1	11.4	—	5,398	5,398	0.22	0.12	5,417
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.0	9.14	12.8	0.02	0.36	0.94	1.30	0.33	0.34	0.67	—	2,534	2,534	0.10	0.07	2,560
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.83	1.67	2.33	< 0.005	0.07	0.17	0.24	0.06	0.06	0.12	—	420	420	0.02	0.01	424

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	46.3	12.3	19.2	0.03	0.46	0.95	1.41	0.43	0.23	0.65	—	3,835	3,835	0.17	0.12	3,880

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Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	46.3	31.7	30.7	0.05	1.37	19.8	21.1	1.26	10.1	11.4	—	5,398	5,398	0.22	0.12	5,417
2026	46.2	11.7	18.7	0.03	0.41	0.95	1.35	0.38	0.23	0.60	—	3,774	3,774	0.15	0.12	3,813
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	10.0	9.14	12.8	0.02	0.36	0.94	1.30	0.33	0.34	0.67	—	2,534	2,534	0.10	0.07	2,560
2026	5.14	0.67	1.07	< 0.005	0.02	0.04	0.06	0.02	0.01	0.03	—	186	186	0.01	< 0.005	187
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.83	1.67	2.33	< 0.005	0.07	0.17	0.24	0.06	0.06	0.12	—	420	420	0.02	0.01	424
2026	0.94	0.12	0.20	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	—	30.8	30.8	< 0.005	< 0.005	31.0

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.70	3.13	24.9	0.03	0.12	2.15	2.27	0.12	0.54	0.66	77.6	4,342	4,419	8.16	0.19	4,692
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.75	3.22	16.4	0.03	0.12	2.15	2.26	0.11	0.54	0.66	77.6	4,241	4,319	8.19	0.20	4,586
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.31	3.17	23.9	0.03	0.12	2.01	2.13	0.12	0.51	0.63	77.6	4,148	4,226	8.17	0.19	4,493
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.70	0.58	4.35	0.01	0.02	0.37	0.39	0.02	0.09	0.11	12.8	687	700	1.35	0.03	744

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2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.89	1.97	14.8	0.03	0.03	2.15	2.17	0.03	0.54	0.57	—	2,656	2,656	0.21	0.16	2,719
Area	5.75	0.09	9.64	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	25.8	25.8	< 0.005	< 0.005	25.9
Energy	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,644	1,644	0.17	0.01	1,651
Water	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Waste	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17
Total	9.70	3.13	24.9	0.03	0.12	2.15	2.27	0.12	0.54	0.66	77.6	4,342	4,419	8.16	0.19	4,692
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.79	2.15	16.0	0.03	0.03	2.15	2.17	0.03	0.54	0.57	—	2,581	2,581	0.24	0.17	2,639
Area	4.89	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,644	1,644	0.17	0.01	1,651
Water	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Waste	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17
Total	8.75	3.22	16.4	0.03	0.12	2.15	2.26	0.11	0.54	0.66	77.6	4,241	4,319	8.19	0.20	4,586
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.58	2.01	14.7	0.02	0.03	2.01	2.03	0.03	0.51	0.54	—	2,465	2,465	0.22	0.16	2,522
Area	5.66	0.08	8.71	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	23.3	23.3	< 0.005	< 0.005	23.4
Energy	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,644	1,644	0.17	0.01	1,651
Water	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Waste	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237

Exhibit C

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17
Total	9.31	3.17	23.9	0.03	0.12	2.01	2.13	0.12	0.51	0.63	77.6	4,148	4,226	8.17	0.19	4,493
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.65	0.37	2.68	< 0.005	< 0.005	0.37	0.37	< 0.005	0.09	0.10	—	408	408	0.04	0.03	418
Area	1.03	0.02	1.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	3.86	3.86	< 0.005	< 0.005	3.87
Energy	0.01	0.20	0.08	< 0.005	0.02	—	0.02	0.02	—	0.02	—	272	272	0.03	< 0.005	273
Water	—	—	—	—	—	—	—	—	—	—	1.63	2.57	4.20	0.17	< 0.005	9.59
Waste	—	—	—	—	—	—	—	—	—	—	11.2	0.00	11.2	1.12	0.00	39.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.19
Total	1.70	0.58	4.35	0.01	0.02	0.37	0.39	0.02	0.09	0.11	12.8	687	700	1.35	0.03	744

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	3,437
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Off-Road Equipment	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	188
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.22	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	31.2
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.48	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	87.6	87.6	< 0.005	< 0.005	88.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.84	4.84	< 0.005	< 0.005	4.92
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.80	0.80	< 0.005	< 0.005	0.81
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

Exhibit C

3.3. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.43	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	72.8
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.14	0.14	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	12.1
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—

Exhibit C

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.56	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	102	102	< 0.005	< 0.005	104
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.41	1.41	< 0.005	< 0.005	1.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.23	0.23	< 0.005	< 0.005	0.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Off-Road Equipment	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	2,970
Dust From Material Movement	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.39	< 0.005	0.02	—	0.02	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	65.1
Dust From Material Movement	—	—	—	—	—	0.16	0.16	—	0.08	0.08	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	10.8
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.48	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	87.6	87.6	< 0.005	< 0.005	88.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

Exhibit C

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.93	1.93	< 0.005	< 0.005	1.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.32	0.32	< 0.005	< 0.005	0.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Off-Road Equipment	0.69	6.36	7.94	0.01	0.26	—	0.26	0.24	—	0.24	—	1,459	1,459	0.06	0.01	1,464
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.16	1.45	< 0.005	0.05	—	0.05	0.04	—	0.04	—	242	242	0.01	< 0.005	242
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.50	0.31	3.99	0.00	0.00	0.70	0.70	0.00	0.16	0.16	—	746	746	0.05	0.03	760
Vendor	0.02	0.60	0.24	< 0.005	0.01	0.11	0.11	0.01	0.03	0.03	—	408	408	0.01	0.06	428
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.49	0.35	3.90	0.00	0.00	0.70	0.70	0.00	0.16	0.16	—	715	715	0.03	0.03	726
Vendor	0.02	0.61	0.25	< 0.005	0.01	0.11	0.11	0.01	0.03	0.03	—	408	408	0.01	0.06	427
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.29	0.21	2.35	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	438	438	0.02	0.02	445
Vendor	0.01	0.38	0.15	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	249	249	0.01	0.04	260
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	72.6	72.6	< 0.005	< 0.005	73.8
Vendor	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	41.1	41.1	< 0.005	0.01	43.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

Exhibit C

3.9. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.3	56.3	< 0.005	< 0.005	56.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.32	9.32	< 0.005	< 0.005	9.35
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.47	0.32	3.66	0.00	0.00	0.70	0.70	0.00	0.16	0.16	—	702	702	0.03	0.03	713

Exhibit C

Vendor	0.01	0.59	0.23	< 0.005	0.01	0.11	0.11	0.01	0.03	0.03	—	401	401	0.01	0.06	419
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.6	16.6	< 0.005	< 0.005	16.9
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.41	9.41	< 0.005	< 0.005	9.84
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.75	2.75	< 0.005	< 0.005	2.79
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.56	1.56	< 0.005	< 0.005	1.63
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	—	1,350	1,350	0.05	0.01	1,355
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.31	0.43	< 0.005	0.01	—	0.01	0.01	—	0.01	—	66.6	66.6	< 0.005	< 0.005	66.8

Exhibit C

Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.0	11.0	< 0.005	< 0.005	11.1
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.60	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	115	115	< 0.005	0.01	116
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.70	5.70	< 0.005	< 0.005	5.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.94	0.94	< 0.005	< 0.005	0.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Exhibit C

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	134
Architectural Coatings	44.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	134
Architectural Coatings	44.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.17	0.23	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	26.4	26.4	< 0.005	< 0.005	26.5
Architectural Coatings	8.78	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.37	4.37	< 0.005	< 0.005	4.38

Exhibit C

Architectural	1.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.06	0.80	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	149	149	0.01	0.01	152
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.07	0.78	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	143	143	0.01	0.01	145
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.5	28.5	< 0.005	< 0.005	28.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.71	4.71	< 0.005	< 0.005	4.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	134
Architectural Coatings	44.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.10	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.2	15.2	< 0.005	< 0.005	15.2
Architectural Coatings	5.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.51	2.51	< 0.005	< 0.005	2.52
Architectural Coatings	0.92	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.06	0.73	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	140	140	0.01	0.01	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.1	16.1	< 0.005	< 0.005	16.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.66	2.66	< 0.005	< 0.005	2.70
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	3.89	1.97	14.8	0.03	0.03	2.15	2.17	0.03	0.54	0.57	—	2,656	2,656	0.21	0.16	2,719
Total	3.89	1.97	14.8	0.03	0.03	2.15	2.17	0.03	0.54	0.57	—	2,656	2,656	0.21	0.16	2,719

Exhibit C

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	3.79	2.15	16.0	0.03	0.03	2.15	2.17	0.03	0.54	0.57	—	2,581	2,581	0.24	0.17	2,639
Total	3.79	2.15	16.0	0.03	0.03	2.15	2.17	0.03	0.54	0.57	—	2,581	2,581	0.24	0.17	2,639
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.65	0.37	2.68	< 0.005	< 0.005	0.37	0.37	< 0.005	0.09	0.10	—	408	408	0.04	0.03	418
Total	0.65	0.37	2.68	< 0.005	< 0.005	0.37	0.37	< 0.005	0.09	0.10	—	408	408	0.04	0.03	418

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	282	282	0.05	0.01	285
Total	—	—	—	—	—	—	—	—	—	—	—	282	282	0.05	0.01	285
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	282	282	0.05	0.01	285
Total	—	—	—	—	—	—	—	—	—	—	—	282	282	0.05	0.01	285
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Apartments	—	—	—	—	—	—	—	—	—	—	—	46.7	46.7	0.01	< 0.005	47.1
Total	—	—	—	—	—	—	—	—	—	—	—	46.7	46.7	0.01	< 0.005	47.1

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,362	1,362	0.12	< 0.005	1,366
Total	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,362	1,362	0.12	< 0.005	1,366
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,362	1,362	0.12	< 0.005	1,366
Total	0.06	1.07	0.46	0.01	0.09	—	0.09	0.09	—	0.09	—	1,362	1,362	0.12	< 0.005	1,366
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.01	0.20	0.08	< 0.005	0.02	—	0.02	0.02	—	0.02	—	226	226	0.02	< 0.005	226
Total	0.01	0.20	0.08	< 0.005	0.02	—	0.02	0.02	—	0.02	—	226	226	0.02	< 0.005	226

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e

Exhibit C

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	3.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.85	0.09	9.64	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	25.8	25.8	< 0.005	< 0.005	25.9
Total	5.75	0.09	9.64	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	25.8	25.8	< 0.005	< 0.005	25.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	3.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	4.89	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.64	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Landscape Equipme	0.14	0.02	1.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.86	3.86	< 0.005	< 0.005	3.87
Total	1.03	0.02	1.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	3.86	3.86	< 0.005	< 0.005	3.87

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Total	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Total	—	—	—	—	—	—	—	—	—	—	9.85	15.5	25.4	1.01	0.02	57.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.63	2.57	4.20	0.17	< 0.005	9.59
Total	—	—	—	—	—	—	—	—	—	—	1.63	2.57	4.20	0.17	< 0.005	9.59

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Exhibit C

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237
Total	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237
Total	—	—	—	—	—	—	—	—	—	—	67.8	0.00	67.8	6.77	0.00	237
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	11.2	0.00	11.2	1.12	0.00	39.2
Total	—	—	—	—	—	—	—	—	—	—	11.2	0.00	11.2	1.12	0.00	39.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17

Exhibit C

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.19
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.19

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

Exhibit C

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Sequeste	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/6/2025	2/3/2025	5.00	20.0	—
Site Preparation	Site Preparation	2/4/2025	2/11/2025	5.00	5.00	—
Grading	Grading	2/12/2025	2/23/2025	5.00	8.00	—
Building Construction	Building Construction	2/24/2025	1/12/2026	5.00	230	—
Paving	Paving	1/13/2026	2/7/2026	5.00	18.0	—
Architectural Coating	Architectural Coating	9/22/2025	2/27/2026	5.00	115	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37

Exhibit C

Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	8.10	LDA,LDT1,LDT2
Demolition	Vendor	—	6.90	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—

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Site Preparation	Worker	17.5	8.10	LDA,LDT1,LDT2
Site Preparation	Vendor	—	6.90	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	8.10	LDA,LDT1,LDT2
Grading	Vendor	—	6.90	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	122	8.10	LDA,LDT1,LDT2
Building Construction	Vendor	18.2	6.90	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	8.10	LDA,LDT1,LDT2
Paving	Vendor	—	6.90	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	24.5	8.10	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	6.90	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Exhibit C

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%
Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	330,480	110,160	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	0.00	0.00	7.50	0.00	—
Grading	0.00	0.00	8.00	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%

Exhibit C

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	925	835	695	320,887	3,029	2,734	2,277	1,050,889

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	170
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

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Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
330480	110,160	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	330

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	504,542	204	0.0330	0.0040	4,251,069

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	5,137,740	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Exhibit C

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	126	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

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Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Construction: Off-Road Equipment	Assuming default equipment with tier 2 engines
Construction: Demolition	Consistent with previous analysis
Construction: Construction Phases	Assume building overlap between building construction, architectural coating, and paving phases

Exhibit C

2930 Ardmore Road Project (330 Dwelling Units Scenario) Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2930 Ardmore Road Project (330 Dwelling Units Scenario)
Construction Start Date	1/6/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	24.6
Location	35.6421954541768, -120.65084092570058
County	San Luis Obispo
City	Paso Robles
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3307
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	330	Dwelling Unit	8.68	316,800	0.00	—	792	—

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1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	88.7	13.2	23.9	0.03	0.47	1.84	2.31	0.43	0.44	0.87	—	5,062	5,062	0.24	0.21	5,141
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	88.6	31.7	30.7	0.05	1.37	19.8	21.1	1.26	10.1	11.4	—	5,398	5,398	0.22	0.21	5,417
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	18.6	9.70	15.3	0.02	0.36	1.42	1.78	0.33	0.45	0.78	—	3,207	3,207	0.13	0.13	3,251
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.39	1.77	2.78	< 0.005	0.07	0.26	0.33	0.06	0.08	0.14	—	531	531	0.02	0.02	538

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	88.7	13.2	23.9	0.03	0.47	1.84	2.31	0.43	0.44	0.87	—	5,062	5,062	0.24	0.21	5,141

Exhibit C

Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	88.6	31.7	30.7	0.05	1.37	19.8	21.1	1.26	10.1	11.4	—	5,398	5,398	0.22	0.21	5,417
2026	88.5	12.6	23.1	0.03	0.41	1.84	2.25	0.38	0.44	0.82	—	4,945	4,945	0.20	0.21	5,012
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	18.6	9.70	15.3	0.02	0.36	1.42	1.78	0.33	0.45	0.78	—	3,207	3,207	0.13	0.13	3,251
2026	9.90	0.69	1.23	< 0.005	0.02	0.07	0.10	0.02	0.02	0.04	—	225	225	0.01	0.01	228
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.39	1.77	2.78	< 0.005	0.07	0.26	0.33	0.06	0.08	0.14	—	531	531	0.02	0.02	538
2026	1.81	0.13	0.22	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	—	37.3	37.3	< 0.005	< 0.005	37.7

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	18.8	6.09	48.4	0.06	0.23	4.17	4.40	0.23	1.06	1.29	151	8,428	8,579	15.8	0.38	9,108
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	17.0	6.25	31.9	0.06	0.22	4.17	4.39	0.22	1.06	1.28	151	8,233	8,384	15.9	0.40	8,902
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	18.1	6.15	46.3	0.06	0.23	3.90	4.13	0.22	0.99	1.21	151	8,052	8,203	15.9	0.38	8,721
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.30	1.12	8.45	0.01	0.04	0.71	0.75	0.04	0.18	0.22	24.9	1,333	1,358	2.63	0.06	1,444

Exhibit C

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.56	3.82	28.8	0.05	0.06	4.17	4.22	0.05	1.06	1.11	—	5,156	5,156	0.41	0.31	5,278
Area	11.2	0.18	18.7	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	50.1	50.1	< 0.005	< 0.005	50.2
Energy	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	3,192	3,192	0.32	0.02	3,205
Water	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Waste	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27
Total	18.8	6.09	48.4	0.06	0.23	4.17	4.40	0.23	1.06	1.29	151	8,428	8,579	15.8	0.38	9,108
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.37	4.17	31.0	0.05	0.06	4.17	4.22	0.05	1.06	1.11	—	5,011	5,011	0.46	0.33	5,122
Area	9.50	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	3,192	3,192	0.32	0.02	3,205
Water	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Waste	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27
Total	17.0	6.25	31.9	0.06	0.22	4.17	4.39	0.22	1.06	1.28	151	8,233	8,384	15.9	0.40	8,902
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.96	3.90	28.5	0.05	0.05	3.90	3.95	0.05	0.99	1.04	—	4,785	4,785	0.42	0.31	4,896
Area	11.0	0.16	16.9	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	45.3	45.3	< 0.005	< 0.005	45.4
Energy	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	3,192	3,192	0.32	0.02	3,205
Water	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Waste	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460

Exhibit C

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27
Total	18.1	6.15	46.3	0.06	0.23	3.90	4.13	0.22	0.99	1.21	151	8,052	8,203	15.9	0.38	8,721
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.27	0.71	5.20	0.01	0.01	0.71	0.72	0.01	0.18	0.19	—	792	792	0.07	0.05	811
Area	2.01	0.03	3.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	7.49	7.49	< 0.005	< 0.005	7.52
Energy	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	528	528	0.05	< 0.005	531
Water	—	—	—	—	—	—	—	—	—	—	3.16	4.99	8.16	0.33	0.01	18.6
Waste	—	—	—	—	—	—	—	—	—	—	21.8	0.00	21.8	2.18	0.00	76.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.38
Total	3.30	1.12	8.45	0.01	0.04	0.71	0.75	0.04	0.18	0.22	24.9	1,333	1,358	2.63	0.06	1,444

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	3,437
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Off-Road Equipment	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	188
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.22	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	31.2
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.48	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	87.6	87.6	< 0.005	< 0.005	88.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.84	4.84	< 0.005	< 0.005	4.92
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.80	0.80	< 0.005	< 0.005	0.81
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

Exhibit C

3.3. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.43	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	72.8
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.14	0.14	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	12.1
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—

Exhibit C

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.56	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	102	102	< 0.005	< 0.005	104
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.41	1.41	< 0.005	< 0.005	1.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.23	0.23	< 0.005	< 0.005	0.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Off-Road Equipment	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	2,970
Dust From Material Movement	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.39	< 0.005	0.02	—	0.02	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	65.1
Dust From Material Movement	—	—	—	—	—	0.16	0.16	—	0.08	0.08	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	10.8
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.48	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	87.6	87.6	< 0.005	< 0.005	88.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

Exhibit C

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.93	1.93	< 0.005	< 0.005	1.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.32	0.32	< 0.005	< 0.005	0.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Off-Road Equipment	0.69	6.36	7.94	0.01	0.26	—	0.26	0.24	—	0.24	—	1,459	1,459	0.06	0.01	1,464
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.16	1.45	< 0.005	0.05	—	0.05	0.04	—	0.04	—	242	242	0.01	< 0.005	242
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.96	0.61	7.74	0.00	0.00	1.36	1.36	0.00	0.32	0.32	—	1,448	1,448	0.09	0.06	1,475
Vendor	0.03	1.16	0.47	0.01	0.01	0.20	0.21	0.01	0.06	0.07	—	793	793	0.03	0.12	830
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.95	0.68	7.57	0.00	0.00	1.36	1.36	0.00	0.32	0.32	—	1,388	1,388	0.06	0.06	1,409
Vendor	0.03	1.19	0.48	0.01	0.01	0.20	0.21	0.01	0.06	0.07	—	793	793	0.03	0.12	829
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.57	0.41	4.57	0.00	0.00	0.81	0.81	0.00	0.19	0.19	—	851	851	0.04	0.04	865
Vendor	0.02	0.73	0.29	< 0.005	0.01	0.12	0.13	0.01	0.03	0.04	—	482	482	0.02	0.07	505
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.07	0.83	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	141	141	0.01	0.01	143
Vendor	< 0.005	0.13	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	79.9	79.9	< 0.005	0.01	83.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

Exhibit C

3.9. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.3	56.3	< 0.005	< 0.005	56.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.32	9.32	< 0.005	< 0.005	9.35
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.91	0.63	7.10	0.00	0.00	1.36	1.36	0.00	0.32	0.32	—	1,363	1,363	0.06	0.06	1,384

Exhibit C

Vendor	0.02	1.14	0.45	0.01	0.01	0.20	0.21	0.01	0.06	0.07	—	778	778	0.03	0.11	813
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	32.2	32.2	< 0.005	< 0.005	32.8
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	18.3	18.3	< 0.005	< 0.005	19.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.34	5.34	< 0.005	< 0.005	5.42
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.03	3.03	< 0.005	< 0.005	3.16
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	—	1,350	1,350	0.05	0.01	1,355
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.31	0.43	< 0.005	0.01	—	0.01	0.01	—	0.01	—	66.6	66.6	< 0.005	< 0.005	66.8

Exhibit C

Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.0	11.0	< 0.005	< 0.005	11.1
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.60	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	115	115	< 0.005	0.01	116
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.70	5.70	< 0.005	< 0.005	5.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.94	0.94	< 0.005	< 0.005	0.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Exhibit C

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	134
Architectural Coatings	86.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	134
Architectural Coatings	86.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.17	0.23	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	26.4	26.4	< 0.005	< 0.005	26.5
Architectural Coatings	17.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.37	4.37	< 0.005	< 0.005	4.38

Exhibit C

Architectural	3.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.12	1.55	0.00	0.00	0.27	0.27	0.00	0.06	0.06	—	290	290	0.02	0.01	295
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.14	1.51	0.00	0.00	0.27	0.27	0.00	0.06	0.06	—	278	278	0.01	0.01	282
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.30	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	55.3	55.3	< 0.005	< 0.005	56.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.15	9.15	< 0.005	< 0.005	9.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	134
Architectural Coatings	86.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.10	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.2	15.2	< 0.005	< 0.005	15.2
Architectural Coatings	9.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.51	2.51	< 0.005	< 0.005	2.52
Architectural Coatings	1.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.13	1.42	0.00	0.00	0.27	0.27	0.00	0.06	0.06	—	273	273	0.01	0.01	277
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	31.2	31.2	< 0.005	< 0.005	31.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.16	5.16	< 0.005	< 0.005	5.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	7.56	3.82	28.8	0.05	0.06	4.17	4.22	0.05	1.06	1.11	—	5,156	5,156	0.41	0.31	5,278
Total	7.56	3.82	28.8	0.05	0.06	4.17	4.22	0.05	1.06	1.11	—	5,156	5,156	0.41	0.31	5,278

Exhibit C

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	7.37	4.17	31.0	0.05	0.06	4.17	4.22	0.05	1.06	1.11	—	5,011	5,011	0.46	0.33	5,122
Total	7.37	4.17	31.0	0.05	0.06	4.17	4.22	0.05	1.06	1.11	—	5,011	5,011	0.46	0.33	5,122
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.27	0.71	5.20	0.01	0.01	0.71	0.72	0.01	0.18	0.19	—	792	792	0.07	0.05	811
Total	1.27	0.71	5.20	0.01	0.01	0.71	0.72	0.01	0.18	0.19	—	792	792	0.07	0.05	811

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	547	547	0.09	0.01	553
Total	—	—	—	—	—	—	—	—	—	—	—	547	547	0.09	0.01	553
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	547	547	0.09	0.01	553
Total	—	—	—	—	—	—	—	—	—	—	—	547	547	0.09	0.01	553
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Apartments	—	—	—	—	—	—	—	—	—	—	—	90.6	90.6	0.01	< 0.005	91.5
Total	—	—	—	—	—	—	—	—	—	—	—	90.6	90.6	0.01	< 0.005	91.5

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	2,645	2,645	0.23	< 0.005	2,652
Total	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	2,645	2,645	0.23	< 0.005	2,652
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	2,645	2,645	0.23	< 0.005	2,652
Total	0.12	2.08	0.89	0.01	0.17	—	0.17	0.17	—	0.17	—	2,645	2,645	0.23	< 0.005	2,652
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	438	438	0.04	< 0.005	439
Total	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	438	438	0.04	< 0.005	439

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e

Exhibit C

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	6.78	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.72	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.66	0.18	18.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	50.1	50.1	< 0.005	< 0.005	50.2
Total	11.2	0.18	18.7	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	50.1	50.1	< 0.005	< 0.005	50.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	6.78	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.72	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	9.50	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Landscape Equipme	0.27	0.03	3.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.49	7.49	< 0.005	< 0.005	7.52
Total	2.01	0.03	3.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	7.49	7.49	< 0.005	< 0.005	7.52

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Total	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Total	—	—	—	—	—	—	—	—	—	—	19.1	30.2	49.3	1.96	0.05	112
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	3.16	4.99	8.16	0.33	0.01	18.6
Total	—	—	—	—	—	—	—	—	—	—	3.16	4.99	8.16	0.33	0.01	18.6

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Exhibit C

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460
Total	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460
Total	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.1	0.00	460
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	21.8	0.00	21.8	2.18	0.00	76.2
Total	—	—	—	—	—	—	—	—	—	—	21.8	0.00	21.8	2.18	0.00	76.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27

Exhibit C

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.27
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.38
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.38

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

Exhibit C

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Exhibit C

Sequeste	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/6/2025	2/3/2025	5.00	20.0	—
Site Preparation	Site Preparation	2/4/2025	2/11/2025	5.00	5.00	—
Grading	Grading	2/12/2025	2/23/2025	5.00	8.00	—
Building Construction	Building Construction	2/24/2025	1/12/2026	5.00	230	—
Paving	Paving	1/13/2026	2/7/2026	5.00	18.0	—
Architectural Coating	Architectural Coating	9/22/2025	2/27/2026	5.00	115	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37

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Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	8.10	LDA,LDT1,LDT2
Demolition	Vendor	—	6.90	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—

Exhibit C

Site Preparation	Worker	17.5	8.10	LDA,LDT1,LDT2
Site Preparation	Vendor	—	6.90	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	8.10	LDA,LDT1,LDT2
Grading	Vendor	—	6.90	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	238	8.10	LDA,LDT1,LDT2
Building Construction	Vendor	35.3	6.90	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	8.10	LDA,LDT1,LDT2
Paving	Vendor	—	6.90	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	47.5	8.10	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	6.90	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Exhibit C

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%
Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	641,520	213,840	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	0.00	0.00	7.50	0.00	—
Grading	0.00	0.00	8.00	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%

Exhibit C

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,795	1,620	1,350	622,899	5,879	5,306	4,420	2,039,961

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	330
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Exhibit C

Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
641520	213,840	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	330

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	979,406	204	0.0330	0.0040	8,252,074

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	9,973,260	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Exhibit C

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	244	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Exhibit C

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Construction: Off-Road Equipment	Assuming default equipment with tier 2 engines
Construction: Demolition	Consistent with previous analysis
Construction: Construction Phases	Assume building overlap between building construction, architectural coating, and paving phases

Exhibit D

1343 Bishop Street, San Luis Obispo, CA 93401
Tel: 805 234 8760 - Email: rodney@heritagetreeconsulting.com

July 31, 2025

To: Michael Stoltey - MD3 Investments, 893 Marsh Street, San Luis Obispo, CA 93401

Mr. Stoltey,

Per your request, the following memo is an update of recommendations regarding two (2) native oaks at your Ardmore Project located at 2930 Union Road, in Paso Robles, California.

You recently communicated to me that your intended use of the property located at 2930 Union Road, in the city of Paso Robles has changed from light industrial to residential.

You have asked me to review the oak impact and tree protection report I prepared for you on October 19, 2022 and update my recommendations regarding Tree 3 due to its failure and Tree #13 based on the new intended use of the property. Further, you have requested that oak mitigation calculations be updated to be consistent with the new assessments and recommendations.

Tree Assessment Updates

Since my original report was submitted to you in October of 2022, Tree #3 has failed to internal decay and root rot that affected its structural integrity. In my original report, I noted that the tree had several decay cavities throughout the trunk as well as in one scaffold branch. My recommendation at the time was for the tree's removal. Now that the tree has failed, this tree should be eliminated from the survey. The failed tree should not count toward the oak tree mitigation replacement calculation since it is no longer alive or standing. See Appendix A- Photographs – Photo 7.

Review of data from the original assessment of Tree 13:

I performed an advanced inspection of the tree's trunk integrity by employing the use of a Resistograph wood density measurement tool. The device measures the density of live wood and detects voids in the tree that are caused by decay.

> *I took 4 measurements of the wood density of the trunk at 3.5' above ground and 1 measurement at approximately 1' above ground. See below.*
>
> - *Sample 1 – west side of tree. Outer shell thickness was 7"*
> - *Sample 2 – south side of tree. Outer shell thickness was 8.5"*
> - *Sample 3 – east side of tree. Outer shell thickness was 8.5"*
> - *Sample 4 – east side of tree at scarred area on east side of trunk approximately 1' above ground. Outer shell thickness was 12".*
> - *Sample 5 – north side of tree. Outer shell thickness was 5".*

The tree had a diameter of 42 inches. The outer shell, live wood thickness of the trunk measured by the Resistograph showed a substantial loss of internal wood that provides structure to the tree. Sample 5 was the thinnest sample measured at 3.5' above ground.

At this location there was an approximate 77% radial loss of wood. Samples 2 and 3 were the thickest samples measured at 3.5' above ground, at these locations there was an approximate 60% radial loss of wood. Essentially all that is left of the trunk is a hollow tube that is supporting multiple tons of canopy weight.

As the decay continues, the wood will lose more structural integrity. Combined with forces from high wind events during winter storms, the tree will be even more likely to fail.

In my report dated October 19, 2022, I concluded through a tree risk assessment, that the risk of Tree #13 failing at the trunk due to advanced internal decay was HIGH.

When the project was planned for light industrial, I asserted that the only way I felt comfortable recommending retention of the tree was to restrict access by installing a permanent fence around the tree at the limits of a tree protection zone. The idea was that once access was restricted, the risk rating could be reduced to Moderate.

Through negotiations with the city planning department, your team agreed that the tree would be retained, but only if a permanent fence were built at the limits of a tree protection zone to restrict access.

Furthermore, no buildings were to be constructed within the strike zone in the event the tree were to fail at the trunk.

The reason for the restriction wase to protect people from being in the strike zone of the tree if it were to fail.

The use of light industrial, likely gives access to the property and the tree for approximately 12 hours per day. The conversion of this property to residential will raise the potential access to the tree to 24 hours per day. People and especially young people are attracted to trees for shade and for recreation. Although a fence could be built around the tree, I am not convinced the access would be restricted to a level high enough to protect the occupants of the proposed residential community.

I recommend to the City of Paso Robles planning department that Tree 13 be removed based on the risk of it failing and potentially severely injuring residents of the development.

See Appendix A Photographs – Photos 1-7 for photos of Tree 13 and for comparison, Trees 2 and 3. Tree 2 had significant internal decay similar to Tree 13 and was approved for removal by the City Council due to internal decay and risk of failure as part of your original oak tree removal permit. Tree 3, addressed earlier in this memo, failed due to internal decay and root rot. This is an example of what to expect as Tree 13 continues to decay.

Mitigation Tree Replacement Updates

In light of the changes of use for this project and the failure of one tree, I have updated oak the tree mitigation calculations. As a review, I have included the City's mitigation requirements below.

Exhibit D

The City of Paso Robles requires replacements for any native oak removed that is 6-inches in diameter or greater. This requirement is at the discretion of the Director of Public Works. The following is excerpted from the city's Oak Tree Ordinance 835 N.S.:

> Replacement oaks being equivalent to twenty-five percent of the diameter of the removed tree(s). (For example, the replacement requirement for removal of two trees of fifteen-inch DBH (thirty total diameter inches), would be seven and one-half inches (thirty inches removed multiplied by twenty-five hundredths replacement factor).
>
> This requirement could be satisfied by planting five, one and one-half inch caliper trees, or three, two- and one-half-inch caliper trees or any other combination totaling seven and one-half inches). A minimum of two, twenty-four-inch box, one and one-half inch minimum trunk caliper measurement trees shall be required for each oak tree removed.
>
> Replacement trees shall be located on the same property as where the tree is approved for removal or, subject to approval of the director, arrangements can be made to locate the replacement trees on public property. Planting standards for replacement trees shall he consistent with City Standard Details and Specification L-4 except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas. Oak tree preservation and maintenance measures shall be consistent with the provisions of this chapter.

The combined diameter of the oak trees proposed for removal within your project is 265 inches. Twenty-five percent of 265 inches is 67 inches. Therefore thirty-four (34) native oaks at 2-inch caliper would be required to be planted on the premises or somewhere in the city if approved by the Public Works Director's. See table below for replacement calculations.

Tree #	DBH	Recommendation
Tree 1	43"	Remove
Tree 2	47"	Remove
Tree 3	47"	Dead (not included in calcs.)
Tree 4	52"	Remove
Tree 9	51"	Remove
Tree 10	51"	Retain and Protect
Tree 11	30"	Remove
Tree 13	42"	Remove
Total inches proposed for removal	265"	
25% of 265"	67"	
Tree replacements @ 2" caliper	34	

Please feel free to contact me with any questions.
Thank you,

Rodney D. Thurman – Owner

ISA Board Certified Master Arborist PN-2684BUM
ISA Tree Risk Assessors Qualification

Appendices: Photographs

Appendix A – Photographs



Photo 1 – Tree 13 with view to northeast. Outwardly, the tree appears to be healthy but internal rot makes it structurally unstable.



Photo 2 – Tree 13 with root decay cavity on south side of tree indicated by arrow.



Photo 3 – Tree 13 with bulging root-crown indicating possible butt-rot.



Photo 4 – Tree 2 in 2022. Outwardly, the tree appears to be healthy but internal rot makes it structurally unstable.

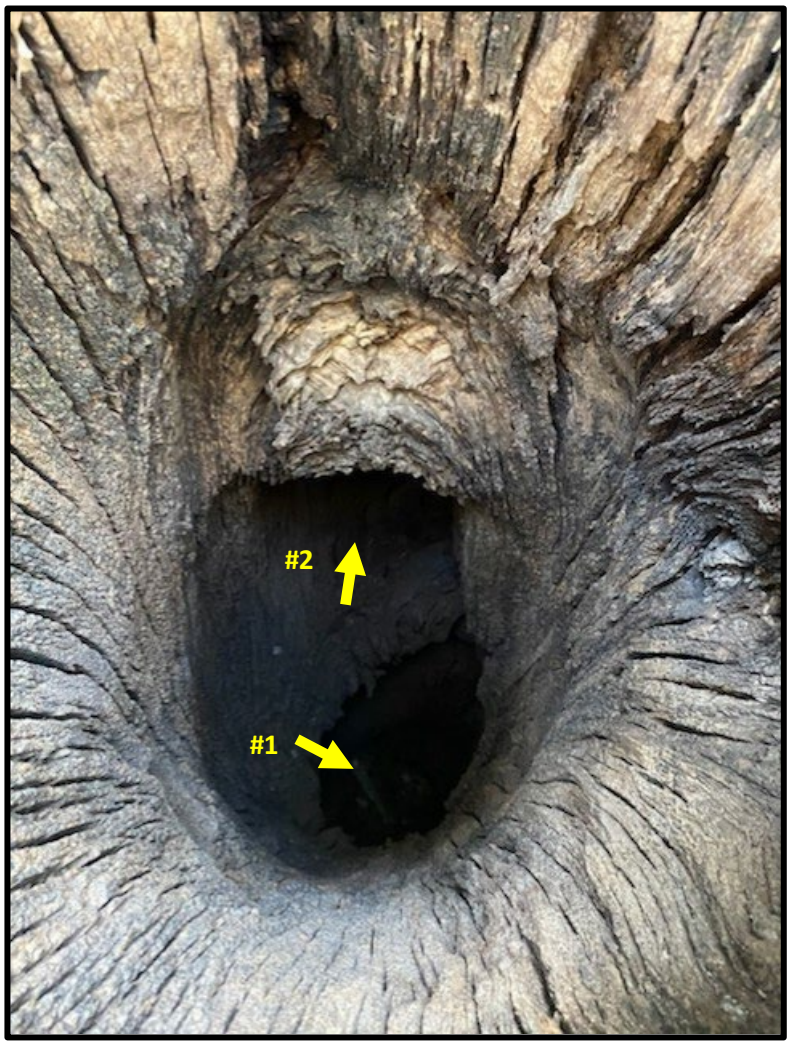


Photo 5 – Tree 2 in 2022. View of interior decay cavity formed by failed scaffold. Arrow 1 shows depth of cavity down to roots of tree. Arrow 2 shows decay that has advanced into eastern scaffold branch. The tree has high potential to fail due to internal decay.



Photo 6 – Tree 3 in 2022. Outwardly, the tree appears to be moderately healthy but internal rot made it structurally unstable.



Photo 7 – Tree 3 – July 2025. The tree has died due to root rot and failed because of internal decay and root rot.

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
Covelop
Public Review Period September 11, 2023 to October 10, 2023

1. PROJECT TITLE:	Covelop
Entitlements:	Planned Development PD 22-20, Conditional Use Permit 22-20 and Tentative Parcel Map PR 22-0054
2. LEAD AGENCY:	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
Contact Person:	Darren Nash, City Planner
Phone Number:	(805) 237-3970
Email:	dnash@prcity.com
3. PROJECT LOCATION:	2930 Union Road, Paso Robles, CA APN: 025-362-043
4. PROJECT PROPONENT:	Covelop/MDF
Contact Person:	Ian McCarville
Phone Number:	(805) 461-5765
Email:	Ian@kirk-consulting.net
5. GENERAL PLAN DESIGNATION:	CS (Commercial Service)
6. ZONING:	C3-PD (Commercial-Light Industrial, Planned Development Overlay)

7. PROJECT DESCRIPTION:

The project consists of subdividing an existing 7.54-acre gross lot (Lot 6), into two parcels totaling 4.15 acres gross (Parcel A) and 3.39 acres gross (Parcel B). The site has a General Plan land use designation of Commercial Service (CS) and is zoned Commercial-Light industrial with a Planned Development Overlay (C3-PD). Site development will consist of six (6) buildings totaling 240,327 square feet of floor area across Lots 6 and 13, site access, circulation, drainage improvements, and the extension of Ardmore Road. Lot 13 will be developed with one large warehouse building consisting of 116,812 sq. ft. of warehouse space and 9,000 sq. ft. of office space. Parcels A and Parcel B will be developed with five (5) smaller buildings totaling 114,515 sq. ft. of building area that will consist of a mix of retail, manufacturing, winemaking, and storage uses. A retention basin is proposed at the northeastern corner of the site to capture surface runoff. The project will result in approximately 14 acres of site disturbance and +/-19,803 CY cut and +/- 43,612 CY fill. The project also includes the construction of 310 vehicle parking spaces, 16 motorcycle parking spaces, and 114,529 sq. ft. of landscaping. (See Site Plan, Attachment 3)

The project is proposed to be implemented in two phases. Phase I will consist of the development of Lot 13, the construction of buildings 2, 3 and 4 and access, circulation, parking, retention basin, and landscaping on Lot 6 ("Parcel A"), and the construction of Ardmore Extension. Phase II will consist of buildings 5 & 6 ("Parcel B") with the adjacent parking and site circulation improvements.

There are eight (8) existing native oak trees onsite, seven (7) of which are in poor or very poor condition and one (1) that is in good condition. The project proposes the removal of six (6) oak trees that are in poor or very poor condition. The two remaining trees are to be protected and preserved during construction. The City has an Oak Tree Preservation Ordinance which requires the City Council to authorize the removal of trees that are not clearly diseased or dying. This project will require the City Council to review the oak trees requested for removal.

8. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

Existing uses on the project site consist of abandoned agricultural structures and a +/- 12 acres of horse pasture. The site is mostly flat with gently rolling slopes downwards from north to south to a non-jurisdictional swale running across the southern edge of the site. There are eight (8) existing native oak trees onsite, seven (7) of which are in poor or very poor condition and one (1) that is in good condition. Native soils withing the project site are predominantly within the Arbuckle-San Ysidro Complex and the San Ysidro Loam.

Surrounding uses include Commercial/Light Industry zoned parcels to the north (residence, horse pasture), east (residences, animal raising), and west (Daniels Wood Land, Spurr/Case Pacific Construction/outdoor storage yard), and Residential Single Family and Residential Agriculture zoned parcels to the south (vacant, rangeland). The parcels to the south of the project area are within the boundary of the North Chandler Ranch Specific Plan. North Chandler Ranch was approved for 879 dwelling units, however, there are no current plans to start on this development. (See Vicinity Map, Attachment 2)

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

San Luis Obispo County Air Pollution Control District, Regional Water Quality Control Board

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with AB 52, the City provided formal notification on April 11th, 2023 to the designated contact or tribal representative of traditionally and culturally affiliated California Native American tribes that have requested notice. At the time of publishing this report no consultation request has been received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐	Aesthetics	☐	Agriculture / Forestry Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial Discussion:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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

September 8, 2023

Signature *Date*

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	
Discussion: The site is located in an area where there are existing large acreage residential uses in an area of the City that is zoned for commercial and light-industrial uses (C3). In addition to the residential properties, there are existing adjacent industrial uses such as the Case Pacific and Dave Spurr construction office and outdoor storage yards. The Paso Robles School District bus maintenance yard is also located on Ardmore Road, at Golden Hill Road. The other surrounding properties consist of existing residences on C3 zoned land. The project site is not located on a scenic vista and does not include scenic resources, therefore there is no impact.					
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	
Discussion: The project will not substantially damage any scenic resources within a state scenic highway. The project proposesto remove 6 out of the 8 oak trees on the site as a result of the project Arborist concluding that the trees are in poor health, but none of these trees are located within or visible from a state scenic highway. Moreover, the City's Oak Tree Preservation Ordinance allows for the City Council to approve the removal of oak trees in relation to a development project by making findings. The Arborist reports for the project indicate that the 6 oaks proposed for removal have health issues and need to be removed to prevent future hazard situations with the new proposed buildings. Based on the trees not being located within a scenic highway, and since the oaks would be removed in a manner consistent with the City Ordinance, including the requirement to plant mitigation trees at a rate of 25-percent of the diameter removed, the proposed project would result in a less than significant impact relating to this issue.					
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐	
Discussion: The project would not conflict with applicable zoning or other regulations governing scenic quality. This site is zoned C3-PD, and since it has PD Overlay Zoning, a development plan is required. In addition to the PD requirement, Section 21.13 of the Zoning Code requires a conditional use permit to be processed. The overlay zoning, along with the special conditions, is required to give the Planning Commission the opportunity to review land use proposals to ensure quality development is approved in this area of the City. The proposed light industrial, warehouse project is the type of development anticipated in the C3-PD zoning district in this Ardmore Road area of the City. The project is designed in a manner that has high aesthetic quality and will not substantially degrade visual character from surrounding public views, therefore this project's impacts to existing visual character and quality of public views is less than significant.					
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	
Discussion: Standard conditions require that all new lighting be adequately shielded. A condition of approval requires Staff to review light fixtures for proper shielding prior to the issuance of a building permit. As a result, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and the proposed project's potential impact relating to this issue would be less than significant.					

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	
Discussion: The project site is designated in the General Plan and is zoned on the City's Zoning Map for commercial development. The property is not identified in the City General Plan, Conservation Element (Figure OS-1, Important Farmland) as having either prime or unique farmland of statewide importance. Therefore, the project would not result in impacts on converting prime or other significant soils to urban land uses.					
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	
Discussion: The project would not conflict with zoning for agricultural use. The Project Site is not zoned for agriculture and is not under a Williamson Act Contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract and would result in no impact.					
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒	
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	
Discussion (c-d): The project site is not zoned for forest land or timberland resources and only contains a few scattered Oak trees. Therefore, no impacts associated with forest land or timberland would occur with the implementation of the project. Additionally, the project site is an open field and contains no forest land. The project would not result in the removal or conversion of forest land; therefore, no impacts would occur.					
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒	
Discussion: The proposed project would not cause other changes in the environments that could indirectly result in the conversion of farmland to non-agricultural uses. The project site does not conflict with existing zoning either, as the site is not designated as farmland or forest land, nor is it surrounded by those uses. The development of this project will have no impact on agricultural or forest resources.					

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	

Discussion (a): The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The CEQA thresholds of significance established by the SLOAPCD are designed to meet the objectives of the Clean Air Plan and in doing so achieve attainment status with state standards.

The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts. Short term impacts are associated with the grading and development portion of a project where construction generates dust from grading and site preparation, and emissions from construction equipment, but the impacts end when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment), related to the proposed project.

Short term impacts:
An Air Quality and GHG Analysis was prepared for the project by LSA (Attachment 7). Predicted maximum daily construction emissions for the proposed project are summarized in Table J (below). Construction generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants exceeds the SLO APCD's thresholds of significance. The emission projections in Table J account for the conventional construction equipment that will be utilized during grading and construction activities. Additional sources of air pollutant emissions include emissions from on-road motor vehicles used to transport materials and personnel.

As identified in the Air Quality and GHG analysis, Table J Air Quality Construction Emissions demonstrate that although the activities would increase the emission of O3 precursor pollutants GOD and NOx, DPM, and fugitive dust, it would not exceed the thresholds of significance establish by the SLO APCD for the purposes of reducing air pollution and its deleterious health effects, and therefore not require mitigation. Based on the project not exceeding the established threshold, criteria pollutant emissions generated during project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.

Table J: Air Quality Construction Emissions

	ROG + NO_x (combined)		Diesel Particulate Matter (DPM)		Fugitive Dust[2] (PM_{10})
	pounds/day	tons/quarter	pounds/day	tons/quarter	tons/quarter
Project Construction Emissions	86.1	1.2	1.1	0.1	<0.1
SLO County APCD's Significance Threshold[1]	137	2.5[3]	7	0.13[3]	2.5[3]
Exceeds Threshold?	No	No	No	No	No

Long term impacts:
Implementation of the project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, and CO as well as ozone precursors such as ROG and NOx. Project generated increases in emissions would be predominantly associated with motor vehicle use. Long-term operational emissions attributable to the project are identified in Table K (below) and are compared to the operational significance thresholds established by the SLO APCD. As shown in Table K, the Project's emissions would not exceed any SLO APCD thresholds for any criteria air pollutants, therefore impacts would be less than significant.

Table K: Air Quality Operational Emissions

	ROG + NO_x (combined)		Diesel Particulate Matter (DPM)	Fugitive Dust[2] (PM_{10})	
	pounds/day	tons/year	pounds/day	pounds/day	tons/year
Project Operational Emissions	16.9	3.1	0.1	1.0	0.2
SLO County APCD's Significance Threshold[1]	25[2]	25	1.25[2]	25	25
Exceeds Threshold?	No	No	No	No	No

Based on the analysis presented above, the proposed project would not conflict with the 2001 Clean Air Plan and construction and operation of the proposed project would not result in the generation of criteria air pollutants that would exceed SLO County APCD thresholds of significance. The proposed project is not expected to produce significant emissions that would affect nearby sensitive receptors. The project would also not result in objectionable odors affecting a substantial number of people. GHG emissions released during construction and operation of the project are estimated to be lower than significance thresholds and would not be cumulatively considerable. The proposed project would generally be consistent with the State GHG reduction goals and the City's CAP.

b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air standard?	☐	☐	☐	☒	

Discussion: As shown in Table K in Discussion A above, the emissions associated with the operations of the project would be well below the significance thresholds set by the SLO County APCD. Therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS, resulting in no impact.

c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	

Discussion: There are no sensitive receptors located within 1,000 feet of the project site. The project site is primarily surrounded by commercial and a few residential land uses. Therefore, it is not anticipated that sensitive receptors would be exposed to airborne particulates and construction equipment pollutants. In addition, project construction pollutant emissions would be below the SLO County APCD significance thresholds. Once the project is constructed, the project would not be a source of substantial pollutant emissions. Therefore, impacts to sensitive receptors are less than significant.

d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐	

Discussion: During construction, the various diesel-powered vehicles and equipment in use on site would result in localized odors. These odors would be temporary and will not be noticeable for extended periods of time beyond the project site. Additionally, the proposed uses that would be developed within the project site are not expected to produce any offensive odors that would result in frequent odor complaints. Therefore, odor impacts from the project will be less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
IV. BIOLOGICAL RESOURCES. Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	

Discussion: The proposed project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS). A Biological Resource Assessment (BRA) was prepared by David Wolff Environmental, LLC, dated July 24, 2023 (See Attachment 4). The BRA studied the 14-acre study area for biological resources. . The BRA concluded that there are no special status plant species within the project site. Additionally, no special status wildlife species or evidence of nesting birds was identified. The BRA did indicate that the project site may provide suitable habitat to support some special-status wildlife species, based on suitable habitat and regional (less than five miles) documented occurrences. These species include the San Joaquin Kit Fox (SJKF) and migratory nesting birds.

Based on the potential impacts to occur to special status biological resources, mitigation measures are included for this project. With incorporation of the following mitigation measures the projects impacts on Biological Resources will be less than significant.

MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.
If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less-than-significant level.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the CDFW and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.
- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

Based on the findings described above establishing the existing conditions of biological resources within the project site, and incorporation of the recommended mitigation measures, implementation of the proposed project would not result in any substantial adverse effects on biological, botanical, or wetland habitat resources. Therefore, with mitigation measures incorporated into the project, direct and indirect project impacts on biological resources would be considered to be less than significant.

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

Discussion: A Biological Resource Assessment (BRA) was prepared for the project dated July 24, 2023. The BRA indicates that field surveys were conducted and concludes that no wetlands, water of the U.S./State or riparian habitat occur on the project site. Additionally, there were not any other sensitive natural communities are located on the site. Therefore, this project's impacts on riparian and sensitive habitats are less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐	

Discussion: The Biological Study indicates that there are two swale features observed onsite and were determined to not be subject to the Clean Water Act or California Fish and Game Code jurisdiction due to a lack of defined bed and bank structure. In addition, consultation with the RWQCB confirmed that similar to the Case Pacific project and Spurr project sites to the west, they would not regulate the swales as waters of the state pursuant to the Porter Cologne Act due to lack of wetland habitat and low beneficial uses. Therefore, this project's impact on protected wetlands are less than significant.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐	

Discussion: The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species, nor will it substantially interfere with established native resident or migratory wildlife corridors. Furthermore, the project will not impede the use of native wildlife nursery sites. According to Figure 4.3-2 San Joaquin Kit Fox Mitigation Area (see Figure 6 of the BRA, Attachment 4), of the City of Paso Robles General Plan EIR, the project site is not located within the Kit Fox Mitigation Area and considered part of the developed portion of the City, therefore, compensatory mitigation is not required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	

Discussion: There are eight oak trees on the site. The project proposes the removal of six oak trees, all of which are in poor or very poor condition. The two remaining oak trees (Tree No. 10 & 13) may have additional impacts associated with grading within the critical root zone and trimming for construction purposes. Oak tree removals approved as part of this project would be mitigated in accordance with the City Zoning Code, requiring replacement plantings on an inch for inch basis of 25% of the inches of diameter at breast height of the oak trees removed. Additionally, the project has been designed in a manner to protect the Tree No. 10 and 13 and protection measures such as protection fencing will be required as conditions of approval.

As a result of the trees being removed being in poor condition and mitigation oak trees will be planted on site as outlined in the City's Oak Preservation Ordinance, this project impacts on oak trees will be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	

Discussion: There are no Habitat Conservation Plans or other related plans in the City of Paso Robles; therefore, no impact will occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
V. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒	

Discussion: The project will not result in a substantial adverse change in the significance of a historical resource; indeed, the project will not impact a historical resource at all. A Phase I Archaeological Study completed for the project did not identify any historic resources within the Project site; moreover, no historic resources were identified within the Project site during the pedestrian survey. Proposed Project impacts will not affect historic resources and no further historic study or monitoring is warranted.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐	

Discussion: The Phase I Archaeological Study prepared for the Project did not identify any cultural resources within the project site, and no cultural resources were identified within the project site during the pedestrian survey. Proposed project impacts will not affect cultural resources and no further archaeological study or monitoring is warranted.

Although the study did not identify any cultural resources, mitigation measure CUL-1 will require work to stop in the event that cultural materials are encountered during future ground disturbance. With the implementation of this mitigation measure, the project's impacts related to archeological resource is less than significant with mitigation incorporated.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐	

Discussion (c): A Phase I archeological survey was conducted by Padre Associates, Inc. of the project site on July 1, 2022. The field investigation identified no prehistoric materials or historic cultural resources within the project site. Located within an area characterized as low to moderate archaeological sensitivity, the existing landform has slightly been altered by an agricultural accessory structure and mainly used as pastureland for horses. The project area has excellent ground surface visibility, ranging from 60 to 95 percent, with discarded construction materials and oak detritus accounting for areas of reduced visibility.

Although the study did not identify any cultural resources including human remains, mitigation measure CUL-1 will require work to stop in the event that cultural materials including human remains are encountered during future ground disturbance, Padre recommends stopping all activity within a 100-foot radius of the find and contacting a County-qualified archaeologist, therefore this project impacts on human remain disturbance is less than significant with mitigation incorporated.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
VI. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐	**1**
Discussion: The proposed project is a commercial development, consistent with the City's General Plan and does not require rezoning. The existing land use and proposed development will not use or promote the use of non-renewable resources in a wasteful and inefficient manner. Further, the project is subject to air quality and energy efficiency requirements which are often referred to as Green Building Standards or the Building Energy Efficiency Standards, all of which are applicable standards to reduce inefficient, wasteful, or unnecessary consumption of energy. Therefore, impacts to energy resources are less than significant.					
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	**1, 5**
Discussion: The project would be required to be in full compliance with the California Building Code, including applicable green building standards and building energy efficiency standards. Furthermore, the City's General Plan and Conservation Element ensures the conservation and preservation of energy resources by increasing the energy efficiency of buildings, appliances, and buildings to the use of alternative forms of energy. Additionally, the project would not exceed the Efficiency Threshold for operational emissions or operation emission plus the amortized constriction emissions, the Project would not conflict with the CAP, Updated Strategic Action Plan Update, or the City of Paso Robles Climate Action Plan (PRCAP). Therefore, impacts to this environmental factor are less than significant.					

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
VII. GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒	
Discussion (a-i): The project would not cause potential substantial adverse effects relating to the rupture of a known earthquake fault, as addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas River valley. The Rinconada Fault system runs on the west side of the valley and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the California Building Code (CBC) to all new development within the city. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of person or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.					
ii) Strong seismic ground shaking?	☐	☐	☒	☐	**1, 2, 3**

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

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	**1, 2, 3**

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a low potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project. The design of any structures on-site would incorporate measures to incorporate design measures into the project; therefore, impacts for seismic-related ground failure are less than significant.

iv) Landslides?	☐	☐	☒	☐	**1**

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

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	**1, 2, 3**

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

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	

Discussion: See response to item VII.a.iii above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒	

Discussion: See response to item VII.a.iii above.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	

Discussion: The project does not propose to use septic tanks or alternative wastewater disposal systems; therefore, no impacts would occur. No further analysis is warranted.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	

Discussion: There are no known paleontological or unique geologic features identified on-site. If resources are found during grading activities, appropriate recommendations will be made regarding their treatment and/or disposition; therefore, this project will result in less than significant impacts on paleontological resources and/or unique geologic features.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
VIII. GREENHOUSE GAS EMISSIONS. Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	

Discussion (a):

Short term:

Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to the project site, and off-road construction equipment. The SLO County APCD does not have an adopted threshold of significance for construction related emissions. It's estimated that the proposed project would generate a total of approximately 1,875.0 metric tons of CO_2E during construction. When amortized over the 30-year life the of project, annual emissions would be 62.5 metric tons of CO_2e. Once construction is complete, the generation of these emissions will cease.

Long Term:

Operation of the project would result in GHG emissions predominantly associated with motor vehicle use Long-term operational GHG emissions attributable to the project as a whole are identified in Table L. Project operations are expected to generate 1,201.6 metric tons of CO_2E emissions annually.

Table L: GHG Emissions (Metric Tons Per Year)

Types of Emissions	Operational Emissions				
	CO_2	CH_4	N_2O	CO_2e	Percentage of Total
Mobile Source Emissions	495.0	<0.1	<0.1	507.0	45
Area Source Emissions	6.4	<0.1	<0.1	6.5	<1
Energy Source Emissions	445.0	0.1	<0.1	448.0	39
Water Source Emissions	44.3	1.8	<0.1	101.0	9
Waste Source Emissions	21.9	2.2	0.0	76.6	7
Total Operational Emissions				1,139.1	100
Amortized Construction Emissions				62.5	—
Total Annual Emissions				1,201.6	—
SLO County APCD Operational Year Numeric Threshold				1,150	—
Exceed?				Yes	—
Service Population Emissions				4.8	
SLO County APCD Scaled 2031 Service Population Threshold				4.9	
Exceeds Threshold?				No	

The project is compared with the SLO APCD efficiency-based threshold of 4.9 metric tons of CO_2E per project service population per year. The SLO APCD's approach is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. The project would emit 4.8 metric tons of CO_2E per service population per year, which is below the SLO APCD threshold of 4.9 metric tons of CO_2E per service population per year. Since the project would not exceed the Efficiency Threshold, the Project for operation emissions or operational emissions plus amortized construction emissions would not conflict with the CAP, Updated Strategic Action Plan, or the City of Paso Robles Climate Action Plan (PRCAP). Therefore, the project's cumulative contribution of GHG emissions would be less than significant and the projects cumulative GHG impacts would be less than cumulatively considerable.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	

The following analysis evaluates the proposed project's consistency with adopted plans to reduce GHG emissions. As described above, the City adopted a CAP in November 2013. The consistency of the project with the goals of this CAP fulfills the CEQA goal of fully informing local-agency decision-makers of the environmental impact of the project under consideration at a stage early enough to ensure that GHG emissions are addressed. Although the CAP does not include a target for 2030, the measures in the plan will continue to provide reductions after the milestone year and help demonstrate continued progress toward achieving the SB 32 2030 target. The following CAP measures would be applicable to the proposed project:

- Measure E-4: Incentives for Exceeding Title 24 Energy Efficiency Building Standards
- Measure E-5: Energy Efficient Public Realm Lighting Requirements
- Measure E-6: Small-Scale On-Site Solar PV Incentive Program
- Measure TL-5: Transport Demand Management Incentives
- Measure TL-6: Parking Supply Management
- Measure W-1: Exceed the SB X7-7 Water Conservation Target
- Measure S-1: Solid Waste Diversion Rate

Future tenants of the project are unknown at this time, but they would implement transportation measures consistent with the CAP to reduce VMT. The proposed project would also be consistent with the CAP goal of increasing water and energy efficiency in new buildings by complying with the latest California Building Code (Title 24), including the latest CALGreen Code standards. In addition, the proposed project would comply with local and State laws regarding solar energy. Construction of the project would include a diversion of construction waste from landfills to recycling consistent with current local and State standards and CAP goals to increase diversion and reduction of waste. As such, the proposed project would be consistent with applicable CAP measures. Therefore, the proposed project would be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, the proposed project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒	
Discussion: The proposed project does not include the routine transport, use or disposal of hazardous materials. Therefore, the project will not have an impact on this environmental factor.					
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	
Discussion: The proposed project would not result in impacts from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor would it result in impacts from accidental release of materials into the environment. During construction, the proposed project would involve the transport of general construction materials. Construction activities would involve the use of fuels and greases for the construction equipment; however, the use, storage, transport, and disposal of these materials will be carried out in accordance with federal, state, and local laws, ordinances and regulations. Therefore, the project would have a less than significant impact on this environmental factor.					
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	
Discussion: There are no existing or proposed schools located within ¼ mile of the project; therefore, there would be no impact of hazardous materials emission on local schools.					

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	
Discussion: The project site is not included on a hazardous materials site list; therefore, there is no impact from this project.					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒	
Discussion: The project is not located within an airport safety zone; therefore, there is no impact.					
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	
Discussion: The City does not have any adopted emergency response plans. As proposed, the development would not interfere with emergency response, therefore there is not impact.					
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒	
Discussion: The site is not located in an area that is considered wildland, therefore there is no impact from wildland fires.					
X. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	
Discussion: Water use during construction would be limited to dust control measures for grading activities. The project will not result in releasing water or wastewater from the site. The project is subject to several existing regulations and programs, including the City's Storm Water Management Program and State Water Resources Control Board (SWRCB) Regulations. BMPs and PPMs are required to be incorporated into grading and construction plans for the short and long-term management and protection of water quality. The proposed project's Stormwater Control plans include the use of drainage management areas (DMAs) and the use of low impact designs (LIDs). Therefore, considering these factors, the impacts as a result of the development of this project on storm water will be less than significant.					
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	**7**
Discussion: The project site is within the city limits and is zoned for commercial development. The City's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project. According to the 2020 Urban Water Management Plan (UWMP), Citywide, the City of Paso Robles anticipates a water demand of 9,451 acre-feet/year at full buildout, with supply availability projected to be 15,088 acre-feet/year to serve development during normal, dry, and multiple dry years. Based on UWMP indicating that City water resources exceeds the projected demand city wide, this projects water use will have less than significant impact on the City's overall water system Standard conditions applied to all new developments require the payment of development fees for water service expansion to mitigate its proportionate share of related impacts.					
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐	

Discussion: The proposed new/replaced impervious surface area is approximately 11.52-acres. Post-Construction Stormwater Requirements (PCRs) will be satisfied through a variety of methods. Several different Stormwater Control Measures (SCMs) have been designed for implementation across the site, depending on proposed surface drainage conditions and subsurface retention requirements. In conclusion, the project's drainage system was designed to meet minimum drainage requirements outlined in the City of Paso Robles Standard Specifications and the Regional Water Quality Control Board's PCRs. Based on the stormwater retention plan, the impact will be less than significant.					
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐	
Discussion: The proposed project site, as discussed in Section VII. Geology/Soils, is generally flat, and therefore will not result in substantial erosion on or off-site. Additionally, in compliance with State and local regulations, during construction erosion and/or stormwater control measures will be implemented during site disturbance; therefore, the project is not expected to result in substantial erosion or siltation and impacts will be less than significant.					
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐	
iv) impede or redirect flood flows?	☐	☐	☒	☐	
Discussion (ii-iv): See the discussion in X.a (above) for discussion on the stormwater management approach. Measures and BMPs will be installed and implemented to decrease the amount/rate of surface runoff during storm events. Impacts will be less than significant.					
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	
Discussion: The proposed project is not in any flood hazard, tsunami, or seiche zones; therefore, there no impact will occur due to this environmental factor.					
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	
Discussion: See the discussion in X.a for discussion on the stormwater management approach. Measures and BMPs will be installed and implemented to adhere to the City's Stormwater Management Program, therefore impacts would be reduced to less than significant.					

Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**Source**
XI. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	☐	☐	☐	☒	**1, 2**
Discussion: The project is a commercial development in a commercial district and is adjacent to other commercial uses. Some residences are located to the east of the site, but no established community would be physically divided as a result of the project.					
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	**1, 2**

Discussion: The proposed project is located within the Commercial Service (C3) District, which is defined as, "Areas for highway-related, commercial services, and light industrial uses," in the City of Paso Robles General Plan Land Use Element. The application includes a request to establish a mix of commercial services and light industrial uses; warehouse, retail, manufacturing, and winemaking uses with supporting office and storage space. The proposed uses are consistent with the C3 District land use category, therefore, there is no impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XII. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒	**1**
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	**1**
Discussion (a and b)**:** There are no known mineral resources at this project site. No impacts will occur.					

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XIII. NOISE. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	**1**

Discussion: An Acoustical Analysis was completed by 45 dB in March of 2023.

The Study concluded that existing daytime hourly noise levels due to road traffic noise, primarily from Highway 46, range up to 43 dBA at the north property line adjacent to an existing residence, as predicted from published traffic counts and the FHWA's Traffic Noise Model implemented into SoundPLAN®. The proposed project was modeled to analyze the potential noise impact on the neighboring land uses. Noise levels associated with the project are anticipated to comprise of the following:

- Traffic noise associated with the increased traffic on Ardmore Road
- Traffic and parking activities of 994 passenger vehicles daily in the surrounding parking lots
- Truck traffic and loading of up to 80 semi-trucks daily at the loading docks on the west side of Building 1
- Truck traffic and loading of up to 60 medium delivery trucks daily at the loading dock and in the service/loading lane along the north side of Building 6
- Truck traffic and loading of up to 60 medium delivery trucks daily in the service/loading lane along the south side of Building 3
- 37 rooftop HVAC units on the six Project buildings, each modeled with a sound power level of 87 dBA rel 10-12 W (i.e., sound pressure level of 76 dBA rel 20µPa at 1-m).
- All site activities were assumed to occur during daytime hours between 7am and 7pm
- No vehicle idling was included for the service/loading lanes near Buildings 3 and 6 or near the loading docks at Building 1
- Refrigerated trucks are not expected at the Project site and were not included as a noise source in the model

With the project in place and the above assumptions about site traffic and rooftop HVAC equipment, the modeled Daytime Hourly LAeq levels along the property lines adjacent to residential land uses ranged up to 55 dBA and Nighttime Hourly LAeq levels ranged up to 45 dBA, both of which comply with the City of Paso Robles Municipal Code Daytime limit of 55 dBA and Nighttime limit of 45 dBA for residential land uses, therefore, this projects impacts to ambient noise levels are less than significant. The analysis concluded that the project would comply with the Paso Robles Municipal Code Daytime, Evening, and Nighttime Hourly limits.

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	**1**

Discussion: Based on the proposed light-industrial/commercial type uses, groundborne noise and vibration generated by the project will not be significant. All construction activity will be required to comply with the City's construction time requirements of 7am to 7pm Monday thru Saturday, unless exception is allowed for by the Building Official. Groundborne vibration and noise related to construction activity is anticipated to be low, since noise would only occur during daytime hours of construction and would cease upon completion of the project. Therefore, impacts from groundborne vibrations are considered to be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	

Discussion: The project is not located within the geographic boundaries of the Airport Land Use Plan, therefore there is no impact.

Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**Source**
XIV. POPULATION AND HOUSING. Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐	**2**

Discussion: The project site is currently undeveloped land and jobs created can be absorbed by the local and regional employment market and will not create the demand for new housing or population growth. Therefore, impacts to population growth are less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	

Discussion: There are no residences located on the project site, therefore, there are no impacts related to the displacement of people.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XV. PUBLIC SERVICES. Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☐	☒	**1, 10**
Fire protection?	☐	☐	☐	☒	
Police protection?	☐	☐	☐	☒	
Schools?	☐	☐	☐	☒	
Parks?	☐	☐	☐	☒	
Other public facilities?	☐	☐	☐	☒	

Discussion: The project would be designed and constructed in accordance with Paso Robles Department of Emergency Services (EMS) requirements for access, fire water supply, and vegetation management. With adherence to these requirements, the project poses a low fire hazard and is not expected to impact capacity or service levels. No new or modified government facilities are needed to provide fire protection for the project. Therefore, there would be no impact to EMS.

The project site is located in the City of Paso Robles, which provides police protection and public safety within the city limits. Construction and operation of the project would not generate a material demand on police services. As such, the project is not expected to result in an adverse impact on City of Paso Robles Police Department response times, service ratios, or other performance objectives, nor would the project result in the need for new or modified police facilities to serve the site. No new or modified government facilities are needed to provide police protection for the project, therefore, there would be no impact for Police services.

The project would not generate population growth. Therefore, there would be no impact to schools, parks, or other public facilities.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XVI. RECREATION.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	**1**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒	**1**

Discussion (a and b)**:** The project would not encourage new housing demands and use of recreational facilities, therefore the project results in no impacts to recreational facilities.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XVII. TRANSPORTATION. Would the project:					
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐	
Discussion: This project is consistent with the City's C3 and CS zoning and land use designations. The proposed project would generate approximately 1,194 net new vehicle trips per weekday, including 117 AM peak hour trips and 158 PM peak hour trips. The project would not significantly impact intersection operations and would have a less than significant impact on vehicle miles traveled. As required by all development projects with the approval of a building permit, the applicant shall be required to pay transportation impact fees established by the City Council in affect at the time of occupancy to mitigate future impacts with planned development in the City.					
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐	
Discussion: A Transportation Analysis was prepared for this project by Central Coast Transportation Consulting, dated December 7, 2022 (Attachment 10), which indicates that the project would generate approximately 1,194 net new vehicle trips per weekday, including 117 AM peak hour trips and 158 PM peak hour trips, which would not significantly impact intersection operations and would have a less than significant impact on vehicle miles traveled, and therefore would not conflict or be inconsistent with CEQA Section 1504.3(b).					
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	
Discussion: There are no hazardous design features associated with, planned for, or will result from this project. No impact will occur.					
d) Result in inadequate emergency access?	☐	☐	☐	☒	
Discussion: The project has been reviewed by the City's Department of Emergency Services. The project will not impede emergency access and is designed in compliance with all emergency access safety features and City emergency access standards. The project would result in no impact to emergency access.					

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XVIII. TRIBAL CULTURAL RESOURCES.					
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐	

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐	

Discussion: A Phase I archeological survey was conducted by Padre Associates, Inc. of the project site on July 1, 2022. The field investigation identified no prehistoric materials or historic cultural resources within the project site. Located within an area characterized as low to moderate archaeological sensitivity, the existing landform has slightly been altered by an agricultural accessory structure and mainly used as pastureland for horses. The project area has excellent ground surface visibility, ranging from 60 to 95 percent, with discarded construction materials and oak detritus accounting for areas of reduced visibility. No tribal cultural resources were identified within the project area. Therefore, impacts to tribal cultural resources are less than significant.

Letters were sent to the six tribes who requested notification for development plans as outlined in AB 52. As of this time the city has not received any request for further consultation. As mentioned above, based on the location and characteristics, it is unlikely that there are tribal cultural resources.

Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**Source**
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒	

Discussion: Per the City's General Plan EIR, Urban Water Management Plan, and Sewer System Management Plan, the City's water and wastewater treatment facilities are adequately sized, including planned facility upgrades, to provide water needed for the project and treat effluent resulting from this project. All new storm water resulting from this project will be managed on the project site and will not enter existing storm water drainage facilities or require expansion of new drainage facilities. No new water or wastewater facilities, electric power, natural gas, or telecommunications will need to be constructed or expanded for this project, therefore there are no impacts.

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

Discussion: The project is permitted is permitted with a Development Plan and a Conditional Use Permit, in the current land use and zoning designations; therefore, the project can be served with existing water resource entitlements available and will not require expansion of new water resource entitlements. This project will have a less than significant impact on the City's water supply.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒	

Discussion: Per the City's SSMP, the wastewater treatment facility has adequate capacity to serve this project as well as existing commitments; therefore, there is no impact.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒	
Discussion: During construction, most debris would consist of recyclable materials such as wood pallets, plastic and paper packaging and scrap metal that can be taken to the nearby waste recycling center and all other non-recyclable construction debris being taken to the nearby landfill. The landfill has a maximum permitted capacity of 6,495,000 cubic yards and a maximum permitted throughput of 450 tons of solid waste per day and 75,000 tons per year, through October 1, 2051. As of December 31, 2017, the landfill had a remaining capacity of 4,216,402 cubic yards or approximately 65% of the maximum permitted. Per the City's Landfill Master Plan, the City's landfill has adequate capacity to accommodate construction related and operational solid waste disposal for this project; therefore, there is no impact to solid waste infrastructure from this project.					
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒	
Discussion: The proposed project will comply with federal, state, and local management and reduction statutes and regulations. No impact will occur.					

Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**Source**
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	
Discussion: The City of Paso Robles does not have an adopted emergency response plan or evacuation plan. Therefore, the project would not impact an emergency response plan.					
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐	
Discussion (b and c)**:** As previously identified, the site is not considered as being located within the wildland urban interface (WUI) and therefore would not need specific measures for fire-fighting purposes, beyond emergency vehicle access, clearance around structures, and connection to water. The project has been reviewed by the City of Paso Robles Fire Department and designed with Fire Codes in mind. Given these considerations the impacts will be less than significant.					
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒	
Discussion: The project site is relatively flat and not subject to landslide potential or significant drainage changes, therefore there would be no impact.					

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.					
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐	
Discussion: As noted within the Biological Resources section of this environmental document, there are mitigation measures related to habitat that will reduce impacts on biological resources to less than significant.					
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒	
Discussion: The project will not have impacts that are individually limited, but cumulatively considerable.					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒	
Discussion: As noted within this environmental document, the project's potential to cause what may be considered substantial, adverse effects on human beings either directly or indirectly is less than significant. As such, there would be no impact on the effects on human beings as a result of the project.					

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. CEQA Guidelines, Section 15152(b), (f).

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

Reference #	Document Title	Available for Review at:
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2020	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
15	City of Paso Robles Climate Action Plan 2013	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446

Attachments:

1. Mitigation Monitoring and Reporting Plan
2. Vicinity Map
3. Project Site Plan
4. Biological Resource Assessment by David Wolff Environmental, LLC (July 2023)
    a. Biological Consistency Letter and SJKF Habitat Evaluation
5. Oak Tree Assessment Report by Heritage Tree (August 2022)
6. Phase I Archaeological Study by Padre Associates, Inc (July 2022)
7. Air Quality and Greenhouse Gas Analysis by LSA (April 2023)
8. Storm Water Control Plan by Wallace Group (February 2023)
9. Drainage Design Report by Wallace Group (February 2023)
10. Transportation Analysis by Central Coast Transportation Consultants (December 2022)
11. Acoustical Analysis by 45dB Acoustics (March 2023)

Mitigation Monitoring and Reporting Plan

Project File No./Name: **Covelop Project – Ardmore Road**
Approving Resolution No.:____ by: ☒ Planning Commission ☐ City Council Date: September 26, 2023

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

Explanation of Headings:

Type: ..... Project, ongoing, cumulative
Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure
Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.
Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.
Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure PD 22-20, CUP 22-20, VTPM 22-0054, OTR (Covelop)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
To reduce any potentially significant impact on nesting birds from vegetation removal to a less than significant level, the following mitigation measures are recommended. **MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between** September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.	On-going	CDD			Prior to issuance of grading permit

Mitigation Measure PD 22-20, CUP 22-20, VTPM 22-0054, OTR (Covelop)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less-than-significant level.					
MM BIO-2: To avoid direct take of SJKF during construction in accordance with theSFWS and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented: • A maximum 25 mph speed limit shall be required at the project site during construction activities. • All construction activities shall cease at dusk and not start before dawn. • A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below. • Exclusion zone boundaries shall be established around all known and potential SJKF dens.	Project	CDD		Notes shown on construction documents.	Prior to issuing Building Permit.

Mitigation Measure PD 22-20, CUP 22-20, VTPM 22-0054, OTR (Covelop)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
• All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps. • All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving. • All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day. • All food-related trash shall be removed from the site at the end of each workday. • Project-related equipment shall be prohibited outside of designated work areas and access routes. • No firearms shall be allowed in the project area. • Disturbance to burrows shall be avoided to the greatest extent feasible. • No rodenticides or herbicides should be applied in the project area. • Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level). • To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site. • Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the					

Mitigation Measure PD 22-20, CUP 22-20, VTPM 22-0054, OTR (Covelop)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project. • During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.					
MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.	Project	CDD			Prior to site disturbance, grading permit issued

(add additional measures as necessary)

Explanation of Headings:

Type: ..... Project, ongoing, cumulative
Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure
Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.
Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.
Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

Exhibit E

VICINITY MAP



PROJECT DATA DATA

LOT 13 - BLDG 1

USES:

OFFICE	9,000 SF
WAREHOUSE	116,812 SF
TOTAL AREA:	125,812 SF

TOTAL PARKING REQUIRED 144 SPACES

TOTAL PARKING PROVIDED 154 SPACES*

**INCLUDES 43 COMPACT SPACES & 8 ADA SPACES*

**INCLUDES 10 EVC SPACES PER CGBSC TABLE 5.106.5.3.3*

MOTORCYCLE PARKING REQUIRED

1 SPACE PER 20 VEHICLE SPACES REQUIRED: 8 SPACES

TOTAL MOTORCYCLE PARKING PROVIDED: 8 SPACES

PARCEL A & B - BLDG 2, 3, 4, 5 & 6

USES:

COMMERCIAL/RETAIL	7,392 SF
STORAGE	40,271 SF
MANUFACTURING	25,836 SF
WINEMAKING	41,016 SF
TOTAL AREA:	114,515 SF

TOTAL PARKING REQUIRED 156 SPACES

TOTAL PARKING PROVIDED 156 SPACES**

***INCLUDES 23 COMPACT SPACES AND 8 ADA SPACES*

***INCLUDES 10 EVC SPACES PER CGBCS TABLE 5.106.5.3.3*

MOTORCYCLE PARKING REQUIRED

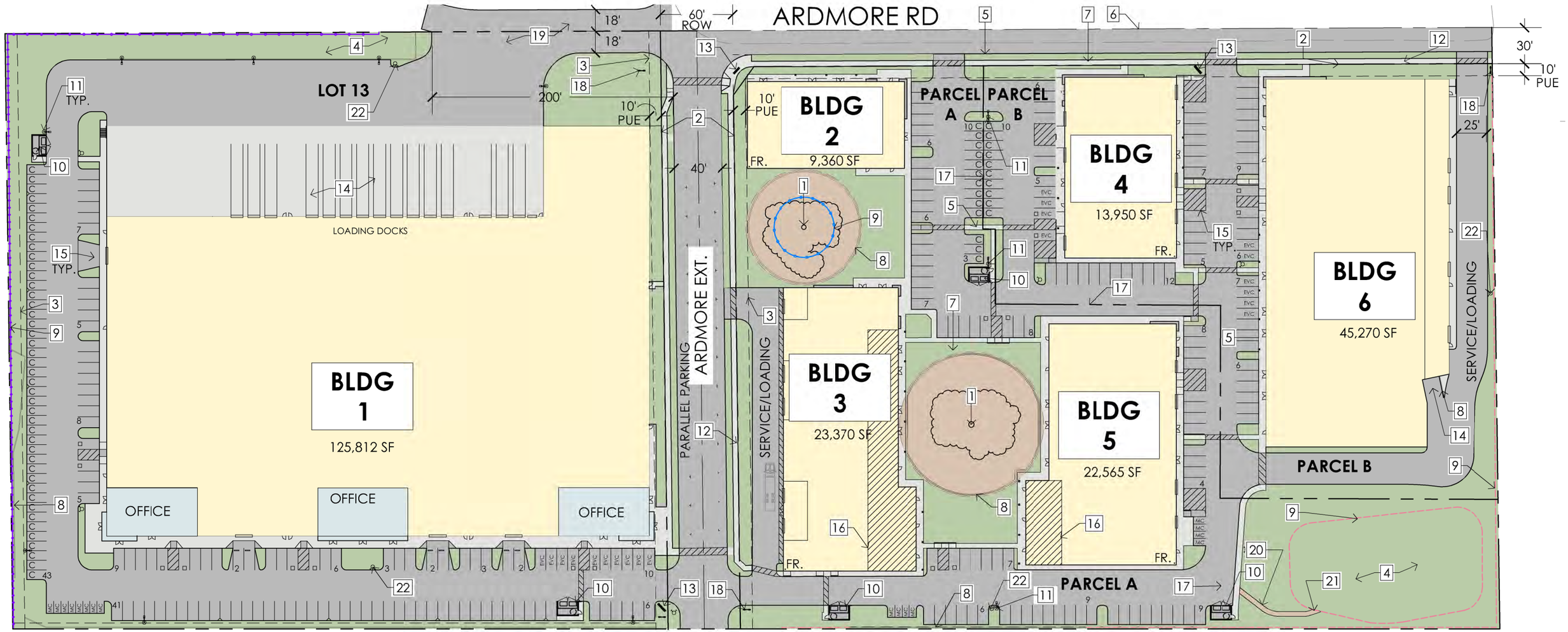
1 SPACE PER 20 VEHICLE SPACES REQUIRED: 8 SPACES

MOTORCYCLE PARKING PROVIDED 8 SPACES

REFERENCE NOTES

1: EXISTING OAK TREE TO REMAIN AND BE PROTECTED IN PLACE
2: PROPERTY LINE
3: SETBACK LINE
4: RETENTION BASIN
5: SIDEWALK
6: CENTERLINE OF ARDMORE ROAD
7: LANDSCAPE
8: RETAINING WALL/CURB
9: FENCING, SEE FENCING LEGEND ON LANDSCAPE PLAN
10: TRASH ENCLOSURE
11: SITE LIGHTING
12: STREET TREES. SEE PLANTING PALETTE
13: EXTERNALLY ILLUMINATED MONUMENT SIGN. SEE SITE AMENITIES DETAILS
14: DEPRESSED LOADING DOCK
15: LOADING SPACE
16: AMENITY FACING COMMERCIAL SPACE SHOWN HATCHED
17: PROPOSED PROPERTY LINE
18: FIRE SPRINKLER BACK FLOW DEVICE
19: PRIVATE SHARED ACCESS DRIVEWAY
20: MAINTENANCE PATH
21: 8' WIDE ACCESS GATE
22: FIRE HYDRANT

Exhibit E



CONCEPTUAL OVERALL SITE PLAN

NORTH

0 20 40 80

MD3 INVESTMENTS
A real estate investment and development company

COVELOP COLLABORATIVE DEVELOPMENT

WALLACE GROUP®

Kirk Consulting A California Corporation

ARRIS STUDIO ARCHITECTS

ARDMORE INDUSTRIAL
PASO ROBLES, CA

PROPOSED ARCHITECTURAL SITE PLAN

Date: MARCH 10, 2023
Scale: 1" = 80' @ 11x17
1" = 40' @ 24x36
Sheet: A1.0

2930 UNION ROAD DEVELOPMENT PROJECT

CITY OF PASO ROBLES, CA

(LOTS 6 & 13 APN: 025-362-043)

BIOLOGICAL RESOURCES ASSESSMENT

WATERS OF THE U.S./STATE JURISDICTIONAL DETERMINATION

SAN JOAQUIN KIT FOX EXEMPT AREA HABITAT EVALUATION

JULY 24, 2023

Prepared for:

MD3 INVESTMENTS
893 MARSH ST # 13914
SAN LUIS OBISPO, CA 93406

PREPARED BY:

David Wolff Environmental, LLC

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Table B-1: Floristic Inventory Plant Species Observed
Table B-2: CNDDB Special-Status Species Occurrences

Appendix C – Waters of the U.S./State Wetland Determination Data Sheets

MD3 INVESTMENTS
2930 UNION ROAD DEVELOPMENT PROJECT
CITY OF PASO ROBLES, CA
(LOTS 6 & 13 APN: 025-362-043)
BIOLOGICAL RESOURCES ASSESSMENT

1.0 EXECUTIVE SUMMARY

The 2930 Union Road Development Project (project) proposes an industrial park development on approximately 14 acres of undeveloped land in the City of Paso Robles. The proposed project site is on the edge of commercial, industrial and residential developments to the north, east and west of the site. Open grazing grasslands are to the south of the project site. Field surveys established existing conditions of the site as non-native annual grassland habitat and ruderal barn and paddock area. Eight mature valley oak trees are spread around the site. Based on a formal jurisdictional determination, a non-wetland non-jurisdictional swale runs across the southern end of the site. No wetlands or other waters of the U.S./State or riparian habitat occur on the project site.

The search and review of the CNDDB revealed 17 special-status species composed of 7 special-status plants, 10 special-status wildlife species, and no natural communities of special concern with recorded occurrences within an approximately 5-mile radius of the proposed project site. A floristic inventory and rare plant survey conducted during the spring/summer 2022 confirmed that no special-status plant species occur on the project site. No special-status wildlife species were observed or expected to occur on the project site. The project site is outside of and exempt from the City of Paso Robles (City) San Joaquin kit fox (SJKF) compensatory mitigation area as delineated in the City's General Plan Final Environmental Impact Report. No SJKF have been observed in the Paso Robles area for over 10 years. Implementation of the standard SJKF take avoidance measures would reduce potentially significant direct impacts on the SJKF to a less than significant level.

The conversion of disturbed non-native annual grassland to development and displacement of common local wildlife at the edge of urban development may be considered a less than significant impact. Valley oak tree removal (7 trees in poor or very poor condition; 1 tree in good conditions) would require implementation of the City's replacement policy, therefore, would be considered a less than significant impact. Locally common resident and migratory ground nesting birds that may use the site for breeding, foraging, and roosting could be impacted by project construction. Mitigation to avoid potentially significant impacts on nesting birds is recommended.

Based on the findings described in this biological resources assessment establishing the existing conditions of the proposed project site, and incorporation of the recommended

mitigation measures, implementation of the proposed project would not result in any substantial adverse effects on biological or botanical resources. Therefore, with mitigation measures incorporated into the project, direct and indirect project impacts on biological resources would be considered less than significant.

2.0 INTRODUCTION, PROJECT DESCRIPTION, AND PURPOSE

The 2930 Union Road Development Project (project) proposes industrial park development on approximately 14.0 acres of undeveloped land within the urbanized area in the City of Paso Robles (City). The site supports approximately 12.0 acres of disturbed non-native grassland with evidence of intensive horse pasturing, and approximately 2.0 acres of livestock paddocks, barn, and horse training areas ("arenas"). There are eight mature valley oak trees on the site that have been documented and evaluated by arborists (7 trees in poor or very poor condition; 1 tree in good conditions). The project site is surrounded by industrial and residential development to the north, west, and east. Grassland hills with grazing cattle are to the south and southeast. Figures 1 and 2 in Appendix A provide regional and vicinity context location maps respectively.

David Wolff Environmental (DWE) conducted the review of available background data, biological resources field surveys, a floristic inventory and rare plant survey, and a waters of the U.S./State jurisdictional determination on the project site on May 5 and June 23, 2022. The purpose of the field surveys and this biological resources assessment is to document existing conditions of the proposed project site, determine the suitability and presence or absence of rare, threatened, or endangered plants or wildlife (special-status species), and to evaluate the potential for any direct or indirect significant impacts on biological or waters of the U.S./State resources, or adverse effects on any special-status species.

3.0 EXISTING CONDITIONS – SETTING

The proposed project site has been used as horse pasturing for many years and is surrounded by residential and industrial developments, with active grazing lands to the southeast. The site is mostly flat gently sloping downwards from north to south to a swale running across the southern edge of the site to culverts on and under the recent adjacent development on the western site boundary. The site appears to have been substantially and regularly used as horse pasture over time evidenced by abundant horse droppings all over the site. The northwest two acres show more intense horse use in paddocks, barn, and a rectangular and circular "arena" training areas.

The USDA Natural Resources Conservation Service (NRCS; Soil Conservation Service, 1977/2022) has identified two soil series mapping units within the project site as shown in Appendix A Figure 3. Onsite soils are mapped as Arbuckle-San Ysidro Complex (106), 2 to 9 percent slopes, and San Ysidro Loam (197), 0 to 2 percent slopes. The Arbuckle soil is a very

deep, well drained soil with moderately low permeability formed in alluvium from mixed rocks. Typically, the surface layer is pale brown fine sandy loam to 10 inches thick. The San Ysidro soil is a very deep, moderately well drained soil with very slow permeability formed in alluvium from mixed rocks. Typically, the surface layer is pale brown loam about 20 inches thick. Field observations of surface soils, spoils from ground squirrel burrows, and wetland delineation soil test pits corroborate the loamy and sandy loam soils mapping throughout the project site.

4.0 METHODS

Prior to field surveys, DWE Principal Ecologist David Wolff conducted a review of available background information including aerial photography of the project area over time (Google Earth), the Natural Resources Conservation Service soil survey, arborists' reports, environmental review documentation from the adjacent City of Paso Robles approved Planned Development 17-015, City of Paso Robles General Plan Final Environmental Impact Report, and the query results of an approximately 5-mile search radius of the California Natural Diversity Data Base (CNDDB). The 5-mile radius search is appropriate given project location mostly surrounded by and at the edge of urban development in the City. The CNDDB provided a list and mapped locations of special-status plant and wildlife species that have been recorded in the region of the project site. The CNDDB records help to focus the field survey efforts and evaluation of potential project effects on specific species or habitats. It is noted that the CNDDB does not necessarily include all special-status species potentially occurring onsite or in the region, but rather only those that have been recorded by the CNDDB.

DWE Principal Ecologist David Wolff reviewed the available background data described above and conducted biological resources field surveys and a floristic inventory and rare plant survey on the project site on May 5 and June 23, 2022, to document existing conditions of the onsite biological resources. Surveys were conducted by walking the entirety of the proposed project site recording plant and wildlife species observed and general site characteristics. Conditions for the site survey were conducive to the purpose of documenting plant and wildlife habitat to establish existing conditions. The field surveys included conducting a wetland delineation and jurisdictional determination of swale running across the southern corner of the site. It appears that cattle were brought in to reduce the grassland cover between the two DWE field surveys that provided additional observations of the swale configuration and general site microtopography.

The overall purpose of the field surveys was to document existing conditions in terms of habitat for plant and wildlife species, determination of the presence/absence of special-status plant or wildlife species, and the potential to support wetland habitat and/or other waters of the U.S./State. The study area habitat types were described by the aggregation of plants and wildlife based on the composition and structure of the dominant vegetation observed at the

time the field reconnaissance was conducted and through review of multiple years of aerial photography.

DWE Principal Ecologist David Wolff reviewed the available background information and available aerial photography, conducted the field surveys, and is the primary author and principal in charge of report preparation. The survey data collected on plant and wildlife species and conclusions presented in this biological resources assessment are based on the methods and field reconnaissance conducted over the project site as described above.

5.0 RESULTS

5.1 HABITAT TYPES AND PLANT COMMUNITIES

Plant communities are generally described by the assemblages of plant species that occur together in the same area forming habitat types. The best fit based on observed site conditions for community alliance and alliance codes habitat classifications used in this report follow, *A manual of California vegetation, 2nd edition* (Sawyer et al. 2009) and California Department of Fish and Wildlife *California Natural Community List*. Plant names used in this report follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012) with updated taxonomy referenced through the CalFlora database (2022). The proposed project site supports one plant community, non-native annual grassland over the entire site, with a more disturbed/ruderal area where there are paddocks, evidence of horse "arenas," and a barn. Eight mature valley oak trees are spread across the site. Figure 4 in Appendix A provides a habitat map showing the locations and extent of the habitat types and oak trees on the proposed project site. Figure 7 includes a set of onsite representative photographs from DWE field surveys. Table B-1 in Appendix B provides a complete list of plant species observed during DWE floristic inventory and rare plant field surveys.

5.1.1 ANNUAL BROME GRASSLAND – DISTURBED NON-NATIVE ANNUAL GRASSLAND

The Annual Brome Grassland or *Bromus (diandrus, hordeaceus*), *Semi-Natural Herbaceous Stands* (CDFW: *Bromus hordaceus – Erodium botrys,* 42.026.09), is best described as disturbed non-native annual grassland habitat from what appears to be ongoing horse pasturing. The disturbed non-native annual grassland habitat covers 12 acres of the project site and is dominated by non-native annual grasses and herbaceous broadleaf plant species, with few native forbs. Plant species diversity is generally low on the site given what appears to be long-term horse grazing practices. Dominant plant species in the disturbed annual grassland habitat include soft chess (*Bromus hordeaceus*) and filarees (*Erodium* spp.). Other associated grasses and herbaceous broadleaf species include ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), foxtail barley (*Hordum murinum* ssp. *leporinum*), short podded

mustard (*Hirschfeldia incana*), clustered tarweed (*Deinandra fasciculata*), and fiddleneck (*Amsinckia intermedia*). See Figure 7 Photos 1 through 9.

Eight mature valley oak trees (*Quercus lobata*) are spread across the non-native annual grassland site that were evaluated by arborists. Seven of which are in poor or very poor condition with arborist's recommendation for removal for development, and one in good condition that could be retained with maintenance pruning.

A non-wetland swale running southeast to northwest emanating from the southern edge of site was dominated by squirrel-tail barley (*Hordeum jubatum*) with mayweed (*Anthemis cotula*) transitioning to Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum)* (see Figure 4). A full discussion of the jurisdictional determination of the non-wetland swale is included in Section 5.3 below.

5.1.2 RUDERAL – LIVESTOCK PADDOCKS AND BARN

Approximately two acres on the northwest corner of the site supports a barn, fenced paddocks, and what appears to have been rectangular and circular horse training "arenas" that created a ruderal (disturbed) grassland area. There is no official classification for "ruderal" but is accepted for describing areas subject to human and livestock disturbed areas. The intensive animal use reduces vegetative cover and habitat values for native species with an increase in cover of short-podded mustard in the disturbed areas.

5.2 WILDLIFE

The project site soft chess and filaree dominated non-native grassland with evidence of substantial horse grazing provides minimal quality habitat for locally common wildlife species that have become adapted to the habitat edges along the urban interface. Common wildlife observed were gopher mounds and abundant ground squirrels. Bird species observed included northern mockingbird, mourning dove, European starling, common raven, western meadowlark, with red tailed hawk and turkey vulture fly overs. The large valley oak trees can provide roosting and nesting habitat for birds. No large raptor stick nests were observed in any of the trees. The habitat on the project area does not support a substantial amount habitat in the context of the greater expanse of undeveloped lands abutting urban development to the north and west, and agricultural/grazing lands to the south and west. As such, the site adjacent to developed City of Paso Robles does not represent a migratory or movement corridor for wildlife.

5.3 WATERS OF THE U.S., WETLANDS, AND WATERS OF THE STATE

The project site is upland non-native grassland/pasture with a non-wetland non-jurisdictional swale running southeast to northwest across the southern corner of the project site. In addition to review of aerial photography over time, data on vegetation, soils, and

hydrology were collected at three wetland determination data observation points on May 5, 2022, and reaffirmed on June 23, 2022 (see Figure 4). The swale is evident onsite from Google Earth aerial photographs back to 1994 leading offsite on adjacent properties to the west running towards Union Road where it likely entered storm drains.

Presently, the western end of the swale at the property line is met by culverts on and under the adjacent property. Recent City approved adjacent development placed culverts at the western end of the swale at the property line. There is no surface evidence of the swale remaining on the recent developed areas. The certified mitigated negative declaration (MND) for the adjacent approved project (Planned Development PD 17-001) determined that the swale emanating from and "downstream" of the project site lacked an ordinary high water mark (OHWM; limits of Federal Clean Water Act jurisdiction) and, therefore, was not a wetland or waters of the U.S./State (City of Paso Robles MND, Attachment 4, Kevin Merk Associates, 2017). The onsite broad low gradient swale also lacks any distinct bed, bank, or channel, evidence of flow such as scour or sediment deposits, or basin topography. The lack of any defined OHWM was very evident during the DWE June 23, 2022 field survey after cattle grazing had reduced the grassland cover exposing the microtopography of the site (see Figure 7, Photos 10 through 20). As such, there is no OHWM present and the swale does not represent a waters of the U.S./State.

DWE gathered data at wetland determination data points at two locations in the swale that supported wetland indicator plant species, and one location above the swale representing uplands. The wetland determination data forms corroborating the following findings are included in Appendix C. The following current wetland plant indicators status and 2020 Arid West Wetland Plant List were used.

- OBL – (Obligate) almost always occur in wetlands;
- FACW – (Facultative Wetland) usually occur in wetlands, but may occur in non-wetlands;
- FAC – (Facultative) occur in wetlands and non-wetlands;
- FACU – (Facultative Upland) usually occur in non-wetlands, but may occur in wetlands;
- UPL – (Upland) almost always occur in non-wetlands.

<u>Data Point 1 (DP-1)</u> was taken at the western ("downstream") end of the swale at the property line where there was a dominance of seasonal wetland plants coyote thistle (*Eryngium vaseyi;* FACW), popcorn flower (*Plagiobothrys stipitatus;* FACW), and woolly marbles (*Psilocarphus tenellus;* OBL) within an approximately 470 square foot oval area. However, there were no field indicators of hydric soil (redoxomorphic features from sufficient wetting/drying). While the swale could be considered a drainage pattern (a secondary indicator), two secondary indicators are needed (i.e., water marks, sediment/drift deposits) to be determine a wetland. No other secondary indicators or any primary

indicators (1 required) of wetland hydrology were present. As such, the area does not meet the three-parameter jurisdictional wetland determination criteria and is a non-wetland non-jurisdictional swale.

Data Point 2 (DP-2) was taken above the swale topography to represent an upland point. This data point was dominated by 85% cover of soft chess (*Bromus hordeaceus:* FACU), with red brome (*Bromus rubens;* UPL), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum;* FAC), and a few coyote thistle (FACW) that does not meet the wetland vegetation criteria. There were no field indicators of hydric soil (redoxomorphic features from sufficient wetting/drying). The data point was outside of the swale drainage pattern so no primary or secondary wetland hydrology indicators were present. As such, the area does not meet the three-parameter jurisdictional wetland determination criteria and represents uplands.

Data Point 3 (DP-3) was taken in the swale where there was a predominance of seasonal wetland grasses Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum;* FAC) and squirreltail barley (*Hordum jubatum;* FAC), with filaree (*Erodium cicutarium;* UPL). However, there were no field indicators of hydric soil (redoxomorphic features from sufficient wetting/drying). While the swale could be considered a drainage pattern (a secondary indicator), two secondary indicators are needed (i.e., water marks, sediment/drift deposits) to be determine a wetland. No other secondary indicators or any primary indicators (1 required) of wetland hydrology were present. As such, the area does not meet the three-parameter jurisdictional wetland determination criteria and is a non-wetland non-jurisdictional swale.

The State Water Resources Control Board (Water Board) issued policy, procedures, and wetland definition for the discharge of dredged or fill material into waters of the State (2021 Procedures). In brief, the 2021 Procedures define wetlands as waters of the State to be consistent with the federal three parameter definition requiring the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. As described above and detailed on the wetland determination data sheets in Appendix C, the project site does not support any three parameter wetlands. As such, there are no State wetlands present on the project site. Further, the State determined the swale on the adjacent property to the west (now in culverts) did not represent a waters of the State (City of Paso Robles, 2017).

Based on the above detailed findings, no waters of the U.S./State, wetlands, or riparian habitat under any regulatory jurisdictions or definitions occur on the project site.

5.4 SPECIAL-STATUS SPECIES AND NATURAL COMMUNITIES OF SPECIAL CONCERN

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the United States Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) under the federal Endangered

Species Act (FESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFW; and plants occurring as a rank 1B, 2, and 4 of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California.* Natural Communities of Special Concern are habitat types considered rare and worthy of tracking in the California Natural Diversity Database (CNDDB) by the CNPS and CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDB revealed 17 special-status species composed of seven special-status plants, 10 special-status wildlife species, and no natural communities of special concern with recorded occurrences within an approximately 5-mile radius of the proposed project site. The 5-mile CNDDB search radius is appropriate to focus the special-status species issues given the project site location at the edge of urban development. The following briefly describes or summarizes the special-status species issues and potential for occurrence on the project site. Figure 5 provides CNDDB mapped locations and Table B-2 in Appendix B provides a list of special-status species recorded in the CNDDB that includes scientific and common name, listing status, habitat requirements, and potential to occur or observations if any on the project site.

5.4.1 Special-Status Botanical Resources

The CNDDB revealed the recorded occurrences of seven special-status plant species within a 5-mile radius of the project site, none of which are formally listed under the Federal or State Endangered Species Acts, only with a CNPS rank suggesting rarity. None of the CNDDB plant occurrences are mapped within the project site. The floristic inventory and rare plant survey conducted on the project site on May 5 and June 23, 2022 resulted in no observations of any special-status plant species. The May 5th field survey was during peak floristic expression for the 2022 growing season.

The special-status plant species occurrences recorded in the CNDDB are herbaceous annuals that are commonly associated with a specific soil type, moisture regime (mesic/moist grasslands, vernal pools). Special-status plants recorded in the CNDDB associated with serpentine or specialized soils that do not occur on the project site include Lemmon's jewelflower *(Caulanthus lemmonii),* woodland wollythreads (*Monolopia gracilens*) and San Luis Obispo owl's-clover (*Castilleja densifllora* var. *obispoensis*). No serpentine or clay soils are mapped or observed within the project area and these species were not observed during the DWE floristic inventory field surveys.

The special-status plant species recorded in the CNDDB known from mesic (moist) habitats occurring in the region are the shining navarretia (*Navarretia nigeliformis* ssp. *radians),* Jared's pepper-grass (*Lepidium jaredii* ssp. *jaredii*), oval-leaved snapdragon (*Antirrhinum*

ovatum), and Santa Lucia dwarf rush (*Juncus luciensis*). The CNDDB has many occurrences of shining navarretia south of the project site (Chandler Ranch occurrences). The non-wetland swale provides mesic conditions but none of these species were observed during the DWE floristic inventory field surveys.

5.4.2 Special-Status Wildlife

The CNDDB search revealed the recorded occurrences of 10 special-status wildlife species within the region of the project site. Special-status wildlife species known from the region evaluated for this study are discussed below by groups based upon habitat preferences, specific habitat use requirements (i.e., terrestrial or aquatic), mobility, and migratory patterns. Table B-2 in Appendix B provides listing status, habitat detail, and potential to occur on the project site for each of the species discussed below.

Aquatic/Riparian Species – The project site does not support habitat for any of the highly aquatic permanent water western pond turtle (*Emys marmorata*), vernal pool species vernal pool fairy shrimp (*Branchinecta lynchi*) or western spadefoot (toad) (*Spea hammondii*). The CNDDB includes occurrences for wide-ranging resident and migratory bird species known from the region of the project site. The tricolored blackbird (*Agelaius tricolor*) is locally nomadic but requires bulrush and cattail marsh or ponds for breeding that are not present on the project site. The least Bell's vireo (*Vireo bellii pusillus*) is a breeding season migrant known from the Salinas River that requires dense riparian habitat that does not occur on the project site. As such, the project site does not support suitable habitat for these bird species.

Reptiles – The northern legless lizard *(Anniela pulchra)* is closely associated with sandy or very friable loamy soils under coastal scrub or woodland vegetation with soil moisture and vegetative cover being essential. The onsite loam and sandy loam soils, lack of shrub cover, and horse pasturing renders the site unsuitable for this species.

Upland Birds – The project site supports potential limited foraging and/or nesting opportunities for the wide ranging locally nomadic golden eagle. No large stick nests were observed in any of the large onsite valley oak trees. Brief forging on the project site has a low probability of occurrence and does not represent a substantial amount of foraging habitat.

Mammals – San Joaquin Kit Fox Habitat Urban Area Exemption – The SJKF occupies open country grassland, open scrubland, and oak savannah where there are friable soils for burrowing and an abundant rodent prey base. This small species of fox is known to use available ground squirrel or other existing burrows for den sites as they typically do not initially excavate their own dens. The open grassland grazing lands to the southeast offers suitable habitat for the San Joaquin kit fox, although not observed in the Paso Robles area for over ten years. The project site in the developed area of the City falls outside of the SJKF compensatory mitigation area defined in the City General Plan Final Environmental Impact Report as shown on Figure 6 in Appendix A.

6.0 IMPACT ASSESSMENT AND RECOMMENDED MITIGATION MEASURES

6.1 SUFFICIENCY OF BIOLOGICAL DATA

The DWE field surveys on May 5 and June 23, 2022 are sufficient to; 1) adequately establish existing conditions of the project site and context in the landscape and land use mosaic in the vicinity; 2) determine that the site does not support any special-status plant or wildlife species; 3) determine the absence of waters of the U.S./State, wetland or riparian habitats onsite, and 4) adequately evaluate proposed project impacts and provide recommended mitigation measures to reduce potential significant impacts to a less than significant level. The data collected as articulated in this report provide sufficient biological resources information to adequately address potential significance of impacts on biological resources.

6.2 IMPACT ASSESSMENT

Botanical Resources – The proposed project would develop the entire 12.0 acres of non-native annual grassland and 2.0 acres of ruderal habitats, including up to eight valley oak trees into industrial park urban uses. Seven valley oaks are in poor or very poor condition with arborist's recommendation for removal for development, and one in good condition that could be retained with maintenance pruning. No natural communities of special concern occur on the project site so none would be impacted. The onsite soil and microhabitat conditions are not suitable for any special-status plant species, and none were observed during the DWE floristic inventory and rare plant survey. Oak tree removals approved as part of the project would be mitigated in accordance with the City ordinance requiring replacement plantings on an inch for inch basis of 25% of the inches of diameter at breast height of oak trees removed. **As such, impacts on botanical resources would be considered a less than significant impact and no mitigation is recommended.**

Wildlife Resources – Construction of the proposed project and conversion of the entire site into industrial park urban uses could result in the mortality and/or displacement of locally common wildlife such as resident and migratory birds, raccoons, opossums, and small mammals. ~~No special-status wildlife species are expected to occur on the project site.~~ **As such, impacts on common wildlife would be considered a less than significant impact and no mitigation is recommended.**

Vegetation and tree removal (clearing and grubbing) during the nesting season for birds could result in the destruction of active bird's nests. Destruction of active nests is prohibited by the Fish and Game Code of California Sections 3503 and 3503.1 (raptors specifically). As such, this could be considered **a potentially significant impact. Mitigation to avoid take or destruction of active nests would reduce this potentially significant impact to a less than significant level.**

The project is within the historic range of the SJKF with no observations in the City limits for over 10 years. Although highly unlikely, the SJKF could occupy a den on the project site and be impacted by project construction. Potential direct impacts on an occupied SJKF den is **a potentially significant impact requiring mitigation to avoid take of the species.**

6.3 RECOMMENDED MITIGATION MEASURES

The following mitigation measure is recommended to avoid, minimize, and mitigate for potentially significant impacts on nesting birds.

To reduce any potentially significant impact on nesting birds from vegetation removal to a less than significant level, the following mitigation measures are recommended.

MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less-than-significant level.

To reduce any potentially significant impact and avoid take of any SJKF from project construction, the following mitigation measures are recommended.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the USFWS and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and

potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.

- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.
- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

7.0 CONCLUSIONS

Based on the findings described above establishing the existing conditions of biological resources within the project site, and incorporation of the recommended mitigation measures, implementation of the proposed project would not result in any substantial adverse effects on biological, botanical, or wetland habitat resources. ***Therefore, with mitigation measures incorporated into the project, direct and indirect project impacts on biological resources would be considered to be less than significant.***

8.0 REFERENCES

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APPENDIX A

FIGURES

FIGURE 1: REGIONAL LOCATION MAP
FIGURE 2: VICINITY LOCATION AERIAL MAP
FIGURE 3: SOILS MAP
FIGURE 4: HABITAT MAP
FIGURE 5: CNDDB OCCURRENCE MAP
FIGURE 6: SAN JOAQUIN KIT FOX EXEMPT AREA MAP
FIGURE 7: REPRESENTATIVE PHOTOGRAPHS

Exhibit E

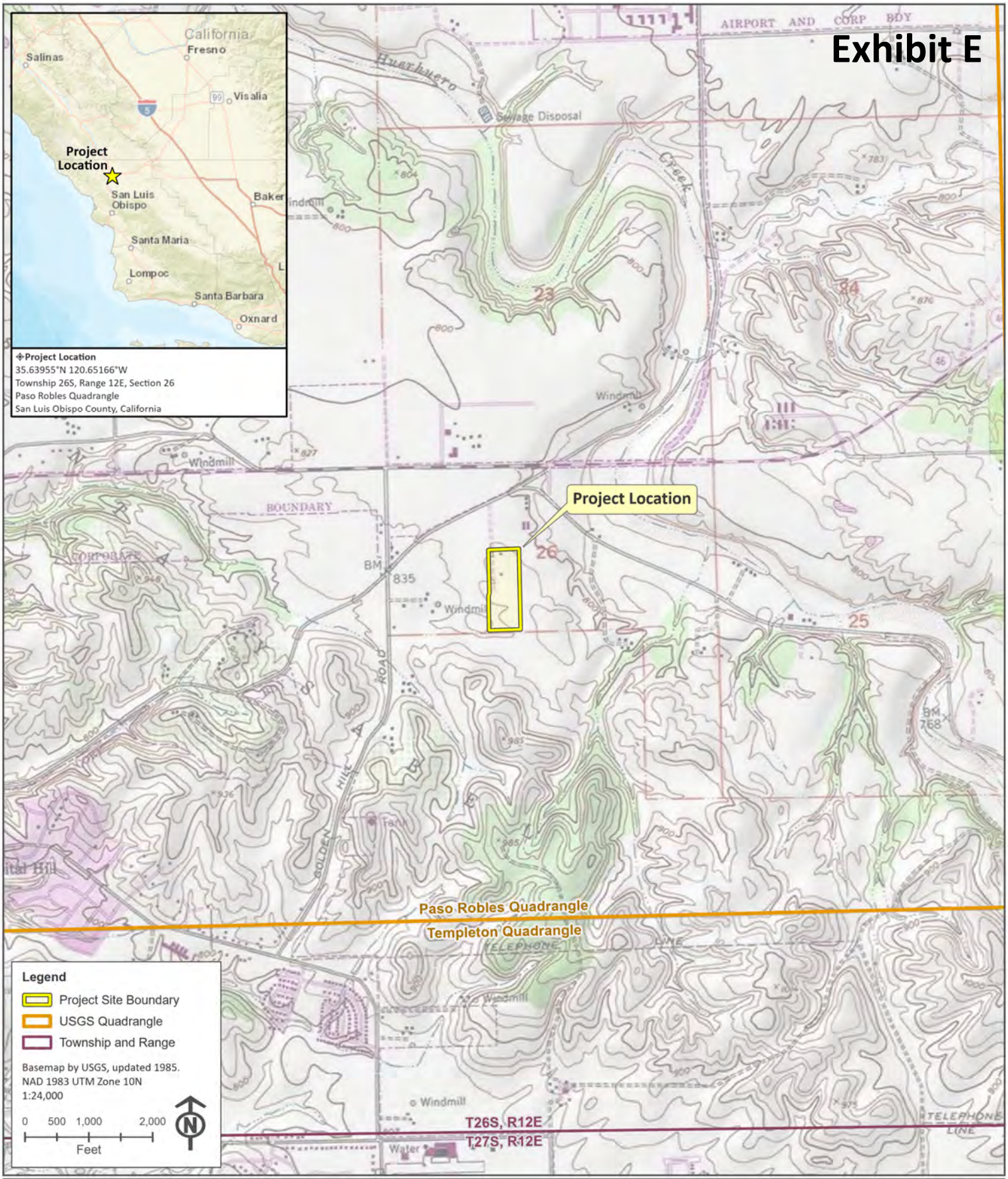

Figure 1: Regional Location Map
2930 Union Road – Lots 6 & 13
Biological Resources Assessment

David Wolff Environmental, LLC
SIERRAGIS

Updated: 7/8/2022

Figure 2: Vicinity Location Aerial Map

2930 Union Road
Lots 6 & 13

Biological Resources Assessment

Legend

- Project Site Boundary
- Lot Boundary

Sources: Aerial by Google (2/26/21).
Map Updated: 7/21/2022

GCS | NAD 1983 StatePlane California V FIPS 0405 Feet
Projection | Lambert Conformal Conic
Datum | North American 1983
Scale | 1:5,500

Feet: 0 440 880
Meters: 0 130 260

David Wolff Environmental, LLC

SIERRAGIS

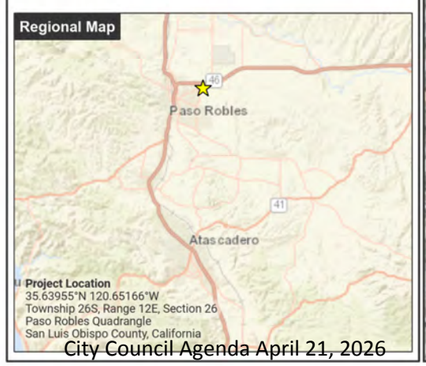



Figure 3: Soils Map

2930 Union Road
Lots 6 & 13

Biological Resources Assessment

Legend

- Project Site Boundary
- Lot Boundary

NRCS Soils

- Arbuckle fine sandy loam, 0 to 2 percent slopes (100)
- Arbuckle-Positas complex, 9 to 15 percent slopes (102)
- Arbuckle-Positas complex, 30 to 50 percent slopes (104)
- Arbuckle-San Ysidro complex, 2 to 9 percent slopes (106)
- Cropley clay, 2 to 9 percent slopes (133)
- Hanford and Greenfield gravelly sandy loams, 0 to 2 percent slopes (149)
- Nacimiento-Ayar complex, 9 to 30 percent slopes (177)
- Nacimiento-Los Osos complex, 9 to 30 percent slopes (179)
- San Ysidro loam, 0 to 2 percent slopes (197)

Sources: Aerial Imagery by Google (2/26/21). NRCS by USDA (2022).
Map Updated: 7/21/2022
Created by: SierraGIS

GCS | NAD 1983 StatePlane California V FIPS 0405 Feet
Projection | Lambert Conformal Conic
Datum | North American 1983
Scale | 1:2,200

Feet: 0 — 175 — 350
Meters: 0 — 50 — 100

David Wolff Environmental, LLC

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Regional Map

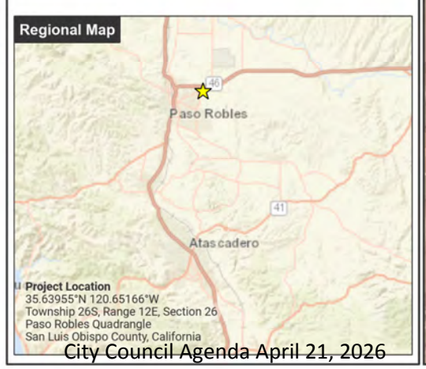

Exhibit E

San Ysidro loam, 0 to 2 percent slopes (197)

Arbuckle-Positas complex, 9 to 15 percent slopes (102)

Hanford and Greenfield gravelly sandy loams, 0 to 2 percent slopes (149)

Arbuckle-Positas complex, 30 to 50 percent slopes (104)

Arbuckle-San Ysidro complex, 2 to 9 percent slopes (106)

Ardmore Rd

Lot #6

Lot #13

Arbuckle fine sandy loam, 0 to 2 percent slopes (100)

Cropley clay, 2 to 9 percent slopes (133)

Nacimiento-Los Osos complex, 9 to 30 percent slopes (179)

Nacimiento-Ayar complex, 9 to 30 percent slopes (177)

Arbuckle-San Ysidro complex, 2 to 9 percent slopes (106)

Figure 4: Habitat Map

2930 Union Road
Lots 6 & 13

Biological Resources Assessment

Legend

- Project Site Boundary
- Lot Boundary
- Non-Wetland Swale
- Valley Oak Tree
- DP-# | Wetland Delineation Data Point

Habitats

- Disturbed Non-Native Annual Grassland
- Livestock Paddocks and Barn

Sources: Aerial Imagery by Google (2/26/21).
Map Updated: 8/8/2022
Created by: SierraGIS

GCS | NAD 1983 StatePlane California V FIPS 0405 Feet
Projection | Lambert Conformal Conic
Datum | North American 1983
Scale | 1:1,600

Feet
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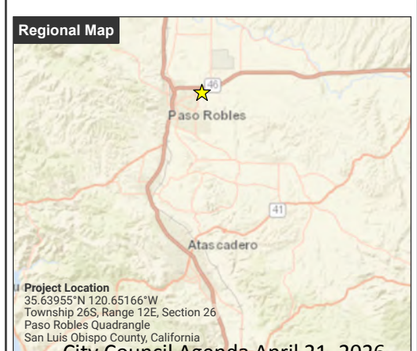
Meters
0 30 60

David Wolff Environmental, LLC

SIERRAGIS

Regional Map



Project Location
35.63955°N 120.65166°W
Township 26S, Range 12E, Section 26
Paso Robles Quadrangle
San Luis Obispo County, California

Exhibit E

Ardmore Rd

Livestock Paddocks and Barn

Lot #6

Lot #13

Disturbed Non-Native Annual Grassland

DP-1

DP-2

DP-3

Non-Wetland Swale

Figure 5: CNDDB Map

2930 Union Road
Lots 6 & 13

Biological Resources Assessment

Legend

- Project Site Boundary
- 5-Mile Buffer

CNDDB Animals

- Atascadero June beetle
- Lompoc grasshopper
- Northern California legless lizard
- San Joaquin kit fox
- golden eagle
- least Bell's vireo
- tricolored blackbird
- vernal pool fairy shrimp
- western pond turtle
- western spadefoot

CNDDB Plants

- Jared's pepper-grass
- Lemmon's jewelflower
- San Luis Obispo owl's-clover
- Santa Lucia dwarf rush
- oval-leaved snapdragon
- shining navarretia
- woodland woollythreads

Sources: Aerial Imagery by ESRI. CNDDB by CDFW (7/2022).
Map Updated: 7/8/2022
Created by: SierraGIS

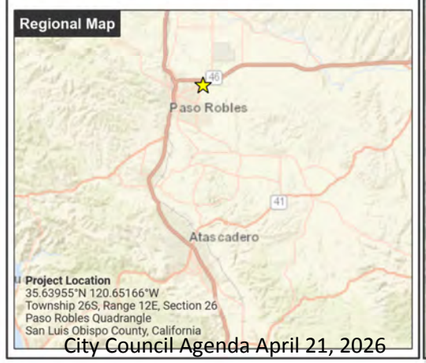
GCS | NAD 1983 StatePlane California V FIPS 0405 Feet
Projection | Lambert Conformal Conic
Datum | North American 1983
Scale | 1:65,000

Miles: 0 1 2
Kilometers: 0 1.5 3

David Wolff Environmental, LLC

SIERRAGIS

Regional Map



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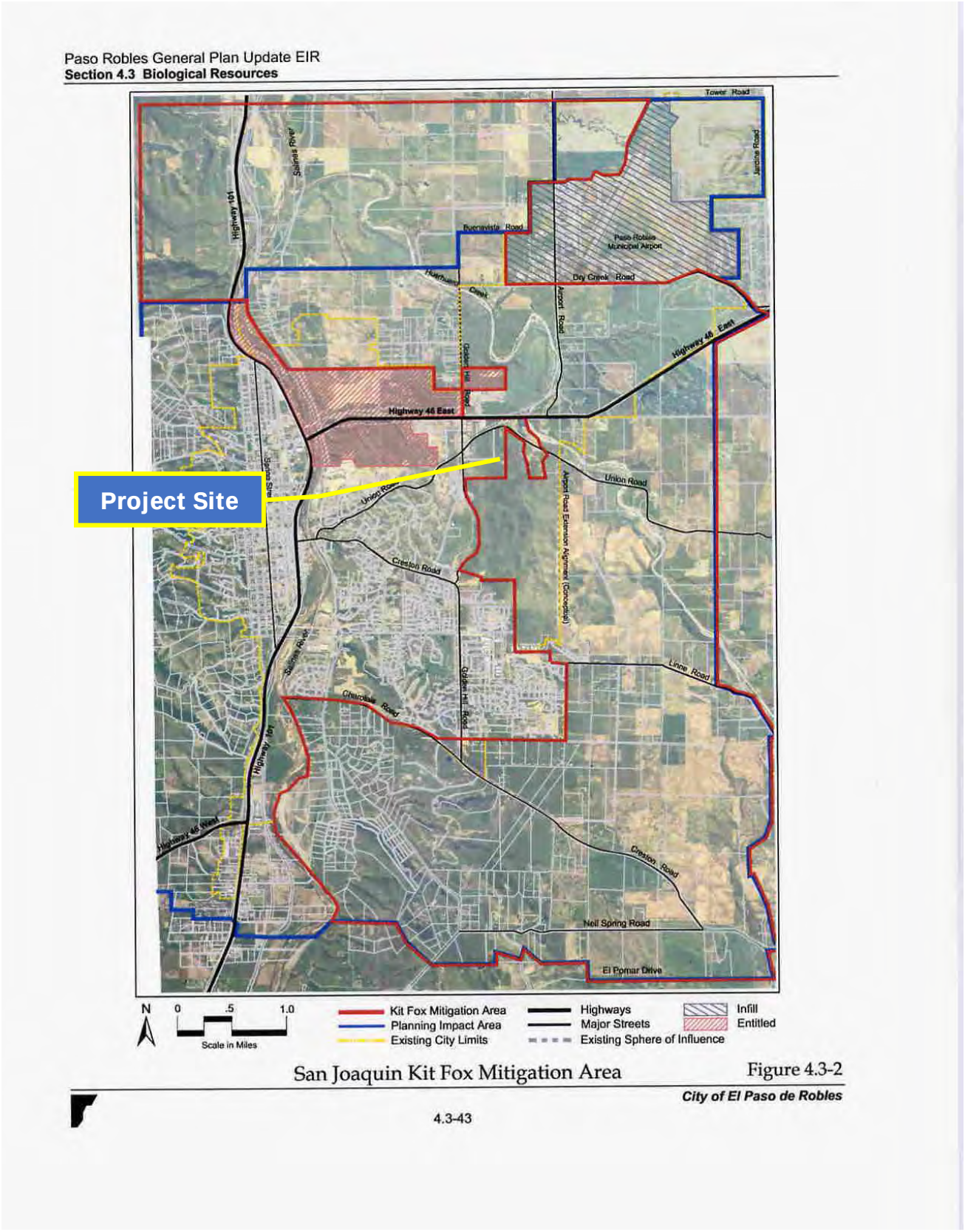


FIGURE 6 – SAN JOAQUIN KIT FOX PROJECT COMPENSATORY MITIGATION EXEMPT AREA MAP

Exhibit E



Photo 1: View southeast at ruderal animal paddock area, remnant rectangular "arena" with mustard growth, and barn (arrow). **5/5/2022**



Photo 2: View west at ruderal animal paddock area and remnant circular "arena" along Ardmore Road (truck passing by). **5/5/2022**



Photo 3: View northeast along west edge of lot #6 at non-native annual grassland heavily used as horse pasture. **5/5/2022**



Photo 4: View east along lot #6 edge between pasture and paddock area at non-native annual grassland with scattered valley oak trees. **5/5/2022**

FIGURE 7 – REPRESENTATIVE PHOTOGRAPHS

Exhibit E



Photo 5: View north at non-native annual grassland pasture towards north edge of lot #6 (tree line). **5/5/2022**



Photo 6: View west across lot #6 & lot #13 "line" non-native annual grassland & barn/oak at south end of paddock area (arrow). **5/5/2022**



Photo 7: View south along east border of lot #13 non-native annual grassland pasture and scattered valley oak trees. **5/5/2022**



Photo 8: View west at non-native annual grassland pasture & valley oak along north edge of lot #13. Structures are across Ardmore Road. **5/5/2022**

FIGURE 7 – REPRESENTATIVE PHOTOGRAPHS

Exhibit E



Photo 9: View west at lot #13 non-native annual grassland pasture. West property boundary along fence in background (arrow). **5/5/2022**



Photo 10: View west along south edge of lot #13 property boundary where non-jurisdictional swale enters property (arrow). **5/5/2022**



Photo 11: View west at non-jurisdictional swale running across southwest corner of lot #13 to culverts on/under adjacent property (arrow). **5/5/2022**



Photo 12. View west at non-jurisdictional swale after grazing showing lack of any ordinary highwater mark (OHWM). **6/23/2022**

FIGURE 7 – REPRESENTATIVE PHOTOGRAPHS

Exhibit E



Photo13: View southeast at wetland determination data point DP-1 (arrow) at end of non-jurisdictional swale. **5/5/2022**

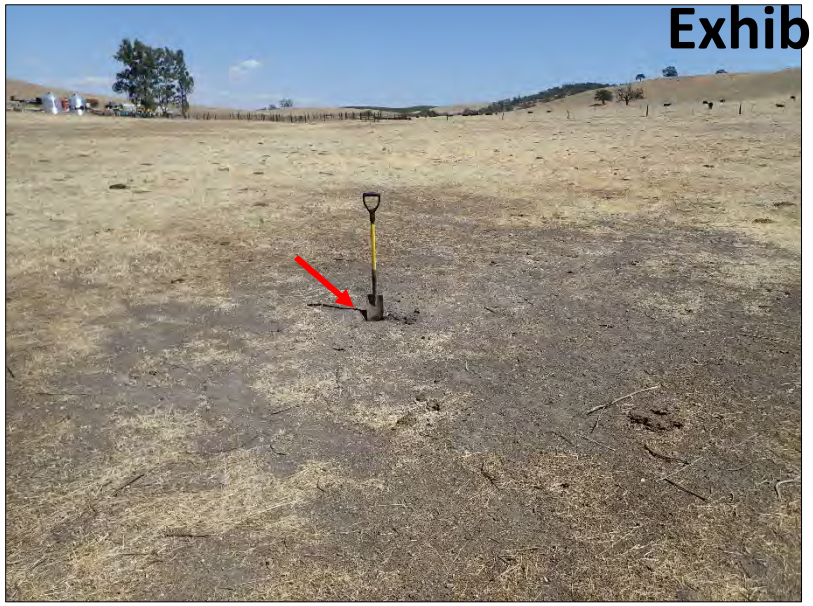


Photo 14: View southeast at DP-1 (arrow) at end of non-jurisdictional swale after grazing showing lack of any basin topography. **6/23/2022**



Photo 15: View south at DP-2 (arrow) upland data point and DP-1 (shovel) at end of non-jurisditinal swale. **5/5/2022**



Photo 16. View north after grazing at DP-2 (arrow) upland point and DP-1 (shovel) at end of non-jurisditinal swale. No OHWM. **6/23/2022**

FIGURE 7 – REPRESENTATIVE PHOTOGRAPHS

Exhibit E



Photo 17: View west at DP-3 (arrow) in non-jurisdictional swale. **5/5/2022**



Photo 18: View southeast at DP-3 (arrow) after grazing in non-jurisdictional swale. No OHWM. **6/23/2022**



Photo 19: View southeast at non-jurisdictional swale after grazing showing no OHWM. **6/23/2022**



Photo 20. View southeast across adjacent property where non-jurisdictional swale enters the project site. **5/5/2022**

FIGURE 7 – REPRESENTATIVE PHOTOGRAPHS

APPENDIX B

TABLES

TABLE B-1: FLORISTIC INVENTORY PLANT SPECIES OBSERVED

TABLE B-2: CNDDB SPECIAL-STATUS SPECIES

TABLE B-1
FLORISTIC INVENTORY AND RARE PLANT SURVEY SPECIES OBSERVED
DWE SURVEYS: MAY 5, 2022, JUNE 23, 2022

SCIENTIFIC NAME	COMMON NAME
Amsinckia intermedia	Common fiddleneck
Anthemis cotula	Mayweed
Bromus diandrus	Rip gut brome
Bromus hordeaceus	Soft chess
Bromus rubens	Red brome
Deinandra fasciculata	Clustered tarweed
Festuca perennis	Italian rye grass
Erodium botrys	Filaree
Erodium cicutarium	Redstem filaree
Eryngium vaseyi	Coyote thistle
Festuca perennis	Italian rye grass
Hirschfeldia incana	Short podded mustard
Hordeum jubatum	Squirreltail barley
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley
Hordum murinum ssp. *leporinum*	Foxtail barley
Plagiobothrys stipitatus	Stalked popcorn flower
Psilocarphus tenellus	Woolly marbles
Quercus lobata	Valley oak
Rumex crispus	Curly dock

Table B-2
CNDDB Special-Status Species Recorded Occurrences
(5-mile Radius; July 2022)

Exhibit E

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Description	Micro Habitat Description	Potential to Occur Onsite
BIRDS							
Agelaius tricolor	tricolored blackbird	None	Threatened	--	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No suitable wetland habitat onsite.
Aquila chrysaetos	golden eagle	None	Fully Protected	--	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	low / foraging only
Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered	--	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No suitable riparian habitat onsite.
REPTILES / AMPHIBIANS							
Anniella pulchra	northern California legless lizard	None	Species of Special Concern	--	Sandy or loose loamy soils under sparse vegetation.	Soil moisture is essential. They prefer soils with a high moisture content.	No suitable friable soils onsite.
Emys marmorata	western pond turtle	None	Species of Special Concern	--	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable wetland habitat onsite.
Spea hammondii	western spadefoot	None	Species of Special Concern	--	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	No suitable ponded wetland habitat onsite.
MAMMALS							
Vulpes macrotis mutica	San Joaquin kit fox	Endangered	Threatened	--	Annual grasslands or grassy open stages with scattered shrubby vegetation.	Need loose-textured sandy soils for burrowing, and suitable prey base. Often associated with ground squirrel burrows.	Low. Not observed in area for more than 10 years.
INVERTEBRATES							
Branchinecta lynchi	vernal pool fairy shrimp	Threatened	None	--	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No suitable ponded wetland habitat onsite.
Polyphylla nubila	Atascadero June beetle	None	None	--	Known only from inland sand dunes in San Luis Obispo County.		No suitable sandy dune habitat onsite.
Trimerotropis occulens	Lompoc grasshopper	None	None	--	Known only from Santa Barbara and San Luis Obispo counties.	Rocky gravelly habitats	No suitable habitat onsite.
PLANTS							
Antirrhinum ovatum	oval-leaved snapdragon	None	None	4.2	Chaparral, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland.	From open hillsides to small vernal pools in clay or gypsum soils w/in grassland or woodland. Sites often alkaline. 200-1000 m.	Not observed during DWE rare plant survey.
Castilleja densiflora var. obispoensis	San Luis Obispo owl's-clover	None	None	1B.2	Valley and foothill grassland, meadows and seeps.	Heavy clay soils; sometimes on serpentine. 9-485 m.	Not observed during DWE rare plant survey.
Caulanthus lemmonii	Lemmon's jewelflower	None	None	1B.2	Pinyon and juniper woodland, valley and foothill grassland.	75-1585 m.	Not observed during DWE rare plant survey.
Juncus luciensis	Santa Lucia dwarf rush	None	None	1B.2	Vernal pools, meadows and seeps, lower montane coniferous forest, chaparral, Great Basin scrub.	Vernal pools, ephemeral drainages, wet meadow habitats and streamsides. 280-2035 m.	Not observed during DWE rare plant survey.
Lepidium jaredii ssp. jaredii	Jared's pepper-grass	None	None	1B.2	Valley and foothill grassland.	Alkali flats and sinks. Sandy, alkaline, sometimes adobe soils. 335-1005 m.	Not observed during DWE rare plant survey.
Monolopia gracilens	woodland woollythreads	None	None	1B.2	Chaparral, valley and foothill grassland, cismontane woodland, broadleafed upland forest, North Coast coniferous forest.	Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns, but may have only weak affinity to serpentine. 120-975 m.	Not observed during DWE rare plant survey.
Navarretia nigelliformis ssp. radians	shining navarretia	None	None	1B.2	Cismontane woodland, valley and foothill grassland, vernal pools.	Apparently in grassland, and not necessarily in vernal pools. 60-975 m.	Not observed during DWE rare plant survey.

APPENDIX C

WETLAND DETERMINATION DATA SHEETS

WETLAND DETERMINATION DATA FORM – Arid West Region

Exhibit E

Project/Site: 2930 Union Road Development Project City/County: Paso Robles, San Luis Obispo Sampling Date: May 5, 2022

Applicant/Owner: MD3 Investments State: CA Sampling Point: DP-1

Investigator(s): David Wolff, DWE Principal Ecologist Section, Township, Range: S26 T26S R12E

Landform (hillslope, terrace, etc.): Upland Terrace Local relief (concave, convex, none): Level Slope (%): 0-2%

Subregion (LRR): LRR C Lat: 35.638191 Long: -120.652540 Datum: NAD 1983

Soil Map Unit Name: San Ysidro loam, 0 to 2 percent slopes (197) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Swale topography evident in field and available aerial photography. Non-wetland non-jurisdictional swale.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 0.20 ac.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 470 sq. ft)			
1. Eryngium vaseyi	25%	Yes	FACW
2. Plagiobothrys stipitatus	40%	Yes	FACW
3. Psilocarphus tenellus	40%	Yes	OBL
4. Rumex crispus	3%	No	FAC
5.			
6.			
7.			
8.			
	108% = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	100 = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:

Mesic site at end of swale at property border.

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 4/2	100%	NONE				Loam	No redox features
3-6	10YR 4/2	100%	NONE				Loam	No redox features
6-17	10YR 3/2	100%	NONE				Loam	No redox features

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks:

Loam soils with no redox features.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Swale topography. No other secondary indicators and no OHWM.

WETLAND DETERMINATION DATA FORM – Arid West Region

Exhibit E

Project/Site: 2930 Union Road Development Project City/County: Paso Robles, San Luis Obispo Sampling Date: May 5, 2022

Applicant/Owner: MD3 Investments State: CA Sampling Point: DP-2

Investigator(s): David Wolff, DWE Principal Ecologist Section, Township, Range: S26 T26S R12E

Landform (hillslope, terrace, etc.): Upland Terrace Local relief (concave, convex, none): Level Slope (%): 0-2%

Subregion (LRR): LRR C Lat: 35.638104 Long: -120.652409 Datum: NAD 1983

Soil Map Unit Name: San Ysidro loam, 0 to 2 percent slopes (197) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Upland data point above non-wetland non-jurisdictional swale.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 500 sq. ft)			
1. Bromus hordeaceus	85%	Yes	FACU
2. Hordeum marinum ssp. gussoneanum	25%	Yes	FAC
3. Bromus rubens	5%	No	UPL
4. Eryngium vaseyi	10%	No	FACW
5.			
6.			
7.			
8.			
	125% = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

Not greater than 50% dominance by wetland indicator species. Upland data point

SOIL

Sampling Point: DP-2

Exhibit E

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100%	NONE				Loam	No redox features
3-10	10YR 3/2	100%	NONE				Loam	No redox features

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks:

Loam soils with no redox features.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Data point above swale topography. No indicators of wetland hydrology

WETLAND DETERMINATION DATA FORM – Arid West Region

Exhibit E

Project/Site: 2930 Union Road Development Project City/County: Paso Robles, San Luis Obispo Sampling Date: May 5, 2022

Applicant/Owner: MD3 Investments State: CA Sampling Point: DP-3

Investigator(s): David Wolff, DWE Principal Ecologist Section, Township, Range: S26 T26S R12E

Landform (hillslope, terrace, etc.): Upland Terrace Local relief (concave, convex, none): Level Slope (%): 0-2%

Subregion (LRR): LRR C Lat: 35.638003 Long: -120.652354 Datum: NAD 1983

Soil Map Unit Name: San Ysidro loam, 0 to 2 percent slopes (197) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Swale topography evident in field and available aerial photography. Non-wetland non-jurisdictional swale.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 500 sq. ft)			
1. Hordeum marinum ssp. gussoneanum	65%	Yes	FAC
2. Hordeum jubatum	35%	Yes	FAC
3. Erodium cicutarium	20%	Yes	OBL
4.			
5.			
6.			
7.			
8.			
	120% = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:

Swale with dominance of FAC grasses.

SOIL

Sampling Point: DP-3

Exhibit E

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100%	NONE				Loam	No redox features
3-10	10YR 3/2	100%	NONE				Loam	No redox features

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks:

Loam soils with no redox features.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Swale topography. No other secondary indicators and no OHWM.

Exhibit E

1343 Bishop Street, San Luis Obispo, CA 93401
Tel: 805 234 8760 Email: rodney@heritagetreeconsulting.com

August 17, 2022

To: Michael Stoltey – MD3 Investments & Damien Mavis – CoVelop

Re: Oak Tree Assessment report for Ardmore Road Project, 2930 Union Rd, Paso Robles, CA 93446

Gentlemen,

In response to your request for an Oak Tree Assessment for trees growing on a lot you intend to purchase and develop at 2930 Union Road, I have produced the following report.

Assignment

- Collect tree data and perform Level 2 inspection on 9 valley oaks *(Quercus lobata)* to determine condition and suitability for retention.
- Perform advanced Level 3 Assessment with Resistograph for 3 valley oaks.
- Provide written summary of condition and suitability for retention for all 9 valley oaks.

Introduction

On August 2, 2022, I visited the site and performed a Level 2, basic assessment on all native oaks 6-inch diameter and greater on lots you intend to develop. As a result, 3 of the trees required a Level 3 advanced inspection with a Resistograph, wood density measuring device. I returned to the site on August 5, 2022, and performed the advanced inspections with a Resistograph to measure wood density. On August 12, 2022, I collected additional data for tree #2 via a climbing inspection. I analyzed data collected during the advanced inspections and have made recommendations regarding tree condition, tree risk and potential for retention. All tree inspections were based on the potential for a tree to fail within the next 5 years from the date of this report. Any tree retained should be re-inspected on an annual basis to determine health and structural integrity status.

Methodology-

My initial level 2 inspection consisted of a ground based, visual inspection and full walk around of the tree. I used a rubber mallet to sound the trunk to detect decay. I tagged each tree with an aluminum tag and assigned it a number. Based on a previous arborist's inspection of the trees, I assigned the same number that was listed in their report so we would have consistency when referencing the trees.

Advanced inspections consisted of Resistograph wood density testing, and in one instance, an aerial inspection that consisted of determining the extent of decay with a tape measure.

Tree Condition Ratings

All trees in the inventory were given a condition rating. The rating was based on the health, structure and presence of disease and insects. See the following definitions:

- **Dead** = Severely declining or no foliage, large dead branches, decay cavities, loss of bark, roots decayed or dead.
- **Very Poor** = Evidence of multiple large past failures, advanced decay, uncontrollable pest infestations or disease infection. Tree in severe decline.
- **Poor** = Tree may be suppressed, drought stressed, or had at least 1 large branch failure. Disease or pest infestations may be present. Can potentially be retained with attention to mitigation pruning, cultural care changes, pest and disease control.
- **Fair** = May have had minor past failures. Some pests or structural defects may be present, small deadwood. Minor to moderate drought stress present. Defects may be mitigated with pruning and pests can be controlled.
- **Good** = A relatively healthy tree with minor to no structural defects with minimal to no pest observed. Defects can be mitigated with pruning and pests can be controlled.
- **Very Good** = Trees that have had professional arboricultural care. No structural defects, disease or pests identified.
- **Excellent** = Specimen tree with superior form, root structure and health. Tree has been regularly cared for by professional arborists over its lifetime, E.g., estate or arboretum tree.

Inspection Levels

Level 1 – Limited Visual Inspection – This is a limited walk-by or drive-by, which does not typically include a complete walk around a tree. The inspection focuses on obvious defects, imminent or probable likelihood of failures. There are generally no tools used at this level. This is the fastest and least thorough assessment.

Level 2 – Basic Assessment – Generally includes a complete walk around inspection. Basic tools such as probes, measuring devices, binoculars, mallet or magnifying glass are used. At this level, an aerial inspection is not included. A Level 2 assessment is usually necessary to establish the need for a Level 3 assessment.

Level 3 – **Advanced Inspection –** Detailed inspection which usually employs the use of special equipment, data collection and analysis. A higher level of training is also required, such as International Society of Arboriculture (ISA) Tree Risk Assessment Qualification. Specialized equipment may include an Air Spade (device that uses compressed air to expose roots or root crown for inspections without causing damage to sensitive plant tissues). Resistograph (drilling devise used to measure and graph wood density) Level 3 inspections may also include sending samples to labs for analysis. A Level 3 inspections will usually take place later because of time needed to perform a Level 2 inspection.

Assessing Tree Structure and Potential to Fail

Estimating the structural integrity of trees is a challenge because, unlike steel I-beams or other construction materials there is no precise engineering standard to help determine the load a tree can withstand.

Arborists must use measurement of decay, experience with previous, similar trees as well as factor in the various stressors on the compromised areas within the tree. Trees with thicker outer shells are going to be stronger. Oval internal decay areas and areas of decay that have broken through the outer shell of the trunk or branch will be weaker due to the inconsistency of the cylinder.

Tree Risk

Tree risk is determined by identifying the targets e.g. (people, buildings, cars or property) that could be injured or damaged by a whole or partial tree failure, the occupancy rate, exposure of the target to the tree hazard, the size of part of the tree that may impact the target if it were to fail, the likelihood of impact on the target, and the consequences of failure on the target.

The part of the tree most likely to fail and cause the largest impact is used to determine the highest overall risk for the tree.

When considering likelihood of failure, the definitions are as follows:

- **Imminent** – Failure has started or most likely to occur in the near future. Even if there is no significant wind or increased load. The imminent category overrides the time frame stated in the scope of work.
- **Probable** – Failure may be expected under normal weather conditions within the specified time frame.
- **Possible** – Failure may be expected in extreme weather conditions, but is unlikely during normal weather conditions during a specified time frame.
- **Improbable** – The tree or part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions within the specified time frame.

Risk Matrices

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk. Matrix 1 the "Likelihood Matrix" determines the likelihood of failure and impact. The result is entered into Matrix 2, the "Risk Rating Matrix" which factors in Consequences of Failure to get the overall risk rating. In the example below, Likelihood of failure of a part was Probable. The Likelihood of Impact was High. The result was Likely. In Matrix 2, I entered the result of Likely and entered Severe in the Consequences of Failure which gave me a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

For each tree requiring a level 3 inspection, I have highlighted matrix tables to show how risk was determined for the part or parts of the tree being considered regarding failure potential.

Mitigation

When assessing risk for a tree, it is important to determine if the risk of tree failure can be reduced through mitigation. Mitigation can be made through pruning, installing cabling or bracing support structures. Moving targets out of the strike zone of a tree or restricting access to a tree are also viable mitigation measures. The recommended mitigation should not be so excessive that they compromise the health of the tree.

Tree Assessments

I performed level 2 assessments on trees 1,2,3,4,9,10,11 & 13. See Tree Map Appendix B. From those assessments, I determined that trees 1,2 and 13 required level 3 advanced inspections. Each assessment below includes a condition rating as well as potential for retention and mitigation recommendations. For level 3 inspections, I included a tree risk assessment matrix.

Tree 1 – A 43" diameter valley oak was in Very Poor condition. See Appendix A - Photographs - Photo 1

Basic Level 2 Inspection –

This tree had drought stress which was indicated by dead wood in the canopy. It also had decay throughout its scaffold branches which was indicated by decay cavities and woodpecker nests excavated in dead wood. See Appendix A - Photographs - Photos 1 & 4.

The trunk had an approximate lean to the east of 10 degrees. It also had a horizontal compression bulge on the east side of its trunk approximately 1' above ground. Compression bulges or wrinkles, indicate that wood fibers are being crushed by the weight of the canopy and trunk due to lack of supportive structure in the trunk. Further the tree had a large, decayed, anchor root on its southwest side. The root was on the opposing side of the lean of the tree and is likely to fail as decay advances and stress from the weight of the canopy continues to build. See Appendix A -Photographs - Photos 1-3.

Although this tree had a full canopy it has significant trunk decay. When I sounded the trunk with a rubber mallet, it resounded hollow on all sides. To further confirm the sounding results, I performed an advanced inspection of the decay using a Resistograph.

Advanced Level 3 Inspection -

I took 4 measurements of the wood density of the trunk at 3.5' above ground.

- Sample 1 – west side of tree. Outer shell thickness was 4"
- Sample 2 – south side of tree. Outer shell thickness was 6"
- Sample 3 – east side of tree. Outer shell thickness was 4" with a small 1.25" pocket of sound wood at 8" laterally, then total decay

- Sample 4 – north side of tree. Outer shell thickness was 5.25”

Based on the Resistograph results, it was apparent that interior wood of the trunk is significantly decayed. The evidence of compression bulges showed that the trunk is losing structural integrity and leaning due to lack of supportive wood fibers.

Armillaria mellea, a.k.a. Oak root fungus is a common disease in valley oaks and is likely the cause of the decay in the roots and the trunk. Christopher J. Luley in his guide *Wood Decay Fungi* calls this fungus *Number one of the “Big Three” of the important decay fungi.* Again, according to Mr. Luley, “Armillaria is a root and butt rot fungus that increases the risk of tree failure and is a pathogen capable of killing cambium of roots and lower trunk of stressed trees”. See Appendix A - Photographs - Photos 29 & 30 for example of failed oak due to root and butt rot.

Parts Assessed – Roots and Trunk

I used the International Society of Arboriculture’s Basic Tree Risk Assessment Form to determine risk for this tree. In Matrix 1 the “Likelihood Matrix” I selected Likelihood of Failure of the roots and trunk as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the “Risk Rating Matrix” in the Likelihood of Failure and Impact section. For the Consequences of Failure section of Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the “Likelihood Matrix” I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the “Risk Rating Matrix” for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspection Results and Risk Assessment

The highest risk rating for this tree was High and was associated with root and trunk failure. I found decay in one anchor root and significant decay was detected in the trunk. Buckling of trunk fibers was evident. Based on shell strength measurements, the likelihood of trunk failure was probable, due to lack of structural integrity. Root failure was Probable due to significant decay in the anchor root on the southwest side of the tree. Scaffold failure was also probable with a high likelihood of failure.

Mitigation:

Scaffolds - Reducing the canopy through end weight reduction and removing decayed branches 2" diameter and larger would relieve some stress on remaining scaffold branches and reduce their risk to Moderate.

Roots and Trunk - Reducing the canopy through end weight reduction would relieve some stress on the trunk but not enough to offset the overall stress being exerted on the buckling area on the north side of the tree. No structural support or bracing will help the stability of the tree's trunk or roots. Significant decay has been detected in the roots as well as the trunk. Based on shell strength measurements, lean of the tree and buckling of wood fibers on the east side of the trunk made failure likely due to lack of structural integrity. I recommend removing the tree before commencement of construction.

Tree 2 – A 47" diameter valley oak was in Poor condition. See Appendix A - Photographs - Photo 5.

Basic Level 2 Inspection –

On the south side of the trunk there was a decay cavity originating at the root-crown and extending approximately 5.5' upward. When sounded with a rubber mallet on either side of the cavity, it resounded hollow. Moving around the trunk to the east side, I detected another hollow sounding area with my mallet at approximately 3.5' above ground. See Appendix A - Photographs - Photo 6. Like Tree 1, I suspect *Armillaria mellea* - Oak root fungus, is the cause of the rot.

At approximately 8 feet above ground, on the southwest side of the trunk there was another decay area that was almost closed over with scar tissue. Although almost closed, I suspected a large area of decay behind the scar. See Appendix A - Photographs – Photo 7. There was a large scaffold branch attached to the trunk above the scar. It had a desiccated fungal fruiting body growing on it and cankers had killed strips of bark near the fungus. See Appendix A - Photographs – Photo 8. I identified the fungi genus to be that of *Inonotus*. Jessie A. Glaeser and Kevin T. Smith in the winter 2010 issue of Western Arborist, note this fungus to cause a white-rot of heartwood in the trunk of living oaks and also decays strips or sections of sapwood, forming elongate cankers and killing the cambium. According to Swiecki, T. J.; Bernhardt, E. A. 2006, A Field Guide to Insects and Diseases of California Oaks, "*Inonotus dryophilus* is one of the most serious pathogens of living oaks in California associated with decline, failure, and mortality". In this tree, the combined weakened trunk area at the scar combined with the heavy, decayed scaffold branch make this section of the tree likely to fail.

In the upper canopy at approximately 14' above ground there was another decay cavity in the center of the canopy, where a large scaffold branch had failed many years ago. I suspected advanced decay in the trunk at this location. See Appendix A - Photographs - Photo 9

Advanced Level 3 Inspection -

During the aerial inspection, it was discovered that the opening of the decayed scaffold in the upper canopy was 13" in diameter. The depth of the cavity was 13'2" deep. When the distance to the ground from the outside of the cavity was measured, it was 14'3", which illustrated that the entire trunk of the tree was hollow. See Appendix A - Photographs – Photos 9 -14.

From the cavity opening, the decay continued upward into the scaffold branch growing east. This scaffold is very likely to fail due to weak trunk structure. See Appendix A - Photographs – Photo 12.

Based on the decay detected during mallet sounding, I wanted to investigate the extent of the decay further. I performed an advanced inspection for decay using a Resistograph. I took 6 measurements of the wood density of the trunk at 3.5' above ground unless otherwise indicated.

- Sample 1 – west side of tree. Outer shell thickness was 8"
- Sample 2 – south side of tree, 1' west of decay cavity, outer shell thickness was 8.5"
- Sample 3 – south side of tree at decay cavity seam, outer shell thickness was 3" at 3' above ground.
- Sample 4 – south side of tree, 1' east of decay cavity, outer shell thickness was 7.25"
- Sample 5 – east side of tree, outer shell thickness was 5.5"
- Sample 6 – north side of tree, outer shell thickness was 12"

I have highlighted the tables below to show how risk was determined for the part or parts of the tree that was being considered regarding failure potential.

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk for this tree.

Part Assessed - Trunk

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the trunk as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" in the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of the Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspection Results and Risk Assessment-

The highest risk rating for this tree was High and was associated with trunk and scaffold branch failure. Significant decay was detected in the trunk and eastern scaffold branch.

Based on shell strength measurements, and the void caused by decay on the south side of the tree, the trunk is likely to fail due to lack of structural integrity. In regard to the eastern scaffold branch and other decayed branches, they could be removed, and end-weight could be reduced to relieve some stress on remaining scaffold branches. However, the reduction of the canopy would be close to 50% and would compromise the health of the tree. Further, since the trunk is not structurally sound, this negates the mitigation measure.

Mitigation: Remove tree before commencement of construction. No structural support or bracing will help the stability of the tree's trunk.

Tree 3 – A 47" diameter valley oak was in Very Poor condition. When I sounded the trunk with a rubber mallet, it resounded hollow on the southwest side. A large wound left by a scaffold branch failure in the crown of the tree has since decayed and left a 3'x 4' hollow at approximately 14' above ground on the east side of tree. Another decay cavity on the north side of the tree at the same height as the previous, measured approximately 2' in diameter. Remaining scaffold was overextended and attached to the decaying trunk. The remaining parts of this tree have a high likelihood of failure. See Appendix A - Photographs – Photos 15 & 16.

Mitigation: Remove tree before commencing project.

- **Tree 4 –** A 52" diameter valley oak was in Very Poor condition. The tree was growing off-site but had critical root zone (CRZ) and crown encroachments into your proposed construction area. This tree has had several large scaffold branch failures. At the failure points, significant decay was visible. The remaining scaffolds were overextended and potentially had similar internal decay and had a high likelihood of failure. See Appendix A - Photographs – Photo 17.

  Mitigation: I highly recommend removal of this tree due to the advancement of decay in the scaffold branches which is compromising their structural integrity. Crown reduction needed to reduce the risk of scaffold branches failing would take up to 50% of the live canopy and jeopardize the tree's health. Because this tree is off site, you will need to coordinate with the owner regarding removal.

  At minimum this tree should have all overextended branches reduced to help prevent further failures and protect any buildings or other targets you may place on your property within striking distance of the tree. If the owner of the tree chooses to retain it, you will need to design buildings, service and loading zones outside of the CRZ.

- **Tree 9 –** A 51" diameter valley oak was in Very Poor condition. Multiple large scaffold branches had failed. Extensive decay was present at branch failure points. Only 2 overextended scaffold branches remain, and they are connected to a decaying trunk.

  When I sounded the trunk with a rubber mallet, it resounded hollow. A 3' long by 10" wide decay cavity was on the northeast side of trunk. This tree has a high risk of complete failure. See Appendix A - Photographs – Photos 18 & 19.

  Mitigation: Remove tree before commencing project.

- **Tree 10 –** A 51" diameter valley oak was in Good condition. The trunk of the tree resounded solid when sounded with a rubber mallet. Tree form was good, but there was some large dead wood and decaying scaffolds. This tree can be retained, but it should have maintenance pruning performed prior to commencement of your project. See Appendix A - Photographs – Photos 20 & 21.

  Mitigation: Reduce end-weight on overextended branches. Remove dead wood 2" diameter and larger. Remove decayed and structurally unsound scaffold branches.

- **Tree 11 –** A 30" diameter valley oak was in Very Poor condition. The tree was in severe decline due to drought stress and root disease. Many of the smaller branches had died. I detected decay at the root crown on the southwest side of the tree. I found an ant nest at the root-crown decay area indicating ants are excavating and nesting in dead roots and root crown. The dead roots contribute to the decline of the canopy and compromise the stability of the tree. At least five, 12" average diameter scaffolds had extensive decay on the east side of the tree. To reduce scaffold failure risk, up to 50% of the live canopy would need to be removed, which would compromise the health of and already unhealthy tree. See Appendix A - Photographs – Photos 22-24.

  Mitigation: Remove tree prior do commencement of project.

- **Tree 13 –** A 42" diameter valley oak was in Poor condition.

  Basic Level 2 Inspection –

  The tree had a full canopy with a balanced form. On the south side of the tree at the root crown, there was an area of decay in the underside of one of the anchor roots. Like trees 1 and 2, the decay is likely caused by *Armillaria mellea*. I also noted the lower trunk was bulging and larger than normal which may indicate butt-rot caused by A. mellea. Further, I observed that the eastern scaffold branch was decayed, and large dead wood was present throughout the canopy. See Appendix A - Photographs – Photos 25 - 28.

  A previous report, by another arborist, expressed concern that a scar at the base of the tree might indicate decay and structural instability. When I sounded the tree's trunk with a rubber mallet, it resounded solid, except on the north side of the trunk. Due to the difference of opinion regarding the structural integrity of the trunk, I performed an advanced inspection for decay using a Resistograph.

  Advanced Level 3 Inspection -

  I took 5 measurements of the wood density of the trunk at 3.5' above ground.

  - Sample 1 – west side of tree. Outer shell thickness was 7"
  - Sample 2 – south side of tree. Outer shell thickness was 8.5"
  - Sample 3 – east side of tree. Outer shell thickness was 8.5"
  - Sample 4 – east side of tree scarred area on east side of trunk approximately 1' above ground. Outer shell thickness was 12".

- Sample 5 – north side of tree. Outer shell thickness was 5”

Like Tree 1, the trunk of this tree had advanced internal decay, however when comparing outer shell thickness, this specimen had thicker walls and did not have indications of trunk fibers buckling, therefore its structural integrity is likely stronger.

Tree Risk - I used the International Society of Arboriculture’s Basic Tree Risk Assessment Form to determine the risk. I used Matrix 1 the “Likelihood Matrix” on the form and entered the result into Matrix 2, the “Risk Rating Matrix” to get the overall risk rating.

I have highlighted the tables below to show how risk was determined
for the part or parts of the tree that was being considered regarding failure potential.

Part Assessed - Root

In Matrix 1 the “Likelihood Matrix” I selected Likelihood of Failure of the roots as Possible. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Somewhat Likely, which I entered into Matrix 2, the “Risk Rating Matrix” for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of Moderate.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Trunk

In Matrix 1 the “Likelihood Matrix” I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the “Risk Rating Matrix” for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspections Results and Risk Assessment-

The highest risk rating for this tree was High and was associated with scaffold and trunk failure. I found decay in one anchor root and significant decay was detected in the trunk, however no bulging of trunk fibers was evident. Based on shell strength measurements, the likelihood of trunk failure is probable due to lack of structural integrity. Scaffold failure was also probable. Risk of root failure remained moderate.

Mitigation:

Mitigations are meant to reduce risk without compromising the health of the tree. Ultimately, the tree manager, owner or other controlling entity must decide if the residual risk assessed is reasonable.

Scaffolds - Reducing the canopy through end weight reduction and removing decayed and branches 2” diameter and larger will relieve some stress on remaining scaffold branches and reduce their risk to Moderate.

Roots - Reducing the canopy through end weight reduction will relieve some stress on roots, however due to the overall weight of the canopy and stem, the risk rating for root failure will remain Moderate.

Trunk - Canopy reduction will relieve some stress on the trunk of the tree, however it will not likely be enough to lower trunk failure risk to moderate. If this tree is to be retained, and the goal is to reduce the risk rating, the only reasonable way to achieve that goal will be to restrict access by installing a permanent fence around it. The fence shall be a minimum of 4.5’ tall and be set at least to the edge of the canopy dripline. Once access is restricted, the risk rating will be Moderate.

Respectfully Submitted,



Rodney D. Thurman
ISA Board Certified Master Arborist PN-2684BUM
ISA Municipal Specialist
ISA Utility Arborist
ISA Tree Risk Assessor Qualification

Appendices: *Photographs, Tree Map*

Appendix A - Photographs



Photo 1 - View of Tree 1 to south. Note lean to east.

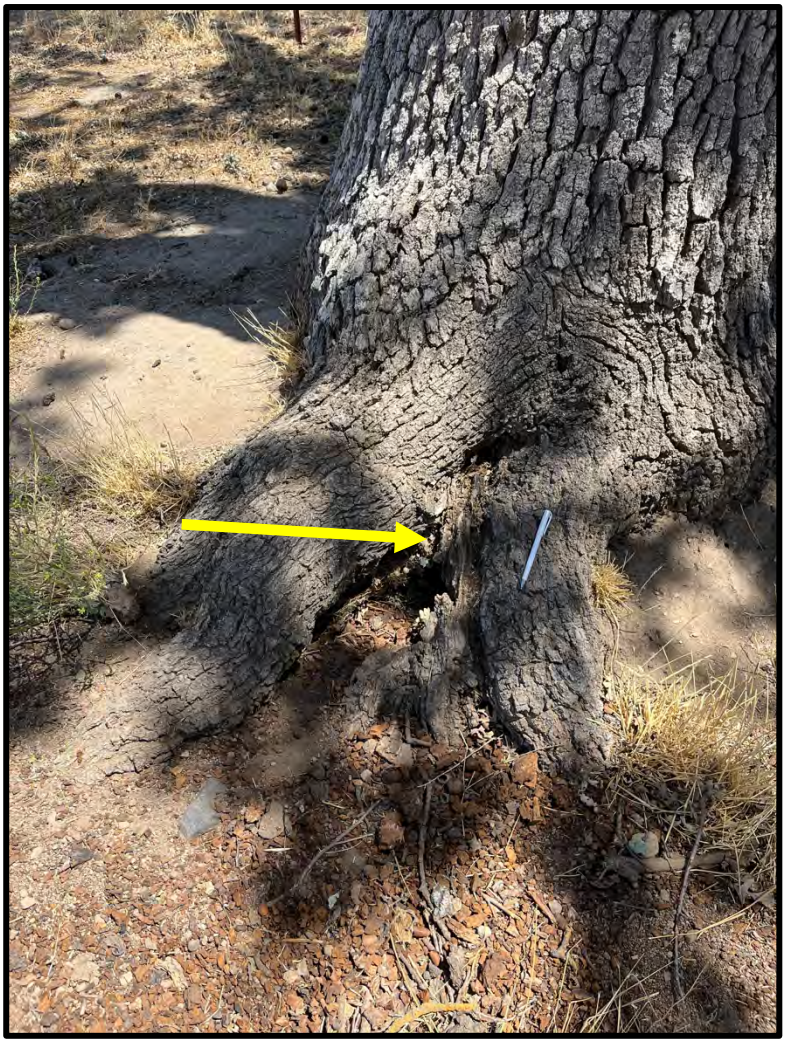


Photo 2 - Tree 1 with decayed anchor root on southwest side, indicated by arrow. Ink pen provided for scale



Photo 3 - Tree 1 with compression bulge east side of trunk indicated by arrow shows lack of structural support.



Photo 4 - Tree 1 with decay in scaffold branches. indicated by arrows.



Photo 5 - View of Tree 2 to north

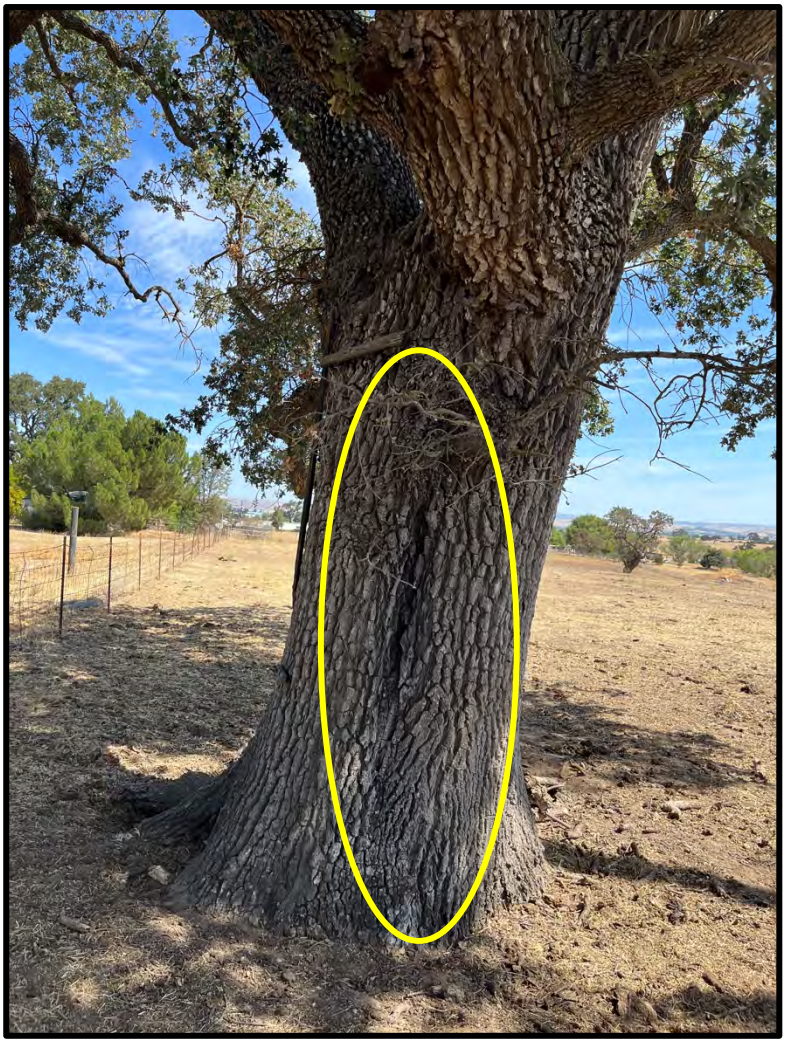


Photo 6 - Tree 2 with decay cavity south side of trunk. Length is approximately 5.5’.



Photo 7 - Tree 2 with decay cavity at scaffold union approx. 8’ above ground on southwest side of tree.



Photo 8 - Tree 2 with fungal fruiting body circled and decay in south scaffold branch indicated by arrow.



Photo 9 - Tree 2 with decay cavity formed by failed scaffold circled at center of tree, approximately 14 feet above ground.



Photo 10 - Tree 2 perspective view of decay cavity formed by failed scaffold circled at center of tree. Cavity is circled. Other decay points below the open cavity are indicated by arrows.



Photo 11 - Tree 2 view of decay cavity formed by failed scaffold. Opening measures 13”

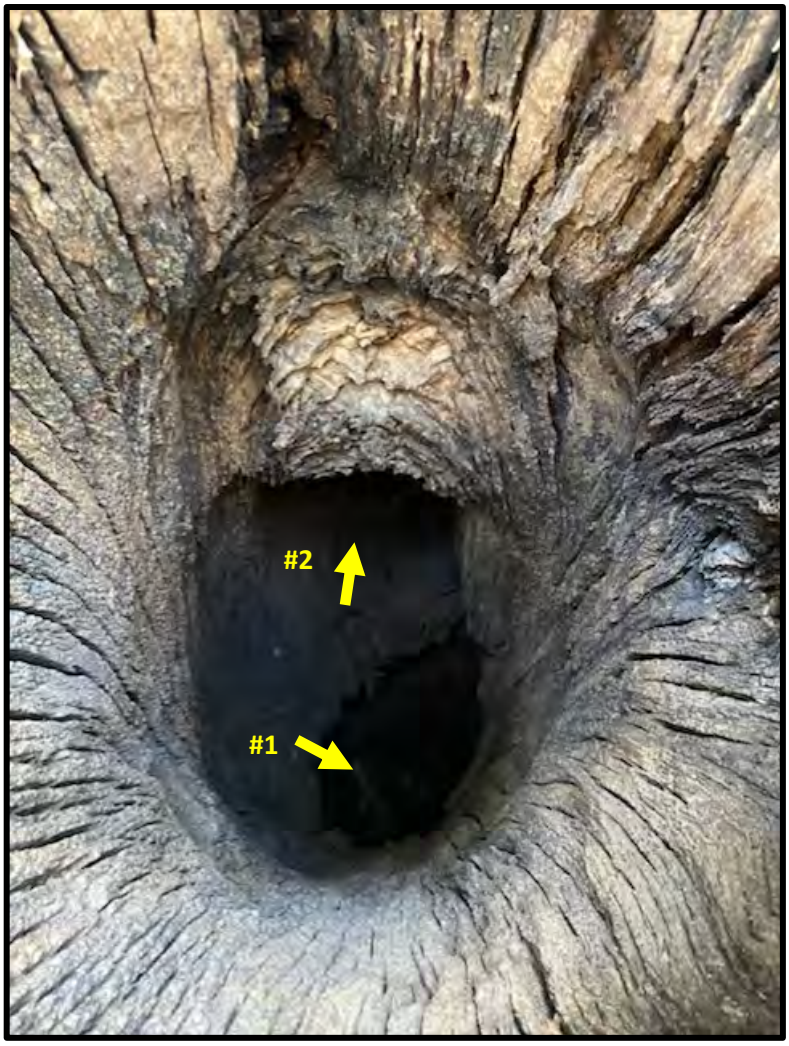


Photo 12 - Tree 2 view of interior decay cavity formed by failed scaffold. Arrow 1 shows depth of cavity down to roots of tree. Arrow 2 shows decay that has advanced into eastern scaffold branch.



Photo 13 - Tree 2 measurement of interior depth of decay cavity formed by failed scaffold. 13’ 2”



Photo 14 - Tree 2 measurement of exterior depth of decay cavity formed by failed scaffold. 14’ 3”



Photo 15 - View of Tree 3 to north. Overextended scaffold to west. Large decay cavity at connection to trunk.



Photo 16 - Tree 3 with large decay cavity at scaffold connection to trunk.



Photo 17 - View of Tree 4 with to northwest. Numerous failed scaffold branches due to overextension and internal decay.



Photo 18 - View of Tree 9 to north. Numerous failed scaffold branches due to overextension and internal decay.

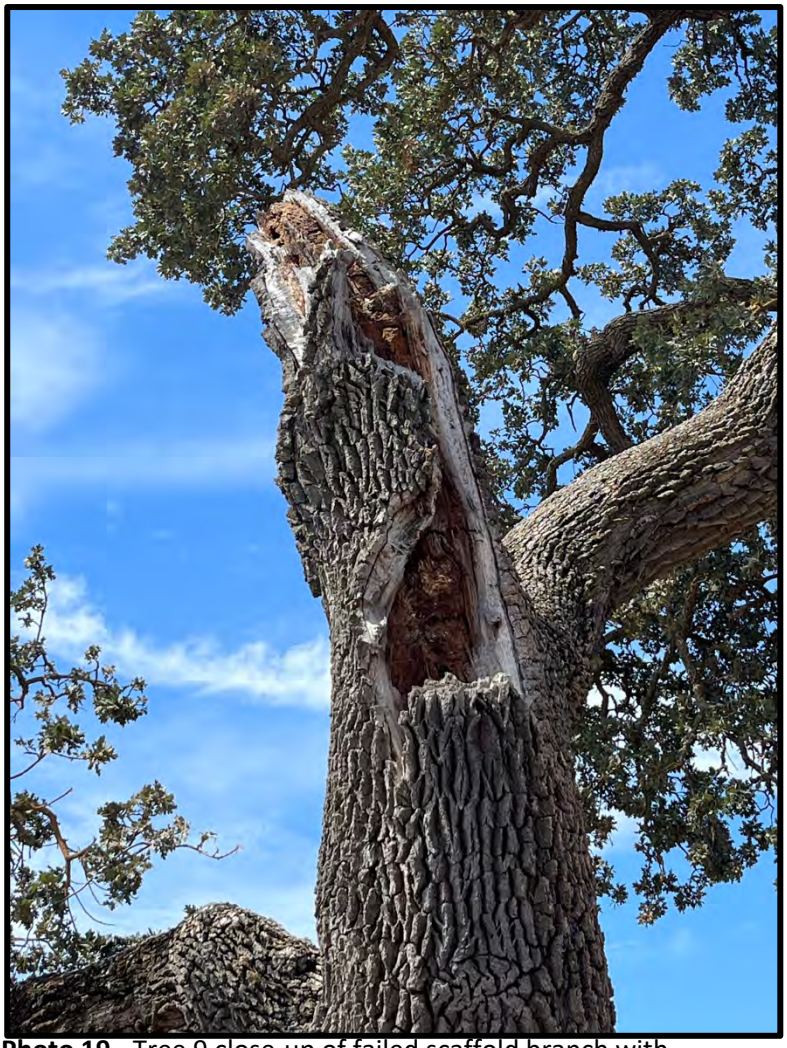


Photo 19 - Tree 9 close-up of failed scaffold branch with internal decay.



Photo 20 - View of Tree 10 to south.

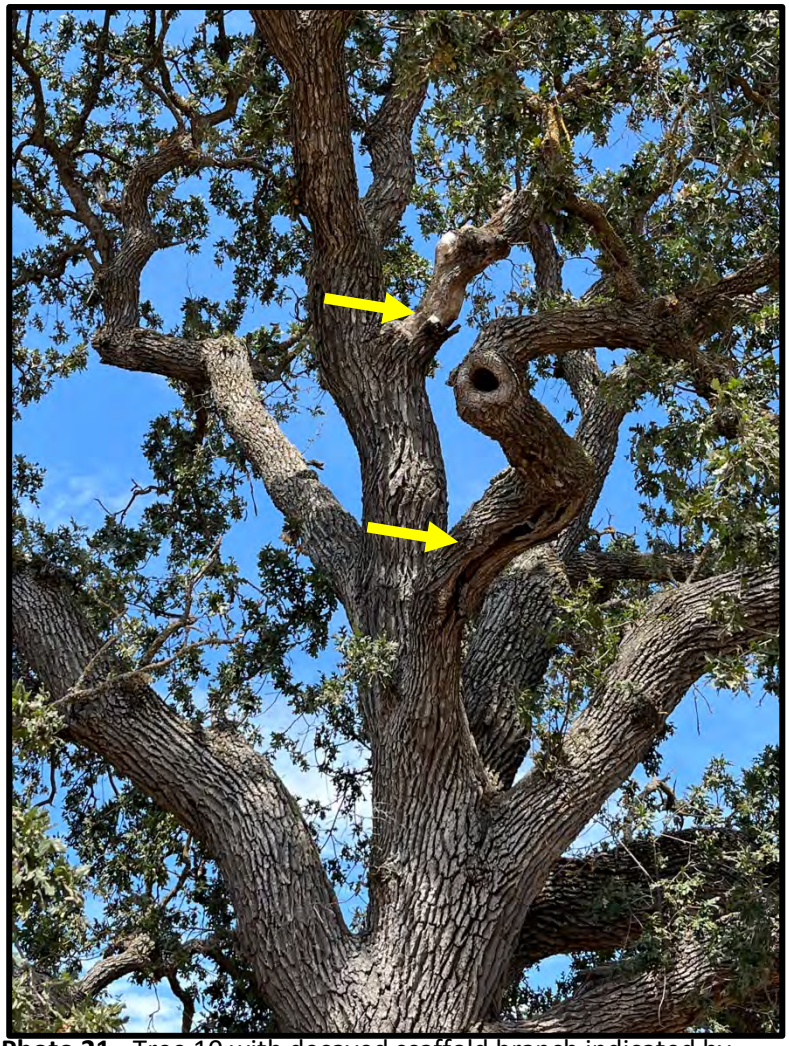


Photo 21 - Tree 10 with decayed scaffold branch indicated by yellow arrows.



Photo 22 - View of Tree 11 to north. At least 5 decayed scaffold branches would be removed which would reduce the tree at least 50%. Arrows indicate branch removal points.



Photo 23 - Tree 11 close up of declining canopy, decayed branches, and dead wood indicated by arrows.



Photo 24 - Tree 11 close up of root crown decay at southwest side of tree indicated by yellow arrow. Ant nest discovered here which indicates dead and rotting wood.

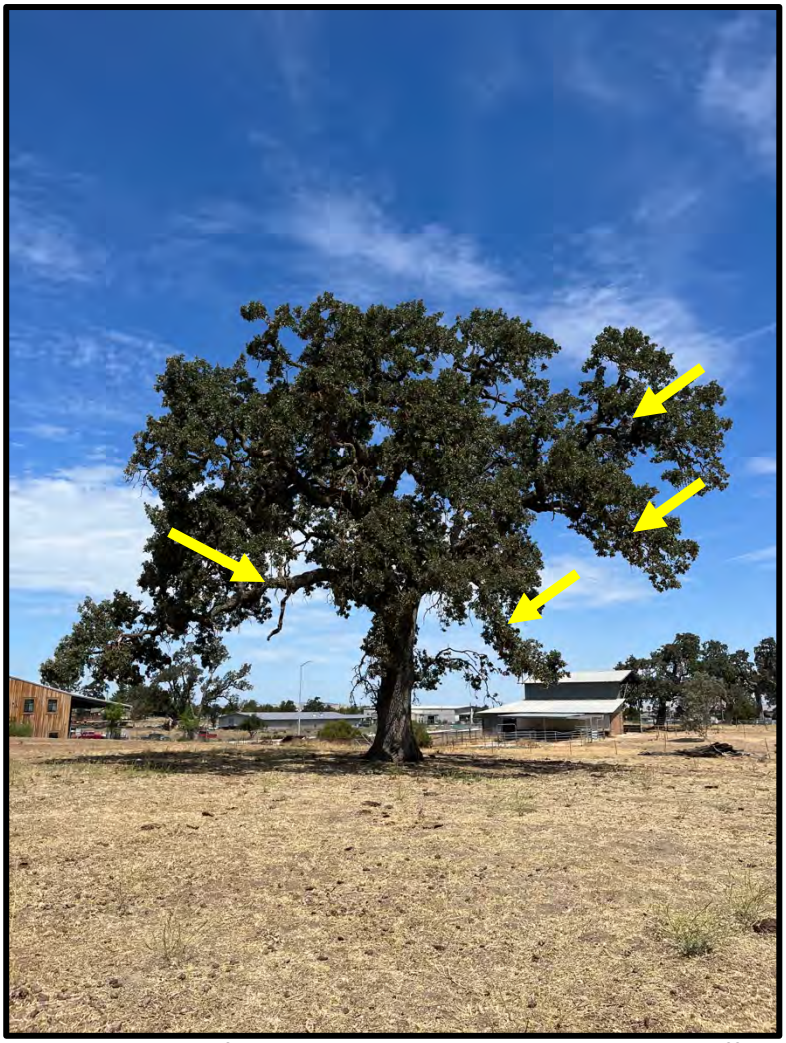


Photo 25 - View of Tree 13 to north. Note overextended scaffold branches indicated by arrows.



Photo 26 - Tree 13 with root decay cavity on south side of tree indicated by arrow.



Photo 27 - Tree 13 with bulging root-crown indicating possible butt-rot.



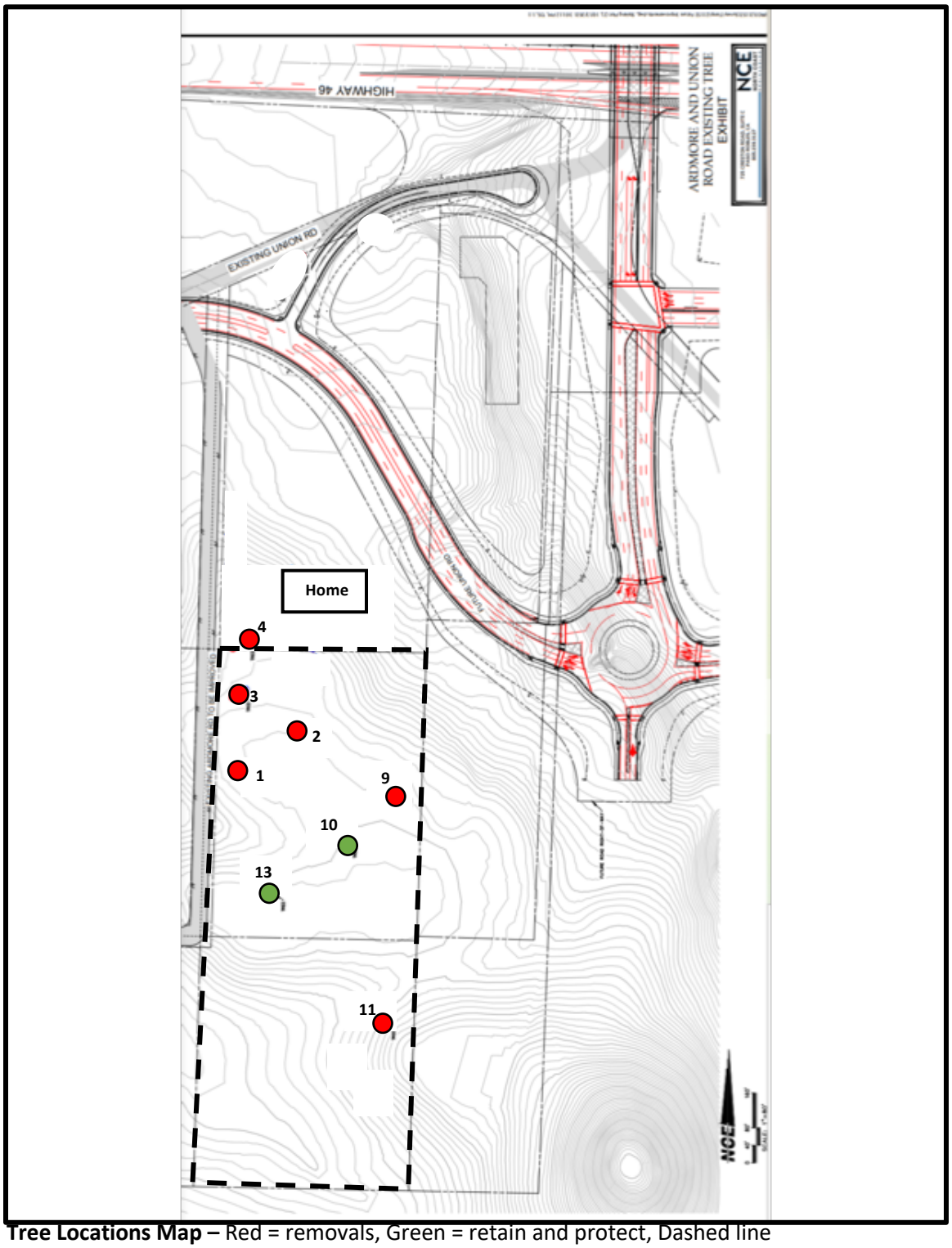
Photo 28- Tree 13 with decaying scaffold branch east side of canopy indicated by arrow. Line indicates locations for removal





Photos 29 & 30 - Example of oak tree that failed due to root and butt-rot. Photo 29 shows failed roots. Photo 30 shows internal decay of trunk.

Appendix B – Tree Map



Tree Locations Map – Red = removals, Green = retain and protect, Dashed line delineates property boundaries.

PHASE I ARCHAEOLOGICAL STUDY, NEW COMMERCIAL DEVELOPMENT, 2930 UNION ROAD (LOTS 6 AND 13, APN 025-362-043)

PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA

Project No. 2202-2481

Prepared for:
Covelop, Inc.
P.O. Box 12910
San Luis Obispo, California 93406

Prepared by:
Rachael J. Letter, M.S., RPA and Christopher J. Letter, B.A.

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July 2022

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report Date: July 2022

Report Title: Phase I Archaeological Study, New Commercial Development, 2930 Union Road (Lots 6 and 13, APN 025-362-043), Paso Robles, San Luis Obispo County, California

Prepared for: Covelop, Inc.
P.O. 12910
San Luis Obispo, California 93406

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369 Pacific Street
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(805) 786-2650

Contract No: 2202-2481

U.S.G.S. Quads: Paso Robles, California

Project Size: 14.5 acres

Key words: San Luis Obispo County, Paso Robles, Phase I Archaeological Study

MANAGEMENT SUMMARY

At the request of Covelop, Inc. (Client), Padre Associates, Inc. (Padre), has completed a Phase I archaeological study in support of a new commercial development (Project) at 2930 Union Road (Lots 6 and 13 of APN 025-362-043), in Paso Robles, San Luis Obispo County, California (Project site). The scope of this document includes an archaeological records search and a Phase I pedestrian survey.

The records search did not reveal any previously recorded resources within the Project site. Padre conducted a pedestrian survey of the Project site on July 1, 2022. No cultural resources were observed within the Project site.

Proposed Project impacts will not affect cultural resources and no further archaeological study or monitoring is warranted. Padre recommends that the Project proceed as planned. In the event cultural resources are encountered during the proposed Project, Padre recommends the County cease construction activities within a 100-foot radius. Work will resume once an archaeologist who meets the U.S. Secretary of the Interior's Historic Preservation Professional Qualification Standards for Archaeology has assessed the find and identified and implemented appropriate mitigation measures.

One copy of this report will be submitted to the Central Coast Information Center (CCIC) at the Santa Barbara Museum of Natural History. A copy of all field notes is on file at Padre's office in San Luis Obispo, California.

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APPENDICES

Appendix A. Confidential Records Search Results

1.0 INTRODUCTION

At the request of Covelop, Inc. (Client), Padre Associates, Inc. (Padre), has completed a Phase I archaeological study in support of a new commercial development (Project) at 2930 Union Road (Lots 6 and 13 of APN 025-362-043) in Paso Robles, San Luis Obispo County, California (Project site).

Padre completed the Phase I Archaeological Study pursuant to the California Environmental Quality Act (CEQA) Guidelines. CEQA requires lead agencies to evaluate proposed projects for their potential to impact archaeological resources (Public Resources Code Section 21082, 21083.2, and 21084.1, and California Code of Regulations 15064.5). According to the CEQA Guidelines, "historical resources" include buildings, structures, objects, districts, or sites that may possess prehistoric or historical archaeological, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant effect on important cultural resources, then alternative plans or mitigation measures need to be developed. However, only important cultural resources need to be considered in the mitigation plans.

Padre Staff Archaeologist Christopher Letter completed the pedestrian survey on July 1, 2022 and was overseen by Padre Senior Archaeologist Rachael J. Letter, M.S., RPA. Ms. Letter exceeds the U.S. Secretary of the Interior's Historic Preservation Professional Qualification Standards as outlined in 36 Code of Federal Regulations (CFR) 61.

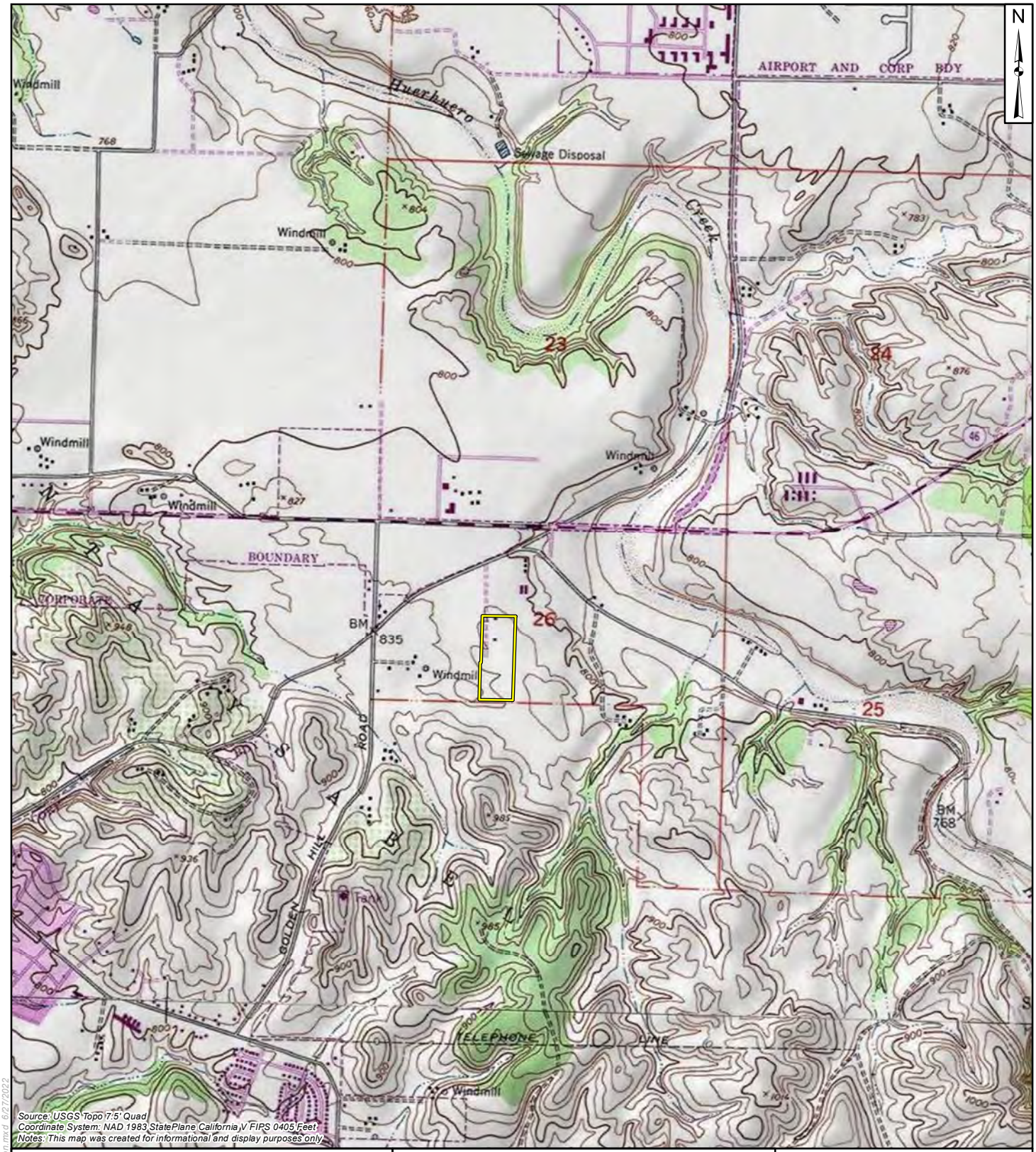
The remainder of this section provides the Project description and location; Section 2.0 discusses the regulatory framework; Section 3.0 provides the environmental, ethnographic and archaeological overviews for the region; Section 4.0 describes the records search results; Section 5.0 presents the field methodology and survey results; Section 6.0 provides a summary and recommendations; and references are listed in Section 7.0. Appendix A provides the confidential records search results.

1.1 PROJECT LOCATION AND DESCRIPTION

The Project site is located within the *Paso Robles, California* United States Geological Survey (USGS) 7.5-Minute Series topographic quadrangle map. Specifically, the Project site is located within Section 26, Township 26 South, Range 12 East in Paso Robles, San Luis Obispo County, California (Figure 1-1). Elevation ranges from 811 to 834 feet above mean sea level, and Huer Huero Creek is located approximately 0.32-mile to the east of the Project site.

The Project site is bordered by Union Road to the north, Ardmore Street to the west, and pastureland/ rural properties to the east and south.

The proposed Project includes the construction of a 125,812 square foot warehouse and office building on lot 13 and four commercial, storage, manufacturing, and winemaking buildings totaling 114,650 square feet on lot 6 as well as associated parking lots.



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USGS 7.5' Quadrangle: Paso Robles
Legal Description: T26S, R12E Sec.26

LEGEND:

Project Location



padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: 2930 UNION ROAD, PASO ROBLES, SAN LUIS OBISPO COUNTY, CA

PROJECT NUMBER: 2202-2481

DATE: June 2022

PROJECT LOCATION

FIGURE 1-1

rojects\Archeology\2930 Union Road\Project Location.mxd 6/27/2022

2.0 REGULATORY FRAMEWORK

The following regulatory framework describes the applicable state and local statutes, ordinances, and policies pertaining to the protection of archaeological resources. These laws must be considered during the planning process for projects that have the potential to affect archaeological resources in San Luis Obispo County.

2.1 STATE REGULATIONS

2.1.1 California Environment Quality Act (CEQA)

CEQA statute and guidelines include procedures for identifying, analyzing, and disclosing potential adverse impacts to historical resources, which include all resources listed in or formally determined eligible for the California Register of Historical Resources (CRHR) or local registers. CEQA further defines a "historical resource" as a resource that meets any of the following criteria:

- A resource listed in, or determined to be eligible for listing in, the CRHR;
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- A resource identified as significant (i.e., rated 1-5) in a historical resource survey meeting the requirements of Public Resource Code Section 5024.1(g) (Department of Parks and Recreation Form [DPR] 523), unless the preponderance of evidence demonstrates that it is not historically or culturally significant; or
- Any object, building, structure, site, area, place, record or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California, provided the determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered "historically significant" if it meets the criteria for listing on the CRHR (CEQA Guidelines Section 15064.5).

2.1.2 California Register of Historical Resources

The CRHR is a listing of California resources that are significant within the context of California's history. The CRHR is a state-wide program of similar scope to the National Register Historic Places (NRHP). In addition, properties designated under municipal or county ordinances are eligible for listing in the CRHR. A historic resource must be significant at the local, state, or national level under one or more of the following criteria that are defined in the California Code of Regulations Title 14, Chapter 11.5, Section 4850:

- It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- It is associated with the lives of persons important to local, California, or national history; or

- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

2.2 REGULATIONS CONCERNING DISCOVERY OF HUMAN REMAINS

California Public Resources Code §5097.98 (Notification of Native American human remains, descendants; disposition of human remains and associated grave goods) mandates that the lead agency adhere to the following regulations when a project results in the identification or disturbance of Native American human remains:

(a) Whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

(b) Whenever the commission is unable to identify a descendant, or the descendant identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendant, and the mediation provided for in subdivision (k) of Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(c) Notwithstanding the provisions of Section 5097.9, the provisions of this section (including those actions taken by the landowner or his or her authorized representative to implement this section), and any action taken to implement an agreement developed pursuant to subdivision (l) of Section 5097.94, shall be exempt from the requirements of the California Environmental Quality Act (Division 13, commencing with Section 21000).

(d) Notwithstanding the provisions of Section 30244, the provisions of this section (including those actions taken by the landowner or his or her authorized representative to implement this section), and any action taken to implement an agreement developed pursuant to subdivision (1) of Section 5097.94 shall be exempt from the requirements of the California Coastal Act of 1976 (Division 20, commencing with Section 30000).

3.0 NATURAL AND CULTURAL OVERVIEW

3.1 ENVIRONMENTAL SETTING

The Project site is located on a stream terrace within the southern portion of the Coast Ranges Geological Province within the Salinas Valley. The Project site is underlain by Holocene-aged younger fluvial and alluvial deposits associated with fan deposits associated with highlands immediately west of the Project site and the Salinas River consisting of mixtures of gravel, sand, silt, and clay (Dibblee, 2004). Specifically, the soil types within the Project site are Arbuckle and San Ysidro sandy loam, which are well-drained soils formed in alluvium derived from sedimentary and metamorphic rock. The area receives a mixture of coastal California and Mediterranean climates, but the primary climate is defined by long, hot, dry summers and brief, cool, sometimes rainy winters (Miles and Goudey, 1998).

3.2 ARCHAEOLOGICAL CONTEXT

Archaeologists working in central California have generally recognized six major prehistoric periods of cultural adaptation within the last 10,000 years. Previous research in San Luis Obispo County has tended to assume that the Santa Barbara sequence developed by Chester King (1982) would be largely replicated in this northern extension of ethnographic Chumash territory (Fitzgerald and Jones, 1998). Jones (1993) has suggested that, despite ethnographic affiliations with the Santa Barbara Channel, archaeologists should consider San Luis Obispo County a district within the central California Coastal Region that also includes Santa Cruz and Monterey counties. The presence of major offshore islands and rich Channel fisheries facilitated development of an intensive, populous maritime culture in the Santa Barbara Channel. The absence of this resource base in San Luis Obispo County forced cultural elaborations along different trajectories (Fitzgerald and Jones, 1998).

3.2.1 Paleo-Indian Period (c. 25,000 – c. 9950 B.P.)

The Paleo-Indian period represents the earliest human occupation in North America, beginning no earlier than 40,000 years before present (B.P.) and perhaps as recently as 25,000 to 20,000 B.P. This period coincides with the entry of people into the Americas during the latter part of the Wisconsin glaciation. At the end of this glacial period, the sea level began rising, submerging and eroding the flat coastal terraces at a rate of up to two meters per year (Barter et al., 1995).

Conclusive evidence of human occupation during the Paleo-Indian Period has been found at several coastal sites dating to the early Holocene, prior to 8450 B.P. At Diablo Canyon, Greenwood (1972) reported two multi-component sites with basal dates of 9320 and 8410 BP. The paucity of sites and materials from this time, termed the “Paleocoastal” by Moratto (1984), suggests that population density was low and settlements were impermanent. People used relatively simple technology to procure plant foods, shellfish, and a limited variety of vertebrate species (Greenwood, 1972; Jones and Waugh, 1995; Jones et al., 1994; King, 1982; 1990).

3.2.2 Millingstone Period (c. 9950 – c. 5450 B.P.)

Appropriately named, the Millingstone Period is defined by the predominance of hand stones and milling slabs in the archaeological record, indicating a reliance on hard seeds and

other plant foods. A variety of flaked stone tools including leaf-shaped bifaces, oval bifacial knives, choppers, and scrapers is also present. This period was a time of rising sea levels that created additional lagoons and estuaries (Glassow et al., 2007). Although deer are represented in the archaeological record, hunting and fishing contributed little to the diet, with the faunal diet relying heavily on mussels and Pismo clams. Bone gorges occur and Olivella spp. spire-lopped shell beads appear in burials (Glassow et al., 2007). Residential bases are presumed to have been comprised of extended families during this period.

3.2.3 Early Period (c. 5450 – c. 2550 B.P.)

Cultural changes after 5450 B.P. are thought to be a response to environmental shifts, rising sea levels, and an increase in population. Diagnostic artifacts of the Early Period include large side-notched, square stem, and contracting stem projectile points, as well as *Olivella* spp. beads. Although milling slabs and hand stones continued as the primary plant processing tools, mortars and pestles were added to the tool kit, probably indicating the systematic use of acorns (Glassow et al., 1988). In response to climactic changes, local residential sites appear more settled, but not permanent, with an increase in logistical organization of economic activities (Jones et al., 1994). The greater diversity of site types during this period reflects an increasing number of short-term occupations near labor-intensive resources. Trade and exchange also increased in importance as population mobility decreased, as evidenced by exotic shell beads and obsidian materials in midden deposits (Jones et al., 1994).

3.2.4 Middle Period (c. 2550 – c. 950 B.P.)

Prehistoric technology and economy became markedly more complex after 2550 B.P. The artifact assemblage contains shellfish hooks and other fishing gear, saucer-type *Olivella* spp. beads, and contracting-stemmed projectile points. Subsistence practices emphasized fish and acorns, with a greater use of seasonal resources and the first attempts at food storage (Glassow et al., 1988; King, 1990). Continuation of trade relationships is evident in the increased number and diversity of obsidian items and beads associated with this period. Settlement patterns were similar to those of the prior period. Sites were occupied on an extensive basis, but not as permanent settlements. These residential bases functioned in conjunction with short-term, smaller occupations at specialized resource processing areas (Jones and Ferneau, 2002).

3.2.5 Middle to Late Transition Period (c. 950 – c. 700 B.P.)

Around 950 B.P. the Medieval Climatic Anomaly, a 300-year period of warmer temperatures and drier climate, caused consequential, adverse environmental conditions, particularly intermittent droughts (Rabb et al., 1997). This transition period was a time of emergent political complexity, development of social ranking, and the rapid development of craft specialization. In San Luis Obispo County, settlement appears to have shifted away from the coast, perhaps reflecting adaptations to warmer temperatures and changes in available resources on the coast (Jones et al., 1994). Artifact assemblages contain a mixture of earlier artifact types such as stemmed projectile points, milling slabs, hand stones, bowl mortars, and *Olivella* spp. beads. Moreover, the absence of imported obsidian after 950 B.P. suggests a change in trade relationships, likely associated with the shift in settlement patterns (Jones et al., 1994). The prehistoric population in San Luis Obispo County may have decreased during this time, as villages became temporary hunting camps and native inhabitants increasingly relied on terrestrial mammals for subsistence.

3.2.6 Late Period (c. 700 – c. 181 B.P.)

The Late Period is poorly understood in San Luis Obispo County as prehistoric occupations from this period do not exhibit well-defined cultural stratigraphy (Jones et al., 2007). The few intact Late Period sites have produced artifact assemblages containing small side-notched, triangular, contracting stem, and leaf shaped projectile points, some groundstone, and late prehistoric bead types (Hoover and Sawyer, 1977). The conversion to concave based projectile points led to the abandonment of asphaltum, which had been used for hafting. Shellfish remained the principal protein food. A ranked society with hereditary elite was established. Population growth and socioeconomic complexity transpired along with environmental change (Glassow et al., 2007).

3.3 ETHNOGRAPHIC CONTEXT

The Project site is situated within the prehistoric territory of the Salinan tribe (Heizer and Whipple, 1971). The Salinans occupied a geographical area extending from present day San Luis Obispo in the south to King City in the north, and west to the coast (Breschini et al., 1983). The Salinan people were seasonally migratory and, depending on food resources, would inhabit the coastal beaches to procure marine resources, and the interior Santa Lucia mountain ranges for acorn and land mammal resources. It is probable that the Project APE falls within the regional territory of the Migueleño group, which inhabited the upper course of the Salinas River.

The Salinan language is part of the Hokan language family, which has been in the American Southwest for around 9,000 years (Hoover, 1977). Moratto (1984) suggests the Salinans were descendants of early Hokan settlers in the South Coast Ranges. Salinan may have become a distinct language 6000 to 8000 B.P. or earlier. At the time of contact, there were at least two mutually intelligible Salinan dialects. The northern dialect is referred to as Antoniaño, due to its association with the Mission of San Antonio de Padua, and the southern dialect was associated with the San Miguel Mission, which lends the name Migueleño. A third dialect, Playano, is referred to in mission records but nothing is known of it with any certainty.

There are few details recognized about Salinan culture, and what is known survives because of ethnographic interviews conducted by Mason (1912) and Harrington (1942). Their subsistence largely derived from gathering nuts and seeds, particularly acorns. Acorns were stored in bent twig granaries before processing. Wild oats, fruit, sage seeds and berries were also collected. Both coastal and inland groups hunted wild game, such as deer and rabbit, and they used C-shaped fishhooks to fish (Hester, 1978).

Autonomous villages created the Salinan's main sociopolitical structure. Families constructed domed houses of bent poles covered with tule or rye grass. There were communal structures as well, including dance houses and sweat lodges. Known ethnographic villages sites near the Project sites include *him'-se-en'* between Paso Robles and Templeton on the west side of the Salinas River, and a major village at *isolam* near present-day Cholame (Hester, 1978).

The placement of Chumash and Salinan territorial boundaries is a complex issue. Cultural historic approaches have had limited success in tying ethnographic Salinan settlement with archaeological sites. Notable exceptions include a list of sites recorded in Monterey County that can be associated with recorded Salinan place names collected by Harrington in 1942 (Rivers and Jones, 1993). Early researchers have suggested a boundary at Morro Creek at the north

end of Morro Bay (Kroeber, 1925), with a cultural boundary along the ridge dividing the Morro Valley from Toro Creek Valley. Subsequent studies moved this boundary inland to the San Miguel area and Ragged Point along the coastline (Gibson, 1983). In general, Salinan prehistory is poorly understood because of the limited number of sites excavated and the frequent lack of cultural stratigraphy and chronological control (Hester, 1978).

At the time of Spanish arrival in Central California, a pattern of small, bounded tribelets was observed. The date of contact in this area is usually set around 1650, although the first record of Spanish contact with the natives in the region is not until 1769, when Gaspar de Portola and Father Junipero Serra arrived. Native Americans residing in the region were moved into the missions first by their own will, and later by force (Heizer and Whipple, 1971). Migration to the missions and population decline emptied the land of its original inhabitants by around 1780 (Beck and Haase, 1974).

3.4 HISTORIC PERIOD CONTEXT

3.4.1 Contact Period

Gaspar de Portolá led the first Spanish land expedition in September 1769 through San Luis Obispo County, camping near the present site of the Coast Union High School (Bolton, 1926; Squibb, 1984). Several accounts of this expedition exist, including those of Juan Crespi (Bolton, 1926), Miguel Costansó (Browning, 1992), and Pedro Fages (Priestley, 1937). Costansó's diary contains observations regarding the native inhabitants' houses, settlement patterns, dress, and customs, as well as their attitudes toward the expedition (Browning, 1992).

In 1774, Juan Bautista de Anza passed over the same route as Portolá had five years before him (Hoover et al., 1990). This expedition made two stops in San Luis Obispo County, including one at the present Mission location on April 15, 1774, and a second at the Nacimiento River on April 16, 1774 (Hoover et al., 1990). In 1776, Anza made a second trip through the San Luis Obispo area as leader of the San Francisco colonists.

3.4.2 Mission Period

Fermin Francisco de Lasuen founded *Mission San Miguel Arcángel*, approximately eight miles north of the Project site, on July 25, 1797 (Hoover et al., 1990). The Franciscans chose the location for its proximity to the Salinan village, *Vahca,* and to close the gap between *Mission San Antonio* to the north and *Mission San Luis Obispo* to the south. Newly baptized Salinans provided almost all the labor to construct and maintain the missions, which soon produced surplus amounts of wheat, beans, corn, cattle, and sheep for trade (Barter et al. 1995). Most of the missions were similar in design and consisted of a church and living quarters for the priests, soldiers, and baptized Salinans (Hoover, 1990).

3.4.3 Rancho and Anglo-Mexican Periods

Mexico declared its independence from Spain in 1821 and the Secularization Act of 1833 ended the Catholic Church's control of large estates associated with the missions and presidios in Alta California. The Mexican government granted ranchos to Mexican and foreign settlers, who mainly used the land for grazing sheep and cattle. Following the Bear Flag Revolt in 1846, California gained its independence from Mexico and the United States gained control of the territory. Across California, courts reviewed the legality of each land grant on an individual basis.

While the Treaty of Hidalgo promised all property belonging to the Californios would be respected, the Land Act of 1851 required all land grant owners to prove their title and ownerships rights. Because the Californios relied on vague surveys and land titles, it took an average of 17 years to receive their American land patents (Bean, 1968; Palmer, 1999).

Specifically, the present Project site is adjacent to the former Rancho Paso de Robles land grant. Rancho Paso de Robles was granted by Governor Manuel Micheltorena to Jose Pedro Narvarez in 1844, who sold the rancho to Petronilo Rios a year later in 1845. A claim for Rancho Paso de Robles was filed in 1852, although Rios did not receive the patent until 1886. By the time the patent had been issued, Rios had already sold the rancho to James H. Blackburn, Daniel Drew Blackburn, and Lazard Godchaux.

3.4.4 Americanization Period

During the mid-nineteenth century, the Paso Robles area was known for its mineral hot springs and was a popular rest stop along the Camino Real. The first El Paso de Robles Hotel, built in 1864, featured a bath house and attracted many tourists to the area. European settlers also came to the area to establish cattle ranches, apple and almond orchards, dairy farms, and vineyards (TravelPaso, 2015).

After the introduction of the Southern Pacific Railroad, the town of Paso Robles was laid out in 1886 and incorporated in 1889. Daniel and James Blackburn built the Hotel El Paso de Robles (now the Paso Robles Inn), including an extensive bathhouse in 1891. At this time, Paso Robles became known as “Almond City” because it contained the world’s largest concentration of almond orchards. Growth remained steady until the 1940s when the United States Army established Camp Roberts. The new military installation brought more people and encouraged new development in the city (TravelPaso, 2015).

4.0 RECORDS SEARCH METHODS AND RESULTS

4.1 METHODS

Padre ordered an expedited records search from the Central Coast Information Center of the California Historical Resources Information System (CCIC-CHRIS) at the Santa Barbara Museum of Natural History on June 28, 2022. The records search included a review of all recorded historic-era and prehistoric archaeological sites within a 1/4-mile radius of the Project APE, as well as a review of known cultural resource surveys and technical reports. Padre received the results on June 28, 2022.

During the records search, the following sources were consulted:

- CCIC base maps, USGS 7.5-minute series topographic quadrangles for the Project APE, and other historic maps;
- Pertinent survey reports and archaeological site records were examined to identify recorded archaeological sites and historic-period built-environment resources (such as buildings, structures, and objects) within or immediately adjacent to the Project APE; and
- The California Department of Parks and Recreation's California Inventory of Historic Resources (1991) and the Office of Historic Preservation's Historic Properties Directory (2007), which combines cultural resources listed on the California Historical Landmarks, California Points of Historic Interest, and those that are listed in or determined eligible for listing in the NRHP or the CRHR.

4.2 RESULTS

The records search revealed that no cultural resources have been recorded within the Project site. A single prehistoric artifact (P-40-038008) was recorded approximately ¼ mile southwest of the Project site in 1988 (Singer and Atwood, 1988a).

The records search indicates that the Project site has not been previously examined for cultural resources; however, five cultural resource studies have been completed within a ¼ mile radius of the Project site. These studies included the parcels to the east, south, and northeast, and no cultural resources were observed (Singer and Atwood, 1988b; Conway, 2015).

5.0 FIELD SURVEY METHODS AND RESULTS

Padre Staff Archaeologist Christopher J. Letter conducted a Phase I pedestrian survey of the Project site on July 1, 2022. The archaeologist examined the Project site with parallel transects spaced at 15-meter intervals where not constrained by steep slopes or dense vegetation. The survey areas were documented with color digital photographs. No cultural materials were observed.

The Project site is located on gently rolling terrain with the majority of the property used for pastureland (Figure 5-1 and Figure 5-2). Ground surface visibility was generally excellent, ranging from 60 to 95 percent, with discarded construction materials and accumulations of oak detritus accounting for areas of reduced visibility. Vegetation within the Project site was sparse and consisted of weeds and seasonal grasses. Several mature oak trees (*Quercus spp.*) are located throughout the Project site (Figure 5-3 and Figure 5-4). Soils consisted of a light-yellow brown sandy loam with less than 10 percent subrounded to subangular pebbles. Many small mammal burrows allowed for additional subsurface soil evaluations.



Figure 5-1. Overview of Project site, facing south



Figure 5-2. Overview north end of Project site, facing south



Figure 5-3. Overview of Project site, facing south



Figure 5-4. Overview of south end of Project site, facing south

6.0 CONCLUSIONS AND RECOMMENDATIONS

Padre has completed a Phase I Archaeological Study in support of the construction of a new commercial development at 2930 Union Road (Lots 6 and 13 of APN 025-362-043) in Paso Robles, San Luis Obispo County, California.

The records search did not identify any cultural resources within the Project site, and no cultural resources were identified within the Project site during the pedestrian survey.

Proposed Project impacts will not affect cultural resources and no further archaeological study or monitoring is warranted. Padre recommends that the Project proceed as planned. A change in scope (i.e. increased area of disturbance), will require additional archaeological surveys.

In the event that cultural materials are encountered during future ground disturbance, Padre recommends stopping all activity within a 100-foot radius of the find and contacting a County-qualified archaeologist.

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APPENDIX A

CONFIDENTIAL: RECORDS SEARCH RESULTS

AIR QUALITY AND GREENHOUSE GAS ANALYSIS

ARDMORE INDUSTRIAL PROJECT

PASO ROBLES, CALIFORNIA

LSA

April 2023

AIR QUALITY AND GREENHOUSE GAS ANALYSIS

ARDMORE INDUSTRIAL PROJECT

PASO ROBLES, CALIFORNIA

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April 2023

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A: CALEEMOD OUTPUTS

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LIST OF ABBREVIATIONS AND ACRONYMS

°C	degrees Celsius
°F	degrees Fahrenheit
µg/m^3	micrograms per cubic meter
AAQS	ambient air quality standards
AB	Assembly Bill
CAA	Federal Clean Air Act
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
CAP	Climate Action Plan
CARB	California Air Resources Board
CAT	California Climate Action Team
CCAA	California Clean Air Act
CEQA	California Environmental Quality Act
CH_4	methane
City	City of Paso Robles
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
County	County of San Luis Obispo
DPM	diesel particulate matter

EIR	Environmental Impact Report
EO	Executive Order
GHG	greenhouse gas
GWP	global warming potential
HFCs	hydrofluorocarbons
I-SIP	California Infrastructure State Implementation Plan
IPCC	Intergovernmental Panel on Climate Change
LCFS	Low Carbon Fuel Standard
mg/m^3	milligrams per cubic meter
MMT	million metric tons
MMT CO_2e	million metric tons of carbon dioxide equivalent
MPO	Metropolitan Planning Organization
MT	metric tons
MT CO_2e	metric tons of carbon dioxide equivalent
N_2O	nitrous oxide
ND	no data available
NHTSA	National Highway Traffic Safety Administration
NO_2	nitrogen dioxide
NO_X	nitrogen oxides
O_3	ozone (or smog)
OPR	Governor's Office of Planning and Research
Pb	lead
PFCs	perfluorocarbons
PM	particulate matter

$PM_{2.5}$	particulate matter less than 2.5 microns in size
PM_{10}	particulate matter less than 10 microns in size
ppb	parts per billion
ppm	parts per million
project	Ardmore Industrial Project
ROGs	reactive organic gases
SB	Senate Bill
SCS	Sustainable Communities Strategy
SF_6	sulfur hexafluoride
SLO County APCD	San Luis Obispo County Air Pollution Control District
SLOCOG	San Luis Obispo Council of Governments
SO_2	sulfur dioxide
SO_X	sulfur oxides
sq ft	square foot/feet
TAC	toxic air contaminant
TIA	Transportation Impact Analysis
UNFCCC	United Nations Framework Convention on Climate Change
USEPA	United States Environmental Protection Agency
VMT	vehicle miles traveled
VOCs	volatile organic compounds
ZEV	zero-emission vehicle

INTRODUCTION

This air quality and greenhouse gas (GHG) impact analysis has been prepared to evaluate the potential air quality and GHG emissions impacts associated with the proposed Ardmore Industrial Project (project) in the City of Paso Robles (City), California. This report provides a project-specific air quality and GHG emissions impact analysis by examining the impacts of the proposed uses on regional air quality and nearby sensitive uses. This air quality and GHG impact analysis has been prepared using methods and assumptions recommended in the air quality impact assessment guidelines of the San Luis Obispo County Air Pollution Control District (SLO County APCD) and by the County of San Luis Obispo (County). This analysis also follows the guidelines within the SLO County APCD's *California Environmental Quality Act* (*CEQA) Air Quality Handbook*[1]*,* including an assessment of criteria pollutant emissions and an assessment of the project's greenhouse gas (GHG) emissions.

PROJECT LOCATION AND DESCRIPTION

The project site is located at 2930 Union Road in the City of Paso Robles, San Luis Obispo County, California. See Figure 1, Project Location and Vicinity, and Figure 2, Project Site Plan, below.

The proposed project would consist of an approximately 125,812 square-foot (sq ft) warehouse and an office building on Lot 13 (Building 1) and four commercial, storage, manufacturing, and winemaking buildings totaling approximately 114,515 sq ft on Lot 6 (Buildings 2–5). Buildings 2 through 5 would include the following uses: 9,000 sq ft of office uses; 116,812 sq ft of warehouse uses; 7,392 sq feet of retail uses; 41,016 sq ft of winemaking uses; 40,271 sq feet of storage uses, and 25,836 sq ft of manufacturing uses. The site would have a total of 310 parking spaces, of which 154 spaces would be for Lot 13 and 156 spaces for Lot 6. The proposed project would not require a change to the General Plan land use designation or the current zoning and would be consistent with the City's General Plan and Zoning Ordinance.

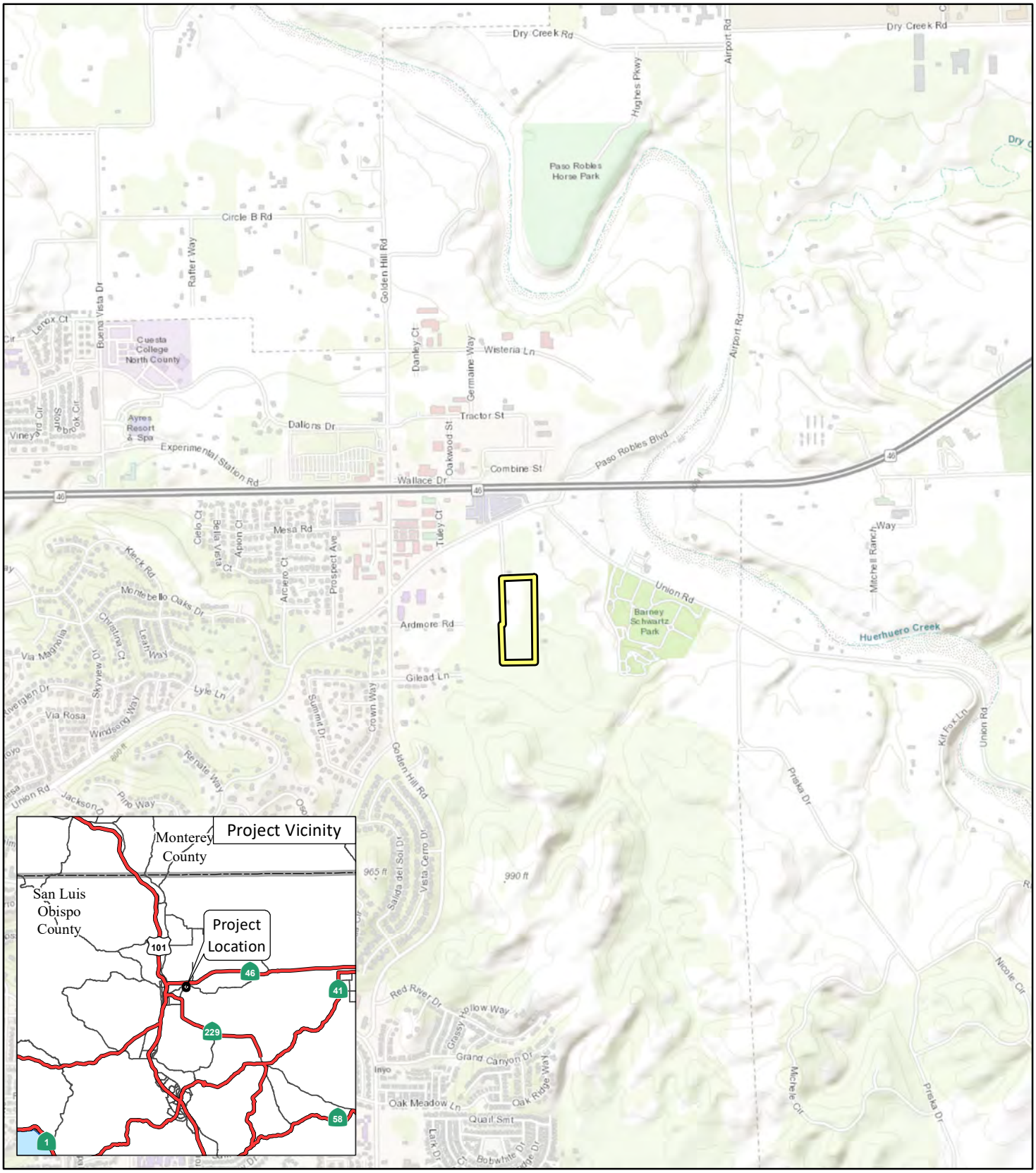
Typical operational characteristics include employees traveling to and from the site, delivery of products to the site, truck loading and unloading, and truck maintenance operations. The project is assumed to operate from 7:00 a.m. to 7:00 p.m., 7 days per week; however, these hours may shift depending on the tenant, as the hours of operation are unknown at this time. The proposed project is expected to generate approximately 250 employees and would generate approximately 1,194 average daily trips[2].

Construction of Buildings 1–4 is anticipated to begin in summer 2024 and occur for 12 to 16 months, and construction of Building 5 would commence in summer 2026 and would occur for 12 to 16 months. Based on the preliminary grading plans, earthwork would be balanced on site and no export or import of soil would be required. Construction would include demolition, excavation, grading, building construction, and installation of landscaping and irrigation, lighting, storm drain facilities, and underground utilities. Grading, and building activities would involve the use of

1 San Luis Obispo County Air Pollution Control District (SLO County APCD). 2012. *CEQA Air Quality Handbook*. April.

2 Central Coast Transportation Consulting (CCTC). 2022. *Transportation Analysis for the Ardmore Industrial Project – Paso Robles.* December 7.

standard earthmoving equipment such as large excavators, cranes, and other related equipment. This analysis also assumes the use of Tier 2 construction equipment.



LSA

LEGEND

Project Location

FIGURE 1

N

0 1000 2000

FEET

SOURCE: USGS 7.5' Quad - *San Luis Rey* (1975), *Oceanside* (1975), CA

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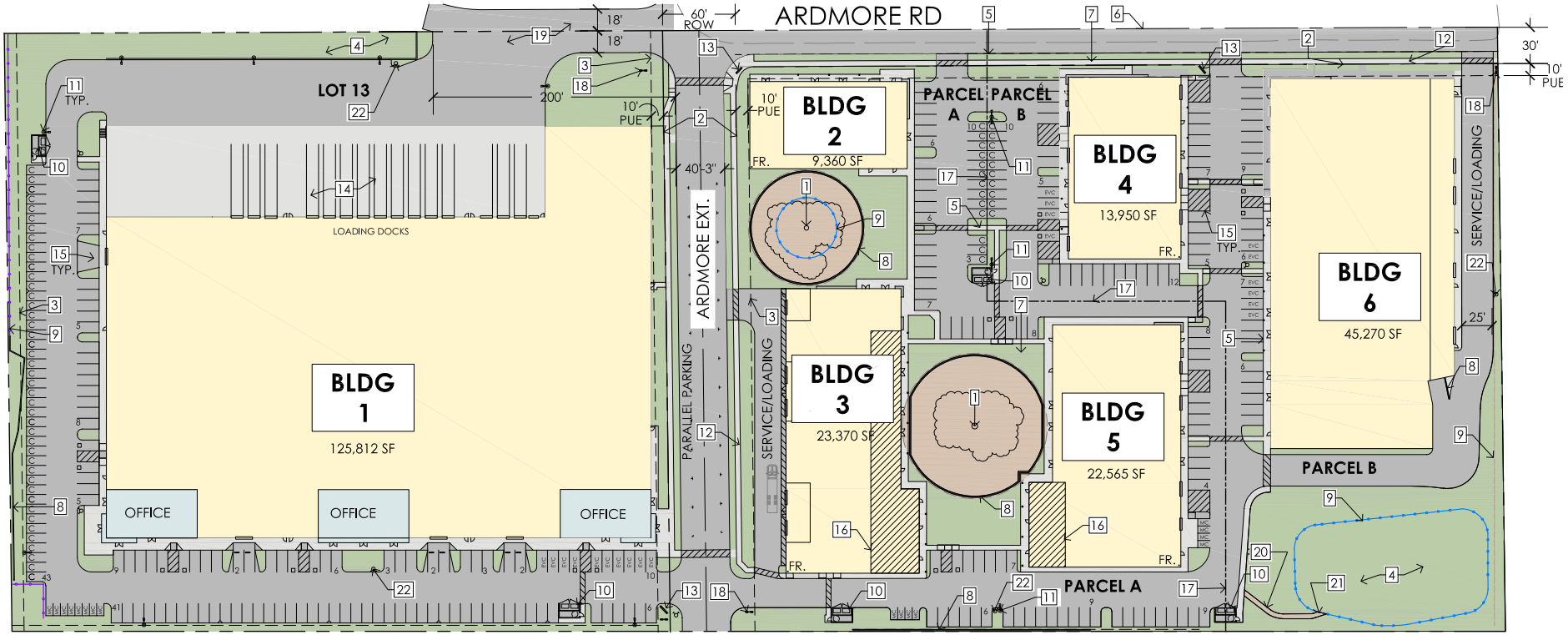
Ardmore Industrial Project

Project Location and Vicinity



LSA

FIGURE 2

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SOURCE: Arris Architects

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Ardmore Industrial Project

Site Plan

Existing Sensitive Land Uses in the Project Area

For the purposes of this analysis, sensitive receptors are areas of population that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include residences, schools, day care centers, hospitals, parks, and similar uses that are sensitive to air quality. Impacts on sensitive receptors are of particular concern because they are the population most vulnerable to the effects of air pollution. The project site is bounded by open land to the east and south and by commercial uses to the north and the east. There are no nearby sensitive receptors within 1,000 feet of the project area.

BACKGROUND

This section provides background information on air pollutants and their health effects. It also provides regulatory background information, including information from the California Air Resources Board's (CARB) Air Quality and Land Use Handbook[3] (CARB Handbook); a description of the general health risks of toxics, and the significance criteria for project evaluation.

AIR POLLUTANTS AND HEALTH EFFECTS

Both State and federal governments have established health-based Ambient Air Quality Standards for six criteria air pollutants:[4] carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead, and suspended particulate matter (PM). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Long-term exposure to elevated levels of criteria pollutants may result in adverse health effects. However, emission thresholds established by an air district are used to manage total regional emissions within an air basin based on the air basin's attainment status for criteria pollutants. These emission thresholds were established for individual projects that would contribute to regional emissions and pollutant concentrations and could adversely affect or delay the projected attainment target year for certain criteria pollutants.

Because of the conservative nature of the thresholds and the basin-wide context of individual project emissions, there is no known direct correlation between a single project and localized air quality-related health effects. One individual project that generates emissions exceeding a threshold does not necessarily result in adverse health effects for residents in the project vicinity. This condition is especially true when the criteria pollutants exceeding thresholds are those with regional effects, such as ozone precursors like nitrogen oxides (NO_x) and volatile organic compounds (VOC).

Occupants of facilities such as schools, daycare centers, parks and playgrounds, hospitals, and nursing and convalescent homes are considered to be more sensitive than the general public to air pollutants because these population groups have increased susceptibility to respiratory disease. Persons engaged in strenuous work or exercise also have increased sensitivity to poor air quality. Residential areas are considered more sensitive to air quality conditions, compared to commercial and industrial areas, because people generally spend longer periods of time at their residences, with greater associated exposure to ambient air quality conditions. Recreational uses are also considered sensitive compared to commercial and industrial uses due to greater exposure to ambient air quality conditions associated with exercise.

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3 California Air Resources Board (CARB). 2005. *Air Quality and Land Use Handbook: A Community Health Perspective.* May.

4 Criteria pollutants are defined as those pollutants for which the federal and State governments have established ambient air quality standards, or criteria, for outdoor concentrations in order to protect public health.

Ozone

Rather than being directly emitted, O_3 (smog) is formed by photochemical reactions between NO_X and VOCs. Ozone is a pungent, colorless gas. Elevated O_3 concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors such as the sick, elderly, and young children. O_3 levels peak during the summer and early fall months.

Carbon Monoxide

CO forms from the incomplete combustion of fossil fuels, almost entirely from automobiles. It is a colorless, odorless gas that can cause dizziness, fatigue, and impairments to central nervous system functions. CO passes through the lungs into the bloodstream, where it interferes with the transfer of oxygen to body tissues.

Particulate Matter

PM is the term used for a mixture of solid particles and liquid droplets found in the air. Coarse particles are those that are 10 microns or less in diameter, or PM_{10}. Fine, suspended particulate matter with an aerodynamic diameter of 2.5 microns or less, or $PM_{2.5}$, is not readily filtered out by the lungs. Nitrates, sulfates, dust, and combustion particulates are major components of PM_{10} and $PM_{2.5}$. These small particles can be directly emitted into the atmosphere as byproducts of fuel combustion; through abrasion, such as tire or brake lining wear; or through fugitive dust (wind or mechanical erosion of soil). They can also be formed in the atmosphere through chemical reactions. Particulates may transport carcinogens and other toxic compounds that adhere to the particle surfaces and can enter the human body through the lungs.

Nitrogen Dioxide

NO_2 is a reddish-brown gas that is a byproduct of combustion processes. Automobiles and industrial operations are the main sources of NO_2. Aside from its contribution to O_3 formation, NO_2 also contributes to other pollution problems, including a high concentration of fine particulate matter, poor visibility, and acid deposition. NO_2 may be visible as a coloring component on high pollution days, especially in conjunction with high ozone levels. NO_2 decreases lung function and may reduce resistance to infection.

Sulfur Dioxide

SO_2 is a colorless, irritating gas formed primarily from incomplete combustion of fuels containing sulfur. Industrial facilities also contribute to gaseous SO_2 levels in the region. SO_2 irritates the respiratory tract, can injure lung tissue when combined with fine particulate matter, and reduces visibility and the level of sunlight.

Lead

Leaded gasoline (phased out in the United States beginning in 1973), paint (on older houses and cars), smelters (metal refineries), and the manufacture of lead storage batteries have been the primary sources of lead released into the atmosphere. Lead has multiple adverse neurotoxic health effects, and children are at special risk. Some lead-containing chemicals cause cancer in animals.

Lead levels in the air have decreased substantially since leaded gasoline was eliminated. Ambient lead concentrations are only monitored on an as-warranted, site-specific basis in California. On October 15, 2008, the United States Environmental Protection Agency (USEPA) strengthened the national ambient air quality standard for lead by lowering it from 1.5 to 0.15 micrograms per cubic meter ($\mu g/m^3$). The USEPA revised the monitoring requirements for lead in December 2010. These requirements focus on airports and large urban areas, resulting in an increase in 76 monitors nationally.

Volatile Organic Compounds

VOCs (also known as reactive organic gases and reactive organic compounds) are formed from the combustion of fuels and the evaporation of organic solvents. VOCs are not defined as criteria pollutants, however, because VOCs accumulate in the atmosphere more quickly during the winter, when sunlight is limited and photochemical reactions are slower, they are a prime component of the photochemical smog reaction. There are no attainment designations for VOCs.

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are injurious in small quantities and are regulated by the USEPA and the CARB. Some examples of TACs include benzene, butadiene, formaldehyde, and hydrogen sulfide. The identification, regulation, and monitoring of TACs is relatively recent compared to that for criteria pollutants.

TACs do not have ambient air quality standards, but are regulated by the USEPA, CARB, and the SLO County APCD. In 1998, the CARB identified particulate matter from diesel-fueled engines as a TAC. The CARB has completed a risk management process that identified potential cancer risks for a range of activities using diesel-fueled engines.[5] High-volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic (e.g., distribution centers and truck stops) were identified as posing the highest risk to adjacent receptors. Other facilities associated with increased risk include warehouse distribution centers, large retail or industrial facilities, high-volume transit centers, and schools with a high volume of bus traffic. Health risks from TACs are a function of both concentration and duration of exposure.

Unlike TACs emitted from industrial and other stationary sources noted above, most diesel particulate matter is emitted from mobile sources—primarily "off-road" sources such as construction and mining equipment, agricultural equipment, and truck-mounted refrigeration units, as well as "on-road" sources such as trucks and buses traveling on freeways and local roadways.

Although not specifically monitored, recent studies indicate that exposure to diesel particulate matter may contribute significantly to a cancer risk (a risk of approximately 500 to 700 in 1,000,000) that is greater than all other measured TACs combined.[6] The technology for reducing diesel particulate matter emissions from heavy-duty trucks is well established, and both State and federal

[5] CARB. 2000. Stationary Source Division and Mobile Source Control Division. *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.* October.

[6] Ibid.

agencies are moving aggressively to regulate engines and emission control systems to reduce and remediate diesel emissions. The CARB anticipates that by 2020, average statewide diesel particulate matter concentrations will decrease by 85 percent from levels in 2000 with full implementation of the CARB's Diesel Risk Reduction Plan,[7] meaning that the statewide health risk from diesel particulate matter is expected to decrease from 540 cancer cases in 1,000,000 to 21.5 cancer cases in 1,000,000.

Table A summarizes the sources and health effects of air pollutants discussed in this section. Table B presents a summary of State and federal ambient air quality standards (AAQS).

Table A: Sources and Health Effects of Air Pollutants

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust • Natural events, such as decomposition of organic matter	• Reduced tolerance for exercise • Impairment of mental function • Impairment of fetal development • Death at high levels of exposure • Aggravation of some heart diseases (angina)
Nitrogen Dioxide (NO_2)	• Motor vehicle exhaust • High temperature stationary combustion • Atmospheric reactions	• Aggravation of respiratory illness • Reduced visibility • Reduced plant growth • Formation of acid rain
Ozone (O_3)	• Atmospheric reaction of organic gases with nitrogen oxides in sunlight	• Aggravation of respiratory and cardiovascular diseases • Irritation of eyes • Impairment of cardiopulmonary function • Plant leaf injury
Lead (Pb)	• Contaminated soil	• Impairment of blood functions and nerve construction • Behavioral and hearing problems in children
Suspended Particulate Matter ($PM_{2.5}$ and PM_{10})	• Stationary combustion of solid fuels • Construction activities • Industrial processes • Atmospheric chemical reactions	• Reduced lung function • Aggravation of the effects of gaseous pollutants • Aggravation of respiratory and cardiorespiratory diseases • Increased cough and chest discomfort • Soiling • Reduced visibility
Sulfur Dioxide (SO_2)	• Combustion of sulfur-containing fossil fuels • Smelting of sulfur-bearing metal ores Industrial processes	• Aggravation of respiratory diseases (asthma, emphysema) • Reduced lung function • Irritation of eyes • Reduced visibility • Plant injury • Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board (2016).

[7] CARB. 2000. *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*. October.

Table B: Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]		Federal Standards[b]		
		Concentration[c]	Method[d]	Primary[c,e]	Secondary[c,f]	Method[g]
Ozone (O_3)[h]	1-Hour	0.09 ppm (180 µg/m³)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.07 ppm (137 µg/m³)		0.070 ppm (137 µg/m³)		
Respirable Particulate Matter (PM_{10})[i]	24-Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		–		
Fine Particulate Matter ($PM_{2.5}$)[i]	24-Hour	-		35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	12.0 µg/m³		
Carbon Monoxide (CO)	8-Hour	9.0 ppm (10 mg/m³)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m³)	–	Non-Dispersive Infrared Photometry (NDIR)
	1-Hour	20 ppm (23 mg/m³)		35 ppm (40 mg/m³)		
	8-Hour (Lake Tahoe)	6 ppm (7 mg/m³)		–	–	
Nitrogen Dioxide (NO_2)[j]	Annual Arithmetic Mean	0.03 ppm (57 µg/m³)	Gas Phase Chemi-luminescence	53 ppb (100 µg/m³)	Same as Primary Standard	Gas Phase Chemi-luminescence
	1-Hour	0.18 ppm (339 µg/m³)		100 ppb (188 µg/m³)	-	
Lead (Pb)[l,m]	30-Day Average	1.5 µg/m³	Atomic Absorption	–	–	High-Volume Sampler and Atomic Absorption
	Calendar Quarter	–		1.5 µg/m³ (for certain areas)[l]	Same as Primary Standard	
	Rolling 3-Month Average[i]	–		0.15 µg/m³		
Sulfur Dioxide (SO_2)[k]	24-Hour	0.04 ppm (105 µg/m3)	Ultraviolet Fluorescence	0.14 ppm (for certain areas)	–	Ultraviolet Fluorescence; Spectro-photometry (Pararosaniline Method)
	3-Hour	–		–	0.5 ppm (1300 µg/m³)	
	1-Hour	0.25 ppm (655 µg/m³)		75 ppb (196 µg/m³)[k]	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas)[k]	–	
Visibility-Reducing Particles[l]	8-Hour	See footnote n	Beta Attenuation and Transmittance through Filter Tape.	No Federal Standards		
Sulfates	24-Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride[j]	24-Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

Source: California Air Resources Board (2016).

Table notes are provided on the following page.

[a] California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1- and 24-hour), nitrogen dioxide, and particulate matter (PM_{10}, $PM_{2.5}$, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[b] National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact USEPA for further clarification and current national policies.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] Any equivalent measurement method which can be shown to the satisfaction of the CARB to give equivalent results at or near the level of the air quality standard may be used.

[e] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[f] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

[g] Reference method as described by the USEPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the USEPA.

[h] On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

[i] On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3. The existing national 24- hour PM2.5 standards (primary and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m^3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

[j] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

[k] On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

[l] The CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[m] The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

[n] In 1989, the CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

°C = degrees Celsius
µg/m^3 = micrograms per cubic meter
CARB = California Air Resources Board
mg/m^3 = milligrams per cubic meter
ppb = parts per billion
ppm = parts per million
USEPA = United States Environmental Protection Agency

GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE

Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans in recent decades. The Earth's average near-surface atmospheric temperature rose 0.6 ± 0.2° Celsius or 1.1 ± 0.4° Fahrenheit (°F) in the 20th century. The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide (CO_2) and other GHGs are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities, and lead to an increase in the greenhouse effect.[8]

GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- CO_2
- Methane (CH_4)
- Nitrous oxide (N_2O)
- Hydrofluorocarbons (HFC)
- Perfluorocarbons (PFC)
- Sulfur hexafluoride (SF_6)

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, and enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include naturally occurring GHGs such as CO_2, CH_4, and N_2O, some gases, like HFCs, PFCs, and SF_6 are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. For the purposes of this air quality analysis, the term "GHGs" will refer collectively to the six gases listed above only.

These gases vary considerably in terms of global warming potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The global warming potential is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere

[8] The temperature on Earth is regulated by a system commonly known as the "greenhouse effect." Just as the glass in a greenhouse lets heat from sunlight in and reduces the heat escaping, greenhouse gases like carbon dioxide, methane, and nitrous oxide in the atmosphere keep the Earth at a relatively even temperature. Without the greenhouse effect, the Earth would be a frozen globe; thus, although an excess of greenhouse gas results in global warming, the naturally occurring greenhouse effect is necessary to keep our planet at a comfortable temperature.

("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO_2 equivalents" (CO_2e). Table C shows the GWP for each type of GHG. For example, SF_6 is 23,900 times more potent at contributing to global warming than carbon dioxide.

Table C: Global Warming Potential of Greenhouse Gases

Gas	Atmospheric Lifetime (Years)	Global Warming Potential (100-Year Time Horizon)
Carbon Dioxide	50-200	1
Methane	12	25
Nitrous Oxide	114	310
HFC-23	270	11,700
HFC-134a	14	140
HFC-152a	1.4	140
PFC: Tetrafluoromethane (CF_4)	50,000	6,500
PFC: Hexafluoromethane (C_2F_6)	10,000	9,200
Sulfur Hexafluoride (SF_6)	3,200	23,900

Source: Intergovernmental Panel on Climate Change (2007).

The following discussion summarizes the characteristics of the six GHGs and black carbon.

Carbon Dioxide

In the atmosphere, carbon generally exists in its oxidized form, as CO_2. Natural sources of CO_2 include the respiration (breathing) of humans, animals, and plants, volcanic out gassing, decomposition of organic matter and evaporation from the oceans. Human caused sources of CO_2 include the combustion of fossil fuels and wood, waste incineration, mineral production, and deforestation. Natural sources release approximately 150 billion tons of CO_2 each year, far outweighing the 7 billion tons of manmade emissions of CO_2 each year. Nevertheless, natural removal processes, such as photosynthesis by land- and ocean-dwelling plant species, cannot keep pace with this extra input of manmade CO_2, and consequently, the gas is building up in the atmosphere.

In 2020, total annual CO_2 accounted for approximately 80.2 percent of California's overall GHG emissions.[9] Transportation is the single largest source of CO_2 in California, which is primarily comprised of on-road travel. Electricity production, industrial and residential sources also make important contributions to CO_2 emissions in California.

Methane

CH_4 is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Decomposition in landfills accounts for the

[9] CARB. 2021. GHGs Descriptions & Sources in California. Website: ww2.arb.ca.gov/ghg-descriptions-sources (accessed December 2022).

majority of human-generated CH_4 emissions in California and in the United States as a whole. Agricultural processes such as intestinal fermentation, manure management, and rice cultivation are also significant sources of CH_4 in California. Total annual emissions of CH_4 accounted for approximately 10.5 percent of GHG emissions in California in 2020.[10]

Nitrous Oxide

N_2O is produced naturally by a wide variety of biological sources, particularly microbial action in soils and water. Tropical soils and oceans account for the majority of natural source emissions. Nitrous oxide is a product of the reaction between nitrogen and oxygen during fuel combustion. Both mobile and stationary combustion emit N_2O, and the quantity emitted varies according to the type of fuel, technology, and pollution control device used, as well as maintenance and operating practices. Agricultural soil management and fossil fuel combustion are the primary sources of human-generated N_2O emissions in California. Nitrous oxide emissions accounted for approximately 3.5 percent of GHG emissions in California in 2020.[11]

Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride

HFCs are primarily used as substitutes for ozone-depleting substances regulated under the Montreal Protocol.[12] PFCs and SF_6 are emitted from various industrial processes, including aluminum smelting, semiconductor manufacturing, electric power transmission and distribution, and magnesium casting. There is no aluminum or magnesium production in California; however, the rapid growth in the semiconductor industry leads to greater use of PFCs. HFCs, PFCs, and SF_6 accounted for about 5.5 percent of GHG emissions in California in 2020.[13]

Black Carbon

Black carbon is the most strongly light-absorbing component of PM formed by burning fossil fuels such as coal, diesel, and biomass. Black carbon is emitted directly into the atmosphere in the form of $PM_{2.5}$ and is the most effective form of PM, by mass, at absorbing solar energy. Per unit of mass in the atmosphere, black carbon can absorb 1 million times more energy than CO_2.[14] Black carbon contributes to climate change both directly, such as absorbing sunlight, and indirectly, such as affecting cloud formation. However, because black carbon is short-lived in the atmosphere, it can be difficult to quantify its effect on global-warming.

Most United States emissions of black carbon come from mobile sources (52 percent), particularly from diesel-fueled vehicles. The other major source of black carbon is open biomass burning,

10 CARB. 2021. GHGs Descriptions & Sources in California. Website: ww2.arb.ca.gov/ghg-descriptions-sources (accessed December 2022).

11 Ibid.

12 The Montreal Protocol is an international treaty that was approved on January 1, 1989, and was designated to protect the ozone layer by phasing out the production of several groups of halogenated hydrocarbons believed to be responsible for ozone depletion.

13 CARB. 2021. op. cit.

14 United States Environmental Protection Agency (USEPA). 2015. Black Carbon, Basic Information. Last updated February 14, 2017. Website: 19january2017snapshot.epa.gov/www3/airquality/blackcarbon/basic.html (accessed December 2022).

including wildfires, although residential heating and industry also contribute. Black carbon emissions in the U.S. are projected to decline substantially by 2030, largely due to controls on new mobile diesel emissions.[15]

[15] USEPA. 2017. Black Carbon, Basic Information. February 14, 2017. Website: 19january2017snapshot.epa.gov/www3/airquality/blackcarbon/basic.html (accessed December 2022).

REGULATORY SETTING

This section provides regulatory background information for air quality and GHG.

AIR QUALITY REGULATORY SETTING

Federal Regulations

Federal Clean Air Act

The 1970 federal Clean Air Act authorized the establishment of national health-based air quality standards and also set deadlines for their attainment. The federal Clean Air Act Amendments of 1990 changed deadlines for attaining national standards as well as the remedial actions required of areas of the nation that exceed the standards. Under the Clean Air Act, State and local agencies in areas that exceed the national standards are required to develop State Implementation Plans to demonstrate how they will achieve the national standards by specified dates.

State Regulations

California Clean Air Act

In 1988, the California Clean Air Act (CCAA) required that all air districts in the State endeavor to achieve and maintain California ambient air quality standards (AAQS) for CO_2, O_3, SO_2, and NO_2 by the earliest practical date. The California Clean Air Act provides districts with authority to regulate indirect sources and mandates that air quality districts focus particular attention on reducing emissions from transportation and area-wide emission sources. Each nonattainment district is required to adopt a plan to achieve a 5 percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each nonattainment pollutant or its precursors. A Clean Air Plan shows how a district would reduce emissions to achieve air quality standards. Generally, the State standards for these pollutants are more stringent than the national standards.

California Air Resources Board

The CARB is the State's "clean air agency." The CARB's goals are to attain and maintain healthy air quality, protect the public from exposure to toxic air contaminants, and oversee compliance with air pollution rules and regulations.

Assembly Bill 2588 Air Toxics "Hot Spots" Information and Assessment Act Under Assembly Bill (AB) 2588, stationary sources of air pollutants are required to report the types and quantities of certain substances their facilities routinely released into the air. The goals of the Air Toxics "Hot Spots" Act are to collect emission data, identify facilities having localized impacts, determine health risks, and notify nearby residents of significant risks.

The California Air Resources Board Handbook The CARB has developed an Air Quality and Land Use Handbook[16] intended to serve as a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

[16] CARB. 2005. *Air Quality and Land Use Handbook: A Community Health Perspective.* April.

According to the CARB Handbook, recent air pollution studies have shown an association between respiratory and other non-cancer health effects and proximity to high traffic roadways. Other studies have shown that diesel exhaust and other cancer-causing chemicals emitted from cars and trucks are responsible for much of the overall cancer risk from airborne toxics in California. The CARB Handbook recommends that county and city planning agencies strongly consider proximity to these sources when finding new locations for "sensitive" land uses such as homes, medical facilities, daycare centers, schools, and playgrounds.

Land use designations with air pollution sources of concern include freeways, rail yards, ports, refineries, distribution centers, chrome plating facilities, dry cleaners, and large gasoline service stations. Key recommendations in the CARB Handbook include taking steps to avoid siting new, sensitive land uses:

- Within 500 feet of a freeway, urban roads with 100,000 vehicles/day or rural roads with 50,000 vehicles/day.
- Within 1,000 feet of a major service and maintenance rail yard.
- Immediately downwind of ports (in the most heavily impacted zones) and petroleum refineries.
- Within 300 feet of any dry cleaning operation (for operations with two or more machines, provide 500 feet).
- Within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater).

The CARB Handbook specifically states that its recommendations are advisory and acknowledges land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues.

The recommendations are generalized and do not consider site-specific meteorology, freeway truck percentages, or other factors that influence risk for a particular project site. The purpose of this guidance is to further examine project sites for actual health risk associated with the location of new sensitive land uses.

Regional Regulations

The SLO County APCD has specific air quality-related planning documents, rules, and regulations. This section summarizes the local planning documents and regulations that may be applicable to the proposed project as administered by the SLO County APCD with CARB oversight.

CEQA Air Quality Handbook

The SLO County APCD 2012 *CEQA Air Quality Handbook* defines the criteria used by the SLO County APCD when evaluating new development to determine when an air quality analysis is necessary, the type of analysis that should be performed, the significance of the impacts predicted by the analysis, and the mitigation measures to reduce overall air quality impacts. The 2017 Clarification Memo for

the 2012 *CEQA Air Quality Handbook* provides administrative clarity on certain sections of the Handbook. In addition, in 2021, the SLO County APCD created a drop-down information guide and a CEQA Training Guided Question document to help answer the air quality and GHG questions from the Appendix G: Environmental Checklist Form.

Clean Air Plan

As part of the CCAA, the SLO County APCD is required to develop a plan to achieve and maintain the state ozone standard by the earliest practicable date. The 2001 Clean Air Plan, adopted on March 26, 2002, outlines SLO County APCD's strategies to reduce ozone precursor emissions from a wide variety of stationary and mobile sources.

Ozone Emergency Episode Plan

The San Luis Obispo County Ozone Emergency Episode Plan provides the basis for taking actions when ambient ozone concentrations reach a level that could endanger public health in San Luis Obispo County. It identifies criteria for the four levels of emergency episodes and related components for public announcements whenever an episode has been identified. This document will be incorporated into the California Infrastructure State Implementation Plan (I-SIP).

PM Report

In 2003, the California Legislature enacted Senate Bill (SB) 656, to reduce public exposure to particulate matter. SB 656 required CARB in consultation with local air pollution control districts, to develop and adopt a list of PM reduction strategies. SLO County APCD adopted the PM Report and associated control measures in July 2005.

Local Regulations

City of Paso Robles General Plan

The City of Paso Robles adopted the Conservation Element of the General Plan in November 2014, which addresses air quality.[17] The Conservation Element contains goals and policies that seek to maintain air quality by taking actions to reduce traffic congestion, vehicle miles traveled, and air pollutant emissions. The following policies are applicable to the proposed project

- Policy C-2A: Traffic Congestion Reduction. Implement circulation systems improvements to reduce congestion and associated air contaminant emissions.

- Policy C-2B: VMT Reduction. Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single occupant vehicles, including providing opportunities for mixed-use projects.

[17] City of Paso Robles. 2014. *City of Paso Robles General Plan, Conservation Element.* November 19. Website: https://www.prcity.com/DocumentCenter/View/25852/20141119-Conservation-Element (accessed December 2022).

- Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications.
- Encourage the development of transit facilities.
- Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop, and play, thereby reducing the commute lengths for some city residents.

- Policy C-2C: Emissions Reduction. Take steps to reduce creation of air contaminant emissions.

GREENHOUSE GAS REGULATORY SETTING

This section describes regulations related to global climate change at the federal, State, and local level.

Federal Regulations

The United States has historically had a voluntary approach to reducing GHG emissions. However, on April 2, 2007, the United States Supreme Court ruled that the USEPA has the authority to regulate CO_2 emissions under the federal Clean Air Act. While there currently are no adopted federal regulations for the control or reduction of GHG emissions, the USEPA commenced several actions in 2009 to implement a regulatory approach to global climate change.

This includes the 2009 USEPA final rule for mandatory reporting of GHGs from large GHG emission sources in the United States. Additionally, the USEPA Administrator signed an endangerment finding action in 2009 under the Clean Air Act, finding that six GHGs (CO_2, CH_4, N_2O, HFCs, PFCs, SF_6) constitute a threat to public health and welfare, and that the combined emissions from motor vehicles cause and contribute to global climate change, leading to national GHG emission standards.

In October 2012, the USEPA and the National Highway Traffic Safety Administration (NHTSA), on behalf of the United States Department of Transportation, issued final rules to further reduce GHG emissions and improve Corporate Average Fuel Economy (CAFE) standards for light-duty vehicles for model years 2017 and beyond (77 *Federal Register* 62624). The NHTSA's CAFE standards have been enacted under the Energy Policy and Conservation Act since 1978. This national program requires automobile manufacturers to build a single light-duty national fleet that meets all requirements under both federal programs and the standards of California and other states. This program would increase fuel economy to the equivalent of 54.5 miles per gallon, limiting vehicle emissions to 163 grams of CO_2 per mile for the fleet of cars and light-duty trucks by model year 2025 (77 *Federal Register* 62630).

On March 31, 2022, the NHTSA finalized the CAFE standards for Model Years 2024–2026 Passenger Cars and Light Trucks. The amended CAFE standards would require an industry wide fleet average of approximately 49 miles per gallon for passenger cars and light trucks in model year 2026, by increasing fuel efficiency by 8 percent annually for model years 2024–2025, and 10 percent annually for model year 2026. The final standards are estimated to save about 234 billion gallons of gas between model years 2030 to 2050.

State Regulations

The CARB is the lead agency for implementing climate change regulations in the State. Since its formation, the CARB has worked with the public, the business sector, and local governments to find solutions to California's air pollution problems. Key efforts by the State are described below.

Assembly Bill 1493 (2002)

In a response to the transportation sector's significant contribution to California's CO_2 emissions, AB 1493 was enacted on July 22, 2002. AB 1493 requires the CARB to set GHG emission standards for passenger vehicles and light duty trucks (and other vehicles whose primary use is noncommercial personal transportation in the State) manufactured in 2009 and all subsequent model years. These standards (starting in model years 2009 to 2016) were approved by the CARB in 2004, but the needed waiver of CAA Preemption was not granted by the USEPA until June 30, 2009. The CARB responded by amending its original regulation, now referred to as Low Emission Vehicle III, to take effect for model years starting in 2017 to 2025. The Trump administration revoked California's waiver in 2019, but the Biden administration restored California's waiver in 2021

Executive Order S-3-05 (2005)

Governor Arnold Schwarzenegger signed Executive Order (EO) S-3-05 on June 1, 2005, which proclaimed that California is vulnerable to the impacts of climate change. To combat those concerns, this executive order established California's GHG emissions reduction targets, which established the following goals.

- GHG emissions should be reduced to 2000 levels by 2010.
- GHG emissions should be reduced to 1990 levels by 2020.
- GHG emissions should be reduced to 80 percent below 1990 levels by 2050.

The Secretary of the California Environmental Protection Agency (CalEPA) is required to coordinate efforts of various State agencies in order to collectively and efficiently reduce GHGs. A biannual progress report must be submitted to the Governor and State Legislature disclosing the progress made toward greenhouse emission reduction targets. In addition, another biannual report must be submitted illustrating the impacts of global warming on California's water supply, public health, agriculture, the coastline, and forestry, and report possible mitigation and adaptation plans to address these impacts.

The Secretary of CalEPA leads this CAT made up of representatives from State agencies as well as numerous other boards and departments. The CAT members work to coordinate statewide efforts to implement global warming emission reduction programs and the State's Climate Adaptation Strategy. The CAT is also responsible for reporting on the progress made toward meeting the statewide GHG targets that were established in the executive order and further defined under AB 32, the "Global Warming Solutions Act of 2006." The first CAT Report to the Governor and the Legislature was released in March 2006, which laid out 46 specific emission reduction strategies for reducing GHG emissions and reaching the targets established in the executive order. The most recent report was released in December 2020.

Assembly Bill 32 (2006), California Global Warming Solutions Act

California's major initiative for reducing GHG emissions is AB 32, passed by the State legislature on August 31, 2006. This effort aims at reducing GHG emissions to 1990 levels by 2020. The CARB has established the level of GHG emissions in 1990 at 427 million metric tons (MMT) of CO_2e. The emissions target of 427 MMT requires the reduction of 169 MMT from the State's projected business-as-usual 2020 emissions of 596 MMT. AB 32 requires the CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The Scoping Plan was approved by the CARB on December 11, 2008, and contains the main strategies California will implement to achieve the reduction of approximately 169 MMT of CO_2e, or approximately 30 percent, from the State's projected 2020 emissions level of 596 MMT of CO_2e under a business-as-usual scenario (this is a reduction of 42 MMT CO_2e, or almost 10 percent from 2002–2004 average emissions). The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the State's GHG inventory. The Scoping Plan calls for the largest reductions in GHG emissions to be achieved by implementing the following measures and standards.

- Improved emissions standards for light-duty vehicles (estimated reductions of 31.7 MMT CO_2e);
- The Low-Carbon Fuel Standard (15.0 MMT CO_2e)
- Energy efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMT CO_2e)
- A renewable portfolio standard for electricity production (21.3 MMT CO_2e)

The Scoping Plan identifies 18 emission reduction measures that address cap-and-trade programs, vehicle gas standards, energy efficiency, low carbon fuel standards (LCFS), renewable energy, regional transportation-related GHG targets, vehicle efficiency measures, goods movement, solar roof programs, industrial emissions, high-speed rail, green building strategies, recycling, sustainable forests, water, and air. The measures would result in a total reduction of 174 MMT CO_2e by 2020.

On August 24, 2011, the CARB unanimously approved both the new supplemental assessment and reapproved its Scoping Plan, which provides the overall roadmap and rule measures to carry out AB 32. The CARB also approved a more robust CEQA equivalent document supporting the supplemental analysis of the cap-and-trade program. The cap-and-trade took effect on January 1, 2012, with an enforceable compliance obligation that began January 1, 2013.

CARB has not yet determined what amount of GHG reductions it recommends from local government operations and local land use decisions; however, the Scoping Plan states that land use planning and urban growth decisions will play an important role in the State's GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions (meanwhile, CARB is also developing an additional protocol for community emissions). CARB further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and

natural gas emission sectors. The Scoping Plan states that the ultimate GHG reduction assignment to local government operations is to be determined. With regard to land use planning, the Scoping Plan expects an approximately 5.0 MMT CO_2e reduction due to implementation of SB 375.

In addition to reducing GHG emissions to 1990 levels by 2020, AB 32 directed the CARB and the CAT to identify a list of "discrete early action GHG reduction measures" that could be adopted and made enforceable by January 1, 2010. On January 18, 2007, Governor Schwarzenegger signed EO S-1-07, further solidifying California's dedication to reducing GHGs by setting a new Low Carbon Fuel Standard (LCFS). This executive order sets a target to reduce the carbon intensity of California transportation fuels by at least 10 percent by 2020 and directs the CARB to consider the LCFS as a discrete early action measure. In 2011, United States District Court Judge Lawrence O'Neil issued an injunction preventing implementation of the LCFS, ruling that it is unconstitutional. In 2012, the Ninth Circuit Court of Appeal stayed the District Court's injunction, allowing implementation of the LCFS. The Ninth Circuit decided to uphold the LCFS.

In June 2007, the CARB approved a list of 37 early action measures, including three discrete early action measures (LCFS, Restrictions on GWP Refrigerants, and Landfill CH_4 Capture).[18] Discrete early action measures are measures that were required to be adopted as regulations and made effective no later than January 1, 2010, the date established by Health and Safety Code Section 38560.5. The CARB adopted additional early action measures in October 2007 that tripled the number of discrete early action measures. These measures relate to truck efficiency, port electrification, reduction of PFCs from the semiconductor industry, reduction of propellants in consumer products, proper tire inflation, and SF_6 reductions from the non-electricity sector. The combination of early action measures is estimated to reduce statewide GHG emissions by nearly 16 MMT.[19]

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The CARB approved the First Update to the Climate Change Scoping Plan on May 22, 2014. The First Update identifies opportunities to leverage existing and new funds to further drive GHG emission reductions through strategic planning and targeted low carbon investments. The First Update defines CARB climate change priorities until 2020, and also sets the groundwork to reach long-term

18 California Air Resources Board (CARB). 2007a. *Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration*. October.

19 CARB. 2007b. "ARB approves tripling of early action measures required under AB 32." News Release 07-46. October 25.

20 CARB. 2007a. op cit.

21 CARB. 2007b. op cit.

goals set forth in EOs S-3-05 and B-16-2012. The Update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals as defined in the initial Scoping Plan. It also evaluates how to align the State's "longer-term" GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation, and land use. CARB released a second update to the Scoping Plan, the 2017 Scoping Plan,[22] to reflect the 2030 target set by EO B-30-15 and codified by SB 32.

The 2022 Scoping Plan[23] assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan Update focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

Senate Bill 97 (2007)

SB 97, signed by the Governor in August 2007 (Chapter 185, Statutes of 2007; Public Resources Code, Sections 21083.05 and 21097), acknowledges climate change is a prominent environmental issue that requires analysis under CEQA. This bill directed the Governor's Office of Planning and Research to prepare, develop, and transmit to the California Resources Agency guidelines for mitigating GHG emissions or the effects of GHG emissions, as required by CEQA.

The California Natural Resources Agency adopted the amendments to the *State CEQA Guidelines* in November 2018, which went into effect in December 2018. The amendments do not identify a threshold of significance for GHG emissions, nor do they prescribe assessment methodologies or specific mitigation measures. The amendments encourage lead agencies to consider many factors in performing a CEQA analysis, but preserve the discretion granted by CEQA to lead agencies in making their own determinations based on substantial evidence. The amendments also encourage public agencies to make use of programmatic mitigation plans and programs when they perform individual project analyses.

Senate Bill 375 (2008)

SB 375, the Sustainable Communities and Climate Protection Act, which establishes mechanisms for the development of regional targets for reducing passenger vehicle GHG emissions, was adopted by the State on September 30, 2008. On September 23, 2010, the CARB adopted the vehicular GHG emissions reduction targets that had been developed in consultation with the MPO; the targets require a 6 to 15 percent reduction by 2020 and between 13 to 19 percent reduction by 2035 for each MPO. SB 375 recognizes the importance of achieving significant GHG reductions by working with cities and counties to change land use patterns and improve transportation alternatives. Through the SB 375 process, MPOs such as the SCAG will work with local jurisdictions in the development of Sustainable Communities Strategy (SCS) designed to integrate development patterns and the transportation network in a way that reduces GHG emissions while meeting housing needs and other regional planning objectives. Pursuant to SB 375, the Los Angeles/Southern

[22] CARB. 2017. *California's 2017 Climate Change Scoping Plan*. November.
[23] CARB. 2021. op. cit.

California reduction targets for per capita vehicular emissions are 8 percent by 2020 and 19 percent by 2035, as shown in Table D.

Table D: Senate Bill 375 Regional Greenhouse Gas Emissions Reduction Targets

Metropolitan Planning Organization	By 2020 (percentage)	By 2035 (percentage)
San Francisco Bay Area	10	19
San Diego	15	19
Sacramento	7	19
Central Valley/San Joaquin	6-13	13-16
Los Angeles/Southern California	8	19

Source: California Air Resources Board (2018).

Executive Order B-30-15 (2015)

Governor Jerry Brown signed EO B-30-15 on April 29, 2015, which added the immediate target of:

- GHG emissions should be reduced to 40 percent below 1990 levels by 2030.

All State agencies with jurisdiction over sources of GHG emissions were directed to implement measures to achieve reductions of GHG emissions to meet the 2030 and 2050 targets. CARB was directed to update the AB 32 Scoping Plan to reflect the 2030 target, and therefore, is moving forward with the update process. The mid-term target is critical to help frame the suite of policy measures, regulations, planning efforts, and investments in clean technologies and infrastructure needed to continue reducing emissions.

Senate Bill 350 (2015) Clean Energy and Pollution Reduction Act

SB 350, signed by Governor Jerry Brown on October 7, 2015, updates and enhances AB 32 by introducing the following set of objectives in clean energy, clean air, and pollution reduction for 2030.

- Raise California's renewable portfolio standard from 33 percent to 50 percent.
- Increasing energy efficiency in buildings by 50 percent by the year 2030.

The 50 percent renewable energy standard will be implemented by the California Public Utilities Commission for the private utilities and by the California Energy Commission for municipal utilities. Each utility must submit a procurement plan showing it will purchase clean energy to displace other non-renewable resources. The 50 percent increase in energy efficiency in buildings must be achieved through the use of existing energy efficiency retrofit funding and regulatory tools already available to State energy agencies under existing law. The addition made by this legislation requires state energy agencies to plan for and implement those programs in a manner that achieves the energy efficiency target.

Senate Bill 32, California Global Warming Solutions Act of 2016, and Assembly Bill 197

In summer 2016, the Legislature passed, and the Governor signed, SB 32 and AB 197. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in Governor Jerry Brown's April 2015 EO B-30-15. SB 32 builds on AB 32 and keeps California on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels, consistent with an IPCC analysis of the emissions trajectory that would stabilize atmospheric GHG concentrations at 450 parts per million (ppm) CO_2e and reduce the likelihood of catastrophic impacts from climate change.

The companion bill to SB 32, AB 197, provides additional direction to CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 meant to provide easier public access to air emissions data that are collected by CARB was posted in December 2016.

Senate Bill 100

On September 10, 2018, Governor Jerry Brown signed SB 100, which raises California's renewables portfolio standard requirements to 60 percent by 2030, with interim targets, and 100 percent by 2045. The bill also establishes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the Western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Executive Order B-55-18

EO B-55-18, signed September 10, 2018, sets a goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." EO B-55-18 directs CARB to work with relevant State agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The goal of carbon neutrality by 2045 is in addition to other statewide goals, meaning not only should emissions be reduced to 80 percent below 1990 levels by 2050, but that, by no later than 2045, the remaining emissions be offset by equivalent net removals of CO_2e from the atmosphere, including through sequestration in forests, soils, and other natural landscapes.

Title 24, Building Standards Code and CALGreen Code

In November 2008, the California Building Standards Commission established the California Green Building Standards (CALGreen) Code, which sets performance standards for residential and nonresidential development to reduce environmental impacts and encourage sustainable construction practices. The CALGreen Code addresses energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. The CALGreen Code is updated every 3 years and was most recently updated in 2022 to include new mandatory measures for residential as well as non-residential uses; the new measures will apply to projects seeking building permits on or after January 1, 2023.

Cap and Trade

The development of a cap-and-trade program was included as a key reduction measure of the CARB AB 32 Climate Change Scoping Plan. The cap-and-trade program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by 2020 and ultimately achieving an 80 percent reduction from 1990 levels by 2050. The cap-and-trade emissions trading program developed by the CARB took effect on January 1, 2012, with enforceable compliance obligations beginning January 1, 2013. The cap-and-trade program aims to regulate GHG emissions from the largest producers in the State by setting a statewide firm limit, or cap, on allowable annual GHG emissions. The cap was set in 2013 at approximately 2 percent below the emissions forecast for 2020. In 2014, the cap declined approximately 2 percent. Beginning in 2015 and continuing through 2020, the cap has been declining approximately 3 percent annually. The CARB administered the first auction on November 14, 2012, with many of the qualified bidders representing corporations or organizations that produce large amounts of GHG emissions, including energy companies, agriculture and food industries, steel mills, cement companies, and universities. On January 1, 2015, compliance obligation began for distributors of transportation fuels, natural gas, and other fuels. The cap-and-trade program was initially slated to sunset in 2020, but the passage of SB 398 in 2017 extended the program through 2030.

Executive Order N-79-20

EO N-79-20, signed by Governor Gavin Newsom on September 23, 2020, sets the following goals for the State: 100 percent of in-state sales of new passenger cars and trucks shall be zero-emission by 2035; 100 percent of medium- and heavy-duty vehicles in the State shall be zero-emission by 2045 for all operations where feasible and by 2035 for drayage trucks; and 100 percent of off-road vehicles and equipment in the State shall be zero-emission by 2035, where feasible.

Low Carbon Fuel Standard

In January 2007, EO S-01-07 established a low carbon fuel standard (LCFS). This executive order calls for a statewide goal to be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020, and that an LCFS for transportation fuels be established for California. The LCFS applies to all refiners, blenders, producers, or importers ("Providers") of transportation fuels in California, including fuels used by off-road construction equipment. In June 2007, CARB adopted the LCFS under AB 32 pursuant to Health and Safety Code Section 38560.5, and, in April 2009, CARB approved the new rules and carbon intensity reference values with new regulatory requirements taking effect in January 2011. The standards require providers of transportation fuels to report on the mix of fuels they provide and demonstrate they meet the LCFS intensity standards annually. This is accomplished by ensuring that the number of "credits" earned by providing fuels with a lower carbon intensity than the established baseline (or obtained from another party) is equal to or greater than the "deficits" earned from selling higher intensity fuels. In response to certain court rulings, CARB re-adopted the LCFS regulation in September 2015, and the LCFS went into effect on January 1, 2016. In 2018, CARB approved amendments to the regulation to readjust carbon intensity benchmarks to meet California's 2030 GHG reductions targets under SB 32. These amendments include opportunities to promote zero-emission vehicle (ZEV) adoption, carbon capture and sequestration, and advanced technologies for decarbonization of the transportation sector.

Advanced Clean Cars Program

In January 2012, CARB approved the Advanced Clean Cars program, which combines the control of GHG emissions and criteria air pollutants, as well as requirements for greater numbers of ZEVs, into a single package of regulatory standards for vehicle model years 2017 through 2025. The new regulations strengthen the GHG standard for 2017 models and beyond. This will be achieved through existing technologies, the use of stronger and lighter materials, and more efficient drivetrains and engines. The program's ZEVs regulation requires battery, fuel cell, and/or plug-in hybrid electric vehicles to account for up to 15 percent of California's new vehicle sales by 2025. The program also includes a clean fuels outlet regulation designed to support the commercialization of zero-emission hydrogen fuel cell vehicles planned by vehicle manufacturers by 2015 by requiring increased numbers of hydrogen fueling stations throughout the State. The number of stations will grow as vehicle manufacturers sell more fuel cell vehicles. By 2025, when the rules will be fully implemented, the statewide fleet of new cars and light trucks will emit 40 percent fewer GHGs and 75 percent fewer smog-forming emissions than 2012 model year vehicles.

Executive Order B-48-18

In January 2018, Governor Jerry Brown signed EO B-48-18 requiring all State entities to work with the private sector to have at least 5 million ZEVs on the road by 2030 and install 200 hydrogen fueling stations and 250,000 electric vehicle charging stations by 2025. It specifies that 10,000 of the electric vehicle charging stations should be direct current fast chargers. This order also requires all State entities to continue to partner with local and regional governments to streamline the installation of ZEV infrastructure. The Governor's Office of Business and Economic Development is required to publish a Plug-in Charging Station Design Guidebook and update the 2015 Hydrogen Station Permitting Guidebook to aid in these efforts. All State entities are required to participate in updating the 2016 Zero-Emissions Vehicle Action Plan to help expand private investment in ZEV infrastructure with a focus on serving low-income and disadvantaged communities. Additionally, all State entities are to support and recommend policies and actions to expand ZEV infrastructure at residential land uses, through the LCFS Program, and recommend how to ensure affordability and accessibility for all drivers.

Local Regulations

The County adopted the EnergyWise Plan in November 2011 to demonstrate the County's continued commitment to addressing the challenges of climate change by reducing local GHG emissions and preparing the County to adapt to a changing climate.[24] The EnergyWise Plan outlines the County's approach to reducing GHG emissions through a number of goals, measures, and actions that provide a road map to achieving the County's GHG reduction target of 15 percent below baseline levels by 2020. In addition, the EnergyWise Plan 2016 Update summarizes the progress toward implementing measures in the EnergyWise Plan and outlines the overall trends in energy use and emissions since the baseline year of the EnergyWise Plan.

[24] San Luis Obispo, County of, 2011. *County of San Luis Obispo EnergyWise Plan*. November.

City of Paso Robles Climate Action Plan

The City adopted a comprehensive Climate Action Plan (CAP)[25] in November 2013, which provides goals and policies for reducing GHG emissions. The CAP is a comprehensive planning document outlining the City's proposed approach both to address climate impacts on Paso Robles and to reduce the City's impact on the climate by reducing GHG emissions. The CAP provides a framework to reduce the City's GHG footprint (climate action) and ensure the community and physical assets are better protected from the impacts of climate change (climate adaptation). The vision of the CAP is to create a more sustainable, resilient, and equitable city by addressing climate change in a way that remedies existing environmental health disparities while also improving health, quality of life, and enhancing economic vitality throughout Paso Robles. The CAP includes a roadmap for implementing new polices, programs, incentives, requirements, projects, and initiatives in the immediate future, as well as longer-term actions that will need to be studied further while monitoring how the climate continues to change and evaluating the effectiveness of actions taken. The following implementing actions from the CAP are applicable to the proposed project:

- **C-4.1:** Develop a program to meet City employee commute trip VMT reduction targets by offering one or more services from a menu of options, including: encourage the use of carpools; provide ride matching services and assistance; allow flexible work schedules and telecommuting; provide end of trip facilities (parking, showers, lockers); provide subsidized transit passes; hire a transportation coordination to manage TDM programs; or others at the employer's discretion.

- **W-1.3:** Adopt CALGreen Tier 1 or Tier 2 standards for water efficiency and conservation in new development. To meet Tier 1 or Tier 2, designers, builders, or property owners must increase the number of green building measures and further reduce percentages of water use in order to meet the threshold levels for each tier.

- **S-1.1:** Adopt a solid waste diversion rate that exceeds the state-mandated rate by 25 percent (e.g., California's AB 341 identifies a 75 percent diversion goal for 2020).

- **S-1.5**: Adopt an ordinance requiring that 65 percent of construction and demolition debris from development project be diverted from landfills.

[25] City of Paso Robles. 2013. City of Paso Robles Climate Action Plan. November 19. Website: https://www.prcity.com/DocumentCenter/View/14729/Climate-Action-Plan-PDF?bidId= (accessed December 2022)

SETTING

ATTAINMENT STATUS

The CARB is required to designate areas of the state as attainment, nonattainment, or unclassified for all State standards. An *attainment* designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A *nonattainment* designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An *unclassified* designation signifies that data do not support either an attainment or nonattainment status. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The USEPA designates areas for O_3, CO, and NO_2 as either does not meet the primary standards, cannot be classified, or better than national standards. For SO_2, areas are designated as does not meet the primary standards, does not meet the secondary standards, cannot be classified, or better than national standards.

Table E provides a summary of the attainment status for the South Central Coast Air Basin (SCC Air Basin) with respect to federal and State AAQS.

Table E: San Luis Obispo County Attainment Status

Pollutant	State	Federal
O_3 1-hour	Nonattainment	Nonattainment - Eastern San Luis Obispo County/ Attainment - Western San Luis Obispo County[2]
O_3 8-hour	Nonattainment	
PM_{10}	Nonattainment	Unclassified[1]/ Attainment
$PM_{2.5}$	Attainment	Unclassified[1]/ Attainment
CO	Attainment	Unclassified[1]
NO_2	Attainment	Unclassified[1]
SO_2	Attainment	Unclassified[1]
Lead	Attainment	No Attainment Information
Visibility Reducing Particles	Attainment	No Federal Standards
Sulfates	Attainment	
Hydrogen Sulfide	Attainment	
Vinyl Chloride[1]	No Attainment Information	

Source: SLO County APCD (2019). Website: https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/AttainmentStatus29January2019.pdf

Notes:

[1] Unclassified (USEPA/Federal definition): Any area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for that pollutant.

[2] San Luis Obispo County has been designated non-attainment east of the -120.4 degree Longitude line, in areas of San Luis Obispo County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of San Luis Obispo County that are north of latitude 35.45 degrees. Map of non-attainment area is available upon request from the SLO County APCD.

EXISTING CLIMATE AND AIR QUALITY

Air quality in the planning area is not only affected by various emission sources (e.g., mobile and industry), but also by atmospheric conditions (e.g., wind speed, wind direction, temperature, and rainfall).

The annual average temperature varies little throughout the SCC Air Basin, ranging from the low to middle 60s°F. With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas. The climatological station closest to the site is the Paso Robles Station.[26] The monthly average maximum temperature recorded at this station ranged from 59.6°F in January to 93.8°F in July, with an annual average maximum of 76.1°F. The monthly average minimum temperature recorded at this station ranged from 33.3°F in December to 53.7°F in July, with an annual average minimum of 43.3°F. These levels are still representative of the project area.

The majority of annual rainfall in the SCC Air Basin occurs between November and March. Summer rainfall is minimal and is generally limited to scattered thundershowers in coastal regions and slightly heavier showers in the eastern portion of the SCC Air Basin and along the coastal side of the mountains. Average monthly rainfall at the Paso Robles station varied from 2.46 inches in February to 0.02 inch in June and July, with an annual total of 12.53 inches. Patterns in monthly and yearly rainfall totals are unpredictable due to fluctuations in the weather.

The SCC Air Basin experiences a persistent temperature inversion (increasing temperature with increasing altitude) as a result of the Pacific high. This inversion limits the vertical dispersion of air contaminants, holding them relatively near the ground. As the sun warms the ground and the lower air layer, the temperature of the lower air layer approaches the temperature of the base of the inversion (upper) layer until the inversion layer finally breaks, allowing vertical mixing with the lower layer. This phenomenon is observed in mid-afternoon to late afternoon on hot summer days when the air appears to clear up suddenly. Winter inversions frequently break by midmorning.

Winds in the project area blow predominantly from the south-southwest, with relatively low velocities. Wind speeds in the project area average about 5 miles per hour. Summer wind speeds average slightly higher than winter wind speeds. Low average wind speeds, together with a persistent temperature inversion, limit the vertical dispersion of air pollutants throughout the SCC Air Basin. Strong, dry, north, or northeasterly winds occur during the fall and winter months, dispersing air contaminants. The Santa Ana conditions tend to last for several days at a time.

The combination of stagnant wind conditions and low inversions produces the greatest pollutant concentrations. On days of no inversion or high wind speeds, ambient air pollutant concentrations are the lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly on shore into Riverside and San Bernardino Counties. In the winter, the greatest pollution problems are CO and NO_x because of extremely low inversions and air stagnation during the night and early morning hours. In the summer, the longer

[26] Western Regional Climate Center. n.d. Recent Climate in the West. Website: http://www.wrcc.dri.edu, (accessed December 2022).

daylight hours and brighter sunshine combine to cause a reaction between hydrocarbons and NO_X to form photochemical smog. Smog is a general term that is naturally occurring fog that has become mixed with smoke or pollution. In this context it is better described as a form of air pollution produced by the photochemical reaction of sunlight with pollutants that have been released into the atmosphere, especially by automotive emissions.

AIR QUALITY MONITORING RESULTS

Air quality monitoring stations are located throughout the nation and are maintained by the local air pollution control district and State air quality regulating agencies. The SCC Air Basin, together with the CARB, maintains ambient air quality monitoring stations in the basin. The air quality monitoring stations closest to the project site are at 235 Santa Fe Avenue in Paso Robles, 5599 Traffic Way in Atascadero, and 1300 Guadalupe Road in Nipomo, California

Pollutant monitoring results for years 2019 to 2021 at the Paso Robles, Atascadero, and Nipomo air quality monitoring stations, shown in Table F, indicate that air quality in the area has generally been good. As indicated in the monitoring results, the federal PM_{10} standard was exceeded four times in 2020 only, with no exceedances for the years 2019 and 2021. The State PM_{10} standard was exceeded nine times in 2019, 35 times in 2020, and an unknown number of times in 2021. The federal $PM_{2.5}$ levels had 11 exceedances in 2020 only, with no exceedances for the years 2019 and 2021. The State 1-hour ozone standards were exceeded during the 3-year period. The 8-hour ozone State standards were exceeded three times in 2020 only, with no exceedances in 2019 and 2020. Similarly, the 8-hour federal Standards were exceeded two times in 2020 only, with no exceedances in the years 2019 and 2021. The SO_2 and NO_2 standards were not exceeded in this area during the 3-year period. Lastly, there was no available data for either the State or federal standards for CO in the county of San Luis Obispo.

GREENHOUSE GAS EMISSIONS INVENTORY

An emissions inventory that identifies and quantifies the primary human-generated sources and sinks of GHGs is a well-recognized and useful tool for addressing climate change. This section summarizes the latest information on global, United States, and California GHG emission inventories.

Global Emissions

Worldwide emissions of GHGs in 2020 totaled 22.9 billion metric tons (MT) of CO_2e. Global estimates are based on country inventories developed as part of the programs of the United Nations Framework Convention on Climate Change.[27]

[27] United Nations Framework Convention on Climate Change (UNFCCC). 2021. GHG Data from UNFCCC. Website: unfccc.int/process-and-meetings/transparency-and-reporting/greenhouse-gas-data/ghg-data-unfccc/ghg-data-from-unfccc (accessed December 2022).

Table F: Ambient Air Quality at Nearby Monitoring Stations

Pollutant	Standard	2019	2020	2021
Carbon Monoxide (CO)[1]				
Maximum 1-hour concentration (ppm)		ND	ND	ND
Number of days exceeded:	State: > 20 ppm	ND	ND	ND
	Federal: > 35 ppm	ND	ND	ND
Maximum 8-hour concentration (ppm)		ND	ND	ND
Number of days exceeded:	State: > 9 ppm	ND	ND	ND
	Federal: > 9 ppm	ND	ND	ND
Ozone (O_3)[2]				
Maximum 1-hour concentration (ppm)		0.077	0.092	0.07
Number of days exceeded:	State: > 0.09 ppm	0	0	0
Maximum 8-hour concentration (ppm)		0.065	0.073	0.064
Number of days exceeded:	State: > 0.07 ppm	0	3	0
	Federal: > 0.07 ppm	0	2	0
Coarse Particulates (PM_{10})[2]				
Maximum 24-hour concentration (µg/m^3)		138.0	357.2	74
Number of days exceeded:	State: > 50 µg/m^3	9	35	ND
	Federal: > 150 µg/m^3	0	4	0
Annual arithmetic average concentration (µg/m^3)		ND	24.4	ND
Exceeded for the year:	State: > 20 µg/m^3	ND	Yes	ND
	Federal: > 50 µg/m^3	ND	No	ND
Fine Particulates ($PM_{2.5}$)[3]				
Maximum 24-hour concentration (µg/m^3)		17.3	242.1	19.1
Number of days exceeded:	Federal: > 35 µg/m^3	0	11	0
Annual arithmetic average concentration (µg/m^3)		ND	ND	6.7
Exceeded for the year:	State: > 12 µg/m^3	ND	No	No
	Federal: > 15 µg/m^3	ND	No	No
Nitrogen Dioxide (NO_2)[3]				
Maximum 1-hour concentration (ppm)		34	33	44
Number of days exceeded:	State: > 250 ppb	0	0	0
Annual arithmetic average concentration (ppm)		4	4	3.9
Exceeded for the year:	Federal: > 53 ppb	No	No	No
Sulfur Dioxide (SO_2)[4]				
Maximum 1-hour concentration (ppm)		0.002	0.002	0.004
Number of days exceeded:	State: > 0.25 ppm	0	0	0
Maximum 24-hour concentration (ppm)		0.0007	0.0012	0.0015
Number of days exceeded:	State: > 0.04 ppm	0	0	0
	Federal: > 0.14 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.00002	0.00026	0.00051
Exceeded for the year:	Federal: > 0.030 ppm	No	No	No

Sources: CARB (2022) and USEPA (2022).
[1] There were no available stations for CO_2.
[2] Data were taken from the 235 Santa Fe Avenue, Paso Robles Monitoring Station.
[3] Data were taken from the 5599 Traffic Way, Atascadero Monitoring Station.
[4] Data were taken from 1300 Guadalupe Road, Nipomo Monitoring Station.
µg/m^3 = micrograms per cubic meter
CARB = California Air Resources Board
ND = No data. There were insufficient (or no) data to determine the value.
ppb = parts per billion
ppm = parts per million
USEPA = United States Environmental Protection Agency

United States Emissions

In 2020, the year for which the most recent data are available, the United States emitted about 5,222 million metric tons of CO_2e (MMT CO_2e). Overall, emissions in 2020 decreased by 11 percent since 2019 and were 21 percent lower than 2005 levels. The primary driver for the decrease was an 11 percent decrease in CO_2 emissions from fossil fuel combustion. This decrease was primarily due to a 13 percent decrease in transportation emissions driven by decreased demand due to the ongoing COVID-19 pandemic. Electric power sector emissions also decreased 10 percent, reflecting both a slight decrease in demand from the COVID-19 pandemic and a continued shift from coal to less carbon intensive natural gas and renewables. Of the five major sectors – residential and commercial, agricultural, industry, transportation, and electricity generation – transportation accounted for the highest amount of GHG emissions in 2020 (approximately 27 percent), with electricity generation second at 27 percent and emissions from industry third at 24 percent.[28]

State of California Emissions

The State emitted approximately 369.2 MMT CO_2e emissions in 2020, 35.3 MMT CO_2e lower than 2019 levels and 61.8 MMT CO_2e below the 2020 GHG limit of 431 MMT CO_2e.[29] The California Air Resources Board (CARB) estimates that transportation was the source of approximately 37 percent of the State's GHG emissions in 2020, which is a smaller share than recent years, as the transportation sector saw a significant decrease of 26.6 MMT CO_2e in 2020, likely due in large part to the impact of the COVID-19 pandemic. The next largest sources included industrial sources at approximately 20 percent and electricity generation at 16 percent. The remaining sources of GHG emissions were commercial and residential activities at 10 percent, agriculture at 9 percent, high GWP at 6 percent, and waste at 2 percent.[30]

City of Paso Robles Emissions

The City of Paso Robles 2005 greenhouse gas emissions inventory update was prepared to identify the major sources and quantities of GHG emissions produced in Paso Robles in 2005 and forecast how these emissions may change over time. Paso Robles' GHG emissions are projected to grow approximately 20 percent above 2005 GHG emissions levels by the year 2020. Table G shows the GHG emissions by sector for 2005 and the forecasted emissions for 2020.

28 USEPA. 2022. Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2020. Website: https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks (accessed December 2022).

29 CARB. 2022. *California Greenhouse Gas Emissions for 2000 to 2020, Trends of Emissions and Other Indicators Report*. Website: https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020_ghg_inventory_trends.pdf (accessed December 2022).

30 Ibid.

Table G: City of Paso Robles GHG Emissions

Sector	MT CO_2e	Percent	Percent Change
Residential	40,188	46,828	17
Commercial/ Industrial	33,536	30,551	-9
Transportation	67,801	92,913	37
Off-Road	13,205	15,878	20
Solid Waste	13,433	15,653	17
Wastewater	70	82	17
Aircraft	1,324	1,543	17
Total	**169,557**	**203,448**	**20**

Source: City of Paso Robles Climate Action Plan (City of Paso Robles 2013).
GHG = greenhouse gas
MT CO_2e = metric tons carbon dioxide equivalent

METHODOLOGY

The methodology used to estimate air quality and GHG impacts is described below.

CONSTRUCTION EMISSIONS

Construction activities can generate a substantial amount of air pollution. Construction activities are considered temporary; however, short term impacts can contribute to exceedances of air quality standards. Construction activities include site preparation, earthmoving, and general construction. The emissions generated from these common construction activities include fugitive dust from soil disturbance, fuel combustion from mobile heavy-duty diesel and gasoline powered equipment, portable auxiliary equipment, and worker commute trips.

The California Emission Estimator Model version 2022.1 (CalEEMod) computer program was used to calculate emissions from on-site construction equipment and emissions from worker and vehicle trips to the site (provided as Appendix A). Construction of Buildings 1–4 is anticipated to begin in summer 2024 and occur for 12 to 16 months, and construction of Building 5 would commence in summer 2026 and would occur for 12 to 16 months.[31] This analysis also assumes the use of Tier 2 construction equipment. All other construction details are not yet known; therefore, default assumptions (e.g., construction worker and truck trips and fleet activities) from CalEEMod were used.

OPERATIONAL EMISSIONS

The air quality analysis includes estimating emissions associated with long-term operation of the proposed project. Indirect emissions of criteria pollutants with regional impacts would be emitted by project-generated vehicle trips. In addition, localized air quality impacts (i.e., higher carbon monoxide concentrations or "hot-spots") near intersections or roadway segments in the project vicinity would also potentially occur due to project-generated vehicle trips.

Consistent with the SCCAB guidance for estimating emissions associated with land use development projects, the CalEEMod computer program was used to calculate the long-term operational emissions associated with the project. This analysis was conducted using the land use codes *Unrefrigerated Warehouse No-Rail, Manufacturing, Regional Shopping Center, and Parking Lot*. In addition, this analysis assumes the proposed project would generate new vehicle trips, consistent with the project's trip generation, which estimates the proposed project would result in approximately 1,194 average daily trips[32]. In addition, the proposed project would not include any woodburning hearths and only natural gas would be used, which was assumed in CalEEMod. When

[31] The CalEEMod analysis evaluated project construction emissions with a start date of August 2023. The proposed project's construction schedule has since been modified that project construction would begin summer 2024 and would still occur over the same duration. This modification to the project construction start date was reviewed by LSA and it was determined that it would not result in any new or more severe air quality or GHG impacts than what is described within.

[32] Central Coast Transportation Consulting (CCTC). 2022. Ardmore Industrial, Paso Robles- Transportation Analysis. December 7.

project-specific data were not available, default assumptions from CalEEMod were used to estimate project emissions.

GREENHOUSE GAS ANALYSIS

GHG emissions associated with the project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term GHG emissions associated with project-related vehicular trips. Recognizing that the field of global climate change analysis is rapidly evolving, the approaches advocated most recently indicate that for determining a project's contribution to GHG emissions, lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, construction activities, and any other significant source of emissions within the project area. The CalEEMod results were used to quantify GHG emissions generated by the project.

THRESHOLDS OF SIGNIFICANCE

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse air quality impact if project-generated pollutant emissions would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project is nonattainment under applicable federal or state ambient air quality standards;
- Expose sensitive receptors to substantial pollutant concentrations; or
- Result in other emissions (such as those leading to odors) affecting a substantial number of people.

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse greenhouse gas emission impact if the project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reduction the emissions of greenhouse gases.

Certain air districts (e.g., SLO County APCD) have created guidelines and requirements to conduct air quality analysis. SLO County APCD's current guidelines, the *CEQA Air Quality Handbook* with associated updates, were followed in this assessment of air quality and GHG impacts for the proposed project.

REGIONAL EMISSIONS THRESHOLDS

The SLO County APCD sets emissions thresholds in its *CEQA Air Quality Handbook*, which were established based on the attainment status of the air basin in regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health with an adequate margin of safety, these emission thresholds are regarded as conservative and would overstate an individual project's contribution to health risks. The thresholds of significance for emissions from construction activities are shown in Table H and the thresholds of significance for operational emissions impacts are presented in Table I.

Table H: Air Quality Thresholds of Significance for Construction Emissions

Pollutant	Threshold[1]		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG + NO_x (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM_{10}), Dust[2]		2.5 tons	
Greenhouse Gases (CO_2e)	1,150 tons per year Amortized and Combined with Operational Emissions[3]		

Source: *CEQA Air Quality Handbook*. (SLO County APCD, April 2012).
[1] Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
[2] Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM_{10} quarterly threshold.
[3] The amortization of GHG emissions over the life of the project is based on the total greenhouse gas emissions for construction activities divided by the project life (i.e., 50 years for residential projects and 25 years for commercial projects) then add that number to the annual operational phase GHG emissions.
CARB = California Air Resources Board
CO_2e = carbon dioxide equivalent
DPM = diesel particulate matter
GHG = greenhouse gas
Lbs = pounds
NO_x = nitrogen oxides
PM_{10}= particulate matter less than 10 microns in size
SLO County APCD = San Luis Obispo County Air Pollution Control District

Table I: Air Quality Thresholds of Significance for Operational Emissions

Pollutant	Threshold[1]	
	Daily	Annual
ROG + NO_x (combined)[1]	25 lbs	25 tons
Diesel Particulate Matter (DPM)[1]	1.25 lbs	
Fugitive Particulate Matter (PM_{10}), Dust	25 lbs	25 tons
CO	550 lbs	

Source: *CEQA Air Quality Handbook*. (SLO County APCD, April 2012).
[1] Daily and annual emission thresholds are based on the California Health & Safety Code Division 26, Part 3, Chapter 10, Section 40918 and the CARB Carl Moyer Guidelines for DPM.
[2] CalEEMod – use winter operational emissions data to compare to operational thresholds.
CalEEMod = California Emissions Estimator Model
CARB = California Air Resources Board
CO = carbon monoxide
DPM = diesel particulate matter
lbs = pounds
NO_x = nitrogen oxides
PM_{10}= particulate matter less than 10 microns in size
ROG = reactive organic gases
SLO County APCD = San Luis Obispo County Air Pollution Control District

LOCAL MICROSCALE CONCENTRATION STANDARDS

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. Because ambient CO levels are below the standards throughout the SCC Air Basin, a project would be considered to have a significant CO impact if project emissions result in an exceedance of one or more of the 1-hour or 8-hour standards. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20 ppm
- California State 8-hour CO standard of 9 ppm

GREENHOUSE GAS EMISSIONS

The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (such as a Climate Action Plan). The SLO County APCD's bright-line threshold of 1,150 metric tons of CO_2e per year and the efficiency threshold of 4.9 metric tons of CO_2e per year service population were applicable to residential and commercial projects. These thresholds were based on a gap analysis and were used in CEQA evaluations for projects to demonstrate their consistency with the State's 2020 GHG emission reduction goal from AB 32 and CARB's 2008 Climate Change Scoping Plan. In 2015, the California Supreme Court issued an opinion in the *Center for Biological Diversity vs. California Department of Fish and Wildlife* (Newhall Ranch) which determined that AB 32 based thresholds derived from a gap analysis are invalid for projects with a planning horizon beyond 2020. As such, the SLO County APCD does not recommend the use of these thresholds in CEQA Evaluations.[33] However, since the SLO County APCD has yet to publish a quantified GHG efficiency threshold for the 2030 target, for informational purposes, the proposed project is compared to the numerical screening threshold of 1,150 metric tons of CO_2e per year and the efficiency target of 4.9 metric tons of CO_2e per year per service population. In addition, the proposed project was analyzed for consistency with the City's CAP and the 2022 Scoping Plan.

[33] SLO County APCD, 2021. Interim GHG Guidance for APCD CEQA Air Quality Handbook 2012. January 28.

IMPACT ANALYSIS

This section identifies the air quality and GHG emissions impacts associated with implementation of the proposed project. The results of the impact analyses are then compared to applicable thresholds of significance. As noted below, no thresholds were met or exceeded, therefore no mitigation measures are required for the proposed project.

AIR QUALITY IMPACTS

Air pollutant emissions associated with the project would occur over the short term from construction activities and over the long term from operational activities associated with the proposed land uses

Consistency with Applicable Air Quality Plans

The air quality plan applicable to the project area is the SLO County APCD's 2001 Clean Air Plan, which was adopted on March 26, 2002.[34] The CAP outlines the SLO County APCD's strategies to reduce ozone precursor emissions from a wide variety of stationary and mobile sources.

According to the SLO County APCD, a Clean Air Plan consistency analysis is generally required for a Program Level Environmental Impact Report (EIR), and may be necessary for a Project Level EIR, depending on the project being considered. Examples of projects and programs requiring a consistency analysis include: General Plan Updates and Amendments, Specific Plans, Area Plans, large residential developments and large commercial or industrial developments.

Consistency with the Clean Air Plan can be determined if: (1) the population projections for the project are less than or equal to those identified in the 2050 Regional Growth Forecast population data; (2) the rate of increase in vehicle trips and vehicle miles traveled (VMT) are less than or equal to the rate of population growth; and (3) all applicable Transportation and Land Use Control Measures from the Clean Air Plan have been included in the project to the maximum extent feasible. The following is an evaluation of the proposed project's consistency with each of these criteria.

Population Projections

According to the 2050 Regional Growth Forecast for San Luis Obispo County, the forecasted population in Paso Robles in 2020 was 32,755 residents and in 2050 is anticipated to have a population of 38,858 residents.[35] Therefore, the forecasted population for Paso Robles will grow by approximately 6,103 residents between 2020 and 2050. The proposed project would consist of an approximately 125,812 sq ft warehouse and an office building on Lot 13 (Building 1) and four commercial, storage, manufacturing, and winemaking buildings totaling approximately 114,515 sq ft

[34] SLO County APCD. 2001. *2001 Clean Air Plan San Luis Obispo County.* December.

[35] San Luis Obispo Council of Governments (SLOCOG). 2017. *2050 Regional Growth Forecast for San Luis Obispo County.* Website: https://www.dropbox.com/s/rkukq86qtmtmgjz/2050RegionalGrowthForecast_June2017.pdf?dl=0 (accessed December 2022).

on Lot 6 (Buildings 2–5). Therefore, the proposed project would not include new residences and would not increase population growth.

Vehicle Trips and Vehicle Miles Traveled

Based on the project's Transportation Analysis[36], the proposed project's VMT were analyzed consistent with the Governor's Office of Planning and Research (OPR) guidance. The City's 2022 Transportation Impact Analysis (TIA) Guidelines Supplement provide VMT and safety thresholds consistent with OPR guidance. Office and industrial projects may have a significant impact if the work VMT per employee exceeds 85 percent of the regional average. Work VMT captures home-based-work attractions (trips from homes to workplaces). In addition, projects may have a significant impact if they exacerbate an existing high-priority or similar safety location, introduces a design feature that substantially increases hazards, or propose features that do not meet City design standards. As demonstrated in the project's Transportation Analysis, the addition of the project would reduce regional work VMT due to the provision of jobs in a housing-rich area. Therefore, the project would have a less-than-significant impact to VMT.

Transportation and Land Use Control Measures

The SLO County APCD identifies Transportation Control Measures as part of the Clean Air Plan to decrease emissions of criteria pollutants by reducing demand for motor vehicle travel and commuting, improving the local and regional transit system, enhancing bicycle and bikeway facilities, and improving traffic flow. In addition, the SLO County APCD identifies Land Use Control Measures that are designed to reduce emissions of criteria air pollutants by planning compact communities, providing for mixed land uses, balancing jobs and housing, and circulation management. As discussed above, the addition of the project would reduce regional work VMT due to the provision of jobs in a housing-rich area. As such, the proposed project would not conflict with the Transportation and Land Use Control Measures.

Summary

As discussed above, the proposed project would not conflict with the Clean Air Plan. Furthermore, as demonstrated below, the proposed project would result in short-term construction and long-term operational pollutant emissions that are all less than the CEQA significance emissions thresholds established by the SLO County APCD. Therefore, the project would not result in an increase in the frequency or severity of an air quality standards violation or cause a new air quality standards violation. Therefore, the proposed project would not conflict with or obstruct implementation of the Clean Air Plan.

Criteria Pollutant Analysis

The SCCAB is currently designated as nonattainment for the federal and State standards for O_3. In addition, the SCCAB is in nonattainment for the State PM_{10} standard. The SCCAB's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very

[36] Central Coast Transportation Consulting (CCTC). 2022. Ardmore Industrial, Paso Robles- Transportation Analysis. December 7.

nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of an ambient air quality standard. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, SLO County APCD considered the emissions levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is not necessary. The following analysis assesses the potential project-level air quality impacts associated with construction and operation of the proposed project.

Construction Emissions

During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by site preparation, grading, construction, paving, and other activities. Emissions from construction equipment are also anticipated and would include CO, NO_x, reactive organic gases (ROGs), directly emitted $PM_{2.5}$ or PM_{10}, and TACs such as diesel exhaust particulate matter.

Project construction activities would include site preparation, grading, construction, architectural coating, and paving activities. Construction-related effects on air quality from the proposed project would be greatest during the site preparation and grading phases due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM_{10} emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM_{10} emissions would depend on soil moisture, silt content of soil, wind speed, and amount of operating equipment. Larger dust particles would settle near the source, whereas fine particles would be dispersed over greater distances from the construction site. Water or other soil stabilizers can be used to control fugitive dust, resulting in emission reductions of 50 percent or more.

In addition to dust-related PM_{10} emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, sulfur oxides (SO_x), NO_x, ROGs and some soot particulate ($PM_{2.5}$ and PM_{10}) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic. These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using CalEEMod and summarized in Table J. Attachment A provides CalEEMod output sheets.

Table J: Air Quality Construction Emissions

	ROG + NO_x (combined)		Diesel Particulate Matter (DPM)		Fugitive Dust[2] (PM_{10})
	pounds/day	tons/quarter	pounds/day	tons/quarter	tons/quarter
Project Construction Emissions	86.1	1.2	1.1	0.1	<0.1
SLO County APCD's Significance Threshold[1]	**137**	**2.5[3]**	**7**	**0.13[3]**	**2.5[3]**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**

Source: LSA (December 2022).
[1] Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
[2] Per SLO County APCD, any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5-ton PM_{10} quarterly threshold.
[3] Quarterly Tier 1 thresholds.
CARB = California Air Resources Board
DPM = diesel particulate matter
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SLO County APCD = San Luis Obispo County Air Pollution Control District

As shown in Table J, construction emissions associated with the project would be below the significance thresholds set by the SLO County APCD. Therefore, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS.

Operational Emissions

Long-term air pollutant emission impacts are those associated with mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment), related to the proposed project.

PM_{10} emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Entrainment of PM_{10} occurs when vehicle tires pulverize small rocks and pavement and the vehicle wakes generate airborne dust. Gasoline-powered engines have small rates of particulate matter emissions compared with diesel-powered vehicles. Since much of the project traffic fleet would be made up of light-duty gasoline-powered vehicles, a majority of the PM_{10} emissions would result from entrainment of roadway dust from vehicle travel.

Energy source emissions result from activities in buildings for which natural gas is used. The quantity of emissions is the product of usage intensity (i.e., the amount of natural gas) and the emission factor of the fuel source.

Area source emissions associated with the project would include emissions from water heating and the use of landscaping equipment.

Long-term operation emissions associated with the proposed project were calculated using CalEEMod. Table K provides the proposed project's estimated operational emissions. Attachment A provides CalEEMod output sheets.

Table K: Air Quality Operational Emissions

	ROG + NO_x (combined)		Diesel Particulate Matter (DPM)	Fugitive Dust[2] (PM_{10})	
	pounds/day	**tons/year**	**pounds/day**	**pounds/day**	**tons/year**
Project Operational Emissions	16.9	3.1	0.1	1.0	0.2
SLO County APCD's Significance Threshold[1]	**25[2]**	**25**	**1.25[2]**	**25**	**25**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**

Source: LSA (December 2022).
[1] Daily and annual emission thresholds are based on the California Health & Safety Code Division 26, Part 3, Chapter 10, Section 40918
[2] CalEEMod winter report should be used to compare with these thresholds.
CalEEMod = California Emissions Estimator Model
DPM = diesel particulate matter
NOx = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SLO County APCD = San Luis Obispo County Air Pollution Control District

As shown in Table K, the emissions associated with the operations of the project would be well below the significance thresholds set by the SLO County APCD. Therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS.

Health Risk on Nearby Sensitive Receptors

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The project site is surrounded primarily by commercial and residential land uses. As discussed, there are no sensitive receptors located within 1,000 feet of the project site. Therefore, it is not anticipated that sensitive receptors would be exposed to airborne particulates and construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). In addition, as shown in Table J above, project construction pollutant emissions would be below the SLO County APCD significance thresholds.

Once the project is constructed, the project would not be a source of substantial pollutant emissions. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during project construction and operation.

Odors

During construction, the various diesel-powered vehicles and equipment in use on site would create localized odors. These odors would be temporary and are not likely to be noticeable for extended

periods of time beyond the project site. Additionally, the proposed uses that would be developed within the project site are not expected to produce any offensive odors that would result in frequent odor complaints. The proposed project would not include sensitive receptors; therefore, odor impacts on the project do not require further evaluation.

GREENHOUSE GAS EMISSION IMPACTS

This section identifies the GHG impacts associated with implementation of the proposed project.

Generation of Greenhouse Gas Emissions

The following sections describe the proposed project's construction- and operation-related GHG impacts and consistency with applicable GHG reduction plans.

Construction Greenhouse Gas Emissions

Construction activities associated with the proposed project would produce combustion emissions from various sources. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The SLO County APCD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Using CalEEMod, it is estimated that construction of the proposed project would generate a total of approximately 1,875.0 MT CO_2e during construction of the proposed project. When amortized over the 30-year life of the project, annual emissions would be 62.5 MT CO_2e.

Operational Greenhouse Gas Emissions

Long-term operation of the project would generate GHG emissions from mobile, area, waste, and water sources and indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions would include project-generated vehicle trips to and from the project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site. Energy source emissions would be generated at off-site utility providers as a result of increased electricity demand generated by the project. Waste source emissions generated by the proposed project include energy generated by land filling and other methods of disposal related to transporting and managing project generated waste. In addition, water source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

Following guidance from the SLO County APCD, GHG emissions were estimated using CalEEMod. As shown in Table L, mobile source emissions are the largest source of emissions, at approximately 45 percent of total CO_2e emissions, followed by energy source emissions at approximately 39 percent of the total. In addition, water source emissions are approximately 9 percent, and waste source

emissions are approximately 7 percent. Area source emissions account for less than 1 percent of the total emissions.

Table L: GHG Emissions (Metric Tons Per Year)

Types of Emissions	Operational Emissions				
	CO_2	CH_4	N_2O	CO_2e	Percentage of Total
Mobile Source Emissions	495.0	<0.1	<0.1	507.0	45
Area Source Emissions	6.4	<0.1	<0.1	6.5	<1
Energy Source Emissions	445.0	0.1	<0.1	448.0	39
Water Source Emissions	44.3	1.8	<0.1	101.0	9
Waste Source Emissions	21.9	2.2	0.0	76.6	7
Total Operational Emissions				**1,139.1**	**100**
Amortized Construction Emissions				62.5	—
Total Annual Emissions				**1,201.6**	**—**
SLO County APCD Operational Year Numeric Threshold				**1,150**	—
Exceed?				**Yes**	**—**
Service Population Emissions				**4.8**	
SLO County APCD Scaled 2031 Service Population Threshold				**4.9**	
Exceeds Threshold?				**No**	

Source: LSA (March 2023).
Note = Some values may appear to be incorrect due to rounding.
CH_4 = methane
CO_2 = carbon monoxide
CO_2e = CO_2 equivalents
N_2O = nitrous oxide
SLO County APCD = San Luis Obispo County Air Pollution Control District

As discussed above and based on the project-specific thresholds developed for this analysis, GHG emissions generated by the proposed project would be less than significant if one or more of the following criteria are met: (1) the proposed project result in operational-related GHG emissions of less than 1,150 MT CO_2e per year, or (2) the proposed project would result in operational-related GHG emissions of less than 4.9 MT CO_2e per year per service population (residents plus employees). As shown in Table L, the proposed project would generate approximately 1,176.1 MT CO_2e per year, which would be exceed the numeric threshold of 1,150 MT CO_2e. Therefore, the following discussion evaluates the proposed project to the 4.9 MT CO_2e per year per service population threshold.

As discussed above, the proposed project would consist of an approximately 125,812 square-foot warehouse and an office building on Lot 13 (Building 1) and four commercial, storage, manufacturing, and winemaking buildings totaling approximately 114,515 sq ft on Lot 6 (Buildings 2–5). Therefore, the proposed project would not include new residences and would not increase population growth. The proposed project would employ approximately 250 workers. As such, the proposed project would result in a per service population emission of 4.8 MT CO_2e per year per service population, which would be below the SLO County APCD efficiency threshold of 4.9 MT CO_2e per year per service population.

In addition, since the SLO County APCD has yet to publish a quantified GHG efficiency threshold for the 2030 target, the proposed project was also analyzed for consistency with the goals of the 2022 Scoping Plan, EO B-30-15, SB 32, and AB 197.

EO B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. Additionally, SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reduction target of at least 40 percent below 1990 levels by 2030 contained in EO B-30-15. SB 32 builds on AB 32 and keeps us on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 that is intended to provide easier public access to air emission data collected by the CARB was posted in December 2016.

In addition, the 2022 Scoping Plan assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The 2022 Scoping Plan focuses on building clean energy production and distribution infrastructure for a carbon-neutral future, including transitioning existing energy production and transmission infrastructure to produce zero-carbon electricity and hydrogen, and utilizing biogas resulting from wildfire management or landfill and dairy operations, among other substitutes. The 2022 Scoping Plan states that in almost all sectors, electrification will play an important role. The 2022 Scoping Plan evaluates clean energy and technology options and the transition away from fossil fuels, including adding four times the solar and wind capacity by 2045 and about 1,700 times the amount of current hydrogen supply. As discussed in the 2022 Scoping Plan, EO N-79-20 requires that all new passenger vehicles sold in California will be zero-emission by 2035, and all other fleets will have transitioned to zero-emission as fully possible by 2045, which will reduce the percentage of fossil fuel combustion vehicles.

Energy-efficient measures are intended to maximize energy-efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. As identified above, the proposed project would comply with the latest CALGreen Code standards, regarding energy conservation and green building standards. Therefore, the proposed project would comply with applicable energy measures.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, the project would be required to comply with the latest CALGreen Code standards, which include a variety of different measures, including reduction of wastewater and water use. In addition, the proposed project would be

required to comply with the California Model Water Efficient Landscape Ordinance. Therefore, the proposed project would not conflict with any water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emission reduction targets for passenger vehicles. Specific regional emissions targets for transportation emissions would not directly apply to the proposed project. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. In addition, as discussed above, the addition of the project would reduce regional work VMT due to the provision of jobs in a housing-rich area. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

Therefore, the proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32, the AB 32 Scoping Plan, EO B-30-15, SB 32, and AB 197. As such, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Consistency with Greenhouse Gas Reduction Plans

The following analysis evaluates the proposed project's consistency with adopted plans to reduce GHG emissions.

As described above, the City adopted a CAP in November 2013. The consistency of the project with the goals of this CAP fulfills the CEQA goal of fully informing local-agency decision-makers of the environmental impact of the project under consideration at a stage early enough to ensure that GHG emissions are addressed. Although the CAP does not include a target for 2030, the measures in the plan will continue to provide reductions after the milestone year and help demonstrate continued progress toward achieving the SB 32 2030 target. The following CAP measures would be applicable to the proposed project:

- Measure E-4: Incentives for Exceeding Title 24 Energy Efficiency Building Standards
- Measure E-5: Energy Efficient Public Realm Lighting Requirements
- Measure E-6: Small-Scale On-Site Solar PV Incentive Program
- Measure TL-5: Transport Demand Management Incentives
- Measure TL-6: Parking Supply Management
- Measure W-1: Exceed the SB X7-7 Water Conservation Target
- Measure S-1: Solid Waste Diversion Rate

Future tenants of the project are unknown at this time, but they would implement transportation measures consistent with the CAP to reduce VMT. The proposed project would also be consistent with the CAP goal of increasing water and energy efficiency in new buildings by complying with the latest California Building Code (Title 24), including the latest CALGreen Code standards. In addition, the proposed project would comply with local and State laws regarding solar energy. Construction of the project would include a diversion of construction waste from landfills to recycling consistent

with current local and State standards and CAP goals to increase diversion and reduction of waste. As such, the proposed project would be consistent with applicable CAP measures.

Therefore, the proposed project would be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, the proposed project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

CONCLUSION

Based on the analysis presented above, the proposed project would not conflict with the 2001 Clean Air Plan and construction and operation of the proposed project would not result in the generation of criteria air pollutants that would exceed SLO County APCD thresholds of significance. The proposed project is not expected to produce significant emissions that would affect nearby sensitive receptors. The project would also not result in objectionable odors affecting a substantial number of people. GHG emissions released during construction and operation of the project are estimated to be lower than significance thresholds and would not be cumulatively considerable. The proposed project would generally be consistent with the State GHG reduction goals and the City's CAP.

APPENDIX A

CALEEMOD OUTPUTS

Ardmore Industrial Project Custom Report

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1.1. Basic Project Information

Data Field	Value
Project Name	Ardmore Industrial Project
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	24.6
Location	35.6421954541768, -120.65084092570058
County	San Luis Obispo
City	Paso Robles
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3307
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Unrefrigerated Warehouse-No Rail	166	1000sqft	3.81	166,083	0.00	—	—	—
Manufacturing	66.0	1000sqft	1.52	66,852	0.00	—	—	—

Regional Shopping Center	7.00	1000sqft	0.16	7,392	0.00	—	—	—
Parking Lot	310	Space	2.79	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	46.2	39.9	1.12	19.8	20.9	1.02	10.1	11.1	5,406	0.22	0.19	5,426
Mit.	46.2	39.9	1.12	7.77	8.88	1.02	3.96	4.98	5,406	0.22	0.19	5,426
% Reduced	—	—	—	61%	57%	—	61%	55%	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	46.2	23.2	0.77	7.17	7.92	0.71	3.44	4.14	4,205	0.17	0.19	4,264
Mit.	46.2	23.2	0.77	2.85	3.60	0.71	1.36	2.05	4,205	0.17	0.19	4,264
% Reduced	—	—	—	60%	55%	—	61%	50%	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.5	14.5	0.49	1.07	1.29	0.46	0.50	0.71	2,784	0.11	0.13	2,827

Mit.	11.5	14.5	0.49	0.61	1.10	0.46	0.21	0.61	2,784	0.11	0.13	2,827
% Reduced	—	—	—	43%	14%	—	57%	14%	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.10	2.64	0.09	0.19	0.24	0.08	0.09	0.13	461	0.02	0.02	468
Mit.	2.10	2.64	0.09	0.11	0.20	0.08	0.04	0.11	461	0.02	0.02	468
% Reduced	—	—	—	43%	14%	—	57%	14%	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.15	39.9	1.12	19.8	20.9	1.02	10.1	11.1	5,406	0.22	0.05	5,426
2024	1.08	20.5	0.70	0.80	1.50	0.65	0.20	0.85	3,920	0.17	0.18	3,983
2025	46.2	20.5	0.70	1.03	1.73	0.65	0.25	0.90	4,138	0.18	0.19	4,204
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.11	23.2	0.75	7.17	7.92	0.69	3.44	4.14	3,918	0.17	0.18	3,976
2024	1.07	20.6	0.70	0.80	1.50	0.65	0.20	0.85	3,895	0.17	0.18	3,953
2025	46.2	20.6	0.70	1.03	1.73	0.65	0.25	0.90	4,103	0.16	0.19	4,163
2026	46.2	21.6	0.77	1.03	1.80	0.71	0.25	0.97	4,205	0.17	0.18	4,264
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.29	6.98	0.22	1.07	1.29	0.21	0.50	0.71	1,124	0.05	0.03	1,136
2024	0.72	13.8	0.47	0.53	1.00	0.44	0.13	0.57	2,617	0.11	0.12	2,657
2025	11.5	14.5	0.49	0.61	1.10	0.46	0.15	0.61	2,784	0.11	0.13	2,827
2026	4.57	1.03	0.04	0.04	0.08	0.04	0.01	0.05	170	0.01	< 0.005	171
Annual	—	—	—	—	—	—	—	—	—	—	—	—

2023	0.05	1.27	0.04	0.19	0.24	0.04	0.09	0.13	186	0.01	0.01	188
2024	0.13	2.52	0.09	0.10	0.18	0.08	0.02	0.10	433	0.02	0.02	440
2025	2.10	2.64	0.09	0.11	0.20	0.08	0.03	0.11	461	0.02	0.02	468
2026	0.83	0.19	0.01	0.01	0.02	0.01	< 0.005	0.01	28.1	< 0.005	< 0.005	28.4

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.15	39.9	1.12	7.77	8.88	1.02	3.96	4.98	5,406	0.22	0.05	5,426
2024	1.08	20.5	0.70	0.80	1.50	0.65	0.20	0.85	3,920	0.17	0.18	3,983
2025	46.2	20.5	0.70	1.03	1.73	0.65	0.25	0.90	4,138	0.18	0.19	4,204
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.11	23.2	0.75	2.85	3.60	0.69	1.36	2.05	3,918	0.17	0.18	3,976
2024	1.07	20.6	0.70	0.80	1.50	0.65	0.20	0.85	3,895	0.17	0.18	3,953
2025	46.2	20.6	0.70	1.03	1.73	0.65	0.25	0.90	4,103	0.16	0.19	4,163
2026	46.2	21.6	0.77	1.03	1.80	0.71	0.25	0.97	4,205	0.17	0.18	4,264
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.29	6.98	0.22	0.50	0.72	0.21	0.21	0.42	1,124	0.05	0.03	1,136
2024	0.72	13.8	0.47	0.53	1.00	0.44	0.13	0.57	2,617	0.11	0.12	2,657
2025	11.5	14.5	0.49	0.61	1.10	0.46	0.15	0.61	2,784	0.11	0.13	2,827
2026	4.57	1.03	0.04	0.04	0.08	0.04	0.01	0.05	170	0.01	< 0.005	171
Annual	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.05	1.27	0.04	0.09	0.13	0.04	0.04	0.08	186	0.01	0.01	188
2024	0.13	2.52	0.09	0.10	0.18	0.08	0.02	0.10	433	0.02	0.02	440

2025	2.10	2.64	0.09	0.11	0.20	0.08	0.03	0.11	461	0.02	0.02	468
2026	0.83	0.19	0.01	0.01	0.02	0.01	< 0.005	0.01	28.1	< 0.005	< 0.005	28.4

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	13.4	3.51	0.13	0.98	1.11	0.13	0.17	0.30	6,243	24.5	0.48	11,454
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.6	3.64	0.11	0.98	1.09	0.11	0.17	0.28	6,114	24.5	0.50	11,318
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	13.1	3.65	0.12	0.96	1.09	0.13	0.17	0.30	6,116	24.5	0.49	11,324
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.39	0.67	0.02	0.18	0.20	0.02	0.03	0.05	1,013	4.06	0.08	1,875

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.98	2.38	0.03	0.98	1.01	0.03	0.17	0.21	3,112	0.26	0.20	3,188
Area	8.41	0.09	0.01	—	0.01	0.02	—	0.02	43.0	< 0.005	< 0.005	43.1
Energy	0.06	1.03	0.08	—	0.08	0.08	—	0.08	2,689	0.34	0.03	2,706
Water	—	—	—	—	—	—	—	—	268	10.7	0.26	611

Waste	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	4,444
Total	13.4	3.51	0.13	0.98	1.11	0.13	0.17	0.30	6,243	24.5	0.48	11,454
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.85	2.60	0.03	0.98	1.01	0.03	0.17	0.21	3,025	0.30	0.21	3,095
Area	6.69	—	—	—	—	—	—	—	—	—	—	—
Energy	0.06	1.03	0.08	—	0.08	0.08	—	0.08	2,689	0.34	0.03	2,706
Water	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Waste	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	4,444
Total	11.6	3.64	0.11	0.98	1.09	0.11	0.17	0.28	6,114	24.5	0.50	11,318
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.81	2.53	0.03	0.96	1.00	0.03	0.17	0.20	2,989	0.29	0.20	3,062
Area	8.24	0.08	0.01	—	0.01	0.02	—	0.02	38.9	< 0.005	< 0.005	39.0
Energy	0.06	1.03	0.08	—	0.08	0.08	—	0.08	2,689	0.34	0.03	2,706
Water	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Waste	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	4,444
Total	13.1	3.65	0.12	0.96	1.09	0.13	0.17	0.30	6,116	24.5	0.49	11,324
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.88	0.46	0.01	0.18	0.18	0.01	0.03	0.04	495	0.05	0.03	507
Area	1.50	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.43	< 0.005	< 0.005	6.46
Energy	0.01	0.19	0.01	—	0.01	0.01	—	0.01	445	0.06	0.01	448
Water	—	—	—	—	—	—	—	—	44.3	1.77	0.04	101
Waste	—	—	—	—	—	—	—	—	21.9	2.19	0.00	76.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	736
Total	2.39	0.67	0.02	0.18	0.20	0.02	0.03	0.05	1,013	4.06	0.08	1,875

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.98	2.38	0.03	0.98	1.01	0.03	0.17	0.21	3,112	0.26	0.20	3,188
Area	8.41	0.09	0.01	—	0.01	0.02	—	0.02	43.0	< 0.005	< 0.005	43.1
Energy	0.06	1.03	0.08	—	0.08	0.08	—	0.08	2,689	0.34	0.03	2,706
Water	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Waste	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	4,444
Total	13.4	3.51	0.13	0.98	1.11	0.13	0.17	0.30	6,243	24.5	0.48	11,454
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.85	2.60	0.03	0.98	1.01	0.03	0.17	0.21	3,025	0.30	0.21	3,095
Area	6.69	—	—	—	—	—	—	—	—	—	—	—
Energy	0.06	1.03	0.08	—	0.08	0.08	—	0.08	2,689	0.34	0.03	2,706
Water	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Waste	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	4,444
Total	11.6	3.64	0.11	0.98	1.09	0.11	0.17	0.28	6,114	24.5	0.50	11,318
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.81	2.53	0.03	0.96	1.00	0.03	0.17	0.20	2,989	0.29	0.20	3,062
Area	8.24	0.08	0.01	—	0.01	0.02	—	0.02	38.9	< 0.005	< 0.005	39.0
Energy	0.06	1.03	0.08	—	0.08	0.08	—	0.08	2,689	0.34	0.03	2,706
Water	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Waste	—	—	—	—	—	—	—	—	132	13.2	0.00	462

Refrig.	—	—	—	—	—	—	—	—	—	—	—	4,444
Total	13.1	3.65	0.12	0.96	1.09	0.13	0.17	0.30	6,116	24.5	0.49	11,324
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.88	0.46	0.01	0.18	0.18	0.01	0.03	0.04	495	0.05	0.03	507
Area	1.50	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.43	< 0.005	< 0.005	6.46
Energy	0.01	0.19	0.01	—	0.01	0.01	—	0.01	445	0.06	0.01	448
Water	—	—	—	—	—	—	—	—	44.3	1.77	0.04	101
Waste	—	—	—	—	—	—	—	—	21.9	2.19	0.00	76.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	736
Total	2.39	0.67	0.02	0.18	0.20	0.02	0.03	0.05	1,013	4.06	0.08	1,875

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.72	24.9	0.79	—	0.79	0.71	—	0.71	3,425	0.14	0.03	3,437
Demolition	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.37	0.04	—	0.04	0.04	—	0.04	188	0.01	< 0.005	188

Demolition	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.25	0.01	—	0.01	0.01	—	0.01	31.1	< 0.005	< 0.005	31.2
Demolition	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	94.8	0.01	< 0.005	96.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	45.4	< 0.005	0.01	47.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	5.02	< 0.005	< 0.005	5.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	2.49	< 0.005	< 0.005	2.61
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.83	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.41	< 0.005	< 0.005	0.43

3.2. Demolition (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.72	24.9	0.79	—	0.79	0.71	—	0.71	3,425	0.14	0.03	3,437
Demolition	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.37	0.04	—	0.04	0.04	—	0.04	188	0.01	< 0.005	188
Demolition	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.25	0.01	—	0.01	0.01	—	0.01	31.1	< 0.005	< 0.005	31.2
Demolition	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	94.8	0.01	< 0.005	96.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	45.4	< 0.005	0.01	47.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	5.02	< 0.005	< 0.005	5.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	2.49	< 0.005	< 0.005	2.61
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.83	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.41	< 0.005	< 0.005	0.43

3.3. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	39.9	1.12	—	1.12	1.02	—	1.02	5,295	0.21	0.04	5,314
Dust From Material Movement	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	1.09	0.03	—	0.03	0.03	—	0.03	145	0.01	< 0.005	146
Dust From Material Movement	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.20	0.01	—	0.01	0.01	—	0.01	24.0	< 0.005	< 0.005	24.1

Dust From Material Movement	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.00	0.10	0.10	0.00	0.02	0.02	111	0.01	< 0.005	113
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	2.93	< 0.005	< 0.005	2.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.48	< 0.005	< 0.005	0.49
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.07	39.9	1.12	—	1.12	1.02	—	1.02	5,295	0.21	0.04	5,314
Dust From Material Movement	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	1.09	0.03	—	0.03	0.03	—	0.03	145	0.01	< 0.005	146
Dust From Material Movement	—	—	—	0.21	0.21	—	0.11	0.11	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.20	0.01	—	0.01	0.01	—	0.01	24.0	< 0.005	< 0.005	24.1
Dust From Material Movement	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.00	0.10	0.10	0.00	0.02	0.02	111	0.01	< 0.005	113
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	2.93	< 0.005	< 0.005	2.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.48	< 0.005	< 0.005	0.49
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	23.2	0.75	—	0.75	0.69	—	0.69	2,958	0.12	0.02	2,968
Dust From Material Movement	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	23.2	0.75	—	0.75	0.69	—	0.69	2,958	0.12	0.02	2,968
Dust From Material Movement	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.04	1.27	0.04	—	0.04	0.04	—	0.04	162	0.01	< 0.005	163
Dust From Material Movement	—	—	—	0.39	0.39	—	0.19	0.19	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.23	0.01	—	0.01	0.01	—	0.01	26.8	< 0.005	< 0.005	26.9
Dust From Material Movement	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	94.8	0.01	< 0.005	96.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	90.9	0.01	< 0.005	92.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	5.02	< 0.005	< 0.005	5.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.83	< 0.005	< 0.005	0.84

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	23.2	0.75	—	0.75	0.69	—	0.69	2,958	0.12	0.02	2,968
Dust From Material Movement	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	23.2	0.75	—	0.75	0.69	—	0.69	2,958	0.12	0.02	2,968
Dust From Material Movement	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.27	0.04	—	0.04	0.04	—	0.04	162	0.01	< 0.005	163
Dust From Material Movement	—	—	—	0.15	0.15	—	0.07	0.07	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.23	0.01	—	0.01	0.01	—	0.01	26.8	< 0.005	< 0.005	26.9
Dust From Material Movement	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	94.8	0.01	< 0.005	96.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	90.9	0.01	< 0.005	92.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	5.02	< 0.005	< 0.005	5.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.83	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,397	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	2.95	0.11	—	0.11	0.10	—	0.10	375	0.02	< 0.005	377
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.54	0.02	—	0.02	0.02	—	0.02	62.1	< 0.005	< 0.005	62.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.45	0.35	0.00	0.57	0.57	0.00	0.13	0.13	607	0.04	0.03	616
Vendor	0.04	1.47	0.01	0.23	0.24	0.01	0.06	0.07	914	0.03	0.13	954
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	95.7	0.01	< 0.005	97.3
Vendor	0.01	0.23	< 0.005	0.04	0.04	< 0.005	0.01	0.01	143	< 0.005	0.02	149
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	15.8	< 0.005	< 0.005	16.1
Vendor	< 0.005	0.04	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	23.7	< 0.005	< 0.005	24.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,397	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	2.95	0.11	—	0.11	0.10	—	0.10	375	0.02	< 0.005	377
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.54	0.02	—	0.02	0.02	—	0.02	62.1	< 0.005	< 0.005	62.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.45	0.35	0.00	0.57	0.57	0.00	0.13	0.13	607	0.04	0.03	616
Vendor	0.04	1.47	0.01	0.23	0.24	0.01	0.06	0.07	914	0.03	0.13	954
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.09	0.09	0.00	0.02	0.02	95.7	0.01	< 0.005	97.3
Vendor	0.01	0.23	< 0.005	0.04	0.04	< 0.005	0.01	0.01	143	< 0.005	0.02	149
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	15.8	< 0.005	< 0.005	16.1
Vendor	< 0.005	0.04	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	23.7	< 0.005	< 0.005	24.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	12.7	0.46	—	0.46	0.43	—	0.43	1,609	0.07	0.01	1,615
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	2.31	0.08	—	0.08	0.08	—	0.08	266	0.01	< 0.005	267
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.28	0.00	0.57	0.57	0.00	0.13	0.13	622	0.04	0.03	634
Vendor	0.04	1.36	0.01	0.23	0.24	0.01	0.06	0.07	901	0.03	0.13	943
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.31	0.00	0.57	0.57	0.00	0.13	0.13	596	0.04	0.03	606
Vendor	0.04	1.41	0.01	0.23	0.24	0.01	0.06	0.07	901	0.03	0.13	941
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.28	0.20	0.00	0.38	0.38	0.00	0.09	0.09	403	0.03	0.02	410
Vendor	0.02	0.94	0.01	0.15	0.16	0.01	0.04	0.05	605	0.02	0.09	632
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.00	0.07	0.07	0.00	0.02	0.02	66.7	< 0.005	< 0.005	67.9
Vendor	< 0.005	0.17	< 0.005	0.03	0.03	< 0.005	0.01	0.01	100	< 0.005	0.01	105
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	12.7	0.46	—	0.46	0.43	—	0.43	1,609	0.07	0.01	1,615
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	2.31	0.08	—	0.08	0.08	—	0.08	266	0.01	< 0.005	267
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.28	0.00	0.57	0.57	0.00	0.13	0.13	622	0.04	0.03	634
Vendor	0.04	1.36	0.01	0.23	0.24	0.01	0.06	0.07	901	0.03	0.13	943
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.31	0.00	0.57	0.57	0.00	0.13	0.13	596	0.04	0.03	606
Vendor	0.04	1.41	0.01	0.23	0.24	0.01	0.06	0.07	901	0.03	0.13	941
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.28	0.20	0.00	0.38	0.38	0.00	0.09	0.09	403	0.03	0.02	410
Vendor	0.02	0.94	0.01	0.15	0.16	0.01	0.04	0.05	605	0.02	0.09	632
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.00	0.07	0.07	0.00	0.02	0.02	66.7	< 0.005	< 0.005	67.9
Vendor	< 0.005	0.17	< 0.005	0.03	0.03	< 0.005	0.01	0.01	100	< 0.005	0.01	105
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	13.3	0.48	—	0.48	0.45	—	0.45	1,689	0.07	0.01	1,695
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	2.43	0.09	—	0.09	0.08	—	0.08	280	0.01	< 0.005	281
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.41	0.26	0.00	0.57	0.57	0.00	0.13	0.13	611	0.04	0.03	622
Vendor	0.04	1.30	0.01	0.23	0.24	0.01	0.06	0.07	885	0.03	0.13	927
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.40	0.29	0.00	0.57	0.57	0.00	0.13	0.13	585	0.02	0.03	594
Vendor	0.04	1.33	0.01	0.23	0.24	0.01	0.06	0.07	885	0.03	0.13	926
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.28	0.20	0.00	0.40	0.40	0.00	0.09	0.09	415	0.02	0.02	422
Vendor	0.03	0.94	0.01	0.16	0.17	0.01	0.04	0.05	624	0.02	0.09	652
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.00	0.07	0.07	0.00	0.02	0.02	68.8	< 0.005	< 0.005	69.9
Vendor	< 0.005	0.17	< 0.005	0.03	0.03	< 0.005	0.01	0.01	103	< 0.005	0.02	108
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,398	0.10	0.02	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	13.3	0.48	—	0.48	0.45	—	0.45	1,689	0.07	0.01	1,695
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	2.43	0.09	—	0.09	0.08	—	0.08	280	0.01	< 0.005	281
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.41	0.26	0.00	0.57	0.57	0.00	0.13	0.13	611	0.04	0.03	622
Vendor	0.04	1.30	0.01	0.23	0.24	0.01	0.06	0.07	885	0.03	0.13	927
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.40	0.29	0.00	0.57	0.57	0.00	0.13	0.13	585	0.02	0.03	594
Vendor	0.04	1.33	0.01	0.23	0.24	0.01	0.06	0.07	885	0.03	0.13	926
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.28	0.20	0.00	0.40	0.40	0.00	0.09	0.09	415	0.02	0.02	422
Vendor	0.03	0.94	0.01	0.16	0.17	0.01	0.04	0.05	624	0.02	0.09	652
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.00	0.07	0.07	0.00	0.02	0.02	68.8	< 0.005	< 0.005	69.9
Vendor	< 0.005	0.17	< 0.005	0.03	0.03	< 0.005	0.01	0.01	103	< 0.005	0.02	108
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,397	0.10	0.02	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.33	0.01	—	0.01	0.01	—	0.01	42.2	< 0.005	< 0.005	42.4

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.06	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.99	< 0.005	< 0.005	7.01
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.38	0.27	0.00	0.57	0.57	0.00	0.13	0.13	575	0.02	0.03	583
Vendor	0.03	1.27	0.01	0.23	0.24	0.01	0.06	0.07	869	0.03	0.13	907
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	0.01	0.01	0.00	< 0.005	< 0.005	10.2	< 0.005	< 0.005	10.4
Vendor	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	15.3	< 0.005	< 0.005	16.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.69	< 0.005	< 0.005	1.72
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	2.53	< 0.005	< 0.005	2.65
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	18.9	0.69	—	0.69	0.64	—	0.64	2,397	0.10	0.02	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.33	0.01	—	0.01	0.01	—	0.01	42.2	< 0.005	< 0.005	42.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.06	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.99	< 0.005	< 0.005	7.01
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.38	0.27	0.00	0.57	0.57	0.00	0.13	0.13	575	0.02	0.03	583
Vendor	0.03	1.27	0.01	0.23	0.24	0.01	0.06	0.07	869	0.03	0.13	907
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	0.01	0.01	0.00	< 0.005	< 0.005	10.2	< 0.005	< 0.005	10.4
Vendor	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	15.3	< 0.005	< 0.005	16.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.69	< 0.005	< 0.005	1.72

Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	2.53	< 0.005	< 0.005	2.65
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.50	13.3	0.58	—	0.58	0.54	—	0.54	1,511	0.06	0.01	1,516
Paving	0.49	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.55	0.02	—	0.02	0.02	—	0.02	62.1	< 0.005	< 0.005	62.3
Paving	0.02	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.10	< 0.005	—	< 0.005	< 0.005	—	< 0.005	10.3	< 0.005	< 0.005	10.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.00	0.09	0.09	0.00	0.02	0.02	86.1	< 0.005	< 0.005	87.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.56	< 0.005	< 0.005	3.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.59	< 0.005	< 0.005	0.60
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Paving (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.50	13.3	0.58	—	0.58	0.54	—	0.54	1,511	0.06	0.01	1,516
Paving	0.49	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.55	0.02	—	0.02	0.02	—	0.02	62.1	< 0.005	< 0.005	62.3
Paving	0.02	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.10	< 0.005	—	< 0.005	< 0.005	—	< 0.005	10.3	< 0.005	< 0.005	10.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.00	0.09	0.09	0.00	0.02	0.02	86.1	< 0.005	< 0.005	87.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.56	< 0.005	< 0.005	3.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.59	< 0.005	< 0.005	0.60
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	45.0	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	45.0	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	10.7	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.96	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.10	0.00	0.23	0.23	0.00	0.05	0.05	244	0.02	0.01	249
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.11	0.00	0.23	0.23	0.00	0.05	0.05	234	0.01	0.01	238

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.00	0.05	0.05	0.00	0.01	0.01	56.3	< 0.005	< 0.005	57.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	0.01	0.01	0.00	< 0.005	< 0.005	9.32	< 0.005	< 0.005	9.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.18. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	45.0	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	45.0	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	10.7	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.96	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.10	0.00	0.23	0.23	0.00	0.05	0.05	244	0.02	0.01	249
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.11	0.00	0.23	0.23	0.00	0.05	0.05	234	0.01	0.01	238
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.00	0.05	0.05	0.00	0.01	0.01	56.3	< 0.005	< 0.005	57.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	0.01	0.01	0.00	< 0.005	< 0.005	9.32	< 0.005	< 0.005	9.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.07	—	0.07	0.06	—	0.06	134	0.01	< 0.005	134
Architectural Coatings	45.0	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.11	0.01	—	0.01	0.01	—	0.01	13.3	< 0.005	< 0.005	13.4
Architectural Coatings	4.49	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.21	< 0.005	< 0.005	2.21
Architectural Coatings	0.82	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.11	0.00	0.23	0.23	0.00	0.05	0.05	230	0.01	0.01	233
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.00	0.02	0.02	0.00	0.01	0.01	23.1	< 0.005	< 0.005	23.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.83	< 0.005	< 0.005	3.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.20. Architectural Coating (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.07	—	0.07	0.06	—	0.06	134	0.01	< 0.005	134
Architectural Coatings	45.0	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.11	0.01	—	0.01	0.01	—	0.01	13.3	< 0.005	< 0.005	13.4
Architectural Coatings	4.49	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.21	< 0.005	< 0.005	2.21
Architectural Coatings	0.82	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.11	0.00	0.23	0.23	0.00	0.05	0.05	230	0.01	0.01	233
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.00	0.02	0.02	0.00	0.01	0.01	23.1	< 0.005	< 0.005	23.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.83	< 0.005	< 0.005	3.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.27	0.65	0.01	0.28	0.29	0.01	0.05	0.06	893	0.07	0.05	914
Manufacturing	2.07	1.07	0.02	0.46	0.48	0.01	0.08	0.10	1,455	0.11	0.09	1,489
Regional Shopping Center	1.63	0.66	0.01	0.23	0.24	0.01	0.04	0.05	765	0.08	0.06	786
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.98	2.38	0.03	0.98	1.01	0.03	0.17	0.21	3,112	0.26	0.20	3,188
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.24	0.71	0.01	0.28	0.29	0.01	0.05	0.06	867	0.08	0.06	886
Manufacturing	2.02	1.16	0.02	0.46	0.48	0.01	0.08	0.10	1,414	0.13	0.09	1,445
Regional Shopping Center	1.58	0.72	0.01	0.23	0.24	0.01	0.04	0.05	744	0.09	0.06	764
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.85	2.60	0.03	0.98	1.01	0.03	0.17	0.21	3,025	0.30	0.21	3,095
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.22	0.13	< 0.005	0.05	0.05	< 0.005	0.01	0.01	144	0.01	0.01	148
Manufacturing	0.37	0.21	< 0.005	0.08	0.09	< 0.005	0.01	0.02	235	0.02	0.02	241
Regional Shopping Center	0.29	0.12	< 0.005	0.04	0.04	< 0.005	0.01	0.01	116	0.01	0.01	119
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.88	0.46	0.01	0.18	0.18	0.01	0.03	0.04	495	0.05	0.03	507

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.27	0.65	0.01	0.28	0.29	0.01	0.05	0.06	893	0.07	0.05	914
Manufacturing	2.07	1.07	0.02	0.46	0.48	0.01	0.08	0.10	1,455	0.11	0.09	1,489
Regional Shopping Center	1.63	0.66	0.01	0.23	0.24	0.01	0.04	0.05	765	0.08	0.06	786
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.98	2.38	0.03	0.98	1.01	0.03	0.17	0.21	3,112	0.26	0.20	3,188
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.24	0.71	0.01	0.28	0.29	0.01	0.05	0.06	867	0.08	0.06	886
Manufacturing	2.02	1.16	0.02	0.46	0.48	0.01	0.08	0.10	1,414	0.13	0.09	1,445
Regional Shopping Center	1.58	0.72	0.01	0.23	0.24	0.01	0.04	0.05	744	0.09	0.06	764
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.85	2.60	0.03	0.98	1.01	0.03	0.17	0.21	3,025	0.30	0.21	3,095
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.22	0.13	< 0.005	0.05	0.05	< 0.005	0.01	0.01	144	0.01	0.01	148

Manufacturing	0.37	0.21	< 0.005	0.08	0.09	< 0.005	0.01	0.02	235	0.02	0.02	241
Regional Shopping Center	0.29	0.12	< 0.005	0.04	0.04	< 0.005	0.01	0.01	116	0.01	0.01	119
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.88	0.46	0.01	0.18	0.18	0.01	0.03	0.04	495	0.05	0.03	507

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	983	0.16	0.02	993
Manufacturing	—	—	—	—	—	—	—	—	377	0.06	0.01	381
Regional Shopping Center	—	—	—	—	—	—	—	—	34.2	0.01	< 0.005	34.5
Parking Lot	—	—	—	—	—	—	—	—	59.5	0.01	< 0.005	60.1
Total	—	—	—	—	—	—	—	—	1,454	0.24	0.03	1,468
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	983	0.16	0.02	993
Manufacturing	—	—	—	—	—	—	—	—	377	0.06	0.01	381

Regional Shopping Center	—	—	—	—	—	—	—	—	34.2	0.01	< 0.005	34.5
Parking Lot	—	—	—	—	—	—	—	—	59.5	0.01	< 0.005	60.1
Total	—	—	—	—	—	—	—	—	1,454	0.24	0.03	1,468
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	163	0.03	< 0.005	164
Manufacturing	—	—	—	—	—	—	—	—	62.4	0.01	< 0.005	63.0
Regional Shopping Center	—	—	—	—	—	—	—	—	5.66	< 0.005	< 0.005	5.72
Parking Lot	—	—	—	—	—	—	—	—	9.85	< 0.005	< 0.005	9.95
Total	—	—	—	—	—	—	—	—	241	0.04	< 0.005	243

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	983	0.16	0.02	993
Manufacturing	—	—	—	—	—	—	—	—	377	0.06	0.01	381
Regional Shopping Center	—	—	—	—	—	—	—	—	34.2	0.01	< 0.005	34.5
Parking Lot	—	—	—	—	—	—	—	—	59.5	0.01	< 0.005	60.1
Total	—	—	—	—	—	—	—	—	1,454	0.24	0.03	1,468

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	983	0.16	0.02	993
Manufacturing	—	—	—	—	—	—	—	—	377	0.06	0.01	381
Regional Shopping Center	—	—	—	—	—	—	—	—	34.2	0.01	< 0.005	34.5
Parking Lot	—	—	—	—	—	—	—	—	59.5	0.01	< 0.005	60.1
Total	—	—	—	—	—	—	—	—	1,454	0.24	0.03	1,468
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	163	0.03	< 0.005	164
Manufacturing	—	—	—	—	—	—	—	—	62.4	0.01	< 0.005	63.0
Regional Shopping Center	—	—	—	—	—	—	—	—	5.66	< 0.005	< 0.005	5.72
Parking Lot	—	—	—	—	—	—	—	—	9.85	< 0.005	< 0.005	9.95
Total	—	—	—	—	—	—	—	—	241	0.04	< 0.005	243

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.27	0.02	—	0.02	0.02	—	0.02	316	0.03	< 0.005	317
Manufacturing	0.04	0.76	0.06	—	0.06	0.06	—	0.06	904	0.08	< 0.005	907

Regional Shopping Center	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	14.1	< 0.005	< 0.005	14.2
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Total	0.06	1.03	0.08	—	0.08	0.08	—	0.08	1,235	0.11	< 0.005	1,238
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.27	0.02	—	0.02	0.02	—	0.02	316	0.03	< 0.005	317
Manufacturing	0.04	0.76	0.06	—	0.06	0.06	—	0.06	904	0.08	< 0.005	907
Regional Shopping Center	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	14.1	< 0.005	< 0.005	14.2
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Total	0.06	1.03	0.08	—	0.08	0.08	—	0.08	1,235	0.11	< 0.005	1,238
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	0.05	< 0.005	—	< 0.005	< 0.005	—	< 0.005	52.4	< 0.005	< 0.005	52.5
Manufacturing	0.01	0.14	0.01	—	0.01	0.01	—	0.01	150	0.01	< 0.005	150
Regional Shopping Center	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.34	< 0.005	< 0.005	2.35
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.19	0.01	—	0.01	0.01	—	0.01	204	0.02	< 0.005	205

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.27	0.02	—	0.02	0.02	—	0.02	316	0.03	< 0.005	317
Manufacturing	0.04	0.76	0.06	—	0.06	0.06	—	0.06	904	0.08	< 0.005	907
Regional Shopping Center	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	14.1	< 0.005	< 0.005	14.2
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Total	0.06	1.03	0.08	—	0.08	0.08	—	0.08	1,235	0.11	< 0.005	1,238
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.27	0.02	—	0.02	0.02	—	0.02	316	0.03	< 0.005	317
Manufacturing	0.04	0.76	0.06	—	0.06	0.06	—	0.06	904	0.08	< 0.005	907
Regional Shopping Center	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	14.1	< 0.005	< 0.005	14.2
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Total	0.06	1.03	0.08	—	0.08	0.08	—	0.08	1,235	0.11	< 0.005	1,238
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	0.05	< 0.005	—	< 0.005	< 0.005	—	< 0.005	52.4	< 0.005	< 0.005	52.5
Manufacturing	0.01	0.14	0.01	—	0.01	0.01	—	0.01	150	0.01	< 0.005	150
Regional Shopping Center	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.34	< 0.005	< 0.005	2.35
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.19	0.01	—	0.01	0.01	—	0.01	204	0.02	< 0.005	205

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	5.15	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.54	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.72	0.09	0.01	—	0.01	0.02	—	0.02	43.0	< 0.005	< 0.005	43.1
Total	8.41	0.09	0.01	—	0.01	0.02	—	0.02	43.0	< 0.005	< 0.005	43.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	5.15	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.54	—	—	—	—	—	—	—	—	—	—	—
Total	6.69	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.94	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.28	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.43	< 0.005	< 0.005	6.46
Total	1.50	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.43	< 0.005	< 0.005	6.46

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	5.15	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.54	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.72	0.09	0.01	—	0.01	0.02	—	0.02	43.0	< 0.005	< 0.005	43.1
Total	8.41	0.09	0.01	—	0.01	0.02	—	0.02	43.0	< 0.005	< 0.005	43.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	5.15	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.54	—	—	—	—	—	—	—	—	—	—	—
Total	6.69	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.94	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.28	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.43	< 0.005	< 0.005	6.46
Total	1.50	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.43	< 0.005	< 0.005	6.46

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	190	7.56	0.18	433
Manufacturing	—	—	—	—	—	—	—	—	75.4	3.01	0.07	172
Regional Shopping Center	—	—	—	—	—	—	—	—	2.56	0.10	< 0.005	5.85
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	190	7.56	0.18	433
Manufacturing	—	—	—	—	—	—	—	—	75.4	3.01	0.07	172
Regional Shopping Center	—	—	—	—	—	—	—	—	2.56	0.10	< 0.005	5.85
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	31.4	1.25	0.03	71.6
Manufacturing	—	—	—	—	—	—	—	—	12.5	0.50	0.01	28.5

Regional Shopping Center	—	—	—	—	—	—	—	—	0.42	0.02	< 0.005	0.97
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	44.3	1.77	0.04	101

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	190	7.56	0.18	433
Manufacturing	—	—	—	—	—	—	—	—	75.4	3.01	0.07	172
Regional Shopping Center	—	—	—	—	—	—	—	—	2.56	0.10	< 0.005	5.85
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	268	10.7	0.26	611
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	190	7.56	0.18	433
Manufacturing	—	—	—	—	—	—	—	—	75.4	3.01	0.07	172
Regional Shopping Center	—	—	—	—	—	—	—	—	2.56	0.10	< 0.005	5.85
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	268	10.7	0.26	611

Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	31.4	1.25	0.03	71.6
Manufacturing	—	—	—	—	—	—	—	—	12.5	0.50	0.01	28.5
Regional Shopping Center	—	—	—	—	—	—	—	—	0.42	0.02	< 0.005	0.97
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	44.3	1.77	0.04	101

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	84.1	8.41	0.00	294
Manufacturing	—	—	—	—	—	—	—	—	44.1	4.41	0.00	154
Regional Shopping Center	—	—	—	—	—	—	—	—	3.96	0.40	0.00	13.9
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	84.1	8.41	0.00	294
Manufacturing	—	—	—	—	—	—	—	—	44.1	4.41	0.00	154
Regional Shopping Center	—	—	—	—	—	—	—	—	3.96	0.40	0.00	13.9
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	13.9	1.39	0.00	48.7
Manufacturing	—	—	—	—	—	—	—	—	7.30	0.73	0.00	25.5
Regional Shopping Center	—	—	—	—	—	—	—	—	0.66	0.07	0.00	2.29
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	21.9	2.19	0.00	76.6

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	84.1	8.41	0.00	294
Manufacturing	—	—	—	—	—	—	—	—	44.1	4.41	0.00	154

Regional Shopping Center	—	—	—	—	—	—	—	—	3.96	0.40	0.00	13.9
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	84.1	8.41	0.00	294
Manufacturing	—	—	—	—	—	—	—	—	44.1	4.41	0.00	154
Regional Shopping Center	—	—	—	—	—	—	—	—	3.96	0.40	0.00	13.9
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	132	13.2	0.00	462
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	13.9	1.39	0.00	48.7
Manufacturing	—	—	—	—	—	—	—	—	7.30	0.73	0.00	25.5
Regional Shopping Center	—	—	—	—	—	—	—	—	0.66	0.07	0.00	2.29
Parking Lot	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	21.9	2.19	0.00	76.6

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4,426
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	17.4
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	4,444
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4,426
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	17.4
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	4,444
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	733
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	2.88
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	736

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4,426
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	17.4
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	4,444
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4,426
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	17.4
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	4,444
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	733
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	2.88
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	736

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	8/1/2023	8/29/2023	5.00	20.0	—
Site Preparation	Site Preparation	8/30/2023	9/13/2023	5.00	10.0	—
Grading	Grading	9/14/2023	10/12/2023	5.00	20.0	—
Building 1-4	Building Construction	10/13/2023	12/8/2024	5.00	301	—
Building 5	Building Construction	1/6/2025	1/9/2026	5.00	265	—
Paving	Paving	1/12/2026	1/30/2026	5.00	15.0	—
Architectural Coating	Architectural Coating	9/1/2025	2/20/2026	5.00	125	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Tier 2	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Tier 2	2.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 2	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 2	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Tier 2	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 2	3.00	8.00	84.0	0.37
Building 1-4	Cranes	Diesel	Tier 2	1.00	7.00	367	0.29
Building 1-4	Forklifts	Diesel	Tier 2	3.00	8.00	82.0	0.20

Building 1-4	Tractors/Loaders/Backhoes	Diesel	Tier 2	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Tier 2	2.00	8.00	81.0	0.42
Paving	Rollers	Diesel	Tier 2	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Tier 2	1.00	6.00	37.0	0.48
Demolition	Excavators	Diesel	Tier 2	3.00	8.00	36.0	0.38
Site Preparation	Rubber Tired Dozers	Diesel	Tier 2	3.00	8.00	367	0.40
Grading	Excavators	Diesel	Tier 2	1.00	8.00	36.0	0.38
Building 1-4	Generator Sets	Diesel	Tier 2	1.00	8.00	14.0	0.74
Building 1-4	Welders	Diesel	Tier 2	1.00	8.00	46.0	0.45
Paving	Paving Equipment	Diesel	Tier 2	2.00	8.00	89.0	0.36
Building 5	Forklifts	Diesel	Tier 2	3.00	8.00	82.0	0.20
Building 5	Generator Sets	Diesel	Tier 2	1.00	8.00	14.0	0.74
Building 5	Cranes	Diesel	Tier 2	1.00	7.00	367	0.29
Building 5	Welders	Diesel	Tier 2	1.00	8.00	46.0	0.45
Building 5	Tractors/Loaders/Backhoes	Diesel	Tier 2	3.00	7.00	84.0	0.37

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Tier 2	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Tier 2	2.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 2	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 2	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Tier 2	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 2	3.00	8.00	84.0	0.37

Building 1-4	Cranes	Diesel	Tier 2	1.00	7.00	367	0.29
Building 1-4	Forklifts	Diesel	Tier 2	3.00	8.00	82.0	0.20
Building 1-4	Tractors/Loaders/Backhoes	Diesel	Tier 2	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Tier 2	2.00	8.00	81.0	0.42
Paving	Rollers	Diesel	Tier 2	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Tier 2	1.00	6.00	37.0	0.48
Demolition	Excavators	Diesel	Tier 2	3.00	8.00	36.0	0.38
Site Preparation	Rubber Tired Dozers	Diesel	Tier 2	3.00	8.00	367	0.40
Grading	Excavators	Diesel	Tier 2	1.00	8.00	36.0	0.38
Building 1-4	Generator Sets	Diesel	Tier 2	1.00	8.00	14.0	0.74
Building 1-4	Welders	Diesel	Tier 2	1.00	8.00	46.0	0.45
Paving	Paving Equipment	Diesel	Tier 2	2.00	8.00	89.0	0.36
Building 5	Forklifts	Diesel	Tier 2	3.00	8.00	82.0	0.20
Building 5	Generator Sets	Diesel	Tier 2	1.00	8.00	14.0	0.74
Building 5	Cranes	Diesel	Tier 2	1.00	7.00	367	0.29
Building 5	Welders	Diesel	Tier 2	1.00	8.00	46.0	0.45
Building 5	Tractors/Loaders/Backhoes	Diesel	Tier 2	3.00	7.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	8.10	LDA,LDT1,LDT2
Demolition	Vendor	—	6.90	HHDT,MHDT
Demolition	Hauling	0.60	20.0	HHDT

Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	8.10	LDA,LDT1,LDT2
Site Preparation	Vendor	—	6.90	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	8.10	LDA,LDT1,LDT2
Grading	Vendor	—	6.90	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building 1-4	—	—	—	—
Building 1-4	Worker	100	8.10	LDA,LDT1,LDT2
Building 1-4	Vendor	39.4	6.90	HHDT,MHDT
Building 1-4	Hauling	0.00	20.0	HHDT
Building 1-4	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	8.10	LDA,LDT1,LDT2
Paving	Vendor	—	6.90	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	40.1	8.10	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	6.90	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Building 5	—	—	—	—

Building 5	Worker	100	8.10	LDA,LDT1,LDT2
Building 5	Vendor	39.4	6.90	HHDT,MHDT
Building 5	Hauling	0.00	20.0	HHDT
Building 5	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	8.10	LDA,LDT1,LDT2
Demolition	Vendor	—	6.90	HHDT,MHDT
Demolition	Hauling	0.60	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	8.10	LDA,LDT1,LDT2
Site Preparation	Vendor	—	6.90	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	8.10	LDA,LDT1,LDT2
Grading	Vendor	—	6.90	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building 1-4	—	—	—	—
Building 1-4	Worker	100	8.10	LDA,LDT1,LDT2
Building 1-4	Vendor	39.4	6.90	HHDT,MHDT
Building 1-4	Hauling	0.00	20.0	HHDT
Building 1-4	Onsite truck	—	—	HHDT

Paving	—	—	—	—
Paving	Worker	15.0	8.10	LDA,LDT1,LDT2
Paving	Vendor	—	6.90	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	40.1	8.10	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	6.90	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Building 5	—	—	—	—
Building 5	Worker	100	8.10	LDA,LDT1,LDT2
Building 5	Vendor	39.4	6.90	HHDT,MHDT
Building 5	Hauling	0.00	20.0	HHDT
Building 5	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	360,491	120,164	7,292

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	960	—
Site Preparation	0.00	0.00	15.0	0.00	—
Grading	0.00	0.00	20.0	0.00	—
Paving	0.00	0.00	0.00	0.00	2.79

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Unrefrigerated Warehouse-No Rail	0.00	0%
Manufacturing	0.00	0%
Regional Shopping Center	0.00	0%
Parking Lot	2.79	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	204	0.03	< 0.005
2024	0.00	204	0.03	< 0.005
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	301	301	301	109,971	1,020	1,020	1,020	372,211
Manufacturing	491	491	491	179,230	1,662	1,662	1,662	606,626
Regional Shopping Center	402	402	402	146,912	756	843	843	285,104
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	301	301	301	109,971	1,020	1,020	1,020	372,211
Manufacturing	491	491	491	179,230	1,662	1,662	1,662	606,626
Regional Shopping Center	402	402	402	146,912	756	843	843	285,104
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

0	0.00	360,491	120,164	7,292

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	330

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	330

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	1,759,825	204	0.0330	0.0040	987,051
Manufacturing	674,280	204	0.0330	0.0040	2,820,772
Regional Shopping Center	61,185	204	0.0330	0.0040	44,152
Parking Lot	106,462	204	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)

Unrefrigerated Warehouse-No Rail	1,759,825	204	0.0330	0.0040	987,051
Manufacturing	674,280	204	0.0330	0.0040	2,820,772
Regional Shopping Center	61,185	204	0.0330	0.0040	44,152
Parking Lot	106,462	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	38,387,500	0.00
Manufacturing	15,262,500	0.00
Regional Shopping Center	518,508	0.00
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	38,387,500	0.00
Manufacturing	15,262,500	0.00
Regional Shopping Center	518,508	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	156	0.00

Manufacturing	81.8	0.00
Regional Shopping Center	7.35	0.00
Parking Lot	0.00	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	156	0.00
Manufacturing	81.8	0.00
Regional Shopping Center	7.35	0.00
Parking Lot	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Unrefrigerated Warehouse-No Rail	Cold storage	R-404A	3,922	7.50	7.50	7.50	25.0
Manufacturing	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Unrefrigerated Warehouse-No Rail	Cold storage	R-404A	3,922	7.50	7.50	7.50	25.0

Manufacturing	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	The proposed project would include 5 buildings consisting of a warehouse, commercial, storage, manufacturing, and winemaking uses. To be consistent with the Transportation analyses, the following land uses were used to best represent the 5 buildings.
Construction: Construction Phases	Construction of buildings 1-4 would begin in August 2023 and occur for 12-16 months. Construction of building 5 would begin in January 2025 and occur for 12-16 months. Assuming overlap of building construction and Architectural Coating
Construction: Off-Road Equipment	Default construction equipment with Tier 2 engines
Operations: Vehicle Data	Based on project trip generation, approximately 301 ADT for warehouse, 491 ADT for manufacturing, and 402 ADT for retail.

Preliminary Stormwater Control Plan

For

Ardmore Industrial

Ardmore Road, Paso Robles, California

February 2023

Damien Mavis, Covelop
PO Box 12910
San Luis Obispo, CA 93406

Prepared by:

Tom Zehnder, PE C72702
Principal, Wallace Group

DRAFT – FOR REVIEW ONLY



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Appendix A – Supporting Exhibits

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- Offsite Properties Exhibit

Appendix B – Excerpts from Design Standards and References

- Geotechnical and soils documentation
- Site Infiltration data and Porchet Method conversion calculations
- Pages from City of Paso Robles public work standards
- Time of Concentration - County of San Luis Obispo Public Improvement Standards
- Rainfall data – NOAA Atlas 14, Volume 6, Version 2 excerpt (for Paso Robles, CA)

Appendix C – Preliminary Drainage Design Calculations

- Existing and Proposed Hydrologic Calculations
- Existing and Proposed Land Use Data
- Time of Concentration Calculations
- HydroCAD Drainage Results – Proposed Site
    - o 95th Percentile, 2-Year, and 10-Year Design Storms

I. Project Data

Table 1: Project Data

Project Name/Number	Ardmore Industrial
Application Submittal Date	TBD
Project Location	Ardmore Road, Paso Robles, CA 93446
Project Phase No.	Preliminary Planning and Design Phase
Project Type and Description	Six commercial buildings, associated parking areas, interior courtyards, and a new city-maintained road segment.
Total Project Site Area (acres)	14.06 acres
Total New Impervious Surface Area	11.45 acres
Total Replaced Impervious Surface Area	0.00 acres
Total Pre-Project Impervious Surface Area	0.07 acres
Total Post-Project Impervious Surface Area	11.52 acres
Net Impervious Area	11.45 acres
Watershed Management Zone(s)	WMZ 1
Design Storm Frequency and Depth	95th = 1.45 inches 2-year = 2.14 inches 10-year = 3.74 inches

II. Setting

a. Project Location and Description

The Ardmore project is a planned commercial development to be located in the City of Paso Robles, off of Ardmore Road just south of Union Road. The existing property is 14.06 acres of primarily undeveloped rural grassland with two agricultural structures. The southern portion of the site slopes gently to the west while the northern portion of the site gently slopes to the northeast corner. The current site plan design includes six commercial buildings, associated parking areas, interior courtyards and a new city-maintained road segment extending from Ardmore Road through the project to the eastern boundary of the site. Proposed storm drain facilities for this project include five separate storm drain pipe networks, three underground infiltration and detention chambers, and one surface infiltration and detention basin.

As a project located within the city limits of Paso Robles, this report is intended to support issuance of entitlement by the City of Paso Robles. A project map is shown below in **Figure 1** and the Offsite Properties Exhibit is shown in **Figure 2**, for reference.



Figure 1: Project Location Map

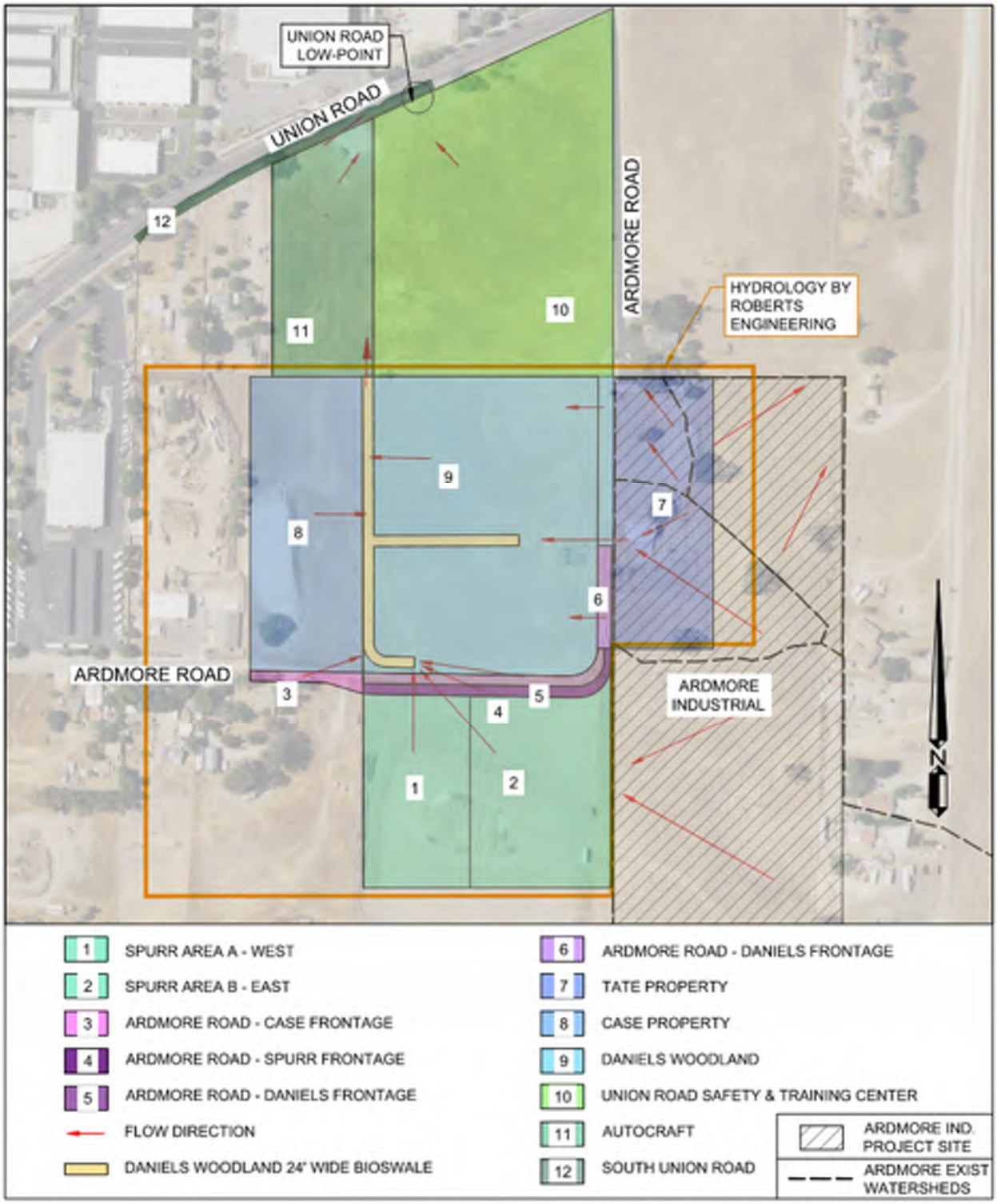

Figure 2: Offsite Properties Exhibit - Ardmore Industrial

b. Existing Site Features and Conditions

Land Use and Drainage

The Ardmore project site is part of an existing 106-acre watershed that drains north towards Union Road where it is collected by the City of Paso Robles' storm drain system. This project is located at the upstream end of this greater existing watershed encompassing approximately 69 acres of the project drainage area. The northwest corner of the site, which is about 3.27 acres of the project area, drains offsite to the northeast towards Union Road and Huer Huero Creek.

The project drainage area consists of four existing major watersheds that each drain to different discharge locations (See **Appendix A** for the Existing Watershed Exhibit). Existing watershed #1 (EX1 offsite) includes approximately 57 acres of undeveloped, rural grassland that flows onto the site. Existing watershed #1 (EX1 onsite) includes 7.20 acres of undeveloped onsite area. Stormwater from this drainage area flows through shallow, natural drainage paths to two existing 24" storm drain pipe inlets along the west project boundary located on the adjacent Spurr property (Outlet A). Existing Watershed #2 (EX2) drains to an existing culvert inlet, conveying it beneath Ardmore Road to the adjacent Daniels Woodlands property (Outlet B). Existing Watershed #3 (EX3) consists of the northeast corner of the site with stormwater flowing offsite through shallow, natural drainage paths towards Union Road and Huer Huero Creek (Outlet D). Existing Watershed #4 (EX4) is the smallest existing project watershed. Stormwater from this area flows northwest towards Ardmore Road where it is collected in a natural roadside swale and conveyed north towards Union Road (Onsite Runoff (C)).

Soil Characteristics

A geotechnical engineering soils report for Ardmore Industrial has been prepared by Beacon Geotechnical, Inc (dated October 12, 2022).

Based on this geotechnical report, soils across the site are comprised of mostly very silty clayey sands overlain by layers of multiple silty clayey sands with gravel. Soil expansion capabilities were determined to be low, and groundwater was not encountered in any of the site borings to a depth of 20 feet. Twelve different infiltration borings and tests were completed across the site with infiltration rates recorded range from 1.50 in/hr. to 5.00 in/hr. and are directly applicable to the design of infiltration trenches and similar deep facilities. For shallow facilities with more bottom area than sidewall area, the Porchet conversion is applied to the test data to determine the applicable infiltration rate. Using the Porchet conversion method, infiltration rates ranged from 0.07 to 0.70 in/hr.

NRCS web soil data identifies the soils as primarily Hydrologic Soil Group C (mostly clay and loams), which is associated with generally moderate-to-low infiltration rates and is usually due to the existence of clays within the soil complexes.

Refer to the *Preliminary Drainage Design Report for Ardmore Industrial* (dated February 2023) for excerpts of the geotechnical engineering report, NRCS web soil survey, and additional data related to onsite infiltration.

c. Opportunities and Constraints for Stormwater Control

The proposed site plan consists primarily of impervious surfaces which limits space for stormwater facilities. Impervious areas include large commercial buildings, associated parking areas, a new city-maintained road extension of Ardmore Road east through the project site, and frontage improvements along the east side of the existing Ardmore Road.

With limited pervious surface areas and low- to moderate- soil infiltration capabilities, the current site design will utilize surface bioretention swales along roadsides, underground gravel facilities, a vegetated detention and infiltration basin, and ADS StormTech chamber systems beneath paved areas to meet post-construction stormwater requirements (PCRs) and peak flow management requirements.

III. Low Impact Development Design Strategies

a. Optimization of Site Layout

III.A.1. Limitation of development envelope

The project minimizes excessive land disturbance and site improvements given the required project conditions

III.A.2. Preservation of natural drainage features

See Preliminary Drainage Design Report for Ardmore Industrial, prepared by Wallace Group, dated February 16, 2023, for specific details on routing of existing drainage discharge locations

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

This project does not contain or involve any setbacks from creeks, wetlands, and riparian habitats

III.A.4. Minimization of imperviousness

The nature of the development requires significant impervious areas to accommodate six commercial buildings, associated parking areas, a new city-maintained road extension of Ardmore Road east through the project site, and frontage improvements along the east side of the existing Ardmore Road.

III.A.5. Use of drainage as a design element

Drainage facilities and Low Impact Development (LID) elements have been considered during the entire design process

b. Use of Permeable Pavements

Permeable pavements were not considered for this project due to low- to moderate- soil infiltration conditions across site, anticipated vehicle loads, increased costs, and maintenance requirements.

c. Dispersal of Runoff to Pervious Areas

Impervious surfaces with drain first to landscaped areas, when possible. Where designed (within DMA's A, B1, B2 and C), roads and driveways will be designed to drain into strategically placed LID facilities (vegetated roadside bioswales). The northeastern drainage management area (DMA D) will drain to a vegetated detention basin that will have bioretention and infiltration capabilities. Proposed ADS StormTech chamber systems beneath paved areas will provide retention and infiltration capabilities in DMA A, DMA B1 and DMA B2.

d. Stormwater Control Measures (SCMs)

Several different SCMs have been designed for implementation across the site, depending on proposed surface drainage conditions and subsurface retention requirements. Surface bioretention swales along roadsides, underground gravel facilities, a vegetated detention and infiltration basin, and ADS StormTech chamber systems beneath paved areas will all be utilized.

IV. Documentation of Drainage Design

a. Applicable Stormwater Performance Requirements (PR)

The following list outlines the PRs that apply to this project:

- PR #1 Site Design and Runoff Reduction
- PR #2 Water Quality Treatment
- PR #3 Runoff Retention
- PR #4 Peak Management

Performance requirements that do not apply to the project are:

- PR #5 Special Circumstances

b. Drainage Management Areas (DMA)

The DMA numbers in the following tables correspond with the DMA numbers of the "Proposed Drainage Management Areas" exhibit. A summary of each DMA is provided below.

Table 2: Table of Drainage Management Areas

DMA ID	Surface Type & Description	Area (sf)	Drains to	SCM Type	Outlet Location	SCM Area (sf)
A1	Pervious	37,042	SCM 1	StormTech Chambers (detention & infiltration)	Outlet A	13,196
	Impervious	227,546				
A2	Pervious	6,844	SCM 2	Roadside Bioretention Swales		3,565
	Impervious	42,041				
B1a	Pervious	15,178	SCM 3	StormTech Chambers (detention & infiltration)	Outlet B	6,753
	Impervious	44,042				
B1b	Pervious	1,256	SCM 4	Roadside Bioretention Swales		1,256
	Impervious	9,109				
B2a	Pervious	4,163	SCM 5	StormTech Chambers (detention & infiltration)	Outlet B	4,045
	Impervious	48,124				
C1	Pervious	2,633	SCM 6	Roadside Bioretention Swales	Onsite Runoff (C)	1,256
	Impervious	7,087				
C2	Pervious	-	--	Onsite run-off to the north, following historic patterns		---
	Impervious	2,221				
D1	Pervious	43,517	SCM 7	Vegeated Basin with Bioretention	Outlet D	4,775
	Impervious	121,559				

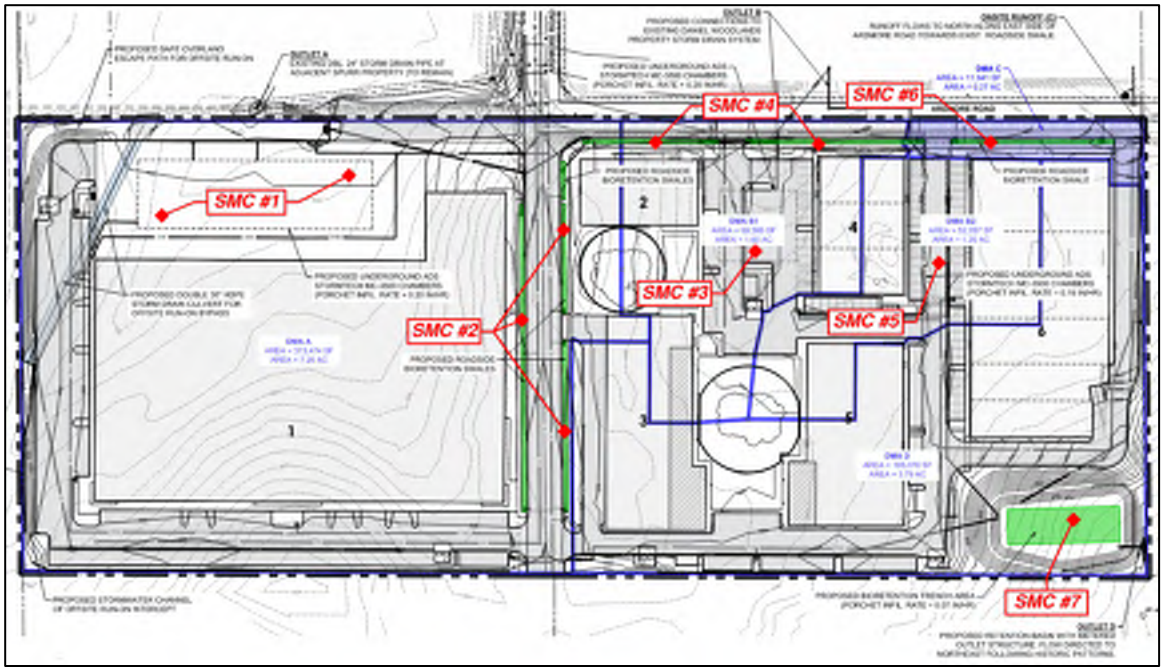

Figure 3: Proposed Drainage Management Areas Exhibit

c. Hydrologic Analysis

The hydrograph method was used to calculate the runoff for each DMA and to size the SCM's, using the HyrdoCAD software. The following criteria was used in the hydraulic stormwater model:

95th percentile design storm:	1.45 inches
Hydrograph Analysis Method:	Santa Barbara Unit Hydrograph, SBUH
Pond Routing Method:	Dynamic-storage-indication
Infiltration Rate (in/hr):	On-site infiltration tests and Porchet Method conversions
Rainfall Distribution:	NRCS Type I, NOAA Atlas 14, Vol. 6, Version 2
Time of Concentration	Minimum of 6 minutes
Time Increment	0.01 hrs.

d. Summary of Calculations

PR #1 Site Design and Runoff Reduction –

As outlined in Section III, stormwater management has been incorporated into the design of the project. Low impact development strategies such as bioretention swales, underground detention and retention chambers, and a vegetated detention and infiltration basin have been implemented to meet this requirement.

PR #2 Water Quality Treatment –

Retention of the 95th percentile storm event (PR #3) meets the treatment objectives of this requirement (see **Table 3**). Several different LID and SCM treatment systems across the

site are proposed, complying with the PCR #2 requirement to reduce pollutant loads and concentrations in captured runoff using physical and biological removal.

PR #3 Runoff Retention –

Retention of the 95th percentile storm event from impervious surfaces is achieved through the combined performance of surface bioretention swales, underground gravel facilities, a vegetated detention and infiltration basin, and underground ADS StormTech chamber systems (see **Table 3**).

Table 3: Runoff Retention Summary

DMA ID	DMA 95th Runoff Volume (cf)	Drains to	SCM Available Retention Volume (cf)
A1	16,945	SCM 1	45,302
A2	3,136	SCM 2	5,348
B1a	3,267	SCM 3	23,000
B1b	697	SCM 4	1,884
B2a	3,572	SCM 5	13,721
C1	523	SCM 6	1,884
C2	174	--	Onsite Runoff. Over-detention in DMA C1
D1	9,060	SCM 7	35,708

PR #4 Peak Management –

The proposed project will increase the impervious area on the property by more than 22,500 SF. To satisfy PCR #4, detention facilities will be strategically implemented to manage post-developed peak flows for 2- through 100-year storm events before discharge from the project site to historic outlet locations. It is expected that the combined performance of these proposed detention facilities across the project will decrease stormwater runoff from the site compared to pre-development drainage conditions (see **Table 4**).

Further information on Peak Flow Management can be reviewed in the *Preliminary Drainage Design Report for Ardmore Industrial,* prepared by Wallace Group, dated February 2023.

Table 4: Peak Flow Management Summary

Outlet Location	DMAs	Design Storm	Total Pre-Developed Peak Flow (cfs)	Total Post-Developed Peak Flow (cfs)
Outlet A	A1, A2	2 YR	1.24	0.48
		10 YR	6.44	4.58
Outlet B	B1a, B1b, B2a	2 YR	1.02	0.04
		10 YR	2.11	0.59
Onsite Runoff C	C1, C2	2 YR	0.15	0.07
		10 YR	0.74	0.12
Outlet D	D1	2 YR	0.56	-
		10 YR	2.94	0.54

Table 5 lists each project outlet location for Ardmore industrial, for reference. For more information on the project outlet locations and drainage conditions, refer to the *Preliminary Drainage Design Report for Ardmore Industrial,* prepared by Wallace Group, dated February 2023.

Table 5: Ardmore Industrial Outlets Summary

Outlet Location	Description and Notes
Outlet A	Existing double 24" storm drain pipes on adjacent Spurr property.
Outlet B	Existing Ardmore Road 12" storm drain culvert connection.
Onsite Runoff C	Onsite runoff (sheet flow) to north along Ardmore Road, following historic conditions
Outlet D	Proposed discharge from basin outlet (metered) to northwest, following historic conditions

Source Control Measures

Hydrocarbons, trash, debris from trees/ landscaping, sediment and fertilizers will be the most apparent sources of pollutants on the project site.

Table 6: Source Control Table

	Pollutants Associated with Activity						
Potential Pollutant Source	Sediment/ Litter/ Debris	Nutrients/ Organic Matter	Bacteria	Hydro-carbons	Toxics/ Chemicals/ Paint	Other	Source Control BMP Proposed
Parking Lots, Driveways	X			X			Vehicle Maintenance, Fueling and Storage, street sweeping
Fertilizers, Pesticides	X	X			X		Effective irrigation and planting
Roof runoff		X			X		Bioretention, landscape maintenance for healthy plants.

V. Stormwater Facility Maintenance

a. Ownership and Responsibility for Maintenance in Perpetuity

This project is required to record an Agreement with the City accepting responsibility for inspection, operation, and maintenance of facilities.

This project will utilize an Agreement to meet this requirement, and the responsible parties will be the City of Paso Robles for improvements within the Ardmore Road right-of-way and Covelop for onsite improvements of the Ardmore Industrial project. An Operations and Maintenance Plan and Draft Agreement will be provided after preliminary approvals.

VI. Construction Checklist

The Construction Checklist Table will be provided after preliminary approvals.

Table 7: Construction Checklist Table

STRUCTURAL CONTROL MEASURE SCMs	PLAN SHEET NUMBER	SCM DETAIL NUMBER

VII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the Post-Construction Stormwater Management Requirements, Resolution R3-2013-0032, Attachment 1.

Appendices

Appendix A – Supporting Exhibits

- Existing Watersheds and Proposed Drainage Management Areas (DMA) Exhibits
- Offsite Properties Exhibit

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- Site Infiltration data and Porchet Method conversion calculations
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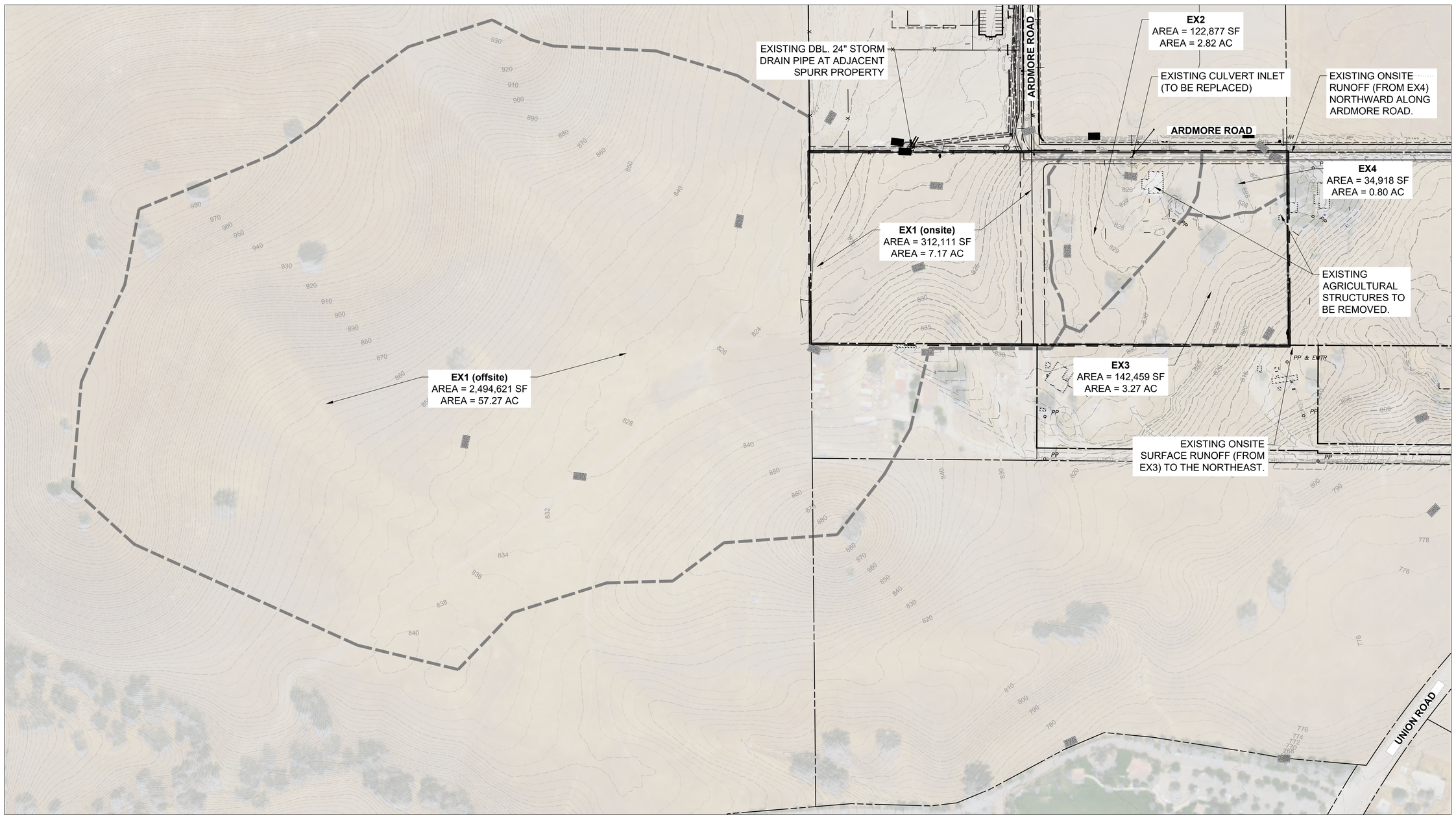
Appendix C – Preliminary Drainage Design Calculations

- HydroCAD Drainage Results – Proposed Site
    - o 95th Percentile, 2-Year, and 10-Year Design Storms

APPENDIX A
Supporting Exhibits

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5



LEGEND:

- ARDMORE PROJECT BOUNDARY
- EXISTING WATERSHED BOUNDARY

GRAPHIC SCALE
0 60 120 240
(IN FEET)
1 IN = 120 FT

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STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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COVELOP
ARDMORE PROJECT DEVELOPMENT
EXISTING WATERSHED EXHIBIT

JOB #: 751-005
DESIGNERS: CD/ ZKP
DRAWN BY: ZKP
DATE: 12/06/2022

DRAWING NO.
1
OF 1 SHEET

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

PROPOSED SAFE OVERLAND ESCAPE PATH FOR OFFSITE RUN-ON

OUTLET A
EXISTING DBL. 24" STORM DRAIN PIPE AT ADJACENT SPURR PROPERTY (TO REMAIN)

ARDMORE ROAD

OUTLET B
PROPOSED CONNECTIONS TO EXISTING DANIEL WOODLANDS PROPERTY STORM DRAIN SYSTEM.

ONSITE RUNOFF (C)
RUNOFF FLOWS TO NORTH ALONG EAST SIDE OF ARDMORE ROAD TOWARDS EXIST. ROADSIDE SWALE.

PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.20 IN/HR)

SCM #4

SCM #6

DMA C
AREA = 11,941 SF
AREA = 0.27 AC

ARDMORE ROAD

SCM #1

PROPOSED ROADSIDE BIORETENTION SWALES

PROPOSED ROADSIDE BIORETENTION SWALE

DMA B1
AREA = 69,586 SF
AREA = 1.60 AC

DMA B2
AREA = 52,287 SF
AREA = 1.20 AC

SCM #3

SCM #5

PROPOSED DOUBLE 30" HDPE STORM DRAIN CULVERT FOR OFFSITE RUN-ON BYPASS

PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.20 IN/HR)

PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.19 IN/HR)

DMA A
AREA = 313,474 SF
AREA = 7.20 AC

SCM #2

PROPOSED ROADSIDE BIORETENTION SWALES

DMA D
AREA = 165,076 SF
AREA = 3.79 AC

PROPOSED STORMWATER CHANNEL OF OFFSITE RUN-ON INTERCEPT

PROPOSED BIORETENTION TRENCH AREA (PORCHET INFIL. RATE = 0.07 IN/HR)

SCM #7

OUTLET D
PROPOSED RETENTION BASIN WITH METERED OUTLET STRUCTURE. FLOW DIRECTED TO NORTHEAST FOLLOWING HISTORIC PATTERNS.

LEGEND:

- **ARDMORE PROJECT BOUNDARY**
- **PROPOSED DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY**
- **PROPOSED DRAINAGE MANAGEMENT AREA (DMA)** *(DRAINS OFFSITE OVER SURFACE)*
- **BIORETENTION WITH UNDERGROUND GRAVEL TRENCH**

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 IN = 40 FT

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SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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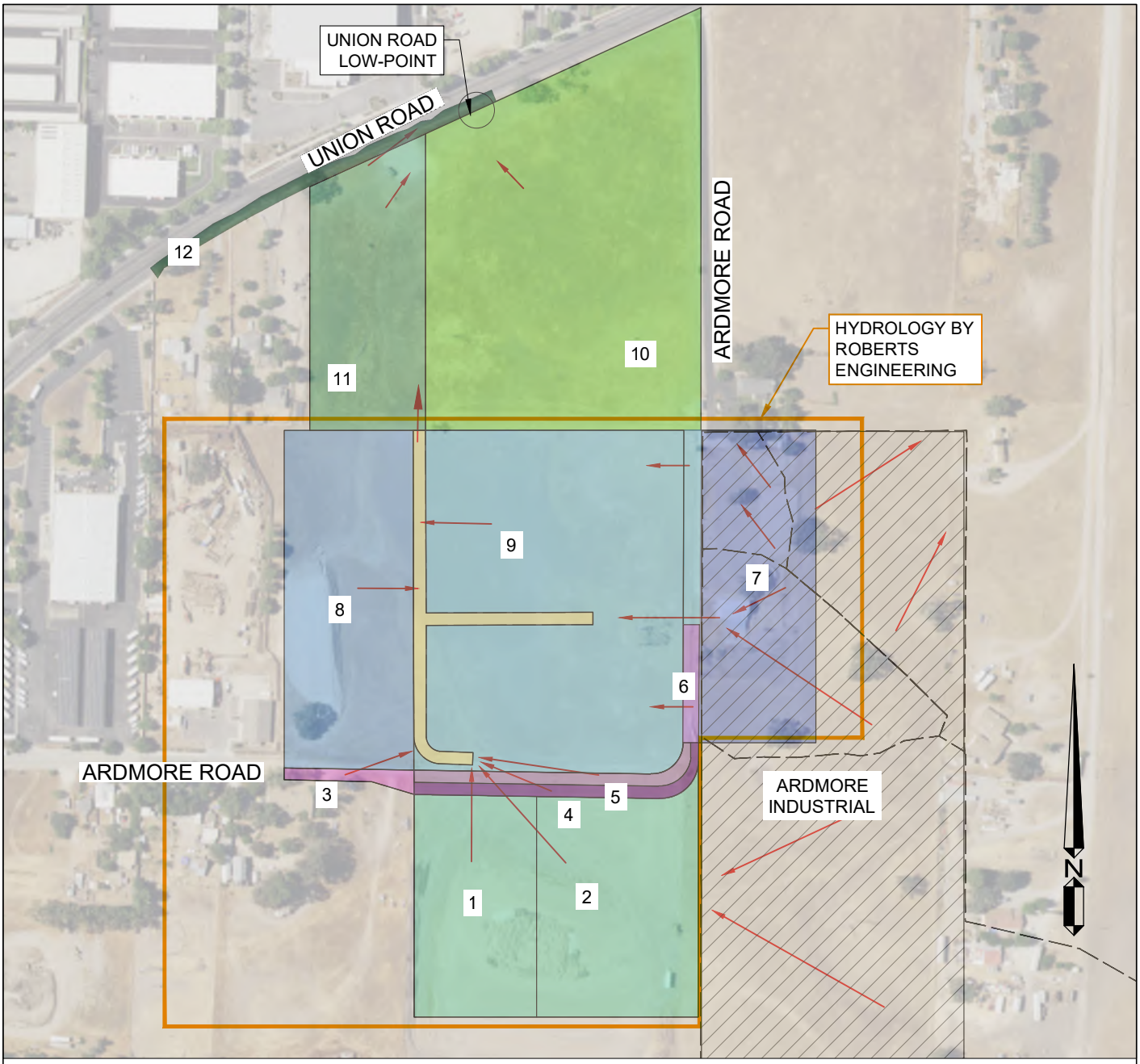
COVELOP
ARDMORE PROJECT DEVELOPMENT
PROPOSED DRAINAGE MANAGEMENT AREAS

JOB #:	751-005
DESIGNERS:	CD/ ZKP
DRAWN BY:	ZKP
DATE:	2/14/2023

DRAWING NO.
1
OF 1 SHEET



1	SPURR AREA A - WEST	6	ARDMORE ROAD - DANIELS FRONTAGE
2	SPURR AREA B - EAST	7	TATE PROPERTY
3	ARDMORE ROAD - CASE FRONTAGE	8	CASE PROPERTY
4	ARDMORE ROAD - SPURR FRONTAGE	9	DANIELS WOODLAND
5	ARDMORE ROAD - DANIELS FRONTAGE	10	UNION ROAD SAFETY & TRAINING CENTER
	FLOW DIRECTION	11	AUTOCRAFT
	DANIELS WOODLAND 24' WIDE BIOSWALE	12	SOUTH UNION ROAD

ARDMORE IND. PROJECT SITE

ARDMORE EXIST WATERSHEDS

WALLACE GROUP®
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

EXHIBIT
OFFSITE PROPERTIES
ARDMORE PROJECT SITE
PASO ROBLES, CA

JOB No. :	751-005
DRAWING :	OFFSITE PROPS
DRAWN BY:	ZKP
DATE :	DEC 6, 2022
SCALE :	1" = 300'

APPENDIX B
Excerpts from Design Standards and References

Geotechnical Engineering Report

For

Proposed Commercial Buildings and Street Improvements

2930 Union Road Lots 6 and 13

Paso Robles, California

October 12, 2022

F-103116

Prepared For

MD3 Investments

By

Beacon Geotechnical, Inc.
P.O. Box 4814
Paso Robles, California 93447

BEACON
GEOTECHNICAL, INC

October 12, 2022 F-103116

MD3 Investments
P.O. Box 13174
San Luis Obispo, CA 93406

Project: Proposed Commercial Buildings and Street Improvements
2930 Union Roads Lots 6 and 13
Paso Robles, California

Subject: Geotechnical Engineering and Infiltration Report

As authorized, we have performed a Geotechnical Study for the above referenced project. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration, laboratory-testing program and conclusions and recommendations for geotechnical engineering aspects of project design. Our services were performed using the standard of care ordinarily exercised in this locality at the time this report was prepared.

Based on our study, it is our opinion that the site is suitable for the proposed developments from a geotechnical engineering standpoint provided the recommendations of this report are successfully implemented.

We have appreciated this opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted,
Beacon Geotechnical, Inc.

Greg McKay
Project Manager



Nicholas A. McClure
Geotechnical Engineer

Copies: 3-MD3 Investments
1-File

1. INTRODUCTION

This report presents results of a Geotechnical Engineering Study performed for the proposed commercial buildings and street improvements to be located in Paso Robles, California.

1.1 Description

1.1.1. It should be noted that grading and foundation plans were not provided for the purpose of this report. Prior to any construction, this firm should review the grading and foundation plans to verify or modify the recommendations offered herein. We anticipate that the sites will be developed by cutting and filling to create level building pads.

1.1.2. The proposed structures are assumed to be one (1) or two (2) stories of wood or metal framed construction.

1.1.3. Structural considerations for maximum wall load of 1.75 kips per square foot and maximum point loads of 25.0 kips were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Beacon Geotechnical, Inc. should be notified as re-evaluation of the recommendations contained herein may be required.

2 SCOPE OF WORK

2.1 The purpose of the geotechnical investigation that led to this report was to evaluate the soil conditions of the site with respect to the proposed developments. These conditions include surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and presence or absence of subsurface water. The scope of our work included:

- Reconnaissance of the site.
- Drilling, sampling, and logging of eighteen (18) borings to investigate soils and groundwater conditions.
- Laboratory testing of soil samples obtained from subsurface exploration to determine their physical and engineering properties.
- Geotechnical analysis of the data obtained.
- Consultation with owner representatives and design professionals.
- Preparation of this report.

2.2 Contained in the report are:

- Discussions on local soil and groundwater conditions.
- Results of laboratory and field tests.
- Conclusions and recommendations pertaining to site grading and structural design.

3 SITE SETTING

3.1 The site of the proposed development is located in Paso Robles, California, with the approximate geographical coordinates 35°38'25.55" N and 120°39'05.92" W. See the Vicinity Map in Appendix A.

3.2 The proposed building sites are relatively level to slightly sloping with weeds up to one (1) foot high and a few existing structures to be removed prior to preparation of the new building pads.

4 SITE CONDITIONS

4.1 Soil Conditions

4.1.1 Evaluation of the subsurface indicates that soils are generally light brown very silty clayey sand overlain by light brown silty clayey sand with gravel, brown silty very clayey sand, and brown silty clayey sand with gravel.

4.1.2 Soils encountered at approximate bearing depths should be designed as Site Classification D in accordance with the local building code.

4.1.3 Expansion determination indicates that the bearing soils lie in the "Low" range.

4.2 Groundwater

4.2.1 Groundwater was not encountered to a depth of twenty (20) feet.

4.3 Infiltration Testing

4.3.1 Infiltration testing was done on the site in accordance with the Central Coast Low Impact Development Initiative standard. Twelve (12) infiltration borings were drilled with their locations shown on the Site Map in Appendix A. The borings were presaturated and subsequently tested. The resulting infiltration rates are as follows:

Test No.	Depth (Ft.)	Rate (Inch/Hour)
A	5.0'	2.25
B	5.0'	3.00
C	5.0'	2.00
D	5.0'	1.50
E	5.0'	3.25
F	5.0'	4.00
G	5.0'	2.00
H	5.0'	4.25
I	5.0'	5.00
J	5.0'	2.50
K	5.0'	3.00
L	5.0'	3.25

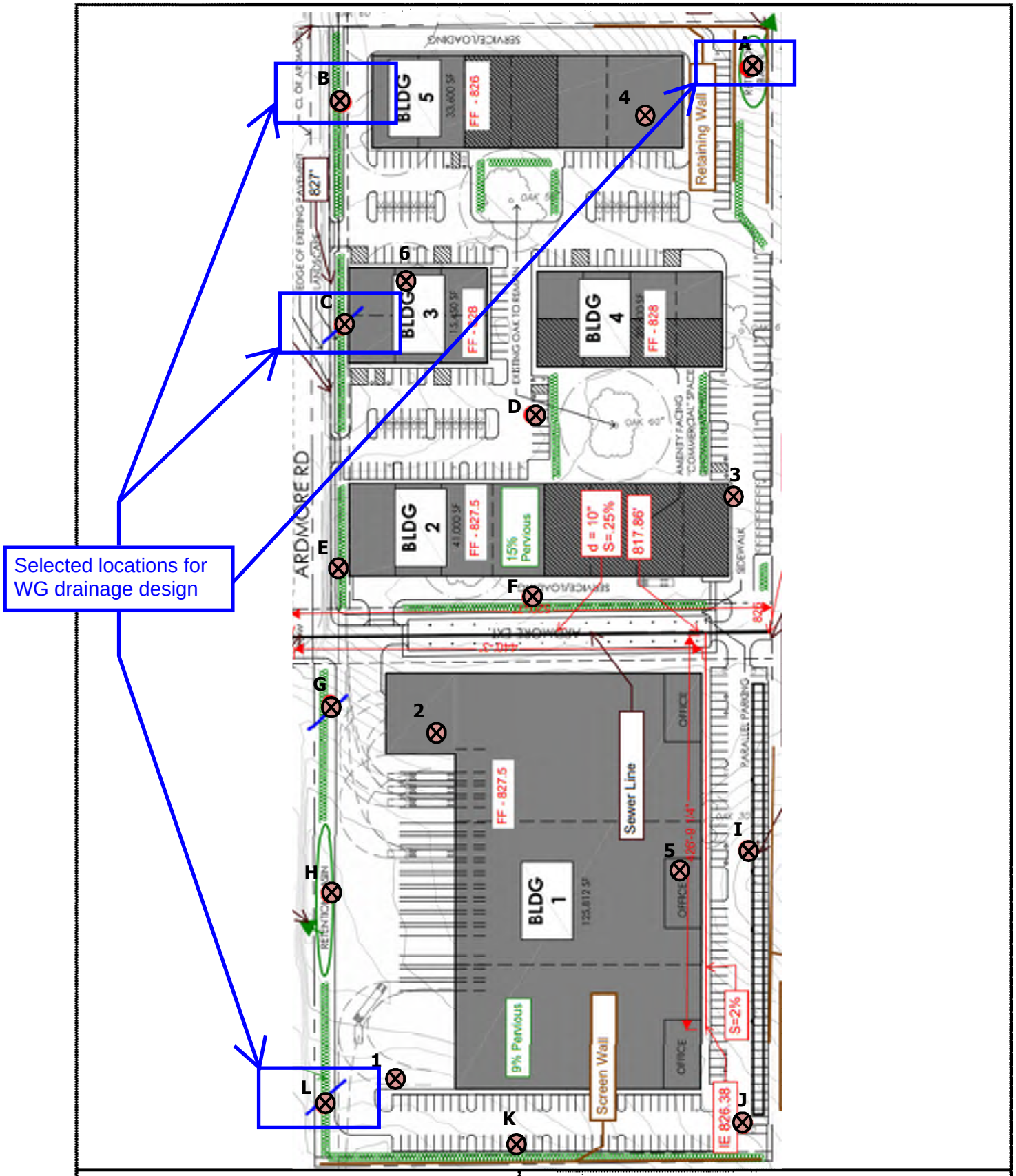
Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 12/05/2022
By: ZKP

Porchet Method Summary - Infiltration Calculations

Geotech Boring ID Referenced*	Proposed DMA Selection for design	Tested Infiltration Rate (in/hr)*	Porchett Infiltration Rate (in/hr) **
A	---	2.25	0.07
B	DMA B2	3.00	0.19
C	DMA B1	2.00	0.10
D	---	1.50	0.08
E	---	3.25	0.13
F	---	4.00	0.36
G	---	2.00	0.13
H	---	4.25	Data Not Included
I	---	5.00	0.70
J	---	2.50	0.10
K	---	3.00	0.17
L	DMA A	3.25	0.20
* See Geotechnical Engineering Report (page 3) by Beacon Geotechnical, dated 10/12/2022			
** See Infiltration Test Field Mesaurements by Beacon Geotechnical, dated 09/28/2022			

Site Map from Geotechnical Engineering Report, by Beacon Geotechnical Inc, dated 10/12/2022



PROJECT #: F-103116	SITE MAP
BEACON GEOTECHNICAL, INC.	

Infiltration Test Field Measurements

2930 Union Road

BORING NO. A

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 61 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	24.25	----	----
30 minutes	26.50	2.25	4.50
30 minutes	29.00	2.50	5.00
30 minutes	31.00	2.00	4.00
30 minutes	32.75	1.75	3.50
30 minutes	34.50	1.75	3.50
30 minutes	35.75	1.25	2.50
30 minutes	36.875	1.125	2.25
30 minutes	38.00	1.125	2.25

Range used for Porchet conversion

Test - Boring No. A

delta H	1.125	inches	First Reading	3.07	ft		User Input
delta T	60	minutes	Last Reading	3.17	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.08	ft		
H start	24.13	inches	Riser Height	0			
H end	23.00	inches					
H ave	23.5625	inches					
I_t	0.07	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. B

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 58 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	25.00	----	----
30 minutes	30.25	5.25	10.50
30 minutes	33.00	2.75	5.50
30 minutes	35.00	2.00	4.00
30 minutes	37.50	2.50	5.00
30 minutes	39.50	2.00	4.00
30 minutes	41.00	1.50	3.00
30 minutes	42.75	1.75	3.50
30 minutes	44.25	1.50	3.00

Range used for Porchet conversion

Test - Boring No. B						
delta H	3.25	inches	First Reading	3.42	ft	User Input
delta T	90	minutes	Last Reading	3.69	ft	Calculated Values
effective radius	3	inches	Hole Depth	4.83	ft	
H start	17.00	inches	Riser Height	0		
H end	13.75	inches				
H ave	15.375	inches				
I_t	0.19	inches/hour				

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. C

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 60 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	24.50	----	----
30 minutes	27.00	2.50	5.00
30 minutes	28.50	1.50	3.00
30 minutes	30.25	1.75	3.50
30 minutes	31.50	1.25	2.50
30 minutes	32.50	1.00	2.00
30 minutes	33.75	1.25	2.50
30 minutes	35.00	1.25	2.50
30 minutes	36.00	1.00	2.00

Range used for Porchet conversion

Test - Boring No. C						
delta H	3.5	inches	First Reading	2.71	ft	User Input
delta T	120	minutes	Last Reading	3.00	ft	Calculated Values
effective radius	3	inches	Hole Depth	5.00	ft	
H start	27.50	inches	Riser Height	0		
H end	24.00	inches				
H ave	25.75	inches				
I_t	0.10	inches/hour				

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. D

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 57 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	26.00	----	----
30 minutes	27.25	1.25	2.50
30 minutes	28.50	1.25	2.50
30 minutes	30.00	1.50	3.00
30 minutes	31.00	1.00	2.00
30 minutes	31.75	0.75	1.50
30 minutes	32.75	1.00	2.00
30 minutes	33.75	1.00	2.00
30 minutes	34.50	0.75	1.50

Range used for Porchet conversion

Test - Boring No. D

delta H	2.75	inches	First Reading	2.65	ft		User Input
delta T	120	minutes	Last Reading	2.88	ft		Calculated Values
effective radius	3	inches	Hole Depth	4.75	ft		
H start	25.25	inches	Riser Height	0			
H end	22.50	inches					
H ave	23.875	inches					
I_t	0.08	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. E

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 59 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	26.75	----	----
30 minutes	29.75	3.00	6.00
30 minutes	32.00	2.25	4.50
30 minutes	34.50	2.50	5.00
30 minutes	36.50	2.00	4.00
30 minutes	38.25	1.75	3.50
30 minutes	40.00	1.75	3.50
30 minutes	41.625	1.625	3.25
30 minutes	43.25	1.625	3.25

Range used for Porchet conversion

Test - Boring No. E

delta H	1.625	inches	First Reading	3.47	ft		User Input
delta T	60	minutes	Last Reading	3.60	ft		Calculated Values
effective radius	3	inches	Hole Depth	4.92	ft		
H start	17.38	inches	Riser Height	0			
H end	15.75	inches					
H ave	16.5625	inches					
I_t	0.13	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. F

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 62 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	33.25	----	----
30 minutes	37.50	4.25	8.50
30 minutes	39.75	2.25	4.50
30 minutes	42.50	2.75	5.50
30 minutes	44.75	2.25	4.50
30 minutes	46.75	2.00	4.00
30 minutes	49.00	2.25	4.50
30 minutes	51.00	2.00	4.00
30 minutes	53.25	2.25	4.50

Range used for Porchet conversion

Test - Boring No. F

delta H	6.5	inches	First Reading	3.90	ft		User Input
delta T	120	minutes	Last Reading	4.44	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.17	ft		
H start	15.25	inches	Riser Height	0			
H end	8.75	inches					
H ave	12	inches					
I_t	0.36	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. G

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 61 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	30.25	----	----
30 minutes	33.00	2.75	5.50
30 minutes	36.00	3.00	6.00
30 minutes	37.50	1.50	3.00
30 minutes	39.00	1.50	3.00
30 minutes	40.00	1.00	2.00
30 minutes	41.25	1.25	2.50
30 minutes	42.50	1.25	2.50
30 minutes	43.50	1.00	2.00

Range used for Porchet conversion

Test - Boring No. G

delta H	3.5	inches	First Reading	3.33	ft		User Input
delta T	120	minutes	Last Reading	3.63	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.08	ft		
H start	21.00	inches	Riser Height	0			
H end	17.50	inches					
H ave	19.25	inches					
I_t	0.13	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. H

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: inches

No Available Data

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----		----	----
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			

Test - Boring No. H

delta H	0	inches	First Reading	0.00	ft		User Input
delta T	0	minutes	Last Reading	0.00	ft		Calculated Values
effective radius	3	inches	Hole Depth	0.00	ft		
H start	0.00	inches	Riser Height	0			
H end	0.00	inches					
H ave	0	inches					
I_t	#DIV/0!	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. I

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 60 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	32.50	----	----
30 minutes	38.25	5.75	11.50
30 minutes	41.75	3.50	7.00
30 minutes	44.75	3.00	6.00
30 minutes	47.25	2.50	5.00
30 minutes	49.75	2.50	5.00
30 minutes	52.50	2.75	5.50
30 minutes	55.25	2.75	5.50
30 minutes	57.75	2.50	5.00

Range used for Porchet conversion

Test - Boring No. I

delta H	10.5	inches	First Reading	3.94	ft		User Input
delta T	150	minutes	Last Reading	4.81	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.00	ft		
H start	12.75	inches	Riser Height	0			
H end	2.25	inches					
H ave	7.5	inches					
I_t	0.70	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. J

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 62 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	30.75	----	----
30 minutes	32.75	2.00	4.00
30 minutes	34.75	2.00	4.00
30 minutes	37.00	2.25	4.50
30 minutes	38.50	1.50	3.00
30 minutes	40.00	1.50	3.00
30 minutes	42.00	2.00	4.00
30 minutes	43.25	1.25	2.50
30 minutes	44.50	1.25	2.50

Range used for Porchet conversion

Test - Boring No. J

delta H	1.25	inches	First Reading	3.60	ft		User Input
delta T	60	minutes	Last Reading	3.71	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.17	ft		
H start	18.75	inches	Riser Height	0			
H end	17.50	inches					
H ave	18.125	inches					
I_t	0.10	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. K

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 56 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	28.50	----	----
30 minutes	31.25	2.75	5.50
30 minutes	34.25	3.00	6.00
30 minutes	37.25	3.00	6.00
30 minutes	39.25	2.00	4.00
30 minutes	41.50	2.25	4.50
30 minutes	43.00	1.50	3.00
30 minutes	44.75	1.75	3.50
30 minutes	46.25	1.50	3.00

Range used for Porchet conversion

Test - Boring No. K

delta H	3.25	inches	First Reading	3.58	ft		User Input
delta T	90	minutes	Last Reading	3.85	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.17	ft		
H start	19.00	inches	Riser Height	0			
H end	15.75	inches					
H ave	17.375	inches					
I_t	0.17	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. L

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 63 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	33.00	----	----
30 minutes	35.75	2.75	5.50
30 minutes	38.25	2.50	5.00
30 minutes	40.50	2.25	4.50
30 minutes	42.75	2.25	4.50
30 minutes	44.375	1.625	3.25
30 minutes	46.125	1.75	3.50
30 minutes	47.75	1.625	3.25
30 minutes	49.50	1.75	3.50

Range used for Porchet conversion

Test - Boring No. L						
delta H	3.375	inches	First Reading	3.84	ft	User Input
delta T	90	minutes	Last Reading	4.13	ft	Calculated Values
effective radius	3	inches	Hole Depth	5.25	ft	
H start	16.88	inches	Riser Height	0		
H end	13.50	inches				
H ave	15.1875	inches				
I_t	0.20	inches/hour				

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

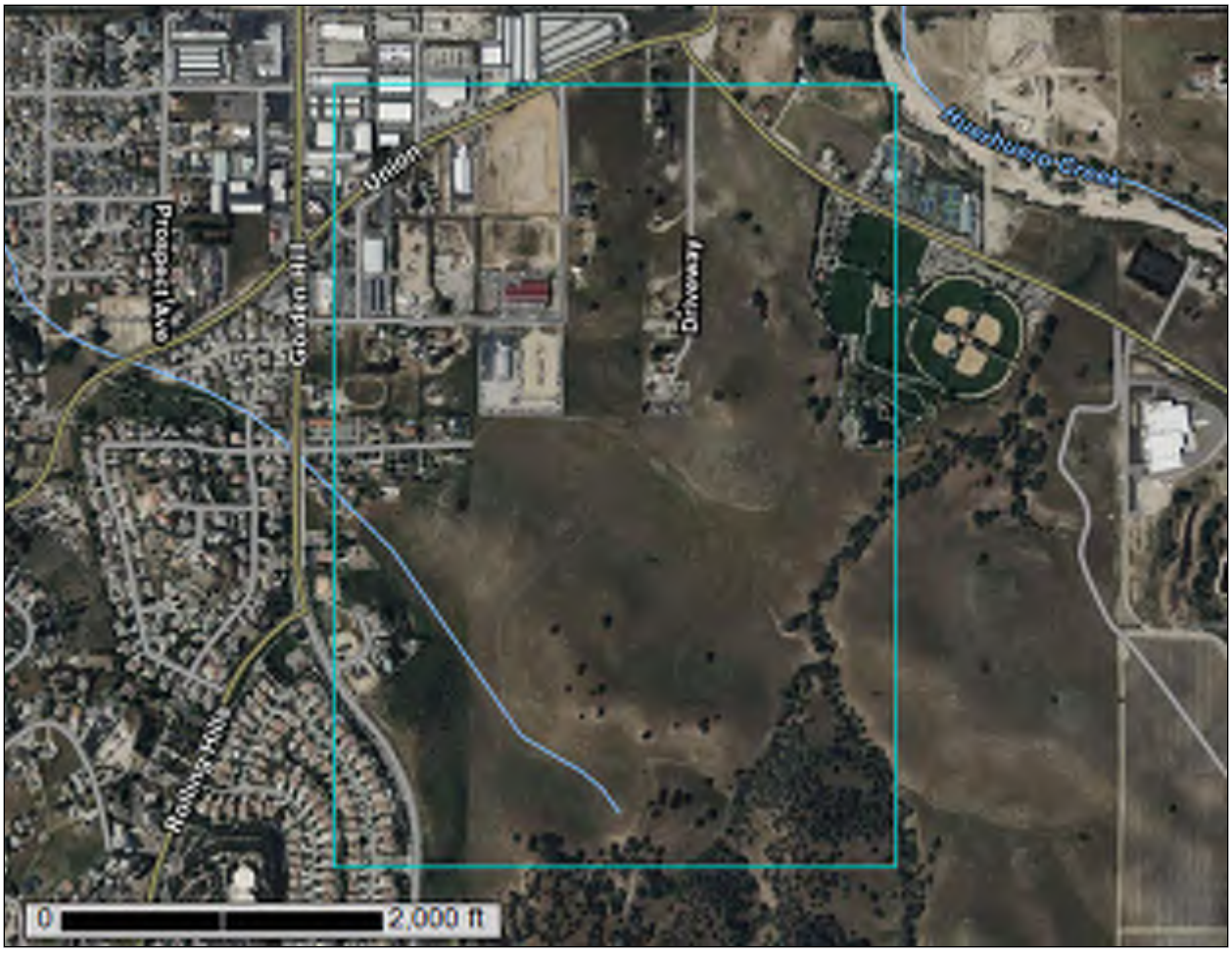
United States Department of Agriculture

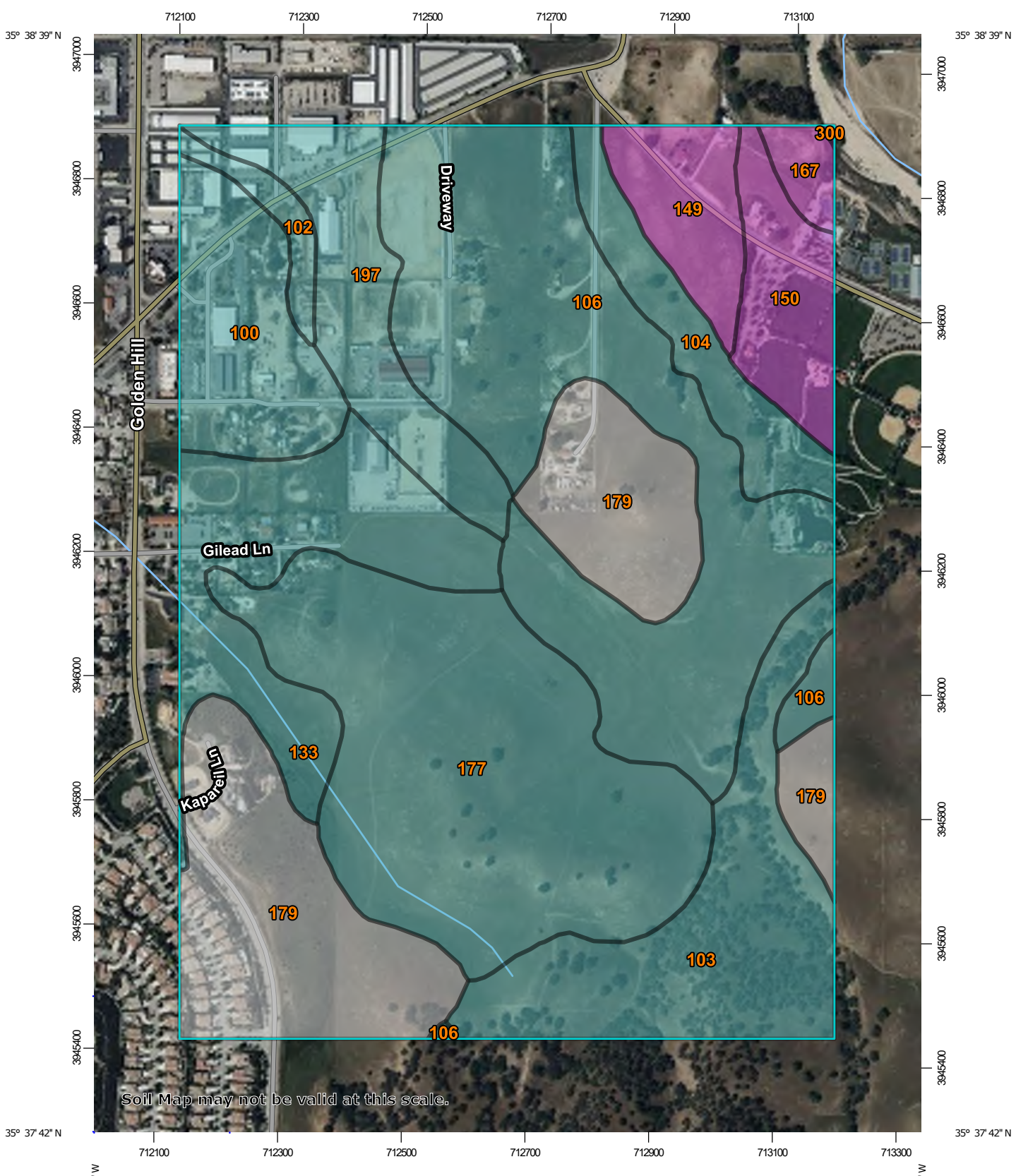
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for San Luis Obispo County, California, Paso Robles Area





Map Scale: 1:8,620 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Luis Obispo County, California, Paso Robles Area
Survey Area Data: Version 16, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 12, 2022—Apr 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
100	Arbuckle fine sandy loam, 0 to 2 percent slopes	C	22.6	5.9%
102	Arbuckle-Positas complex, 9 to 15 percent slopes	C	4.2	1.1%
103	Arbuckle-Positas complex, 15 to 30 percent slopes	C	39.1	10.1%
104	Arbuckle-Positas complex, 30 to 50 percent slopes	C	14.3	3.7%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	C	82.1	21.3%
133	Cropley clay, 2 to 9 percent slopes, MLRA 14	C	33.8	8.8%
149	Hanford and Greenfield gravelly sandy loams, 0 to 2 percent slopes	A	12.5	3.2%
150	Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes	A	14.2	3.7%
167	Metz-Tujunga complex, occasionally flooded, 0 to 5 percent slopes	A	3.5	0.9%
177	Nacimiento-Ayar complex, 9 to 30 percent slopes	C	76.2	19.7%
179	Nacimiento-Los Osos complex, 9 to 30 percent slopes		60.4	15.6%
197	San Ysidro loam, 0 to 2 percent slopes, MLRA 14	C	23.0	6.0%
300	Corducci and Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14	A	0.1	0.0%
Totals for Area of Interest			**386.2**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

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United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

sustain a minimum infiltration rate of 5 inches per hour throughout the life of the project and must maximize runoff retention and pollutant removal. A mixture of sand (60%-70%) meeting the specifications of ASTM C33 and compost (30%-40%) may be used. An alternative planting medium may be utilized if it is demonstrated to be equal or more effective at attenuating pollutants than the specified planting medium mixture.

- Proper plant selection as provided by the Central Coast LID Initiative.
- Subsurface drainage/storage (gravel) layer with an area equal to the biofiltration treatment system surface area and having a minimum depth of 12 inches.
- Underdrain with discharge elevation at top of gravel layer.
- No compaction of soils beneath the biofiltration facility.
- No liners or other barriers interfering with infiltration (excepting conditions were lateral infiltration is not feasible).

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Non-Retention Based Treatment Systems:
Stormwater Control Measures that collectively achieve at least one of the following hydraulic sizing criteria for non-retention based treatment systems:

- Volume Design Basis: Treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event (0.80 inches).
- Flow Design Basis: Treat the flow of runoff produced by a rain event equal to at least 0.2 inches per hour intensity.

(5) Performance Requirement No. 3: Runoff Retention

Projects that create and/or replace greater than or equal to 15,000 square feet of impervious surface are required to meet runoff retention performance requirements using Low Impact Development Standards. See Stormwater Technical Guide.

Prevent off-site discharge from events up to the 95th percentile 24-hour rainfall event (1.45 inches). Retention is to be achieved by optimizing infiltration. Project design shall be founded in Low Impact Development principles. Site opportunities and constraints shall be identified and a site assessment shall include:

- Topography, structures, utilities, easements
- Hydrologic features including natural areas, wetlands, watercourses, seeps, or springs.
- Depth to seasonal high groundwater
- Locations of wells
- Depth to impervious bedrock
- Presence of unique geology

- Geotechnical hazards
- Soil and/or groundwater contamination
- Soil types and hydrologic soil groups
- Vegetative cover/trees
- Run-on characteristics (estimate off-site runoff discharging to the project area)
- Existing drainage infrastructure
- Zoning, setbacks and open space requirements
- Define the development envelope and protected areas, identifying areas that are most suitable for development and areas to be left undisturbed.
- Conserve natural areas including existing trees, vegetation and soils
- Limit the overall impervious footprint of the project
- Set back development from creeks, wetlands and riparian habitats
- When runoff reduction measures and natural landscape areas have been maximized to the extent feasible storm water control measures shall be used to comply with performance requirements. Storm water control measures associated with small-scale, decentralized facilities designed to infiltrate, evapotranspirate, filter, or capture storm water shall be optimized. Refer to the City's technical guidelines for sizing of storm water retention facilities.

(6) Performance Requirement No. 4: Peak Management

All projects that create and/or replace greater than or equal to 22,500 square feet of impervious surface in Watershed Management Zone 1 shall manage peak stormwater runoff as required below as well as meeting Water Quality and Runoff Retention requirements.

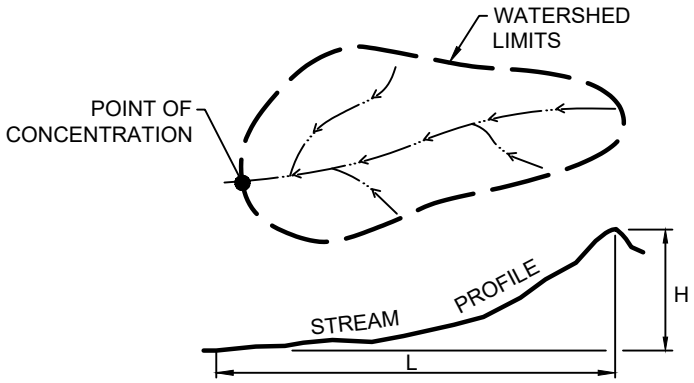
Post-development peak flows, discharged from the site, shall not exceed pre-project peak flows for the 2 through 10-year storm events.

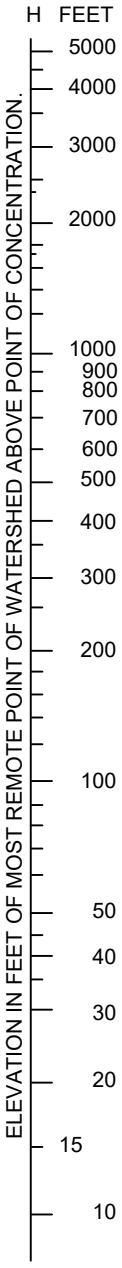
A Stormwater Control shall be provided in conformance with the Stormwater Technical Guide on File with the Stormwater Control Manager in the Department of Public Works.

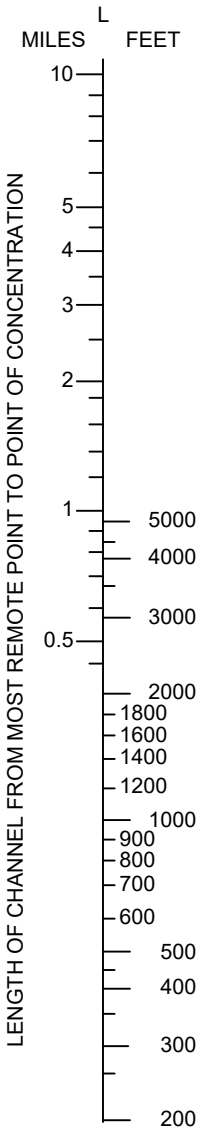
(7) Operation and Maintenance for Structural Stormwater Control Measures

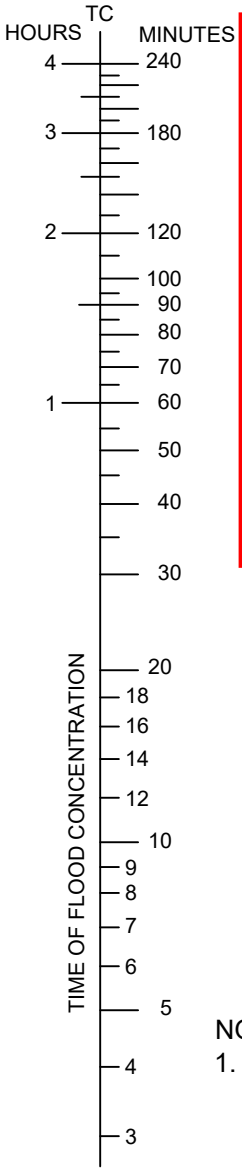
The design of all structural stormwater control measures must be accompanied by an operation and maintenance (O and M) plan. Minimum requirements for the O and M plan are described in the City's Technical Guide.

Prior to project acceptance or occupancy, verification of on-going maintenance of structural stormwater control measures must be established by legal binding agreements.









EQUATIONS FOR ESTIMATED "TIME OF CONCENTRATION"

$$Tc = \left(\frac{11.9L^3}{H}\right)^{0.385}$$

LEGEND:
Tc = TIME OF CONCENTRATION IN HOURS.
L = LENGTH OF CHANNEL IN MILES.
H = DIFFERENCE IN ELEVATION BETWEEN MOST REMOTE POINT AND THE POINT OF CONCENTRATION IN FEET.

NOTES:
1. THIS NOMOGRAPH IS LIMITED TO WATERSHED AREAS OF 200 ACRES OR LESS. FOR LARGER WATERSHEDS REFER TO THE DESIGN STANDARDS.

REF: P.Z. KIRPICH, CIVIL ENGINEERING, Vol. 10, No. 6, JUNE 1940, p. 362
FOR WATERSHEDS LESS THAN 200 ACRES

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

HYDROLOGY
TIME OF CONCENTRATION

Issued: August 2022	Scale: NTS
Revised:	Revision No:
Drawing No:	H-2

NOAA Atlas 14, Volume 6, Version 2
Location name: Paso Robles, California, USA*
Latitude: 35.6395°, Longitude: -120.6521°
Elevation: 825.91 ft**
* source: ESRI Maps
** source: USGS

FROM
NOAA ATLAS 14,
VOLUME 6, VERSION 2
FOR PASO ROBLES, CA

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.108 (0.092-0.129)	0.142 (0.120-0.169)	0.187 (0.158-0.224)	0.226 (0.189-0.272)	0.280 (0.225-0.350)	0.323 (0.254-0.414)	0.368 (0.282-0.485)	0.416 (0.309-0.566)	0.484 (0.343-0.689)	0.538 (0.367-0.797)
10-min	0.155 (0.132-0.184)	0.203 (0.172-0.242)	0.269 (0.227-0.321)	0.323 (0.271-0.390)	0.401 (0.323-0.502)	0.462 (0.364-0.593)	0.527 (0.404-0.695)	0.596 (0.442-0.811)	0.693 (0.491-0.988)	0.771 (0.526-1.14)
15-min	0.187 (0.159-0.223)	0.246 (0.208-0.293)	0.325 (0.274-0.388)	0.391 (0.327-0.472)	0.485 (0.391-0.607)	0.559 (0.440-0.718)	0.638 (0.488-0.841)	0.721 (0.535-0.981)	0.838 (0.594-1.20)	0.933 (0.636-1.38)
30-min	0.262 (0.223-0.312)	0.344 (0.292-0.410)	0.454 (0.384-0.543)	0.547 (0.458-0.660)	0.678 (0.547-0.850)	0.783 (0.616-1.00)	0.892 (0.684-1.18)	1.01 (0.749-1.37)	1.17 (0.831-1.67)	1.31 (0.890-1.93)
60-min	0.384 (0.326-0.457)	0.504 (0.427-0.600)	0.666 (0.563-0.796)	0.802 (0.672-0.968)	0.994 (0.801-1.24)	1.15 (0.903-1.47)	1.31 (1.00-1.72)	1.48 (1.10-2.01)	1.72 (1.22-2.45)	1.91 (1.30-2.83)
2-hr	0.570 (0.484-0.678)	0.727 (0.616-0.866)	0.942 (0.796-1.13)	1.13 (0.942-1.36)	1.39 (1.12-1.74)	1.60 (1.26-2.05)	1.82 (1.40-2.40)	2.06 (1.53-2.80)	2.40 (1.70-3.42)	2.68 (1.83-3.96)
3-hr	0.705 (0.598-0.839)	0.897 (0.760-1.07)	1.16 (0.980-1.39)	1.38 (1.16-1.67)	1.70 (1.37-2.13)	1.96 (1.54-2.52)	2.24 (1.71-2.95)	2.53 (1.88-3.44)	2.95 (2.09-4.20)	3.29 (2.24-4.87)
6-hr	0.985 (0.836-1.17)	1.27 (1.08-1.51)	1.66 (1.40-1.98)	1.98 (1.66-2.39)	2.45 (1.97-3.07)	2.82 (2.22-3.62)	3.21 (2.46-4.23)	3.63 (2.69-4.94)	4.22 (2.99-6.01)	4.69 (3.20-6.95)
12-hr	1.22 (1.04-1.45)	1.68 (1.43-2.00)	2.29 (1.94-2.74)	2.79 (2.34-3.36)	3.47 (2.80-4.35)	4.00 (3.15-5.13)	4.54 (3.48-5.99)	5.10 (3.79-6.94)	5.86 (4.16-8.36)	6.46 (4.41-9.57)
24-hr	1.46 (1.32-1.65)	2.14 (1.93-2.42)	3.03 (2.72-3.43)	3.74 (3.34-4.28)	4.70 (4.05-5.56)	5.42 (4.58-6.56)	6.16 (5.06-7.63)	6.90 (5.52-8.80)	7.90 (6.06-10.5)	8.67 (6.41-12.0)
2-day	1.85 (1.67-2.09)	2.66 (2.40-3.01)	3.74 (3.37-4.24)	4.63 (4.13-5.30)	5.85 (5.05-6.93)	6.80 (5.74-8.23)	7.78 (6.40-9.65)	8.80 (7.04-11.2)	10.2 (7.81-13.6)	11.3 (8.35-15.6)
3-day	2.11 (1.91-2.39)	2.98 (2.69-3.37)	4.16 (3.75-4.72)	5.15 (4.60-5.89)	6.54 (5.63-7.73)	7.63 (6.44-9.23)	8.77 (7.22-10.9)	9.98 (7.98-12.7)	11.7 (8.94-15.5)	13.0 (9.63-18.0)
4-day	2.31 (2.09-2.61)	3.22 (2.91-3.64)	4.47 (4.02-5.07)	5.53 (4.93-6.32)	7.02 (6.05-8.30)	8.21 (6.93-9.93)	9.46 (7.79-11.7)	10.8 (8.64-13.8)	12.7 (9.72-16.9)	14.2 (10.5-19.6)
7-day	2.78 (2.51-3.14)	3.78 (3.42-4.28)	5.17 (4.65-5.86)	6.35 (5.67-7.26)	8.04 (6.93-9.51)	9.40 (7.93-11.4)	10.8 (8.92-13.4)	12.4 (9.91-15.8)	14.6 (11.2-19.4)	16.4 (12.1-22.6)
10-day	3.14 (2.84-3.55)	4.22 (3.81-4.77)	5.72 (5.14-6.48)	7.00 (6.24-8.00)	8.84 (7.62-10.5)	10.3 (8.72-12.5)	11.9 (9.80-14.8)	13.6 (10.9-17.4)	16.1 (12.3-21.4)	18.1 (13.4-24.9)
20-day	3.90 (3.52-4.40)	5.20 (4.69-5.88)	7.02 (6.32-7.96)	8.59 (7.67-9.83)	10.9 (9.36-12.8)	12.7 (10.7-15.4)	14.7 (12.1-18.2)	16.8 (13.4-21.4)	19.8 (15.2-26.4)	22.3 (16.5-30.8)
30-day	4.63 (4.19-5.23)	6.20 (5.59-7.01)	8.38 (7.54-9.51)	10.3 (9.16-11.7)	13.0 (11.2-15.4)	15.2 (12.8-18.3)	17.5 (14.4-21.7)	20.1 (16.0-25.6)	23.7 (18.1-31.5)	26.6 (19.7-36.7)
45-day	5.54 (5.00-6.25)	7.43 (6.71-8.41)	10.1 (9.06-11.4)	12.3 (11.0-14.1)	15.6 (13.4-18.4)	18.2 (15.4-22.0)	21.0 (17.3-26.1)	24.0 (19.2-30.6)	28.3 (21.7-37.7)	31.8 (23.5-43.8)
60-day	6.46 (5.84-7.30)	8.70 (7.85-9.83)	11.8 (10.6-13.4)	14.4 (12.9-16.5)	18.2 (15.7-21.5)	21.2 (17.9-25.7)	24.5 (20.1-30.3)	27.9 (22.3-35.6)	32.8 (25.1-43.7)	36.8 (27.2-50.7)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

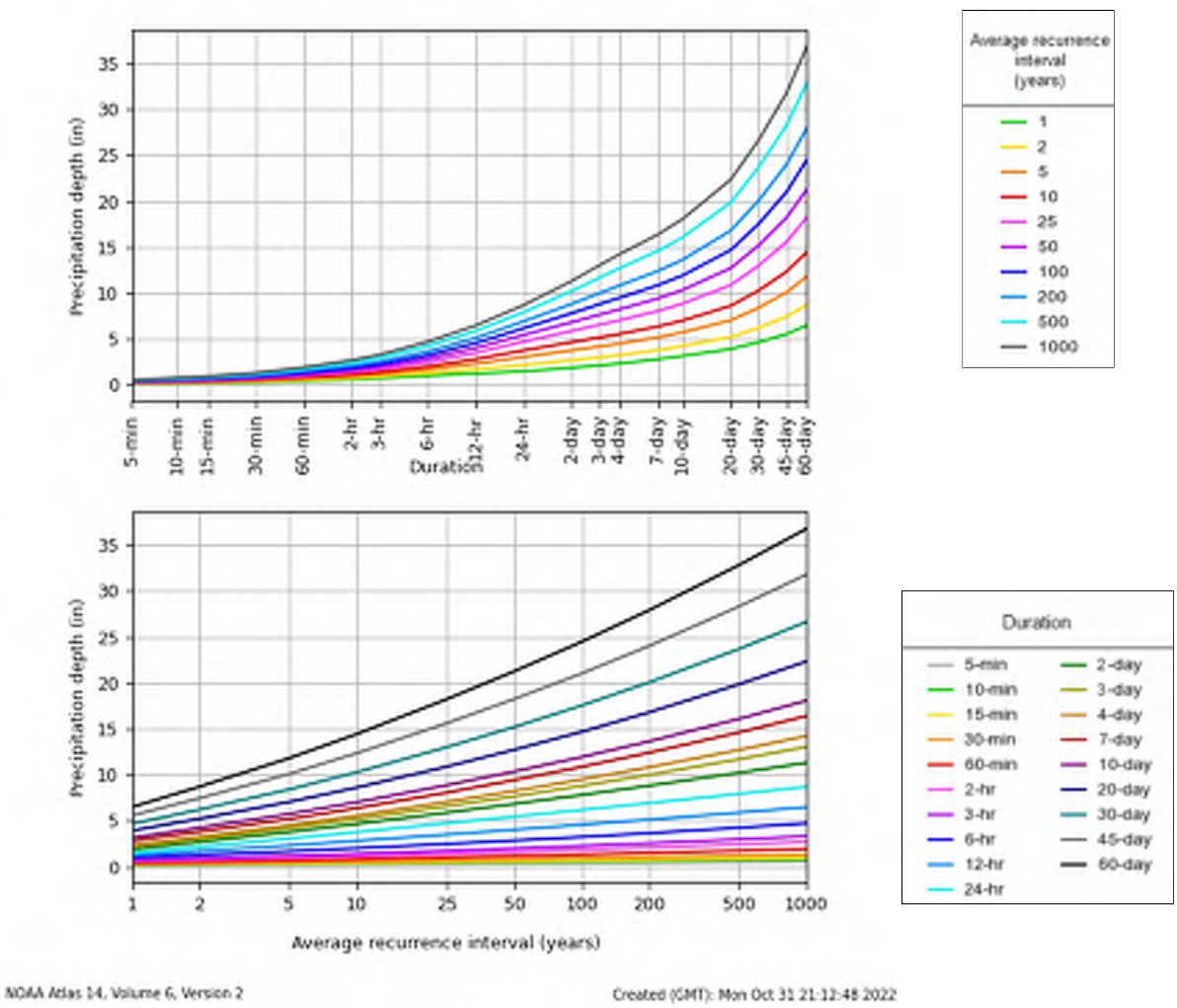
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

FROM
NOAA ATLAS 14, VOLUME 6,
VERSION 2 FOR PASO ROBLES, CA



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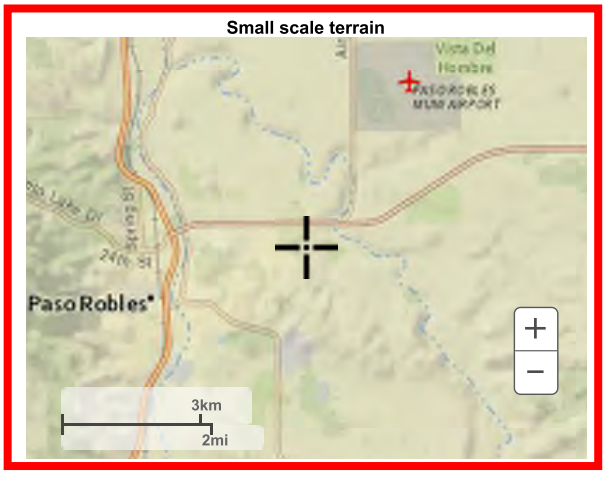
Maps & aerials

Small scale terrain

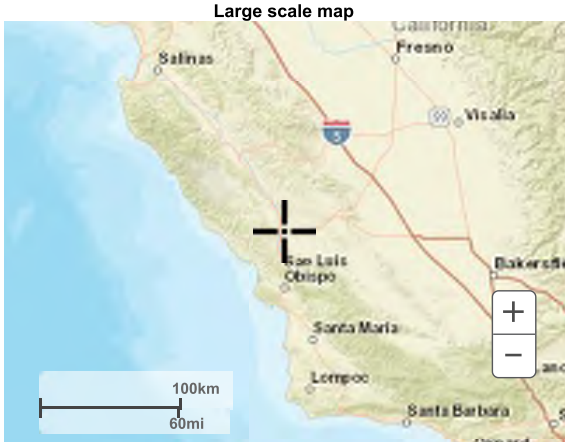


Large scale terrain

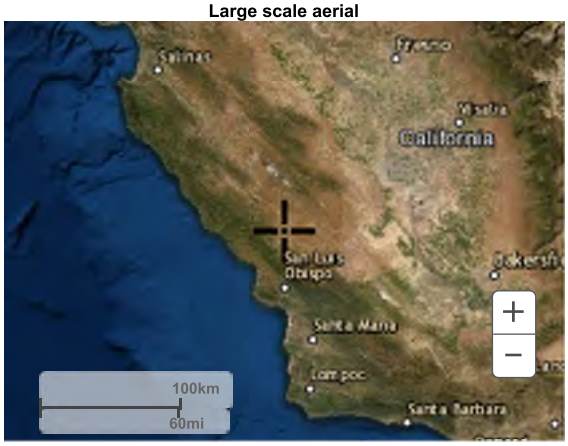
FROM
NOAA ATLAS 14,
VOLUME 6, VERSION 2
FOR PASO ROBLES, CA



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX C
Preliminary Drainage Design Calculations

Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 2/16/2022
By: ZKP
Overall Hydrologic Calculations - SBUH method in HydroCAD

Rainfall Event Data			Antecedent Moisture Condition
95th	1.45	inches	1
2 YR	2.14	inches	2
10 YR	3.74	inches	2
25 YR	4.70	inches	2
50 YR	5.42	inches	2
100 YR	6.16	inches	2
** See NOAA Atlas 14 Rainfall data (24-hr storm duration)*			*Antecedent Moisture Condition (AMC) utilized in HydroCAD.*

Pre- vs. Post-Development Peak Flow Summary - OUTLETS

Outlet Location	Pre-Dev. Total Area (ac)	Post-Dev. Total Area (ac)	Storm	Pre-Developed Flow, Q (cfs)	Post-Developed Flow, Q (cfs)	Drainage Notes	Proposed Structural Control Measures (SCM)
Outlet A	64.43	64.46	95th	-	-	A bypass culvert is proposed to intercept offsite run-on from the south (**EX1 offsite**) and convey it to Outlet A following historic drainage patterns.	Roadside bioretention swales, StormTech Chamber: (A =257' x 52')
			2 YR	32.51	31.75		
			10 YR	61.76	59.90		
			25 YR	72.83	71.33		
			50 YR	85.55	83.41		
			100 YR	93.67	90.48		
Outlet B	2.82	2.80	95th	Data Unknown	-	Pre-developed data referenced from Daniels Commercial drainage report by Roberts Eng. (2019, 2020)	Roadside bioretention swales, StormTech Chamber: (B1 = 78' x 88') (B2 = 178' x 23')
			2 YR	1.02	0.04		
			10 YR	2.11	0.59		
			25 YR	2.46	1.65		
			50 YR	2.97	2.53		
			100 YR	3.54	3.42		
Onsite Runoff (C)	0.80	0.27	95th	0.01	0.03	Designed onsite runoff to north along Ardmore Road following historic drainage patterns	Roadside bioretention swale
			2 YR	0.15	0.07		
			10 YR	0.74	0.12		
			25 YR	1.17	0.15		
			50 YR	1.52	0.18		
			100 YR	1.89	0.20		
Outlet D	3.27	3.79	95th	-	-		Detention Basin with metered SD outlet. Underground bioretention trench along basin bottom
			2 YR	0.56	-		
			10 YR	2.94	0.54		
			25 YR	4.70	1.37		
			50 YR	6.11	3.36		
			100 YR	7.62	6.81		
Drainage Area Subtotal	71.33	71.33					

Pre- vs. Post-Development Peak Flow Summary - OVERALL PROJECT SITE

Project Site	Pre-Dev. Total Area (ac)	Post-Dev. Total Area (ac)	Storm	Pre-Developed Flow, Q (cfs)	Post-Developed Flow, Q (cfs)
Ardmore Industrial	14.06	14.06	95th	0.01	0.03
			2 YR	2.97	0.59
			10 YR	12.23	5.83
			25 YR	18.62	11.96
			50 YR	23.99	17.32
			100 YR	29.75	23.94

Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 2/16/2022
By: ZKP
Overall Hydrologic Calculations - SBUH method in HydroCAD

Existing/ Pre-developed Hydrology - Land Use Data & Peak Flow								
WSHD	Outlet Location	Total Area (sf)	Total Area (ac)	Weighted CN	Land Type Description	Time of Conc. (min)	Storm	Flow, Q (cfs)
EX1 (offsite)	**Outlet A** (Exist. double 24" SD pipes)	2,494,621	57.27	See Offsite Hydrology Calculations (Rational Method)	*OFFSITE RUN-ON* Undeveloped. Rural grassland/ open space, few trees	11.04		
							2 YR	31.27
							10 YR	55.32
							25 YR	62.54
							50 YR	72.16
							100 YR	76.97
EX1 (onsite)		312,111	7.17	74	*ONSITE* Undeveloped. Rural grassland/ open space with few trees	6.00	95th	-
							2 YR	1.24
							10 YR	6.44
							25 YR	10.29
							50 YR	13.39
							100 YR	16.70
EX2	**Outlet B** (Exist 12" culvert)	122,877	2.82	(Data referenced from 2019 Daniels Commercial drainage report by Roberts Engineering - see "Tate Property/ Offsite flow from east" calculations)			95th	Data Unknown
							2 YR	1.02
							10 YR	2.11
							25 YR	2.46
							50 YR	2.97
							100 YR	3.54
EX3	**Outlet D** (Surface runoff/ sheet flow to northwest)	142,459	3.27	74	Undeveloped. Rural grassland/ agricultural with few trees	6.00	95th	-
							2 YR	0.56
							10 YR	2.94
							25 YR	4.70
							50 YR	6.11
							100 YR	7.62
EX4	**Onsite Runoff (C)** (Sheet flow runoff to north along Ardmore Rd)	34,918	0.80	74	Mostly undeveloped (single ag structure). Rural grassland/ agricultural, few	6.00	95th	0.01
							2 YR	0.15
							10 YR	0.74
							25 YR	1.17
							50 YR	1.52
							100 YR	1.89
Subtotal		3,106,984	71.33					
** Calculated time of concentrations values were found to be less than the minimum 6-minute standard set by the City of Paso Robles Standards.*								

Proposed/ Post-developed Hydrology - Land Use Data & Peak Flow								
DMA	Outlet Location	Total Area (sf)	Total Area (ac)	Weighted CN	Land Type Description	Time of Conc. (min)	Storm	Flow, Q (cfs)
A	**Outlet A** (Exist. double 24" SD pipes)	313,474	7.20	95	Developed	6.00	95th	-
							2 YR	0.48
							10 YR	4.58
							25 YR	8.79
							50 YR	11.25
							100 YR	13.51
B1 + B2	**Outlet B** (Prop. curb inlet at exist 12" culvert)	121,873	2.80	95	Developed	6.00	95th	-
							2 YR	0.04
							10 YR	0.59
							25 YR	1.65
							50 YR	2.53
							100 YR	3.42
C	**Onsite Runoff (C)** (Sheet flow runoff to north along Ardmore Rd)	11,941	0.27	98	Developed	6.00	95th	0.03
							2 YR	0.07
							10 YR	0.12
							25 YR	0.15
							50 YR	0.18
							100 YR	0.20
D	**Outlet D** (Prop. basin outlet with metered flow to northwest)	165,076	3.79	95	Developed	6.00	95th	-
							2 YR	-
							10 YR	0.54
							25 YR	1.37
							50 YR	3.36
							100 YR	6.81
Subtotal		612,363	14.06					
** Calculated time of concentrations values were found to be less than the minimum 6-minute standard set by the City of Paso Robles Standards.*								
*** DMA C storm drain system has been designed to over-retain and detain stormwater to account for DMA E onsite stormwater runoff.*								

Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 2/16/2022
By: ZKP
Offsite Hydrologic Calculations - Rational method

Rainfall Event Data		
2 YR	1.30	in/ hr
10 YR	2.30	in/ hr
25 YR	2.60	in/ hr
50 YR	3.00	in/ hr
100 YR	3.20	in/ hr
** See 2022 County of San Luis Obispo Public Improvement Standards H-4, Table 2*		

Existing/ Pre-developed Offsite Hydrology Conditions									
DMA	Outlet Location	Total Area (sf)	Total Area (ac)	C	Land Type Description	Time of Conc. (min)	Storm	Intensity, I (in/hr)	Flow, Q (cfs)
EX1 (offsite)	**Outlet A** (Exist. double 24" SD pipes)	2,494,621	57.27	0.42	*OFFSITE RUN-ON* Undeveloped. Rural grassland/ open space, few trees	11.04			
							2 YR	1.30	31.27
							10 YR	2.30	55.32
							25 YR	2.60	62.54
							50 YR	3.00	72.16
							100 YR	3.20	76.97
Subtotal		2,494,621	57.27						

** Calculated time of concentrations values were found to be less than the minimum 10-minute standard set by the 2022 County of San Luis Obispo Public Improvements Standards*

EX1 (offsite)					
Land Type	**Area**		**C-Value**		
Rural grass/ ag	2,494,621	SF	0.42	Undeveloped	
		ΣCA	1,047,741		
		Total DMA Area	2,494,621	57.27	ac
		Weighted C-Value	0.42		

Undeveloped Area C-Value (SLO County detail H-3a)			
	Description	**C-value**	
Rural/ Ag Land	Relief	0.20	Relatively flat land, with average slopes 0-5%
	Soil Infiltration	0.08	Slow to take up water, clay or shallow loam soils
	Vegetal Cover	0.06	Good to excellent - 90% or more area is good grassland or equiv. cover
	Surface Storage	0.08	Low - well defined system of small drainage ways with no ponds or marshes
	Total	0.42	

Project: 751-005 Ardmore
Date: 2/14/2022
By: ZKP
Existing/ Pre-developed Watershed Land Use
(For HydroCAD model use)

Existing/ Pre-developed Site Summary (excludes EX1 offsite)			
Land Type	**Total Area (sf)**	**Total Area (ac)**	**% of Total Area**
Impervious (Imp)	3,223	0.07	0.5%
Pervious (P)	609,141	13.98	99.5%
Total Area	612,364	14.06	100.0%

SF to Acre
43,560

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX1 (offsite)	2,494,621	P	100%	2,494,621	57.27	Exist Outlet A
		Imp	0%	-	-	
Subtotal	2,494,621	P	100%	2,494,621	57.27	
		Imp	0%	-	-	
		✓	100%	2,494,621	57.27	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX1 (onsite)	312,111	P	100%	312,111	7.17	Exist Outlet A
		Imp	0%	-	-	
Subtotal	312,111	P	100%	312,111	7.17	
		Imp	0%	-	-	
		✓	100%	312,111	7.17	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX2	122,877	P	98%	120,160	2.76	Exist Outlet B
		Imp	2%	2,717	0.06	
Subtotal	122,877	P	98%	120,160	2.76	
		Imp	2%	2,717	0.06	
		✓	100%	122,877	2.82	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX3	142,459	P	100%	142,459	3.27	Surface runoff to northeast
		Imp	0%	-	-	
Subtotal	142,459	P	100%	142,459	3.27	
		Imp	0%	-	-	
		✓	100%	142,459	3.27	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX4	34,918	P	99%	34,412	0.79	Exist Outlet B
		Imp	1%	506	0.01	
Subtotal	34,918	P	99%	34,412	0.79	
		Imp	1%	506	0.01	
		✓	100%	34,918	0.80	

Existing Watershed Area	**3,106,984**	**71.33**

Project: 751-005 Ardmore
Date: 2/14/2022
By: ZKP
Proposed/ Post-developed DMA Land Use
(For HydroCAD model use)

Proposed/ Post-developed Site Summary			
Land Type	**Total Area (sf)**	**Total Area (ac)**	**% of Total Area**
Impervious (Imp)	501,730	11.52	81.9%
Pervious (P)	110,633	2.54	18.1%
Total Area	612,363	14.06	100.0%

SF to Acre
43,560

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
A1	264,589	P	14%	37,042	0.85	StormTech Chambers, Outlet A
		Imp	86%	227,546	5.22	
A2	48,885	P	14%	6,844	0.16	Roadside Bioswale, Outlet A
		Imp	86%	42,041	0.97	
Subtotal (A)	313,474	P	14%	43,886	1.01	
		Imp	86%	269,587	6.19	
		✓	100%	313,474	7.20	
B1a	59,221	P	24%	15,178	0.35	StormTech Chambers, Outlet B
		Imp	76%	44,042	1.01	
B1b	10,365	P	24%	1,256	0.03	Roadside Bioswale, Outlet B
		Imp	76%	9,109	0.21	
Subtotal (B)	69,586	P	24%	16,434	0.38	
		Imp	76%	53,151	1.22	
		✓	100%	69,586	1.60	
B2a	52,287	P	24%	4,163	0.10	StormTech Chambers, Outlet B
		Imp	76%	48,124	1.10	
Subtotal (B)	52,287	P	24%	4,163	0.10	
		Imp	76%	48,124	1.10	
		✓	100%	52,287	1.20	
C1	9,720	P	10%	2,633	0.06	Roadside Bioswale, Run-off to the north
		Imp	90%	7,087	0.16	
C2	2,221	P	10%	-	-	Onsite run-off to the north
		Imp	90%	2,221	0.05	
Subtotal (C)	11,941	P	10%	2,633	0.06	
		Imp	90%	9,308	0.21	
		✓	100%	11,941	0.27	
D1	165,076	P	26%	43,517	1.00	Basin w/ Bioretention, Outlet D
		Imp	74%	121,559	2.79	
Subtotal (D)	165,076	P	26%	43,517	1.00	
		Imp	74%	121,559	2.79	
		✓	100%	165,076	3.79	

Total Project Area	**612,363**	**14.06**

Project: 751-005 Ardmore
Date: 2/16/2022
By: ZKP
Time of Concentration calculations

References:
2022 County of San Luis Obispo Public Improvement Standard H-2

		Existing Conditions				City of Paso Robles min. tc (min)
Watershed	**Outlet**	L (Mile)	H (ft)	tc (hr)	tc (min)	
EX1 (offsite)	Outlet A (Exist. double 24" SD pipes)	0.54	152	0.18	11.04	6.00
EX1 (onsite)		0.11	19	0.07	4.06	6.00
EX2	Outlet B (Exist 12" culvert)	(Data referenced from 2019 Daniels Commercial drainage report by Roberts Engineering)				
EX3	Outlet D (Surface runoff/ sheet flow to northwest)	0.11	19	0.06	3.89	6.00
EX4	Onsite Runoff (C) (Sheet flow runoff to north along Ardmore Rd)	0.05	6	0.05	2.74	6.00

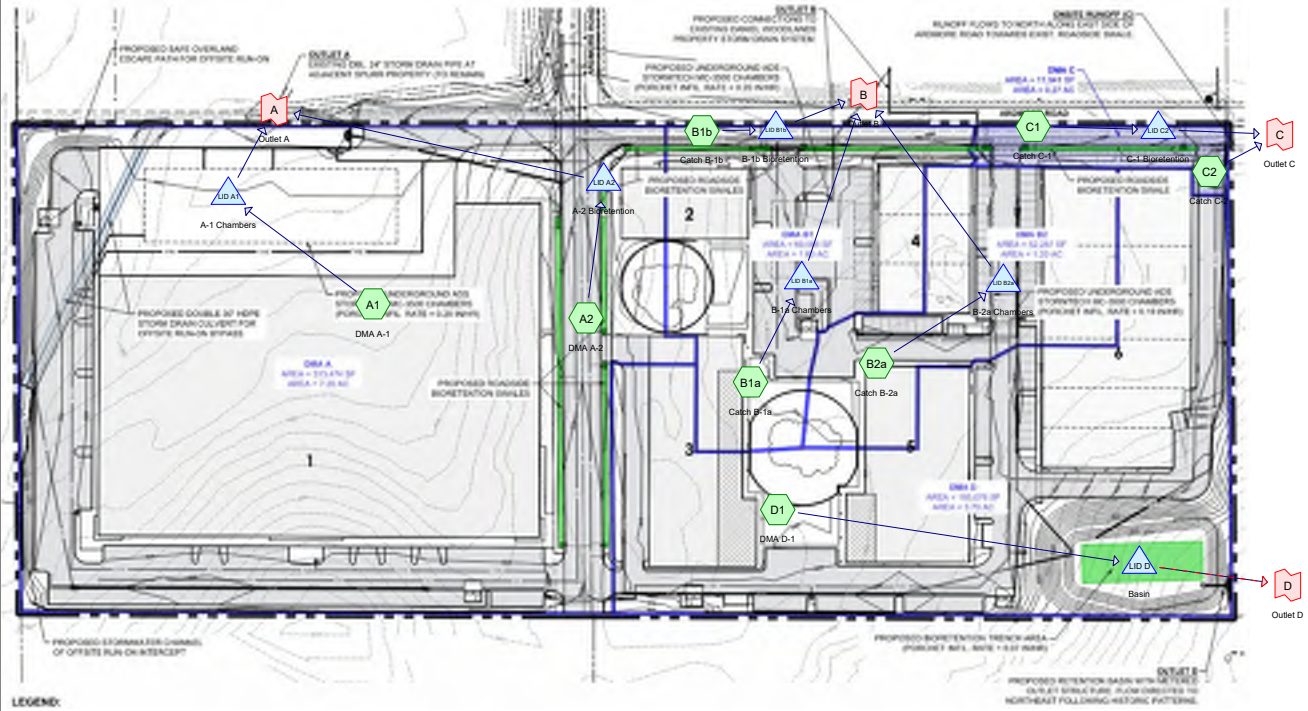
		Proposed Conditions				City of Paso Robles min. tc (min)
DMA	**Outlet**	L (MI)	H	tc (hr)	tc (min)	
A	Exist. Dbl. 24" SD pipes	0.11	13.0	0.08	4.77	6.00
B	Proposed Curb Inlet	0.06	3.9	0.06	3.77	6.00
C	Onsite Runoff	0.09	4.7	0.09	5.49	6.00
D	Basin Outlet	0.13	15.0	0.08	4.97	6.00

EQUATIONS FOR ESTIMATED "TIME OF CONCENTRATION"

$$Tc = \left(\frac{11.9L^3}{H}\right)^{0.385}$$

LEGEND:
Tc = TIME OF CONCENTRATION IN HOURS.
L = LENGTH OF CHANNEL IN MILES.
H = DIFFERENCE IN ELEVATION BETWEEN MOST REMOTE POINT AND THE POINT OF CONCENTRATION IN FEET.

PROPOSED ROUTING DIAGRAM



Subcat Reach Pond Link

Routing Diagram for 2022_Ardmore
Prepared by Wallace Group, Printed 2/17/2023
HydroCAD® 10.20-2f s/n 05444 © 2022 HydroCAD Software Solutions LLC

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	Type I 24-hr		Default	24.00	1	2.14	2
2	10-YR	Type I 24-hr		Default	24.00	1	3.74	2
3	_95th	Type I 24-hr		Default	24.00	1	1.45	1

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
8.728	98	Impervious, HSG C (A1, A2, B1a, B1b, B2a, C1, C2)
2.540	79	Landscaped, 50-75% Grass cover, Fair, HSG C (A1, A2, B1a, B1b, B2a, C1, D1)
2.791	98	Paved parking, HSG C (D1)
14.058	**95**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
14.058	HSG C	A1, A2, B1a, B1b, B2a, C1, C2, D1
0.000	HSG D	
0.000	Other	
14.058		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatc Numbe
0.000	0.000	8.728	0.000	0.000	8.728	Impervious	
0.000	0.000	2.540	0.000	0.000	2.540	Landscaped, 50-75% Grass cover, Fair	
0.000	0.000	2.791	0.000	0.000	2.791	Paved parking	
0.000	**0.000**	**14.058**	**0.000**	**0.000**	**14.058**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	LID A1	819.00	818.50	35.0	0.0143	0.012	0.0	18.0	0.0
2	LID B1a	822.63	822.50	50.0	0.0026	0.012	0.0	18.0	0.0
3	LID B2a	822.19	821.89	30.0	0.0100	0.012	0.0	18.0	0.0

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: DMA A-1 Runoff Area=264,589 sf 86.00% Impervious Runoff Depth=1.73"
Tc=6.0 min CN=79/98 Runoff=7.21 cfs 0.876 af

Subcatchment A2: DMA A-2 Runoff Area=48,885 sf 86.00% Impervious Runoff Depth=1.73"
Tc=6.0 min CN=79/98 Runoff=1.33 cfs 0.162 af

Subcatchment B1a: Catch B-1a Runoff Area=59,221 sf 74.37% Impervious Runoff Depth=1.58"
Tc=6.0 min CN=79/98 Runoff=1.46 cfs 0.179 af

Subcatchment B1b: Catch B-1b Runoff Area=10,365 sf 87.88% Impervious Runoff Depth=1.75"
Tc=6.0 min CN=79/98 Runoff=0.29 cfs 0.035 af

Subcatchment B2a: Catch B-2a Runoff Area=52,287 sf 92.04% Impervious Runoff Depth=1.81"
Tc=6.0 min CN=79/98 Runoff=1.50 cfs 0.181 af

Subcatchment C1: Catch C-1 Runoff Area=9,720 sf 72.91% Impervious Runoff Depth=1.56"
Tc=6.0 min CN=79/98 Runoff=0.24 cfs 0.029 af

Subcatchment C2: Catch C-2 Runoff Area=2,221 sf 100.00% Impervious Runoff Depth=1.91"
Tc=6.0 min CN=0/98 Runoff=0.07 cfs 0.008 af

Subcatchment D1: DMA D-1 Runoff Area=165,076 sf 73.64% Impervious Runoff Depth=1.57"
Tc=6.0 min CN=79/98 Runoff=4.03 cfs 0.495 af

Pond LID A1: A-1 Chambers Peak Elev=819.30' Storage=0.487 af Inflow=7.21 cfs 0.876 af
Discarded=0.06 cfs 0.350 af Primary=0.48 cfs 0.330 af Outflow=0.54 cfs 0.680 af

Pond LID A2: A-2 Bioretention Peak Elev=824.08' Storage=1,618 cf Inflow=1.33 cfs 0.162 af
Discarded=0.27 cfs 0.162 af Primary=0.00 cfs 0.000 af Outflow=0.27 cfs 0.162 af

Pond LID B1a: B-1a Chambers Peak Elev=821.36' Storage=0.153 af Inflow=1.46 cfs 0.179 af
Discarded=0.02 cfs 0.088 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.088 af

Pond LID B1b: B-1b Bioretention Peak Elev=822.64' Storage=389 cf Inflow=0.29 cfs 0.035 af
Discarded=0.05 cfs 0.035 af Primary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.035 af

Pond LID B2a: B-2a Chambers Peak Elev=822.28' Storage=0.131 af Inflow=1.50 cfs 0.181 af
Discarded=0.02 cfs 0.101 af Primary=0.04 cfs 0.022 af Outflow=0.06 cfs 0.123 af

Pond LID C2: C-1 Bioretention Peak Elev=821.65' Storage=245 cf Inflow=0.24 cfs 0.029 af
Discarded=0.06 cfs 0.029 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.029 af

Pond LID D: Basin Peak Elev=815.66' Storage=20,544 cf Inflow=4.03 cfs 0.495 af
Discarded=0.02 cfs 0.090 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.090 af

Link A: Outlet A Inflow=0.48 cfs 0.330 af
Primary=0.48 cfs 0.330 af

Link B: Outlet B Inflow=0.04 cfs 0.022 af
Primary=0.04 cfs 0.022 af

Link C: Outlet C Inflow=0.07 cfs 0.008 af
Primary=0.07 cfs 0.008 af

Link D: Outlet D Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 14.058 ac Runoff Volume = 1.965 af Average Runoff Depth = 1.68"
18.07% Pervious = 2.540 ac 81.93% Impervious = 11.518 ac

Summary for Subcatchment A1: DMA A-1

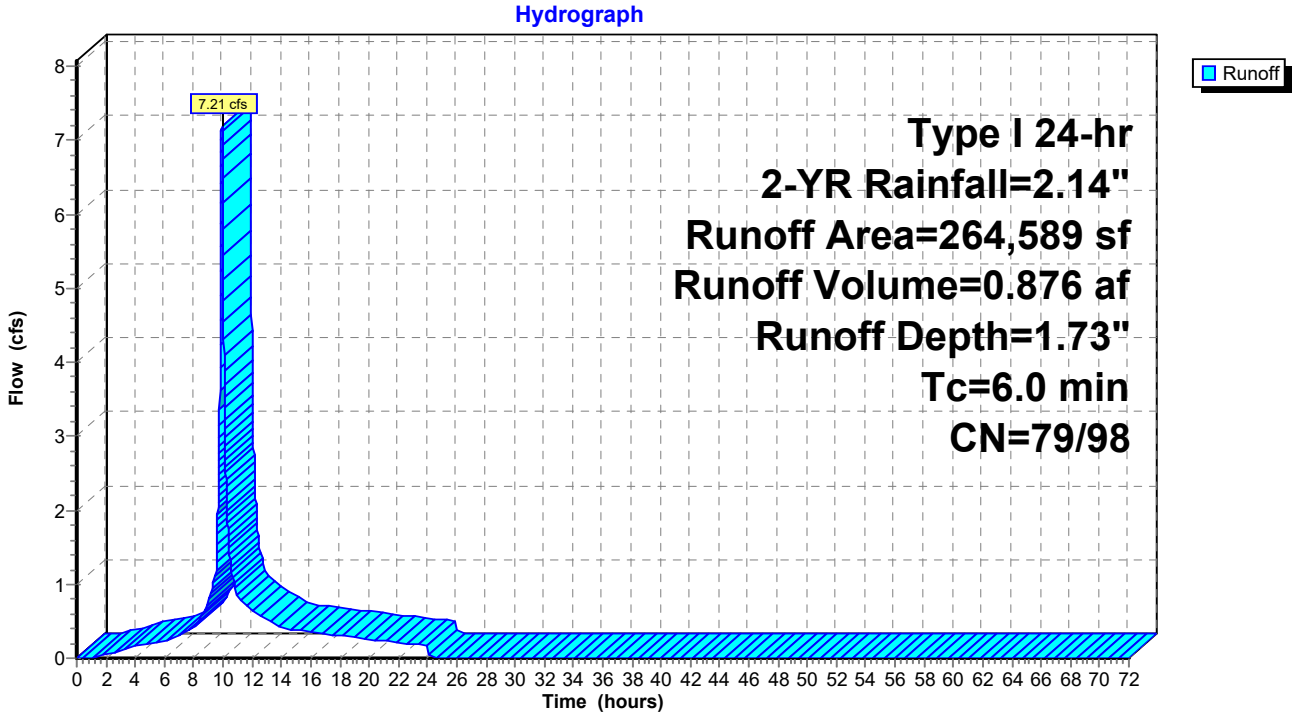
Runoff = 7.21 cfs @ 9.94 hrs, Volume= 0.876 af, Depth= 1.73"
Routed to Pond LID A1 : A-1 Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

	Area (sf)	CN	Description
*	227,546	98	Impervious, HSG C
*	37,043	79	Landscaped, 50-75% Grass cover, Fair, HSG C
	264,589	95	Weighted Average
	37,043	79	14.00% Pervious Area
	227,546	98	86.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment A1: DMA A-1



Summary for Subcatchment A2: DMA A-2

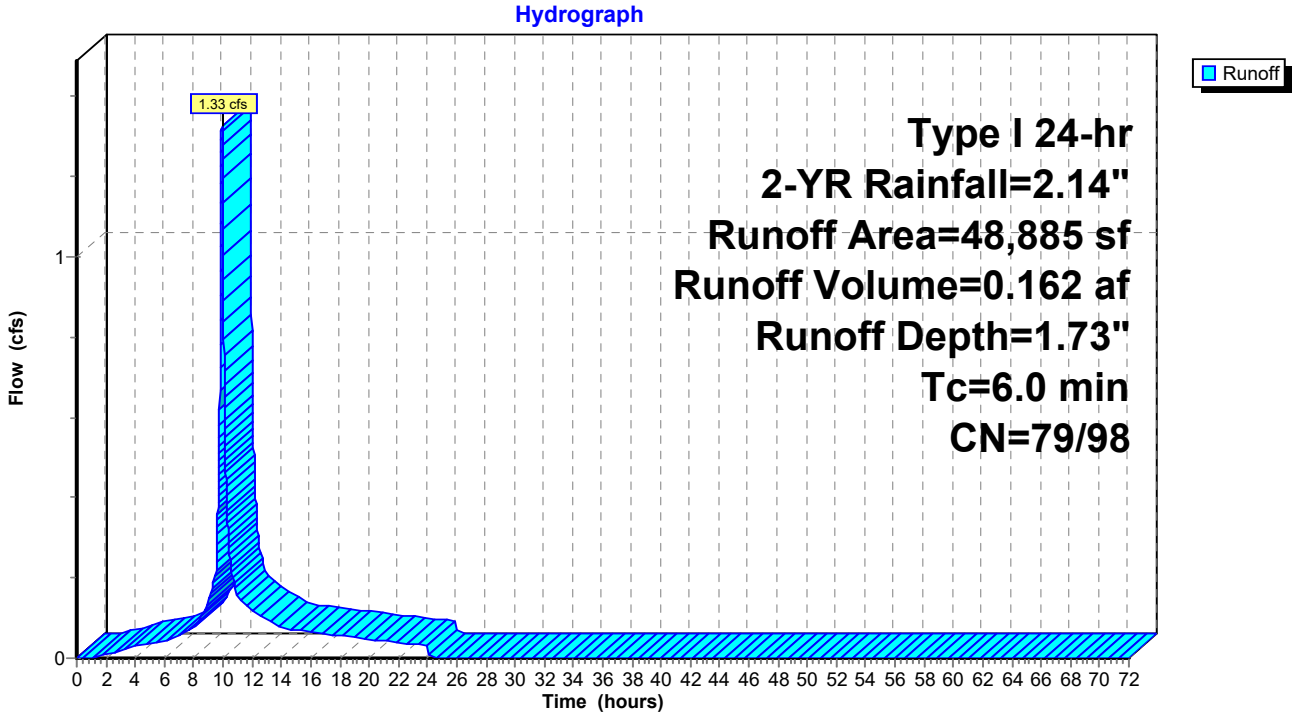
Runoff = 1.33 cfs @ 9.94 hrs, Volume= 0.162 af, Depth= 1.73"
Routed to Pond LID A2 : A-2 Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

Area (sf)	CN	Description
42,041	98	Impervious, HSG C
6,844	79	Landscaped, 50-75% Grass cover, Fair, HSG C
48,885	95	Weighted Average
6,844	79	14.00% Pervious Area
42,041	98	86.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment A2: DMA A-2



Summary for Subcatchment B1a: Catch B-1a

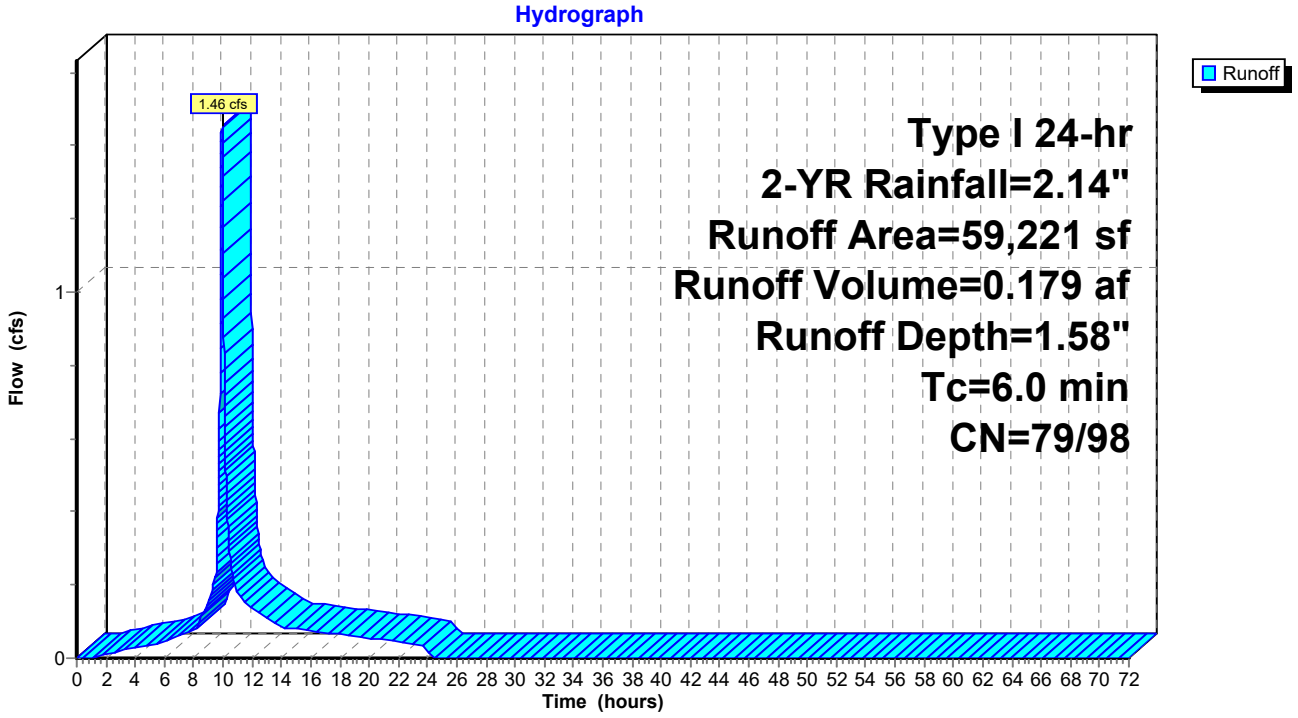
Runoff = 1.46 cfs @ 9.94 hrs, Volume= 0.179 af, Depth= 1.58"
Routed to Pond LID B1a : B-1a Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

Area (sf)	CN	Description
44,043	98	Impervious, HSG C
15,178	79	Landscaped, 50-75% Grass cover, Fair, HSG C
59,221	93	Weighted Average
15,178	79	25.63% Pervious Area
44,043	98	74.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B1a: Catch B-1a



Summary for Subcatchment B1b: Catch B-1b

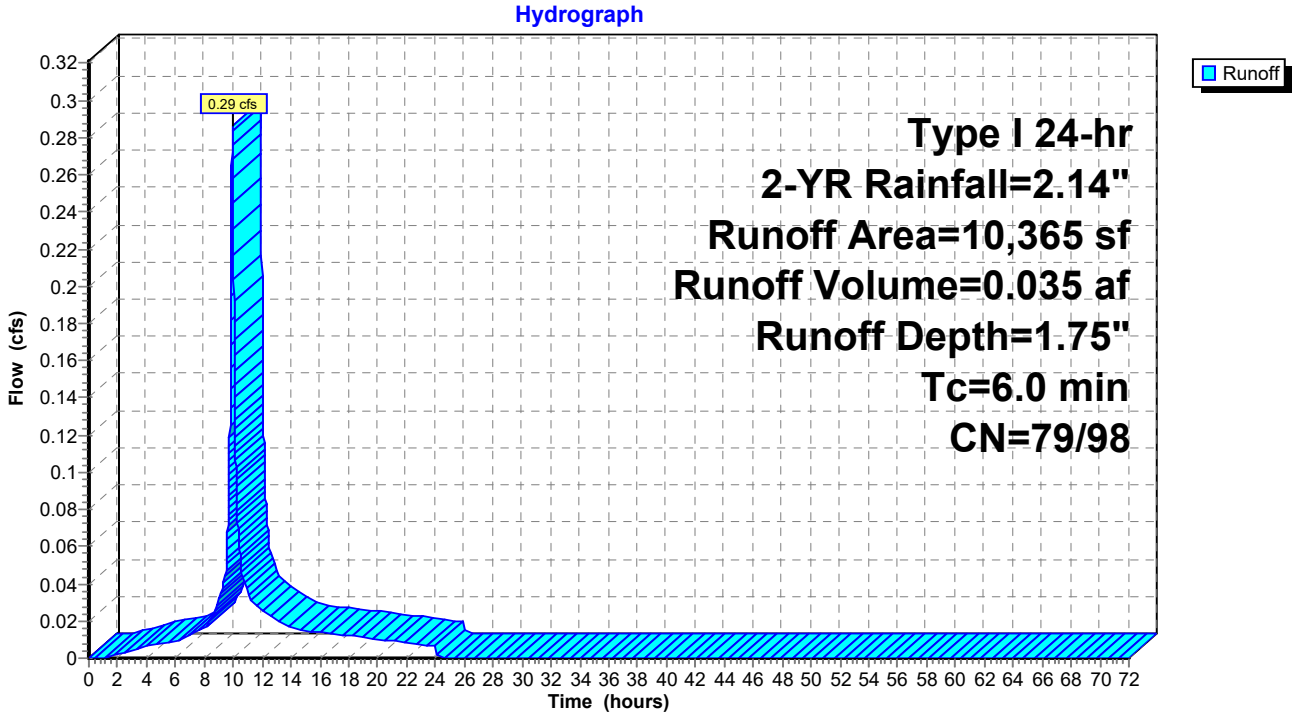
Runoff = 0.29 cfs @ 9.94 hrs, Volume= 0.035 af, Depth= 1.75"
Routed to Pond LID B1b : B-1b Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

Area (sf)	CN	Description
9,109	98	Impervious, HSG C
1,256	79	Landscaped, 50-75% Grass cover, Fair, HSG C
10,365	96	Weighted Average
1,256	79	12.12% Pervious Area
9,109	98	87.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B1b: Catch B-1b



Summary for Subcatchment B2a: Catch B-2a

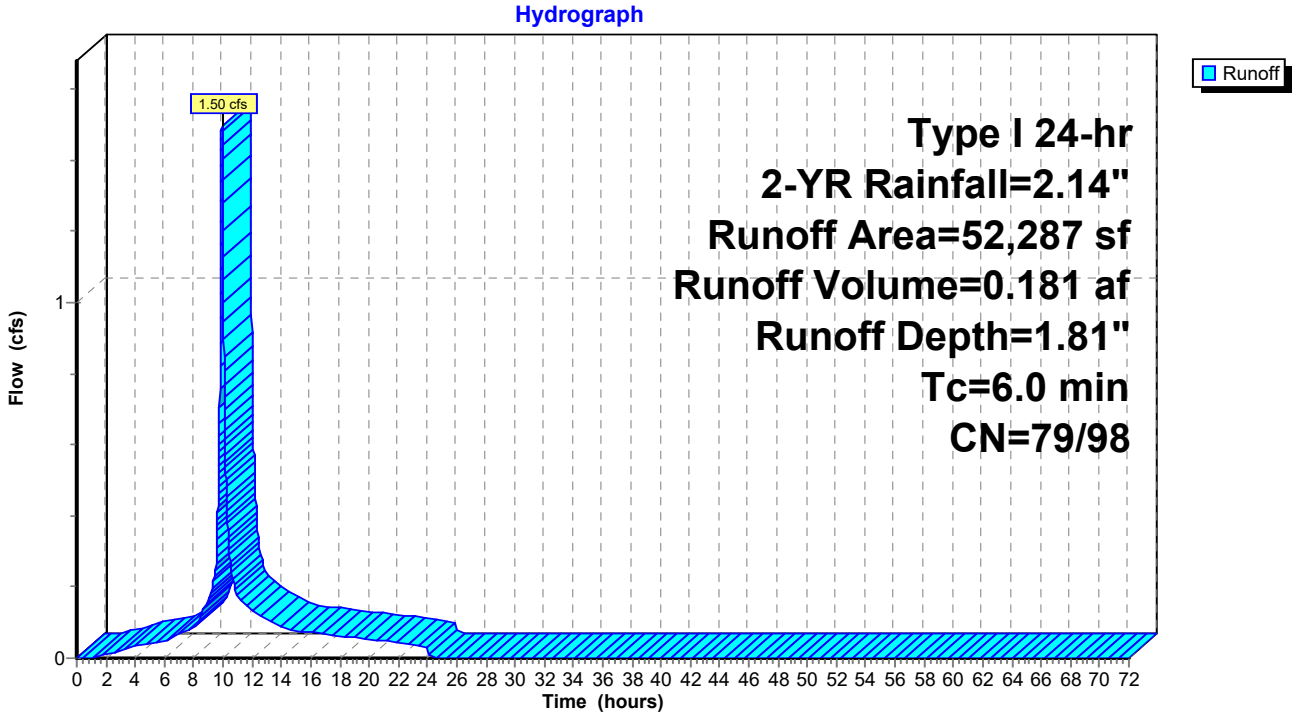
Runoff = 1.50 cfs @ 9.94 hrs, Volume= 0.181 af, Depth= 1.81"
Routed to Pond LID B2a : B-2a Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

Area (sf)	CN	Description
48,124	98	Impervious, HSG C
4,163	79	Landscaped, 50-75% Grass cover, Fair, HSG C
52,287	96	Weighted Average
4,163	79	7.96% Pervious Area
48,124	98	92.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B2a: Catch B-2a



Summary for Subcatchment C1: Catch C-1

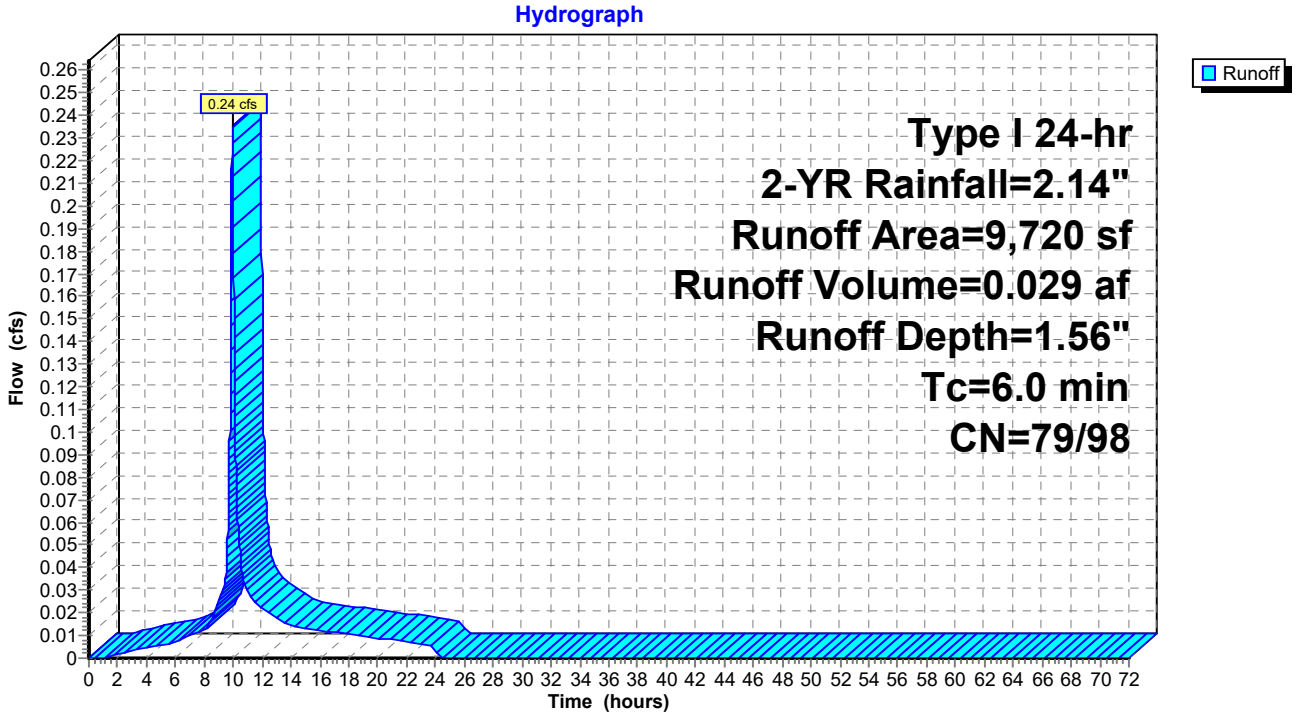
Runoff = 0.24 cfs @ 9.94 hrs, Volume= 0.029 af, Depth= 1.56"
Routed to Pond LID C2 : C-1 Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

Area (sf)	CN	Description
7,087	98	Impervious, HSG C
2,633	79	Landscaped, 50-75% Grass cover, Fair, HSG C
9,720	93	Weighted Average
2,633	79	27.09% Pervious Area
7,087	98	72.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment C1: Catch C-1



Summary for Subcatchment C2: Catch C-2

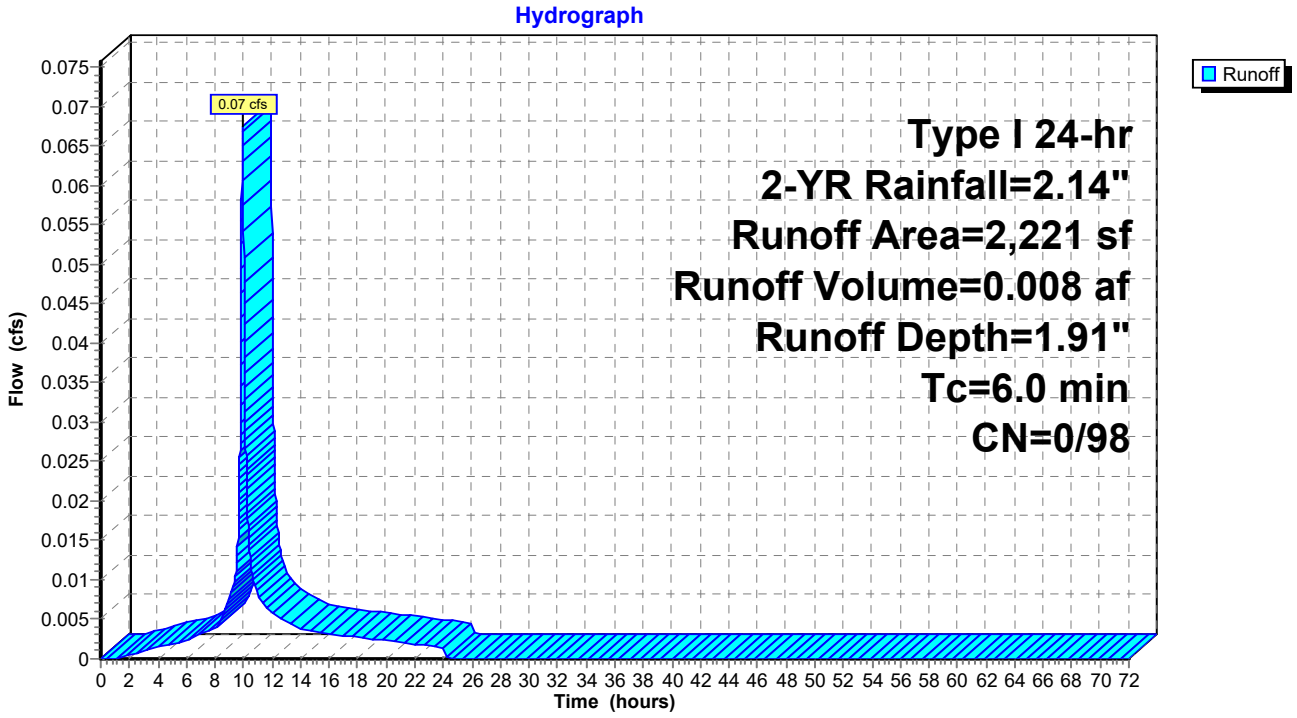
Runoff = 0.07 cfs @ 9.94 hrs, Volume= 0.008 af, Depth= 1.91"
Routed to Link C : Outlet C

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

Area (sf)	CN	Description
2,221	98	Impervious, HSG C
2,221	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment C2: Catch C-2



Summary for Subcatchment D1: DMA D-1

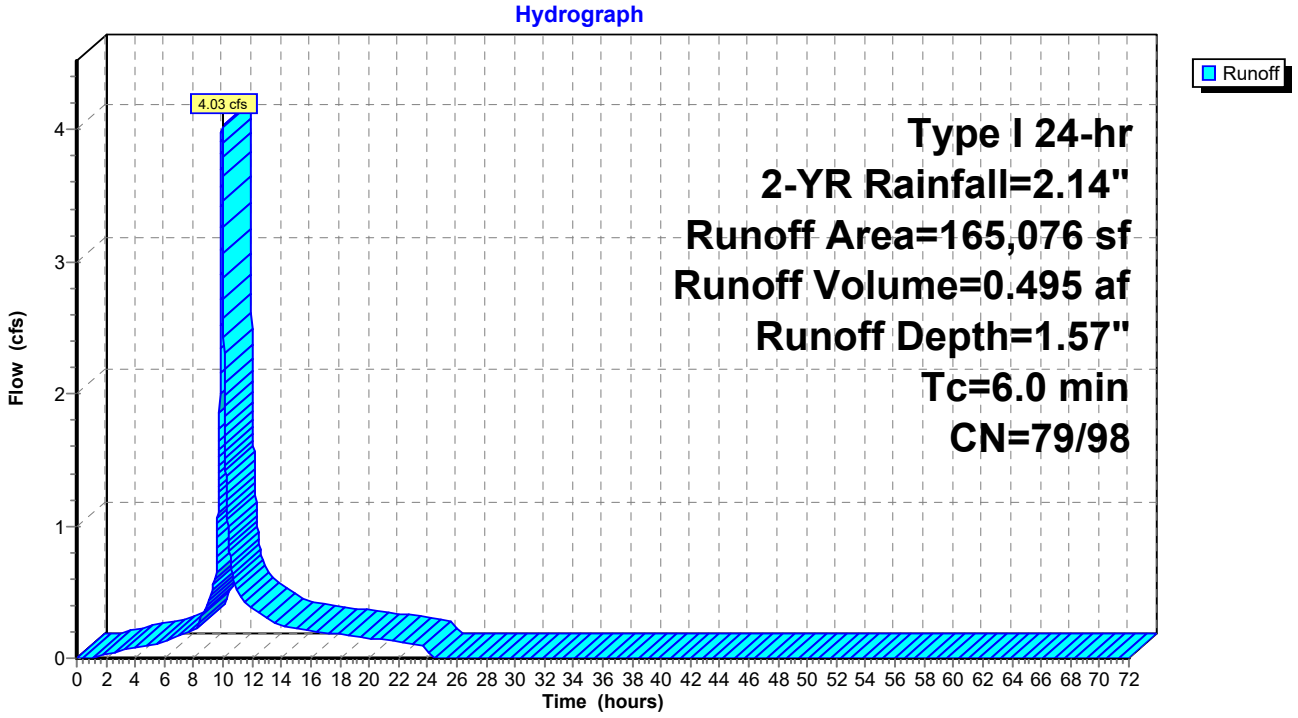
Runoff = 4.03 cfs @ 9.94 hrs, Volume= 0.495 af, Depth= 1.57"
Routed to Pond LID D : Basin

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 2-YR Rainfall=2.14"

	Area (sf)	CN	Description
	121,559	98	Paved parking, HSG C
*	43,517	79	Landscaped, 50-75% Grass cover, Fair, HSG C
	165,076	93	Weighted Average
	43,517	79	26.36% Pervious Area
	121,559	98	73.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment D1: DMA D-1



Summary for Pond LID A1: A-1 Chambers

Inflow Area = 6.074 ac, 86.00% Impervious, Inflow Depth = 1.73" for 2-YR event
Inflow = 7.21 cfs @ 9.94 hrs, Volume= 0.876 af
Outflow = 0.54 cfs @ 12.88 hrs, Volume= 0.680 af, Atten= 92%, Lag= 176.2 min
Discarded = 0.06 cfs @ 12.88 hrs, Volume= 0.350 af
Primary = 0.48 cfs @ 12.88 hrs, Volume= 0.330 af
Routed to Link A : Outlet A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 819.30' @ 12.88 hrs Surf.Area= 0.303 ac Storage= 0.487 af

Plug-Flow detention time= 1,042.4 min calculated for 0.680 af (78% of inflow)
Center-of-Mass det. time= 921.0 min (1,644.3 - 723.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	817.00'	0.417 af	**51.42'W x 256.65'L x 5.50'H Field A** 1.666 af Overall - 0.623 af Embedded = 1.043 af x 40.0% Voids
#2A	817.75'	0.623 af	**ADS_StormTech MC-3500 d +Cap**x 245 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 245 Chambers in 7 Rows Cap Storage= 14.9 cf x 2 x 7 rows = 208.6 cf
		1.040 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	819.00'	**18.0" Round Culvert** L= 35.0' Ke= 0.500 Inlet / Outlet Invert= 819.00' / 818.50' S= 0.0143 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	817.00'	**0.200 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 0.10' Phase-In= 0.10'

Discarded OutFlow Max=0.06 cfs @ 12.88 hrs HW=819.30' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=0.48 cfs @ 12.88 hrs HW=819.30' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 0.48 cfs @ 1.88 fps)

Pond LID A1: A-1 Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 7 rows = 208.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

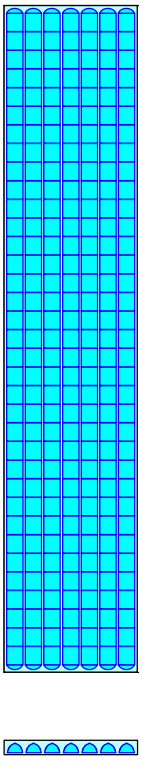
35 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 254.65' Row Length +12.0" End Stone x 2 = 256.65' Base Length
7 Rows x 77.0" Wide + 9.0" Spacing x 6 + 12.0" Side Stone x 2 = 51.42' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

245 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 7 Rows = 27,146.8 cf Chamber Storage

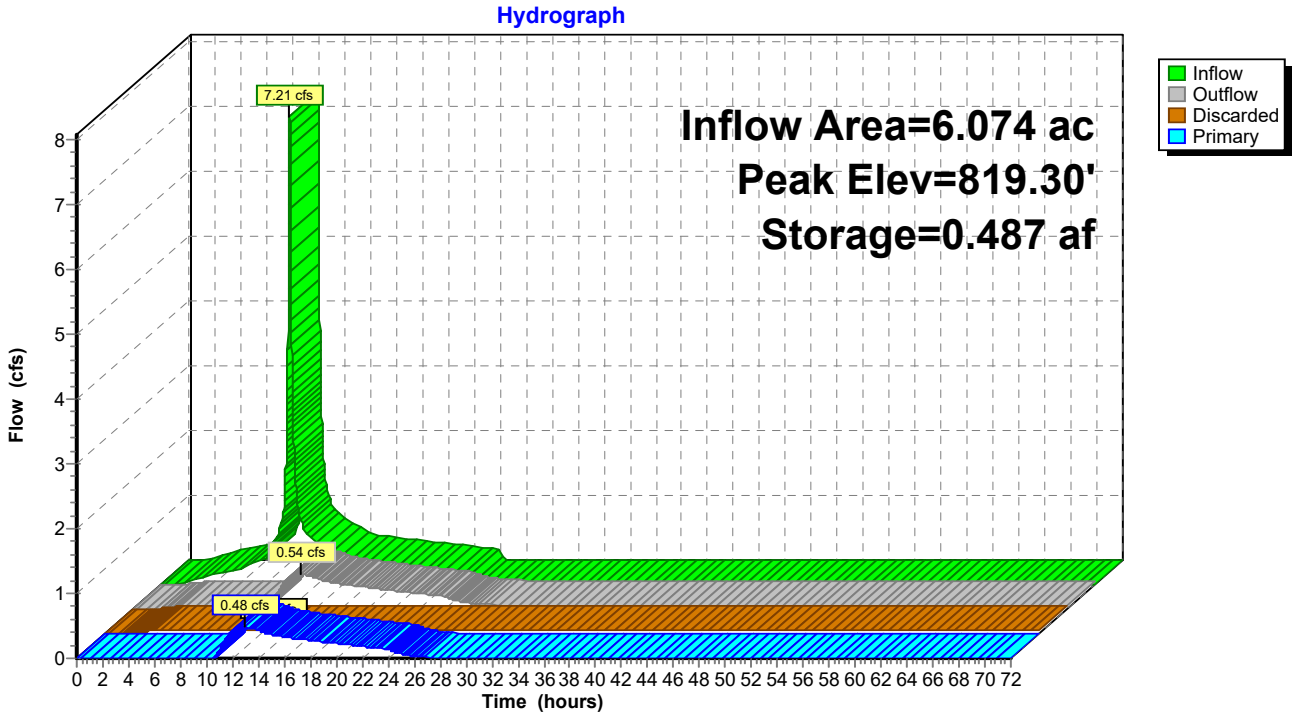
72,578.5 cf Field - 27,146.8 cf Chambers = 45,431.7 cf Stone x 40.0% Voids = 18,172.7 cf Stone Storage

Chamber Storage + Stone Storage = 45,319.5 cf = 1.040 af
Overall Storage Efficiency = 62.4%
Overall System Size = 256.65' x 51.42' x 5.50'

245 Chambers
2,688.1 cy Field
1,682.7 cy Stone



Pond LID A1: A-1 Chambers



Summary for Pond LID A2: A-2 Bioretention

Inflow Area = 1.122 ac, 86.00% Impervious, Inflow Depth = 1.73" for 2-YR event
Inflow = 1.33 cfs @ 9.94 hrs, Volume= 0.162 af
Outflow = 0.27 cfs @ 10.44 hrs, Volume= 0.162 af, Atten= 80%, Lag= 30.2 min
Discarded = 0.27 cfs @ 10.44 hrs, Volume= 0.162 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link A : Outlet A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 824.08' @ 10.44 hrs Surf.Area= 3,565 sf Storage= 1,618 cf

Plug-Flow detention time= 50.0 min calculated for 0.162 af (100% of inflow)
Center-of-Mass det. time= 49.9 min (773.3 - 723.3)

Volume	Invert	Avail.Storage	Storage Description
#1	821.90'	5,348 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

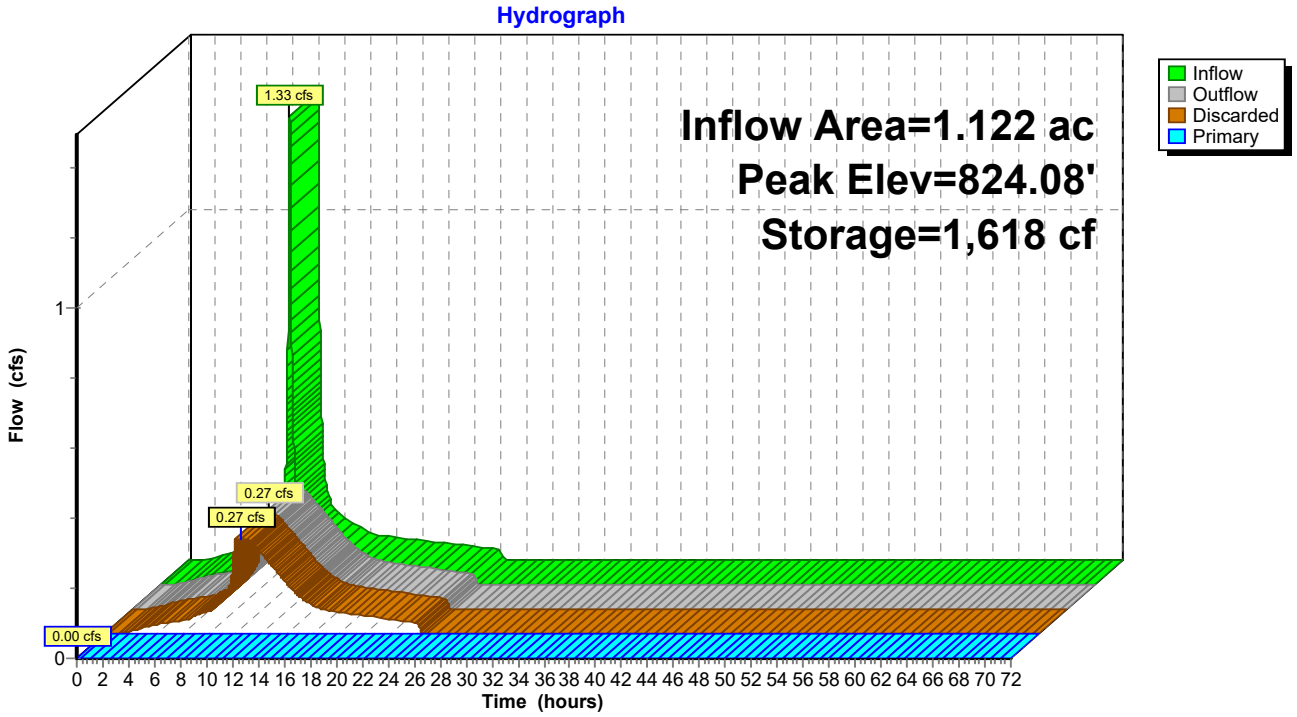
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
821.90	0	0.0	0	0
823.90	3,565	40.0	1,426	1,426
825.90	3,565	30.0	2,139	3,565
826.40	3,565	100.0	1,783	5,348

Device	Routing	Invert	Outlet Devices
#1	Primary	825.90'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	821.90'	**3.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00'

Discarded OutFlow Max=0.27 cfs @ 10.44 hrs HW=824.08' (Free Discharge)
↑**2=Exfiltration** (Controls 0.27 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=821.90' TW=0.00' (Dynamic Tailwater)
↑**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID A2: A-2 Bioretention



Summary for Pond LID B1a: B-1a Chambers

Inflow Area = 1.360 ac, 74.37% Impervious, Inflow Depth = 1.58" for 2-YR event
Inflow = 1.46 cfs @ 9.94 hrs, Volume= 0.179 af
Outflow = 0.02 cfs @ 24.08 hrs, Volume= 0.088 af, Atten= 99%, Lag= 848.7 min
Discarded = 0.02 cfs @ 24.08 hrs, Volume= 0.088 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 821.36' @ 24.08 hrs Surf.Area= 0.155 ac Storage= 0.153 af

Plug-Flow detention time= 1,749.5 min calculated for 0.088 af (49% of inflow)
Center-of-Mass det. time= 1,547.2 min (2,278.3 - 731.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	819.80'	0.217 af	**87.25'W x 77.40'L x 5.50'H Field A** 0.853 af Overall - 0.311 af Embedded = 0.542 af x 40.0% Voids
#2A	820.55'	0.311 af	**ADS_StormTech MC-3500 d +Cap**x 120 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 120 Chambers in 12 Rows Cap Storage= 14.9 cf x 2 x 12 rows = 357.6 cf
		0.528 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	822.63'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 822.63' / 822.50' S= 0.0026 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	819.80'	**0.100 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 98.80' Phase-In= 0.10'

Discarded OutFlow Max=0.02 cfs @ 24.08 hrs HW=821.36' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=819.80' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Pond LID B1a: B-1a Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 12 rows = 357.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

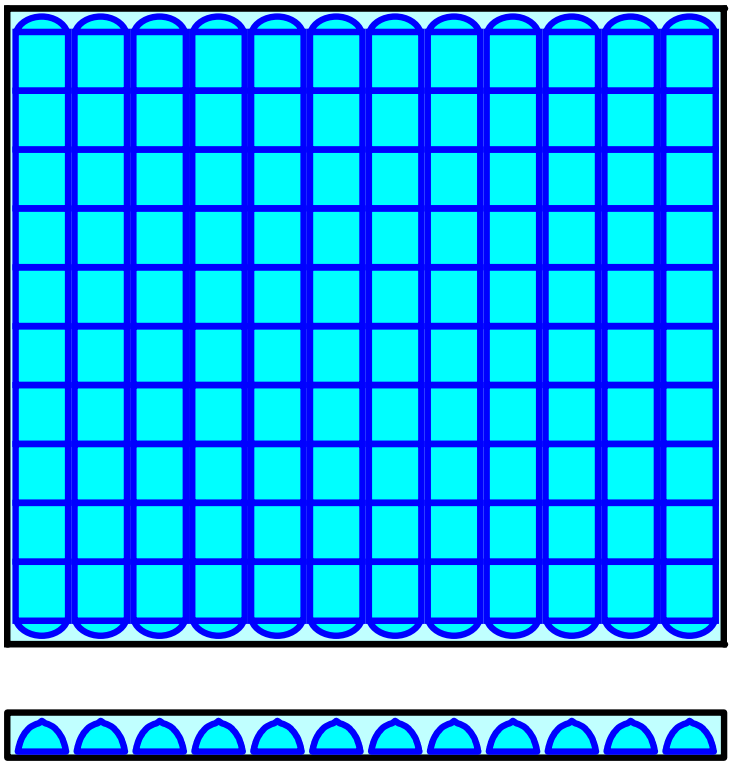
10 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 75.40' Row Length +12.0" End Stone x 2 = 77.40' Base Length
12 Rows x 77.0" Wide + 9.0" Spacing x 11 + 12.0" Side Stone x 2 = 87.25' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

120 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 12 Rows = 13,551.8 cf Chamber Storage

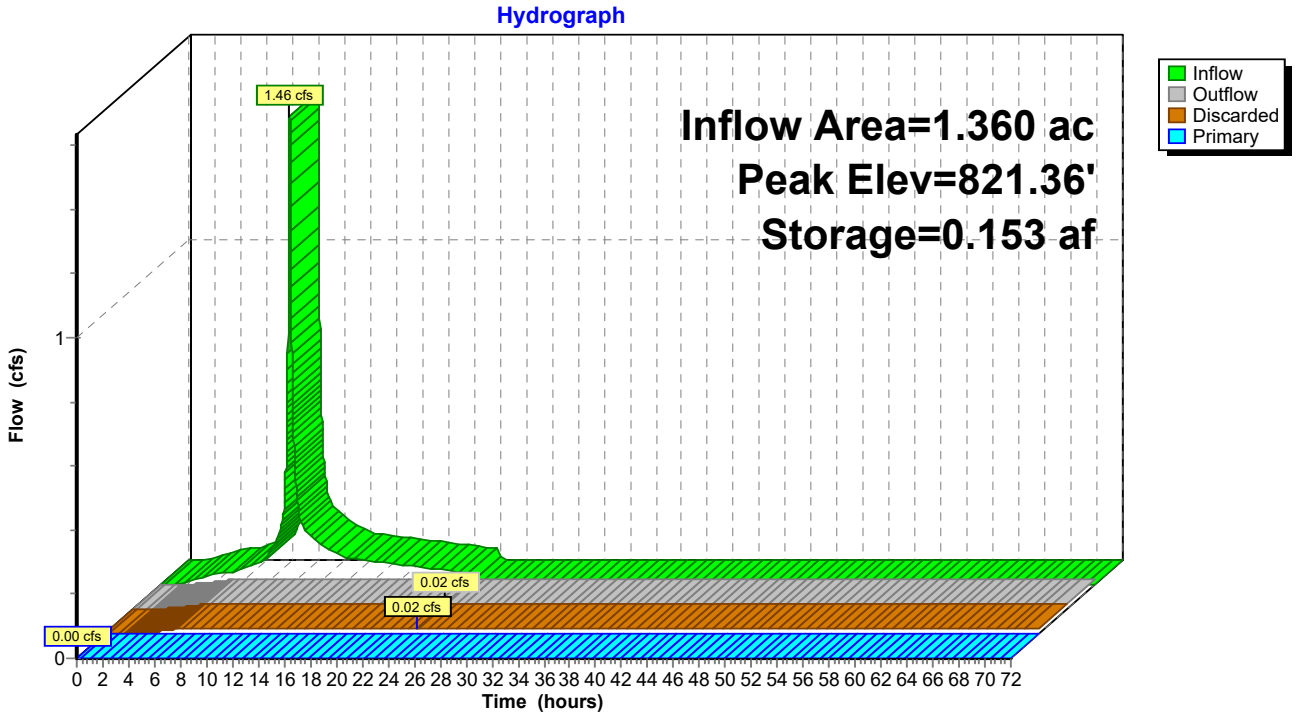
37,142.3 cf Field - 13,551.8 cf Chambers = 23,590.5 cf Stone x 40.0% Voids = 9,436.2 cf Stone Storage

Chamber Storage + Stone Storage = 22,988.0 cf = 0.528 af
Overall Storage Efficiency = 61.9%
Overall System Size = 77.40' x 87.25' x 5.50'

120 Chambers
1,375.6 cy Field
873.7 cy Stone



Pond LID B1a: B-1a Chambers



Summary for Pond LID B1b: B-1b Bioretention

Inflow Area = 0.238 ac, 87.88% Impervious, Inflow Depth = 1.75" for 2-YR event
Inflow = 0.29 cfs @ 9.94 hrs, Volume= 0.035 af
Outflow = 0.05 cfs @ 10.51 hrs, Volume= 0.035 af, Atten= 82%, Lag= 34.2 min
Discarded = 0.05 cfs @ 10.51 hrs, Volume= 0.035 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 822.64' @ 10.51 hrs Surf.Area= 1,106 sf Storage= 389 cf

Plug-Flow detention time= 72.4 min calculated for 0.035 af (100% of inflow)
Center-of-Mass det. time= 72.4 min (794.6 - 722.2)

Volume	Invert	Avail.Storage	Storage Description
#1	820.88'	1,884 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

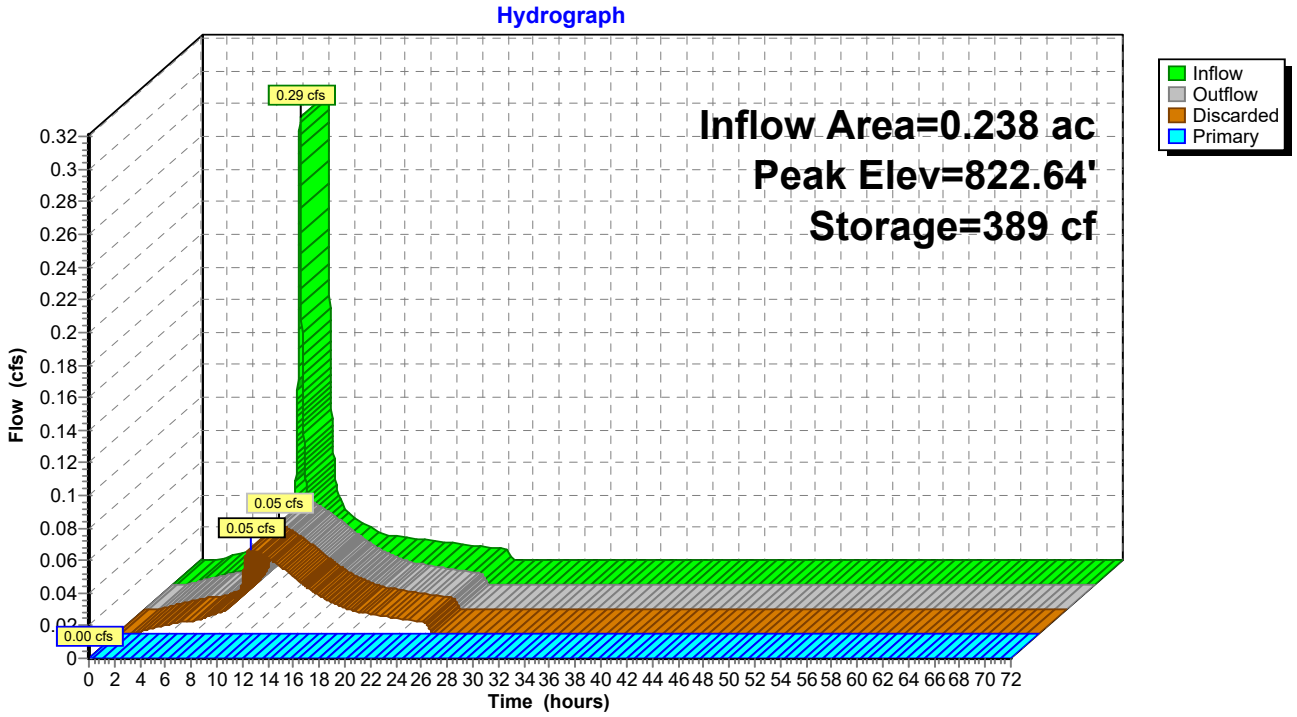
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
820.88	0	0.0	0	0
822.88	1,256	40.0	502	502
824.88	1,256	30.0	754	1,256
825.38	1,256	100.0	628	1,884

Device	Routing	Invert	Outlet Devices
#1	Primary	824.88'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	820.88'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'

Discarded OutFlow Max=0.05 cfs @ 10.51 hrs HW=822.64' (Free Discharge)
↑**2=Exfiltration** (Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.88' TW=0.00' (Dynamic Tailwater)
↑**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID B1b: B-1b Bioretention



Summary for Pond LID B2a: B-2a Chambers

Inflow Area = 1.200 ac, 92.04% Impervious, Inflow Depth = 1.81" for 2-YR event
Inflow = 1.50 cfs @ 9.94 hrs, Volume= 0.181 af
Outflow = 0.06 cfs @ 18.70 hrs, Volume= 0.123 af, Atten= 96%, Lag= 525.7 min
Discarded = 0.02 cfs @ 18.70 hrs, Volume= 0.101 af
Primary = 0.04 cfs @ 18.70 hrs, Volume= 0.022 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 822.28' @ 18.70 hrs Surf.Area= 0.093 ac Storage= 0.131 af

Plug-Flow detention time= 1,504.4 min calculated for 0.123 af (68% of inflow)
Center-of-Mass det. time= 1,350.8 min (2,070.6 - 719.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	820.19'	0.131 af	**22.75'W x 177.78'L x 5.50'H Field A** 0.511 af Overall - 0.184 af Embedded = 0.327 af x 40.0% Voids
#2A	820.94'	0.184 af	**ADS_StormTech MC-3500 d +Cap**x 72 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 72 Chambers in 3 Rows Cap Storage= 14.9 cf x 2 x 3 rows = 89.4 cf
		0.315 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	822.19'	**18.0" Round Culvert** L= 30.0' Ke= 0.500 Inlet / Outlet Invert= 822.19' / 821.89' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	820.19'	**0.190 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 98.79' Phase-In= 0.10'

Discarded OutFlow Max=0.02 cfs @ 18.70 hrs HW=822.28' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.04 cfs @ 18.70 hrs HW=822.28' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.04 cfs @ 1.47 fps)

Pond LID B2a: B-2a Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

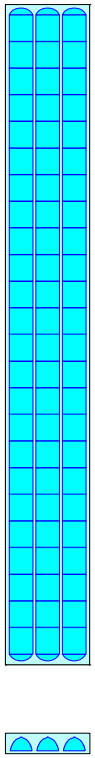
24 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 175.78' Row Length +12.0" End Stone x 2 = 177.78' Base Length
3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

72 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 8,005.9 cf Chamber Storage

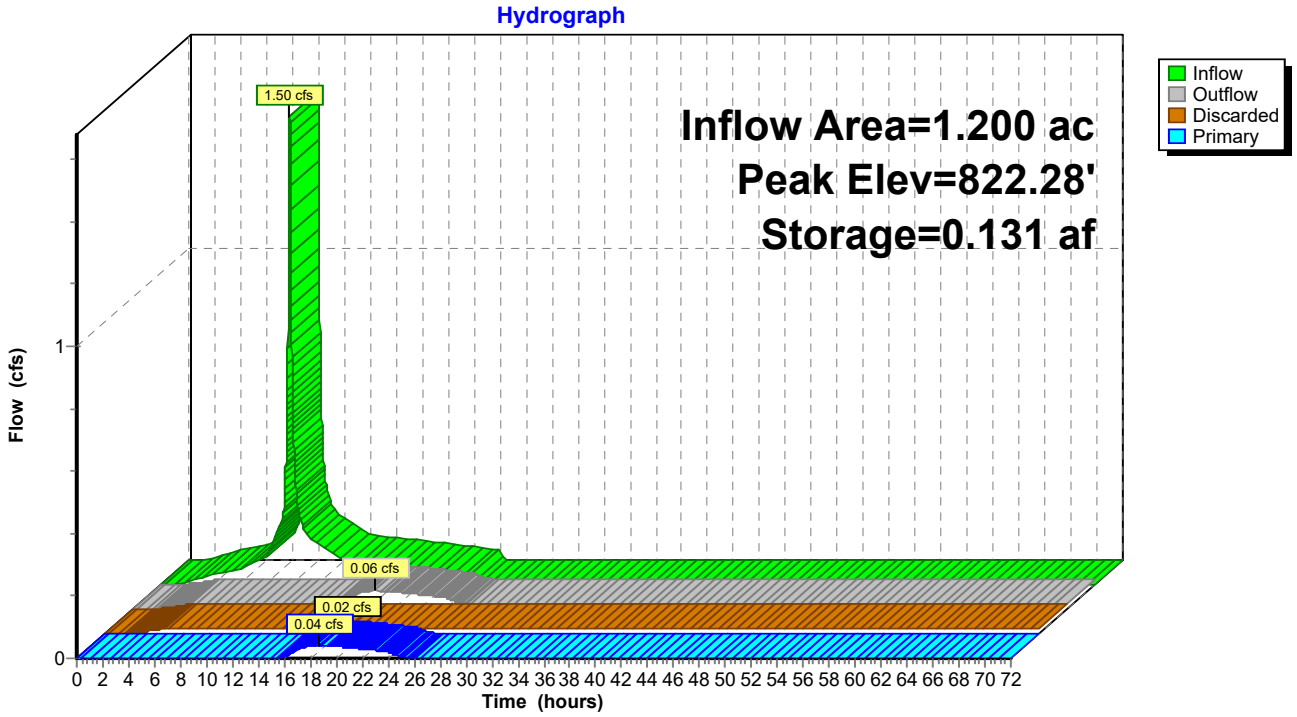
22,244.7 cf Field - 8,005.9 cf Chambers = 14,238.8 cf Stone x 40.0% Voids = 5,695.5 cf Stone Storage

Chamber Storage + Stone Storage = 13,701.5 cf = 0.315 af
Overall Storage Efficiency = 61.6%
Overall System Size = 177.78' x 22.75' x 5.50'

72 Chambers
823.9 cy Field
527.4 cy Stone



Pond LID B2a: B-2a Chambers



Summary for Pond LID C2: C-1 Bioretention

Inflow Area = 0.223 ac, 72.91% Impervious, Inflow Depth = 1.56" for 2-YR event
Inflow = 0.24 cfs @ 9.94 hrs, Volume= 0.029 af
Outflow = 0.06 cfs @ 10.32 hrs, Volume= 0.029 af, Atten= 74%, Lag= 22.5 min
Discarded = 0.06 cfs @ 10.32 hrs, Volume= 0.029 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link C : Outlet C

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 821.65' @ 10.32 hrs Surf.Area= 877 sf Storage= 245 cf

Plug-Flow detention time= 32.0 min calculated for 0.029 af (100% of inflow)
Center-of-Mass det. time= 32.0 min (764.1 - 732.1)

Volume	Invert	Avail.Storage	Storage Description
#1	820.25'	1,884 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

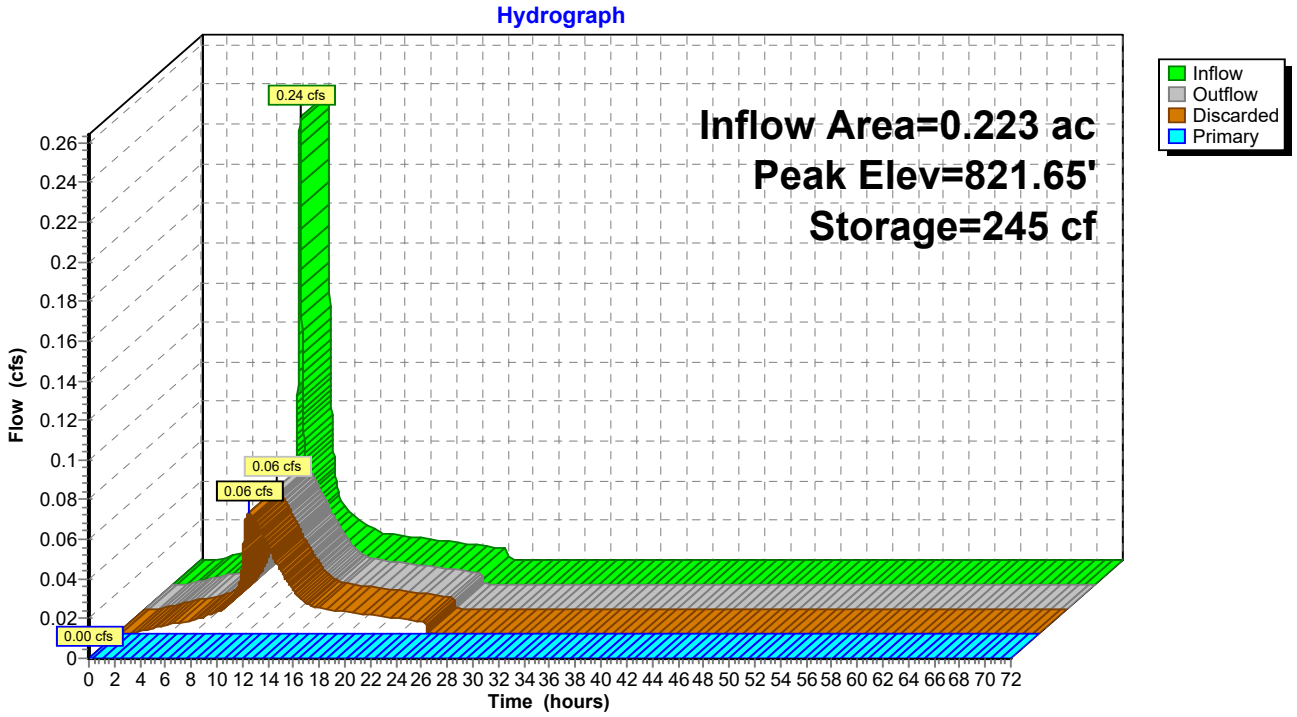
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
820.25	0	0.0	0	0
822.25	1,256	40.0	502	502
824.25	1,256	30.0	754	1,256
824.75	1,256	100.0	628	1,884

Device	Routing	Invert	Outlet Devices
#1	Primary	824.25'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	820.25'	**3.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'

Discarded OutFlow Max=0.06 cfs @ 10.32 hrs HW=821.65' (Free Discharge)
↑**2=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.25' TW=0.00' (Dynamic Tailwater)
↑**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID C2: C-1 Bioretention



Summary for Pond LID D: Basin

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 1.57" for 2-YR event
Inflow = 4.03 cfs @ 9.94 hrs, Volume= 0.495 af
Outflow = 0.02 cfs @ 24.18 hrs, Volume= 0.090 af, Atten= 100%, Lag= 854.3 min
Discarded = 0.02 cfs @ 24.18 hrs, Volume= 0.090 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link D : Outlet D
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link D : Outlet D

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 815.66' @ 24.18 hrs Surf.Area= 10,472 sf Storage= 20,544 cf

Plug-Flow detention time= 1,944.2 min calculated for 0.090 af (18% of inflow)
Center-of-Mass det. time= 1,627.5 min (2,359.1 - 731.6)

Volume	Invert	Avail.Storage	Storage Description
#1	810.00'	35,708 cf	**DMA D Basin (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
810.00	4,775	0.0	0	0
812.00	4,775	40.0	3,820	3,820
814.00	4,775	30.0	2,865	6,685
815.00	9,674	100.0	7,225	13,910
816.00	10,885	100.0	10,280	24,189
817.00	12,153	100.0	11,519	35,708

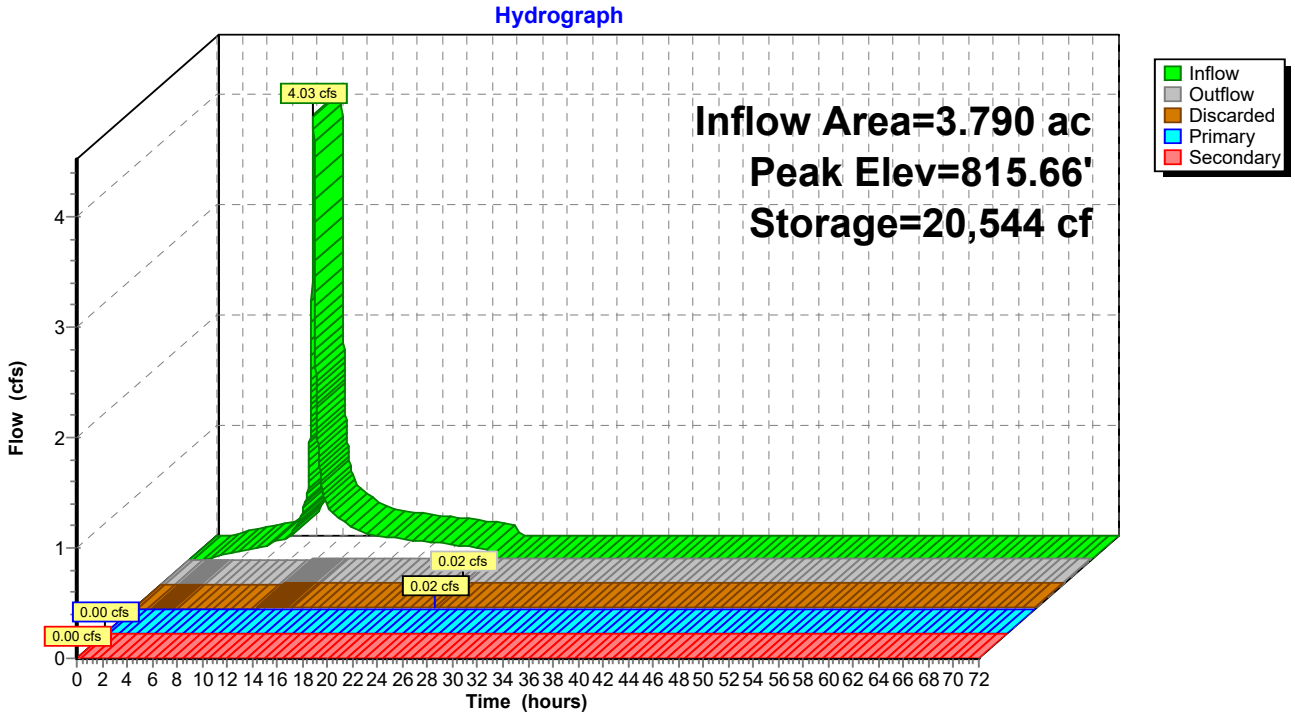
Device	Routing	Invert	Outlet Devices
#1	Primary	816.25'	**3.6" x 1.0" Horiz. Orifice/Grate X 310.00** C= 0.600 in 36.0" x 36.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	810.00'	**0.070 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'
#3	Secondary	816.75'	**30.0' long x 2.0' breadth Spillway_Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.02 cfs @ 24.18 hrs HW=815.66' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=810.00' TW=0.00' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=810.00' TW=0.00' (Dynamic Tailwater)
↑—**3=Spillway_Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond LID D: Basin

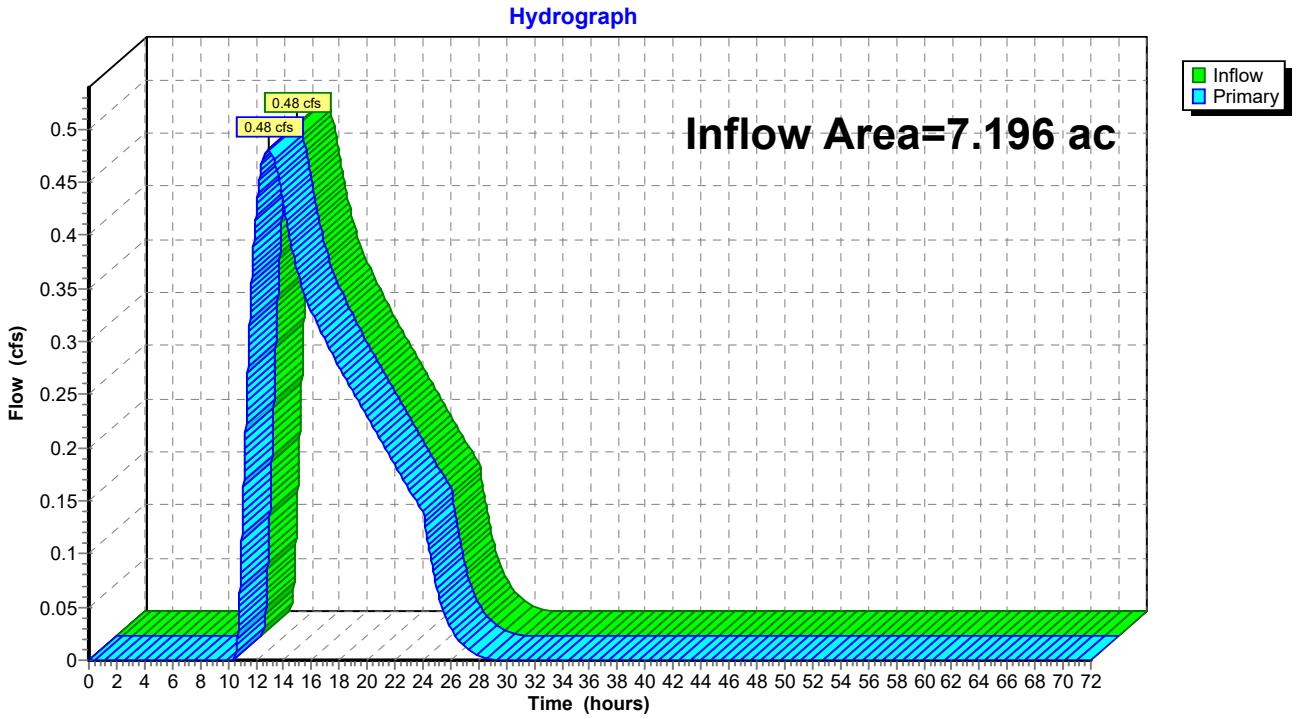


Summary for Link A: Outlet A

Inflow Area = 7.196 ac, 86.00% Impervious, Inflow Depth = 0.55" for 2-YR event
Inflow = 0.48 cfs @ 12.88 hrs, Volume= 0.330 af
Primary = 0.48 cfs @ 12.88 hrs, Volume= 0.330 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: Outlet A

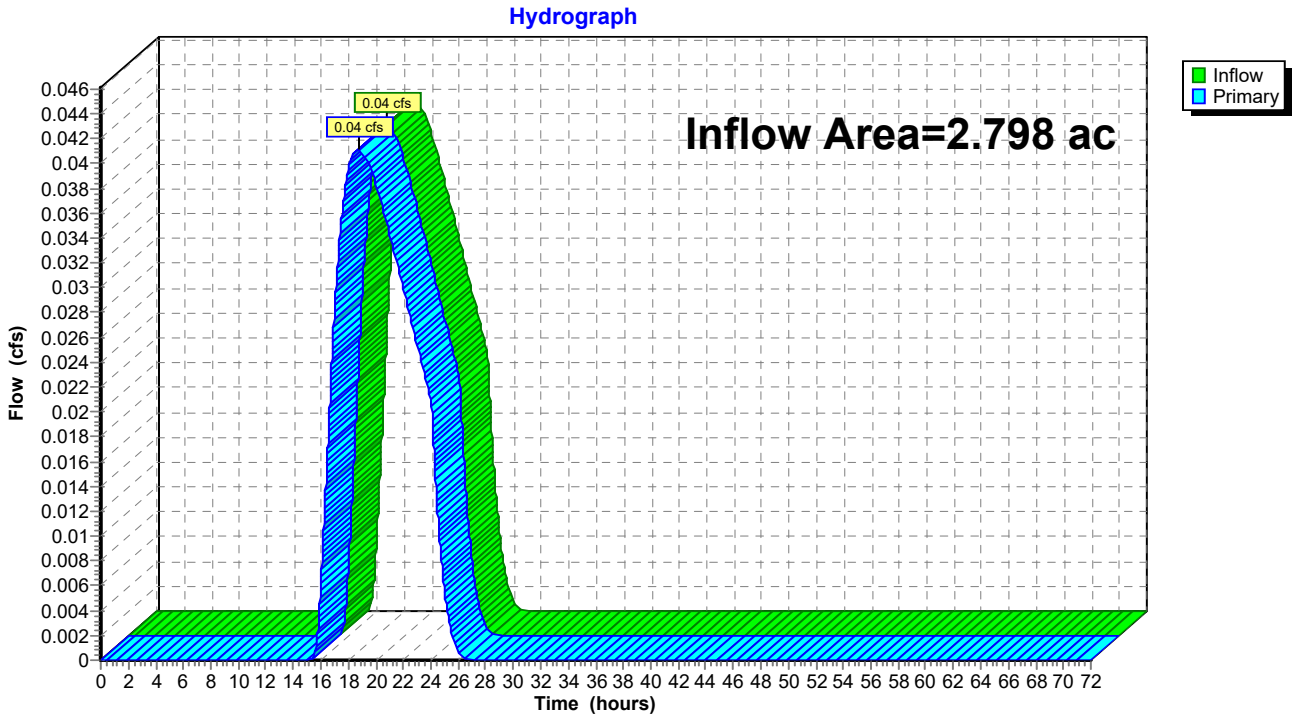


Summary for Link B: Outlet B

Inflow Area = 2.798 ac, 83.10% Impervious, Inflow Depth = 0.10" for 2-YR event
Inflow = 0.04 cfs @ 18.70 hrs, Volume= 0.022 af
Primary = 0.04 cfs @ 18.70 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link B: Outlet B

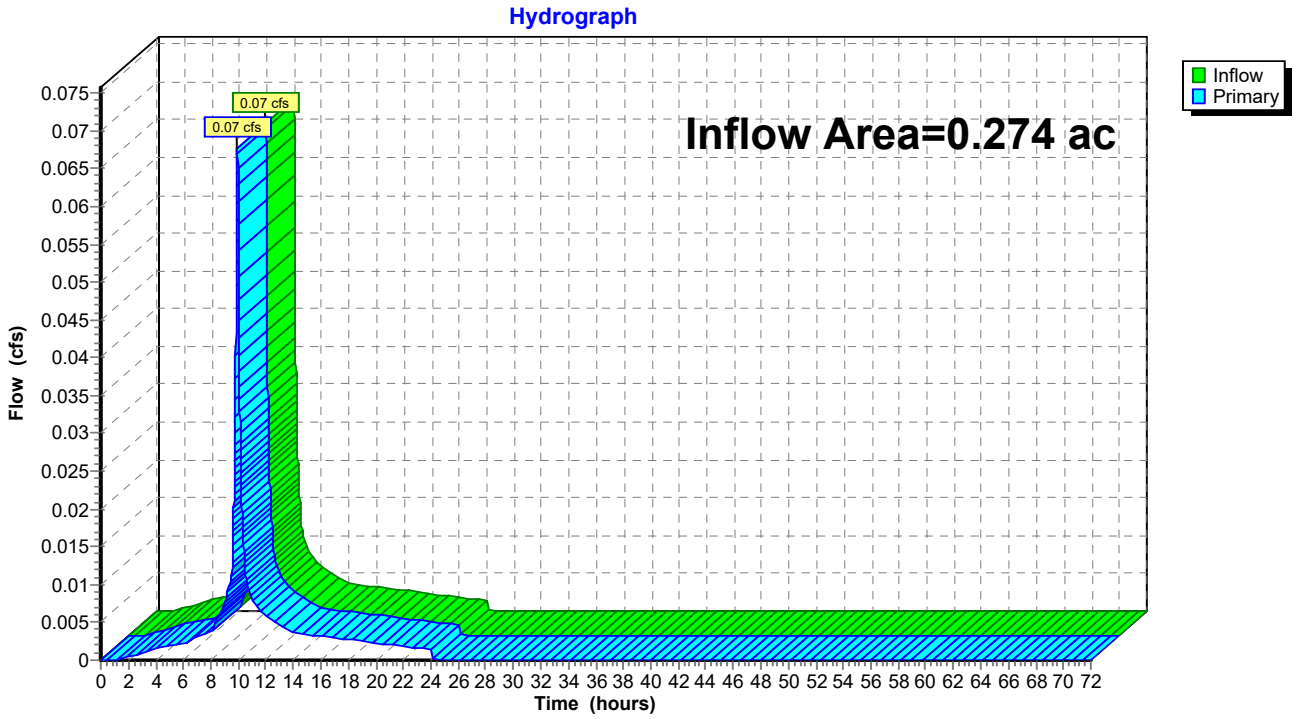


Summary for Link C: Outlet C

Inflow Area = 0.274 ac, 77.95% Impervious, Inflow Depth = 0.36" for 2-YR event
Inflow = 0.07 cfs @ 9.94 hrs, Volume= 0.008 af
Primary = 0.07 cfs @ 9.94 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: Outlet C

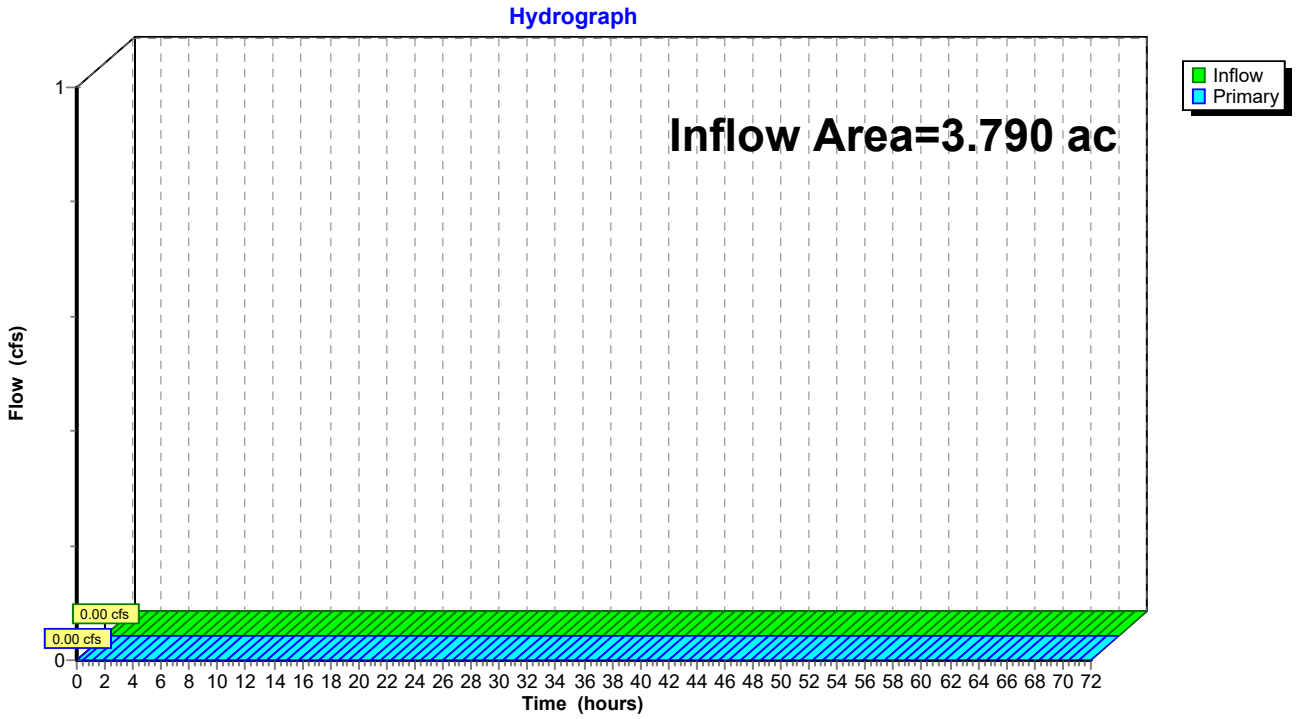


Summary for Link D: Outlet D

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 0.00" for 2-YR event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link D: Outlet D



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: DMA A-1 Runoff Area=264,589 sf 86.00% Impervious Runoff Depth=3.26"
Tc=6.0 min CN=79/98 Runoff=13.40 cfs 1.650 af

Subcatchment A2: DMA A-2 Runoff Area=48,885 sf 86.00% Impervious Runoff Depth=3.26"
Tc=6.0 min CN=79/98 Runoff=2.48 cfs 0.305 af

Subcatchment B1a: Catch B-1a Runoff Area=59,221 sf 74.37% Impervious Runoff Depth=3.06"
Tc=6.0 min CN=79/98 Runoff=2.81 cfs 0.346 af

Subcatchment B1b: Catch B-1b Runoff Area=10,365 sf 87.88% Impervious Runoff Depth=3.29"
Tc=6.0 min CN=79/98 Runoff=0.53 cfs 0.065 af

Subcatchment B2a: Catch B-2a Runoff Area=52,287 sf 92.04% Impervious Runoff Depth=3.37"
Tc=6.0 min CN=79/98 Runoff=2.73 cfs 0.337 af

Subcatchment C1: Catch C-1 Runoff Area=9,720 sf 72.91% Impervious Runoff Depth=3.03"
Tc=6.0 min CN=79/98 Runoff=0.46 cfs 0.056 af

Subcatchment C2: Catch C-2 Runoff Area=2,221 sf 100.00% Impervious Runoff Depth=3.51"
Tc=6.0 min CN=0/98 Runoff=0.12 cfs 0.015 af

Subcatchment D1: DMA D-1 Runoff Area=165,076 sf 73.64% Impervious Runoff Depth=3.04"
Tc=6.0 min CN=79/98 Runoff=7.81 cfs 0.961 af

Pond LID A1: A-1 Chambers Peak Elev=820.05' Storage=0.660 af Inflow=13.40 cfs 1.650 af
Discarded=0.06 cfs 0.356 af Primary=4.58 cfs 1.095 af Outflow=4.64 cfs 1.451 af

Pond LID A2: A-2 Bioretention Peak Elev=825.94' Storage=3,706 cf Inflow=2.48 cfs 0.305 af
Discarded=0.27 cfs 0.297 af Primary=0.15 cfs 0.008 af Outflow=0.42 cfs 0.305 af

Pond LID B1a: B-1a Chambers Peak Elev=822.70' Storage=0.317 af Inflow=2.81 cfs 0.346 af
Discarded=0.02 cfs 0.090 af Primary=0.01 cfs 0.002 af Outflow=0.03 cfs 0.093 af

Pond LID B1b: B-1b Bioretention Peak Elev=823.90' Storage=887 cf Inflow=0.53 cfs 0.065 af
Discarded=0.06 cfs 0.065 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.065 af

Pond LID B2a: B-2a Chambers Peak Elev=822.54' Storage=0.150 af Inflow=2.73 cfs 0.337 af
Discarded=0.02 cfs 0.103 af Primary=0.59 cfs 0.175 af Outflow=0.61 cfs 0.278 af

Pond LID C2: C-1 Bioretention Peak Elev=822.44' Storage=574 cf Inflow=0.46 cfs 0.056 af
Discarded=0.09 cfs 0.056 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.056 af

Pond LID D: Basin Peak Elev=816.31' Storage=27,593 cf Inflow=7.81 cfs 0.961 af
Discarded=0.02 cfs 0.098 af Primary=0.54 cfs 0.313 af Secondary=0.00 cfs 0.000 af Outflow=0.56 cfs 0.411 af

Link A: Outlet A Inflow=4.58 cfs 1.103 af
Primary=4.58 cfs 1.103 af

Link B: Outlet B Inflow=0.59 cfs 0.177 af
Primary=0.59 cfs 0.177 af

Link C: Outlet C Inflow=0.12 cfs 0.015 af
Primary=0.12 cfs 0.015 af

Link D: Outlet D Inflow=0.54 cfs 0.313 af
Primary=0.54 cfs 0.313 af

Total Runoff Area = 14.058 ac Runoff Volume = 3.736 af Average Runoff Depth = 3.19"
18.07% Pervious = 2.540 ac 81.93% Impervious = 11.518 ac

Summary for Subcatchment A1: DMA A-1

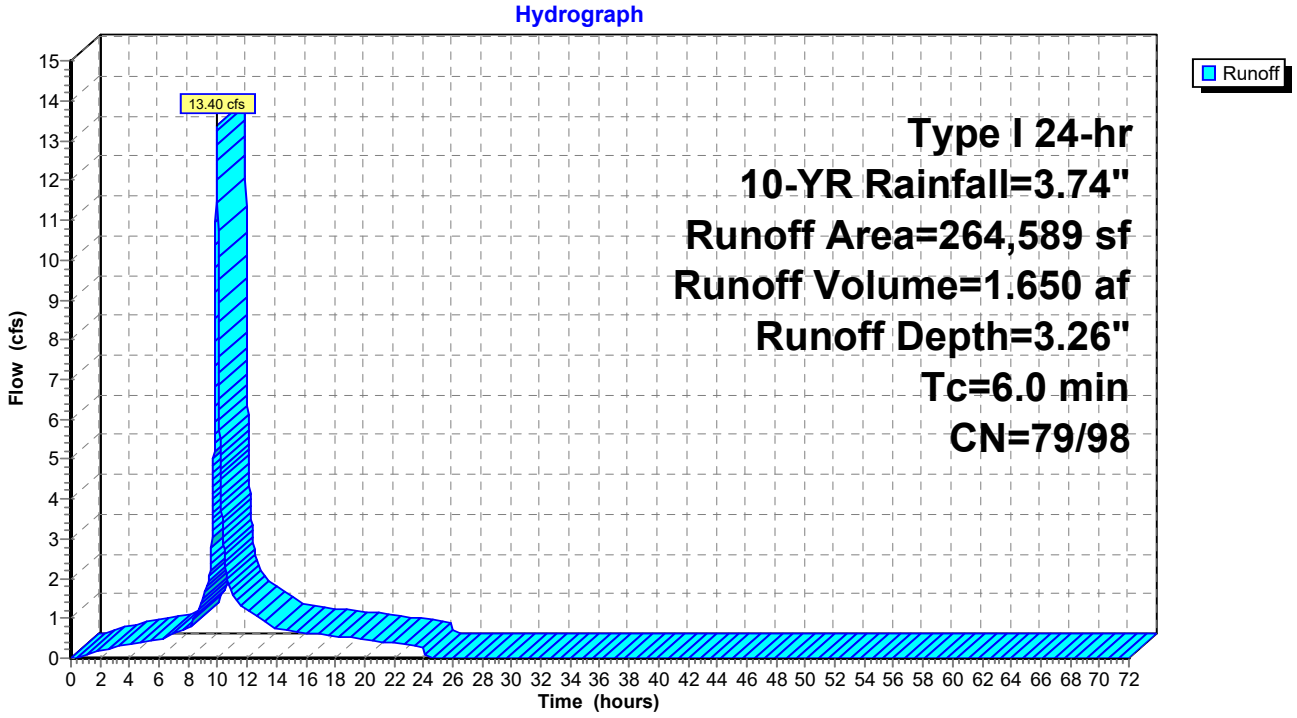
Runoff = 13.40 cfs @ 9.94 hrs, Volume= 1.650 af, Depth= 3.26"
Routed to Pond LID A1 : A-1 Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

	Area (sf)	CN	Description
*	227,546	98	Impervious, HSG C
*	37,043	79	Landscaped, 50-75% Grass cover, Fair, HSG C
	264,589	95	Weighted Average
	37,043	79	14.00% Pervious Area
	227,546	98	86.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment A1: DMA A-1



Summary for Subcatchment A2: DMA A-2

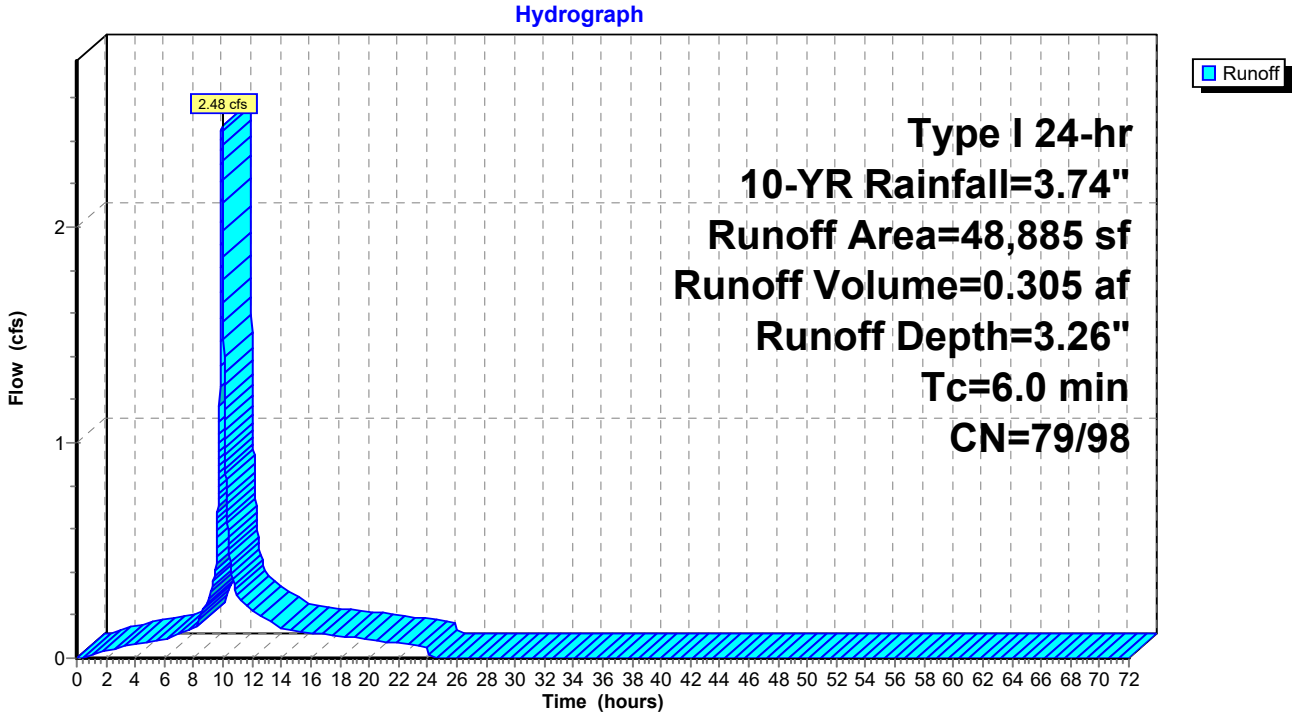
Runoff = 2.48 cfs @ 9.94 hrs, Volume= 0.305 af, Depth= 3.26"
Routed to Pond LID A2 : A-2 Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

Area (sf)	CN	Description
42,041	98	Impervious, HSG C
6,844	79	Landscaped, 50-75% Grass cover, Fair, HSG C
48,885	95	Weighted Average
6,844	79	14.00% Pervious Area
42,041	98	86.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment A2: DMA A-2



Summary for Subcatchment B1a: Catch B-1a

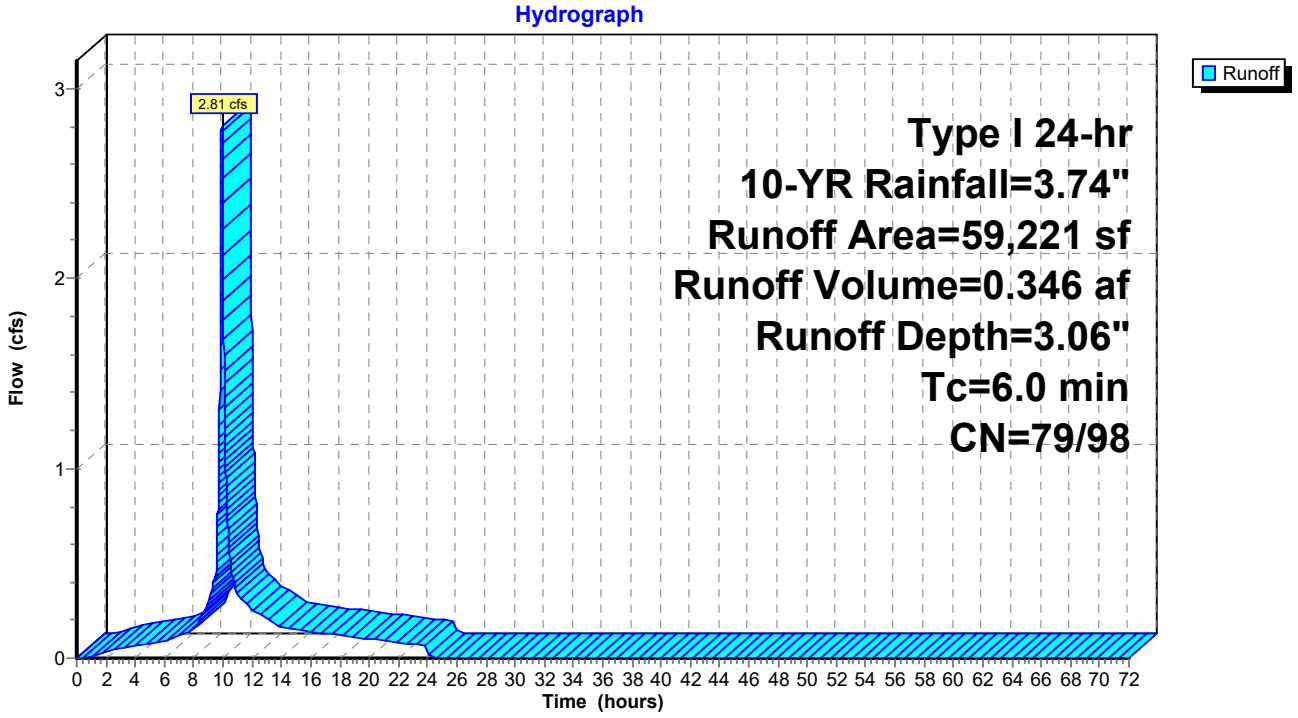
Runoff = 2.81 cfs @ 9.94 hrs, Volume= 0.346 af, Depth= 3.06"
Routed to Pond LID B1a : B-1a Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

Area (sf)	CN	Description
44,043	98	Impervious, HSG C
15,178	79	Landscaped, 50-75% Grass cover, Fair, HSG C
59,221	93	Weighted Average
15,178	79	25.63% Pervious Area
44,043	98	74.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B1a: Catch B-1a



Summary for Subcatchment B1b: Catch B-1b

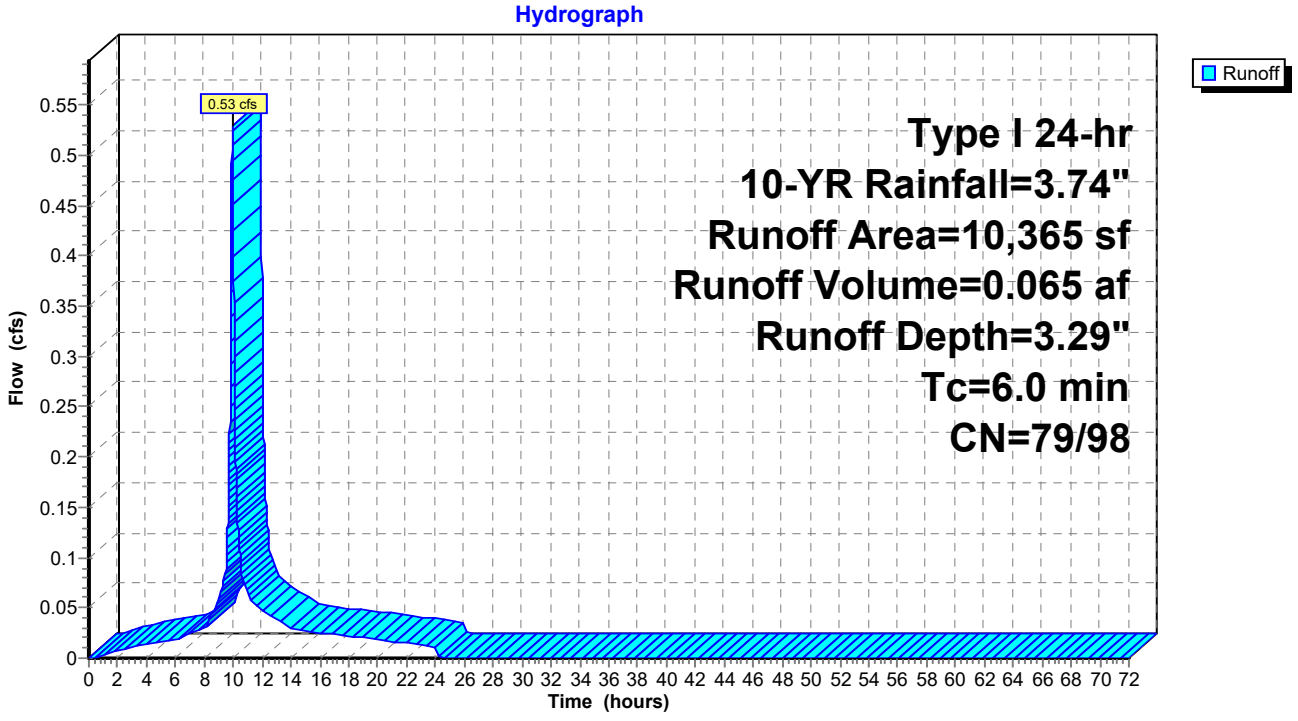
Runoff = 0.53 cfs @ 9.94 hrs, Volume= 0.065 af, Depth= 3.29"
Routed to Pond LID B1b : B-1b Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

Area (sf)	CN	Description
9,109	98	Impervious, HSG C
1,256	79	Landscaped, 50-75% Grass cover, Fair, HSG C
10,365	96	Weighted Average
1,256	79	12.12% Pervious Area
9,109	98	87.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B1b: Catch B-1b



Summary for Subcatchment B2a: Catch B-2a

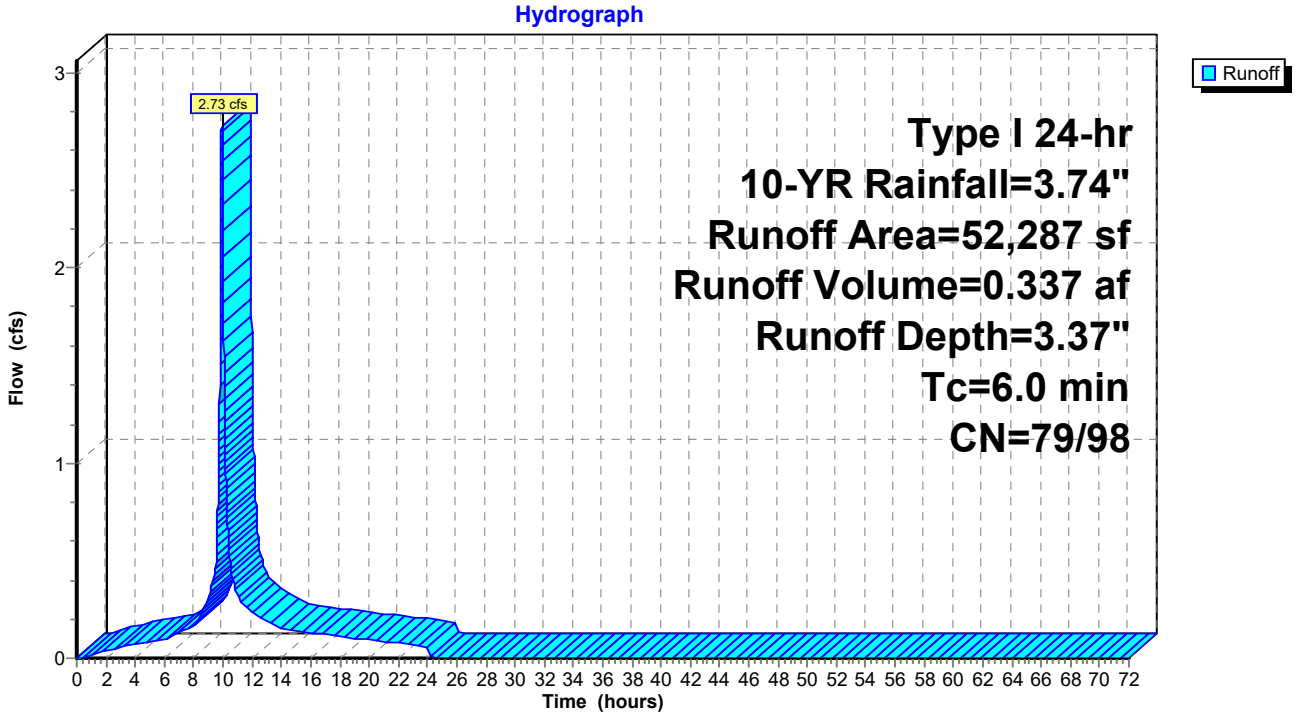
Runoff = 2.73 cfs @ 9.94 hrs, Volume= 0.337 af, Depth= 3.37"
Routed to Pond LID B2a : B-2a Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

Area (sf)	CN	Description
48,124	98	Impervious, HSG C
4,163	79	Landscaped, 50-75% Grass cover, Fair, HSG C
52,287	96	Weighted Average
4,163	79	7.96% Pervious Area
48,124	98	92.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B2a: Catch B-2a



Summary for Subcatchment C1: Catch C-1

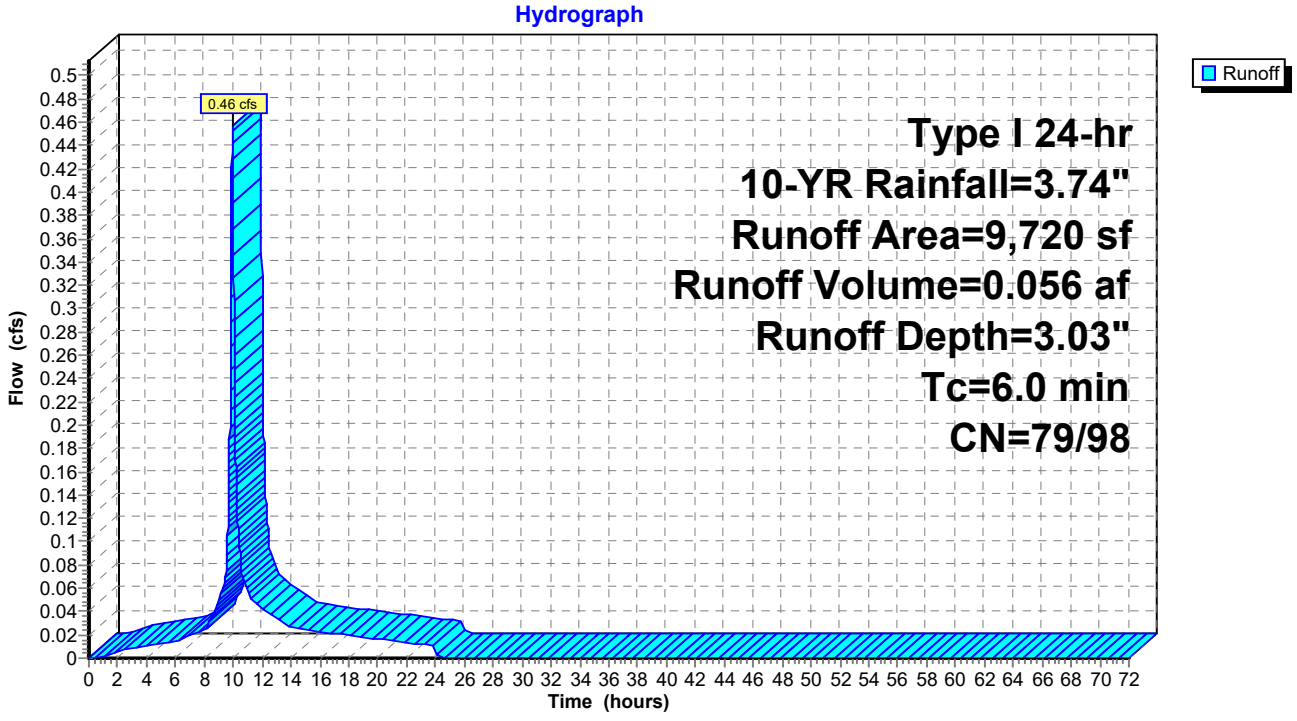
Runoff = 0.46 cfs @ 9.94 hrs, Volume= 0.056 af, Depth= 3.03"
Routed to Pond LID C2 : C-1 Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

Area (sf)	CN	Description
7,087	98	Impervious, HSG C
2,633	79	Landscaped, 50-75% Grass cover, Fair, HSG C
9,720	93	Weighted Average
2,633	79	27.09% Pervious Area
7,087	98	72.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment C1: Catch C-1



Summary for Subcatchment C2: Catch C-2

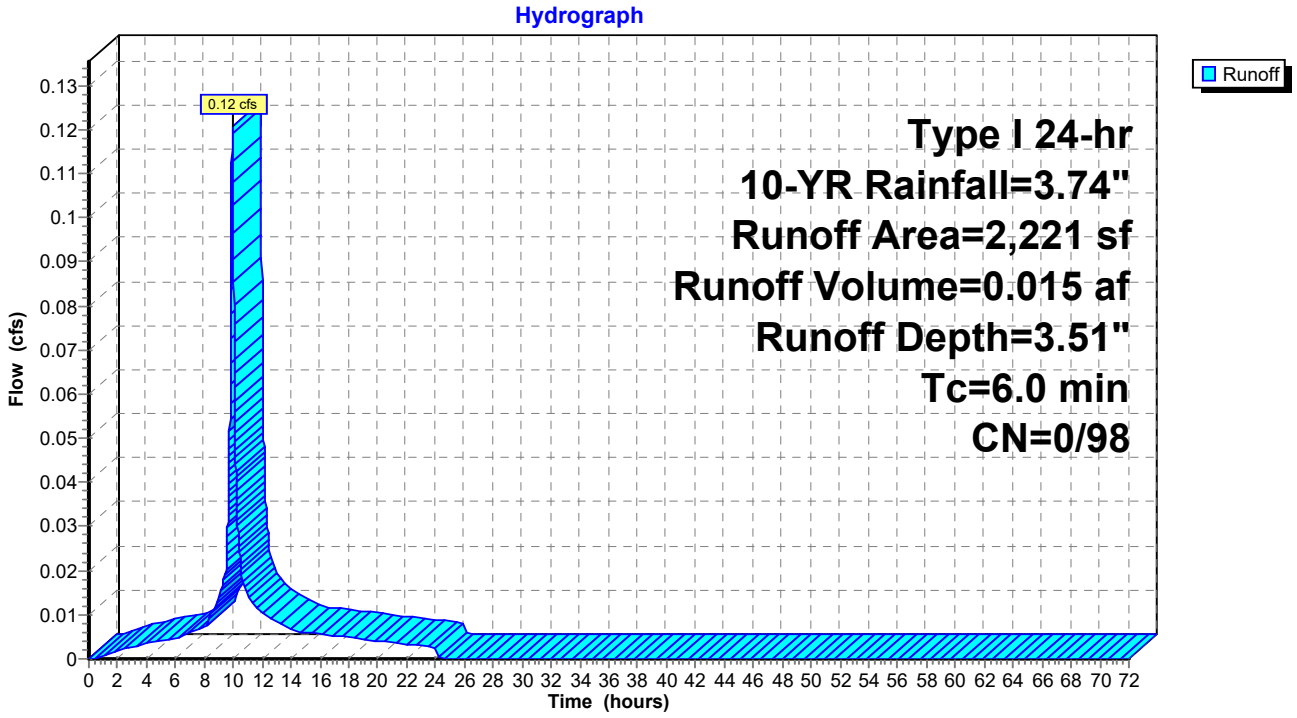
Runoff = 0.12 cfs @ 9.94 hrs, Volume= 0.015 af, Depth= 3.51"
Routed to Link C : Outlet C

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

Area (sf)	CN	Description
2,221	98	Impervious, HSG C
2,221	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment C2: Catch C-2



Summary for Subcatchment D1: DMA D-1

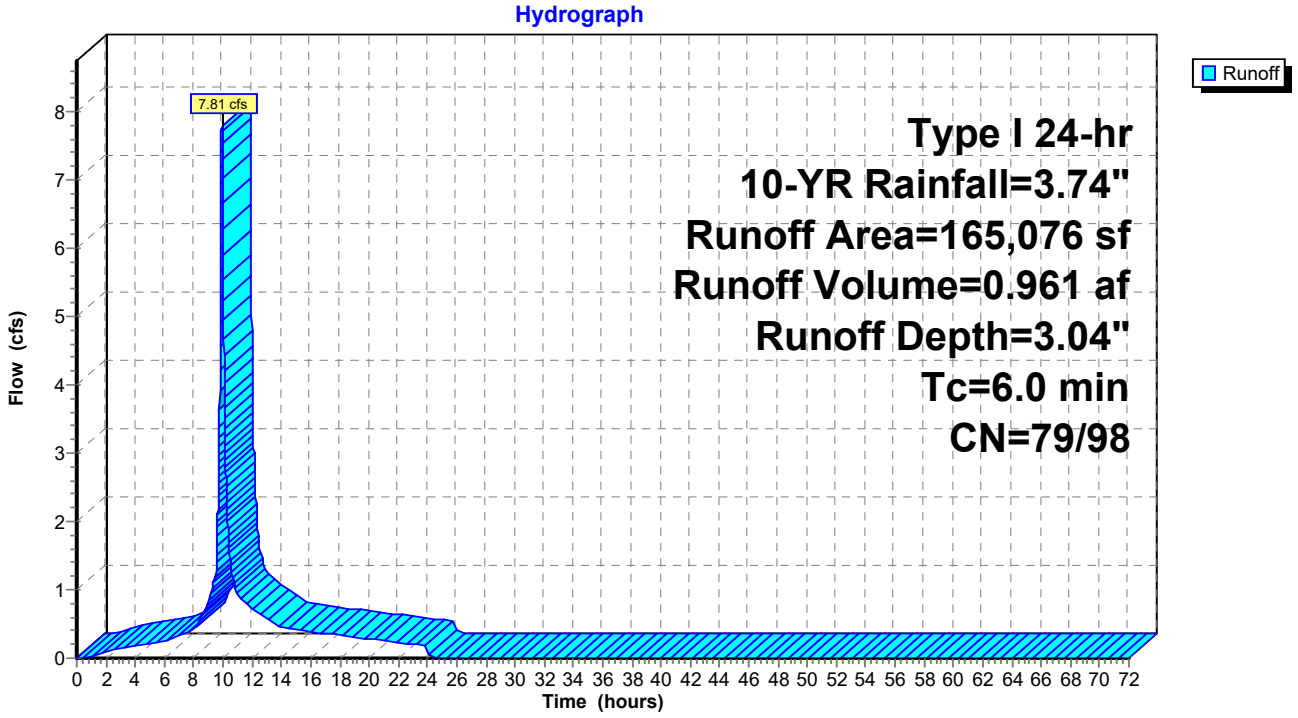
Runoff = 7.81 cfs @ 9.94 hrs, Volume= 0.961 af, Depth= 3.04"
Routed to Pond LID D : Basin

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 10-YR Rainfall=3.74"

	Area (sf)	CN	Description
	121,559	98	Paved parking, HSG C
*	43,517	79	Landscaped, 50-75% Grass cover, Fair, HSG C
	165,076	93	Weighted Average
	43,517	79	26.36% Pervious Area
	121,559	98	73.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment D1: DMA D-1



Summary for Pond LID A1: A-1 Chambers

Inflow Area = 6.074 ac, 86.00% Impervious, Inflow Depth = 3.26" for 10-YR event
Inflow = 13.40 cfs @ 9.94 hrs, Volume= 1.650 af
Outflow = 4.64 cfs @ 10.19 hrs, Volume= 1.451 af, Atten= 65%, Lag= 15.0 min
Discarded = 0.06 cfs @ 10.19 hrs, Volume= 0.356 af
Primary = 4.58 cfs @ 10.19 hrs, Volume= 1.095 af
Routed to Link A : Outlet A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 820.05' @ 10.19 hrs Surf.Area= 0.303 ac Storage= 0.660 af

Plug-Flow detention time= 555.6 min calculated for 1.450 af (88% of inflow)
Center-of-Mass det. time= 480.9 min (1,190.5 - 709.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	817.00'	0.417 af	**51.42'W x 256.65'L x 5.50'H Field A** 1.666 af Overall - 0.623 af Embedded = 1.043 af x 40.0% Voids
#2A	817.75'	0.623 af	**ADS_StormTech MC-3500 d +Cap**x 245 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 245 Chambers in 7 Rows Cap Storage= 14.9 cf x 2 x 7 rows = 208.6 cf
		1.040 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	819.00'	**18.0" Round Culvert** L= 35.0' Ke= 0.500 Inlet / Outlet Invert= 819.00' / 818.50' S= 0.0143 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	817.00'	**0.200 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 0.10' Phase-In= 0.10'

Discarded OutFlow Max=0.06 cfs @ 10.19 hrs HW=820.05' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=4.58 cfs @ 10.19 hrs HW=820.05' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 4.58 cfs @ 3.48 fps)

Pond LID A1: A-1 Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 7 rows = 208.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

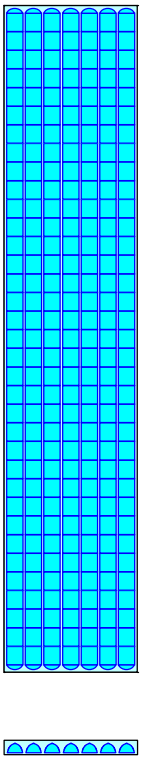
35 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 254.65' Row Length +12.0" End Stone x 2 = 256.65' Base Length
7 Rows x 77.0" Wide + 9.0" Spacing x 6 + 12.0" Side Stone x 2 = 51.42' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

245 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 7 Rows = 27,146.8 cf Chamber Storage

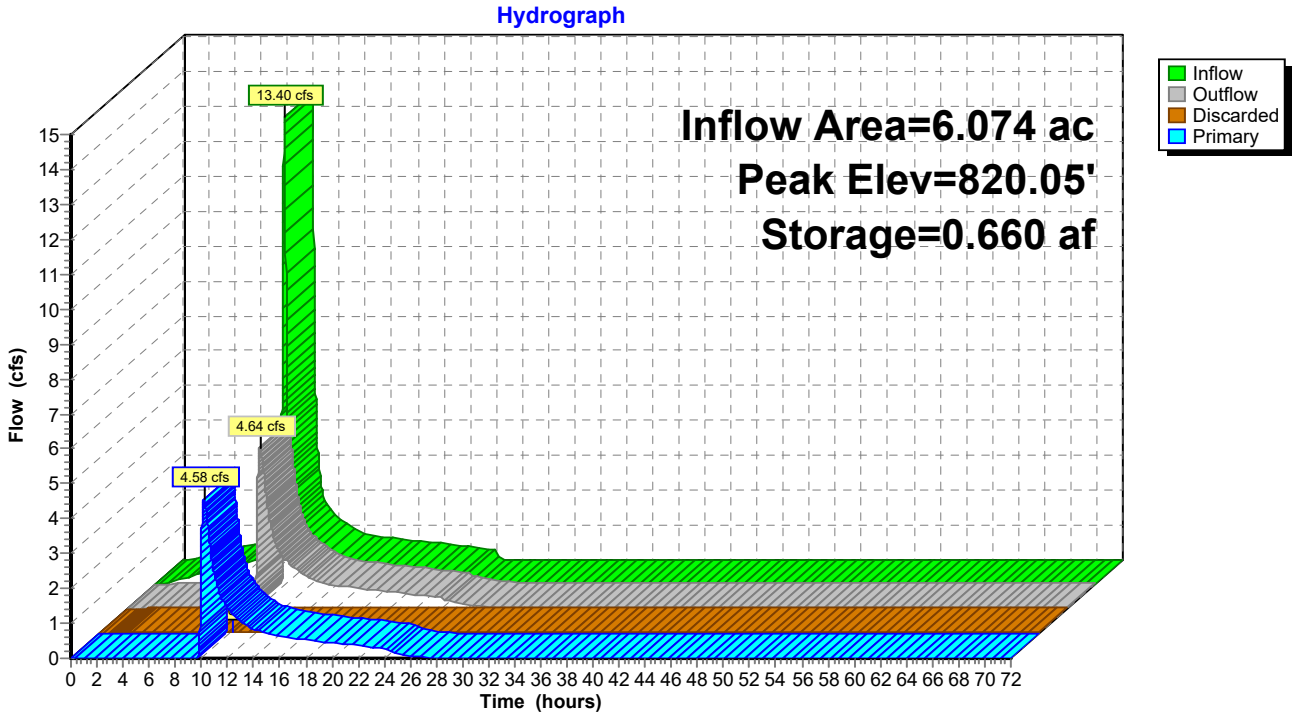
72,578.5 cf Field - 27,146.8 cf Chambers = 45,431.7 cf Stone x 40.0% Voids = 18,172.7 cf Stone Storage

Chamber Storage + Stone Storage = 45,319.5 cf = 1.040 af
Overall Storage Efficiency = 62.4%
Overall System Size = 256.65' x 51.42' x 5.50'

245 Chambers
2,688.1 cy Field
1,682.7 cy Stone



Pond LID A1: A-1 Chambers



Summary for Pond LID A2: A-2 Bioretention

Inflow Area = 1.122 ac, 86.00% Impervious, Inflow Depth = 3.26" for 10-YR event
Inflow = 2.48 cfs @ 9.94 hrs, Volume= 0.305 af
Outflow = 0.42 cfs @ 10.53 hrs, Volume= 0.305 af, Atten= 83%, Lag= 35.5 min
Discarded = 0.27 cfs @ 10.53 hrs, Volume= 0.297 af
Primary = 0.15 cfs @ 10.53 hrs, Volume= 0.008 af
Routed to Link A : Outlet A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 825.94' @ 10.53 hrs Surf.Area= 3,565 sf Storage= 3,706 cf

Plug-Flow detention time= 111.7 min calculated for 0.305 af (100% of inflow)
Center-of-Mass det. time= 111.7 min (821.3 - 709.6)

Volume	Invert	Avail.Storage	Storage Description
#1	821.90'	5,348 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

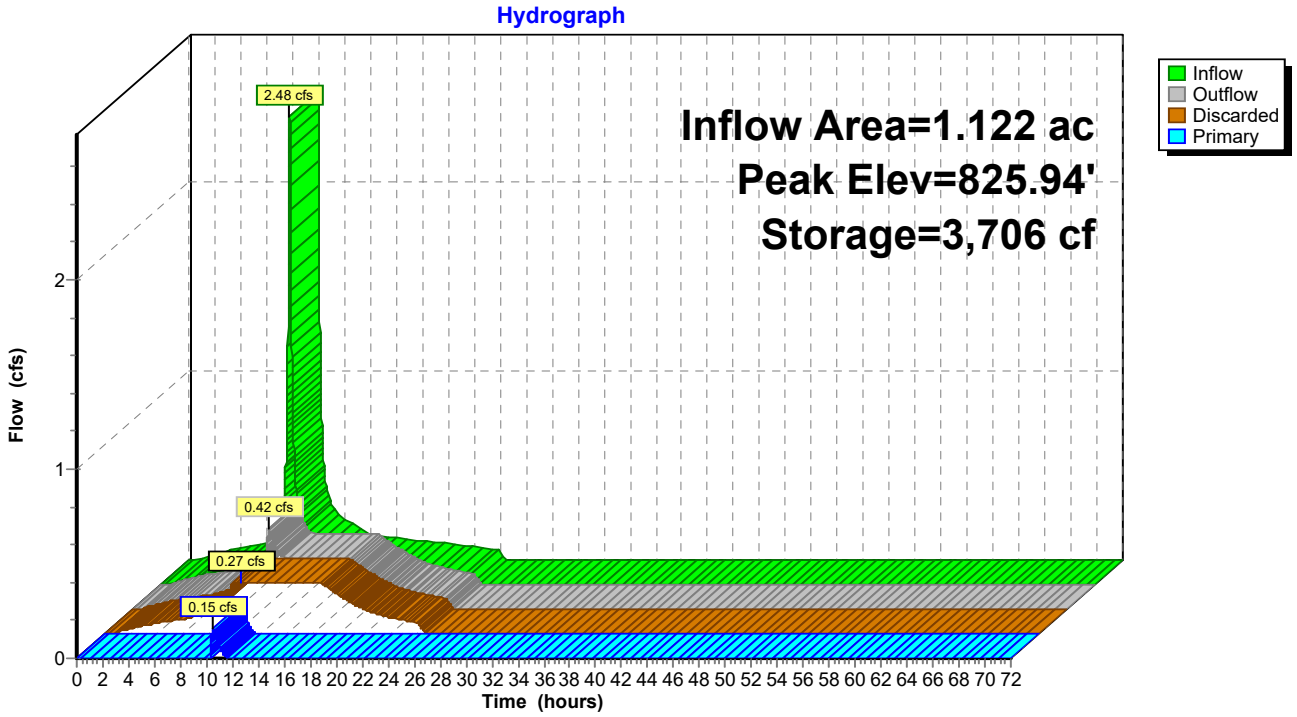
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
821.90	0	0.0	0	0
823.90	3,565	40.0	1,426	1,426
825.90	3,565	30.0	2,139	3,565
826.40	3,565	100.0	1,783	5,348

Device	Routing	Invert	Outlet Devices
#1	Primary	825.90'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	821.90'	**3.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00'

Discarded OutFlow Max=0.27 cfs @ 10.53 hrs HW=825.94' (Free Discharge)
↑**2=Exfiltration** (Controls 0.27 cfs)

Primary OutFlow Max=0.15 cfs @ 10.53 hrs HW=825.94' TW=0.00' (Dynamic Tailwater)
↑**1=Orifice/Grate** (Weir Controls 0.15 cfs @ 0.65 fps)

Pond LID A2: A-2 Bioretention



Summary for Pond LID B1a: B-1a Chambers

Inflow Area = 1.360 ac, 74.37% Impervious, Inflow Depth = 3.06" for 10-YR event
Inflow = 2.81 cfs @ 9.94 hrs, Volume= 0.346 af
Outflow = 0.03 cfs @ 24.09 hrs, Volume= 0.093 af, Atten= 99%, Lag= 848.8 min
Discarded = 0.02 cfs @ 24.09 hrs, Volume= 0.090 af
Primary = 0.01 cfs @ 24.09 hrs, Volume= 0.002 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 822.70' @ 24.09 hrs Surf.Area= 0.155 ac Storage= 0.317 af

Plug-Flow detention time= 1,770.0 min calculated for 0.093 af (27% of inflow)
Center-of-Mass det. time= 1,495.5 min (2,213.6 - 718.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	819.80'	0.217 af	**87.25'W x 77.40'L x 5.50'H Field A** 0.853 af Overall - 0.311 af Embedded = 0.542 af x 40.0% Voids
#2A	820.55'	0.311 af	**ADS_StormTech MC-3500 d +Cap**x 120 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 120 Chambers in 12 Rows Cap Storage= 14.9 cf x 2 x 12 rows = 357.6 cf
		0.528 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	822.63'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 822.63' / 822.50' S= 0.0026 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	819.80'	**0.100 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 98.80' Phase-In= 0.10'

Discarded OutFlow Max=0.02 cfs @ 24.09 hrs HW=822.70' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.01 cfs @ 24.09 hrs HW=822.70' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.01 cfs @ 0.68 fps)

Pond LID B1a: B-1a Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 12 rows = 357.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

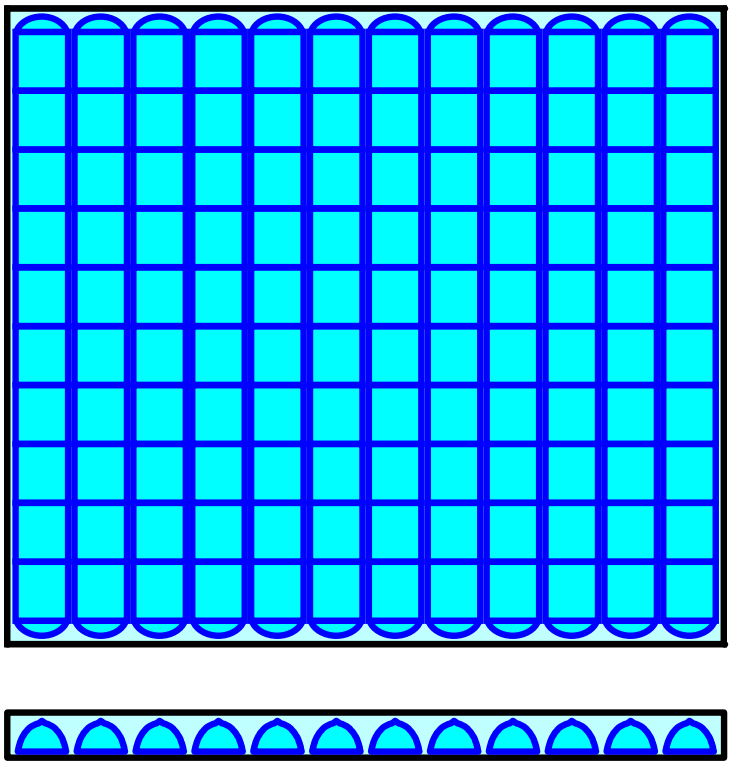
10 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 75.40' Row Length +12.0" End Stone x 2 = 77.40' Base Length
12 Rows x 77.0" Wide + 9.0" Spacing x 11 + 12.0" Side Stone x 2 = 87.25' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

120 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 12 Rows = 13,551.8 cf Chamber Storage

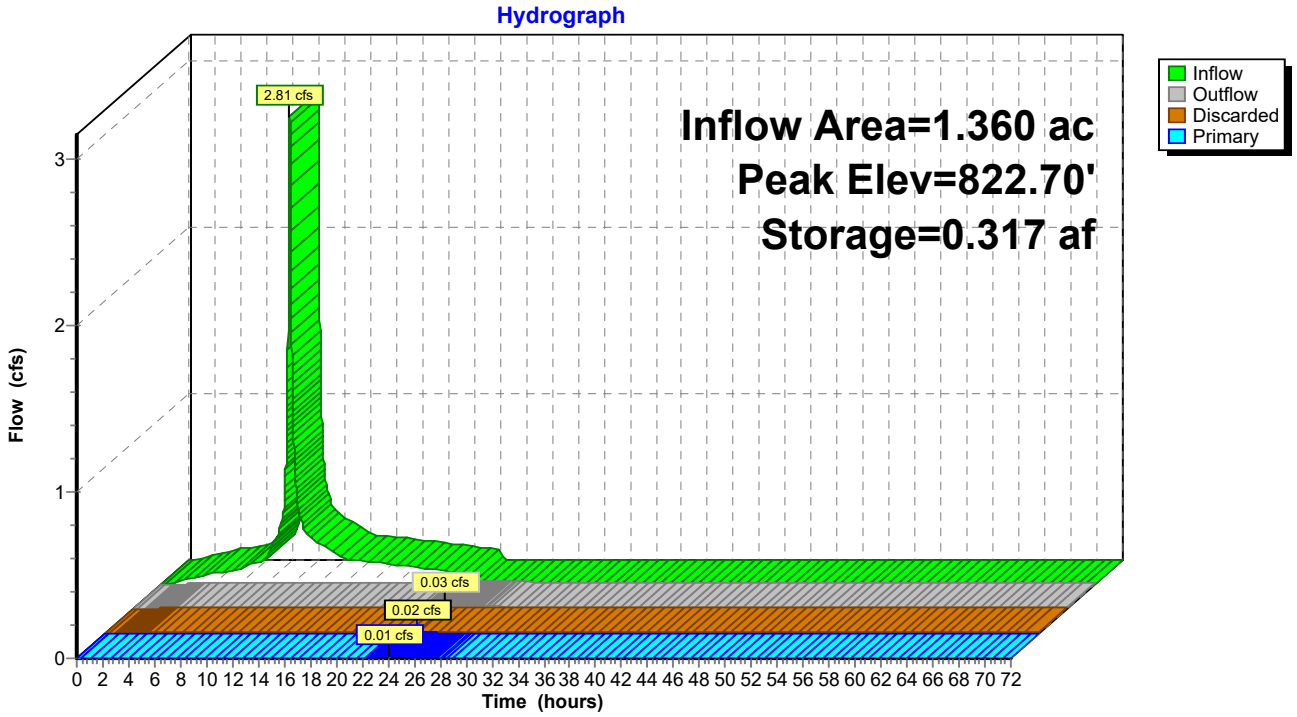
37,142.3 cf Field - 13,551.8 cf Chambers = 23,590.5 cf Stone x 40.0% Voids = 9,436.2 cf Stone Storage

Chamber Storage + Stone Storage = 22,988.0 cf = 0.528 af
Overall Storage Efficiency = 61.9%
Overall System Size = 77.40' x 87.25' x 5.50'

120 Chambers
1,375.6 cy Field
873.7 cy Stone



Pond LID B1a: B-1a Chambers



Summary for Pond LID B1b: B-1b Bioretention

Inflow Area = 0.238 ac, 87.88% Impervious, Inflow Depth = 3.29" for 10-YR event
Inflow = 0.53 cfs @ 9.94 hrs, Volume= 0.065 af
Outflow = 0.06 cfs @ 11.18 hrs, Volume= 0.065 af, Atten= 89%, Lag= 74.5 min
Discarded = 0.06 cfs @ 11.18 hrs, Volume= 0.065 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 823.90' @ 11.18 hrs Surf.Area= 1,256 sf Storage= 887 cf

Plug-Flow detention time= 141.6 min calculated for 0.065 af (100% of inflow)
Center-of-Mass det. time= 141.6 min (849.8 - 708.3)

Volume	Invert	Avail.Storage	Storage Description
#1	820.88'	1,884 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

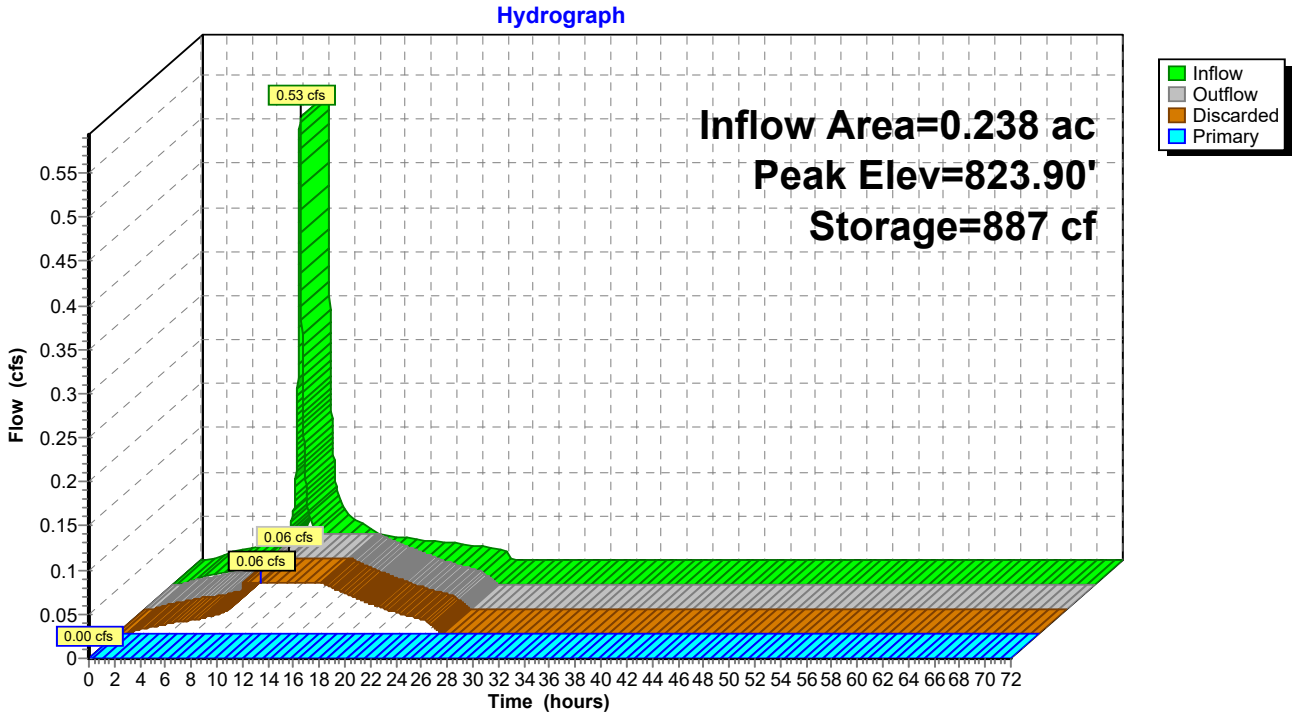
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
820.88	0	0.0	0	0
822.88	1,256	40.0	502	502
824.88	1,256	30.0	754	1,256
825.38	1,256	100.0	628	1,884

Device	Routing	Invert	Outlet Devices
#1	Primary	824.88'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	820.88'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'

Discarded OutFlow Max=0.06 cfs @ 11.18 hrs HW=823.90' (Free Discharge)
↑**2=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.88' TW=0.00' (Dynamic Tailwater)
↑**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID B1b: B-1b Bioretention



Summary for Pond LID B2a: B-2a Chambers

Inflow Area = 1.200 ac, 92.04% Impervious, Inflow Depth = 3.37" for 10-YR event
Inflow = 2.73 cfs @ 9.94 hrs, Volume= 0.337 af
Outflow = 0.61 cfs @ 10.38 hrs, Volume= 0.278 af, Atten= 78%, Lag= 26.3 min
Discarded = 0.02 cfs @ 10.38 hrs, Volume= 0.103 af
Primary = 0.59 cfs @ 10.38 hrs, Volume= 0.175 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 822.54' @ 10.38 hrs Surf.Area= 0.093 ac Storage= 0.150 af

Plug-Flow detention time= 770.9 min calculated for 0.278 af (83% of inflow)
Center-of-Mass det. time= 670.3 min (1,375.9 - 705.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	820.19'	0.131 af	**22.75'W x 177.78'L x 5.50'H Field A** 0.511 af Overall - 0.184 af Embedded = 0.327 af x 40.0% Voids
#2A	820.94'	0.184 af	**ADS_StormTech MC-3500 d +Cap**x 72 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 72 Chambers in 3 Rows Cap Storage= 14.9 cf x 2 x 3 rows = 89.4 cf
		0.315 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	822.19'	**18.0" Round Culvert** L= 30.0' Ke= 0.500 Inlet / Outlet Invert= 822.19' / 821.89' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	820.19'	**0.190 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 98.79' Phase-In= 0.10'

Discarded OutFlow Max=0.02 cfs @ 10.38 hrs HW=822.54' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.59 cfs @ 10.38 hrs HW=822.54' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.59 cfs @ 2.89 fps)

Pond LID B2a: B-2a Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

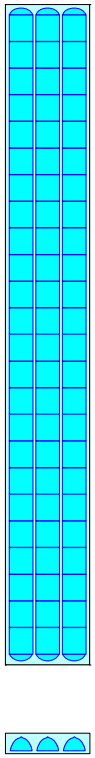
24 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 175.78' Row Length +12.0" End Stone x 2 = 177.78' Base Length
3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

72 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 8,005.9 cf Chamber Storage

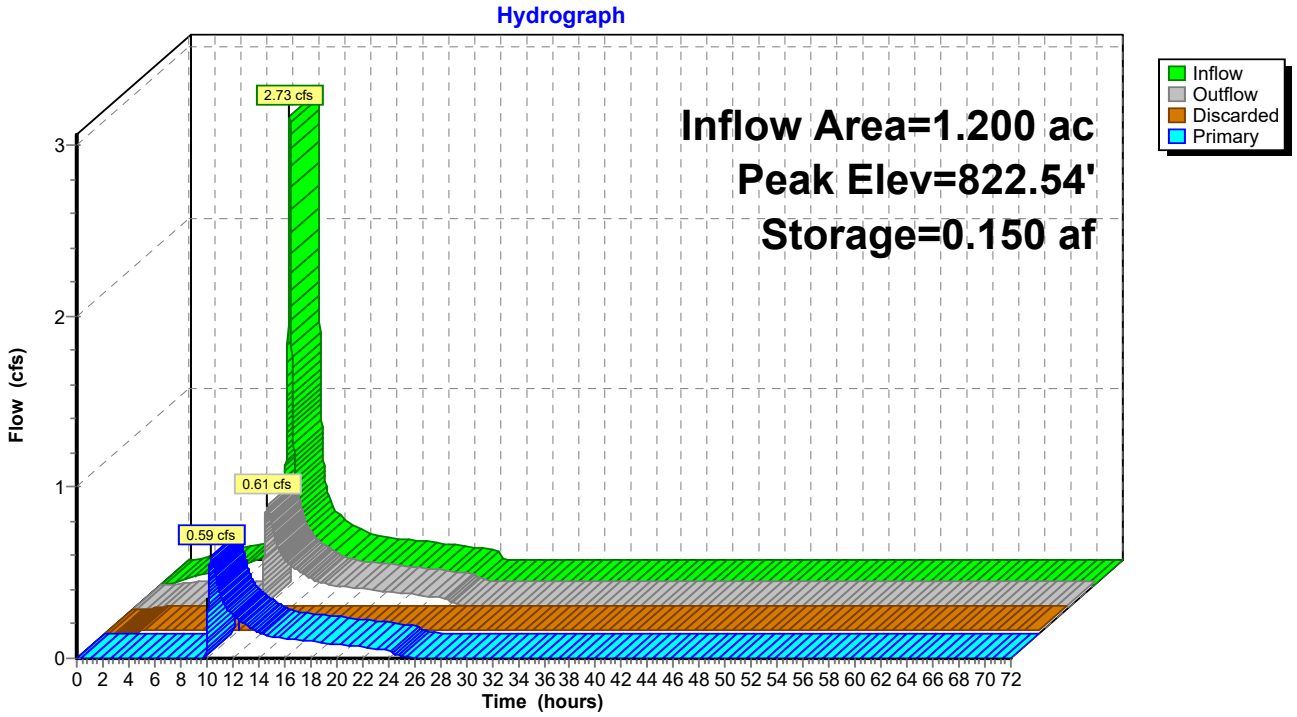
22,244.7 cf Field - 8,005.9 cf Chambers = 14,238.8 cf Stone x 40.0% Voids = 5,695.5 cf Stone Storage

Chamber Storage + Stone Storage = 13,701.5 cf = 0.315 af
Overall Storage Efficiency = 61.6%
Overall System Size = 177.78' x 22.75' x 5.50'

72 Chambers
823.9 cy Field
527.4 cy Stone



Pond LID B2a: B-2a Chambers



Summary for Pond LID C2: C-1 Bioretention

Inflow Area = 0.223 ac, 72.91% Impervious, Inflow Depth = 3.03" for 10-YR event
Inflow = 0.46 cfs @ 9.94 hrs, Volume= 0.056 af
Outflow = 0.09 cfs @ 10.48 hrs, Volume= 0.056 af, Atten= 81%, Lag= 32.2 min
Discarded = 0.09 cfs @ 10.48 hrs, Volume= 0.056 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link C : Outlet C

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 822.44' @ 10.48 hrs Surf.Area= 1,256 sf Storage= 574 cf

Plug-Flow detention time= 55.4 min calculated for 0.056 af (100% of inflow)
Center-of-Mass det. time= 55.4 min (774.7 - 719.3)

Volume	Invert	Avail.Storage	Storage Description
#1	820.25'	1,884 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

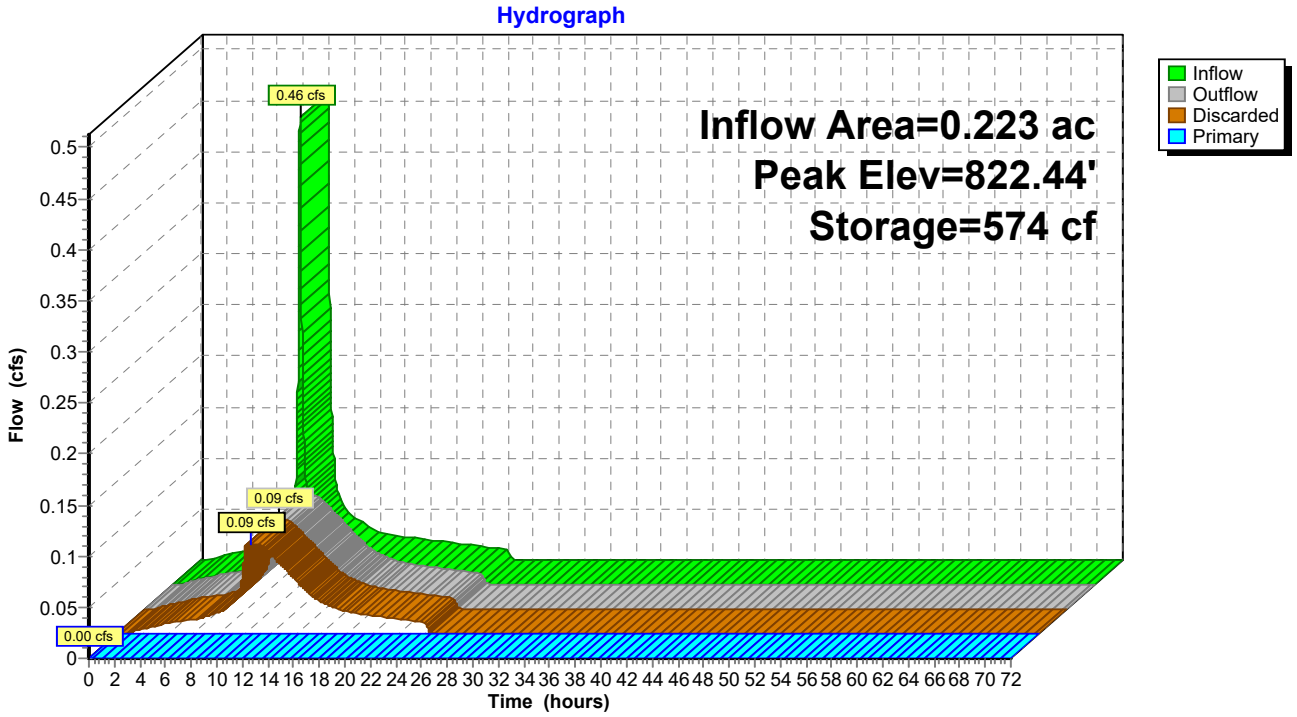
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
820.25	0	0.0	0	0
822.25	1,256	40.0	502	502
824.25	1,256	30.0	754	1,256
824.75	1,256	100.0	628	1,884

Device	Routing	Invert	Outlet Devices
#1	Primary	824.25'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	820.25'	**3.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'

Discarded OutFlow Max=0.09 cfs @ 10.48 hrs HW=822.44' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.25' TW=0.00' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID C2: C-1 Bioretention



Summary for Pond LID D: Basin

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 3.04" for 10-YR event
Inflow = 7.81 cfs @ 9.94 hrs, Volume= 0.961 af
Outflow = 0.56 cfs @ 13.17 hrs, Volume= 0.411 af, Atten= 93%, Lag= 193.7 min
Discarded = 0.02 cfs @ 13.17 hrs, Volume= 0.098 af
Primary = 0.54 cfs @ 13.17 hrs, Volume= 0.313 af
Routed to Link D : Outlet D
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link D : Outlet D

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 816.31' @ 13.17 hrs Surf.Area= 11,275 sf Storage= 27,593 cf

Plug-Flow detention time= 850.0 min calculated for 0.411 af (43% of inflow)
Center-of-Mass det. time= 632.4 min (1,351.1 - 718.7)

Volume	Invert	Avail.Storage	Storage Description
#1	810.00'	35,708 cf	**DMA D Basin (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
810.00	4,775	0.0	0	0
812.00	4,775	40.0	3,820	3,820
814.00	4,775	30.0	2,865	6,685
815.00	9,674	100.0	7,225	13,910
816.00	10,885	100.0	10,280	24,189
817.00	12,153	100.0	11,519	35,708

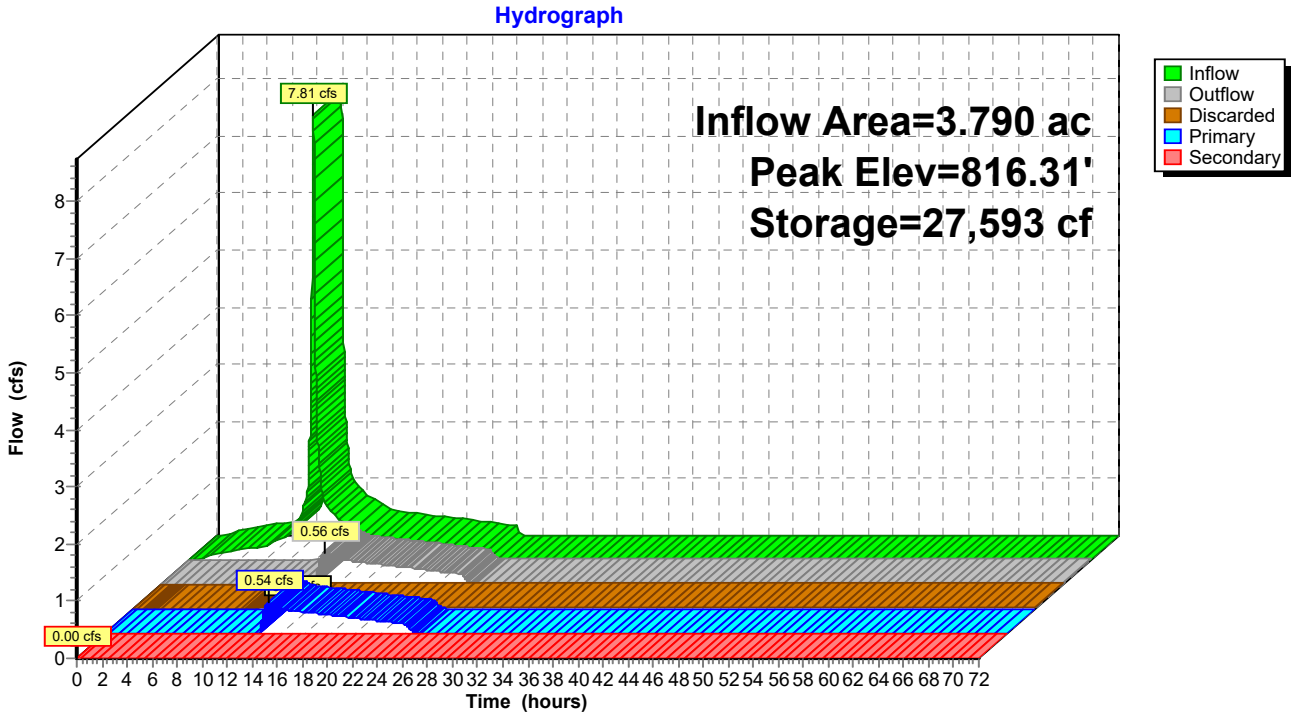
Device	Routing	Invert	Outlet Devices
#1	Primary	816.25'	**3.6" x 1.0" Horiz. Orifice/Grate X 310.00** C= 0.600 in 36.0" x 36.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	810.00'	**0.070 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'
#3	Secondary	816.75'	**30.0' long x 2.0' breadth Spillway_Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.02 cfs @ 13.17 hrs HW=816.31' (Free Discharge)
2=Exfiltration (Controls 0.02 cfs)

Primary OutFlow Max=0.54 cfs @ 13.17 hrs HW=816.31' TW=0.00' (Dynamic Tailwater)
1=Orifice/Grate (Weir Controls 0.54 cfs @ 0.78 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=810.00' TW=0.00' (Dynamic Tailwater)
3=Spillway_Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond LID D: Basin

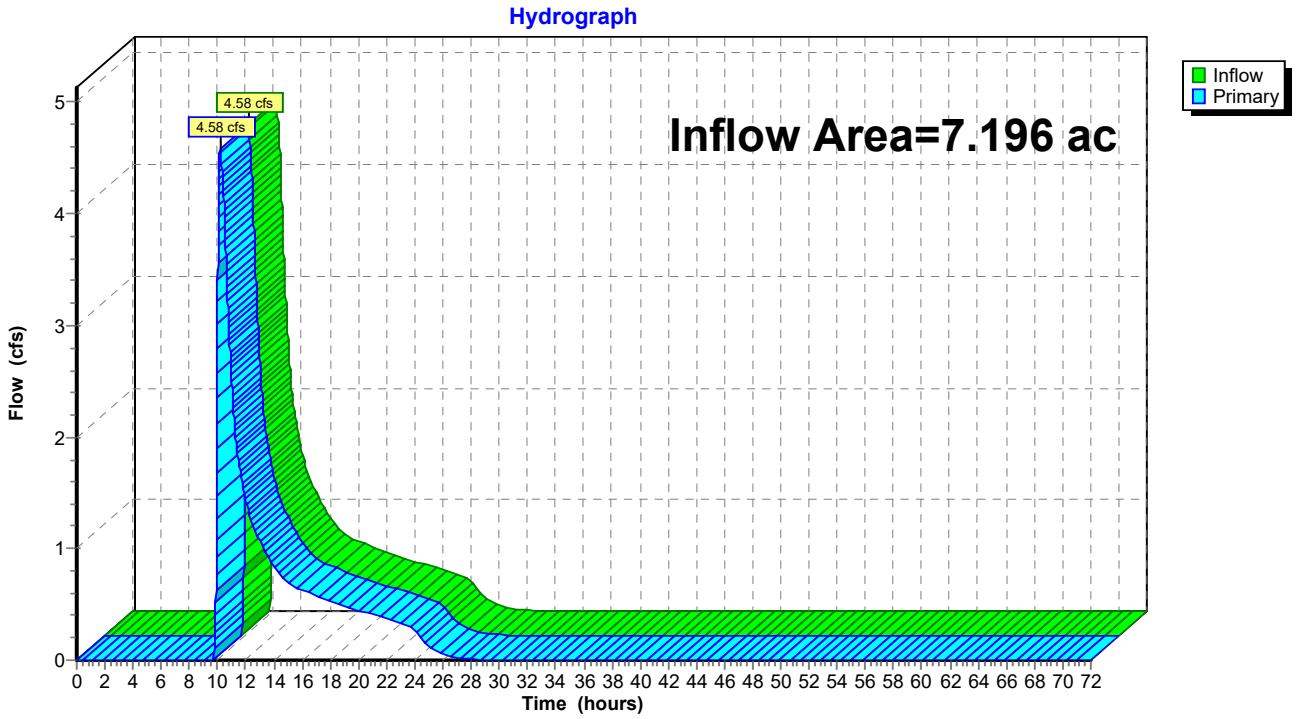


Summary for Link A: Outlet A

Inflow Area = 7.196 ac, 86.00% Impervious, Inflow Depth = 1.84" for 10-YR event
Inflow = 4.58 cfs @ 10.19 hrs, Volume= 1.103 af
Primary = 4.58 cfs @ 10.19 hrs, Volume= 1.103 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: Outlet A

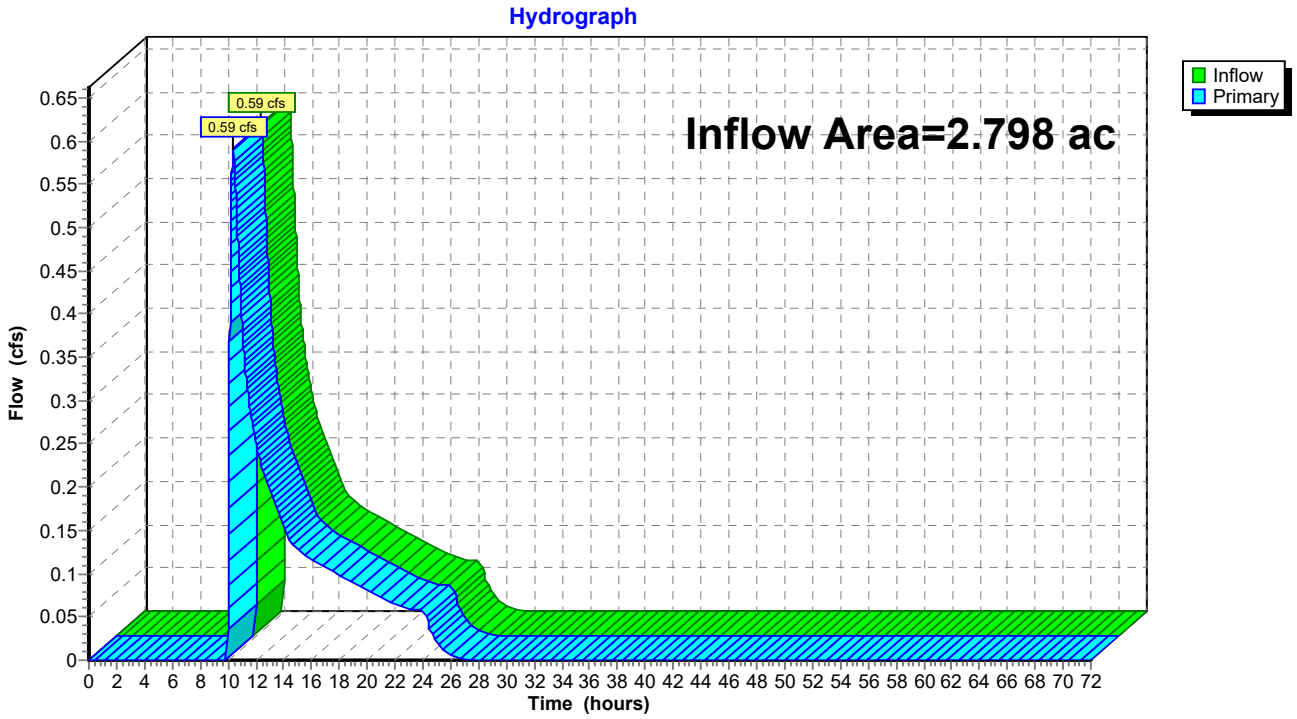


Summary for Link B: Outlet B

Inflow Area = 2.798 ac, 83.10% Impervious, Inflow Depth = 0.76" for 10-YR event
Inflow = 0.59 cfs @ 10.38 hrs, Volume= 0.177 af
Primary = 0.59 cfs @ 10.38 hrs, Volume= 0.177 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link B: Outlet B

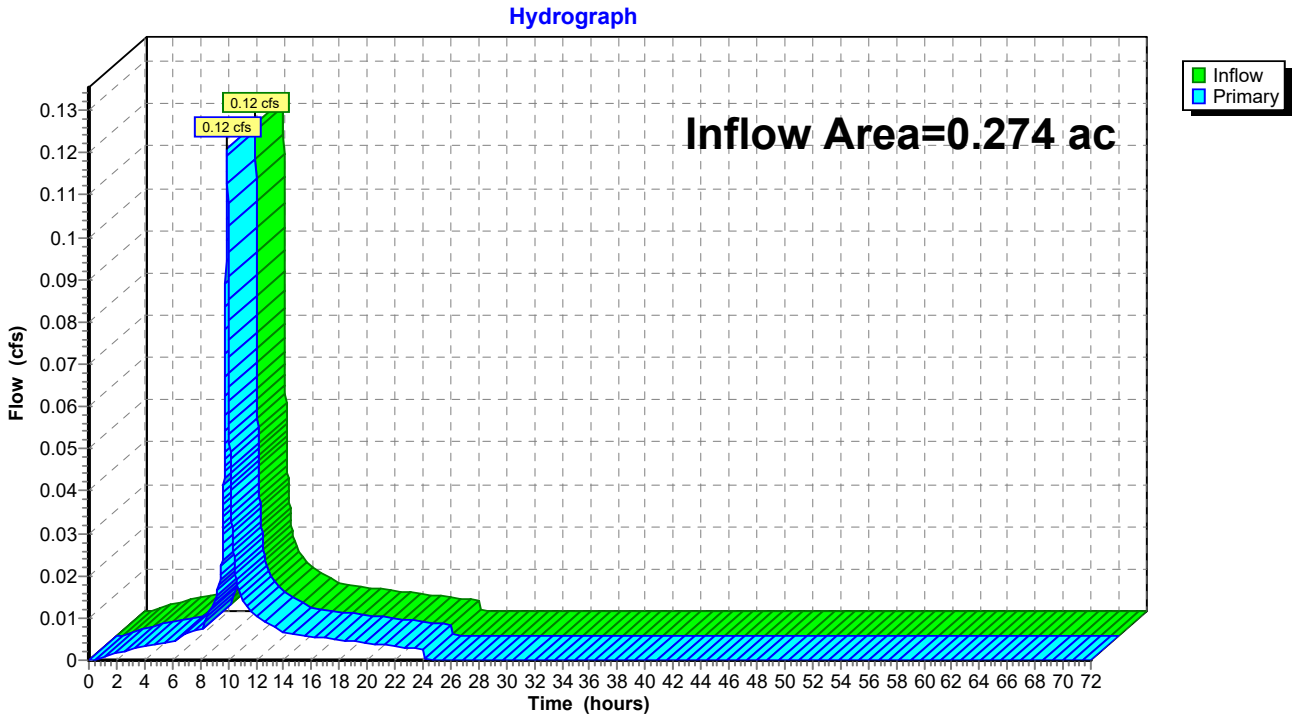


Summary for Link C: Outlet C

Inflow Area = 0.274 ac, 77.95% Impervious, Inflow Depth = 0.65" for 10-YR event
Inflow = 0.12 cfs @ 9.94 hrs, Volume= 0.015 af
Primary = 0.12 cfs @ 9.94 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: Outlet C

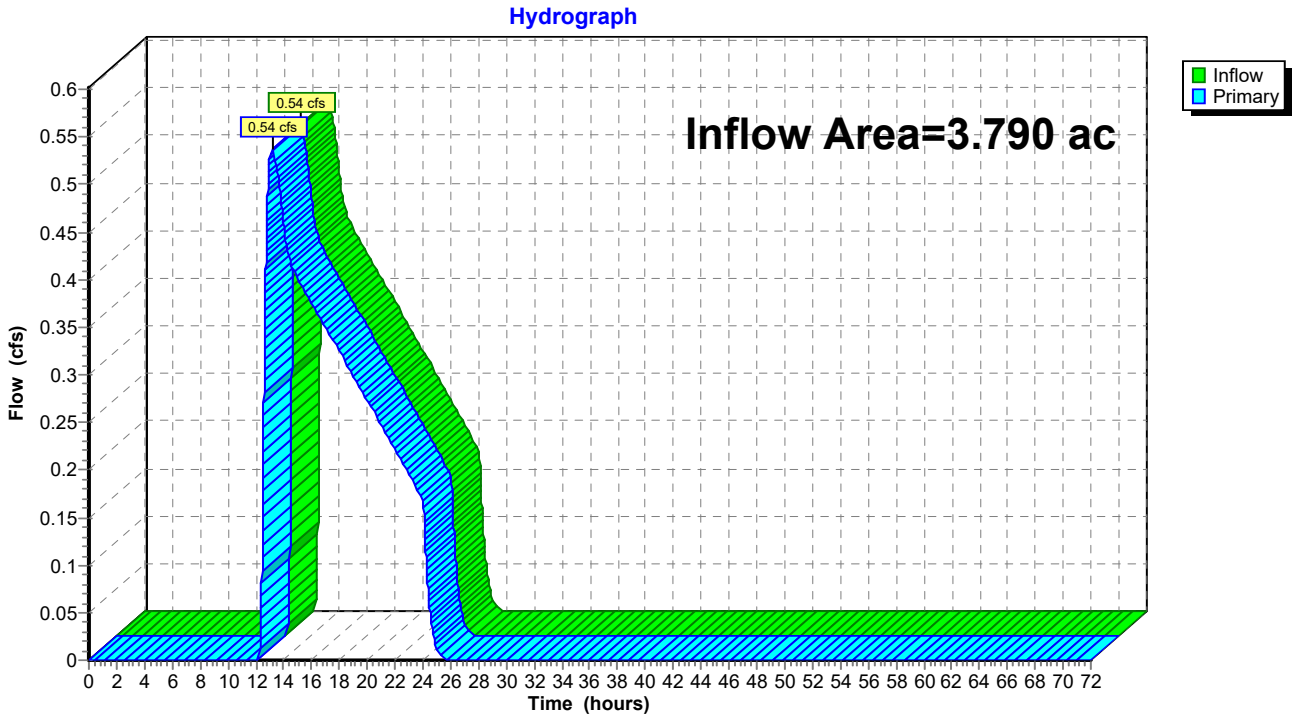


Summary for Link D: Outlet D

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 0.99" for 10-YR event
Inflow = 0.54 cfs @ 13.17 hrs, Volume= 0.313 af
Primary = 0.54 cfs @ 13.17 hrs, Volume= 0.313 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link D: Outlet D



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: DMA A-1 Runoff Area=264,589 sf 86.00% Impervious Runoff Depth=0.77"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=3.33 cfs 0.389 af

Subcatchment A2: DMA A-2 Runoff Area=48,885 sf 86.00% Impervious Runoff Depth=0.77"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=0.62 cfs 0.072 af

Subcatchment B1a: Catch B-1a Runoff Area=59,221 sf 74.37% Impervious Runoff Depth=0.67"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=0.65 cfs 0.075 af

Subcatchment B1b: Catch B-1b Runoff Area=10,365 sf 87.88% Impervious Runoff Depth=0.78"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=0.13 cfs 0.016 af

Subcatchment B2a: Catch B-2a Runoff Area=52,287 sf 92.04% Impervious Runoff Depth=0.82"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=0.71 cfs 0.082 af

Subcatchment C1: Catch C-1 Runoff Area=9,720 sf 72.91% Impervious Runoff Depth=0.65"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=0.10 cfs 0.012 af

Subcatchment C2: Catch C-2 Runoff Area=2,221 sf 100.00% Impervious Runoff Depth=0.89"
Tc=6.0 min AMC Adjusted CN=0/94 Runoff=0.03 cfs 0.004 af

Subcatchment D1: DMA D-1 Runoff Area=165,076 sf 73.64% Impervious Runoff Depth=0.66"
Tc=6.0 min AMC Adjusted CN=62/94 Runoff=1.78 cfs 0.208 af

Pond LID A1: A-1 Chambers Peak Elev=818.57' Storage=0.304 af Inflow=3.33 cfs 0.389 af
Discarded=0.06 cfs 0.327 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.327 af

Pond LID A2: A-2 Bioretention Peak Elev=823.17' Storage=576 cf Inflow=0.62 cfs 0.072 af
Discarded=0.17 cfs 0.072 af Primary=0.00 cfs 0.000 af Outflow=0.17 cfs 0.072 af

Pond LID B1a: B-1a Chambers Peak Elev=820.61' Storage=0.055 af Inflow=0.65 cfs 0.075 af
Discarded=0.02 cfs 0.075 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.075 af

Pond LID B1b: B-1b Bioretention Peak Elev=821.94' Storage=142 cf Inflow=0.13 cfs 0.016 af
Discarded=0.03 cfs 0.016 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.016 af

Pond LID B2a: B-2a Chambers Peak Elev=821.32' Storage=0.058 af Inflow=0.71 cfs 0.082 af
Discarded=0.02 cfs 0.082 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.082 af

Pond LID C2: C-1 Bioretention Peak Elev=821.06' Storage=82 cf Inflow=0.10 cfs 0.012 af
Discarded=0.04 cfs 0.012 af Primary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.012 af

Pond LID D: Basin Peak Elev=814.33' Storage=8,527 cf Inflow=1.78 cfs 0.208 af
Discarded=0.01 cfs 0.049 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.049 af

Link A: Outlet A Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link B: Outlet B Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link C: Outlet C Inflow=0.03 cfs 0.004 af
Primary=0.03 cfs 0.004 af

Link D: Outlet D Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 14.058 ac Runoff Volume = 0.858 af Average Runoff Depth = 0.73"
18.07% Pervious = 2.540 ac 81.93% Impervious = 11.518 ac

Summary for Subcatchment A1: DMA A-1

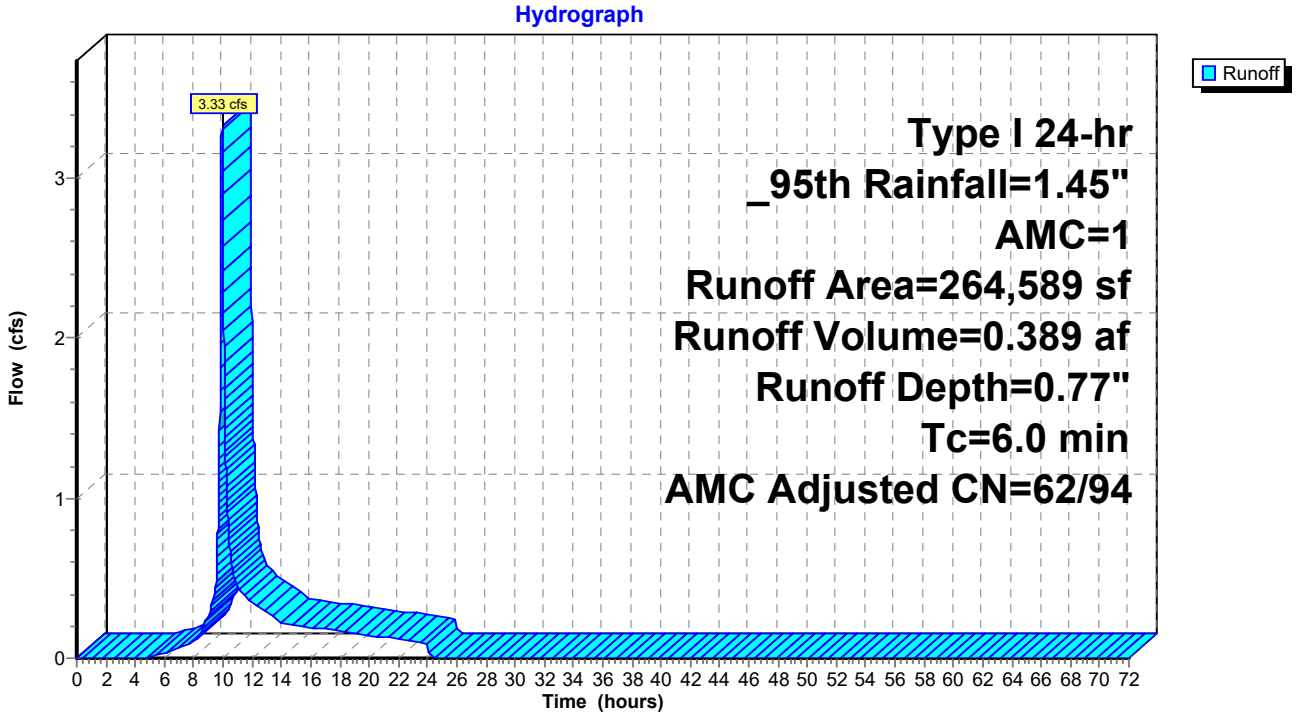
Runoff = 3.33 cfs @ 9.94 hrs, Volume= 0.389 af, Depth= 0.77"
Routed to Pond LID A1 : A-1 Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

	Area (sf)	CN	Adj	Description
*	227,546	98		Impervious, HSG C
*	37,043	79		Landscaped, 50-75% Grass cover, Fair, HSG C
	264,589	95	87	Weighted Average, AMC Adjusted
	37,043	79	62	14.00% Pervious Area, AMC Adjusted
	227,546	98	94	86.00% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment A1: DMA A-1



Summary for Subcatchment A2: DMA A-2

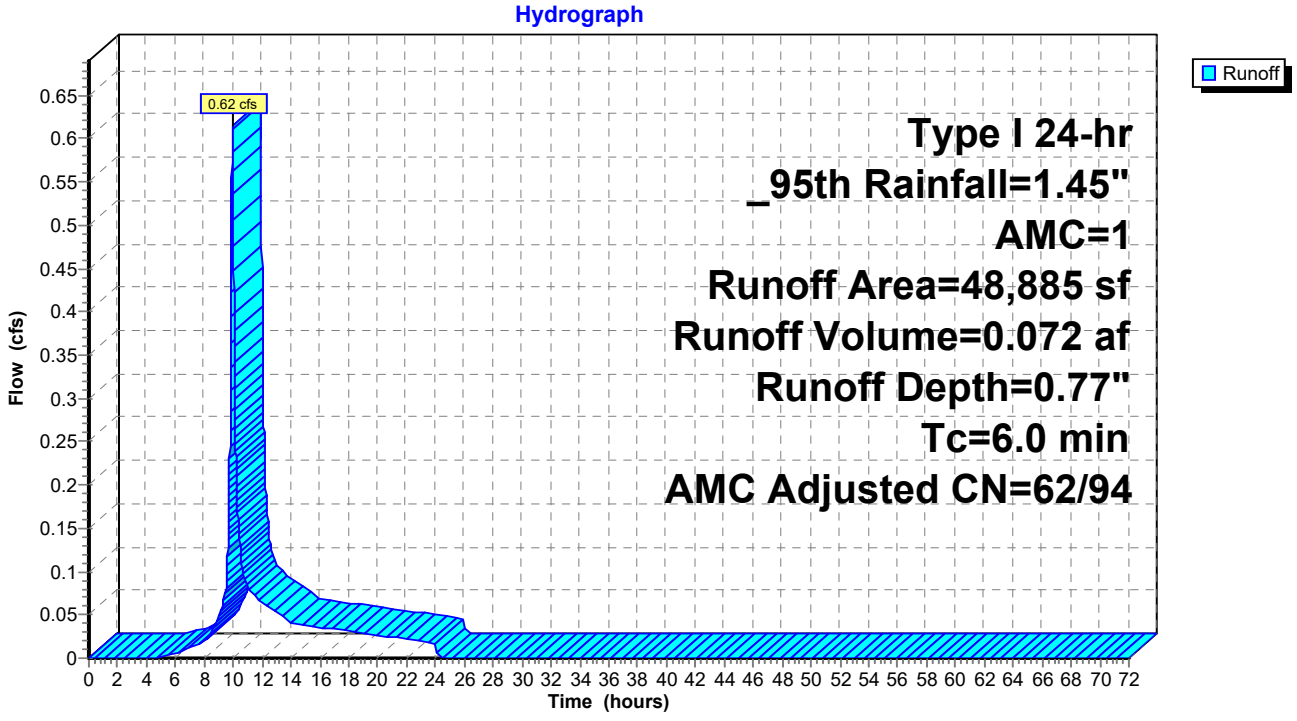
Runoff = 0.62 cfs @ 9.94 hrs, Volume= 0.072 af, Depth= 0.77"
Routed to Pond LID A2 : A-2 Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

Area (sf)	CN	Adj	Description
42,041	98		Impervious, HSG C
6,844	79		Landscaped, 50-75% Grass cover, Fair, HSG C
48,885	95	87	Weighted Average, AMC Adjusted
6,844	79	62	14.00% Pervious Area, AMC Adjusted
42,041	98	94	86.00% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment A2: DMA A-2



Summary for Subcatchment B1a: Catch B-1a

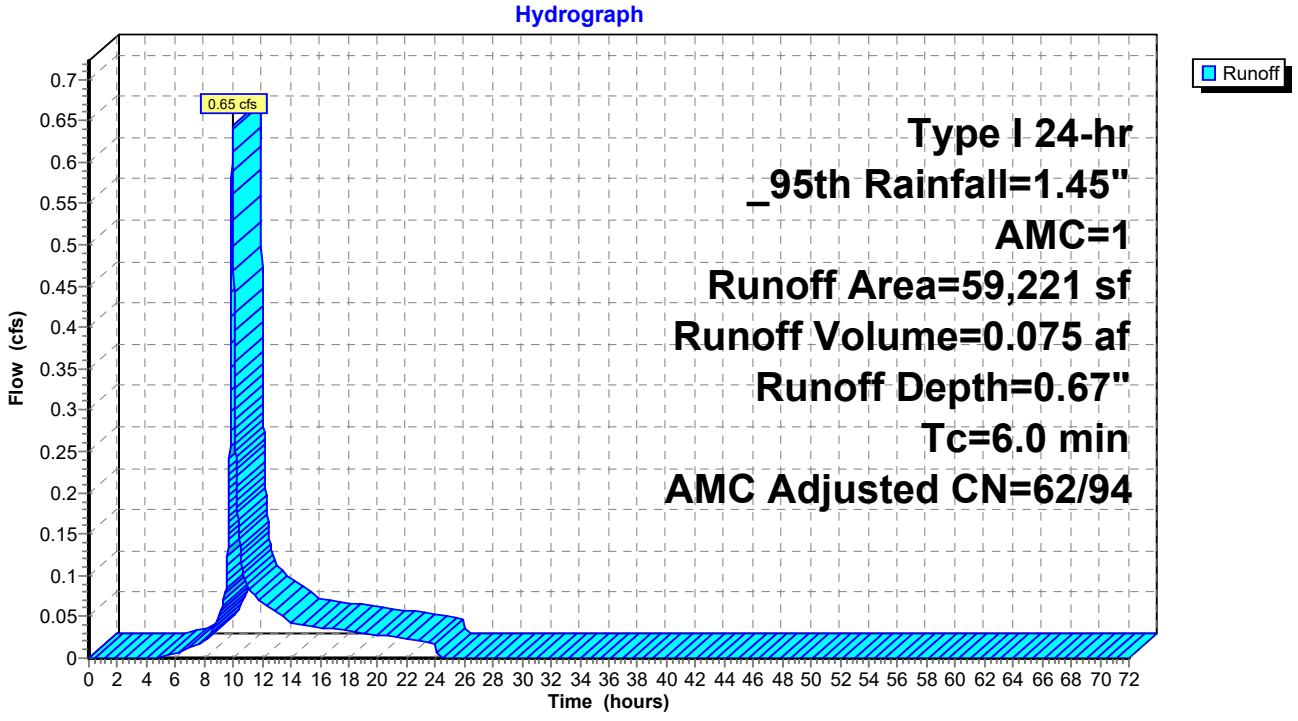
Runoff = 0.65 cfs @ 9.94 hrs, Volume= 0.075 af, Depth= 0.67"
Routed to Pond LID B1a : B-1a Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

Area (sf)	CN	Adj	Description
44,043	98		Impervious, HSG C
15,178	79		Landscaped, 50-75% Grass cover, Fair, HSG C
59,221	93	83	Weighted Average, AMC Adjusted
15,178	79	62	25.63% Pervious Area, AMC Adjusted
44,043	98	94	74.37% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B1a: Catch B-1a



Summary for Subcatchment B1b: Catch B-1b

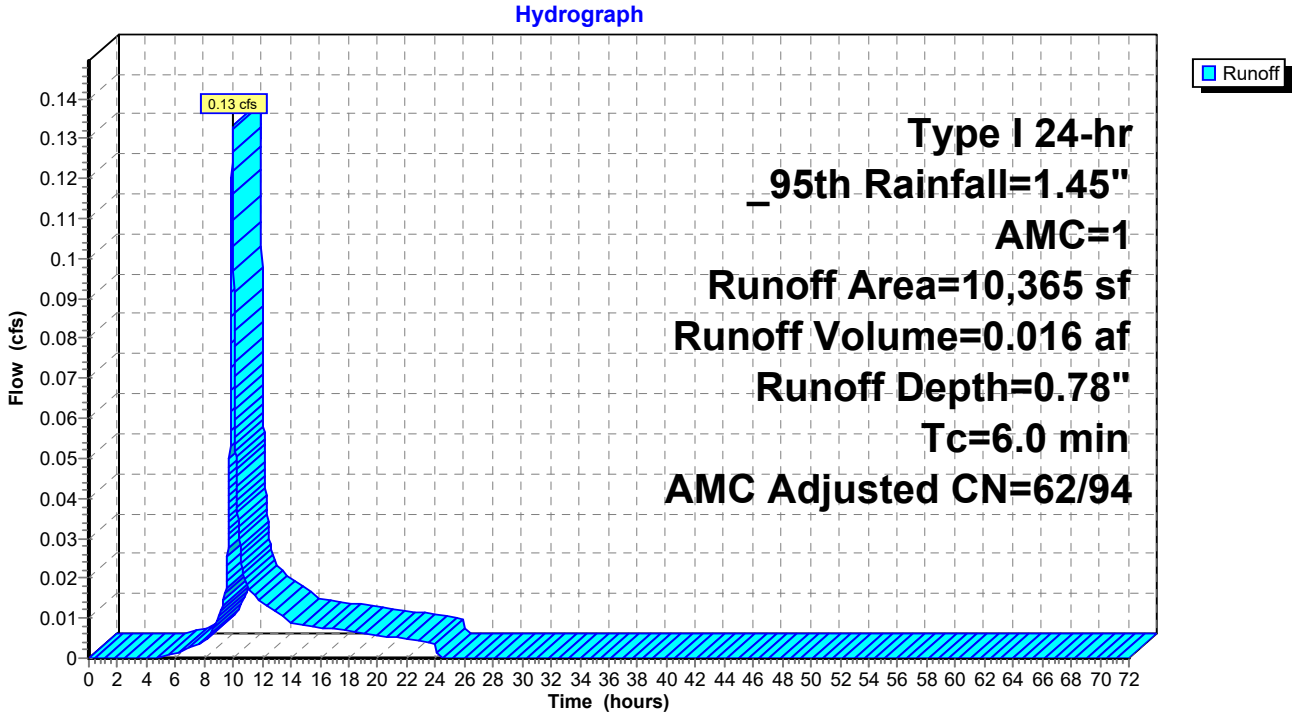
Runoff = 0.13 cfs @ 9.94 hrs, Volume= 0.016 af, Depth= 0.78"
Routed to Pond LID B1b : B-1b Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

Area (sf)	CN	Adj	Description
9,109	98		Impervious, HSG C
1,256	79		Landscaped, 50-75% Grass cover, Fair, HSG C
10,365	96	89	Weighted Average, AMC Adjusted
1,256	79	62	12.12% Pervious Area, AMC Adjusted
9,109	98	94	87.88% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B1b: Catch B-1b



Summary for Subcatchment B2a: Catch B-2a

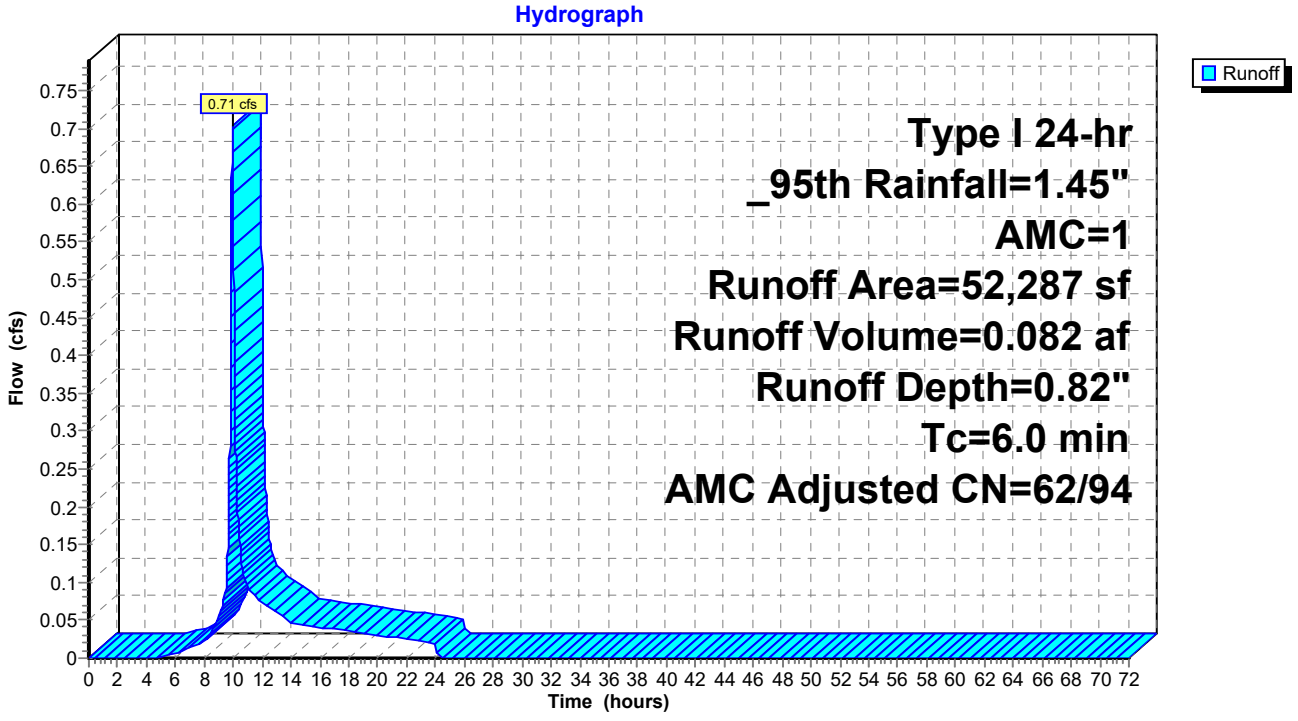
Runoff = 0.71 cfs @ 9.94 hrs, Volume= 0.082 af, Depth= 0.82"
Routed to Pond LID B2a : B-2a Chambers

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

Area (sf)	CN	Adj	Description
48,124	98		Impervious, HSG C
4,163	79		Landscaped, 50-75% Grass cover, Fair, HSG C
52,287	96	89	Weighted Average, AMC Adjusted
4,163	79	62	7.96% Pervious Area, AMC Adjusted
48,124	98	94	92.04% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment B2a: Catch B-2a



Summary for Subcatchment C1: Catch C-1

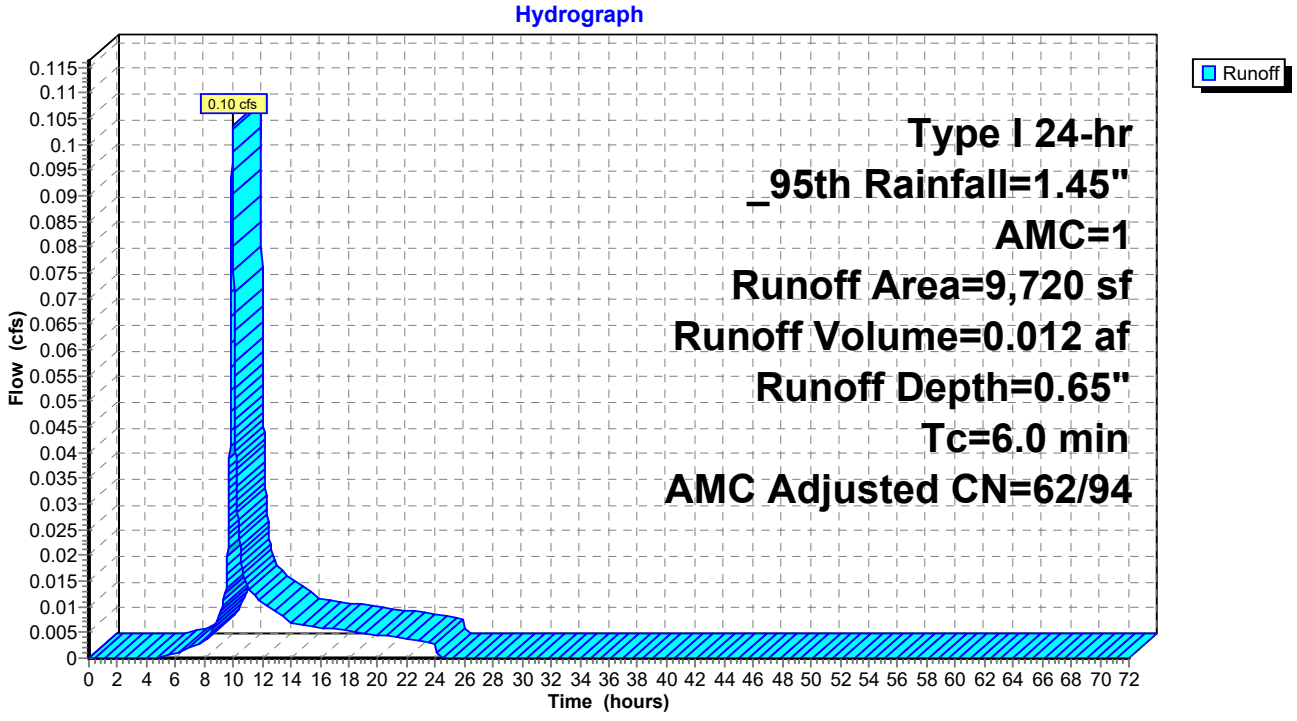
Runoff = 0.10 cfs @ 9.94 hrs, Volume= 0.012 af, Depth= 0.65"
Routed to Pond LID C2 : C-1 Bioretention

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

Area (sf)	CN	Adj	Description
7,087	98		Impervious, HSG C
2,633	79		Landscaped, 50-75% Grass cover, Fair, HSG C
9,720	93	83	Weighted Average, AMC Adjusted
2,633	79	62	27.09% Pervious Area, AMC Adjusted
7,087	98	94	72.91% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment C1: Catch C-1



Summary for Subcatchment C2: Catch C-2

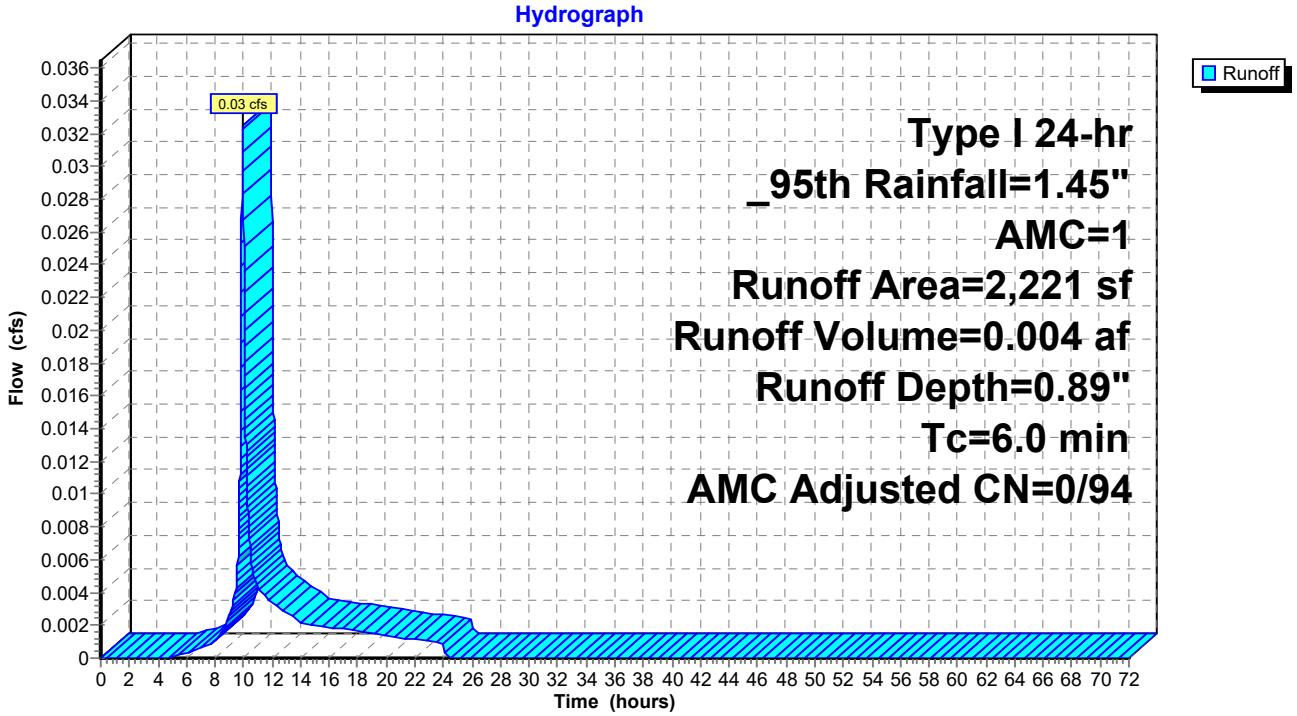
Runoff = 0.03 cfs @ 9.94 hrs, Volume= 0.004 af, Depth= 0.89"
Routed to Link C : Outlet C

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

Area (sf)	CN	Adj	Description
2,221	98		Impervious, HSG C
2,221	98	94	Weighted Average, AMC Adjusted
2,221	98	94	100.00% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment C2: Catch C-2



Summary for Subcatchment D1: DMA D-1

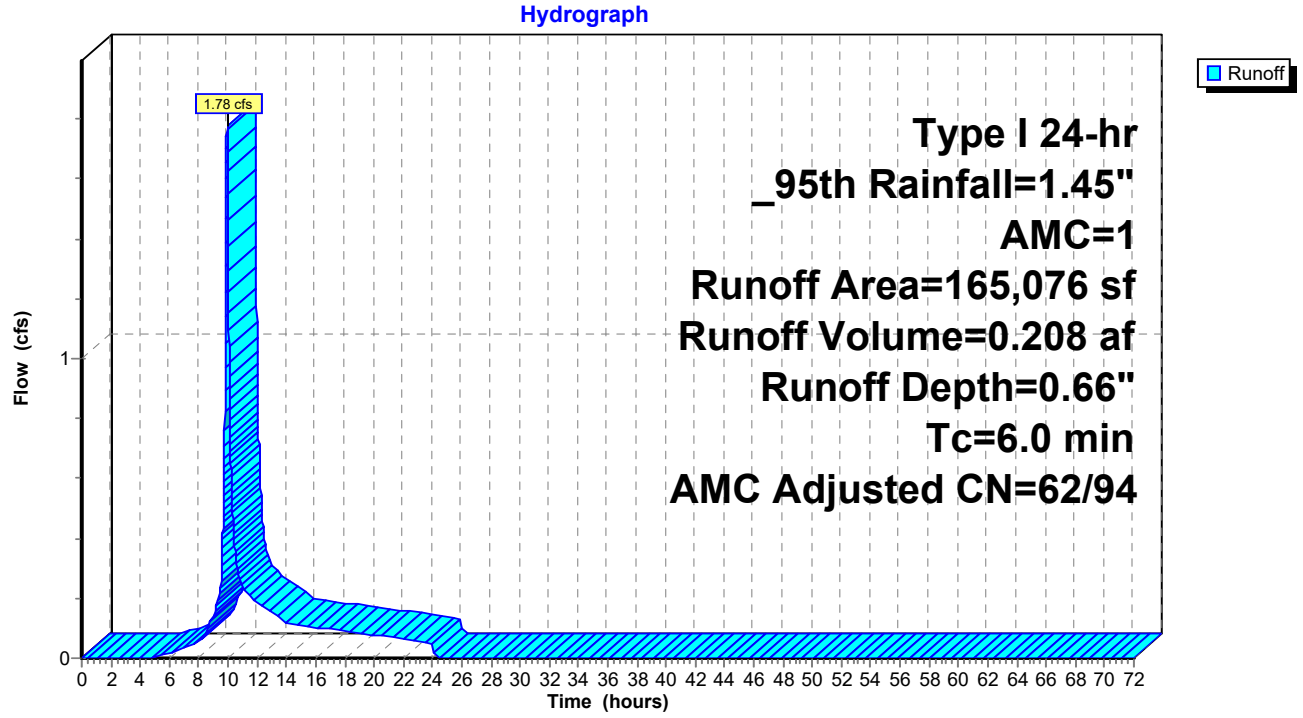
Runoff = 1.78 cfs @ 9.94 hrs, Volume= 0.208 af, Depth= 0.66"
Routed to Pond LID D : Basin

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr _95th Rainfall=1.45", AMC=1

	Area (sf)	CN	Adj	Description
	121,559	98		Paved parking, HSG C
*	43,517	79		Landscaped, 50-75% Grass cover, Fair, HSG C
	165,076	93	83	Weighted Average, AMC Adjusted
	43,517	79	62	26.36% Pervious Area, AMC Adjusted
	121,559	98	94	73.64% Impervious Area, AMC Adjusted

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment D1: DMA D-1



Summary for Pond LID A1: A-1 Chambers

Inflow Area = 6.074 ac, 86.00% Impervious, Inflow Depth = 0.77" for _95th event
Inflow = 3.33 cfs @ 9.94 hrs, Volume= 0.389 af
Outflow = 0.06 cfs @ 24.05 hrs, Volume= 0.327 af, Atten= 98%, Lag= 846.0 min
Discarded = 0.06 cfs @ 24.05 hrs, Volume= 0.327 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link A : Outlet A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 818.57' @ 24.05 hrs Surf.Area= 0.303 ac Storage= 0.304 af

Plug-Flow detention time= 1,681.4 min calculated for 0.327 af (84% of inflow)
Center-of-Mass det. time= 1,593.0 min (2,380.0 - 787.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	817.00'	0.417 af	**51.42'W x 256.65'L x 5.50'H Field A** 1.666 af Overall - 0.623 af Embedded = 1.043 af x 40.0% Voids
#2A	817.75'	0.623 af	**ADS_StormTech MC-3500 d +Cap**x 245 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 245 Chambers in 7 Rows Cap Storage= 14.9 cf x 2 x 7 rows = 208.6 cf
		1.040 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	819.00'	**18.0" Round Culvert** L= 35.0' Ke= 0.500 Inlet / Outlet Invert= 819.00' / 818.50' S= 0.0143 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	817.00'	**0.200 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 0.10' Phase-In= 0.10'

Discarded OutFlow Max=0.06 cfs @ 24.05 hrs HW=818.57' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=817.00' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Pond LID A1: A-1 Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 7 rows = 208.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

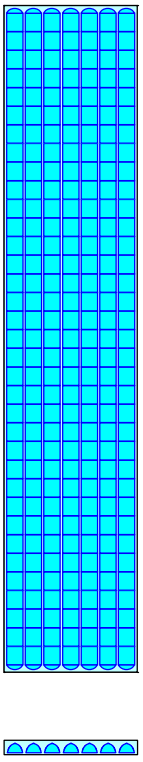
35 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 254.65' Row Length +12.0" End Stone x 2 = 256.65' Base Length
7 Rows x 77.0" Wide + 9.0" Spacing x 6 + 12.0" Side Stone x 2 = 51.42' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

245 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 7 Rows = 27,146.8 cf Chamber Storage

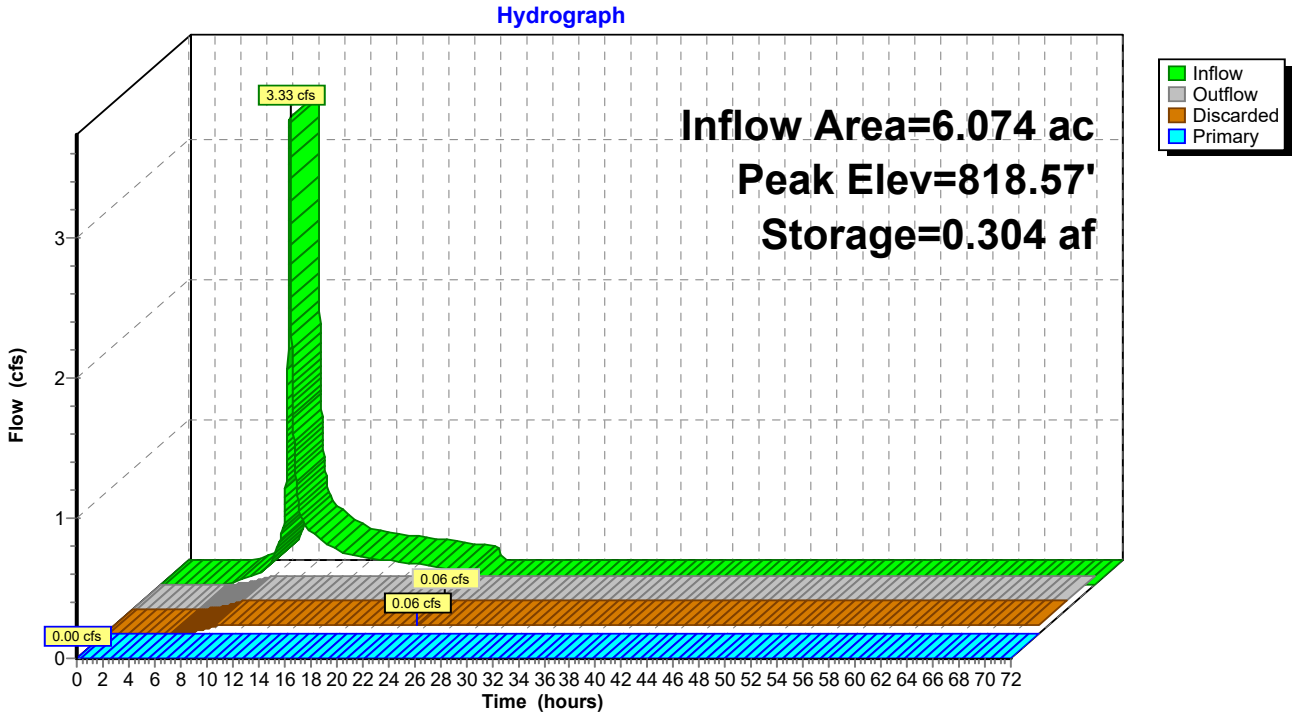
72,578.5 cf Field - 27,146.8 cf Chambers = 45,431.7 cf Stone x 40.0% Voids = 18,172.7 cf Stone Storage

Chamber Storage + Stone Storage = 45,319.5 cf = 1.040 af
Overall Storage Efficiency = 62.4%
Overall System Size = 256.65' x 51.42' x 5.50'

245 Chambers
2,688.1 cy Field
1,682.7 cy Stone



Pond LID A1: A-1 Chambers



Summary for Pond LID A2: A-2 Bioretention

Inflow Area = 1.122 ac, 86.00% Impervious, Inflow Depth = 0.77" for _95th event
Inflow = 0.62 cfs @ 9.94 hrs, Volume= 0.072 af
Outflow = 0.17 cfs @ 10.31 hrs, Volume= 0.072 af, Atten= 72%, Lag= 21.7 min
Discarded = 0.17 cfs @ 10.31 hrs, Volume= 0.072 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link A : Outlet A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 823.17' @ 10.31 hrs Surf.Area= 2,267 sf Storage= 576 cf

Plug-Flow detention time= 27.4 min calculated for 0.072 af (100% of inflow)
Center-of-Mass det. time= 27.4 min (814.4 - 787.0)

Volume	Invert	Avail.Storage	Storage Description
#1	821.90'	5,348 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

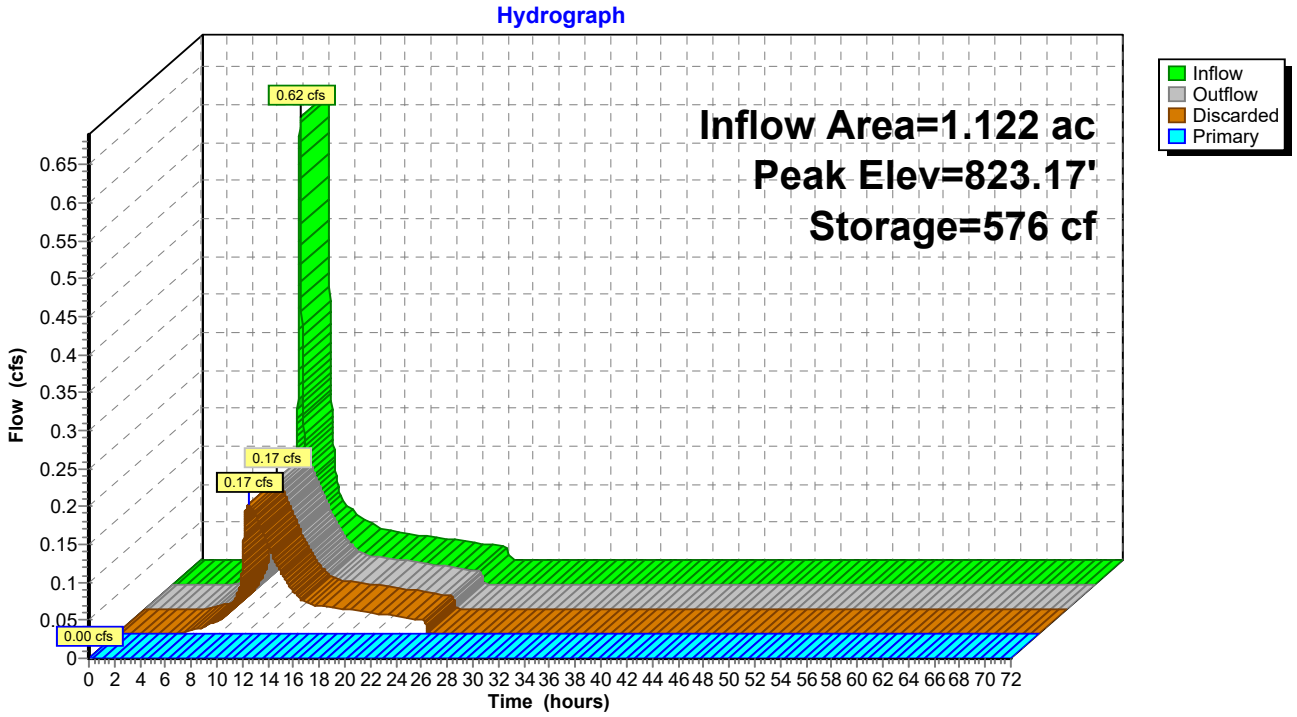
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
821.90	0	0.0	0	0
823.90	3,565	40.0	1,426	1,426
825.90	3,565	30.0	2,139	3,565
826.40	3,565	100.0	1,783	5,348

Device	Routing	Invert	Outlet Devices
#1	Primary	825.90'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	821.90'	**3.250 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00'

Discarded OutFlow Max=0.17 cfs @ 10.31 hrs HW=823.17' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.17 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=821.90' TW=0.00' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID A2: A-2 Bioretention



Summary for Pond LID B1a: B-1a Chambers

Inflow Area = 1.360 ac, 74.37% Impervious, Inflow Depth = 0.67" for _95th event
Inflow = 0.65 cfs @ 9.94 hrs, Volume= 0.075 af
Outflow = 0.02 cfs @ 24.02 hrs, Volume= 0.075 af, Atten= 98%, Lag= 844.5 min
Discarded = 0.02 cfs @ 24.02 hrs, Volume= 0.075 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 820.61' @ 24.02 hrs Surf.Area= 0.155 ac Storage= 0.055 af

Plug-Flow detention time= 1,453.6 min calculated for 0.075 af (99% of inflow)
Center-of-Mass det. time= 1,447.4 min (2,235.2 - 787.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	819.80'	0.217 af	**87.25'W x 77.40'L x 5.50'H Field A** 0.853 af Overall - 0.311 af Embedded = 0.542 af x 40.0% Voids
#2A	820.55'	0.311 af	**ADS_StormTech MC-3500 d +Cap**x 120 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 120 Chambers in 12 Rows Cap Storage= 14.9 cf x 2 x 12 rows = 357.6 cf
		0.528 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	822.63'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 822.63' / 822.50' S= 0.0026 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	819.80'	**0.100 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 98.80' Phase-In= 0.10'

Discarded OutFlow Max=0.02 cfs @ 24.02 hrs HW=820.61' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=819.80' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Pond LID B1a: B-1a Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 12 rows = 357.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

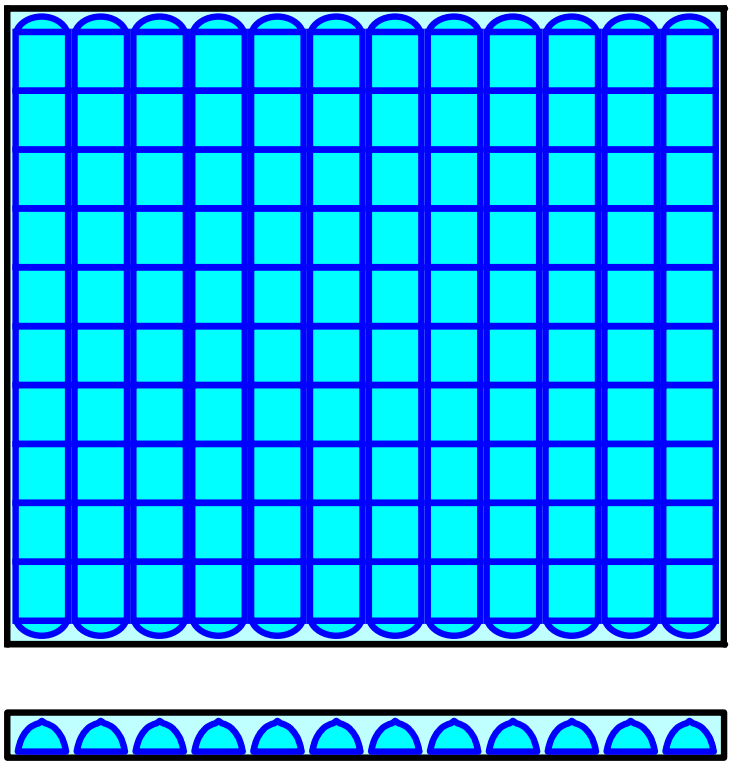
10 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 75.40' Row Length +12.0" End Stone x 2 = 77.40' Base Length
12 Rows x 77.0" Wide + 9.0" Spacing x 11 + 12.0" Side Stone x 2 = 87.25' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

120 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 12 Rows = 13,551.8 cf Chamber Storage

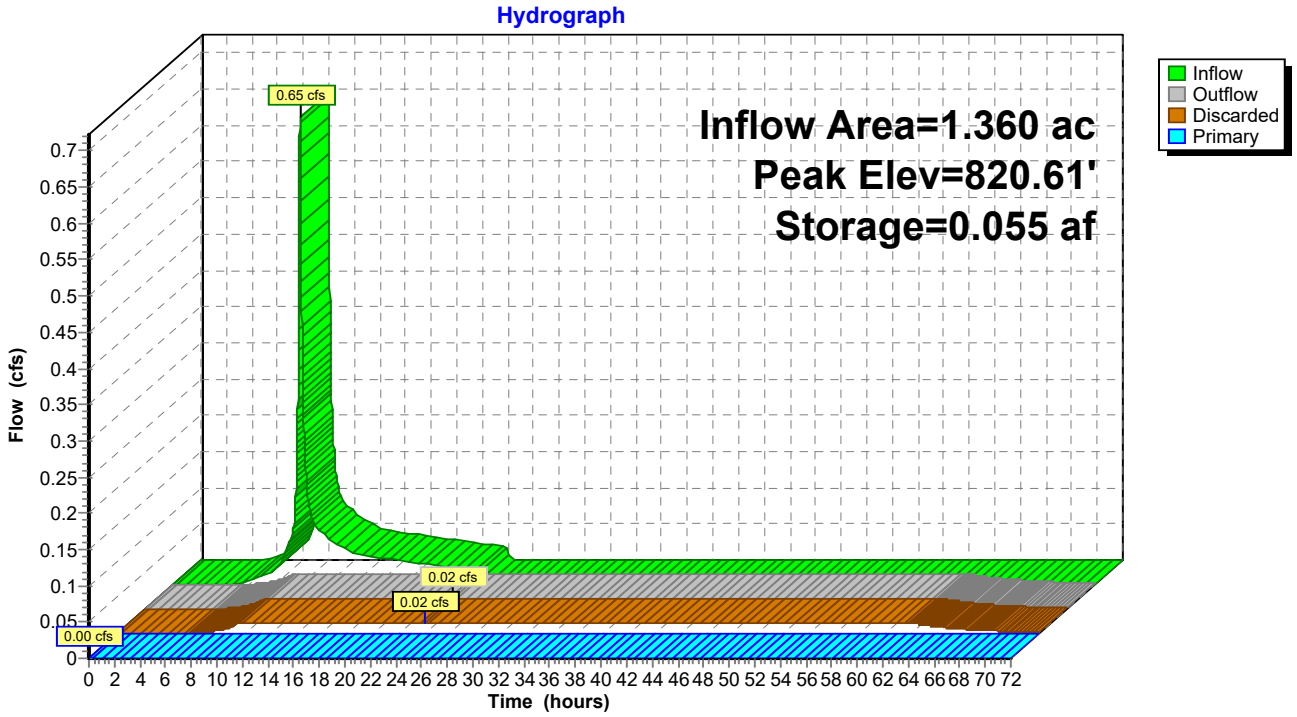
37,142.3 cf Field - 13,551.8 cf Chambers = 23,590.5 cf Stone x 40.0% Voids = 9,436.2 cf Stone Storage

Chamber Storage + Stone Storage = 22,988.0 cf = 0.528 af
Overall Storage Efficiency = 61.9%
Overall System Size = 77.40' x 87.25' x 5.50'

120 Chambers
1,375.6 cy Field
873.7 cy Stone



Pond LID B1a: B-1a Chambers



Summary for Pond LID B1b: B-1b Bioretention

Inflow Area = 0.238 ac, 87.88% Impervious, Inflow Depth = 0.78" for _95th event
Inflow = 0.13 cfs @ 9.94 hrs, Volume= 0.016 af
Outflow = 0.03 cfs @ 10.41 hrs, Volume= 0.016 af, Atten= 77%, Lag= 27.7 min
Discarded = 0.03 cfs @ 10.41 hrs, Volume= 0.016 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 821.94' @ 10.41 hrs Surf.Area= 667 sf Storage= 142 cf

Plug-Flow detention time= 40.9 min calculated for 0.016 af (100% of inflow)
Center-of-Mass det. time= 40.9 min (827.8 - 786.9)

Volume	Invert	Avail.Storage	Storage Description
#1	820.88'	1,884 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

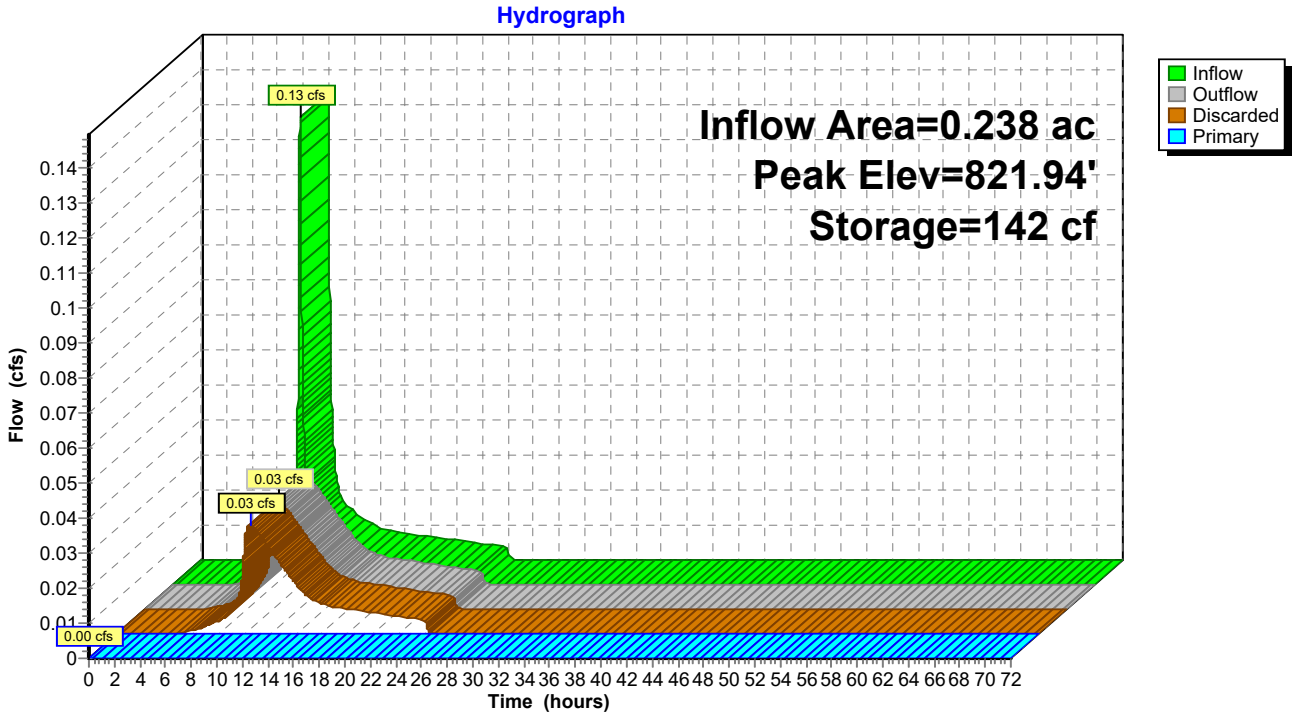
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
820.88	0	0.0	0	0
822.88	1,256	40.0	502	502
824.88	1,256	30.0	754	1,256
825.38	1,256	100.0	628	1,884

Device	Routing	Invert	Outlet Devices
#1	Primary	824.88'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	820.88'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'

Discarded OutFlow Max=0.03 cfs @ 10.41 hrs HW=821.94' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.88' TW=0.00' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID B1b: B-1b Bioretention



Summary for Pond LID B2a: B-2a Chambers

Inflow Area = 1.200 ac, 92.04% Impervious, Inflow Depth = 0.82" for _95th event
Inflow = 0.71 cfs @ 9.94 hrs, Volume= 0.082 af
Outflow = 0.02 cfs @ 24.01 hrs, Volume= 0.082 af, Atten= 97%, Lag= 844.0 min
Discarded = 0.02 cfs @ 24.01 hrs, Volume= 0.082 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link B : Outlet B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 821.32' @ 24.01 hrs Surf.Area= 0.093 ac Storage= 0.058 af

Plug-Flow detention time= 1,356.6 min calculated for 0.082 af (100% of inflow)
Center-of-Mass det. time= 1,356.2 min (2,142.8 - 786.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	820.19'	0.131 af	**22.75'W x 177.78'L x 5.50'H Field A** 0.511 af Overall - 0.184 af Embedded = 0.327 af x 40.0% Voids
#2A	820.94'	0.184 af	**ADS_StormTech MC-3500 d +Cap**x 72 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 72 Chambers in 3 Rows Cap Storage= 14.9 cf x 2 x 3 rows = 89.4 cf
		0.315 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	822.19'	**18.0" Round Culvert** L= 30.0' Ke= 0.500 Inlet / Outlet Invert= 822.19' / 821.89' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Discarded	820.19'	**0.190 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 98.79' Phase-In= 0.10'

Discarded OutFlow Max=0.02 cfs @ 24.01 hrs HW=821.32' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.19' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)

Pond LID B2a: B-2a Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= 14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

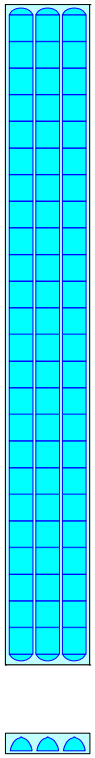
24 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 175.78' Row Length +12.0" End Stone x 2 = 177.78' Base Length
3 Rows x 77.0" Wide + 9.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.75' Base Width
9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

72 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 8,005.9 cf Chamber Storage

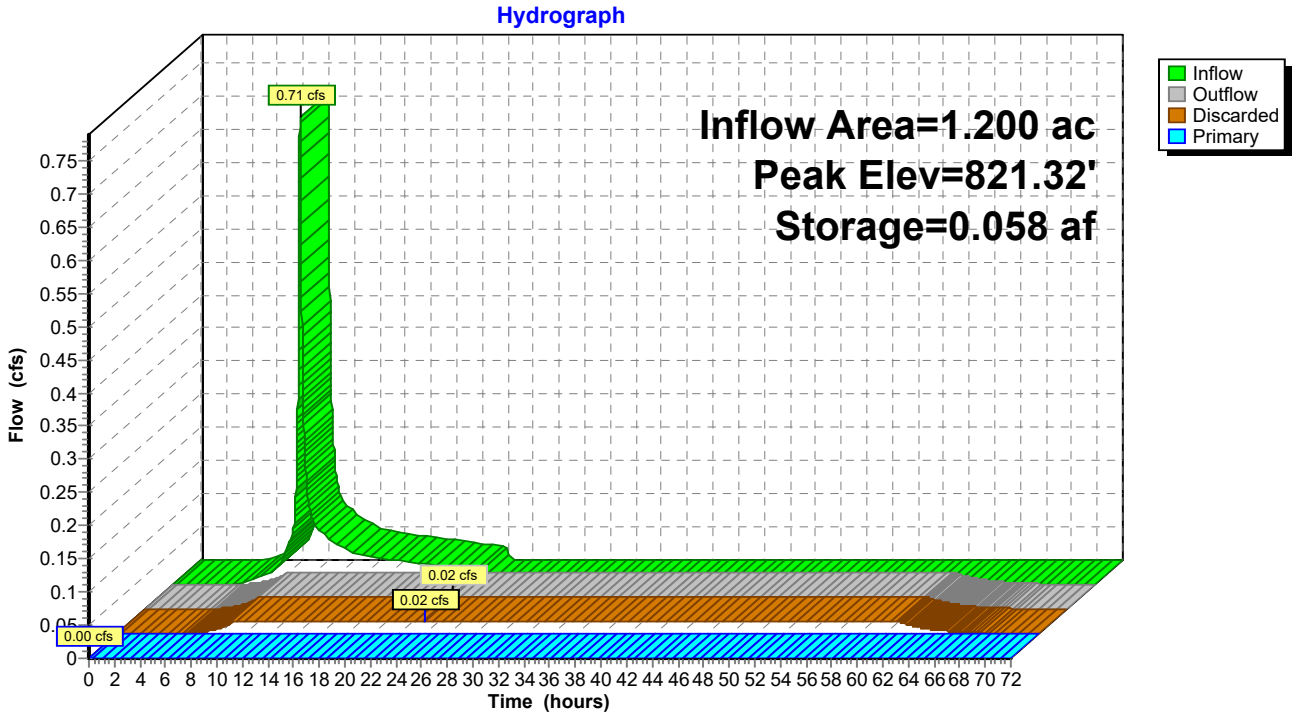
22,244.7 cf Field - 8,005.9 cf Chambers = 14,238.8 cf Stone x 40.0% Voids = 5,695.5 cf Stone Storage

Chamber Storage + Stone Storage = 13,701.5 cf = 0.315 af
Overall Storage Efficiency = 61.6%
Overall System Size = 177.78' x 22.75' x 5.50'

72 Chambers
823.9 cy Field
527.4 cy Stone



Pond LID B2a: B-2a Chambers



Summary for Pond LID C2: C-1 Bioretention

Inflow Area = 0.223 ac, 72.91% Impervious, Inflow Depth = 0.65" for _95th event
Inflow = 0.10 cfs @ 9.94 hrs, Volume= 0.012 af
Outflow = 0.04 cfs @ 10.21 hrs, Volume= 0.012 af, Atten= 66%, Lag= 16.2 min
Discarded = 0.04 cfs @ 10.21 hrs, Volume= 0.012 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link C : Outlet C

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 821.06' @ 10.21 hrs Surf.Area= 509 sf Storage= 82 cf

Plug-Flow detention time= 17.1 min calculated for 0.012 af (100% of inflow)
Center-of-Mass det. time= 17.1 min (804.9 - 787.9)

Volume	Invert	Avail.Storage	Storage Description
#1	820.25'	1,884 cf	**Roadside Bioretention (Prismatic)** Listed below (Recalc)

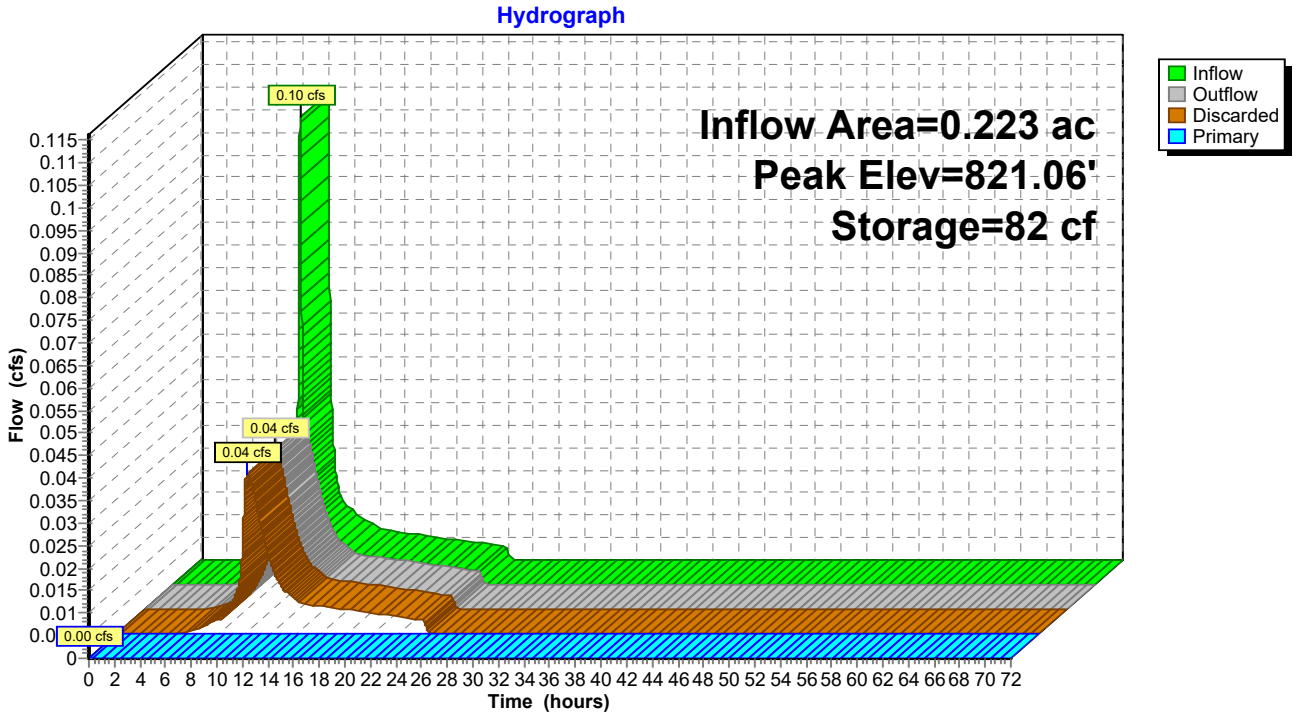
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
820.25	0	0.0	0	0
822.25	1,256	40.0	502	502
824.25	1,256	30.0	754	1,256
824.75	1,256	100.0	628	1,884

Device	Routing	Invert	Outlet Devices
#1	Primary	824.25'	**3.6" x 1.0" Horiz. Orifice/Grate X 77.00** C= 0.600 in 18.0" x 18.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	820.25'	**3.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'

Discarded OutFlow Max=0.04 cfs @ 10.21 hrs HW=821.06' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=820.25' TW=0.00' (Dynamic Tailwater)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond LID C2: C-1 Bioretention



Summary for Pond LID D: Basin

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 0.66" for _95th event
Inflow = 1.78 cfs @ 9.94 hrs, Volume= 0.208 af
Outflow = 0.01 cfs @ 24.16 hrs, Volume= 0.049 af, Atten= 99%, Lag= 853.0 min
Discarded = 0.01 cfs @ 24.16 hrs, Volume= 0.049 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link D : Outlet D
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link D : Outlet D

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 814.33' @ 24.16 hrs Surf.Area= 6,392 sf Storage= 8,527 cf

Plug-Flow detention time= 1,811.0 min calculated for 0.049 af (24% of inflow)
Center-of-Mass det. time= 1,572.8 min (2,360.6 - 787.8)

Volume	Invert	Avail.Storage	Storage Description
#1	810.00'	35,708 cf	**DMA D Basin (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
810.00	4,775	0.0	0	0
812.00	4,775	40.0	3,820	3,820
814.00	4,775	30.0	2,865	6,685
815.00	9,674	100.0	7,225	13,910
816.00	10,885	100.0	10,280	24,189
817.00	12,153	100.0	11,519	35,708

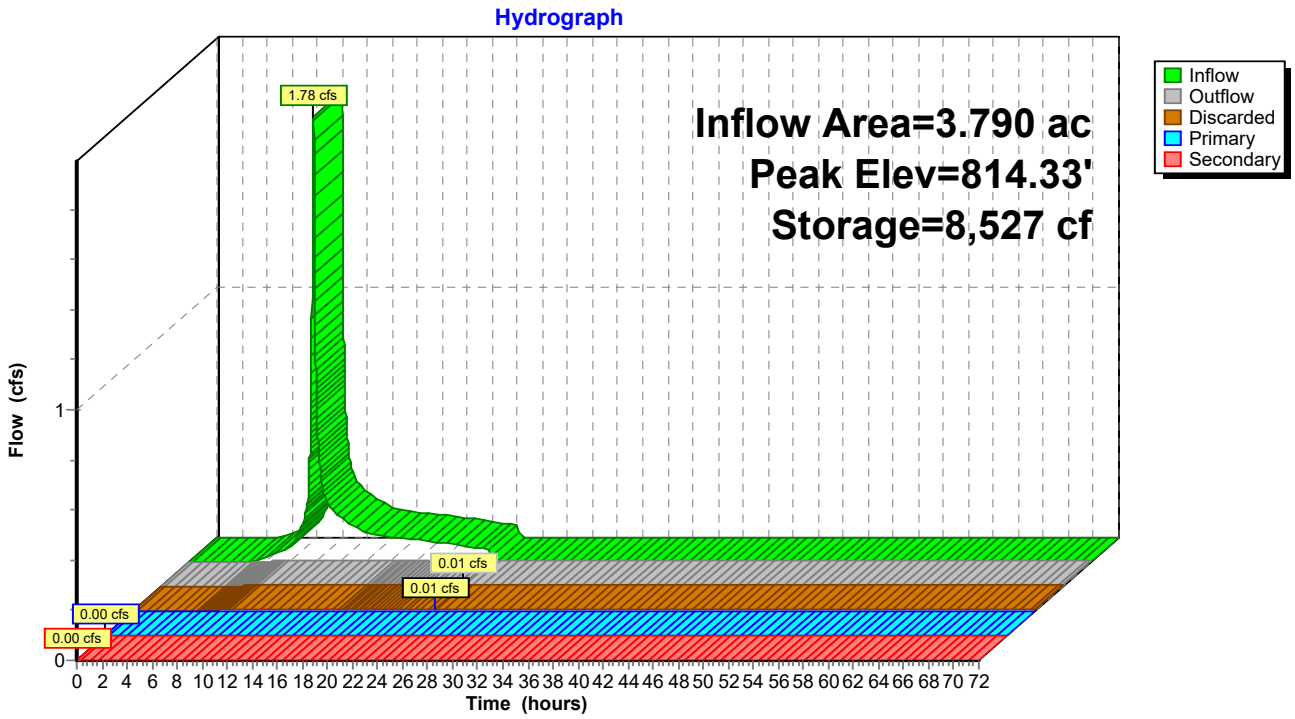
Device	Routing	Invert	Outlet Devices
#1	Primary	816.25'	**3.6" x 1.0" Horiz. Orifice/Grate X 310.00** C= 0.600 in 36.0" x 36.0" Grate (86% open area) Limited to weir flow at low heads
#2	Discarded	810.00'	**0.070 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 100.00' Phase-In= 0.10'
#3	Secondary	816.75'	**30.0' long x 2.0' breadth Spillway_Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.01 cfs @ 24.16 hrs HW=814.33' (Free Discharge)
2=Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=810.00' TW=0.00' (Dynamic Tailwater)
1=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=810.00' TW=0.00' (Dynamic Tailwater)
3=Spillway_Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond LID D: Basin

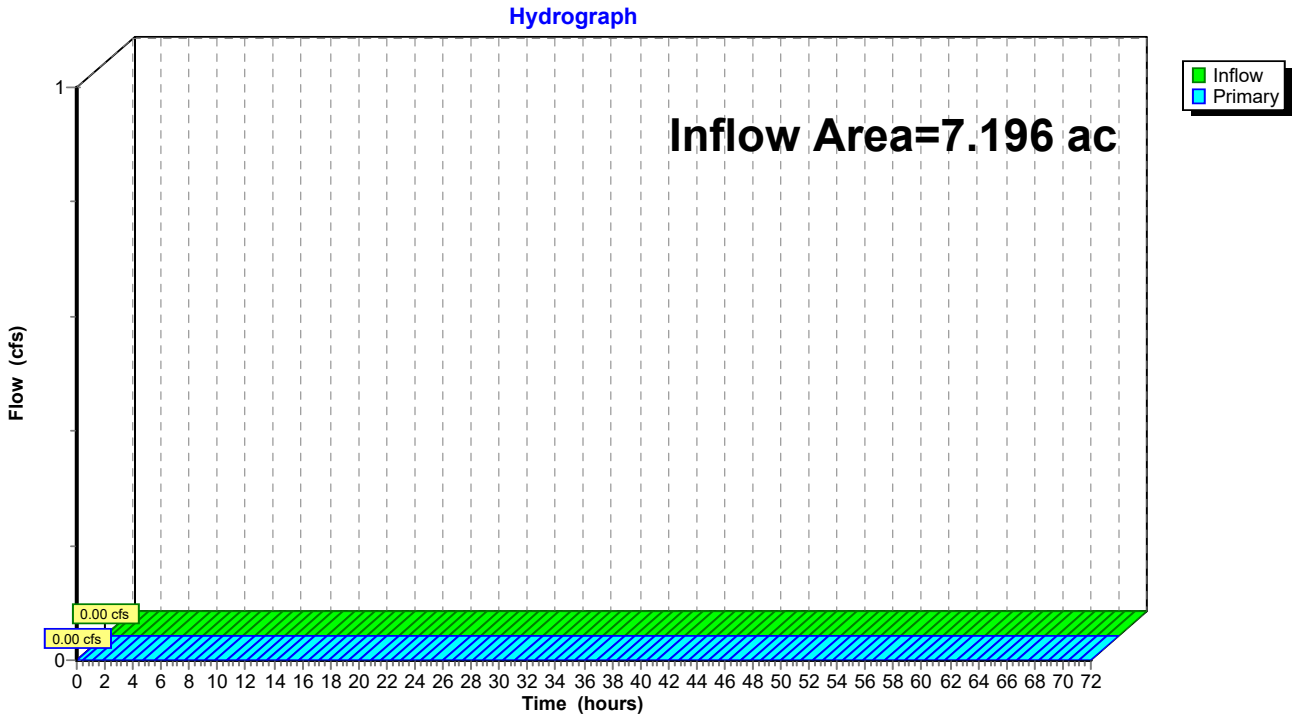


Summary for Link A: Outlet A

Inflow Area = 7.196 ac, 86.00% Impervious, Inflow Depth = 0.00" for _95th event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: Outlet A

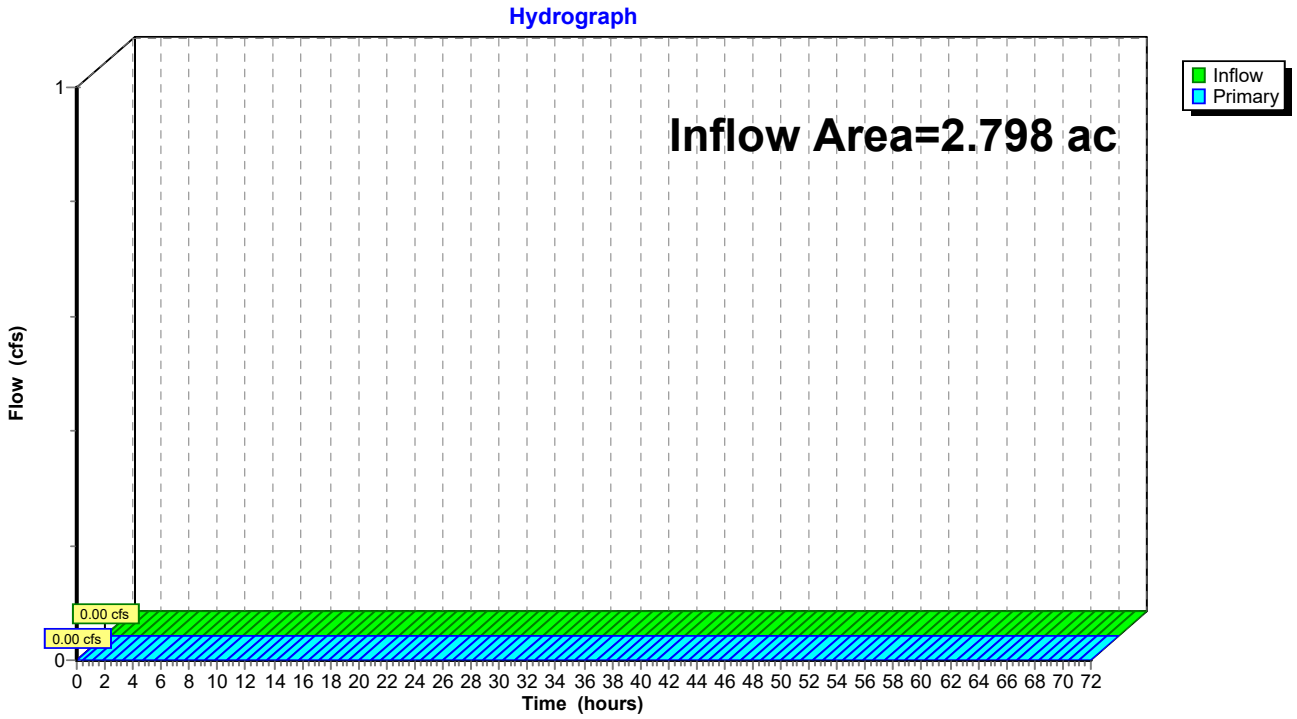


Summary for Link B: Outlet B

Inflow Area = 2.798 ac, 83.10% Impervious, Inflow Depth = 0.00" for _95th event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link B: Outlet B

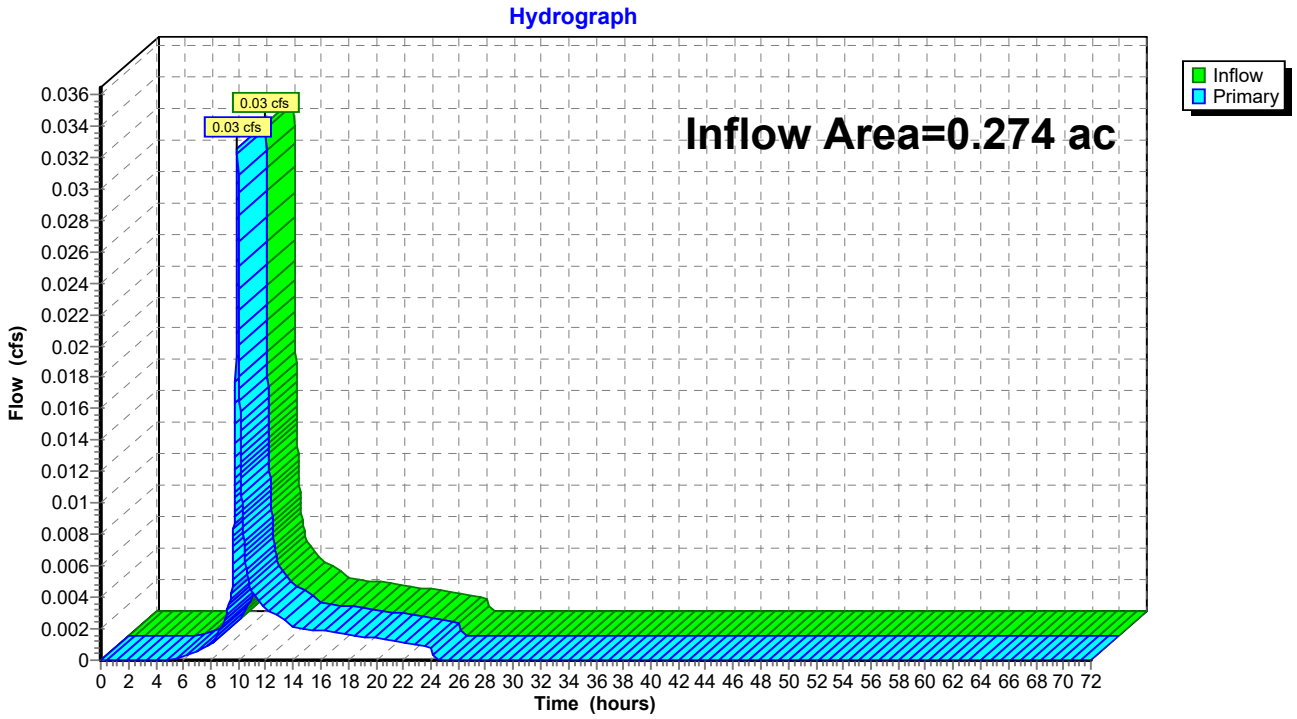


Summary for Link C: Outlet C

Inflow Area = 0.274 ac, 77.95% Impervious, Inflow Depth = 0.17" for _95th event
Inflow = 0.03 cfs @ 9.94 hrs, Volume= 0.004 af
Primary = 0.03 cfs @ 9.94 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: Outlet C

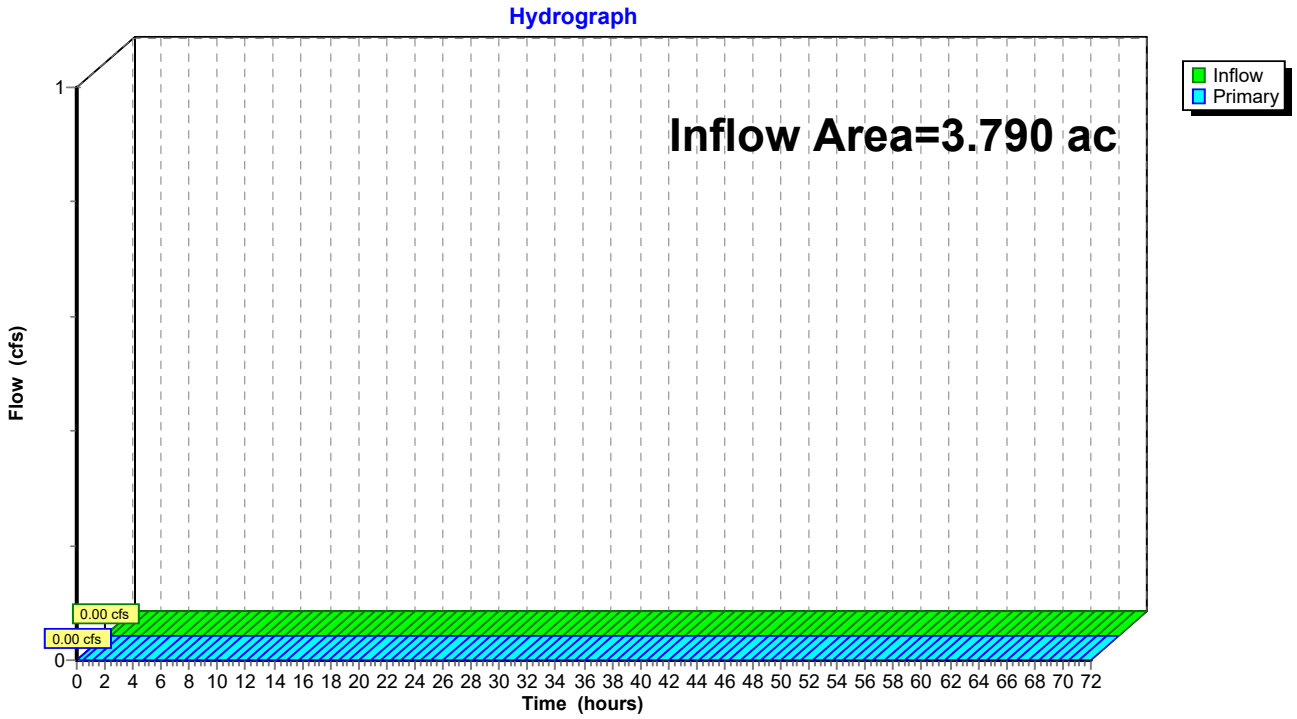


Summary for Link D: Outlet D

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 0.00" for _95th event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link D: Outlet D



PRELIMINARY DRAINAGE DESIGN REPORT

For

ARDMORE INDUSTRIAL

Ardmore Road, Paso Robles, California

WG Project Number:

0751-0005 Ardmore

February 21, 2023

Prepared by:

Wallace Group
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Certification

Professional Engineer

This report was prepared by, or under the direction of the following Professional Engineer's in accordance with the provisions of Section 6700 of the Business and Professions Code of the State of California.



DRAFT – FOR REVIEW ONLY

_____

Tom Zehnder, PE C72702
Principal, Wallace Group

I. Project Background

I.A. Project Description

The Ardmore project is a planned commercial development to be located in the City of Paso Robles, off of Ardmore Road just south of Union Road. The existing property is 14.06 acres of primarily undeveloped rural grassland with two agricultural structures. The southern portion of the site slopes gently to the west while the northern portion of the site gently slopes to the northeast corner. The current site plan design includes six commercial buildings, associated parking areas, interior courtyards and a new city-maintained road segment extending from Ardmore Road through the project to the eastern boundary of the site. Proposed storm drain facilities for this project include five separate storm drain pipe networks, three underground infiltration and detention chambers, and one surface infiltration and detention basin.
As a project located within the city limits of Paso Robles, this report is intended to support issuance of entitlement by the City of Paso Robles. A project map is shown below in **Figure 1** and the Offsite Properties Exhibit is shown in **Figure 2**, for reference.



Figure 1. Project Location within the City of Paso Robles

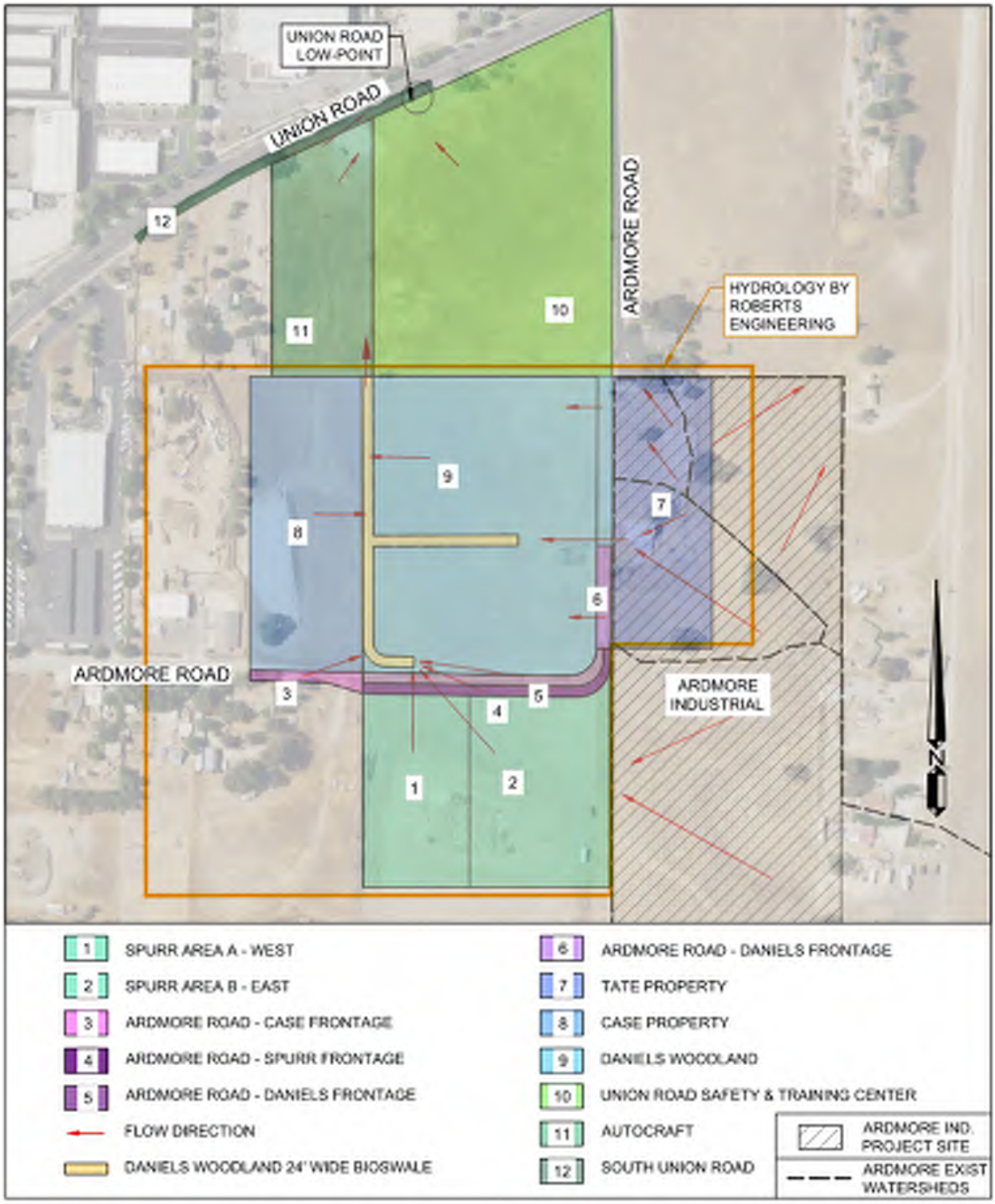


Figure 2: Offsite Properties Exhibit – Ardmore Industrial

I.B. Existing Site Conditions

The Ardmore Project is part of an existing 106-acre watershed that drains north towards Union Road where it is collected by the City of Paso Robles' storm drain system. This project is located at the upstream end of this greater existing watershed encompassing approximately 69 acres of the project drainage area. The northwest corner of the site, which is about 3.27 acres of the project area, drains offsite to the northeast towards Union Road and Huer Huero Creek.

The project drainage area consists of four existing major watersheds that each drain to different discharge locations (See **Appendix A** for the *Existing Watershed Exhibit*). Existing watershed #1 (EX1 offsite) includes approximately 57 acres of undeveloped, rural grassland that flows onto the site. Existing watershed #1 (EX1 onsite) includes 7.20 acres of undeveloped onsite area. Stormwater from this drainage area flows through shallow, natural drainage paths to two existing 24" storm drain pipe inlets along the west project boundary located on the adjacent Spurr property (Outlet A). Existing Watershed #2 (EX2) drains to an existing culvert inlet, conveying it beneath Ardmore Road to the adjacent Daniels Woodlands property (Outlet B). Existing Watershed #3 (EX3) consists of the northeast corner of the site with stormwater flowing offsite through shallow, natural drainage paths towards Union Road and Huer Huero Creek (Outlet D). Existing Watershed #4 (EX4) is the smallest existing project watershed. Stormwater from this area flows northwest towards Ardmore Road where it is collected in a natural roadside swale and conveyed north towards Union Road (Onsite Runoff (C)).

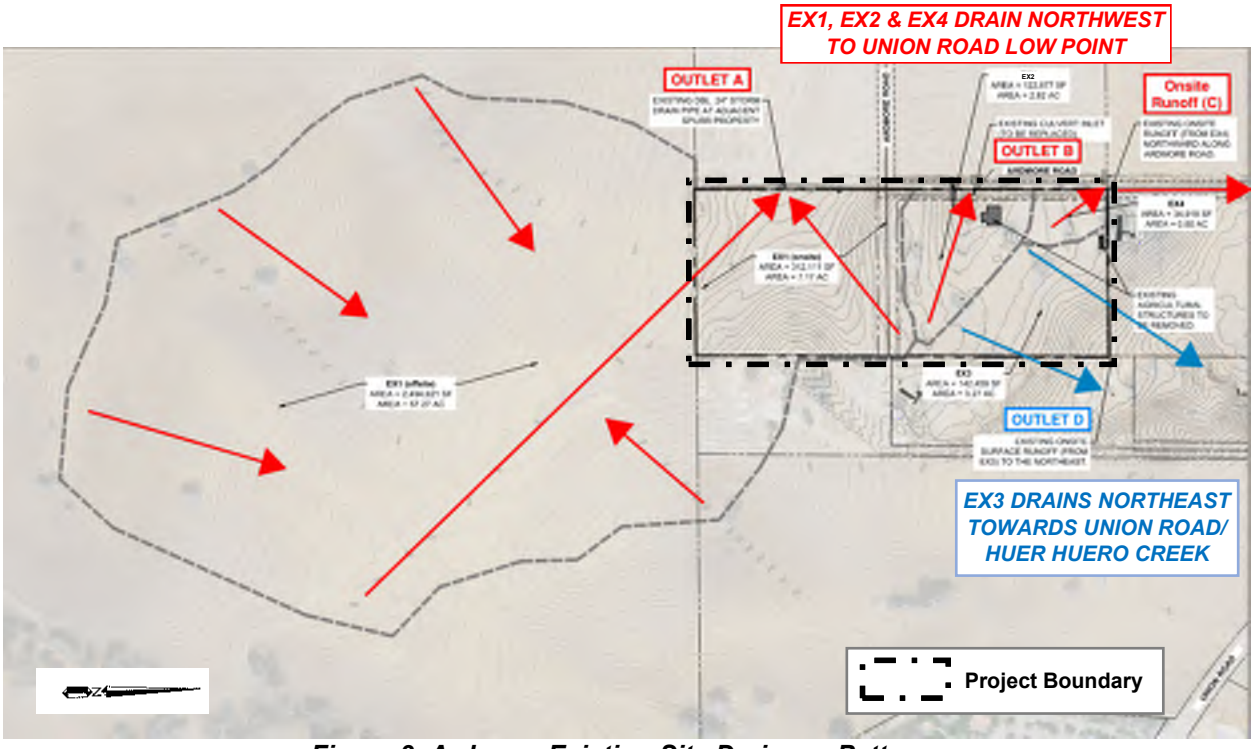


Figure 3. Ardmore Existing Site Drainage Patterns

I.C. Existing Drainage Studies

Several existing drainage studies have been completed for the surrounding offsite properties adjacent to the Ardmore Industrial site. These studies are listed in Section I.F. of this report as additional references.

During the Ardmore preliminary drainage design, the existing offsite hydrology was analyzed and compared to the drainage studies of the surrounding properties (Spurr and Daniels Woodland), both prepared by Roberts Engineering. This was to review the offsite run-on to the Ardmore site and identify the pre-developed drainage condition for the "EX1 offsite" watershed – also called "Spurr (Area B)" within the Roberts Engineering reports. This existing watershed, after crossing the Ardmore site, discharges to an existing storm drain inlet (Outlet A in this report) that is located on the adjacent Spurr property, to the west. This existing inlet will remain and serve as the proposed discharge location for DMA A of Ardmore Industrial, following historic drainage patterns.

Table 1 shows the comparison of 100-year peak flows for this existing, offsite watershed. This preliminary drainage report has been prepared using the assumption that the offsite run-on from "EX1 offsite" in the 100-yr storm event is 76.97 cfs – which is more conservative than previous studies. We also believe that the County of San Luis Obispo standard time of concentration equation (see detail H-2) is more representative of this watershed.

Table 1: Comparison of Ardmore Industrial offsite watershed run-on

Offsite Area *	Report	Total Area in Report (ac)	Calculated tc (min)	tc Method	Hydrology Calculation Method	100-yr Flow (cfs)
Spurr (Area B)	Roberts, Spurr/ Daniels Wood Reports (9/8/2020)	59.00	35.00	FAA method	Rational	44.00
EX1 offsite	Wallace Group, Ardmore Industrial Prelim Report (2/2023)	57.27	11.04	SLO County Equation	Rational	76.97

** These two areas represent the same drainage watershed but have different names in different drainage reports*

I.D. Soil Characteristics

A geotechnical engineering soils report for the Ardmore Project has been prepared by Beacon Geotechnical, Inc (dated October 12, 2022).

Based on this geotechnical report, soils across the site are comprised of mostly very silty clayey sands overlain by layers of multiple silty clayey sands with gravel. Soil expansion capabilities were determined to be low, and groundwater was not encountered in any of the site borings to a depth of 20 feet. Twelve different infiltration borings and tests were completed across the site with infiltration rates recorded range from 1.50 in/hr. to 5.00 in/hr. and are directly applicable to the design of infiltration trenches and similar deep facilities. For shallow facilities with more bottom area than sidewall area, the Porchet conversion is applied to the test data to determine the applicable infiltration rate. Using the Porchet conversion method, infiltration rates ranged from 0.07 to 0.70 in/hr.

NRCS web soil data identifies the soils as primarily Hydrologic Soil Group C (mostly clay and loams), which is associated with generally moderate-to-low infiltration rates and is usually due to the existence of clays within the soil complexes.

See **Appendix B** for excerpts from the geotechnical engineering report, NRCS web soil survey, and additional data related to onsite infiltration.

I.E. Proposed Site Drainage

The proposed site plan will be divided into five drainage management areas (DMAs) while following historic drainage patterns and discharge locations for stormwater runoff. See **Figure 4** below, and **Appendix A** for the Proposed Drainage Management Areas Exhibit.

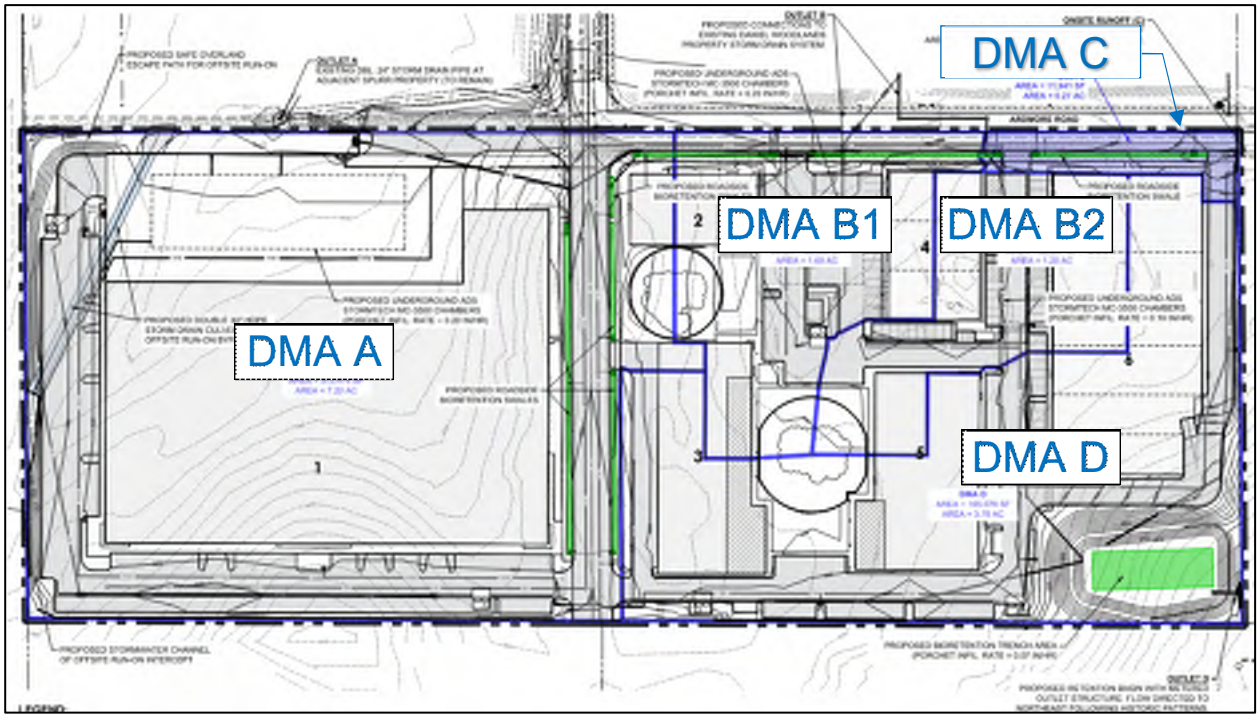


Figure 4: Proposed Drainage Management Areas

The proposed site plan consists primarily of impervious surface areas such as large commercial buildings, associated parking areas, a new city-maintained road extension of Ardmore Road east through the project site, and frontage improvements along the east side of the existing Ardmore Road. **Tables 2 and 3** show the pre-development vs. post-development values for land use types associated with the proposed site plans.

Table 2: Pre-development Site Conditions

Land Type	Total Area (sf)	Total Area (ac)	% of Total Area
Impervious (Imp)	3,223	0.07	0.5%
Pervious (P)	609,141	13.98	99.5%
Total Area	612,364	14.06	100.0%

Table 3: Post-development Site Conditions

Land Type	Total Area (sf)	Total Area (ac)	% of Total Area
Impervious (Imp)	501,730	11.52	81.9%
Pervious (P)	110,633	2.54	18.1%
Total Area	612,363	14.06	100.0%

With limited surface area available for pervious land uses, the current drainage design will utilize surface bioretention swales, underground gravel facilities, and underground ADS StormTech chamber systems to meet post-construction stormwater requirements (PCRs) and peak flow management requirements. Further information on design calculations can be found in Section III of this report. See **Appendix D** for conceptual details of these proposed drainage systems.

DMA A is designed to drain runoff from 7.20 acres of mixed commercial land and new roadway area towards existing Outlet A along the west project boundary. Stormwater from the mixed commercial area will be directed to an underground StormTech chamber system via a storm drain network. This StormTech chamber system is designed to retain and infiltrate smaller storm events while detaining larger events to meter project runoff to Outlet A following historic patterns. The new right-of-way extension of Ardmore Road will drain to roadside bioretention facilities with underground gravel chambers. Runoff from larger storm events, not exceeding historic peak flow patterns will be directed to the existing Outlet A.

Existing Outlet A will also receive offsite run-on from approximately 57 acres of undeveloped, rural grassland that flows onto the site from the south and then is routed via two proposed 36” HDPE storm drain culverts, following historic drainage patterns.

DMA B1 is designed to drain runoff from 1.60 acres of mixed commercial land and the east side of Ardmore Road towards existing Outlet B along the west project boundary. The existing storm drain pipe will be maintained while the existing inlet will be replaced with a standard curb inlet connected to the proposed storm drain system associated with DMA B1. Roadside bioretention swales with underground gravel chambers will manage stormwater runoff from Ardmore Road while onsite runoff will be conveyed to an underground StormTech chamber system where historic peak flow patterns will be directed to Outlet B. See **Figure 5** below for a detailed diagram of Outlet B.

DMA B2 is designed to drain runoff from 1.20 acres of mixed commercial land towards Outlet B along the west project boundary. Onsite runoff will be conveyed to an underground StormTech chamber system where historic peak flow volumes will be directed to Outlet B via a new storm drain pipe that crosses Ardmore Road. This new connection will tie in to an existing storm drain manhole just east of Ardmore Road on the Daniels Woodlands property driveway entrance. The combined stormwater runoff of DMA B1 and DMA B2 has been designed to be less than the existing drainage design volume of the Daniels Woodlands storm drain network, by Roberts Engineering. For more information of these calculations and references to the Roberts Engineering report, see **Appendix C**.

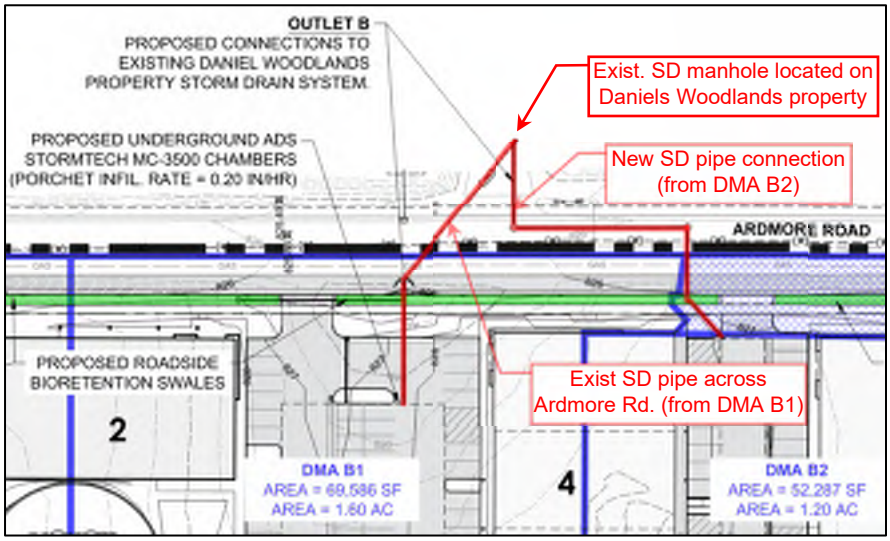


Figure 5: Outlet B for DMA B1 and DMA B2

DMA C is designed to drain runoff from 0.27 acres of onsite mixed commercial land and the east side of Ardmore Road towards the northwest corner of the project. A majority of stormwater runoff from DMA C will be directed into a proposed roadside bioretention swale with underground gravel storage. Following historic drainage patterns and runoff volumes, excess flow from DMA C will be directed offsite along the east side of Ardmore Road (see **Figure 6**). This designed onsite runoff with be flow northward towards Union Road via an existing roadside swale. See **Appendix C** for stormwater calculations of DMA C and the Onsite Runoff (C) location.

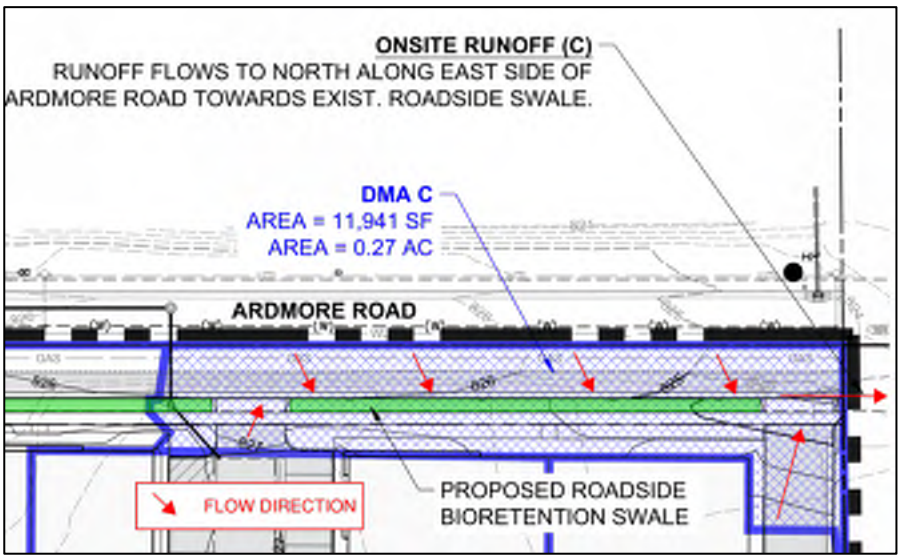


Figure 6: Onsite Runoff (C) for DMA C

The northeast portion of the project site consists of DMA D which drains 3.79 acres of mixed commercial land towards the northeast and Union Road. This drainage area is connected to a separate offsite watershed that flows directly towards Huer Huero Creek, unlike the previously discussed project DMAs A, B1, B2, and C which drain to a separate low point along Union Road. Stormwater runoff from DMA D will be directed to a surface detention basin at the northeast corner of the project site. This basin will also have retention and infiltration capabilities to manage smaller storm events while onsite runoff from larger events will be metered offsite by a proposed box inlet (Outlet D) and concrete spillway towards the northeast, following historic drainage patterns.

Overall, it is expected that the combined performance of these proposed storm drain detention systems across the project will decrease stormwater run-off from the site compared to pre-development drainage conditions. Historic discharge locations will also be maintained, and it expected that appropriate erosion control measures will be implemented to minimize downstream stormwater runoff impacts.

I.F. Purpose of Report

The purpose of this preliminary report is to assess the onsite drainage conditions and document the preliminary drainage design for the Ardmore Industrial project in support of the preliminary grading plans. This report provides relevant data and calculations to meet the requirements set out by the City of Paso Robles and County of San Luis Obispo Public Improvement Standards.

This preliminary report will address the following subjects related to Ardmore project:

- Drainage design standards
- Existing drainage patterns and proposed drainage management areas
- Hydrologic methodology and hydraulic calculations
- Peak flow management and flood control
- Safe overland conveyance paths

The following future reports are anticipated:

- Final Drainage Design Report
- Final Stormwater Control Plan

Additional references :

- Daniels Woodland Commercial Facility drainage report, by Roberts Engineering Inc, dated 3/15/19 and revised 9/8/20.
- Stormwater Control Plan for Daniels Woodland Commercial Complex, by Roberts Engineering Inc, dated 3/13/19.
- Stormwater Quality Control Plan for Spurrco Commercial Development Project, by Roberts Engineering Inc, dated 5/14/18.
- Ardmore Road Public Improvement Plans (Parcel Map PR 18-0067), by Roberts Engineering Inc, record drawings dated 2/12/20.

I.G. Regional Regulations

The Admore project is primarily subject to the City of Paso Robles Standard Specification and Details as it lies within the City of Paso Robles jurisdiction. Where any guidance is not found within the City of Paso Robles standards, designs for this project will then follow County of San Luis Obispo Public Improvement Standards.

This project is also subject to the Stormwater Post Construction Requirements #1 - # 4 (PCRs). A separate preliminary stormwater control plan will be prepared to review and assess the current site plan as it relates to PCR compliance.

This project does not include any impacts that would involve other governing jurisdictions such as the California Department of Fish and Wildlife (CDFW), and the Federal Emergency Management Agency (FEMA). This project does not impact waters within the jurisdiction of the US Army Corps of Engineers.

I.H. Design Criteria

The design standards used for the Ardmore drainage facilities are summarized below.

1. Peak Flow Management and Flood Control (City of Paso Robles and County of SLO)
    a. No significant flow increase from the existing condition for the 2-year through 100-year storms. Historic stormwater drainage patterns will be maintained.
2. Swales and open channels (City of Paso Robles)
    a. 25-year storm event volume with 1-ft of freeboard
    b. 100-year storm event volume shall be contained within the banks or within channel easement.
3. Closed Conduits (City of Paso Robles)
    a. 25-year design storm event.
    b. 100-year storm event volume shall be contained within the banks or within channel easement of secondary, safe overland escape path.
4. Overland Conveyance (City of Paso Robles)
    a. Sump conditions must have safe overflow path for 100-year flow.
5. Stormwater Quality (City of Paso Robles, County of SLO and PCRs)
    a. Comply with Central Coast Regional Water Quality Control Board Post-Construction Stormwater Requirements #1 - #4.

II. Topographic Survey and Data Sources

The following data sources were utilized for the analysis presented in this report:

- Topographic survey prepared by North Coast Engineering, dated 11-09-2022 and 2-2-2023.
- Site visits and field observations

III. Hydrologic and Hydraulic Analysis

III.A. Hydrologic Analysis

A hydrologic analysis was performed as described in the City of Paso Robles Standard Specifications and Details, evaluating peak stormwater flows from each existing watershed and DMA (see **Table 4**). The primary analytical method used for most project drainage areas was the Santa Barbara Urban Hydrograph (SBUH) Method in the HydroCAD software. A separate Rational Method calculation was used for peak flow analysis of the “EX1 (offsite)" existing watershed due to the offsite location and undeveloped land use. It is our opinion that the Rational Method produced more consistent and realistic peak flow values compared to the SBUH Method. Section I.C of this report provides more information on the hydrologic results of “EX1 (offsite)” compared to previous drainage studies.

Table 4: Hydrologic analysis methods by project drainage area

Existing/ Pre-developed Hydrology		Proposed/ Post-developed Hydrology	
EX1 (offsite) *	Rational Method	DMA A	SBUH in HydroCAD
EX1 (onsite)	SBUH in HydroCAD	DMA B1	SBUH in HydroCAD
EX2 **	Peak flow data referenced from 2019 Daniels Comm. drainage report by Roberts Eng. -- these values were more conservative (less than) the peak flows calculated by Wallace Group.	DMA B2	SBUH in HydroCAD
EX3	SBUH in HydroCAD	DMA C	SBUH in HydroCAD
EX4	SBUH in HydroCAD	DMA D	SBUH in HydroCAD

The preliminary drainage design of Ardmore Industrial utilizes the combined performance of surface bioretention swales with underground gravel retention, underground retention and detention (StormTech) chamber systems, and a surface basin with retention and detention capabilities. Each DMA will be connected to an existing drainage discharge location preserving historic drainage patterns with minimal stormwater diversion. Post-developed project peak flows for 2-year through 100-year storm events will be less than or equal to pre-developed peak flow conditions. Offsite run-on to the project from the south will be conveyed through a bypass culvert to an existing discharge location (Outlet A), following historic drainage patterns.

A summary of the existing vs. proposed hydrologic conditions is presented in **Table 5**. For further information on the overall hydrologic analysis see **Appendix C**.

Table 5. Pre-Development vs. Post-Development Hydrologic Analysis

Outlet Location	Pre-Dev. Total Area (ac)	Post-Dev. Total Area (ac)	Storm	Pre-Developed Flow, Q (cfs)	Post-Developed Flow, Q (cfs)
Outlet A	64.43	64.46	95th	-	-
			2 YR	32.51	31.75
			10 YR	61.76	59.90
			25 YR	72.83	71.33
			50 YR	85.55	83.41
			100 YR	93.67	90.48
Outlet B	2.82	2.80	95th	Data Unknown	-
			2 YR	1.02	0.04
			10 YR	2.11	0.59
			25 YR	2.46	1.65
			50 YR	2.97	2.53
			100 YR	3.54	3.42
Onsite Runoff (C)	0.80	0.27	95th	0.01	0.03
			2 YR	0.15	0.07
			10 YR	0.74	0.12
			25 YR	1.17	0.15
			50 YR	1.52	0.18
			100 YR	1.89	0.20
Outlet D	3.27	3.79	95th	-	-
			2 YR	0.56	-
			10 YR	2.94	0.54
			25 YR	4.70	1.37
			50 YR	6.11	3.36
			100 YR	7.62	6.81
Drainage Area Subtotal	71.33	71.33			

Land Use

Project land uses were delineated into pervious and impervious areas. Existing land uses consist of undeveloped rural grassland with good vegetation cover and two agricultural structures across 71.33 acres of drainage area. The proposed project area of 14.06 acres will consist of a mixed commercial development, with impervious surfaces planned for approximately 85% of the site. The project minimizes excessive land disturbance and site improvements given the required project conditions, with pervious/ landscaped areas resulting in 18% of the proposed site (See **Table 3**).

For project calculations within the HydroCAD software, impervious areas were assigned a runoff curve number (CN) of 98, and pervious/ landscaped areas were assigned a CN of 79 (landscaped, 50-75% Grass cover, Fair, Hydrologic Soil Group C) following the standard US Natural Resources Conservation Service (NRCS) runoff curve number method.

Rainfall Depth and Distribution

Average annual rainfall data used in SBUH calculations was derived from the NOAA Atlas 14, Volume 6, Version 2 for the project location within Paso Robles, California (**Table 6**, below).

Table 6: Design Storm Event Data - SBUH

Rainfall Event Data		
95th	1.45	inches
2 YR	2.14	inches
10 YR	3.74	inches
25 YR	4.70	inches
50 YR	5.42	inches
100 YR	6.16	inches
** See NOAA Atlas 14 Rainfall data (24-hr storm duration)*		

Average annual rainfall data used in Rational Method calculations was derived from County of San Luis Obispo standard details H-1 through H-4 (2022) for the project location within Paso Robles, California (**Table 7**, below).

Table 7: Design Storm Event Data - Rational Method

Rainfall Event Data		
2 YR	1.30	in/ hr
10 YR	2.30	in/ hr
25 YR	2.60	in/ hr
50 YR	3.00	in/ hr
100 YR	3.20	in/ hr
** See 2022 County of San Luis Obispo Public Improvement Standards H-4, Table 2*		

See **Appendix B** for selected pages of rainfall data from each respective jurisdictional agency.

Drainage Management Areas

As described earlier in the Proposed Site Drainage section, five drainage management areas (or DMAs) were delineated based upon the preliminary grading design for the Ardmore project. **Appendix A** shows the delineation of the existing and proposed Ardmore DMAs.

Time of Concentration

The time of concentration (Tc) for each existing watershed and drainage management area was calculated using the County of San Luis Obispo standard detail H-2 (2022) time of concentration equation. A minimum time of concentration of 6 minutes was used in the calculations of this report, as standardized by the City of Paso Robles Section V-1.B rainfall chart.

Detailed time of concentration calculations for each existing watershed and drainage management are shown in **Appendix C**.

Peak Flow Analysis and Flood Control

Peak flows were calculated primarily using the Santa Barbara Urban Hydrograph (SBUH) Method analysis through the HydroCAD software for each existing watershed and proposed DMA. See **Table 4** for exceptional cases related to this project. Summaries of the hydrologic analyses and corresponding results are included in **Appendix C**.

The proposed underground retention facilities, surface detention basin, and underground detention chambers will combine to meet all peak flow management requirements for the 2-year through 100-year storm events, as required by the City of Paso Robles and Central Coast Regional Water Quality Control Board Post-Construction Stormwater Requirements #3 and #4.

III.B. Hydraulic Analysis

Bypass Culvert

A bypass culvert consisting of two 36" HDPE storm drain pipes is proposed along the south and southwestern side of the project to collect and convey offsite run-on to existing Outlet A (see **Table 8**), following historic drainage patterns. These parallel culvert pipes will combine to have the capacity to convey the 2-year through 100-year storm events but will be outlet-controlled due to the limited inlet capacity of existing Outlet A. See Section I.F of this report for the additional references containing the calculations for existing Outlet A, completed by Roberts Engineering.

It is expected that stormwater will pond at existing Outlet A to a maximum elevation of 823.35' in events larger than the 2-year storm due to limited inlet capacity, following historic drainage conditions. Due to this drainage condition at Outlet A, a constant tailwater elevation of 823.35' has been included in the analysis of the Ardmore bypass culvert. Stormwater ponding above 823.35' at Outlet A will escape overland to the west and flow towards Ardmore Road. See Section III.C of this report for more information on safe overland escape paths. This water surface elevation will also likely cause variable ponding to occur at the bypass culvert inlet along the southern project boundary.

A safe overland escape path for stormwater upstream of the bypass culvert is proposed along the southern property boundary (see **Figure 7**). As onsite grading will conform to existing offsite topography at the property line, the proposed safe overland drainage path will have a crest elevation of 823.5'. Due to the combined effects of the bypass culvert tailwater condition and the safe overland escape path crest, further ponding of stormwater onto the adjacent southern property can be expected up to an elevation of 824.5' in the 100-year storm event.

Permanent erosion control and energy dissipation is planned to be designed at the downstream end of the bypass culvert near existing Outlet A. These calculations will be included in the final drainage design report, to be completed at a later date.

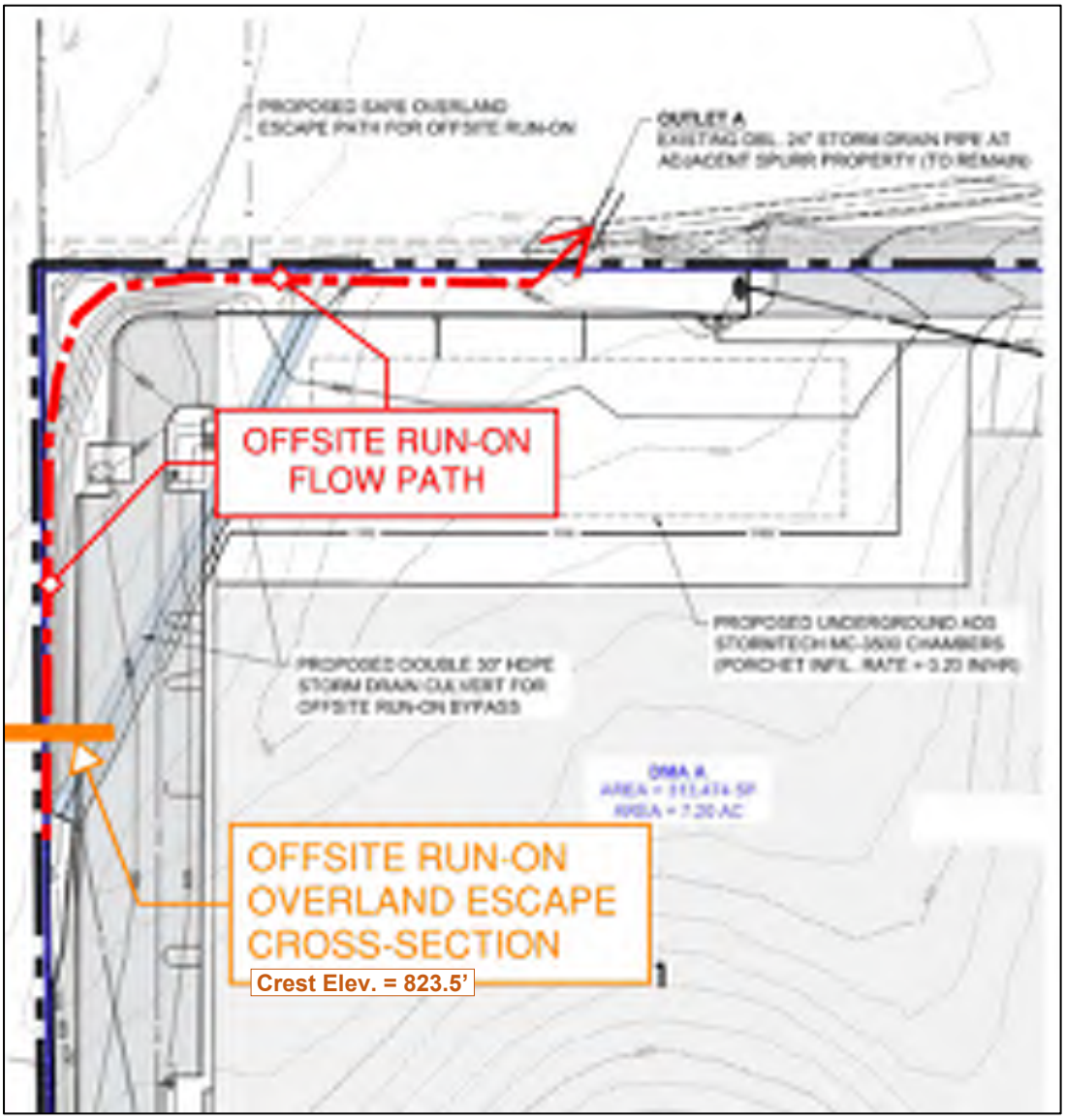


Figure 7: Safe overland escape path for offsite run-on from the south

Table 8: Offsite Run-on Peak Flow Summary

DMA	Outlet Location	Total Area (sf)	Total Area (ac)	C	Land Type Description	Storm	Intensity, I (in/hr)	Flow, Q (cfs)
EX1 (offsite)	**Outlet A** (Exist. double 24" SD pipes)	2,494,621	57.27	0.42	*OFFSITE RUN-ON* Undeveloped. Rural grassland/ open space, few trees			
						2 YR	1.30	31.27
						10 YR	2.30	55.32
						25 YR	2.60	62.54
						50 YR	3.00	72.16
						100 YR	3.20	76.97

A hydraulic analysis of the bypass culvert was performed using the HY-8 software. Summary images of the hydraulic analysis are presented in **Figures 8 and 9**. See **Appendix C** for detailed, hydraulic calculations for the bypass culvert.

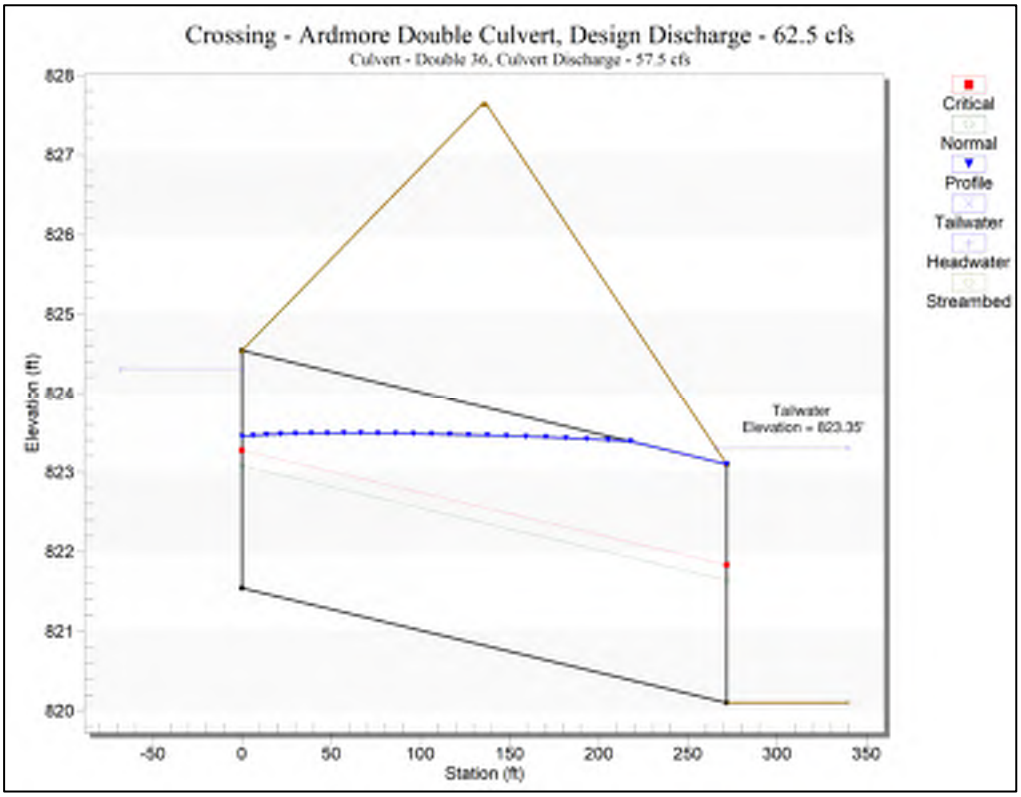


Figure 8: 25-year Hydraulic Analysis for Bypass Culvert - Profile

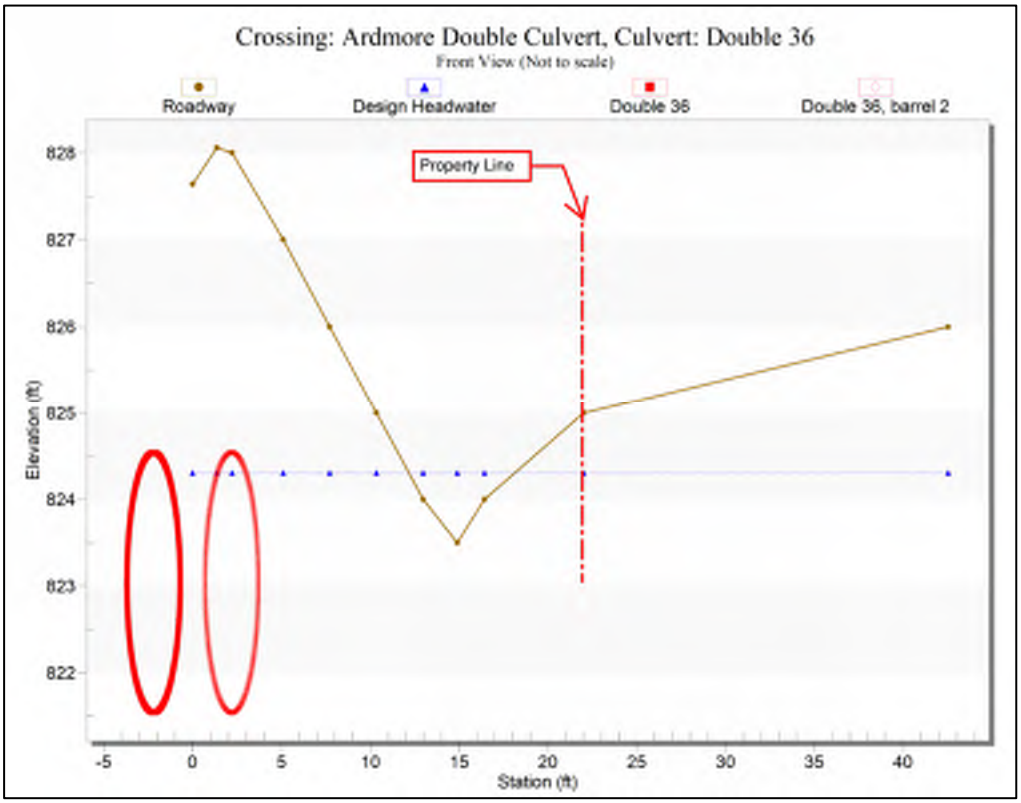


Figure 9: 25-year Hydraulic Analysis for Bypass Culvert – Front View

III.C Safe Overland Conveyance Paths

The proposed, preliminary Ardmore grading has been designed to safely direct overland conveyance of 100-year storm events away from proposed structures and downstream following historic drainage patterns. Below is a summary of each Ardmore project discharge location. **Figure 10** shows the different overland conveyance paths for each of project discharge location.

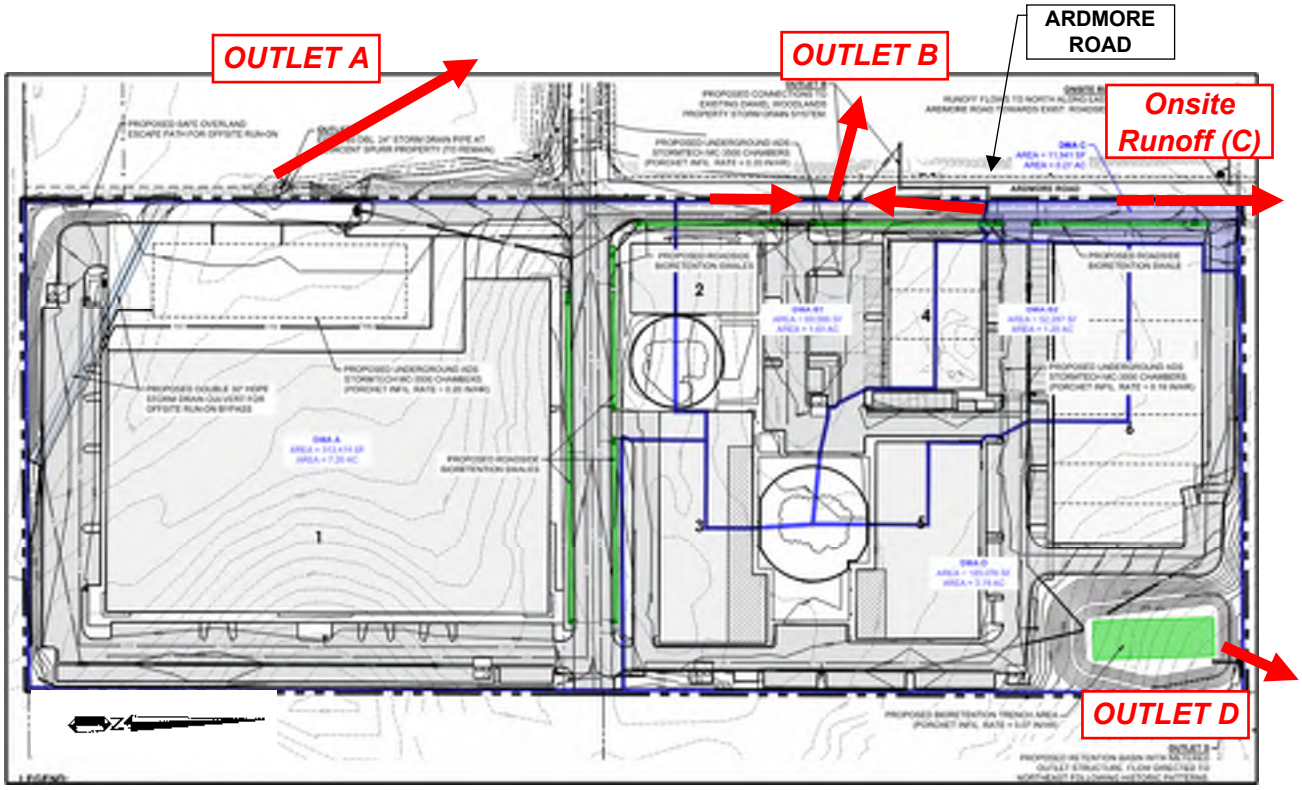


Figure 10: Safe Overland Escape Paths

Outlet A

Outlet A is comprised of two existing 24" storm drain pipes. This outlet is expected to receive stormwater flows from three contributing sources: undeveloped offsite run-on from the south via the proposed bypass culvert, onsite runoff from StormTech chambers in DMA A, and a second storm drain network in DMA A. These flows converge at a low point where the existing Outlet A is located. The existing condition and as-built construction status of this existing storm drain inlet is not completely known at the time of this report. Wallace Group was provided a design invert elevation of 816.84' for existing Outlet A by MBS Land Surveys. Further review of Outlet A will likely be necessary to fully analyze the actual, existing storm drain infrastructure.

In large storm events, or where the two existing 24" storm drain pipes do not perform as designed by Roberts Engineering, it is expected that this area will flood to an elevation of 823.35'. The overland escape path will be northwest across the Spurr property towards Ardmore Road where three stormwater basins will capture and convey flow westward into the downstream storm drain system. This overland escape path aligns with existing, historic drainage patterns.

Outlet B

Outlet B is an existing storm drain manhole just east of Ardmore Road designed as a part of the Daniels Woodlands project (see **Figure 5**, above). Outlet B is proposed to receive stormwater from an existing 12” storm drain pipe (from DMA B1) and a new storm drain pipe connection (from DMA B2). This existing storm drain network conveys stormwater westward through the Daniels Woodlands property where it discharges into a perimeter bypass swale. Stormwater will then be conveyed around the north side of the Daniels Woodlands property towards the downstream drainage channel that flows north to Union Road.

The proposed DMAs B1 and B2 have been designed to maintain this overland escape path following historic conditions and in accordance with the existing drainage design of the Daniels Woodlands project by Roberts Engineering.

Onsite Runoff (C)

Historic drainage patterns of the northwest corner of the Ardmore Industrial site show topography that directs stormwater northwest towards Ardmore Road. Once collected along the east side of Ardmore Road, stormwater continues to flow north and discharges into an existing roadside swale. DMA C has been designed to follow this historic drainage pattern, directing excess stormwater away from developed areas of Ardmore Industrial and onto Ardmore Road.

Outlet D

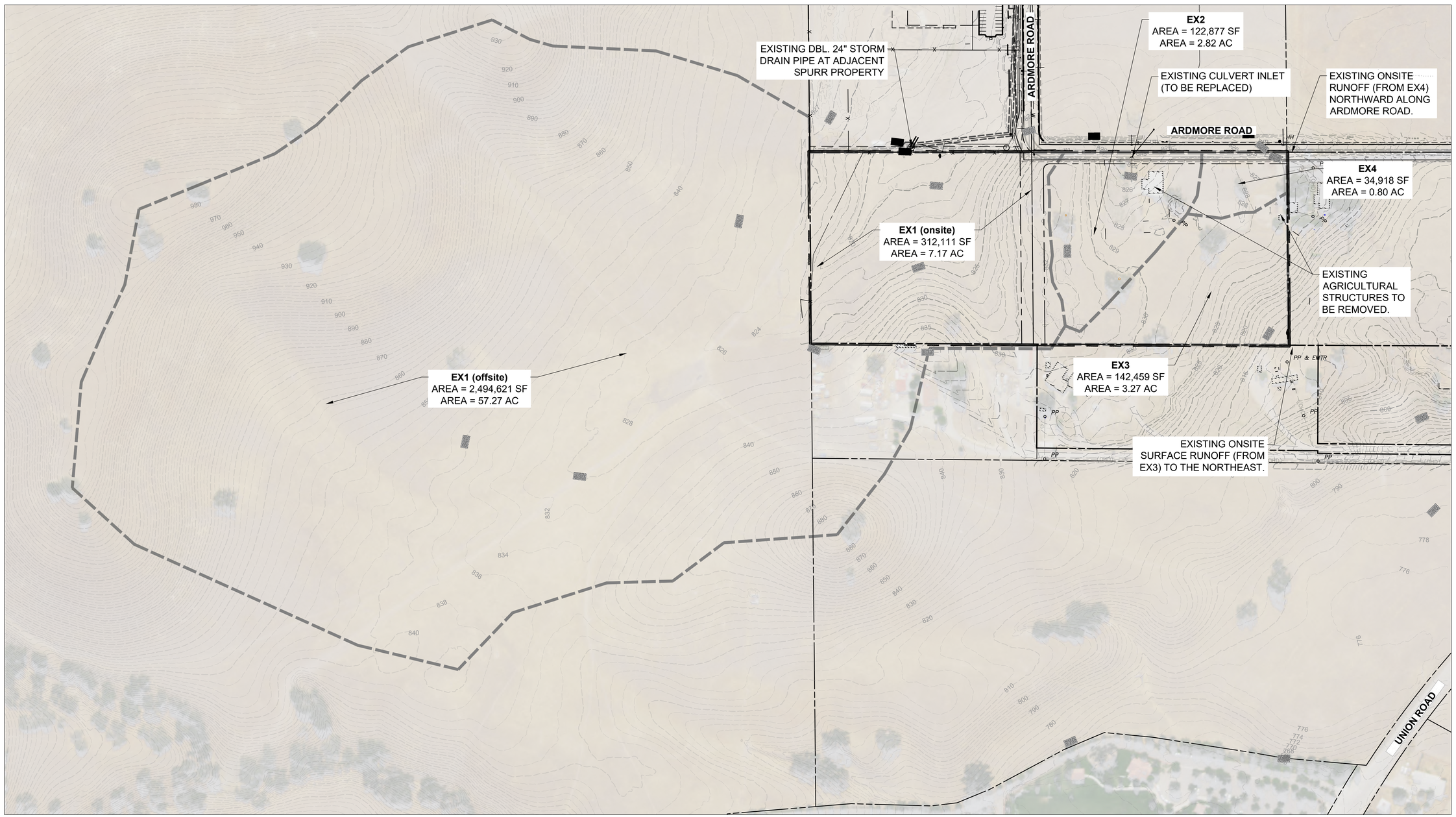
Proposed Outlet D consists of a box inlet with riser within the DMA D stormwater basin. This outlet has been designed to direct stormwater runoff from the area to the northeast, following historic drainage patterns and volumes. For excess stormwater runoff from DMA D into the proposed basin, a spillway has been proposed above the designed 100-year water surface elevation. Energy dissipation and permanent erosion control measures will be necessary to minimize downstream impacts of the concentrated flow from the proposed pipe outlet and the basin spillway.

APPENDIX A

Appendix A – Supporting Exhibits

- Existing Watersheds and Proposed Drainage Management Areas (DMA) Exhibits
- Offsite Properties Exhibit

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5



LEGEND:

- ARDMORE PROJECT BOUNDARY
- EXISTING WATERSHED BOUNDARY

GRAPHIC SCALE
0 60 120 240
(IN FEET)
1 IN = 120 FT

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REGISTERED PROFESSIONAL ENGINEER
THOMAS K. ZEPHNDER
No. 72702
FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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COVELOP
ARDMORE PROJECT DEVELOPMENT
EXISTING WATERSHED EXHIBIT

JOB #: 751-005
DESIGNERS: CD/ ZKP
DRAWN BY: ZKP
DATE: 12/06/2022

DRAWING NO.
1
OF 1 SHEET

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

PROPOSED SAFE OVERLAND ESCAPE PATH FOR OFFSITE RUN-ON

OUTLET A
EXISTING DBL. 24" STORM DRAIN PIPE AT ADJACENT SPURR PROPERTY (TO REMAIN)

ARDMORE ROAD

OUTLET B
PROPOSED CONNECTIONS TO EXISTING DANIEL WOODLANDS PROPERTY STORM DRAIN SYSTEM.

ONSITE RUNOFF (C)
RUNOFF FLOWS TO NORTH ALONG EAST SIDE OF ARDMORE ROAD TOWARDS EXIST. ROADSIDE SWALE.

PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.20 IN/HR)

DMA C
AREA = 11,941 SF
AREA = 0.27 AC

ARDMORE ROAD

PROPOSED ROADSIDE BIORETENTION SWALES

PROPOSED ROADSIDE BIORETENTION SWALE

DMA B1
AREA = 69,586 SF
AREA = 1.60 AC

DMA B2
AREA = 52,287 SF
AREA = 1.20 AC

PROPOSED DOUBLE 30" HDPE STORM DRAIN CULVERT FOR OFFSITE RUN-ON BYPASS

PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.20 IN/HR)

PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.19 IN/HR)

DMA A
AREA = 313,474 SF
AREA = 7.20 AC

PROPOSED ROADSIDE BIORETENTION SWALES

DMA D
AREA = 165,076 SF
AREA = 3.79 AC

PROPOSED STORMWATER CHANNEL OF OFFSITE RUN-ON INTERCEPT

PROPOSED BIORETENTION TRENCH AREA (PORCHET INFIL. RATE = 0.07 IN/HR)

OUTLET D
PROPOSED RETENTION BASIN WITH METERED OUTLET STRUCTURE. FLOW DIRECTED TO NORTHEAST FOLLOWING HISTORIC PATTERNS.

LEGEND:

- **ARDMORE PROJECT BOUNDARY**
- **PROPOSED DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY**
- **PROPOSED DRAINAGE MANAGEMENT AREA (DMA)** *(DRAINS OFFSITE OVER SURFACE)*
- **BIORETENTION WITH UNDERGROUND GRAVEL TRENCH**

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 IN = 40 FT

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FOR PLAN REVIEW ONLY
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CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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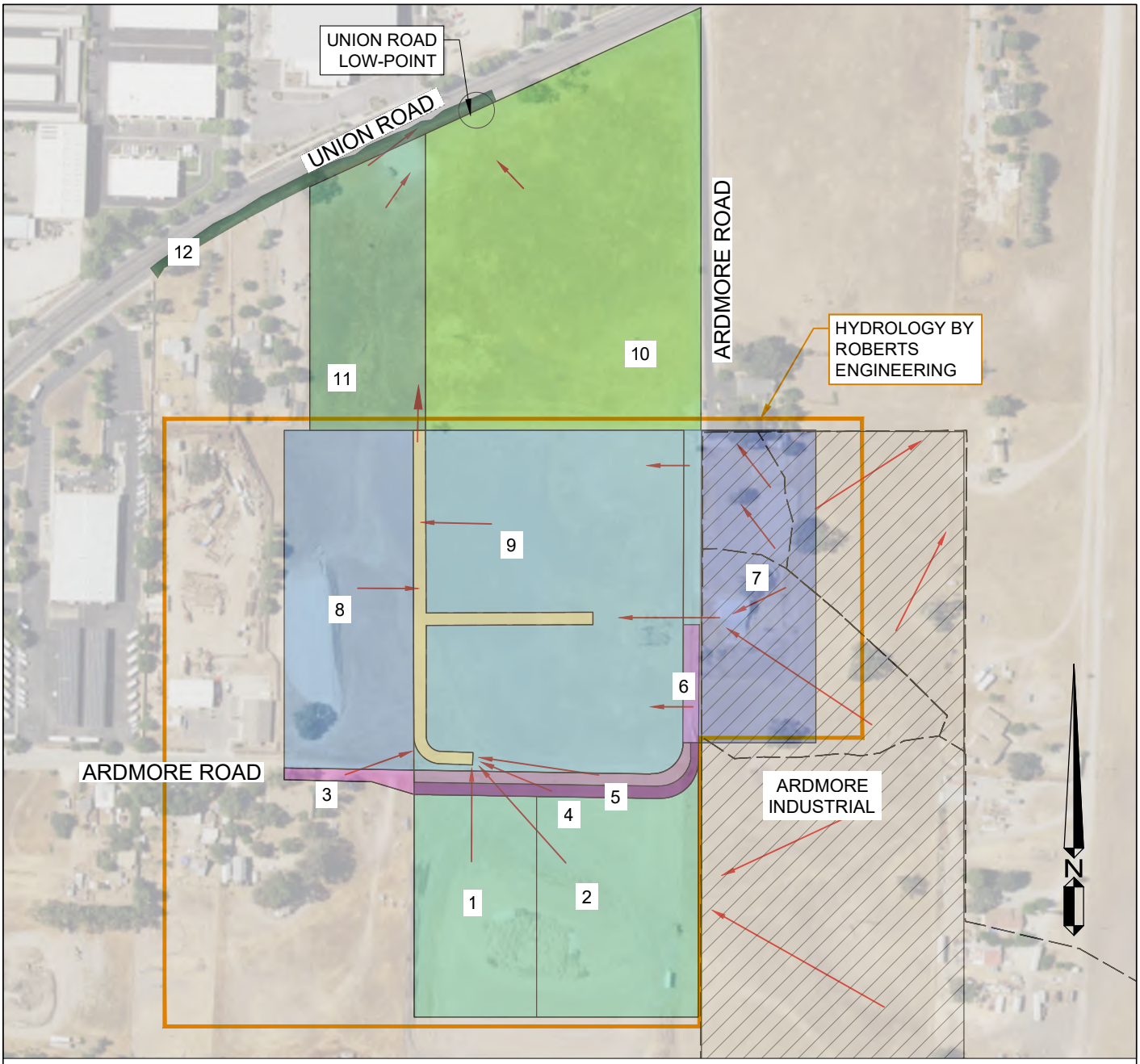
COVELOP
ARDMORE PROJECT DEVELOPMENT
PROPOSED DRAINAGE MANAGEMENT AREAS

JOB #:	751-005
DESIGNERS:	CD/ ZKP
DRAWN BY:	ZKP
DATE:	2/14/2023

DRAWING NO.
1
OF 1 SHEET



1	SPURR AREA A - WEST	6	ARDMORE ROAD - DANIELS FRONTAGE
2	SPURR AREA B - EAST	7	TATE PROPERTY
3	ARDMORE ROAD - CASE FRONTAGE	8	CASE PROPERTY
4	ARDMORE ROAD - SPURR FRONTAGE	9	DANIELS WOODLAND
5	ARDMORE ROAD - DANIELS FRONTAGE	10	UNION ROAD SAFETY & TRAINING CENTER
	FLOW DIRECTION	11	AUTOCRAFT
	DANIELS WOODLAND 24' WIDE BIOSWALE	12	SOUTH UNION ROAD

ARDMORE IND. PROJECT SITE

ARDMORE EXIST WATERSHEDS

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EXHIBIT
OFFSITE PROPERTIES
ARDMORE PROJECT SITE
PASO ROBLES, CA

JOB No. :	751-005
DRAWING :	OFFSITE PROPS
DRAWN BY:	ZKP
DATE :	DEC 6, 2022
SCALE :	1" = 300'

APPENDIX B

Appendix B – Excerpts from Design Standards and References

- Geotechnical and soils documentation
- Site Infiltration data and Porchet Method conversion calculations
- Pages from City of Paso Robles public work standards
- Time of Concentration & Rainfall data - County of San Luis Obispo Public Improvement Standards
- Rainfall data – NOAA Atlas 14, Volume 6, Version 2 excerpt (for Paso Robles, CA)

Geotechnical Engineering Report

For

Proposed Commercial Buildings and Street Improvements

2930 Union Road Lots 6 and 13

Paso Robles, California

October 12, 2022

F-103116

Prepared For

MD3 Investments

By

Beacon Geotechnical, Inc.
P.O. Box 4814
Paso Robles, California 93447

BEACON
GEOTECHNICAL, INC

October 12, 2022 F-103116

MD3 Investments
P.O. Box 13174
San Luis Obispo, CA 93406

Project: Proposed Commercial Buildings and Street Improvements
2930 Union Roads Lots 6 and 13
Paso Robles, California

Subject: Geotechnical Engineering and Infiltration Report

As authorized, we have performed a Geotechnical Study for the above referenced project. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration, laboratory-testing program and conclusions and recommendations for geotechnical engineering aspects of project design. Our services were performed using the standard of care ordinarily exercised in this locality at the time this report was prepared.

Based on our study, it is our opinion that the site is suitable for the proposed developments from a geotechnical engineering standpoint provided the recommendations of this report are successfully implemented.

We have appreciated this opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted,
Beacon Geotechnical, Inc.

Greg McKay
Project Manager

Copies: 3-MD3 Investments
1-File



Nicholas A. McClure
Geotechnical Engineer

1. INTRODUCTION

This report presents results of a Geotechnical Engineering Study performed for the proposed commercial buildings and street improvements to be located in Paso Robles, California.

1.1 Description

1.1.1. It should be noted that grading and foundation plans were not provided for the purpose of this report. Prior to any construction, this firm should review the grading and foundation plans to verify or modify the recommendations offered herein. We anticipate that the sites will be developed by cutting and filling to create level building pads.

1.1.2. The proposed structures are assumed to be one (1) or two (2) stories of wood or metal framed construction.

1.1.3. Structural considerations for maximum wall load of 1.75 kips per square foot and maximum point loads of 25.0 kips were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Beacon Geotechnical, Inc. should be notified as re-evaluation of the recommendations contained herein may be required.

2 SCOPE OF WORK

2.1 The purpose of the geotechnical investigation that led to this report was to evaluate the soil conditions of the site with respect to the proposed developments. These conditions include surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and presence or absence of subsurface water. The scope of our work included:

- Reconnaissance of the site.
- Drilling, sampling, and logging of eighteen (18) borings to investigate soils and groundwater conditions.
- Laboratory testing of soil samples obtained from subsurface exploration to determine their physical and engineering properties.
- Geotechnical analysis of the data obtained.
- Consultation with owner representatives and design professionals.
- Preparation of this report.

2.2 Contained in the report are:

- Discussions on local soil and groundwater conditions.
- Results of laboratory and field tests.
- Conclusions and recommendations pertaining to site grading and structural design.

3 SITE SETTING

3.1 The site of the proposed development is located in Paso Robles, California, with the approximate geographical coordinates 35°38'25.55" N and 120°39'05.92" W. See the Vicinity Map in Appendix A.

3.2 The proposed building sites are relatively level to slightly sloping with weeds up to one (1) foot high and a few existing structures to be removed prior to preparation of the new building pads.

4 SITE CONDITIONS

4.1 Soil Conditions

4.1.1 Evaluation of the subsurface indicates that soils are generally light brown very silty clayey sand overlain by light brown silty clayey sand with gravel, brown silty very clayey sand, and brown silty clayey sand with gravel.

4.1.2 Soils encountered at approximate bearing depths should be designed as Site Classification D in accordance with the local building code.

4.1.3 Expansion determination indicates that the bearing soils lie in the "Low" range.

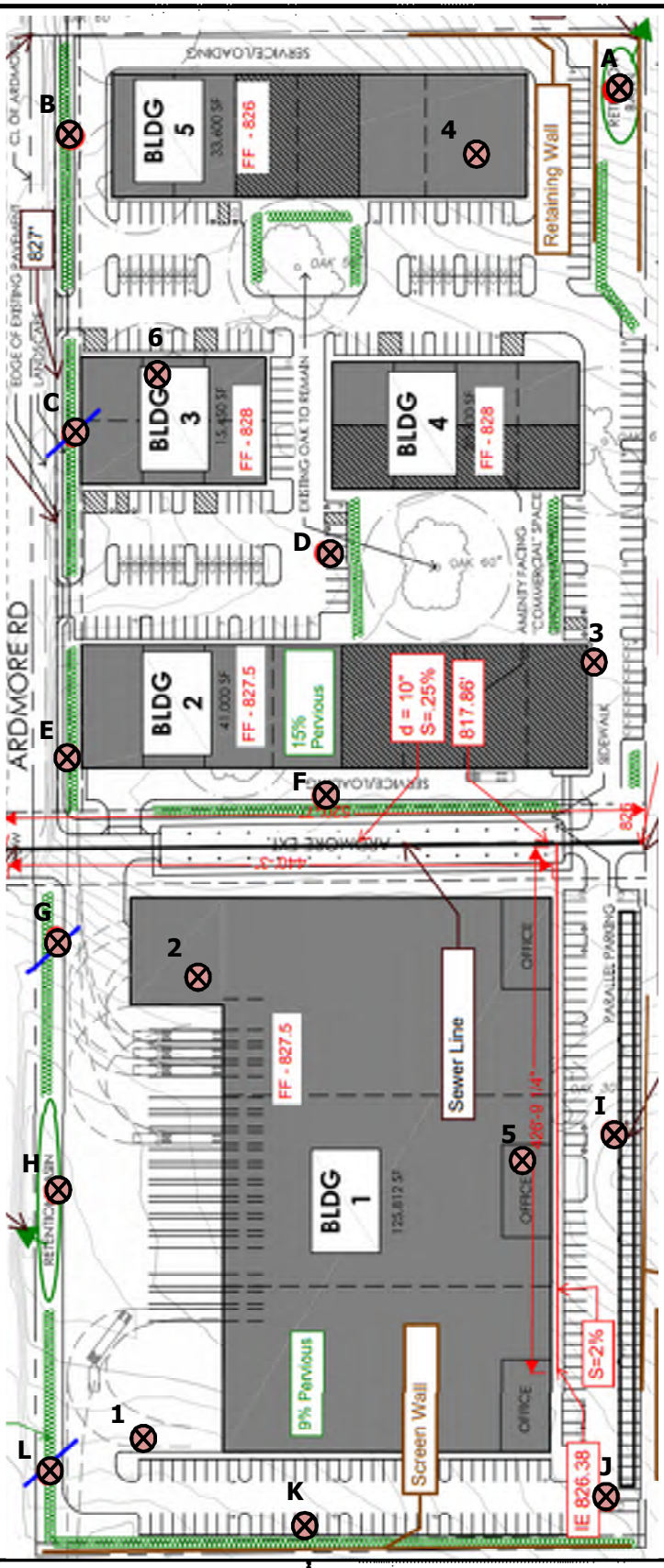
4.2 Groundwater

4.2.1 Groundwater was not encountered to a depth of twenty (20) feet.

4.3 Infiltration Testing

4.3.1 Infiltration testing was done on the site in accordance with the Central Coast Low Impact Development Initiative standard. Twelve (12) infiltration borings were drilled with their locations shown on the Site Map in Appendix A. The borings were presaturated and subsequently tested. The resulting infiltration rates are as follows:

Test No.	Depth (Ft.)	Rate (Inch/Hour)
A	5.0'	2.25
B	5.0'	3.00
C	5.0'	2.00
D	5.0'	1.50
E	5.0'	3.25
F	5.0'	4.00
G	5.0'	2.00
H	5.0'	4.25
I	5.0'	5.00
J	5.0'	2.50
K	5.0'	3.00
L	5.0'	3.25



PROJECT #: F-103116	SITE MAP
BEACON GEOTECHNICAL, INC.	

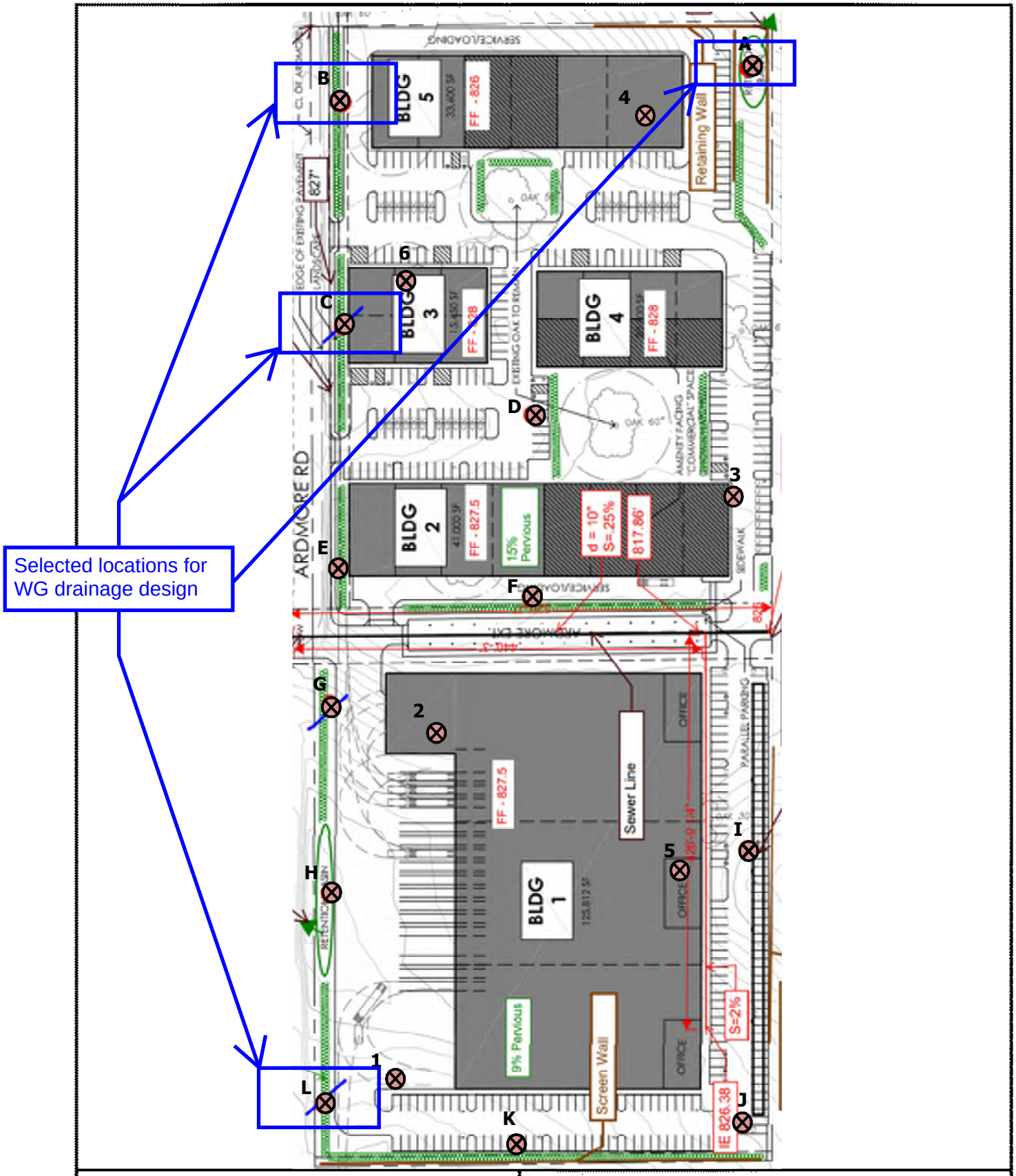
Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 12/05/2022
By: ZKP

Porchet Method Summary - Infiltration Calculations

Geotech Boring ID Referenced*	Proposed DMA Selection for design	Tested Infiltration Rate (in/hr)*	Porchett Infiltration Rate (in/hr) **
A	---	2.25	0.07
B	DMA B2	3.00	0.19
C	DMA B1	2.00	0.10
D	---	1.50	0.08
E	---	3.25	0.13
F	---	4.00	0.36
G	---	2.00	0.13
H	---	4.25	Data Not Included
I	---	5.00	0.70
J	---	2.50	0.10
K	---	3.00	0.17
L	DMA A	3.25	0.20
* See Geotechnical Engineering Report (page 3) by Beacon Geotechnical, dated 10/12/2022			
** See Infiltration Test Field Mesaurements by Beacon Geotechnical, dated 09/28/2022			

Site Map from Geotechnical Engineering Report, by Beacon Geotechnical Inc, dated 10/12/2022



PROJECT #: F-103116	SITE MAP
BEACON GEOTECHNICAL, INC.	

Infiltration Test Field Measurements

2930 Union Road

BORING NO. A

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 61 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	24.25	----	----
30 minutes	26.50	2.25	4.50
30 minutes	29.00	2.50	5.00
30 minutes	31.00	2.00	4.00
30 minutes	32.75	1.75	3.50
30 minutes	34.50	1.75	3.50
30 minutes	35.75	1.25	2.50
30 minutes	36.875	1.125	2.25
30 minutes	38.00	1.125	2.25

Range used for Porchet conversion

Test - Boring No. A

delta H	1.125	inches	First Reading	3.07	ft		User Input
delta T	60	minutes	Last Reading	3.17	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.08	ft		
H start	24.13	inches	Riser Height	0			
H end	23.00	inches					
H ave	23.5625	inches					
I_t	0.07	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. B

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 58 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	25.00	----	----
30 minutes	30.25	5.25	10.50
30 minutes	33.00	2.75	5.50
30 minutes	35.00	2.00	4.00
30 minutes	37.50	2.50	5.00
30 minutes	39.50	2.00	4.00
30 minutes	41.00	1.50	3.00
30 minutes	42.75	1.75	3.50
30 minutes	44.25	1.50	3.00

Range used for Porchet conversion

Test - Boring No. B						
delta H	3.25	inches	First Reading	3.42	ft	User Input
delta T	90	minutes	Last Reading	3.69	ft	Calculated Values
effective radius	3	inches	Hole Depth	4.83	ft	
H start	17.00	inches	Riser Height	0		
H end	13.75	inches				
H ave	15.375	inches				
I_t	0.19	inches/hour				

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. C

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 60 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	24.50	----	----
30 minutes	27.00	2.50	5.00
30 minutes	28.50	1.50	3.00
30 minutes	30.25	1.75	3.50
30 minutes	31.50	1.25	2.50
30 minutes	32.50	1.00	2.00
30 minutes	33.75	1.25	2.50
30 minutes	35.00	1.25	2.50
30 minutes	36.00	1.00	2.00

Range used for Porchet conversion

Test - Boring No. C						
delta H	3.5	inches	First Reading	2.71	ft	User Input
delta T	120	minutes	Last Reading	3.00	ft	Calculated Values
effective radius	3	inches	Hole Depth	5.00	ft	
H start	27.50	inches	Riser Height	0		
H end	24.00	inches				
H ave	25.75	inches				
I_t	0.10	inches/hour				

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. D

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 57 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	26.00	----	----
30 minutes	27.25	1.25	2.50
30 minutes	28.50	1.25	2.50
30 minutes	30.00	1.50	3.00
30 minutes	31.00	1.00	2.00
30 minutes	31.75	0.75	1.50
30 minutes	32.75	1.00	2.00
30 minutes	33.75	1.00	2.00
30 minutes	34.50	0.75	1.50

Range used for Porchet conversion

Test - Boring No. D

delta H	2.75	inches	First Reading	2.65	ft		User Input
delta T	120	minutes	Last Reading	2.88	ft		Calculated Values
effective radius	3	inches	Hole Depth	4.75	ft		
H start	25.25	inches	Riser Height	0			
H end	22.50	inches					
H ave	23.875	inches					
I_t	0.08	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. E

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 59 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	26.75	----	----
30 minutes	29.75	3.00	6.00
30 minutes	32.00	2.25	4.50
30 minutes	34.50	2.50	5.00
30 minutes	36.50	2.00	4.00
30 minutes	38.25	1.75	3.50
30 minutes	40.00	1.75	3.50
30 minutes	41.625	1.625	3.25
30 minutes	43.25	1.625	3.25

Range used for Porchet conversion

Test - Boring No. E

delta H	1.625	inches	First Reading	3.47	ft		User Input
delta T	60	minutes	Last Reading	3.60	ft		Calculated Values
effective radius	3	inches	Hole Depth	4.92	ft		
H start	17.38	inches	Riser Height	0			
H end	15.75	inches					
H ave	16.5625	inches					
I_t	0.13	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. F

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 62 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	33.25	----	----
30 minutes	37.50	4.25	8.50
30 minutes	39.75	2.25	4.50
30 minutes	42.50	2.75	5.50
30 minutes	44.75	2.25	4.50
30 minutes	46.75	2.00	4.00
30 minutes	49.00	2.25	4.50
30 minutes	51.00	2.00	4.00
30 minutes	53.25	2.25	4.50

Range used for Porchet conversion

Test - Boring No. F

delta H	6.5	inches	First Reading	3.90	ft		User Input
delta T	120	minutes	Last Reading	4.44	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.17	ft		
H start	15.25	inches	Riser Height	0			
H end	8.75	inches					
H ave	12	inches					
I_t	0.36	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. G

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 61 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	30.25	----	----
30 minutes	33.00	2.75	5.50
30 minutes	36.00	3.00	6.00
30 minutes	37.50	1.50	3.00
30 minutes	39.00	1.50	3.00
30 minutes	40.00	1.00	2.00
30 minutes	41.25	1.25	2.50
30 minutes	42.50	1.25	2.50
30 minutes	43.50	1.00	2.00

Range used for Porchet conversion

Test - Boring No. G

delta H	3.5	inches	First Reading	3.33	ft		User Input
delta T	120	minutes	Last Reading	3.63	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.08	ft		
H start	21.00	inches	Riser Height	0			
H end	17.50	inches					
H ave	19.25	inches					
I_t	0.13	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. H

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: inches

No Available Data

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----		----	----
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			
30 minutes			

Test - Boring No. H

delta H	0	inches	First Reading	0.00	ft		User Input
delta T	0	minutes	Last Reading	0.00	ft		Calculated Values
effective radius	3	inches	Hole Depth	0.00	ft		
H start	0.00	inches	Riser Height	0			
H end	0.00	inches					
H ave	0	inches					
I_t	#DIV/0!	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. I

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 60 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	32.50	----	----
30 minutes	38.25	5.75	11.50
30 minutes	41.75	3.50	7.00
30 minutes	44.75	3.00	6.00
30 minutes	47.25	2.50	5.00
30 minutes	49.75	2.50	5.00
30 minutes	52.50	2.75	5.50
30 minutes	55.25	2.75	5.50
30 minutes	57.75	2.50	5.00

Range used for Porchet conversion

Test - Boring No. I

delta H	10.5	inches	First Reading	3.94	ft		User Input
delta T	150	minutes	Last Reading	4.81	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.00	ft		
H start	12.75	inches	Riser Height	0			
H end	2.25	inches					
H ave	7.5	inches					
I_t	0.70	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. J

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 62 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	30.75	----	----
30 minutes	32.75	2.00	4.00
30 minutes	34.75	2.00	4.00
30 minutes	37.00	2.25	4.50
30 minutes	38.50	1.50	3.00
30 minutes	40.00	1.50	3.00
30 minutes	42.00	2.00	4.00
30 minutes	43.25	1.25	2.50
30 minutes	44.50	1.25	2.50

Range used for Porchet conversion

Test - Boring No. J

delta H	1.25	inches	First Reading	3.60	ft		User Input
delta T	60	minutes	Last Reading	3.71	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.17	ft		
H start	18.75	inches	Riser Height	0			
H end	17.50	inches					
H ave	18.125	inches					
I_t	0.10	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. K

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 56 inches

Date: September 29, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	28.50	----	----
30 minutes	31.25	2.75	5.50
30 minutes	34.25	3.00	6.00
30 minutes	37.25	3.00	6.00
30 minutes	39.25	2.00	4.00
30 minutes	41.50	2.25	4.50
30 minutes	43.00	1.50	3.00
30 minutes	44.75	1.75	3.50
30 minutes	46.25	1.50	3.00

Range used for Porchet conversion

Test - Boring No. K

delta H	3.25	inches	First Reading	3.58	ft		User Input
delta T	90	minutes	Last Reading	3.85	ft		Calculated Values
effective radius	3	inches	Hole Depth	5.17	ft		
H start	19.00	inches	Riser Height	0			
H end	15.75	inches					
H ave	17.375	inches					
I_t	0.17	inches/hour					

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

Infiltration Test Field Measurements

2930 Union Road

BORING NO. L

Site Location: Paso Robles, CA F-103116

Auger Diameter: 6”

Depth: 63 inches

Date: September 28, 2022

Time (Minutes)	Depth (inches)	Change in Depth (Inches)	Rate (Inches/Hour)
----	33.00	----	----
30 minutes	35.75	2.75	5.50
30 minutes	38.25	2.50	5.00
30 minutes	40.50	2.25	4.50
30 minutes	42.75	2.25	4.50
30 minutes	44.375	1.625	3.25
30 minutes	46.125	1.75	3.50
30 minutes	47.75	1.625	3.25
30 minutes	49.50	1.75	3.50

Range used for Porchet conversion

Test - Boring No. L						
delta H	3.375	inches	First Reading	3.84	ft	User Input
delta T	90	minutes	Last Reading	4.13	ft	Calculated Values
effective radius	3	inches	Hole Depth	5.25	ft	
H start	16.88	inches	Riser Height	0		
H end	13.50	inches				
H ave	15.1875	inches				
I_t	0.20	inches/hour				

"Porchet Method"

$$I_t = \frac{\Delta H\, \pi r^2 60}{\Delta t(\pi r^2 + 2\pi r H_{avg})} = \frac{\Delta H\, 60\, r}{\Delta t(r + 2H_{avg})}$$

Where:

I_t = tested infiltration rate, inches/hour
ΔH = change in head over the time interval, inches
Δt = time interval, minutes
r = effective radius of test hole
H_{avg} = average head over the time interval, inches

Source: Riverside County Low Impact Development BMP Design Handbook, 2011

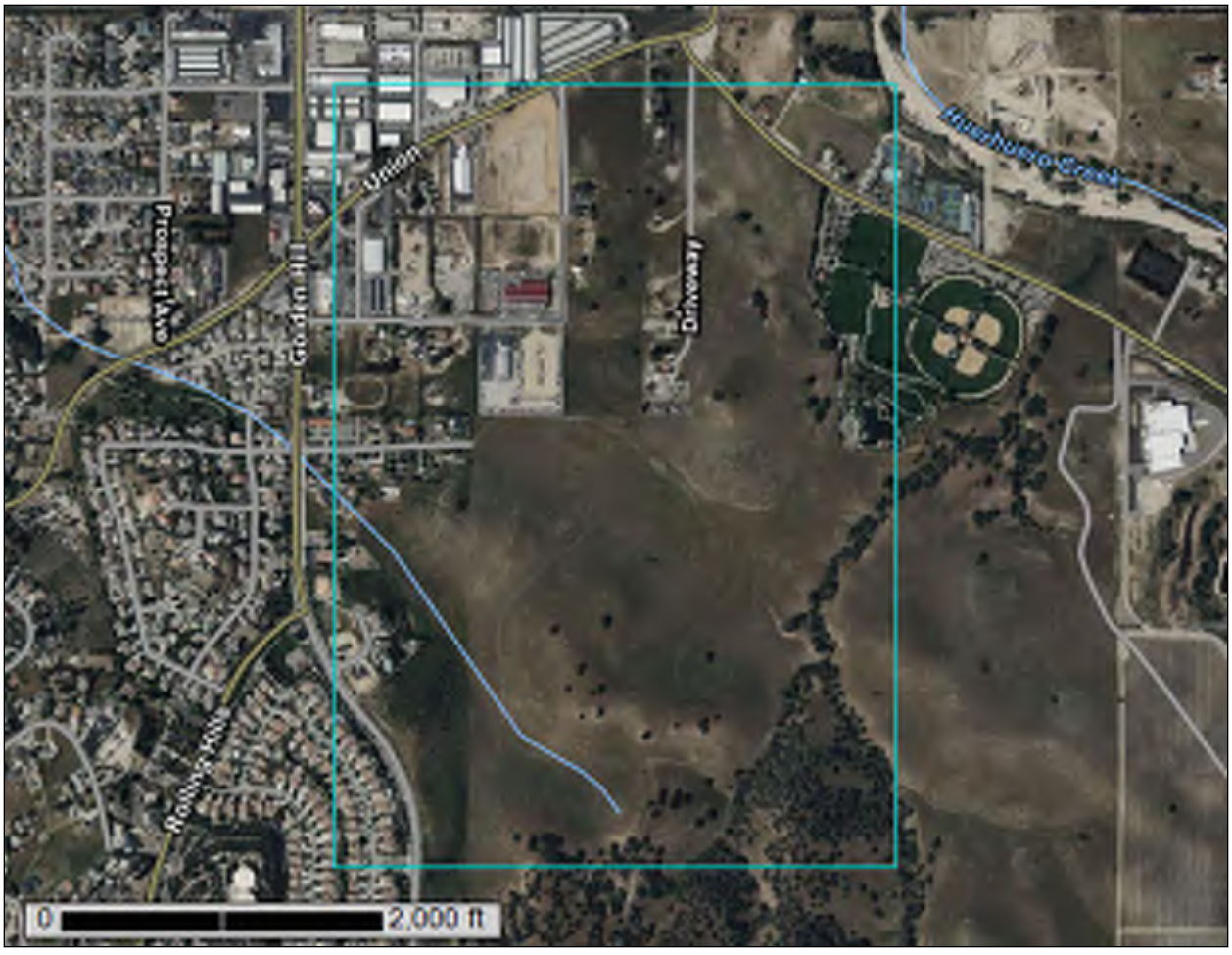
United States Department of Agriculture

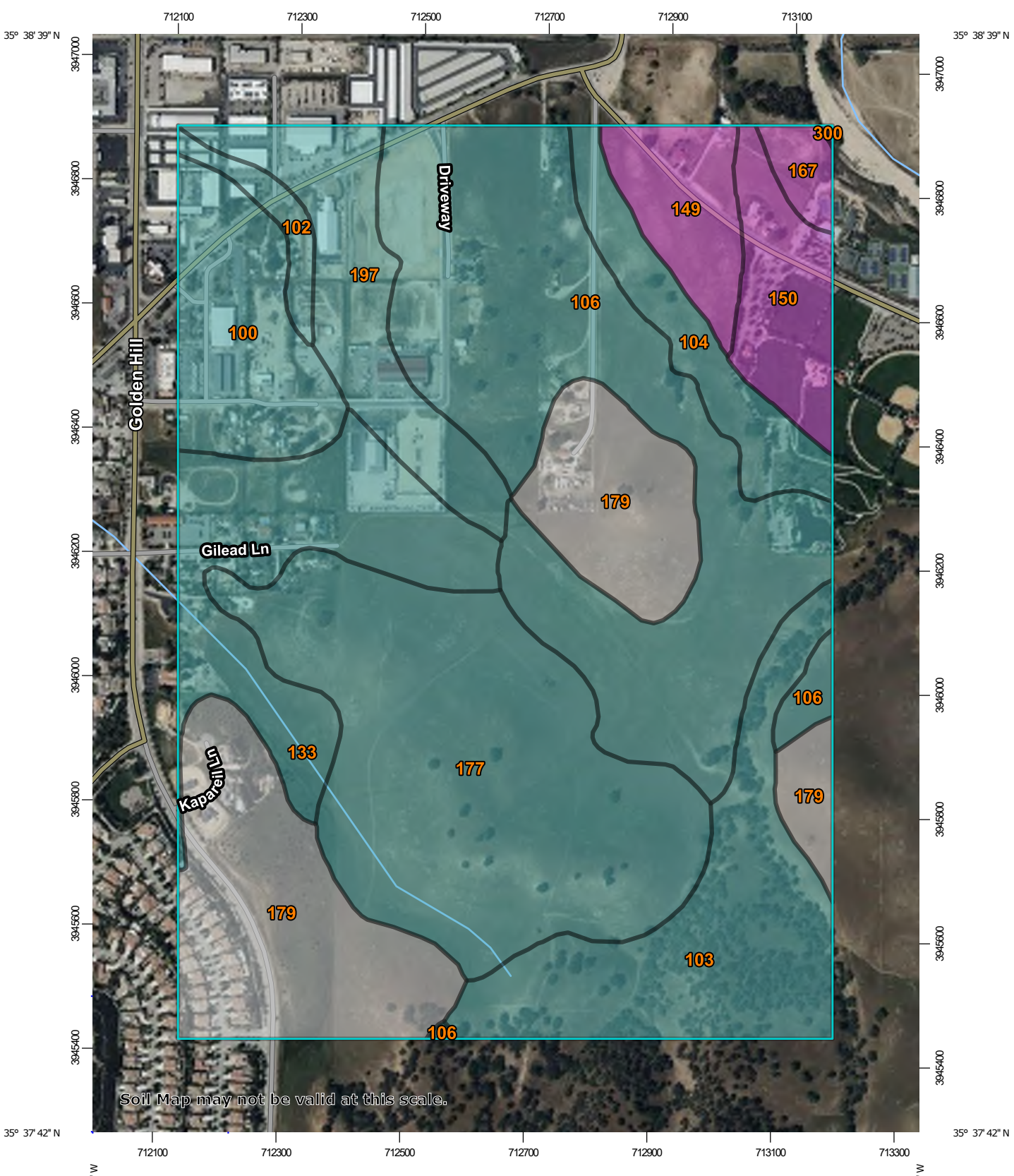
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for San Luis Obispo County, California, Paso Robles Area





Map Scale: 1:8,620 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Luis Obispo County, California, Paso Robles Area
Survey Area Data: Version 16, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 12, 2022—Apr 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
100	Arbuckle fine sandy loam, 0 to 2 percent slopes	C	22.6	5.9%
102	Arbuckle-Positas complex, 9 to 15 percent slopes	C	4.2	1.1%
103	Arbuckle-Positas complex, 15 to 30 percent slopes	C	39.1	10.1%
104	Arbuckle-Positas complex, 30 to 50 percent slopes	C	14.3	3.7%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	C	82.1	21.3%
133	Cropley clay, 2 to 9 percent slopes, MLRA 14	C	33.8	8.8%
149	Hanford and Greenfield gravelly sandy loams, 0 to 2 percent slopes	A	12.5	3.2%
150	Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes	A	14.2	3.7%
167	Metz-Tujunga complex, occasionally flooded, 0 to 5 percent slopes	A	3.5	0.9%
177	Nacimiento-Ayar complex, 9 to 30 percent slopes	C	76.2	19.7%
179	Nacimiento-Los Osos complex, 9 to 30 percent slopes		60.4	15.6%
197	San Ysidro loam, 0 to 2 percent slopes, MLRA 14	C	23.0	6.0%
300	Corducci and Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14	A	0.1	0.0%
Totals for Area of Interest			**386.2**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

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SECTION V

STORM DRAINS, STORM WATER QUALITY, AND WATERSHED PROTECTION

V-1. GENERAL

It is the general purpose of these standards that storm water be contained and treated on the area to be developed. Adjacent improvements, existing or planned, will be free from flood hazard and will not receive a greater volume and intensity of storm water runoff than pre-existing conditions. Flood hazard is defined as potential damage by water having sufficient depth or velocity to damage improvements or to deposit or scour soil.

These specifications are intended to meet the requirements of the National Flood Insurance Program, the City's Flood Plain Ordinance, and the City's Storm Water Management Plan. These specifications reflect numeric storm water control criteria adopted by the Water Board on July 13, 2013 (including subsequent revisions) and modified as specifically applicable to the City of Paso Robles.

The lowest floor of any project that is located within a Special Flood Hazard Area and shown as an A, AE, AH or AO Zone shall be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the Flood Insurance Rate Map (FIRM) by at least one foot, or elevated at least three feet above the highest adjacent grade if no depth number is specified.

Upon completion of a structure in a Special Flood Hazard Area, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or land surveyor, and verified by the city building inspector to be properly elevated. Such certification or verification shall be provided to the City Engineer.

Modification of a flood-plain shall be accomplished in accordance with Federal Management Emergency Management (FEMA) regulations and the City's Floodplain Ordinance. The design engineer shall provide all data necessary for a Conditional Letter of Map Amendment (CLOMA) and a final Letter of Map Amendment (LOMA).

These standards are intended to provide general design criteria. Most design details are left to the responsibility of the consultant. The design standards contained herein are minimal and alternates may be approved, provided such alternates are to a higher standard than those set forth. Exceptions to these standards may be allowed by the City Engineer when it can be determined that such exceptions are in the best interest of the City.

sustain a minimum infiltration rate of 5 inches per hour throughout the life of the project and must maximize runoff retention and pollutant removal. A mixture of sand (60%-70%) meeting the specifications of ASTM C33 and compost (30%-40%) may be used. An alternative planting medium may be utilized if it is demonstrated to be equal or more effective at attenuating pollutants than the specified planting medium mixture.

- Proper plant selection as provided by the Central Coast LID Initiative.
- Subsurface drainage/storage (gravel) layer with an area equal to the biofiltration treatment system surface area and having a minimum depth of 12 inches.
- Underdrain with discharge elevation at top of gravel layer.
- No compaction of soils beneath the biofiltration facility.
- No liners or other barriers interfering with infiltration (excepting conditions were lateral infiltration is not feasible).

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Non-Retention Based Treatment Systems:
Stormwater Control Measures that collectively achieve at least one of the following hydraulic sizing criteria for non-retention based treatment systems:

- Volume Design Basis: Treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event (0.80 inches).
- Flow Design Basis: Treat the flow of runoff produced by a rain event equal to at least 0.2 inches per hour intensity.

(5) Performance Requirement No. 3: Runoff Retention

Projects that create and/or replace greater than or equal to 15,000 square feet of impervious surface are required to meet runoff retention performance requirements using Low Impact Development Standards. See Stormwater Technical Guide.

Prevent off-site discharge from events up to the 95th percentile 24-hour rainfall event (1.45 inches). Retention is to be achieved by optimizing infiltration. Project design shall be founded in Low Impact Development principles. Site opportunities and constraints shall be identified and a site assessment shall include:

- Topography, structures, utilities, easements
- Hydrologic features including natural areas, wetlands, watercourses, seeps, or springs.
- Depth to seasonal high groundwater
- Locations of wells
- Depth to impervious bedrock
- Presence of unique geology

- Geotechnical hazards
- Soil and/or groundwater contamination
- Soil types and hydrologic soil groups
- Vegetative cover/trees
- Run-on characteristics (estimate off-site runoff discharging to the project area)
- Existing drainage infrastructure
- Zoning, setbacks and open space requirements
- Define the development envelope and protected areas, identifying areas that are most suitable for development and areas to be left undisturbed.
- Conserve natural areas including existing trees, vegetation and soils
- Limit the overall impervious footprint of the project
- Set back development from creeks, wetlands and riparian habitats
- When runoff reduction measures and natural landscape areas have been maximized to the extent feasible storm water control measures shall be used to comply with performance requirements. Storm water control measures associated with small-scale, decentralized facilities designed to infiltrate, evapotranspirate, filter, or capture storm water shall be optimized. Refer to the City's technical guidelines for sizing of storm water retention facilities.

(6) Performance Requirement No. 4: Peak Management

All projects that create and/or replace greater than or equal to 22,500 square feet of impervious surface in Watershed Management Zone 1 shall manage peak stormwater runoff as required below as well as meeting Water Quality and Runoff Retention requirements.

Post-development peak flows, discharged from the site, shall not exceed pre-project peak flows for the 2 through 10-year storm events.

A Stormwater Control shall be provided in conformance with the Stormwater Technical Guide on File with the Stormwater Control Manager in the Department of Public Works.

(7) Operation and Maintenance for Structural Stormwater Control Measures

The design of all structural stormwater control measures must be accompanied by an operation and maintenance (O and M) plan. Minimum requirements for the O and M plan are described in the City's Technical Guide.

Prior to project acceptance or occupancy, verification of on-going maintenance of structural stormwater control measures must be established by legal binding agreements.

B. Off-Site Hydrology, Cross-Culverts, Open Channels

1. Hydrology Calculations

The Rational Method shall be used to compute the total volume of runoff from a development with an area less than 200 acres. For drainage areas in excess of 200 acres, or where the design engineer determines that the Rational Method is not practical or appropriate, the design engineer shall provide all documents necessary to confirm computations.

All calculations shall be prepared by a registered professional engineer with a current license to practice in the State of California. The rainfall intensity curve included herein is available for use as part of the hydrology calculations. In computing runoff in a partial development, adequate provisions must be made for the drainage of the overall improvements and/or drainage tributary. Hydrology calculations shall be based upon ultimate land use designations in accordance with the adopted General Plan.

2. Closed Conduits

Design considerations for closed conduits are as follows:

- Pipe friction losses determined by Manning's equation.
- Entrance and exit losses.
- Tail-water impacts.
- Entrance control headwater.

For each length of pipe, the hydraulic grade line (hgl) at the pipe entrance and exit shall be determined assuming both inlet control and outlet control. The more restrictive shall control. The storm drain system shall be designed to meet the following conditions:

1. The hydraulic grade line shall be a minimum of 0.50 feet below the elevation of inlet grates and manhole covers of all structures for a design storm of 25 years. Said gradient shall be shown on the profile for storm drain systems.
2. Minimum pipe diameter allowable on any public storm drain shall be 18 inches.
3. Storm drain systems shall be designed for the 25-year storm. In a sump condition a secondary overland flow shall be included such that during the 100-year storm, all buildings or first floor elevations shall be at least one foot (1') above the 100-year storm.
4. Street capacity shall be defined as the 10-year storm confined between the crown of the street and the top of curb. Where the street capacity is exceeded at either the curb or the crown, a storm drain or other approved facility shall be provided to convey the excess flows. In all cases, the 100-year storm shall be contained within the right-of-way.

Cross culvert design shall be determined on the basis of a twenty-five year storm with no head. The hydraulic entrance condition shall be such that the 25-year discharge will have the specified freeboard in the upstream channel or waterway and that the 100-year discharge will be contained within the banks of the upstream waterway or drainage easement. The entrance to the closed conduit minor waterway may be submerged provided that the above criteria are satisfied. The invert elevation of the closed conduit entrance shall not be set lower than the natural flowline of the waterway or open channel flowing into it.

3. Open Channels

Open channels shall be designed based on Manning's equation. The impacts of culverts, bridges or other structures affecting the hydraulic performance of the channel shall be considered as appropriate.

The City Engineer may require more complete analysis if he/she determines conditions merit a more thorough study. This additional analysis may include determination of the water surface profile, analysis of critical sections, and analysis of erosion and/or sedimentation.

Maximum velocity for channels flowing full shall be limited to preclude erosion. Freeboard of at least one foot based on 25-year volumes shall be provided for all channels. Lining treatments shall extend to the full height of freeboard. The 100-year discharge shall be contained within the banks or within the easement established for the channel. For natural waterways, the design flow may be allowed in the natural overflow area.

4. Retention Basins

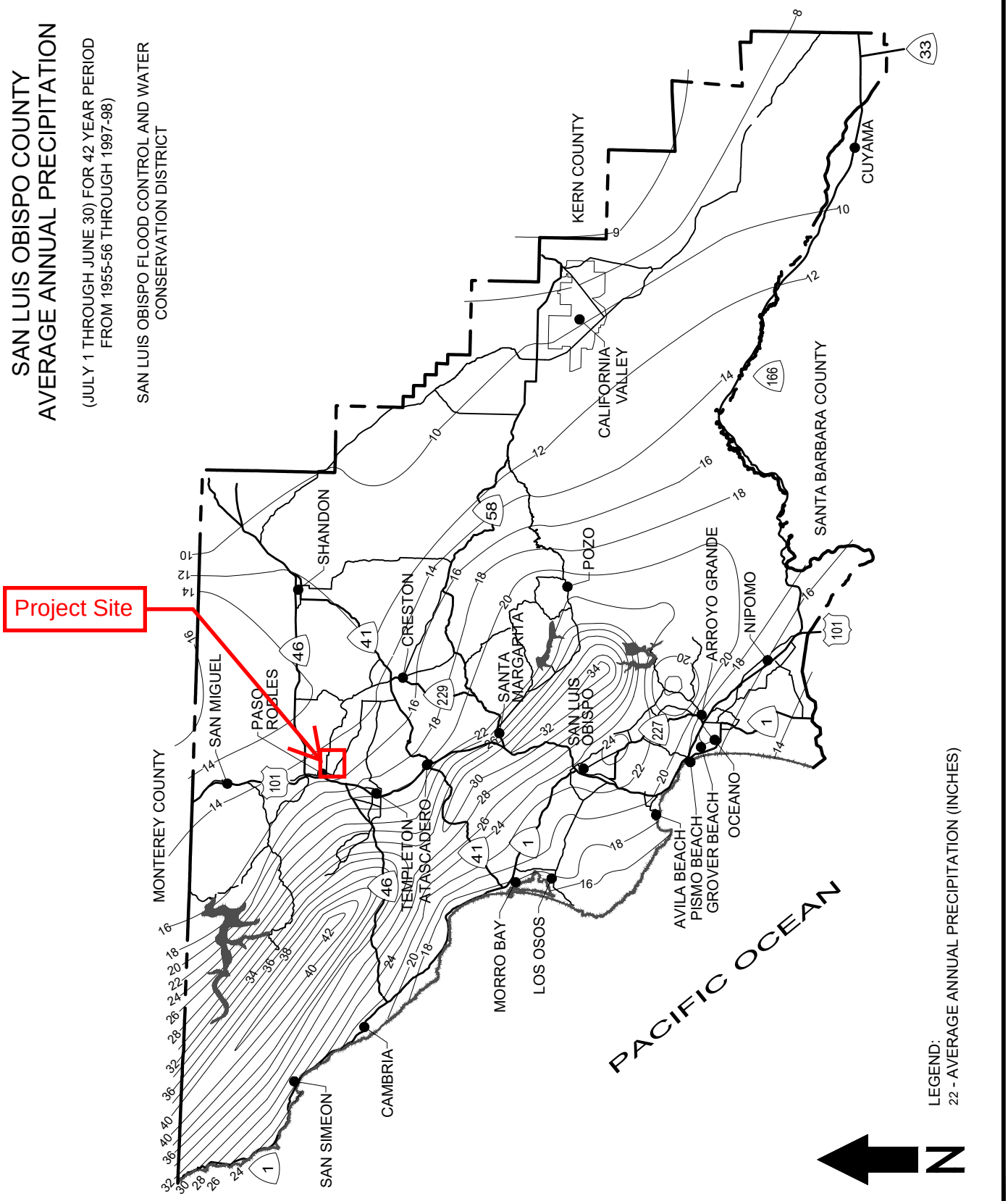
Storm water retention for flood control purposes shall be applied as determined by the design engineer; typically where downstream conditions are constrained and properties are threatened or have been flooded in conditions existing prior to upstream development. Criteria for the design of retention basins may be reviewed on a case by case basis. Typically, the volume of storage for flood control purposes is based upon the post-development 100-year, 24-hour storm event.

5. Detention Basins

A detention basin is defined as a holding facility where the rate of flow from the basin is limited to that rate historically occurring prior to development. The volume of storage of a detention basin shall be determined by theoretically matching the historical hydrograph of flows leaving the previously undeveloped land under consideration.

6. Storm Drain Alignment Criteria

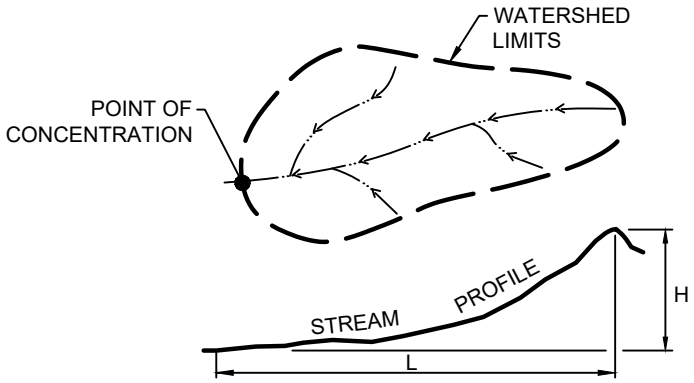
Storm drain lines shall be parallel with street centerlines to the extent practical and typically twelve feet southerly or easterly of the centerline **(Standard Detail U-1)**.

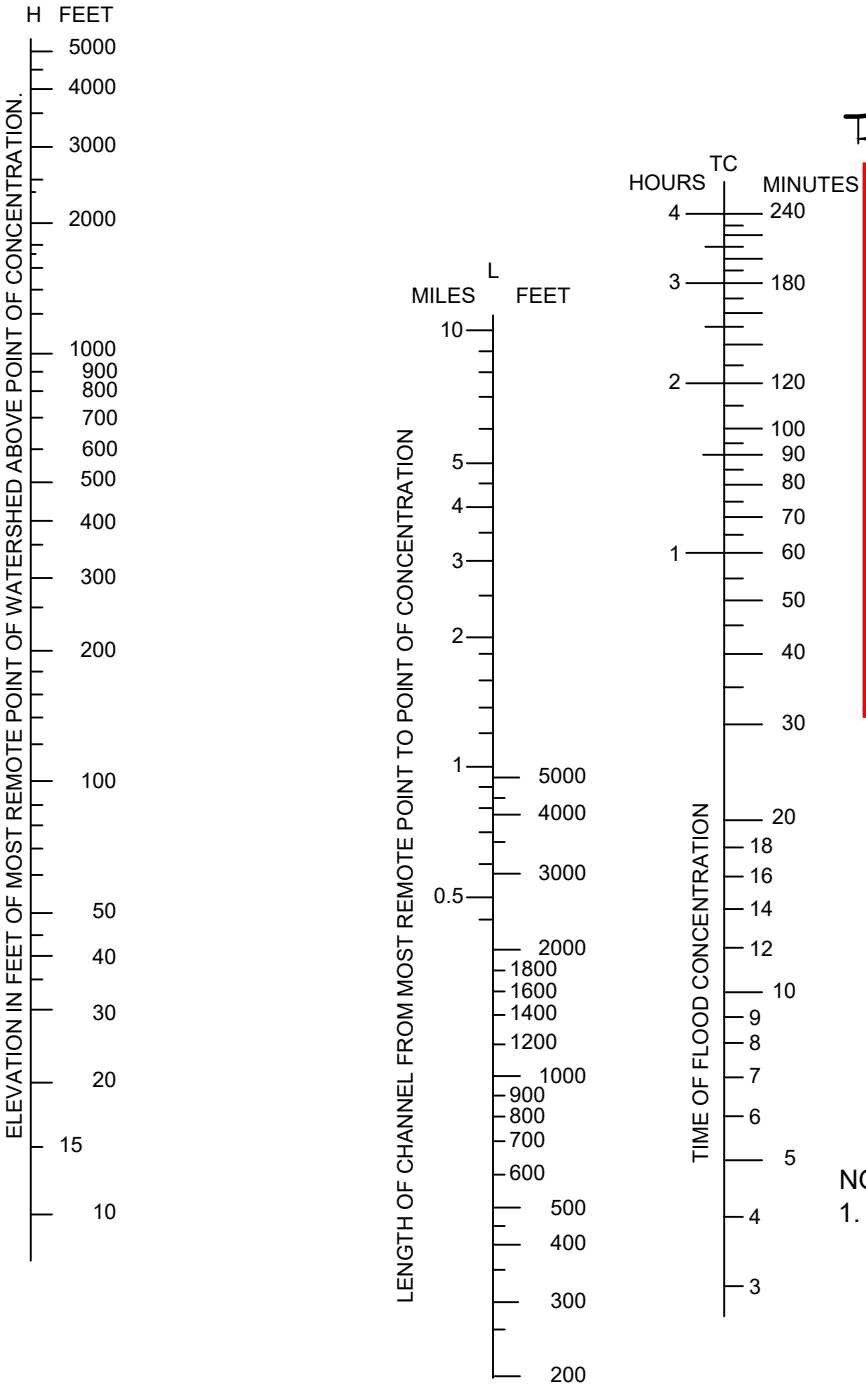


DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

HYDROLOGY
AVERAGE ANNUAL RAINFALL

Issued: August 2022	Scale: NTS
Revised:	Revision No:
Drawing No:	H-1





EQUATIONS FOR ESTIMATED "TIME OF CONCENTRATION"

$$Tc = \left(\frac{11.9L^3}{H}\right)^{0.385}$$

LEGEND:
Tc = TIME OF CONCENTRATION IN HOURS.
L = LENGTH OF CHANNEL IN MILES.
H = DIFFERENCE IN ELEVATION BETWEEN MOST REMOTE POINT AND THE POINT OF CONCENTRATION IN FEET.

NOTES:
1. THIS NOMOGRAPH IS LIMITED TO WATERSHED AREAS OF 200 ACRES OR LESS. FOR LARGER WATERSHEDS REFER TO THE DESIGN STANDARDS.

REF: P.Z. KIRPICH, CIVIL ENGINEERING, Vol. 10, No. 6, JUNE 1940, p. 362
FOR WATERSHEDS LESS THAN 200 ACRES

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

HYDROLOGY
TIME OF CONCENTRATION

Issued: August 2022	Scale: NTS
Revised:	Revision No:
Drawing No:	H-2

TABLE 1: RATIONAL METHOD STANDARD RUNOFF COEFFICIENTS FOR DEVELOPED AREAS

TYPE OF DEVELOPMENT	SOIL TYPE	SLOPE <2%	SLOPE 2% to 10%	SLOPE >10%	FOOT NOTE
RESIDENTIAL LOTS > 20,000 SF	C	0.35	0.40	0.50	1,2
	S	0.25	0.35	0.40	1,2
RESIDENTIAL LOTS 10,000 SF TO 19,999 SF	C	0.40	0.45	0.55	1,2
"	S	0.30	0.40	0.45	1,2
RESIDENTIAL LOTS 6,000 SF TO 9,999 SF	C	0.45	0.55	0.65	1,2
"	S	0.35	0.40	0.50	1,2
PLANNED DEVELOPMENTS (PUD)	C	0.65	0.70	0.75	1,2
"	S	0.60	0.65	0.70	1,2
APARTMENTS	C	0.50	0.60	0.70	2
"	S	0.40	0.50	0.60	2
INDUSTRIAL	C	0.55	0.65	0.75	2
"	S	0.45	0.55	0.65	2
COMMERCIAL	C	0.75	0.80	0.85	2
"	S	0.70	0.75	0.80	2

FOOT NOTES:
1. ESTIMATION OF COMPOSITE "C" VALUE USING ESTIMATED IMPERVIOUS AREAS AND STD. DWG. H-3a (TABLE 2) MAY BE REQUIRED BY THE DEPARTMENT. IMPERVIOUS AND PAVED AREAS SHALL USE C=0.95.
2, ALL VALUES SHOWN ARE INTENDED TO BE MINIMUMS. HIGHER VALUES MAY BE REQUIRED BY THE DEPARTMENT.

LEGEND:
C - CLAY, ADOBE, ROCK, OR IMPERVIOUS MATERIAL
S - SAND, GRAVEL, LOAM, OR PERVIOUS MATERIAL

NOTES:
1. COEFFICIENTS FOR RESIDENTIAL LOTS ASSUME TYPICAL SINGLE FAMILY RESIDENCE WITH ASSOCIATED GARAGE, DRIVEWAY, FLATWORK, AND LANDSCAPING. HIGHER DENSITY RESIDENTIAL DEVELOPMENTS MAY REQUIRE USING COMPOSITE COEFFICIENT EVALUATED BY THE DESIGN ENGINEER AND BASED ON PROPOSED DEVELOPMENT IMPERVIOUS AREAS.
2. FOR ALL TYPES OF DEVELOPMENT, COEFFICIENTS ARE INCLUSIVE OF ONLY THE LOT AREA OUTSIDE THE RIGHT-OF-WAY (NET LOT AREA). PAVED SURFACES BETWEEN ROAD CENTERLINE AND RIGHT-OF-WAY SHALL BE EVALUATED SEPARATELY AND INCLUDED TO DETERMINE A COMPOSITE "C" FACTOR.
3. ALL IMPERVIOUS AREAS AND PAVED AREAS SHALL USE C = 0.95.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

HYDROLOGY
RUNOFF COEFFICIENTS-DEVELOPED

Issued:	Scale:
August 2022	NTS
Revised:	Revision No:
Drawing No:	H-3

TABLE 2: RATIONAL METHOD STANDARD RUNOFF COEFFICIENTS FOR UNDEVELOPED AREAS

	EXTREME	HIGH	NORMAL	LOW
RELIEF 0.20	0.28 TO 0.35 STEEP, RUGGED TERRAIN WITH AVERAGE SLOPES ABOVE 30%	0.20 TO 0.28 HILLY, WITH AVERAGE SLOPES OF 10% TO 30%	0.14 TO 0.20 ROLLING, WITH AVERAGE SLOPE OF 5% TO 10%	0.08 TO 0.14 RELATIVELY FLAT LAND, WITH AVERAGE SLOPES OF 0% TO 5%
SOIL INFILTRATION 0.08	0.12 TO 0.16 NO EFFECTIVE SOIL COVER, EITHER ROCK OR THIN MANTLE OF NEGLIGIBLE INFILTRATION CAPACITY	0.08 TO 0.12 SLOW TO TAKE UP WATER, CLAY OR SHALLOW LOAM SOILS OF LOW INFILTRATION CAPACITY, IMPERFECTLY OR POORLY DRAINED	0.06 TO 0.08 NORMAL; WELL DRAINED LIGHT OR MEDIUM TEXTURED SOILS, SANDY LOAMS, SILT AND SILT LOAMS	0.04 TO 0.06 HIGH; DEEP SAND OR OTHER SOILS THAT TAKES UP WATER READILY, VERY LIGHT WELL DRAINED SOILS
VEGETAL COVER 0.06	0.12 TO 0.16 NO EFFECTIVE PLANT COVER, BARE OR VERY SPARSE COVER	0.08 TO 0.12 POOR TO FAIR; CULTIVATION CROPS, OR POOR NATURAL COVER, LESS THAN 20% OF DRAINAGE AREA OVER GOOD COVER	0.06 TO 0.08 FAIR TO GOOD; ABOUT 50% OF AREA IN GOOD GRASSLAND OR WOODLAND, NOT MORE THAN 50% OF AREA IN CULTIVATED CROPS	0.04 TO 0.06 GOOD TO EXCELLENT; ABOUT 90% OF DRAINAGE AREA IN GOOD GRASSLAND, WOODLAND, OR EQUIVALENT COVER
SURFACE STORAGE 0.08	0.10 TO 0.12 NEGLIGIBLE SURFACE DEPRESSIONS FEW AND SHALLOW; DRAINAGE WAYS STEEP AND SMALL, NO MARSHES	0.08 TO 0.10 LOW; WELL DEFINED SYSTEM OF SMALL DRAINAGE WAYS, NO PONDS OR MARSHES	0.06 TO 0.08 NORMAL; CONSIDERABLE SURFACE STORAGE, LAKES AND POND MARSHES	0.04 TO 0.06 HIGH; SURFACE STORAGE, HIGH; DRAINAGE SYSTEM NOT SHARPLY DEFINED; LARGE FLOOD PLAIN STORAGE OR LARGE NUMBER OF PONDS OR MARSHES

0.42 Subtotal

(REFERENCES FIGURE 819.2A OF HIGHWAY DESIGN MANUAL)

EXAMPLE:

GIVEN: AN UNDEVELOPED WATERSHED CONSISTING OF:
1. ROLLING TERRAIN WITH AVERAGE SLOPES OF 5%
2. CLAY SOILS
3. GOOD GRASSLAND AREA
4. NORMAL SURFACE DEPRESSIONS

FIND: THE RUNOFF COEFFICIENT FOR THE ABOVE WATERSHED

SOLUTION:
1. RELIEF = 0.14
2. SOIL INFILTRATION = 0.08
3. VEGETAL COVER = 0.04
4. SURFACE STORAGE = 0.06

ANSWER: THE RUNOFF COEFFICIENT, C = 0.14 + 0.08 + 0.04 + 0.06 = 0.32

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

HYDROLOGY

RUNOFF COEFFICIENTS-UNDEVELOPED

Issued: August 2022	Scale: NTS
Revised:	Revision No:
Drawing No: H-3a	

TABLE 1: ANNUAL RAINFALL < 14"

Recurrence Interval (Years)	Duration							
	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	10 Hr
2	1.00	0.90	0.60	0.40	0.26	0.22	0.18	0.14
5	1.40	1.20	0.80	0.50	0.37	0.32	0.25	0.20
10	1.70	1.40	1.00	0.60	0.44	0.38	0.30	0.23
25	2.00	1.70	1.10	0.70	0.54	0.47	0.37	0.28
50	2.20	1.90	1.30	0.80	0.60	0.53	0.44	0.34
100	2.40	2.10	1.40	0.90	0.65	0.59	0.48	0.36

Intensity (inches/hour)

TABLE 2: ANNUAL RAINFALL 14" TO 17"

Recurrence Interval (Years)	Duration							
	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	10 Hr
2	1.30	1.10	0.80	0.50	0.35	0.30	0.23	0.18
5	1.90	1.60	1.10	0.70	0.49	0.42	0.33	0.26
10	2.30	1.90	1.30	0.80	0.60	0.51	0.40	0.30
25	2.60	2.20	1.50	1.00	0.71	0.63	0.50	0.38
50	3.00	2.50	1.70	1.10	0.81	0.74	0.60	0.47
100	3.20	2.70	1.90	1.20	0.90	0.80	0.65	0.49

Intensity (inches/hour)

TABLE 3: ANNUAL RAINFALL 18" TO 21"

Recurrence Interval (Years)	Duration							
	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	10 Hr
2	1.70	1.40	1.00	0.65	0.44	0.37	0.29	0.22
5	2.30	1.90	1.30	0.85	0.60	0.52	0.41	0.33
10	2.80	2.40	1.60	1.03	0.74	0.64	0.50	0.38
25	3.20	2.70	1.90	1.20	0.92	0.80	0.64	0.50
50	3.70	3.10	2.10	1.40	1.05	0.92	0.74	0.58
100	4.00	3.40	2.30	1.50	1.13	1.00	0.80	0.62

Intensity (inches/hour)

TABLE 4: ANNUAL RAINFALL 22" TO 28"

Recurrence Interval (Years)	Duration							
	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	10 Hr
2	2.10	1.80	1.20	0.77	0.55	0.47	0.36	0.28
5	2.80	2.50	1.70	1.05	0.76	0.64	0.52	0.42
10	3.60	3.00	2.10	1.30	0.92	0.81	0.64	0.48
25	3.90	3.50	2.40	1.50	1.10	0.98	0.78	0.60
50	4.50	3.90	2.60	1.70	1.28	1.15	0.94	0.72
100	5.00	4.30	2.90	1.85	1.40	1.25	0.98	0.76

Intensity (inches/hour)

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

HYDROLOGY
RAINFALL INTENSITY

Issued: August 2022	Scale: NTS
Revised:	Revision No:
Drawing No:	H-4

NOAA Atlas 14, Volume 6, Version 2
Location name: Paso Robles, California, USA*
Latitude: 35.6395°, Longitude: -120.6521°
Elevation: 825.91 ft**
* source: ESRI Maps
** source: USGS

FROM
NOAA ATLAS 14,
VOLUME 6, VERSION 2
FOR PASO ROBLES, CA

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.108 (0.092-0.129)	0.142 (0.120-0.169)	0.187 (0.158-0.224)	0.226 (0.189-0.272)	0.280 (0.225-0.350)	0.323 (0.254-0.414)	0.368 (0.282-0.485)	0.416 (0.309-0.566)	0.484 (0.343-0.689)	0.538 (0.367-0.797)
10-min	0.155 (0.132-0.184)	0.203 (0.172-0.242)	0.269 (0.227-0.321)	0.323 (0.271-0.390)	0.401 (0.323-0.502)	0.462 (0.364-0.593)	0.527 (0.404-0.695)	0.596 (0.442-0.811)	0.693 (0.491-0.988)	0.771 (0.526-1.14)
15-min	0.187 (0.159-0.223)	0.246 (0.208-0.293)	0.325 (0.274-0.388)	0.391 (0.327-0.472)	0.485 (0.391-0.607)	0.559 (0.440-0.718)	0.638 (0.488-0.841)	0.721 (0.535-0.981)	0.838 (0.594-1.20)	0.933 (0.636-1.38)
30-min	0.262 (0.223-0.312)	0.344 (0.292-0.410)	0.454 (0.384-0.543)	0.547 (0.458-0.660)	0.678 (0.547-0.850)	0.783 (0.616-1.00)	0.892 (0.684-1.18)	1.01 (0.749-1.37)	1.17 (0.831-1.67)	1.31 (0.890-1.93)
60-min	0.384 (0.326-0.457)	0.504 (0.427-0.600)	0.666 (0.563-0.796)	0.802 (0.672-0.968)	0.994 (0.801-1.24)	1.15 (0.903-1.47)	1.31 (1.00-1.72)	1.48 (1.10-2.01)	1.72 (1.22-2.45)	1.91 (1.30-2.83)
2-hr	0.570 (0.484-0.678)	0.727 (0.616-0.866)	0.942 (0.796-1.13)	1.13 (0.942-1.36)	1.39 (1.12-1.74)	1.60 (1.26-2.05)	1.82 (1.40-2.40)	2.06 (1.53-2.80)	2.40 (1.70-3.42)	2.68 (1.83-3.96)
3-hr	0.705 (0.598-0.839)	0.897 (0.760-1.07)	1.16 (0.980-1.39)	1.38 (1.16-1.67)	1.70 (1.37-2.13)	1.96 (1.54-2.52)	2.24 (1.71-2.95)	2.53 (1.88-3.44)	2.95 (2.09-4.20)	3.29 (2.24-4.87)
6-hr	0.985 (0.836-1.17)	1.27 (1.08-1.51)	1.66 (1.40-1.98)	1.98 (1.66-2.39)	2.45 (1.97-3.07)	2.82 (2.22-3.62)	3.21 (2.46-4.23)	3.63 (2.69-4.94)	4.22 (2.99-6.01)	4.69 (3.20-6.95)
12-hr	1.22 (1.04-1.45)	1.68 (1.43-2.00)	2.29 (1.94-2.74)	2.79 (2.34-3.36)	3.47 (2.80-4.35)	4.00 (3.15-5.13)	4.54 (3.48-5.99)	5.10 (3.79-6.94)	5.86 (4.16-8.36)	6.46 (4.41-9.57)
24-hr	1.46 (1.32-1.65)	2.14 (1.93-2.42)	3.03 (2.72-3.43)	3.74 (3.34-4.28)	4.70 (4.05-5.56)	5.42 (4.58-6.56)	6.16 (5.06-7.63)	6.90 (5.52-8.80)	7.90 (6.06-10.5)	8.67 (6.41-12.0)
2-day	1.85 (1.67-2.09)	2.66 (2.40-3.01)	3.74 (3.37-4.24)	4.63 (4.13-5.30)	5.85 (5.05-6.93)	6.80 (5.74-8.23)	7.78 (6.40-9.65)	8.80 (7.04-11.2)	10.2 (7.81-13.6)	11.3 (8.35-15.6)
3-day	2.11 (1.91-2.39)	2.98 (2.69-3.37)	4.16 (3.75-4.72)	5.15 (4.60-5.89)	6.54 (5.63-7.73)	7.63 (6.44-9.23)	8.77 (7.22-10.9)	9.98 (7.98-12.7)	11.7 (8.94-15.5)	13.0 (9.63-18.0)
4-day	2.31 (2.09-2.61)	3.22 (2.91-3.64)	4.47 (4.02-5.07)	5.53 (4.93-6.32)	7.02 (6.05-8.30)	8.21 (6.93-9.93)	9.46 (7.79-11.7)	10.8 (8.64-13.8)	12.7 (9.72-16.9)	14.2 (10.5-19.6)
7-day	2.78 (2.51-3.14)	3.78 (3.42-4.28)	5.17 (4.65-5.86)	6.35 (5.67-7.26)	8.04 (6.93-9.51)	9.40 (7.93-11.4)	10.8 (8.92-13.4)	12.4 (9.91-15.8)	14.6 (11.2-19.4)	16.4 (12.1-22.6)
10-day	3.14 (2.84-3.55)	4.22 (3.81-4.77)	5.72 (5.14-6.48)	7.00 (6.24-8.00)	8.84 (7.62-10.5)	10.3 (8.72-12.5)	11.9 (9.80-14.8)	13.6 (10.9-17.4)	16.1 (12.3-21.4)	18.1 (13.4-24.9)
20-day	3.90 (3.52-4.40)	5.20 (4.69-5.88)	7.02 (6.32-7.96)	8.59 (7.67-9.83)	10.9 (9.36-12.8)	12.7 (10.7-15.4)	14.7 (12.1-18.2)	16.8 (13.4-21.4)	19.8 (15.2-26.4)	22.3 (16.5-30.8)
30-day	4.63 (4.19-5.23)	6.20 (5.59-7.01)	8.38 (7.54-9.51)	10.3 (9.16-11.7)	13.0 (11.2-15.4)	15.2 (12.8-18.3)	17.5 (14.4-21.7)	20.1 (16.0-25.6)	23.7 (18.1-31.5)	26.6 (19.7-36.7)
45-day	5.54 (5.00-6.25)	7.43 (6.71-8.41)	10.1 (9.06-11.4)	12.3 (11.0-14.1)	15.6 (13.4-18.4)	18.2 (15.4-22.0)	21.0 (17.3-26.1)	24.0 (19.2-30.6)	28.3 (21.7-37.7)	31.8 (23.5-43.8)
60-day	6.46 (5.84-7.30)	8.70 (7.85-9.83)	11.8 (10.6-13.4)	14.4 (12.9-16.5)	18.2 (15.7-21.5)	21.2 (17.9-25.7)	24.5 (20.1-30.3)	27.9 (22.3-35.6)	32.8 (25.1-43.7)	36.8 (27.2-50.7)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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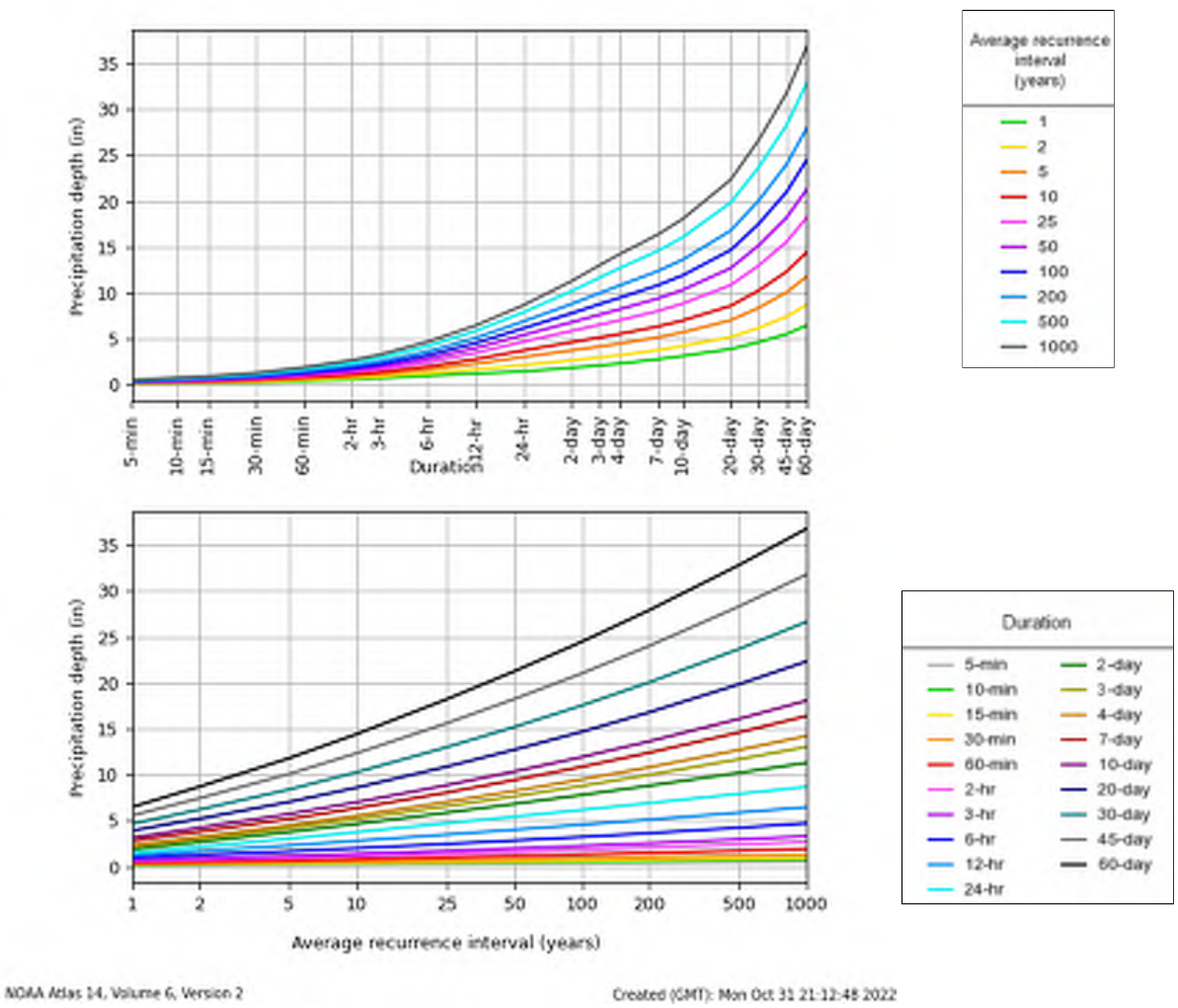
PF graphical

FROM
NOAA ATLAS 14, VOLUME 6,
VERSION 2 FOR PASO ROBLES, CA

PDS-based depth-duration-frequency (DDF) curves
Latitude: 35.6395°, Longitude: -120.6521°



NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Mon Oct 31 21:12:48 2022

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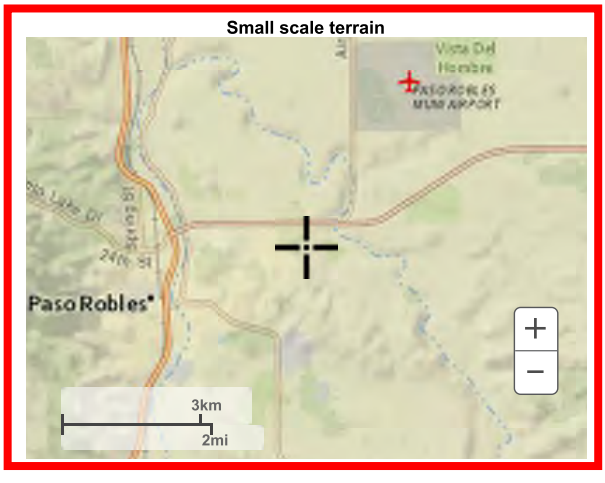
Maps & aerials

Small scale terrain

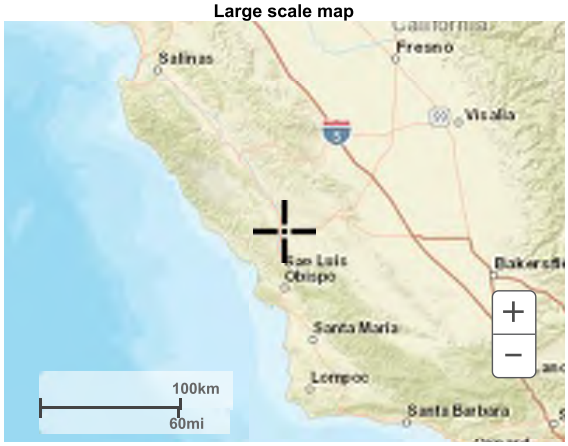


Large scale terrain

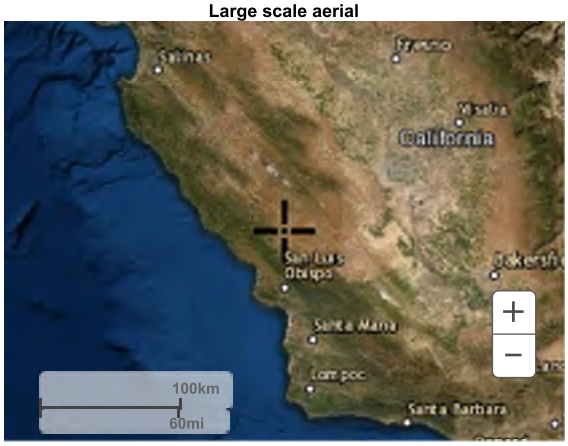


FROM
NOAA ATLAS 14,
VOLUME 6, VERSION 2
FOR PASO ROBLES, CA

Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
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Disclaimer

APPENDIX C

Appendix C – Preliminary Drainage Design Calculations

- Existing and Proposed Hydrologic Calculations
- Existing and Proposed Land Use Data
- Time of Concentration Calculations
- HydroCAD Drainage Results – Existing Site
    - 25-Year, 50-Year, and 100-Year Design Storms
- HydroCAD Drainage Results – Proposed Site
    - 25-Year, 50-Year, and 100-Year Design Storms
- Ardmore Bypass Culvert analysis – 25-year and 100-year storm event

Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 2/16/2022
By: ZKP
Overall Hydrologic Calculations - SBUH method in HydroCAD

Rainfall Event Data			Antecedent Moisture Condition
95th	1.45	inches	1
2 YR	2.14	inches	2
10 YR	3.74	inches	2
25 YR	4.70	inches	2
50 YR	5.42	inches	2
100 YR	6.16	inches	2
** See NOAA Atlas 14 Rainfall data (24-hr storm duration)*			*Antecedent Moisture Condition (AMC) utilized in HydroCAD.*

Pre- vs. Post-Development Peak Flow Summary - OUTLETS

Outlet Location	Pre-Dev. Total Area (ac)	Post-Dev. Total Area (ac)	Storm	Pre-Developed Flow, Q (cfs)	Post-Developed Flow, Q (cfs)	Drainage Notes	Proposed Structural Control Measures (SCM)
Outlet A	64.43	64.46	95th	-	-	A bypass culvert is proposed to intercept offsite run-on from the south (**EX1 offsite**) and convey it to Outlet A following historic drainage patterns.	Roadside bioretention swales, StormTech Chamber: (A =257' x 52')
			2 YR	32.51	31.75		
			10 YR	61.76	59.90		
			25 YR	72.83	71.33		
			50 YR	85.55	83.41		
			100 YR	93.67	90.48		
Outlet B	2.82	2.80	95th	Data Unknown	-	Pre-developed data referenced from Daniels Commercial drainage report by Roberts Eng. (2019, 2020)	Roadside bioretention swales, StormTech Chamber: (B1 = 78' x 88') (B2 = 178' x 23')
			2 YR	1.02	0.04		
			10 YR	2.11	0.59		
			25 YR	2.46	1.65		
			50 YR	2.97	2.53		
			100 YR	3.54	3.42		
Onsite Runoff (C)	0.80	0.27	95th	0.01	0.03	Designed onsite runoff to north along Ardmore Road following historic drainage patterns	Roadside bioretention swale
			2 YR	0.15	0.07		
			10 YR	0.74	0.12		
			25 YR	1.17	0.15		
			50 YR	1.52	0.18		
			100 YR	1.89	0.20		
Outlet D	3.27	3.79	95th	-	-		Detention Basin with metered SD outlet. Underground bioretention trench along basin bottom
			2 YR	0.56	-		
			10 YR	2.94	0.54		
			25 YR	4.70	1.37		
			50 YR	6.11	3.36		
			100 YR	7.62	6.81		
Drainage Area Subtotal	71.33	71.33					

Pre- vs. Post-Development Peak Flow Summary - OVERALL PROJECT SITE

Project Site	Pre-Dev. Total Area (ac)	Post-Dev. Total Area (ac)	Storm	Pre-Developed Flow, Q (cfs)	Post-Developed Flow, Q (cfs)
Ardmore Industrial	14.06	14.06	95th	0.01	0.03
			2 YR	2.97	0.59
			10 YR	12.23	5.83
			25 YR	18.62	11.96
			50 YR	23.99	17.32
			100 YR	29.75	23.94

Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 2/16/2022
By: ZKP
Overall Hydrologic Calculations - SBUH method in HydroCAD

Existing/ Pre-developed Hydrology - Land Use Data & Peak Flow								
WSHD	Outlet Location	Total Area (sf)	Total Area (ac)	Weighted CN	Land Type Description	Time of Conc. (min)	Storm	Flow, Q (cfs)
EX1 (offsite)	**Outlet A** (Exist. double 24" SD pipes)	2,494,621	57.27	See Offsite Hydrology Calculations (Rational Method)	*OFFSITE RUN-ON* Undeveloped. Rural grassland/ open space, few trees	11.04		
							2 YR	31.27
							10 YR	55.32
							25 YR	62.54
							50 YR	72.16
							100 YR	76.97
EX1 (onsite)		312,111	7.17	74	*ONSITE* Undeveloped. Rural grassland/ open space with few trees	6.00	95th	-
							2 YR	1.24
							10 YR	6.44
							25 YR	10.29
							50 YR	13.39
							100 YR	16.70
EX2	**Outlet B** (Exist 12" culvert)	122,877	2.82	(Data referenced from 2019 Daniels Commercial drainage report by Roberts Engineering - see "Tate Property/ Offsite flow from east" calculations)			95th	Data Unknown
							2 YR	1.02
							10 YR	2.11
							25 YR	2.46
							50 YR	2.97
							100 YR	3.54
EX3	**Outlet D** (Surface runoff/ sheet flow to northwest)	142,459	3.27	74	Undeveloped. Rural grassland/ agricultural with few trees	6.00	95th	-
							2 YR	0.56
							10 YR	2.94
							25 YR	4.70
							50 YR	6.11
							100 YR	7.62
EX4	**Onsite Runoff (C)** (Sheet flow runoff to north along Ardmore Rd)	34,918	0.80	74	Mostly undeveloped (single ag structure). Rural grassland/ agricultural, few	6.00	95th	0.01
							2 YR	0.15
							10 YR	0.74
							25 YR	1.17
							50 YR	1.52
							100 YR	1.89
Subtotal		3,106,984	71.33					
** Calculated time of concentrations values were found to be less than the minimum 6-minute standard set by the City of Paso Robles Standards.*								

Proposed/ Post-developed Hydrology - Land Use Data & Peak Flow								
DMA	Outlet Location	Total Area (sf)	Total Area (ac)	Weighted CN	Land Type Description	Time of Conc. (min)	Storm	Flow, Q (cfs)
A	**Outlet A** (Exist. double 24" SD pipes)	313,474	7.20	95	Developed	6.00	95th	-
							2 YR	0.48
							10 YR	4.58
							25 YR	8.79
							50 YR	11.25
							100 YR	13.51
B1 + B2	**Outlet B** (Prop. curb inlet at exist 12" culvert)	121,873	2.80	95	Developed	6.00	95th	-
							2 YR	0.04
							10 YR	0.59
							25 YR	1.65
							50 YR	2.53
							100 YR	3.42
C	**Onsite Runoff (C)** (Sheet flow runoff to north along Ardmore Rd)	11,941	0.27	98	Developed	6.00	95th	0.03
							2 YR	0.07
							10 YR	0.12
							25 YR	0.15
							50 YR	0.18
							100 YR	0.20
D	**Outlet D** (Prop. basin outlet with metered flow to northwest)	165,076	3.79	95	Developed	6.00	95th	-
							2 YR	-
							10 YR	0.54
							25 YR	1.37
							50 YR	3.36
							100 YR	6.81
Subtotal		612,363	14.06					
** Calculated time of concentrations values were found to be less than the minimum 6-minute standard set by the City of Paso Robles Standards.*								
*** DMA C storm drain system has been designed to over-retain and detain stormwater to account for DMA E onsite stormwater runoff.*								

Ardmore Project
Location: Paso Robles, CA

Project: 0751-0005 Ardmore
Date: 2/16/2022
By: ZKP
Offsite Hydrologic Calculations - Rational method

Rainfall Event Data		
2 YR	1.30	in/ hr
10 YR	2.30	in/ hr
25 YR	2.60	in/ hr
50 YR	3.00	in/ hr
100 YR	3.20	in/ hr
** See 2022 County of San Luis Obispo Public Improvement Standards H-4, Table 2*		

Existing/ Pre-developed Offsite Hydrology Conditions									
DMA	Outlet Location	Total Area (sf)	Total Area (ac)	C	Land Type Description	Time of Conc. (min)	Storm	Intensity, I (in/hr)	Flow, Q (cfs)
EX1 (offsite)	**Outlet A** (Exist. double 24" SD pipes)	2,494,621	57.27	0.42	*OFFSITE RUN-ON* Undeveloped. Rural grassland/ open space, few trees	11.04			
							2 YR	1.30	31.27
							10 YR	2.30	55.32
							25 YR	2.60	62.54
							50 YR	3.00	72.16
							100 YR	3.20	76.97
Subtotal		2,494,621	57.27						

** Calculated time of concentrations values were found to be less than the minimum 10-minute standard set by the 2022 County of San Luis Obispo Public Improvements Standards*

EX1 (offsite)					
Land Type	**Area**		**C-Value**		
Rural grass/ ag	2,494,621	SF	0.42	Undeveloped	
		ΣCA	1,047,741		
		Total DMA Area	2,494,621	57.27	ac
		Weighted C-Value	0.42		

Undeveloped Area C-Value (SLO County detail H-3a)			
	Description	**C-value**	
Rural/ Ag Land	Relief	0.20	Relatively flat land, with average slopes 0-5%
	Soil Infiltration	0.08	Slow to take up water, clay or shallow loam soils
	Vegetal Cover	0.06	Good to excellent - 90% or more area is good grassland or equiv. cover
	Surface Storage	0.08	Low - well defined system of small drainage ways with no ponds or marshes
	Total	0.42	

Project: 751-005 Ardmore
Date: 2/14/2022
By: ZKP
Existing/ Pre-developed Watershed Land Use
(For HydroCAD model use)

Existing/ Pre-developed Site Summary (excludes EX1 offsite)			
Land Type	**Total Area (sf)**	**Total Area (ac)**	**% of Total Area**
Impervious (Imp)	3,223	0.07	0.5%
Pervious (P)	609,141	13.98	99.5%
Total Area	612,364	14.06	100.0%

SF to Acre
43,560

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX1 (offsite)	2,494,621	P	100%	2,494,621	57.27	Exist Outlet A
		Imp	0%	-	-	
Subtotal	2,494,621	P	100%	2,494,621	57.27	
		Imp	0%	-	-	
		✓	100%	2,494,621	57.27	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX1 (onsite)	312,111	P	100%	312,111	7.17	Exist Outlet A
		Imp	0%	-	-	
Subtotal	312,111	P	100%	312,111	7.17	
		Imp	0%	-	-	
		✓	100%	312,111	7.17	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX2	122,877	P	98%	120,160	2.76	Exist Outlet B
		Imp	2%	2,717	0.06	
Subtotal	122,877	P	98%	120,160	2.76	
		Imp	2%	2,717	0.06	
		✓	100%	122,877	2.82	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX3	142,459	P	100%	142,459	3.27	Surface runoff to northeast
		Imp	0%	-	-	
Subtotal	142,459	P	100%	142,459	3.27	
		Imp	0%	-	-	
		✓	100%	142,459	3.27	

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
EX4	34,918	P	99%	34,412	0.79	Exist Outlet B
		Imp	1%	506	0.01	
Subtotal	34,918	P	99%	34,412	0.79	
		Imp	1%	506	0.01	
		✓	100%	34,918	0.80	

Existing Watershed Area	**3,106,984**	**71.33**

Project: 751-005 Ardmore
Date: 2/14/2022
By: ZKP
Proposed/ Post-developed DMA Land Use
(For HydroCAD model use)

Proposed/ Post-developed Site Summary			
Land Type	**Total Area (sf)**	**Total Area (ac)**	**% of Total Area**
Impervious (Imp)	501,730	11.52	81.9%
Pervious (P)	110,633	2.54	18.1%
Total Area	612,363	14.06	100.0%

SF to Acre
43,560

Catchment	Catchment Area (sf)	P/I	% of Catchment	Breakdown Area (sf)	Breakdown Area (acre)	Notes
A1	264,589	P	14%	37,042	0.85	StormTech Chambers, Outlet A
		Imp	86%	227,546	5.22	
A2	48,885	P	14%	6,844	0.16	Roadside Bioswale, Outlet A
		Imp	86%	42,041	0.97	
Subtotal (A)	313,474	P	14%	43,886	1.01	
		Imp	86%	269,587	6.19	
		✓	100%	313,474	7.20	
B1a	59,221	P	24%	15,178	0.35	StormTech Chambers, Outlet B
		Imp	76%	44,042	1.01	
B1b	10,365	P	24%	1,256	0.03	Roadside Bioswale, Outlet B
		Imp	76%	9,109	0.21	
Subtotal (B)	69,586	P	24%	16,434	0.38	
		Imp	76%	53,151	1.22	
		✓	100%	69,586	1.60	
B2a	52,287	P	24%	4,163	0.10	StormTech Chambers, Outlet B
		Imp	76%	48,124	1.10	
Subtotal (B)	52,287	P	24%	4,163	0.10	
		Imp	76%	48,124	1.10	
		✓	100%	52,287	1.20	
C1	9,720	P	10%	2,633	0.06	Roadside Bioswale, Run-off to the north
		Imp	90%	7,087	0.16	
C2	2,221	P	10%	-	-	Onsite run-off to the north
		Imp	90%	2,221	0.05	
Subtotal (C)	11,941	P	10%	2,633	0.06	
		Imp	90%	9,308	0.21	
		✓	100%	11,941	0.27	
D1	165,076	P	26%	43,517	1.00	Basin w/ Bioretention, Outlet D
		Imp	74%	121,559	2.79	
Subtotal (D)	165,076	P	26%	43,517	1.00	
		Imp	74%	121,559	2.79	
		✓	100%	165,076	3.79	

Total Project Area	**612,363**	**14.06**

Project: 751-005 Ardmore
Date: 2/16/2022
By: ZKP
Time of Concentration calculations

References:
2022 County of San Luis Obispo Public Improvement Standard H-2

		Existing Conditions				City of Paso Robles min. tc (min)
Watershed	**Outlet**	L (Mile)	H (ft)	tc (hr)	tc (min)	
EX1 (offsite)	Outlet A (Exist. double 24" SD pipes)	0.54	152	0.18	11.04	6.00
EX1 (onsite)		0.11	19	0.07	4.06	6.00
EX2	Outlet B (Exist 12" culvert)	(Data referenced from 2019 Daniels Commercial drainage report by Roberts Engineering)				
EX3	Outlet D (Surface runoff/ sheet flow to northwest)	0.11	19	0.06	3.89	6.00
EX4	Onsite Runoff (C) (Sheet flow runoff to north along Ardmore Rd)	0.05	6	0.05	2.74	6.00

		Proposed Conditions				City of Paso Robles min. tc (min)
DMA	**Outlet**	L (MI)	H	tc (hr)	tc (min)	
A	Exist. Dbl. 24" SD pipes	0.11	13.0	0.08	4.77	6.00
B	Proposed Curb Inlet	0.06	3.9	0.06	3.77	6.00
C	Onsite Runoff	0.09	4.7	0.09	5.49	6.00
D	Basin Outlet	0.13	15.0	0.08	4.97	6.00

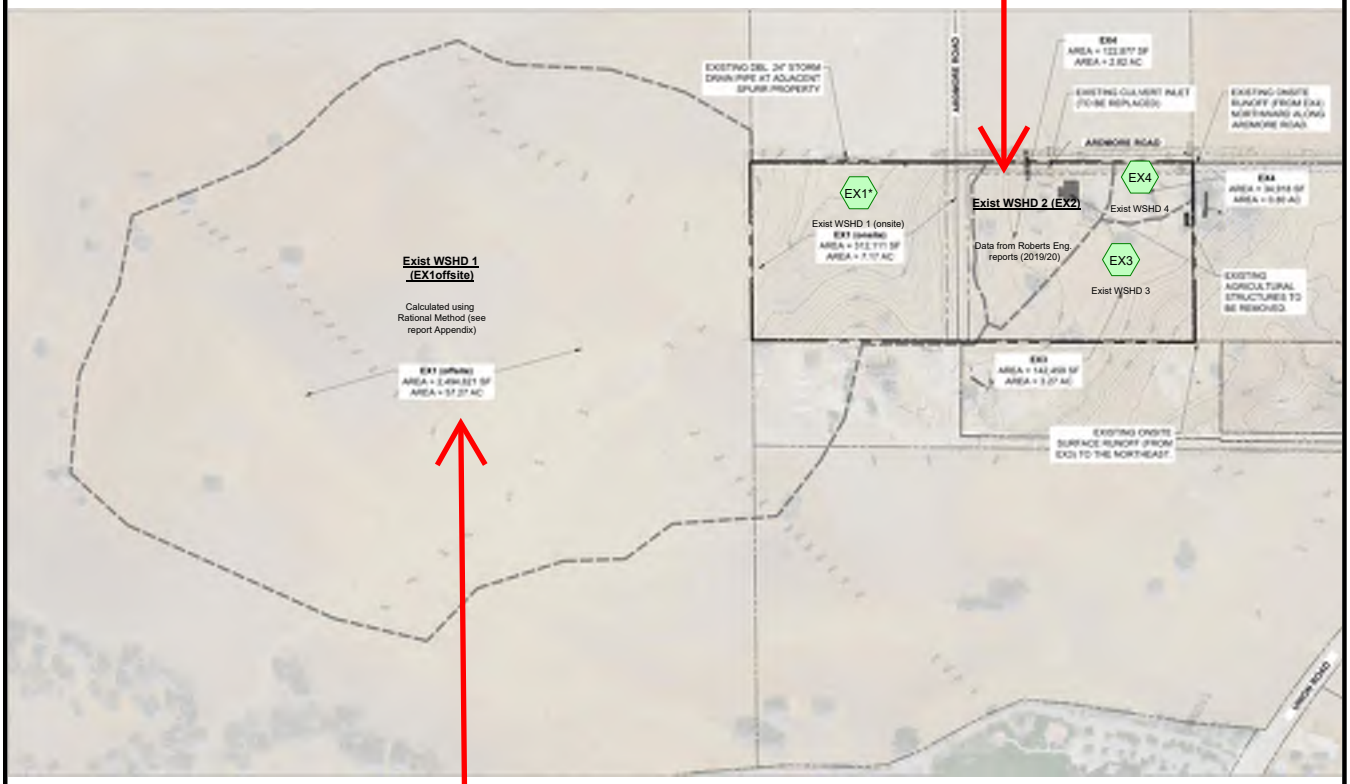
EQUATIONS FOR ESTIMATED "TIME OF CONCENTRATION"

$$Tc = \left(\frac{11.9L^3}{H}\right)^{0.385}$$

LEGEND:
Tc = TIME OF CONCENTRATION IN HOURS.
L = LENGTH OF CHANNEL IN MILES.
H = DIFFERENCE IN ELEVATION BETWEEN MOST REMOTE POINT AND THE POINT OF CONCENTRATION IN FEET.

EXISTING ROUTING DIAGRAM

EX2 not included in this HyrdoCAD report
(See data from 2019/2020 Daniels Woodlands drainage reports by Roberts Engineering, referenced in "Overall Hydrology Calculations" by Wallace Group in Appendix C)



EX1 (offsite) not included in this HyrdoCAD report
(See "Offsite Hydrology Calcs - Rational Method" by Wallace Group in Appendix C)

Subcat Reach Pond Link

Routing Diagram for 2022_Ardmore_Exist
Prepared by Wallace Group, Printed 12/8/2022
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100-YR Event
14 Node Listing
15 Subcat EX1*: Exist WSHD 1 (onsite)
16 Subcat EX3: Exist WSHD 3
17 Subcat EX4: Exist WSHD 4

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-YR	Type I 24-hr		Default	24.00	1	4.70	2
2	50-YR	Type I 24-hr		Default	24.00	1	5.42	2
3	100-YR	Type I 24-hr		Default	24.00	1	6.16	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.012	98	Ag Building, HSG C (EX4)
11.225	74	Pasture/grassland/range, Good, HSG C (EX1*, EX3, EX4)
11.237	**74**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
11.237	HSG C	EX1*, EX3, EX4
0.000	HSG D	
0.000	Other	
11.237		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.012	0.000	0.000	0.012	Ag Building	EX 4
0.000	0.000	11.225	0.000	0.000	11.225	Pasture/grassland/range, Good	EX 1*, EX 3, EX 4
0.000	**0.000**	**11.237**	**0.000**	**0.000**	**11.237**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX1*: Exist WSHD 1 (onsite) Runoff Area=312,111 sf 0.00% Impervious Runoff Depth=2.13"
Tc=6.0 min CN=74/0 Runoff=10.29 cfs 1.270 af

Subcatchment EX3: Exist WSHD 3 Runoff Area=142,459 sf 0.00% Impervious Runoff Depth=2.13"
Tc=6.0 min CN=74/0 Runoff=4.70 cfs 0.580 af

Subcatchment EX4: Exist WSHD 4 Runoff Area=34,918 sf 1.45% Impervious Runoff Depth=2.16"
Tc=6.0 min CN=74/98 Runoff=1.17 cfs 0.144 af

Total Runoff Area = 11.237 ac Runoff Volume = 1.994 af Average Runoff Depth = 2.13"
99.90% Pervious = 11.225 ac 0.10% Impervious = 0.012 ac

Summary for Subcatchment EX1*: Exist WSHD 1 (onsite)

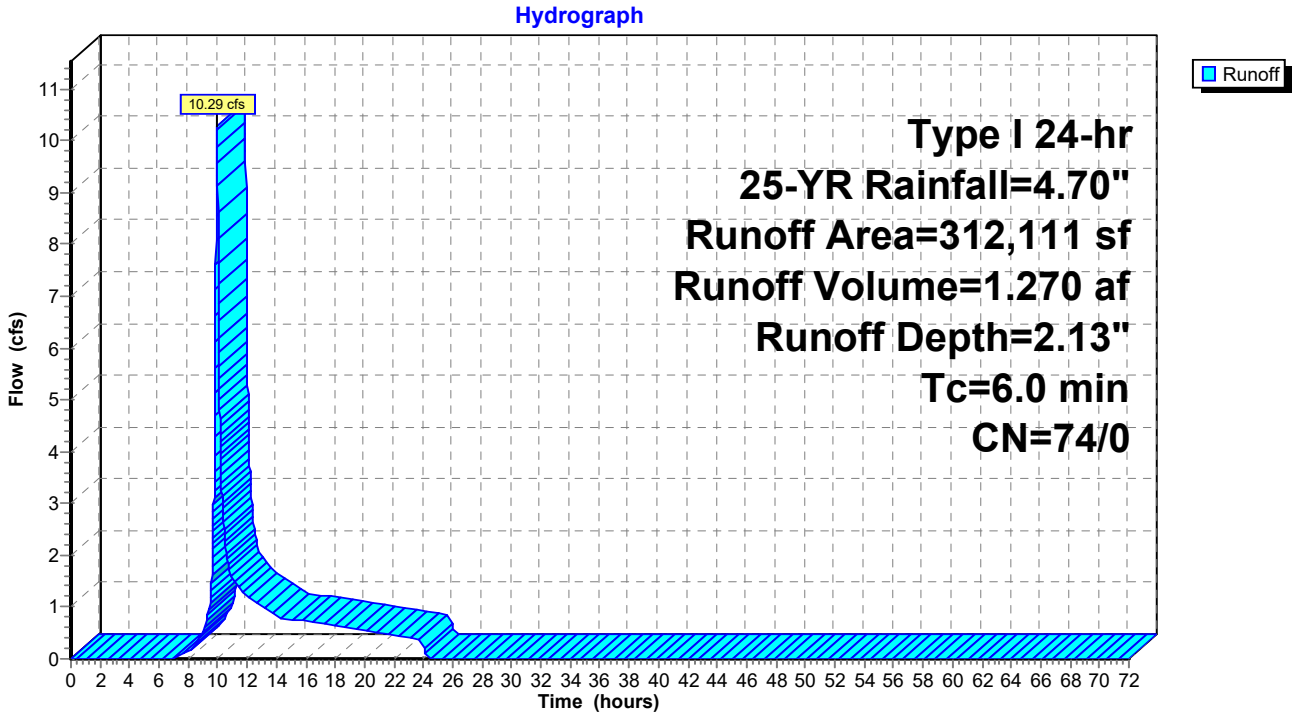
Runoff = 10.29 cfs @ 9.95 hrs, Volume= 1.270 af, Depth= 2.13"
Routed to nonexistent node A

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 25-YR Rainfall=4.70"

Area (sf)	CN	Description
312,111	74	Pasture/grassland/range, Good, HSG C
312,111	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Calculated**

Subcatchment EX1*: Exist WSHD 1 (onsite)



Summary for Subcatchment EX3: Exist WSHD 3

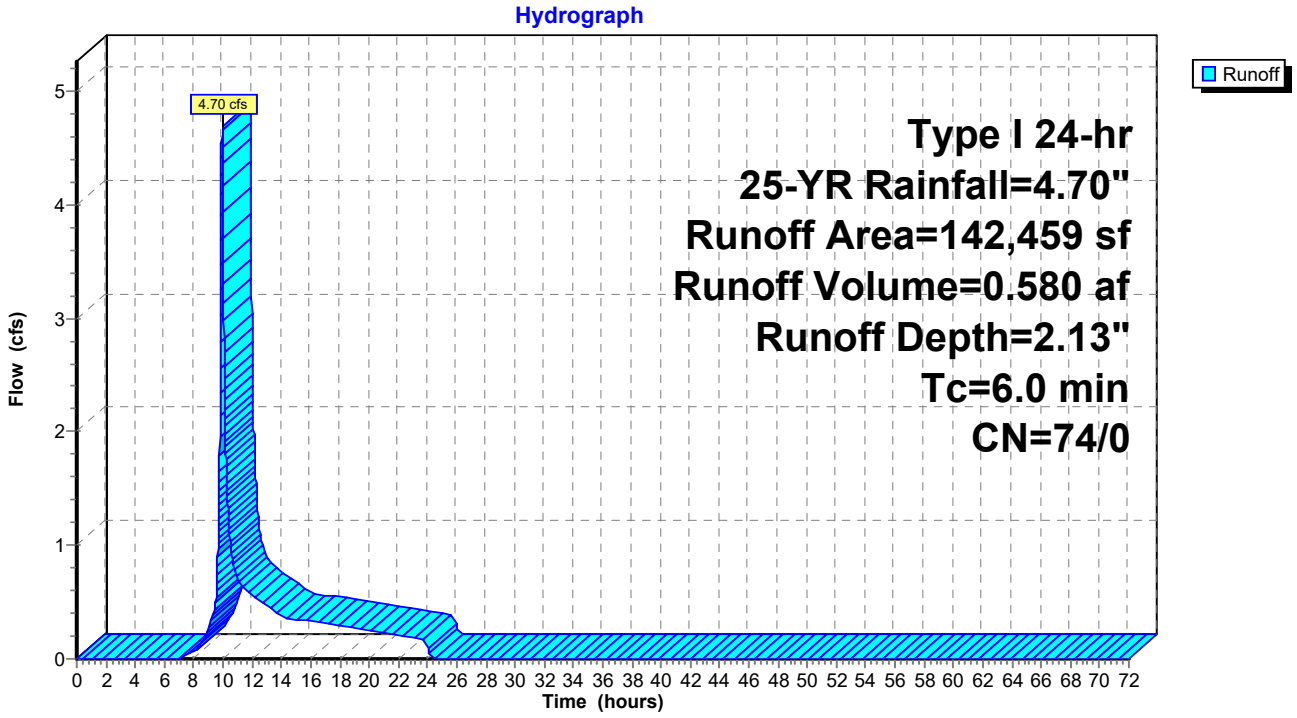
Runoff = 4.70 cfs @ 9.95 hrs, Volume= 0.580 af, Depth= 2.13"
Routed to nonexistent node D

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 25-YR Rainfall=4.70"

Area (sf)	CN	Description
142,459	74	Pasture/grassland/range, Good, HSG C
142,459	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment EX3: Exist WSHD 3



Summary for Subcatchment EX4: Exist WSHD 4

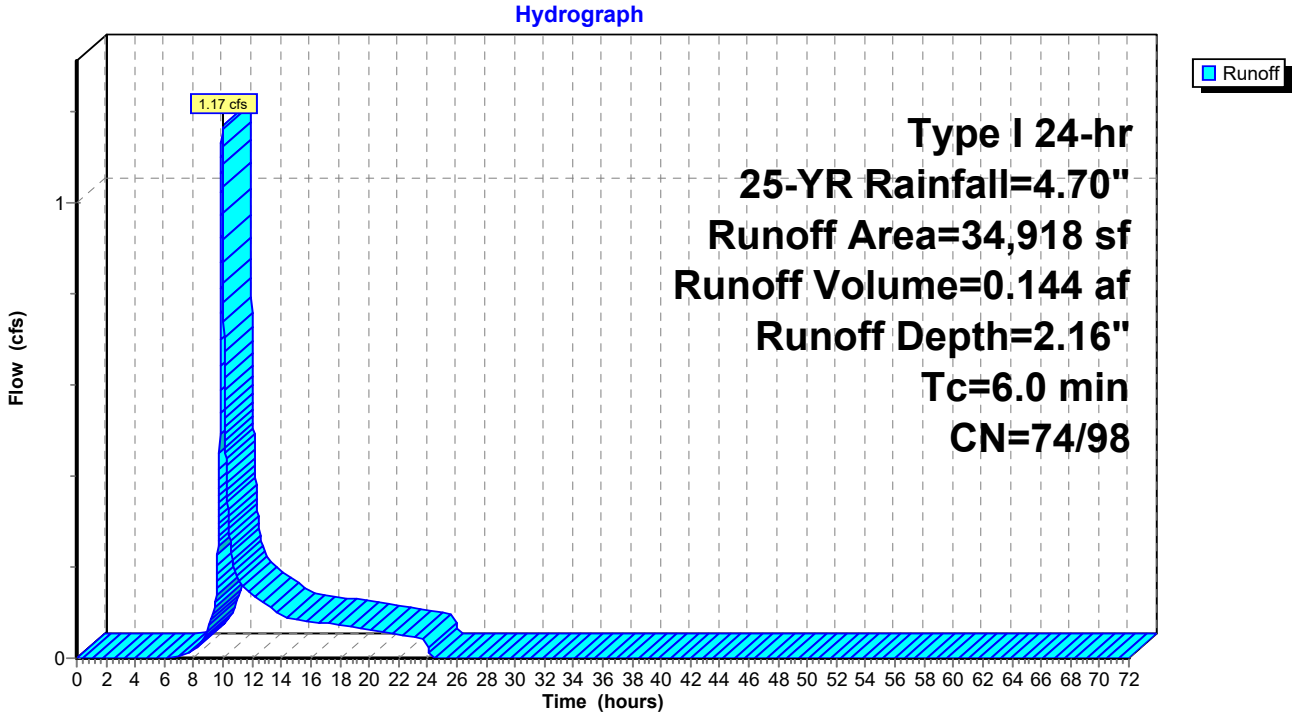
Runoff = 1.17 cfs @ 9.95 hrs, Volume= 0.144 af, Depth= 2.16"
Routed to nonexistent node C

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 25-YR Rainfall=4.70"

	Area (sf)	CN	Description
	34,412	74	Pasture/grassland/range, Good, HSG C
*	506	98	Ag Building, HSG C
	34,918	74	Weighted Average
	34,412	74	98.55% Pervious Area
	506	98	1.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment EX4: Exist WSHD 4



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX1*: Exist WSHD 1 (onsite) Runoff Area=312,111 sf 0.00% Impervious Runoff Depth=2.70"
Tc=6.0 min CN=74/0 Runoff=13.39 cfs 1.614 af

Subcatchment EX3: Exist WSHD 3 Runoff Area=142,459 sf 0.00% Impervious Runoff Depth=2.70"
Tc=6.0 min CN=74/0 Runoff=6.11 cfs 0.737 af

Subcatchment EX4: Exist WSHD 4 Runoff Area=34,918 sf 1.45% Impervious Runoff Depth=2.74"
Tc=6.0 min CN=74/98 Runoff=1.52 cfs 0.183 af

Total Runoff Area = 11.237 ac Runoff Volume = 2.534 af Average Runoff Depth = 2.71"
99.90% Pervious = 11.225 ac 0.10% Impervious = 0.012 ac

Summary for Subcatchment EX1*: Exist WSHD 1 (onsite)

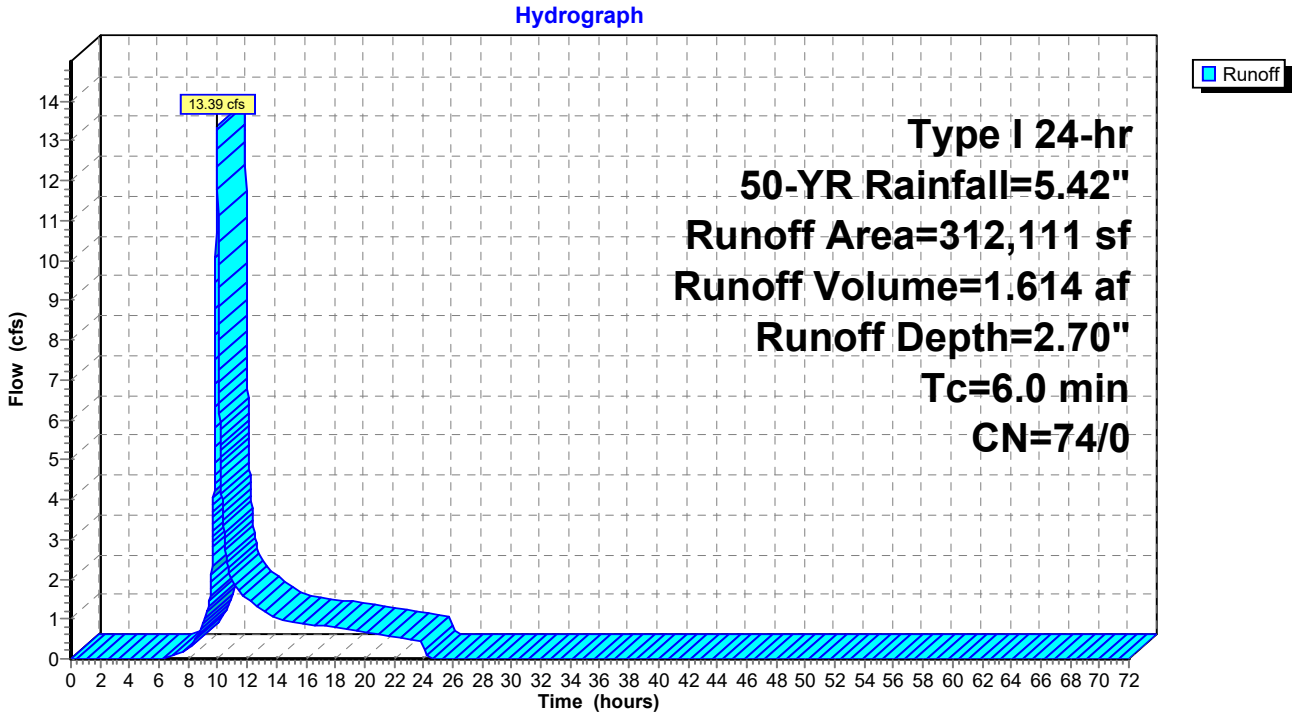
Runoff = 13.39 cfs @ 9.95 hrs, Volume= 1.614 af, Depth= 2.70"
Routed to nonexistent node A

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 50-YR Rainfall=5.42"

Area (sf)	CN	Description
312,111	74	Pasture/grassland/range, Good, HSG C
312,111	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Calculated**

Subcatchment EX1*: Exist WSHD 1 (onsite)



Summary for Subcatchment EX3: Exist WSHD 3

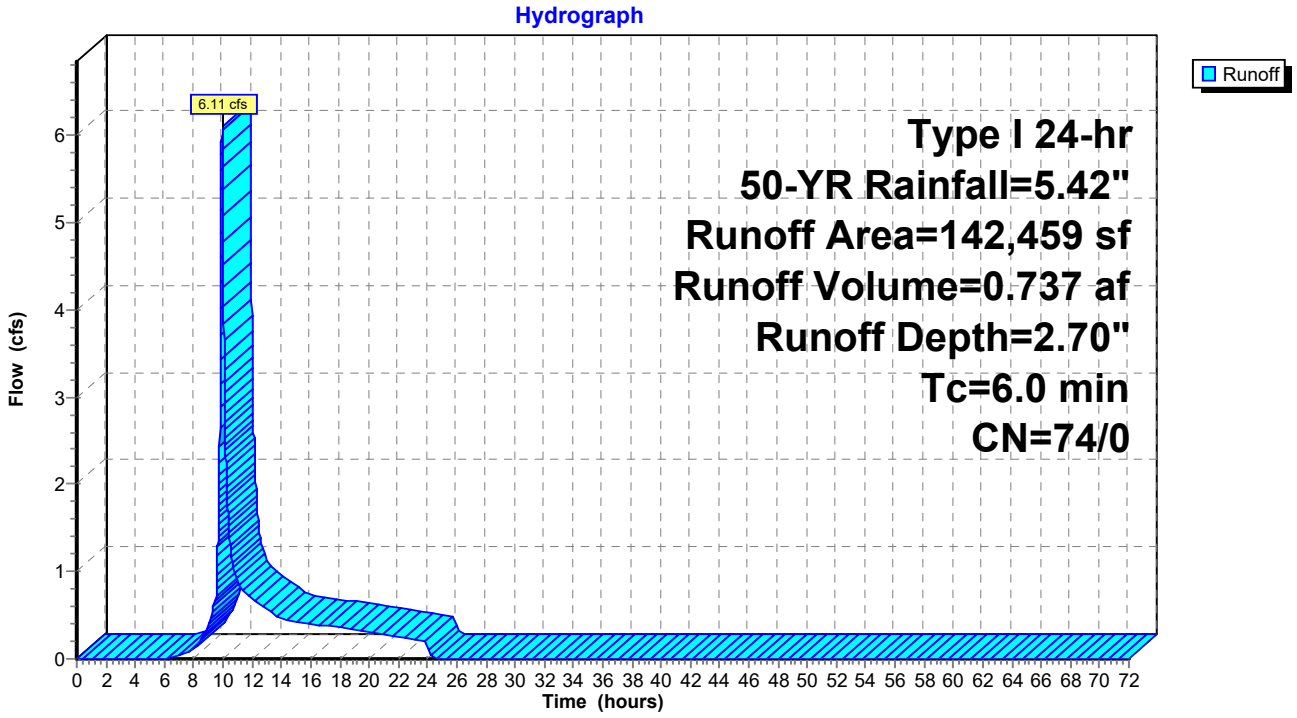
Runoff = 6.11 cfs @ 9.95 hrs, Volume= 0.737 af, Depth= 2.70"
Routed to nonexistent node D

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 50-YR Rainfall=5.42"

Area (sf)	CN	Description
142,459	74	Pasture/grassland/range, Good, HSG C
142,459	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment EX3: Exist WSHD 3



Summary for Subcatchment EX4: Exist WSHD 4

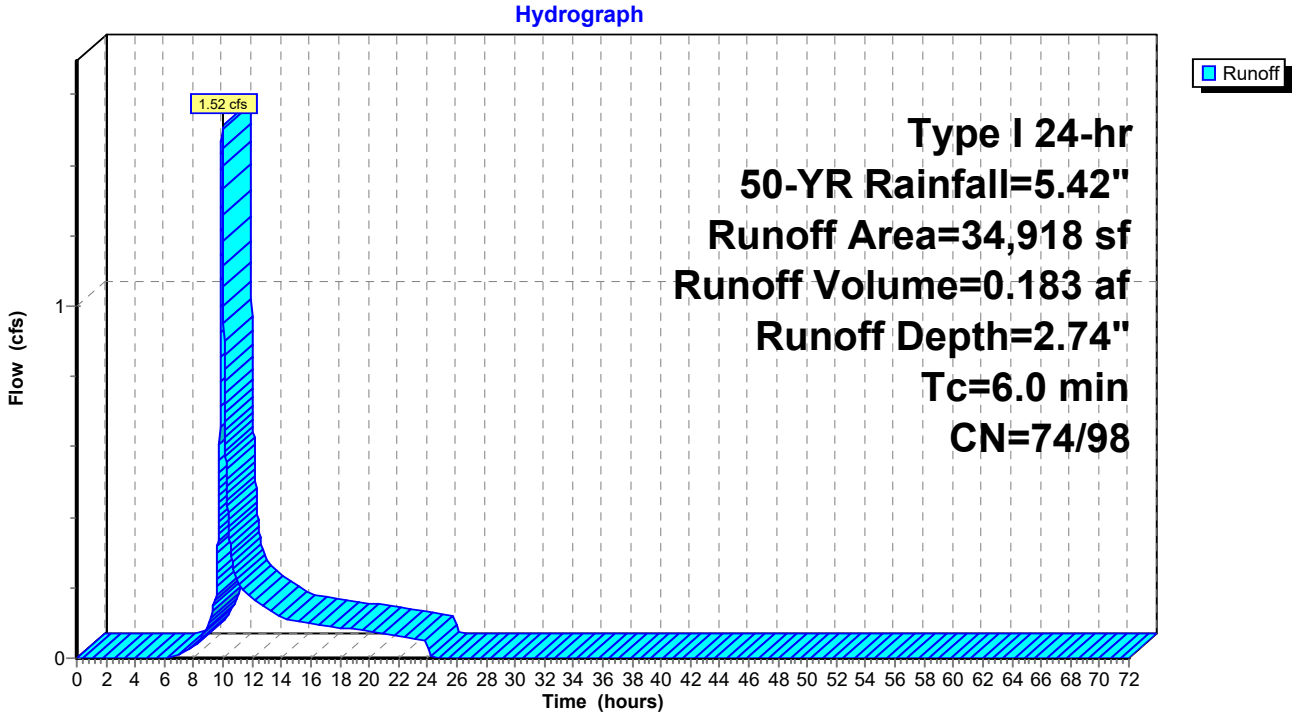
Runoff = 1.52 cfs @ 9.95 hrs, Volume= 0.183 af, Depth= 2.74"
Routed to nonexistent node C

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 50-YR Rainfall=5.42"

	Area (sf)	CN	Description
	34,412	74	Pasture/grassland/range, Good, HSG C
*	506	98	Ag Building, HSG C
	34,918	74	Weighted Average
	34,412	74	98.55% Pervious Area
	506	98	1.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment EX4: Exist WSHD 4



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX1*: Exist WSHD 1 (onsite) Runoff Area=312,111 sf 0.00% Impervious Runoff Depth=3.32"
Tc=6.0 min CN=74/0 Runoff=16.70 cfs 1.982 af

Subcatchment EX3: Exist WSHD 3 Runoff Area=142,459 sf 0.00% Impervious Runoff Depth=3.32"
Tc=6.0 min CN=74/0 Runoff=7.62 cfs 0.905 af

Subcatchment EX4: Exist WSHD 4 Runoff Area=34,918 sf 1.45% Impervious Runoff Depth=3.36"
Tc=6.0 min CN=74/98 Runoff=1.89 cfs 0.224 af

Total Runoff Area = 11.237 ac Runoff Volume = 3.111 af Average Runoff Depth = 3.32"
99.90% Pervious = 11.225 ac 0.10% Impervious = 0.012 ac

Summary for Subcatchment EX1*: Exist WSHD 1 (onsite)

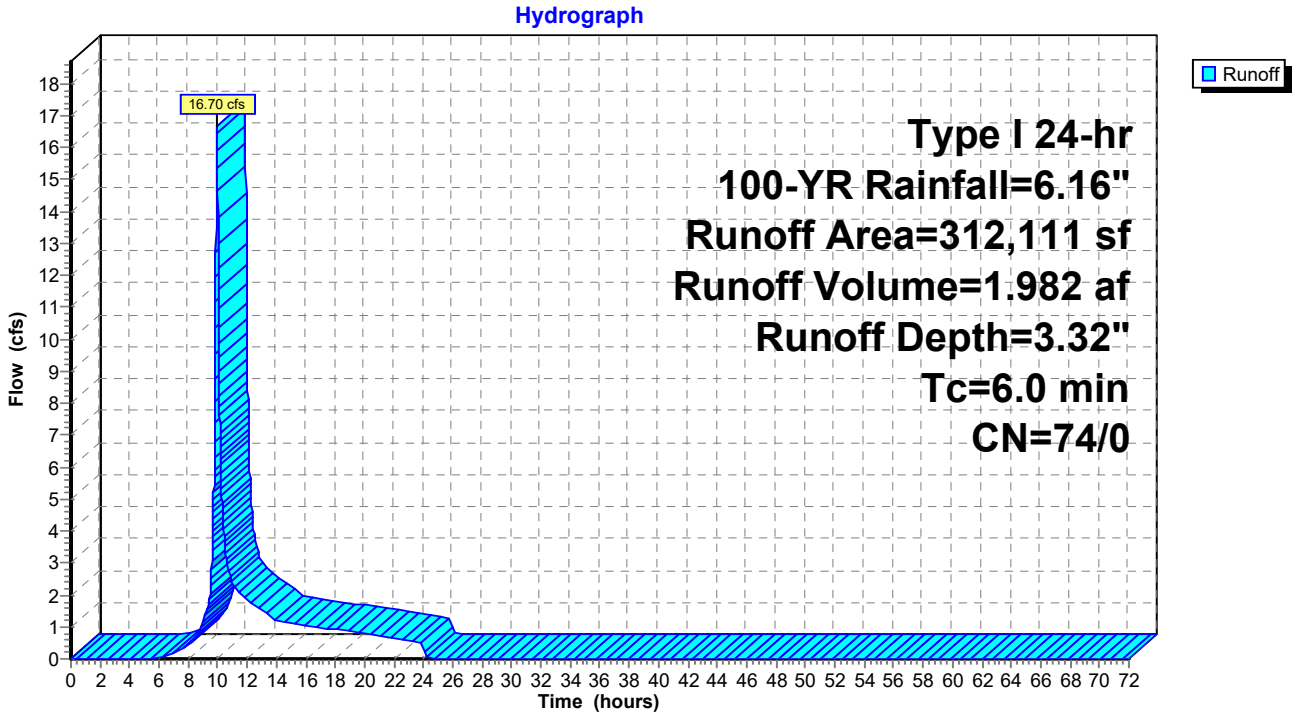
Runoff = 16.70 cfs @ 9.95 hrs, Volume= 1.982 af, Depth= 3.32"
Routed to nonexistent node A

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 100-YR Rainfall=6.16"

Area (sf)	CN	Description
312,111	74	Pasture/grassland/range, Good, HSG C
312,111	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Calculated**

Subcatchment EX1*: Exist WSHD 1 (onsite)



Summary for Subcatchment EX3: Exist WSHD 3

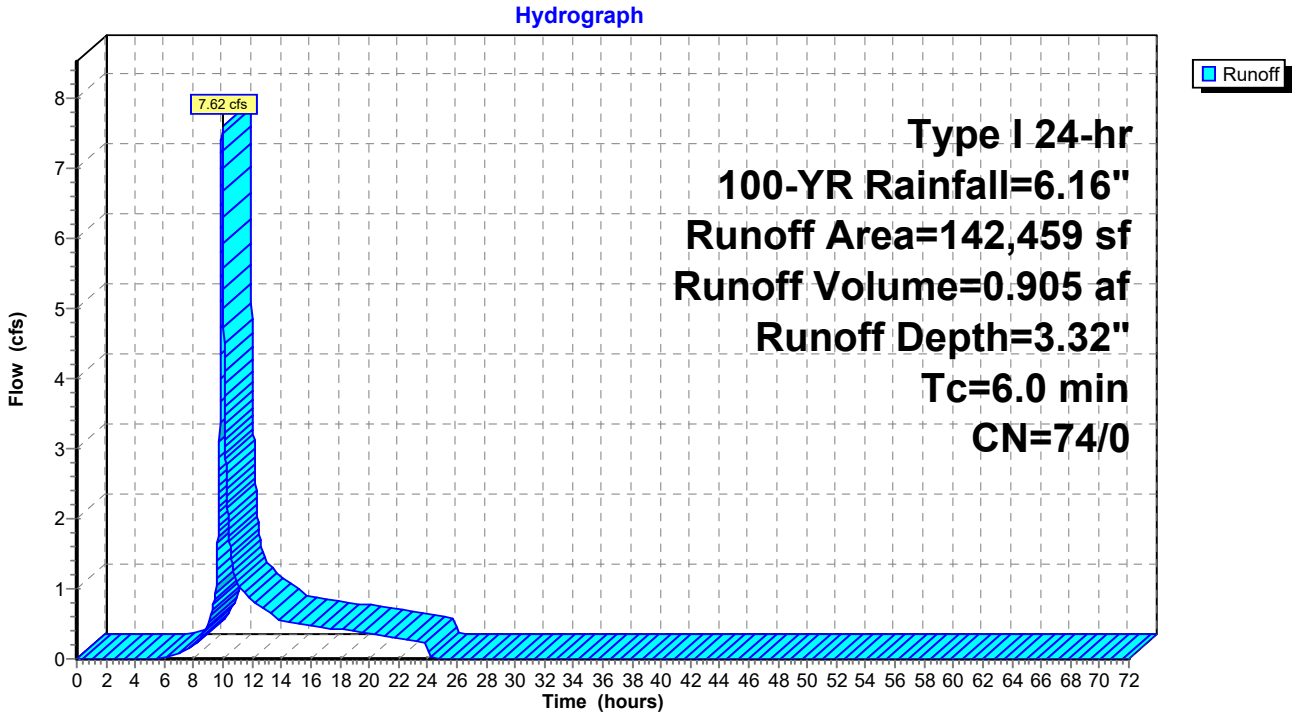
Runoff = 7.62 cfs @ 9.95 hrs, Volume= 0.905 af, Depth= 3.32"
Routed to nonexistent node D

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 100-YR Rainfall=6.16"

Area (sf)	CN	Description
142,459	74	Pasture/grassland/range, Good, HSG C
142,459	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment EX3: Exist WSHD 3



Summary for Subcatchment EX4: Exist WSHD 4

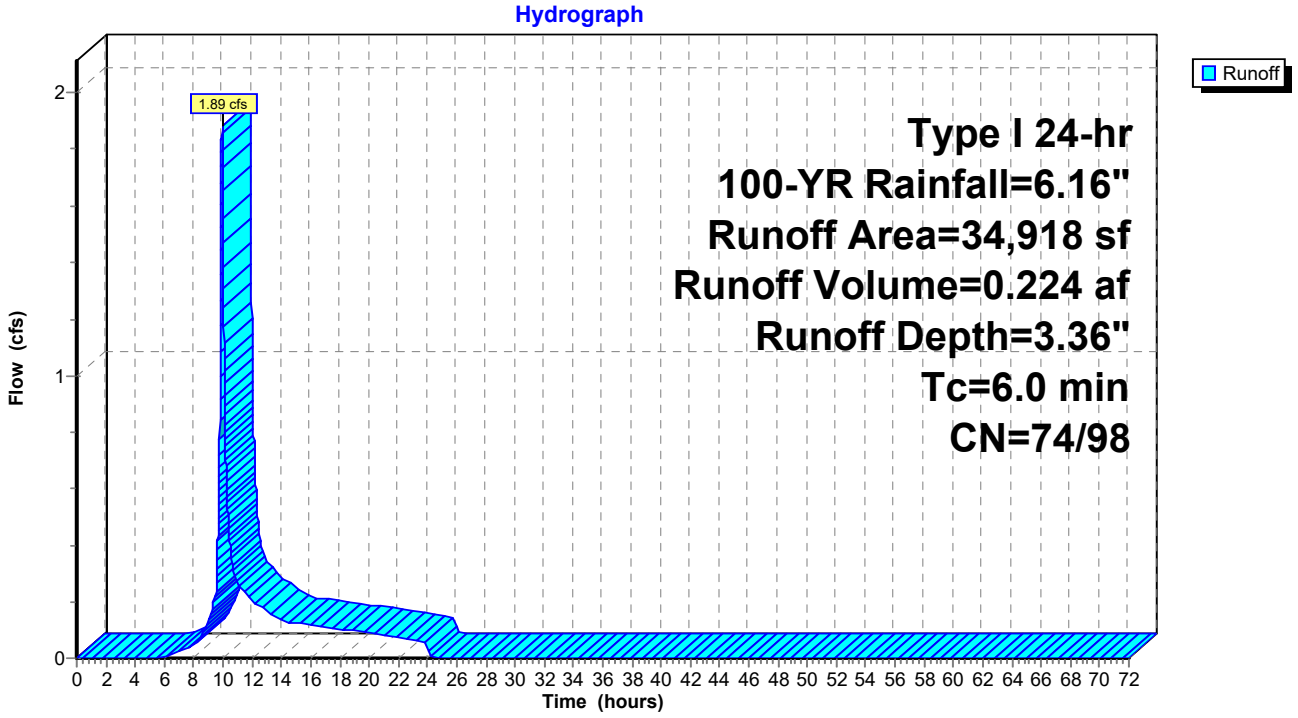
Runoff = 1.89 cfs @ 9.95 hrs, Volume= 0.224 af, Depth= 3.36"
Routed to nonexistent node C

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type I 24-hr 100-YR Rainfall=6.16"

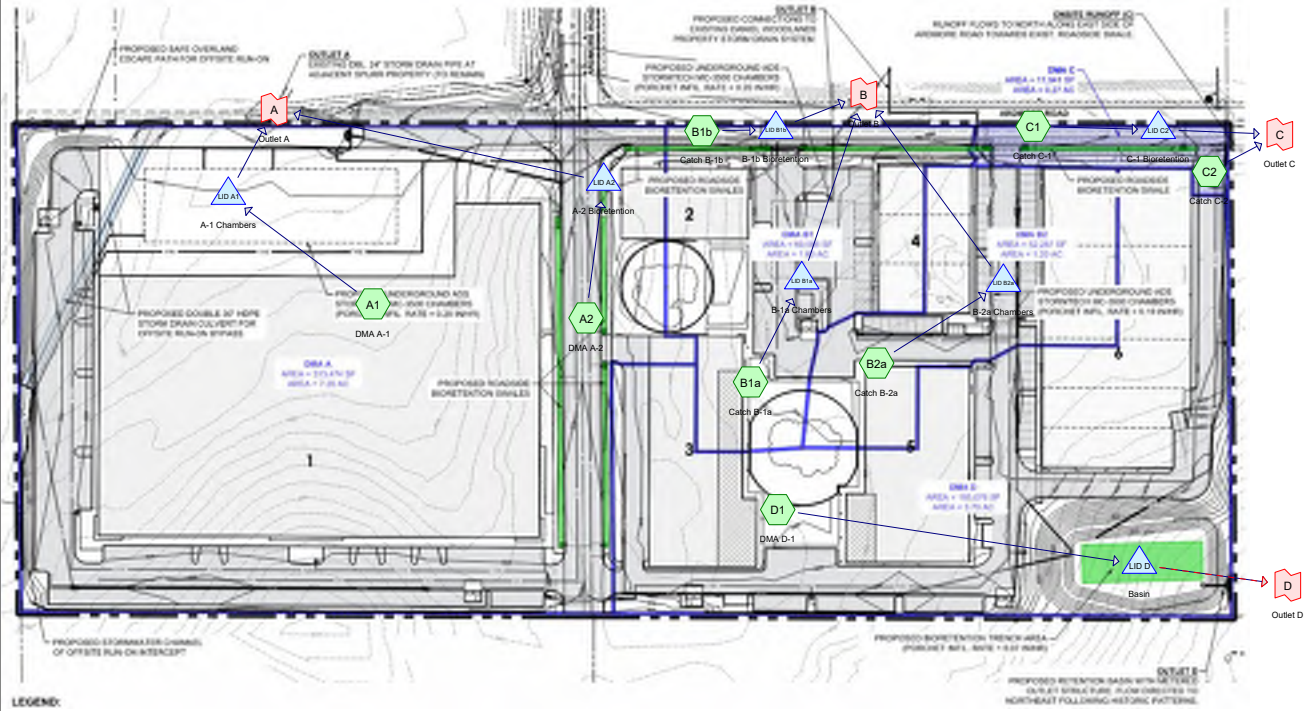
	Area (sf)	CN	Description
	34,412	74	Pasture/grassland/range, Good, HSG C
*	506	98	Ag Building, HSG C
	34,918	74	Weighted Average
	34,412	74	98.55% Pervious Area
	506	98	1.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, City of Paso Robles minimum**

Subcatchment EX4: Exist WSHD 4



PROPOSED ROUTING DIAGRAM



Subcat Reach Pond Link

Routing Diagram for 2022_Ardmore
Prepared by Wallace Group, Printed 2/14/2023
HydroCAD® 10.20-2f s/n 05444 © 2022 HydroCAD Software Solutions LLC

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-YR	Type I 24-hr		Default	24.00	1	4.70	2
2	50-YR	Type I 24-hr		Default	24.00	1	5.42	2
3	100-YR	Type I 24-hr		Default	24.00	1	6.16	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
8.728	98	Impervious, HSG C (A1, A2, B1a, B1b, B2a, C1, C2)
2.540	79	Landscaped, 50-75% Grass cover, Fair, HSG C (A1, A2, B1a, B1b, B2a, C1, D1)
2.791	98	Paved parking, HSG C (D1)
14.058	**95**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
14.058	HSG C	A1, A2, B1a, B1b, B2a, C1, C2, D1
0.000	HSG D	
0.000	Other	
14.058		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatc Numbe
0.000	0.000	8.728	0.000	0.000	8.728	Impervious	
0.000	0.000	2.540	0.000	0.000	2.540	Landscaped, 50-75% Grass cover, Fair	
0.000	0.000	2.791	0.000	0.000	2.791	Paved parking	
0.000	**0.000**	**14.058**	**0.000**	**0.000**	**14.058**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	LID A1	819.00	818.50	35.0	0.0143	0.012	0.0	18.0	0.0
2	LID B1a	822.63	822.50	50.0	0.0026	0.012	0.0	18.0	0.0
3	LID B2a	822.19	821.89	30.0	0.0100	0.012	0.0	18.0	0.0

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Link A: Outlet A Inflow=8.79 cfs 1.613 af
Primary=8.79 cfs 1.613 af

Link B: Outlet B Inflow=1.65 cfs 0.371 af
Primary=1.65 cfs 0.371 af

Link C: Outlet C Inflow=0.15 cfs 0.019 af
Primary=0.15 cfs 0.019 af

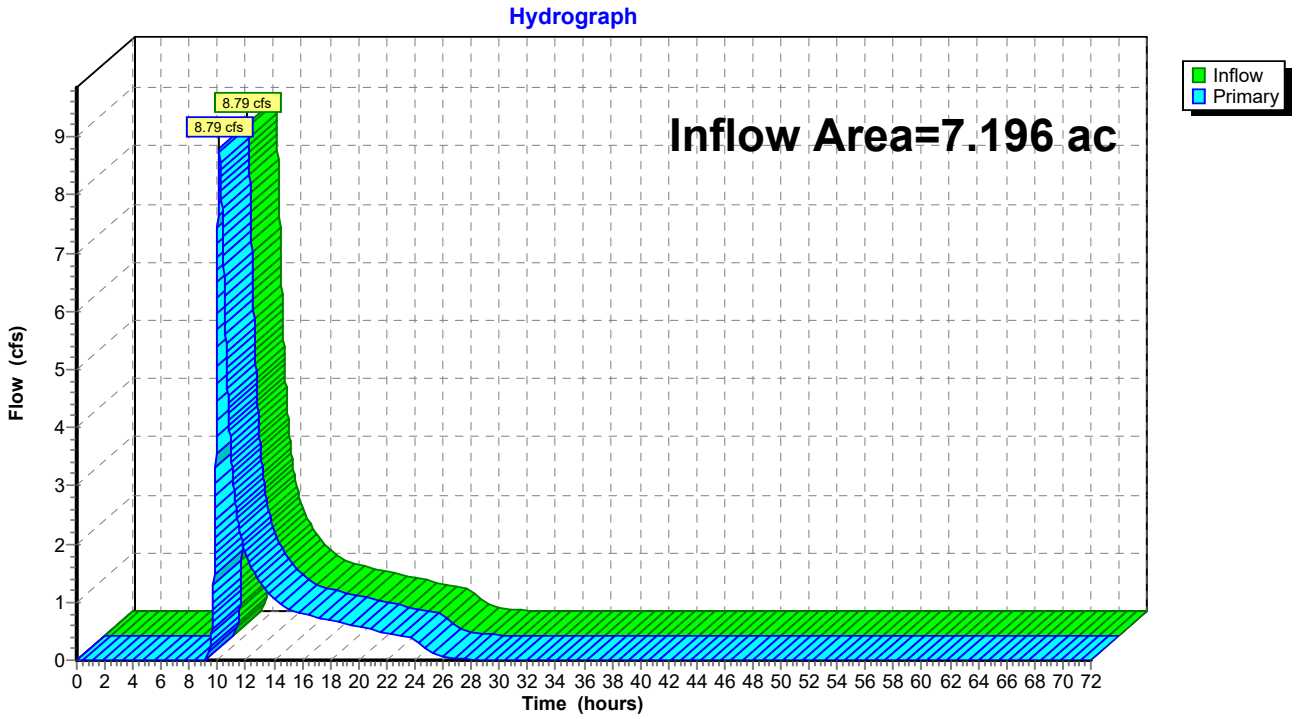
Link D: Outlet D Inflow=1.37 cfs 0.601 af
Primary=1.37 cfs 0.601 af

Summary for Link A: Outlet A

Inflow Area = 7.196 ac, 86.00% Impervious, Inflow Depth = 2.69" for 25-YR event
Inflow = 8.79 cfs @ 10.13 hrs, Volume= 1.613 af
Primary = 8.79 cfs @ 10.13 hrs, Volume= 1.613 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: Outlet A

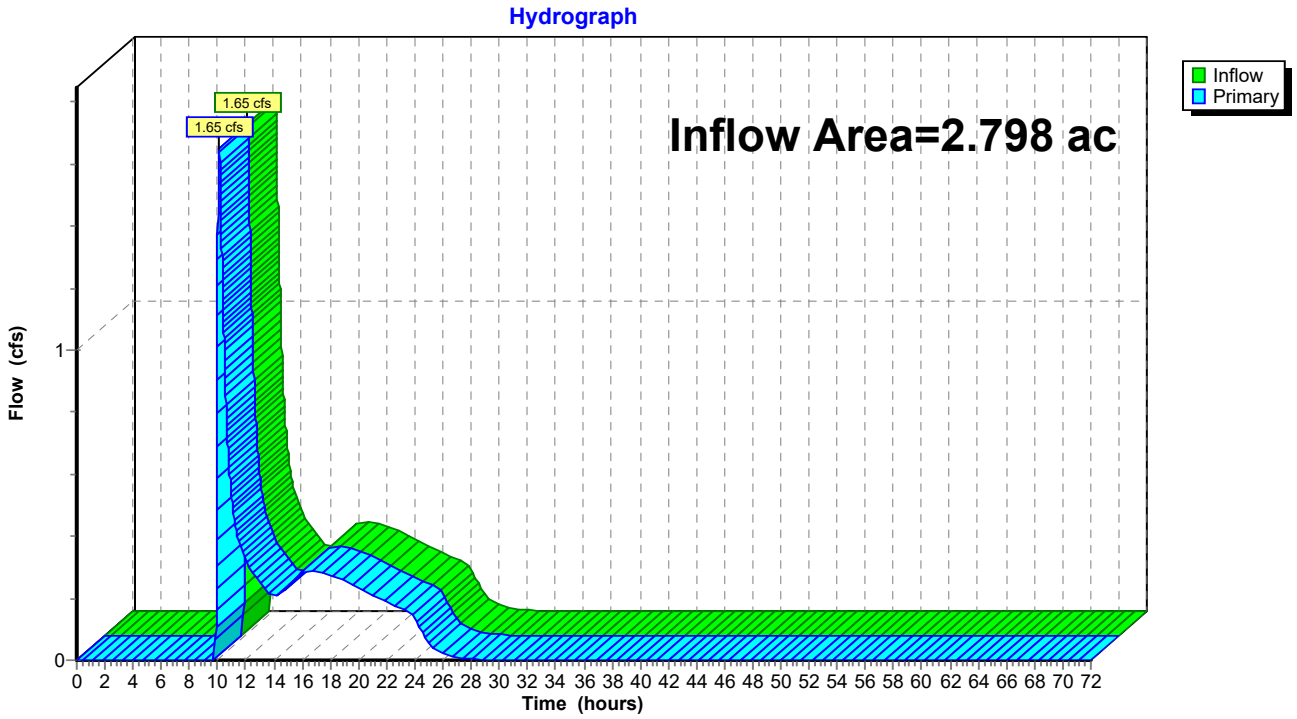


Summary for Link B: Outlet B

Inflow Area = 2.798 ac, 83.10% Impervious, Inflow Depth = 1.59" for 25-YR event
Inflow = 1.65 cfs @ 10.10 hrs, Volume= 0.371 af
Primary = 1.65 cfs @ 10.10 hrs, Volume= 0.371 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link B: Outlet B

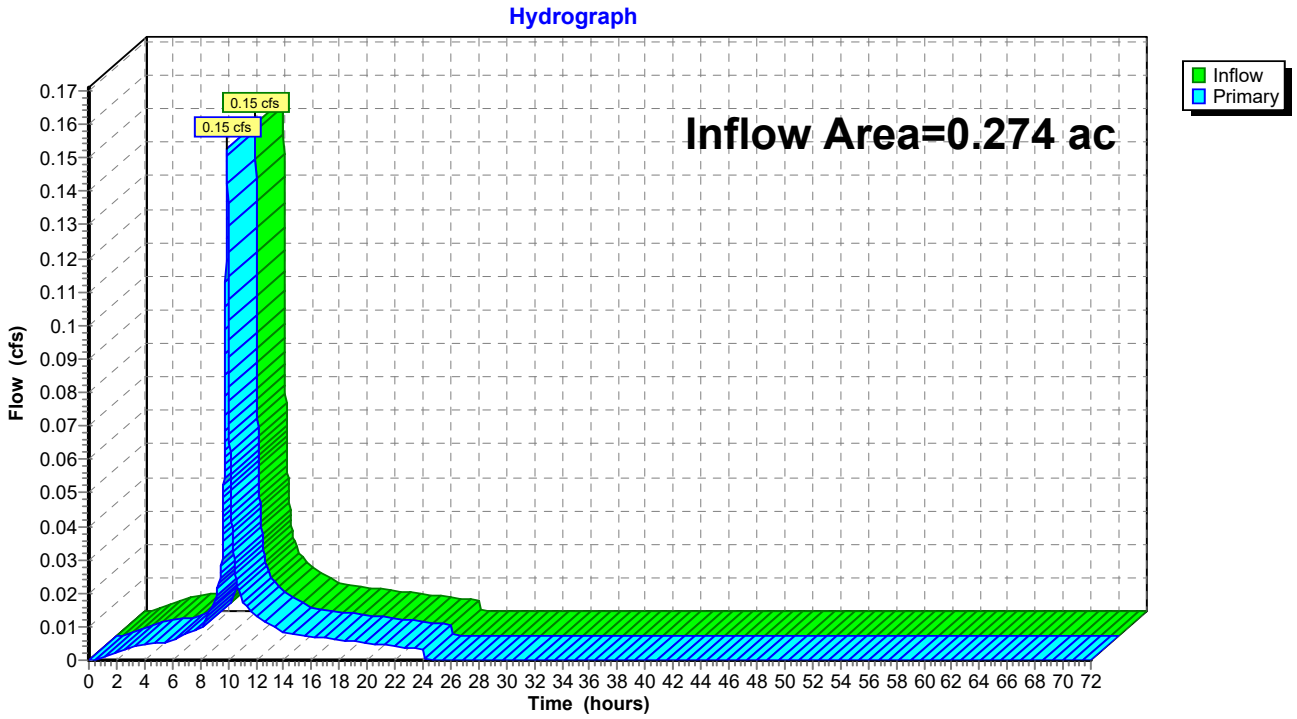


Summary for Link C: Outlet C

Inflow Area = 0.274 ac, 77.95% Impervious, Inflow Depth = 0.83" for 25-YR event
Inflow = 0.15 cfs @ 9.94 hrs, Volume= 0.019 af
Primary = 0.15 cfs @ 9.94 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: Outlet C

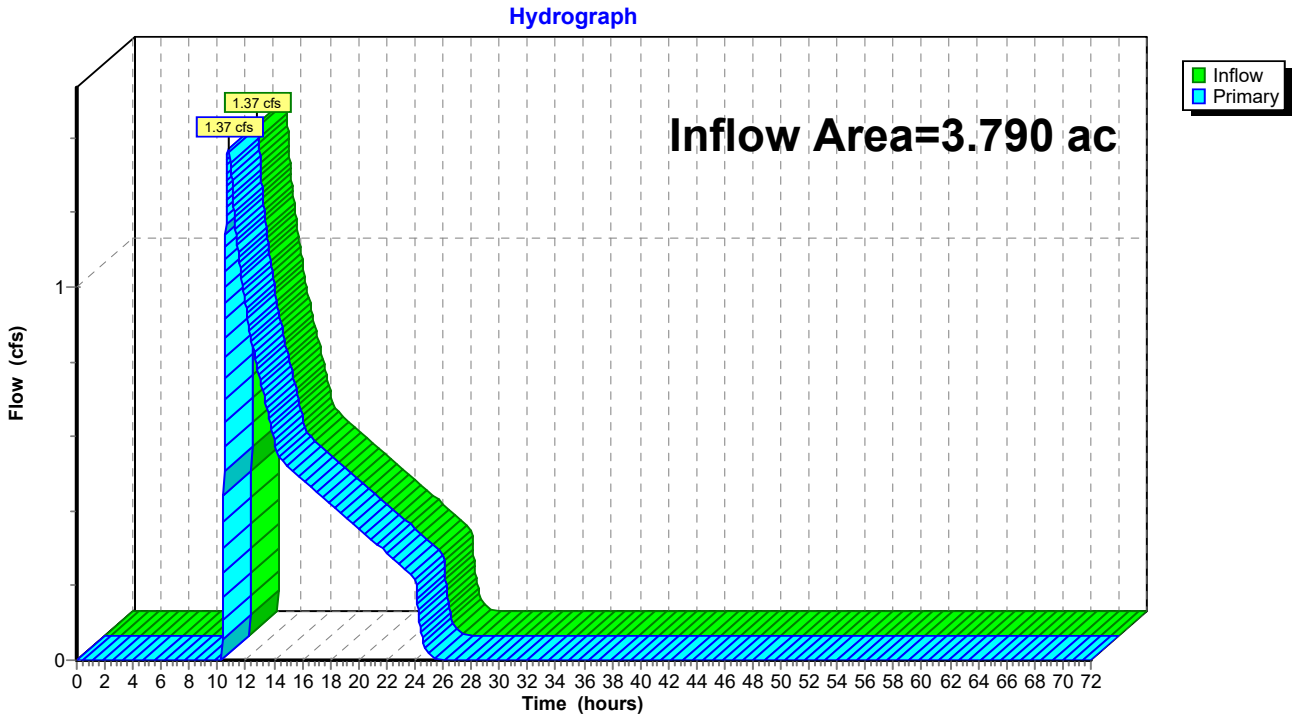


Summary for Link D: Outlet D

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 1.90" for 25-YR event
Inflow = 1.37 cfs @ 10.79 hrs, Volume= 0.601 af
Primary = 1.37 cfs @ 10.79 hrs, Volume= 0.601 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link D: Outlet D



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Link A: Outlet A Inflow=11.25 cfs 2.003 af
Primary=11.25 cfs 2.003 af

Link B: Outlet B Inflow=2.53 cfs 0.527 af
Primary=2.53 cfs 0.527 af

Link C: Outlet C Inflow=0.18 cfs 0.022 af
Primary=0.18 cfs 0.022 af

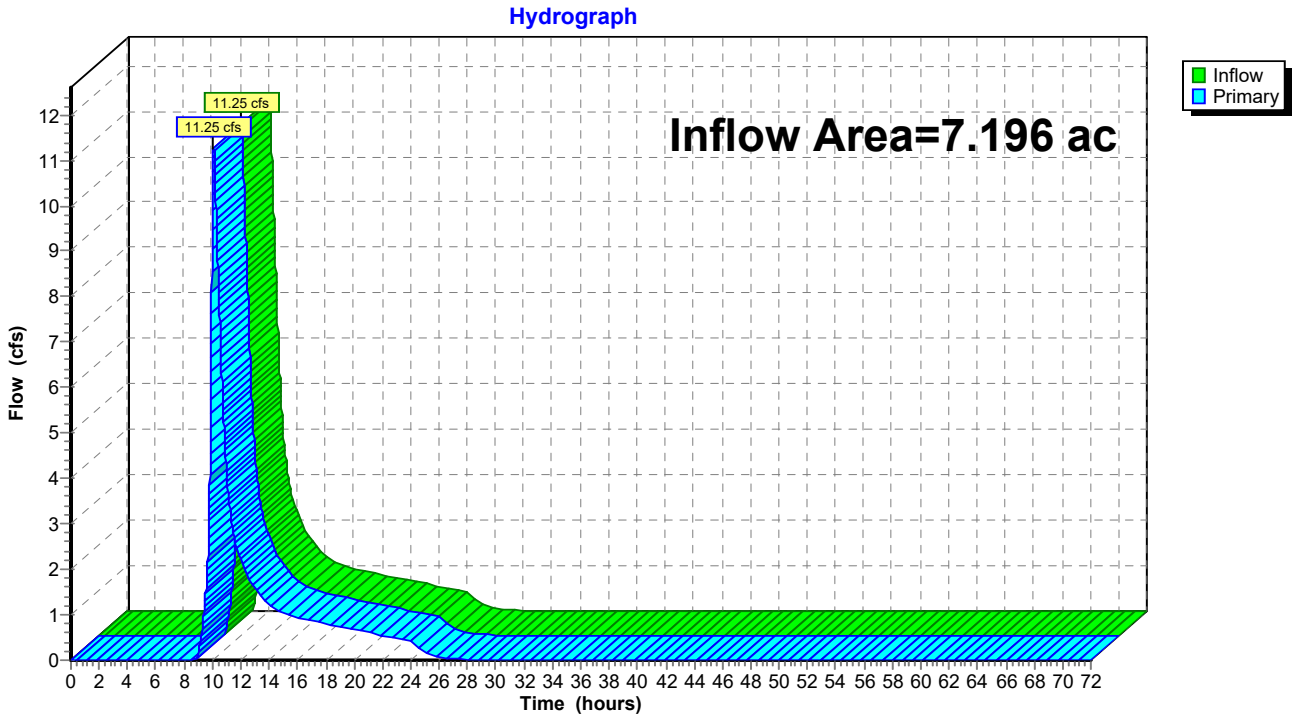
Link D: Outlet D Inflow=3.36 cfs 0.819 af
Primary=3.36 cfs 0.819 af

Summary for Link A: Outlet A

Inflow Area = 7.196 ac, 86.00% Impervious, Inflow Depth = 3.34" for 50-YR event
Inflow = 11.25 cfs @ 10.08 hrs, Volume= 2.003 af
Primary = 11.25 cfs @ 10.08 hrs, Volume= 2.003 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: Outlet A

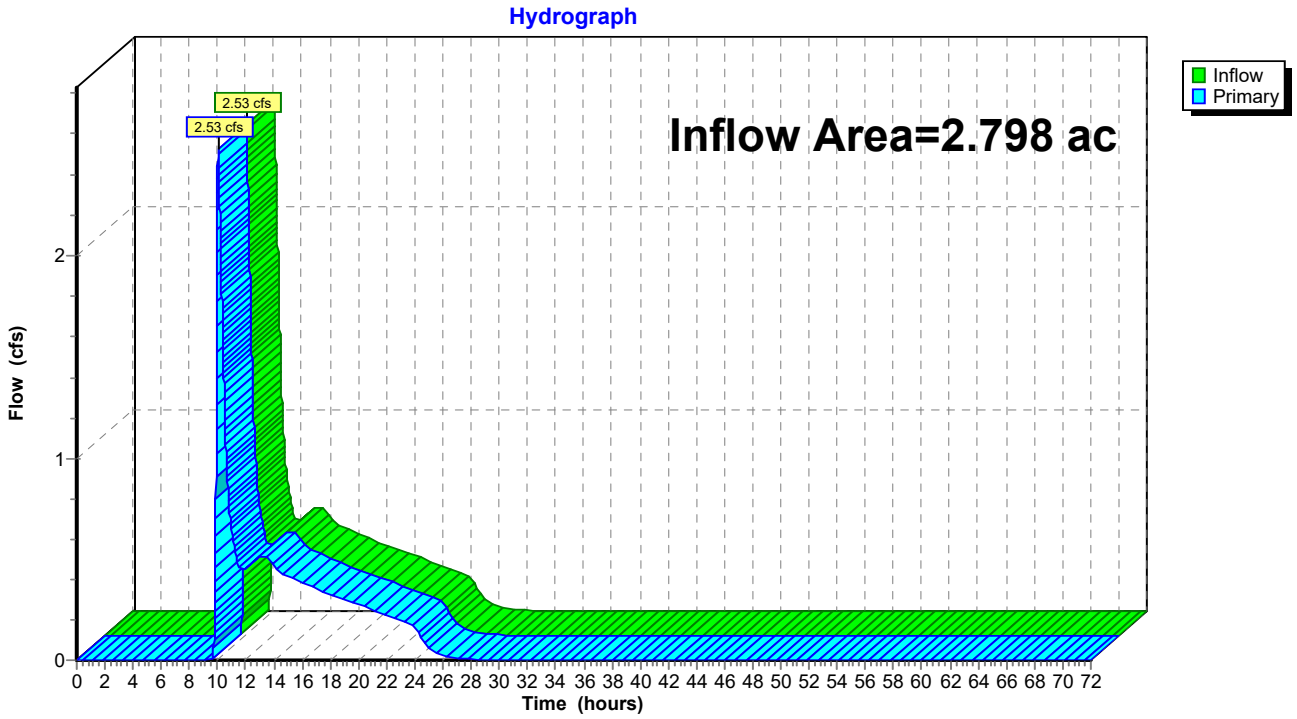


Summary for Link B: Outlet B

Inflow Area = 2.798 ac, 83.10% Impervious, Inflow Depth = 2.26" for 50-YR event
Inflow = 2.53 cfs @ 10.05 hrs, Volume= 0.527 af
Primary = 2.53 cfs @ 10.05 hrs, Volume= 0.527 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link B: Outlet B

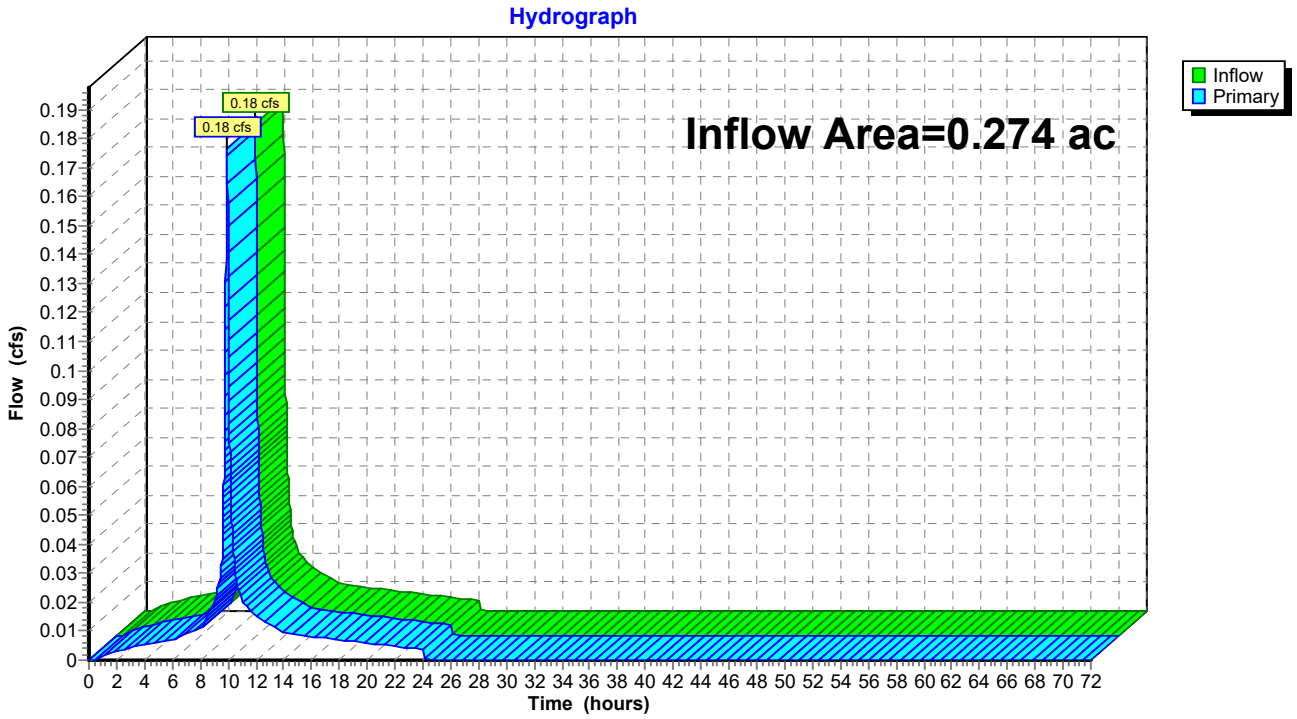


Summary for Link C: Outlet C

Inflow Area = 0.274 ac, 77.95% Impervious, Inflow Depth = 0.96" for 50-YR event
Inflow = 0.18 cfs @ 9.94 hrs, Volume= 0.022 af
Primary = 0.18 cfs @ 9.94 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: Outlet C

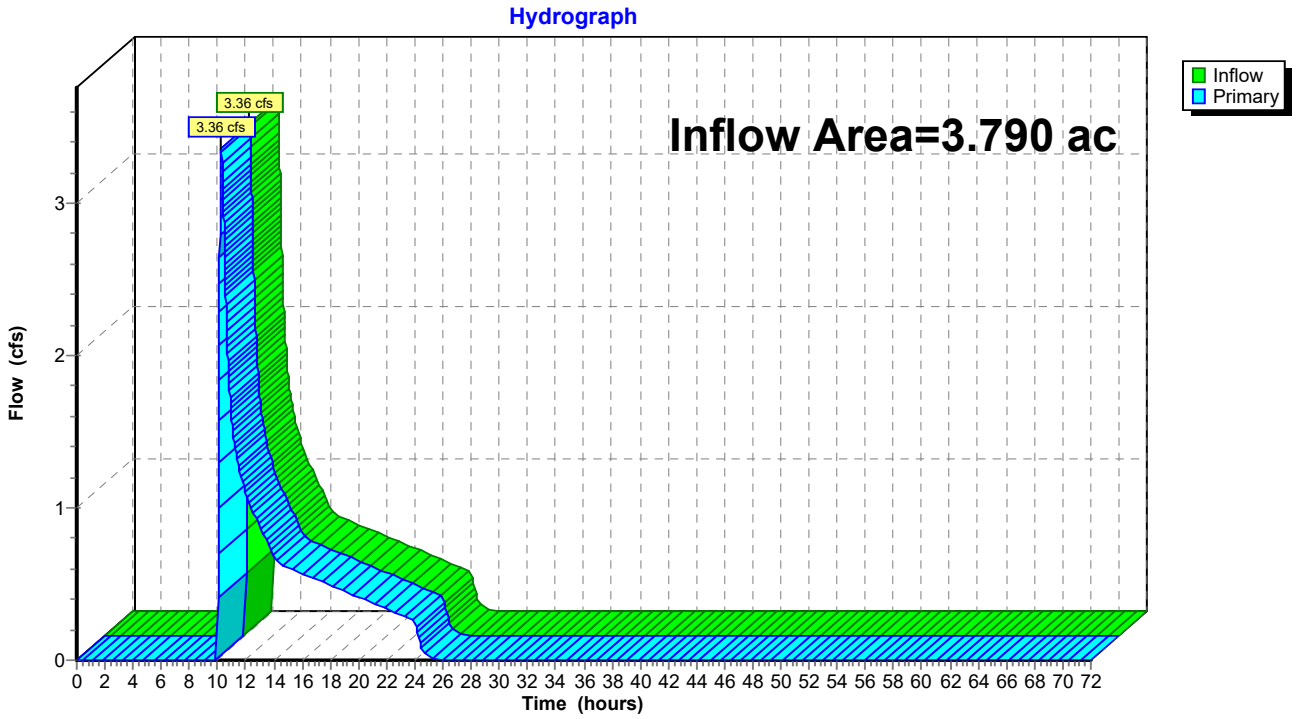


Summary for Link D: Outlet D

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 2.59" for 50-YR event
Inflow = 3.36 cfs @ 10.26 hrs, Volume= 0.819 af
Primary = 3.36 cfs @ 10.26 hrs, Volume= 0.819 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link D: Outlet D



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Link A: Outlet A Inflow=13.51 cfs 2.409 af
Primary=13.51 cfs 2.409 af

Link B: Outlet B Inflow=3.42 cfs 0.690 af
Primary=3.42 cfs 0.690 af

Link C: Outlet C Inflow=0.20 cfs 0.026 af
Primary=0.20 cfs 0.026 af

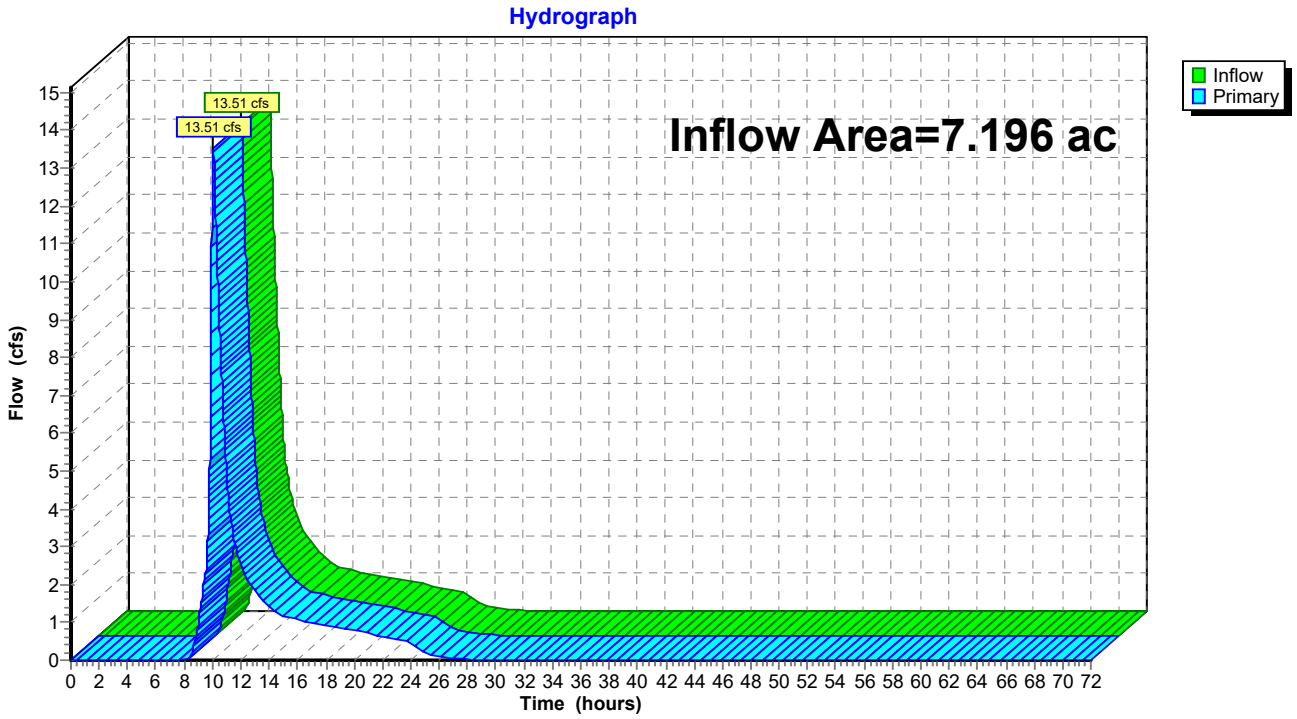
Link D: Outlet D Inflow=6.81 cfs 1.045 af
Primary=6.81 cfs 1.045 af

Summary for Link A: Outlet A

Inflow Area = 7.196 ac, 86.00% Impervious, Inflow Depth = 4.02" for 100-YR event
Inflow = 13.51 cfs @ 10.05 hrs, Volume= 2.409 af
Primary = 13.51 cfs @ 10.05 hrs, Volume= 2.409 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: Outlet A

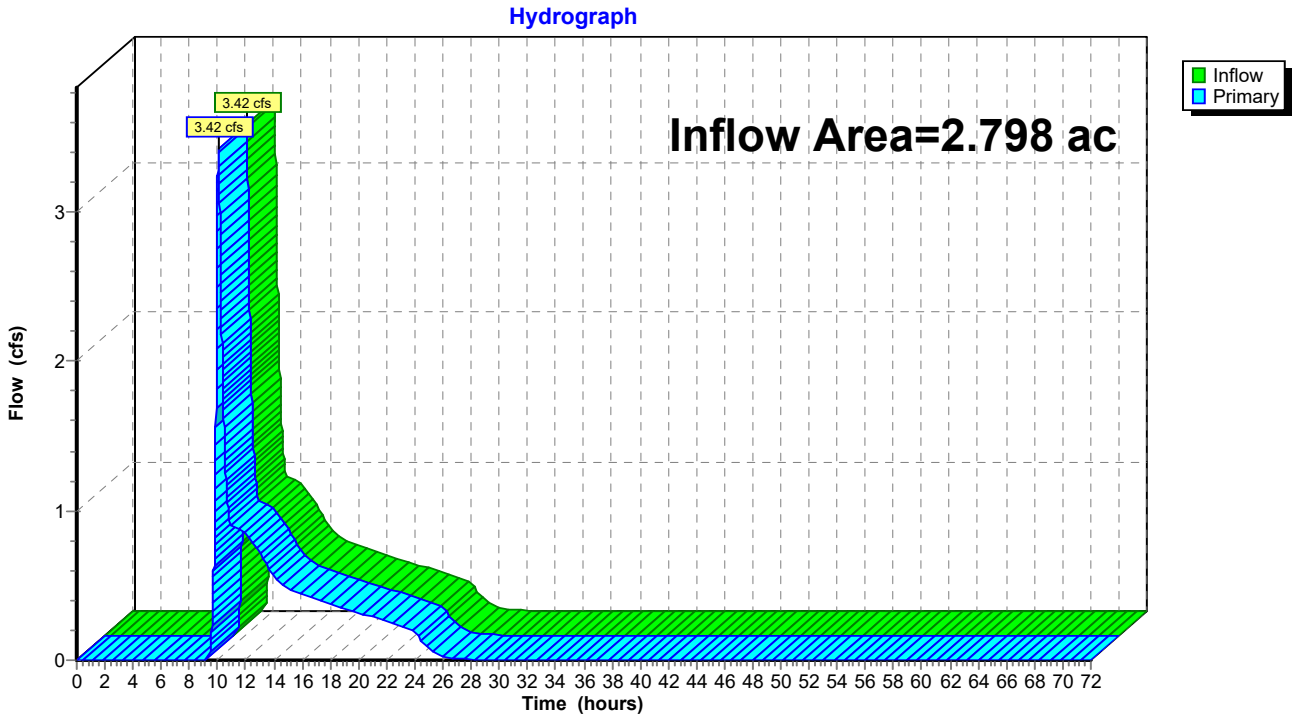


Summary for Link B: Outlet B

Inflow Area = 2.798 ac, 83.10% Impervious, Inflow Depth = 2.96" for 100-YR event
Inflow = 3.42 cfs @ 10.07 hrs, Volume= 0.690 af
Primary = 3.42 cfs @ 10.07 hrs, Volume= 0.690 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link B: Outlet B

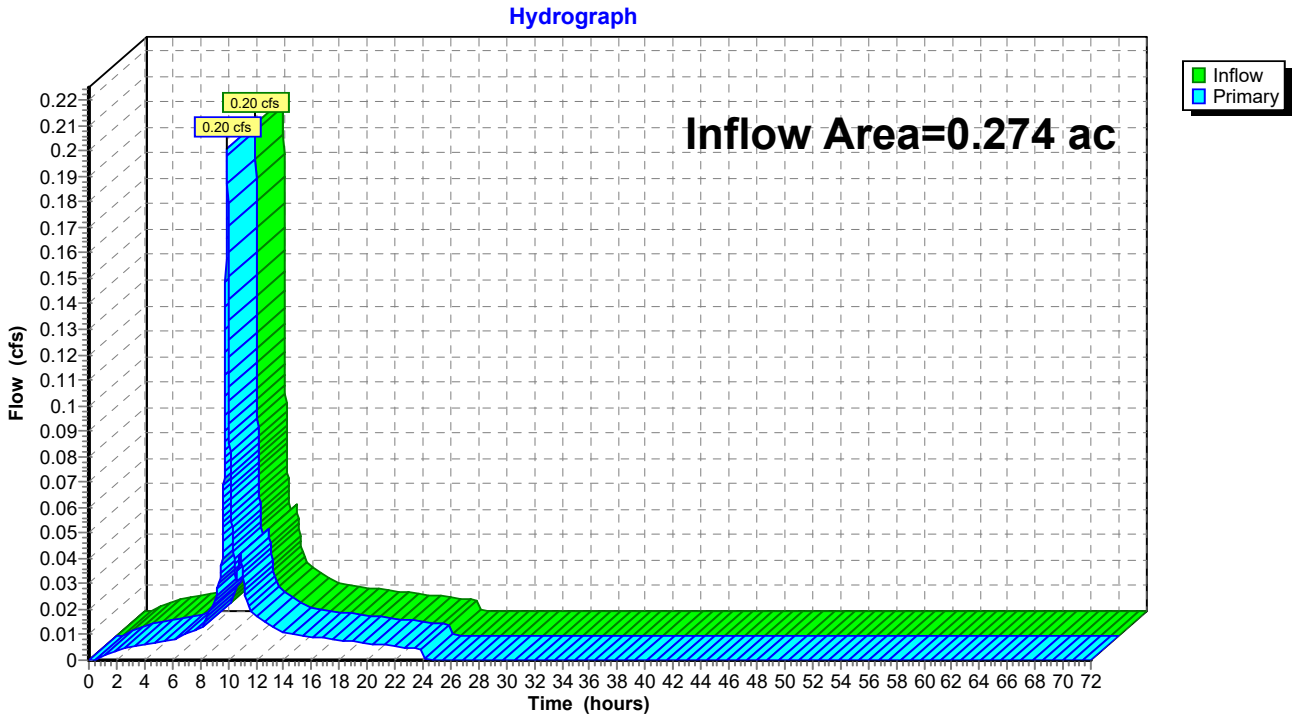


Summary for Link C: Outlet C

Inflow Area = 0.274 ac, 77.95% Impervious, Inflow Depth = 1.13" for 100-YR event
Inflow = 0.20 cfs @ 9.94 hrs, Volume= 0.026 af
Primary = 0.20 cfs @ 9.94 hrs, Volume= 0.026 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: Outlet C

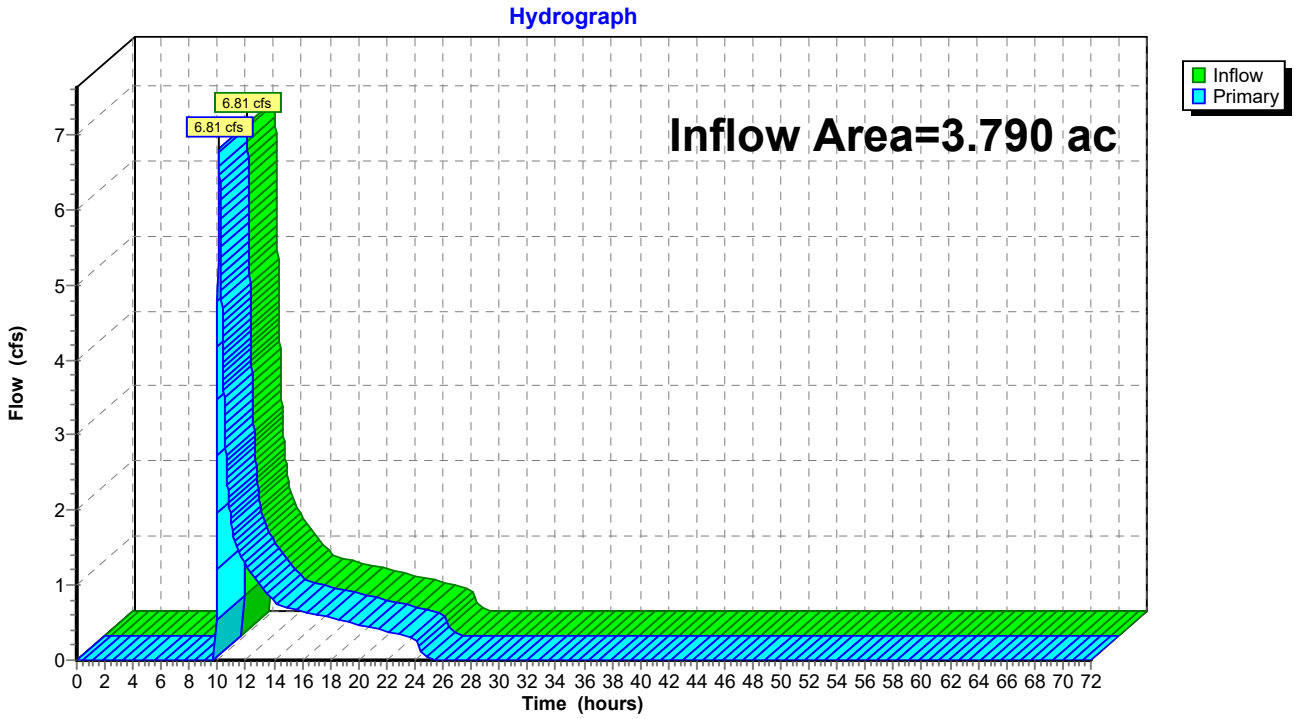


Summary for Link D: Outlet D

Inflow Area = 3.790 ac, 73.64% Impervious, Inflow Depth = 3.31" for 100-YR event
Inflow = 6.81 cfs @ 10.10 hrs, Volume= 1.045 af
Primary = 6.81 cfs @ 10.10 hrs, Volume= 1.045 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link D: Outlet D



BYPASS CULVERT

HY-8 Culvert Analysis Report

Crossing Discharge Data

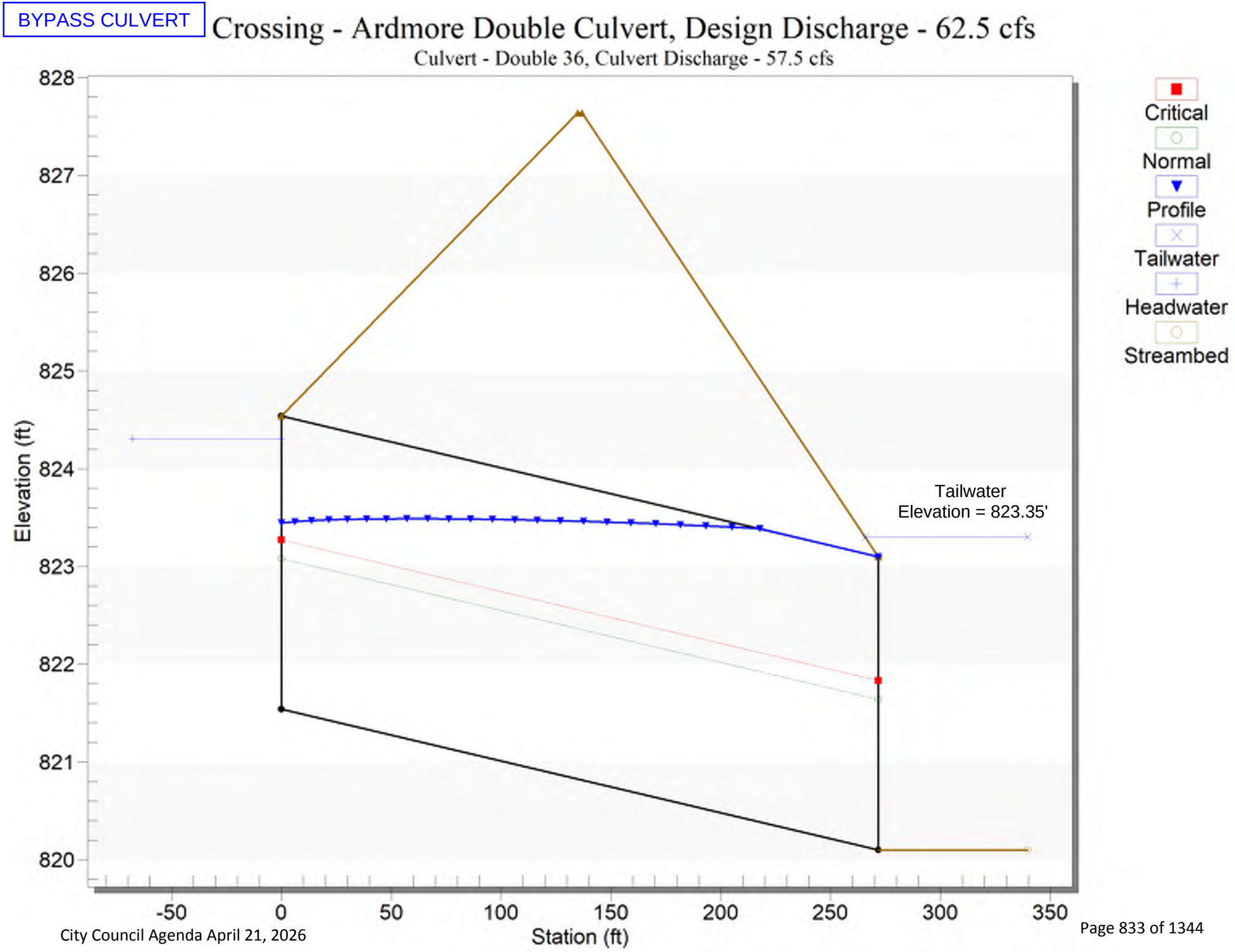
Discharge Selection Method: Specify Minimum, Design, and Maximum Flow

Minimum Flow: 1 cfs

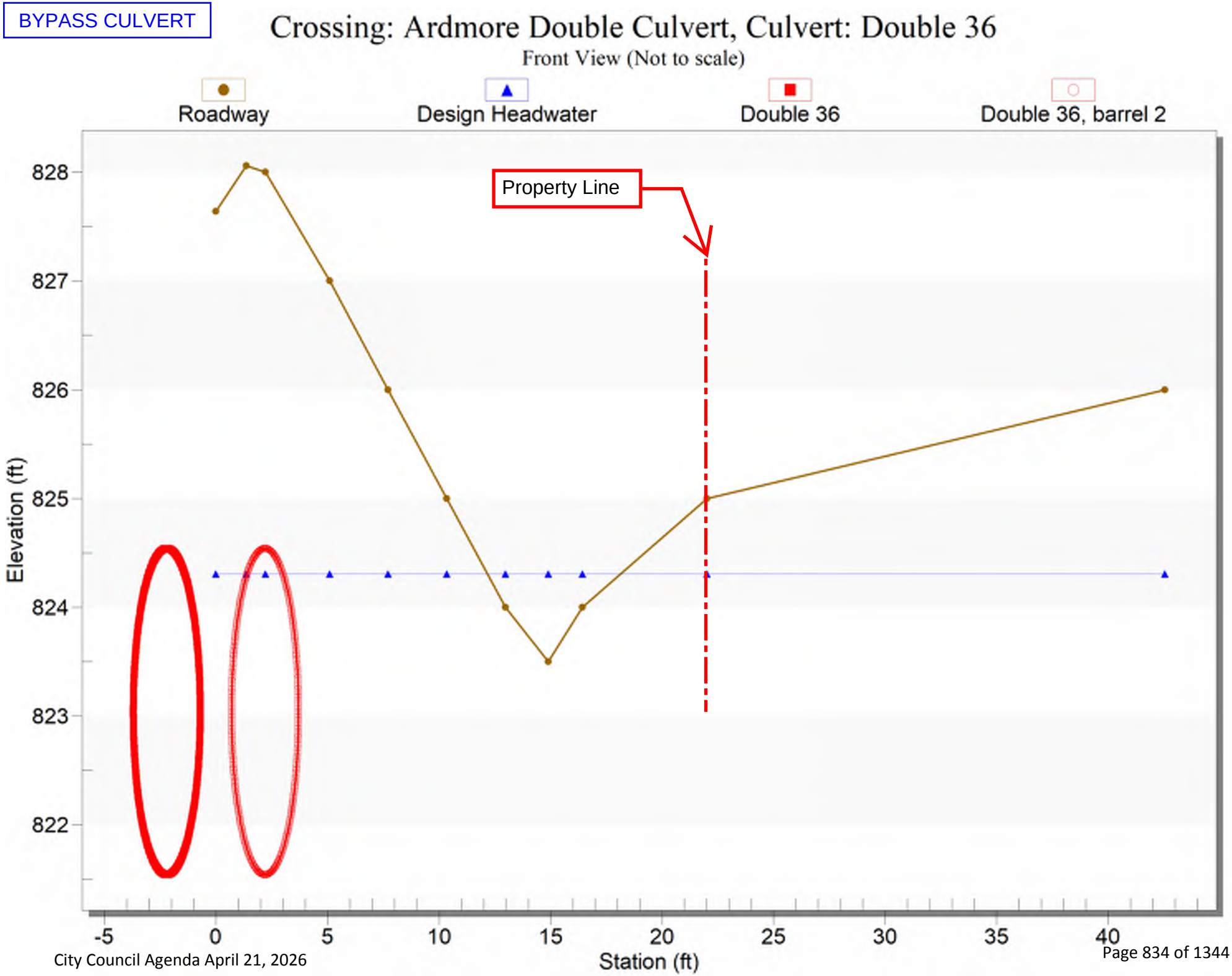
Design Flow: 62.54 cfs

Maximum Flow: 76.97 cfs

BYPASS CULVERT



BYPASS CULVERT



BYPASS CULVERT

Table 1 - Summary of Culvert Flows at Crossing: Ardmore Double Culvert

Headwater Elevation (ft)	Total Discharge (cfs)	Double 36 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
823.30	1.00	1.00	0.00	1
823.33	8.60	8.60	0.00	1
823.39	16.19	16.19	0.00	1
823.49	23.79	23.79	0.00	1
823.63	31.39	31.37	0.04	4
823.79	38.98	38.69	0.29	4
823.96	46.58	45.60	0.97	5
824.13	54.18	51.58	2.58	5
824.29	61.78	57.02	4.72	5
824.31	62.54	57.52	4.96	3
824.57	76.97	66.72	10.21	5
823.50	24.45	24.45	0.00	Overtopping

BYPASS CULVERT

Table 2 - Culvert Summary Table: Double 36

Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
1.00	1.00	823.30	0.292	1.760	1-S1f	0.197	0.214	3.000	3.200	0.071	0.000
8.60	8.60	823.33	0.882	1.785	1-S1f	0.563	0.644	3.000	3.200	0.608	0.000
16.19	16.19	823.39	1.230	1.848	1-S1f	0.774	0.892	3.000	3.200	1.145	0.000
23.79	23.79	823.49	1.512	1.949	1-S1f	0.944	1.090	3.000	3.200	1.683	0.000
31.39	31.37	823.63	1.802	2.085	1-S1f	1.093	1.261	3.000	3.200	2.219	0.000
38.98	38.69	823.79	2.052	2.248	1-S1f	1.225	1.411	3.000	3.200	2.737	0.000
46.58	45.60	823.96	2.270	2.424	1-S1f	1.344	1.536	3.000	3.200	3.225	0.000
54.18	51.58	824.13	2.448	2.592	1-S1f	1.443	1.635	3.000	3.200	3.649	0.000
61.78	57.02	824.29	2.607	2.751	1-S1f	1.532	1.724	3.000	3.200	4.034	0.000
62.54	57.52	824.31	2.621	2.765	1-S1f	1.540	1.732	3.000	3.200	4.068	0.000
76.97	66.72	824.57	2.889	3.032	1-S1f	1.688	1.872	3.000	3.200	4.719	0.000

BYPASS CULVERT

****

Straight Culvert

Inlet Elevation (invert): 821.54 ft, Outlet Elevation (invert): 820.10 ft

Culvert Length: 271.67 ft, Culvert Slope: 0.0053

****

Site Data - Double 36

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 821.54 ft

Outlet Station: 271.67 ft

Outlet Elevation: 820.10 ft

Number of Barrels: 2

Culvert Data Summary - Double 36

Barrel Shape: Circular

Barrel Diameter: 3.00 ft

Barrel Material: Smooth HDPE

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall

Inlet Depression: None

Table 3 - Downstream Channel Rating Curve (Crossing: Ardmore Double Culvert)

Flow (cfs)	Water Surface Elev (ft)	Depth (ft)
1.00	823.30	3.20
8.60	823.30	3.20
16.19	823.30	3.20
23.79	823.30	3.20
31.39	823.30	3.20
38.98	823.30	3.20
46.58	823.30	3.20
54.18	823.30	3.20
61.78	823.30	3.20
62.54	823.30	3.20
76.97	823.30	3.20

Tailwater Channel Data - Ardmore Double Culvert

Tailwater Channel Option: Enter Constant Tailwater Elevation

Constant Tailwater Elevation: 823.30 ft

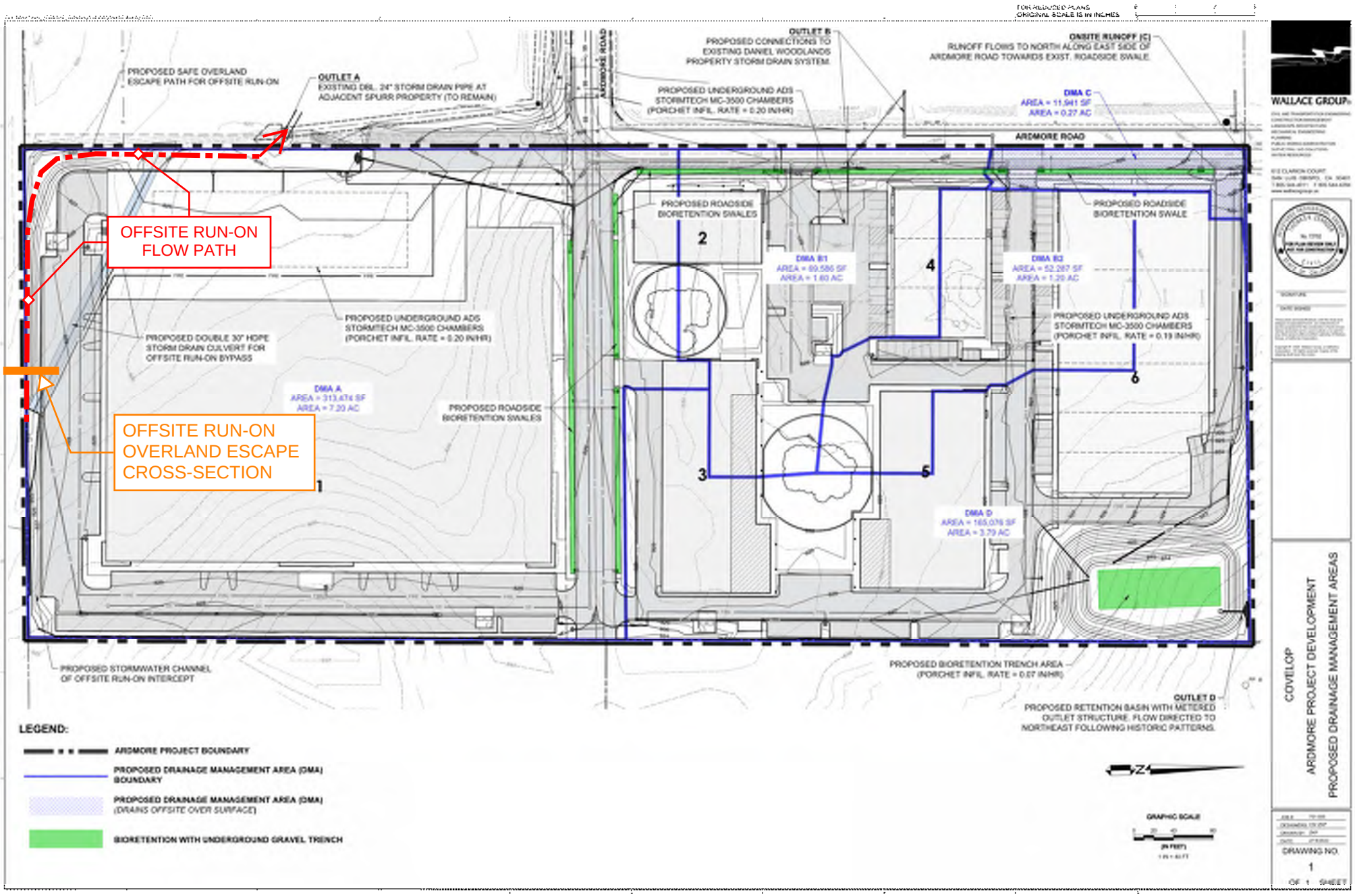
Roadway Data for Crossing: Ardmore Double Culvert

Roadway Profile Shape: Irregular Roadway Shape (coordinates)

Roadway Surface: Gravel

Roadway Top Width: 2.00 ft

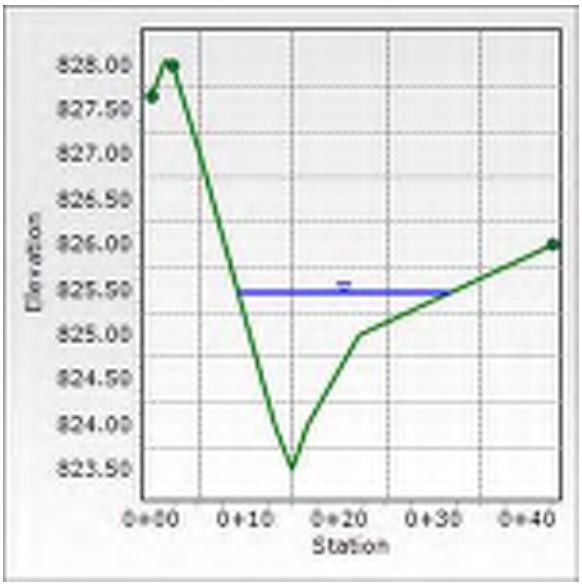
SAFE OVERLAND ESCAPE PATH ANALYSIS FOR BYPASS CULVERT


OFFSITE RUN-ON FLOW PATH
OFFSITE RUN-ON OVERLAND ESCAPE CROSS-SECTION
PROPOSED SAFE OVERLAND ESCAPE PATH FOR OFFSITE RUN-ON
OUTLET A
EXISTING DBL. 24" STORM DRAIN PIPE AT ADJACENT SPURR PROPERTY (TO REMAIN)
ARDMORE ROAD
OUTLET B
PROPOSED CONNECTIONS TO EXISTING DANIEL WOODLANDS PROPERTY STORM DRAIN SYSTEM.
ONSITE RUNOFF (C)
RUNOFF FLOWS TO NORTH ALONG EAST SIDE OF ARDMORE ROAD TOWARDS EXIST. ROADSIDE SWALE
PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.20 IN/HR)
DMA C
AREA = 11,941 SF
AREA = 0.27 AC
PROPOSED ROADSIDE BIORETENTION SWALES
DMA B1
AREA = 69,586 SF
AREA = 1.60 AC
DMA B2
AREA = 52,287 SF
AREA = 1.20 AC
PROPOSED ROADSIDE BIORETENTION SWALE
PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.20 IN/HR)
PROPOSED DOUBLE 30" HDPE STORM DRAIN CULVERT FOR OFFSITE RUN-ON BYPASS
PROPOSED UNDERGROUND ADS STORMTECH MC-3500 CHAMBERS (PORCHET INFIL. RATE = 0.19 IN/HR)
DMA A
AREA = 313,474 SF
AREA = 7.20 AC
PROPOSED ROADSIDE BIORETENTION SWALES
DMA D
AREA = 165,076 SF
AREA = 3.79 AC
PROPOSED STORMWATER CHANNEL OF OFFSITE RUN-ON INTERCEPT
PROPOSED BIORETENTION TRENCH AREA (PORCHET INFIL. RATE = 0.07 IN/HR)
OUTLET D
PROPOSED RETENTION BASIN WITH METERED OUTLET STRUCTURE. FLOW DIRECTED TO NORTHEAST FOLLOWING HISTORIC PATTERNS.
1
2
3
4
5
6
LEGEND:
ARDMORE PROJECT BOUNDARY
PROPOSED DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
PROPOSED DRAINAGE MANAGEMENT AREA (DMA) (DRAINS OFFSITE OVER SURFACE)
BIORETENTION WITH UNDERGROUND GRAVEL TRENCH
GRAPHIC SCALE
WALLACE GROUP
COVELOP
ARDMORE PROJECT DEVELOPMENT
PROPOSED DRAINAGE MANAGEMENT AREAS
DRAWING NO.
1

100-Year Storm -- Cross Section for Offsite Run-on OVE (crest)

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	1.00 %
Normal Depth	1.96 ft
Discharge	76.97 cfs



100-Year Storm -- Offsite Run-on OVE (crest)

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	1.00 %
Discharge	76.97 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	827.64
0+01	828.06
0+02	828.00
0+05	827.00
0+08	826.00
0+10	825.00
0+13	824.00
0+15	823.50
0+16	824.00
0+22	825.00
0+43	826.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 827.64)	(0+02, 828.00)	0.013
(0+02, 828.00)	(0+43, 826.00)	0.025

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	1.96 ft
Roughness Coefficient	0.025
Elevation	825.46 ft
Elevation Range	823.50 to 828.06 ft
Flow Area	16.3 ft²
Wetted Perimeter	22.86 ft
Hydraulic Radius	0.71 ft
Top Width	22.34 ft
Normal Depth	1.96 ft

100-Year Storm -- Offsite Run-on OVE (crest)

Results	
Critical Depth	1.95 ft
Critical Slope	1.05 %
Velocity	4.73 ft/s
Velocity Head	0.35 ft
Specific Energy	2.31 ft
Froude Number	0.979
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

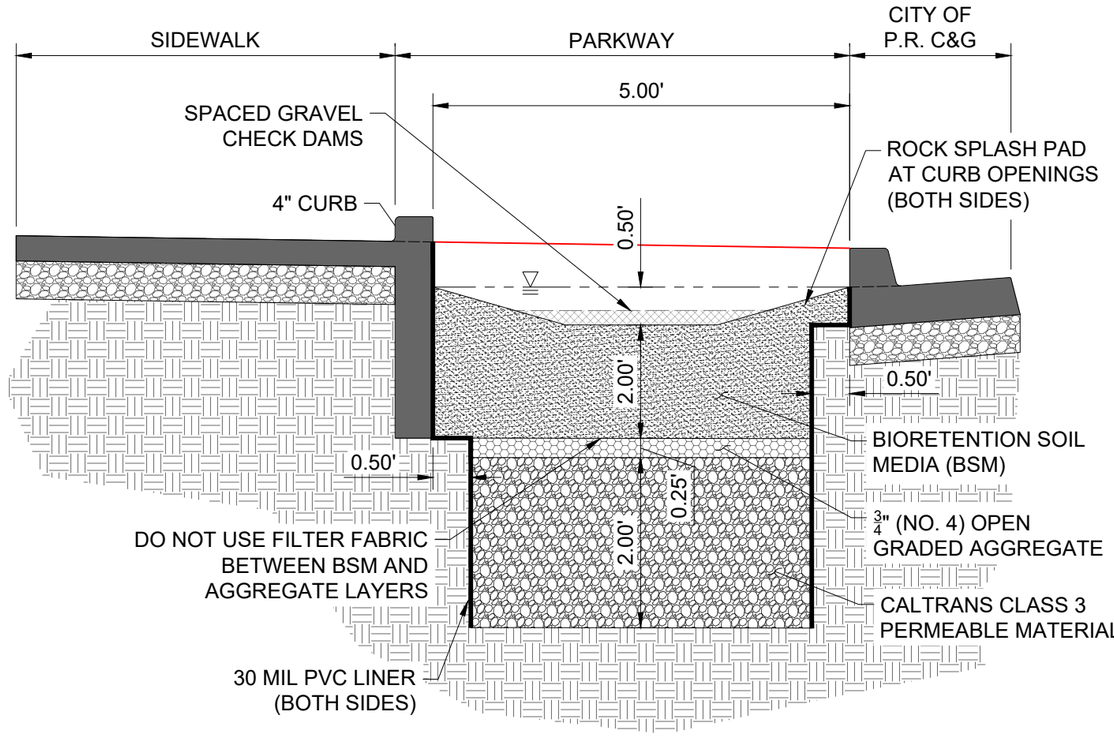
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.96 ft
Critical Depth	1.95 ft
Channel Slope	1.00 %
Critical Slope	1.05 %

APPENDIX D

Appendix D – Preliminary Storm Drain Facility Concepts

- ADS StormTech MC-3500 Chamber overview
- Roadside Bioretention concept

ROADSIDE BIOSWALE WITH UNDERGROUND GRAVEL TRENCH



LEGEND:

DESIGN FINISHED GRADE

MAX. PONDING ELEVATION

ARDMORE - L.I.D. CONCEPT

TYPICAL ROADSIDE BIOSWALES WITH GRAVEL TRENCH

0751-0005

NOT TO SCALE

DATE: 11/08/2022

FOR PLAN REVIEW ONLY.
NOT FOR CONSTRUCTION

WALLACE GROUP®

StormTech MC-3500 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

MC-3500 Chamber (not to scale)

Nominal Specifications

Size (LxWxH)	90” x 77” x 45” (2286 x 1956 x 1143 mm)
Chamber Storage	109.9 ft³ (3.11 m³)
Min. Installed Storage*	175.0 ft³ (4.96 m³)
Weight	134 lbs (60.8 kg)

*Assumes a minimum of 12” (300 mm) of stone above, 9” (230 mm) of stone below chambers, 6” (150 mm) of stone between chambers/end caps and 40% stone porosity.

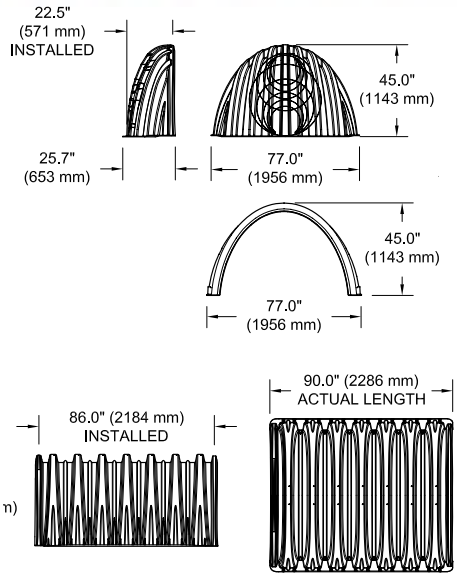


MC-3500 Chamber (not to scale)

Nominal Specifications

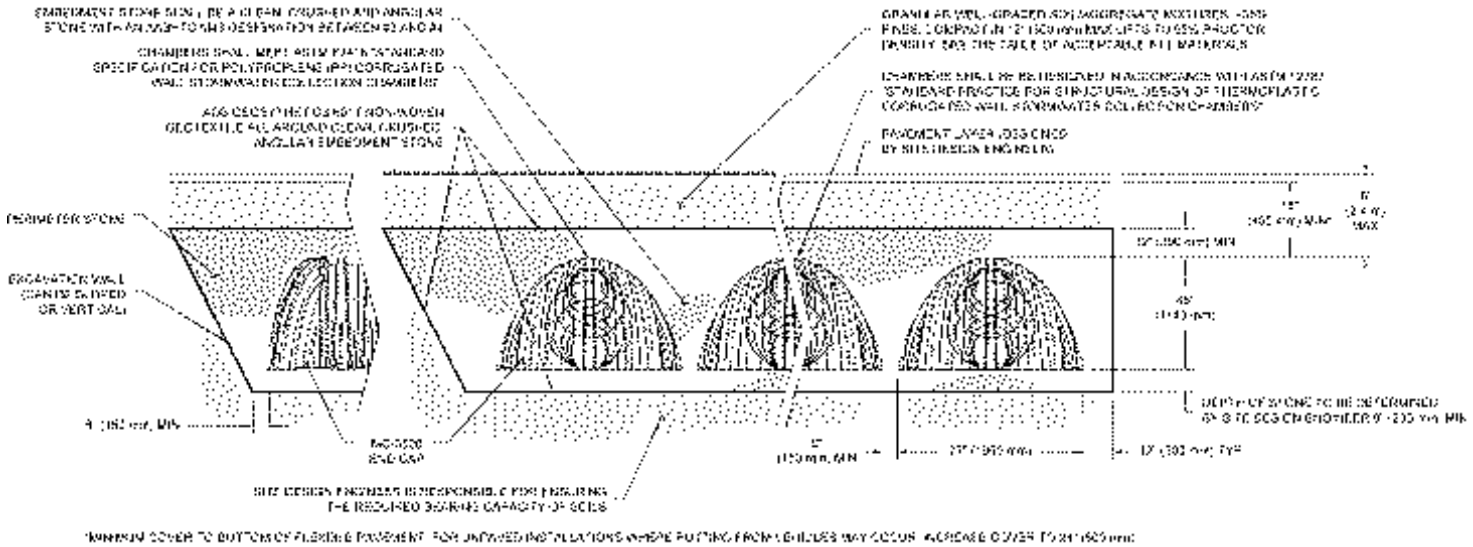
Size (LxWxH)	26.5” x 71” x 45.1” (673 x 1803 x 1145 mm)
End Cap Storage	14.9 ft³ (0.42 m³)
Min. Installed Storage*	45.1 ft³ (1.28 m³)
Weight	49 lbs (22.2 kg)

*Assumes a minimum of 12” (300 mm) of stone above, 9” (230 mm) of stone below, 6” (150 mm) of stone perimeter, 6” (150 mm) of stone between chambers/end caps and 40% stone porosity.



Shipping

15 chambers/pallet
7 end caps/pallet
7 pallets/truck



Central Coast Transportation Consulting
Traffic Engineering & Transportation Planning

MEMORANDUM

Date: December 7, 2022

To: David Athey and Darren Nash, City of Paso Robles

From: Michelle Matson and Joe Fernandez, CCTC

Subject: Ardmore Industrial, Paso Robles –Transportation Analysis

This memorandum summarizes the transportation impact analysis for the proposed Ardmore Industrial development at 2930 Union Road in the City of Paso Robles. The proposed project would construct 250,082 square feet of potential warehouse, office, winemaking, storage, and retail uses. The project site plan is included as **Figure 1**.

TRANSPORTATION ANALYSIS SUMMARY

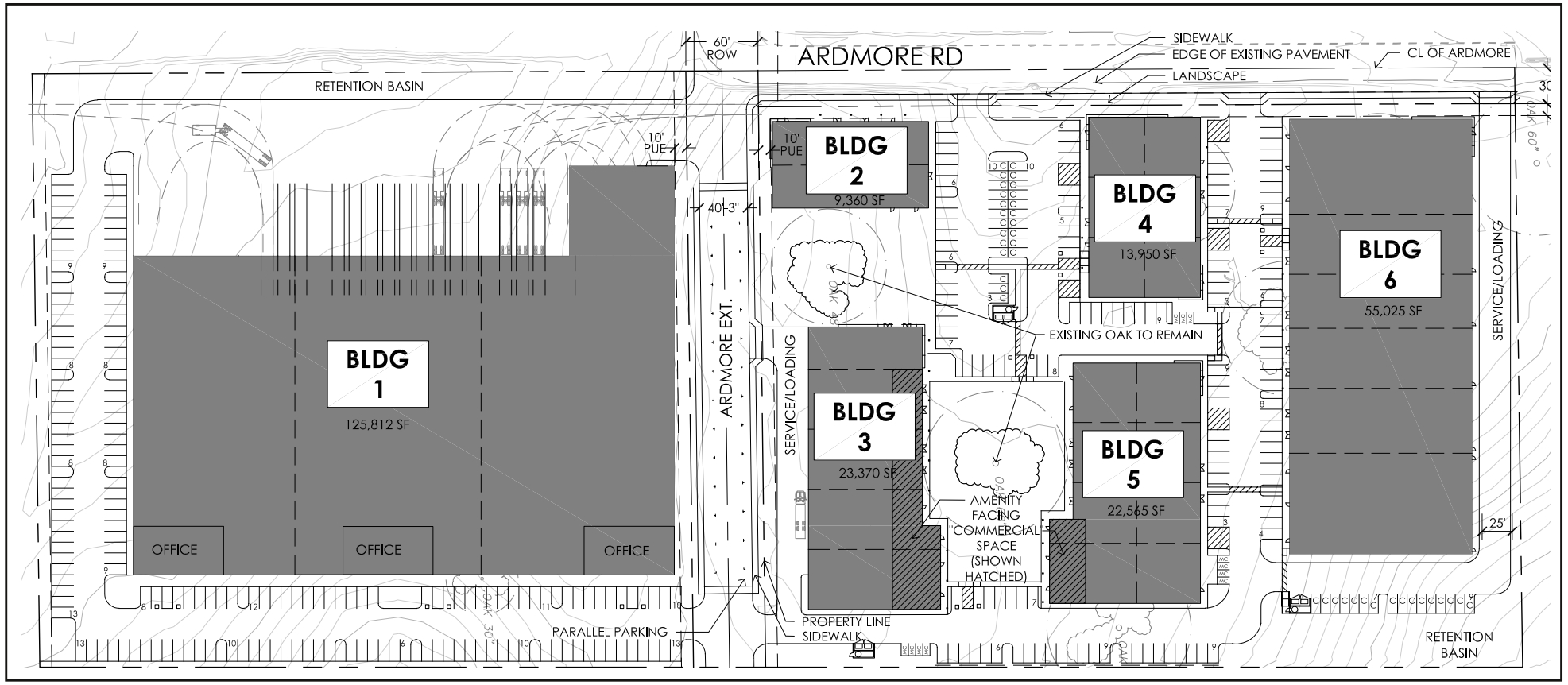
The proposed project would generate approximately 1,194 net new vehicle trips per weekday, including 117 AM peak hour trips and 158 PM peak hour trips. The project would not significantly impact intersection operations and would have a less than significant impact on vehicle miles traveled (VMT).

The Golden Hill Road/Union Road roundabout project could consider restriping the left turn lane just south of Ardmore Road to a two-way left turn lane. We also recommend the following:

- Install all-way stop control at the Ardmore Road/Ardmore Road Extension t-intersection.
- Consider consolidating the two central driveways on the existing Ardmore Road and placing the new driveway opposite the existing driveway location on the west side. Alternatively, remove the second northernmost driveway which has potential left turn conflicts with the existing driveway location on the west side.
- The Building 1 western driveway does not meet City standards. Relocate the proposed truck access for Building 1 so it is at least 200 feet away from the Ardmore Road/Ardmore Extension intersection. Alternatively, this driveway could be one-way inbound forcing trucks to circulate through the parking lot and exit at the easternmost driveway.
- Add ADA parking spaces on the Ardmore Road extension and consider replacing parking tees with edge line striping.
- Install edge line striping on Ardmore Road along the project frontage.
- Install no parking within the Ardmore Road intersection and 25 feet from each curb return and install no parking 6 feet from the curb return on either side of driveways.

Regional improvements are included in the City's Development Impact Fees.

Figure 1: Site Plan



N
Not to Scale

Source : Arris Studio Architects

CEQA ANALYSIS

Vehicle miles traveled (VMT) were analyzed consistent with recently mandated changes to the California Environmental Quality Act (CEQA) and state Office of Planning and Research (OPR) guidance. The City's 2022 Transportation Impact Analysis (TIA) Guidelines Supplement provide VMT and safety thresholds consistent with OPR guidance. Office and industrial projects may have a significant impact if the work VMT per employee exceeds 85 percent of the regional average. Work VMT captures home-based-work attractions (trips from homes to workplaces). In addition, projects may have a significant impact if they exacerbate an existing high-priority or similar safety location, introduces a design feature that substantially increases hazards, or propose features that do not meet City design standards. Caltrans relies on VMT and safety to evaluate transportation impacts and published a VMT Focused TIS Guide in May 2020, which replaced the prior guide reliant on LOS. The TIS Guide notes that lead agencies have the discretion to choose VMT thresholds and methods, and generally conforms to OPR guidance.

The SLOCOG Travel Demand Model was applied to estimate VMT. Project employees were estimated using typical square footage per employee from industry standard sources, then were added to the model. **Table 1** summarizes the VMT results.

Table 1: Regional VMT Analysis

Regional VMT Analysis		
Scenario	**Regional Employees**	**Regional Work VMT**
2020 No Project	117,332	1,595,867
2020 With Project	117,537	1,593,552
Change from No Project	*205*	*-2,315*

1. Work VMT is attracted to workplaces (sum of home-based-work attractions).
Source: SLOCOG TDM, CCTC, 2022

The addition of the project would reduce regional work VMT due to the provision of jobs in a housing-rich area. Therefore, the project would have a less-than-significant impact to VMT.

PROJECT TRIP GENERATION

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual* 11th Edition was used to estimate project trip generation. **Table 2** summarizes the project trip generation.

Table 2: Project Trip Generation

Ardmore Industrial Trip Generation									
			Daily	AM Peak Hour			PM Peak Hour		
Land Use	**Size**	**Unit**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Warehouse[1]	166.083	KSF	301	34	10	44	13	33	46
Manufacturing[2]	76.607	KSF	491	42	14	56	15	34	49
Retail[3]	7.392	KSF	402	10	7	17	31	32	63
Total Project Trips			**1,194**	**86**	**31**	**117**	**59**	**99**	**158**

KSF = Thousand Square Feet; ITE = Institute of Transportation Engineers.

1. ITE Land Use Code #150, Warehouse. Fitted curve equations used.
2. ITE Land Use Code #140, Manufacturing. Fitted curve equations used.
3. ITE Land Use Code #822, Strip Retail Plaza. Average rates used for Daily and AM. Fitted curve equation used for PM.

The proposed project would generate 1,194 net new vehicle trips per weekday, including 117 AM peak hour trips and 158 PM peak hour trips.

TRANSPORTATION ANALYSIS

The following section summarizes the existing conditions, existing Ardmore Road trip generation, intersection operations, and site access and circulation.

Existing Conditions

Ardmore Road is a two-lane minor road with a 30 miles per hour (MPH) posted speed limit and intermittent sidewalks on either side of the roadway. Streetside parking is allowed intermittently along either side of the roadway.

Traffic collision data was obtained from the Statewide Integrated Traffic Records System (SWITRS). Between 2017 and 2021, no collisions occurred on Ardmore Road. One property damage only collision occurred just south of the Golden Hill Road/Ardmore Road intersection when a northbound driver sideswiped another vehicle and ran off the road due to unsafe speed. No other collisions occurred at the Golden Hill Road/Ardmore Road intersection. There are no collision patterns and no recommendations.

Currently, the Golden Hill Road/Union Road intersection is closed for the construction of a single lane roundabout through 2023. Traffic counts at the Golden Hill Road/Union Road intersection were collected in June and July of 2021 and are attached. No traffic counts are available on Ardmore Drive and new data was not collected due to the current detour on Ardmore Road.

Existing Ardmore Road Trip Generation

There is approximately 100,000 square feet of industrial uses and seven single family homes currently on Ardmore Road. The Institute of Transportation Engineers' (ITE) *Trip Generation Manual* 11th Edition was also

used to estimate the existing trip generation on Ardmore Road. **Table 3** summarizes the trip generation estimate for the existing uses on Ardmore Road.

Table 3: Existing Ardmore Road Trip Generation

Existing Ardmore Road Trip Generation									
			Daily	AM Peak Hour			PM Peak Hour		
Land Use	**Size**	**Unit**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
General Light Industrial	100.000	KSF	426	63	9	72	5	35	40
Single Family Home	7.000	DU	87	2	5	7	5	3	8
Total Gross Vehicle Trips			**513**	**65**	**14**	**79**	**10**	**38**	**48**

KSF = Thousand Square Feet; ITE = Institute of Transportation Engineers, DU = Dwelling Unit

1. ITE Land Use Code #110, General Light Industrial. Fitted curve equations used.

2. ITE Land Use Code #210, Single Family Detached Housing. Fitted curve equations used.

The existing uses would generate 513 net new vehicle trips per weekday, including 79 AM peak hour trips and 48 PM peak hour trips. Following completion of the Golden Hill Road/Union Road roundabout, Ardmore Road will not be the fastest route and cut through traffic is not anticipated.

Intersection Operations

The 2021 traffic counts at Golden Hill/Union Road were used to develop through volumes on Golden Hill Road north of Ardmore Road and the existing Ardmore Road trip generation was used to estimate the turning movement volumes at Ardmore Road without the detour. Project trips were then added to develop Existing Plus Project Conditions. The Existing Plus Project volumes are shown on **Figure 2** and the intersection operations are shown on **Table 4.** Detailed calculation sheets are attached.

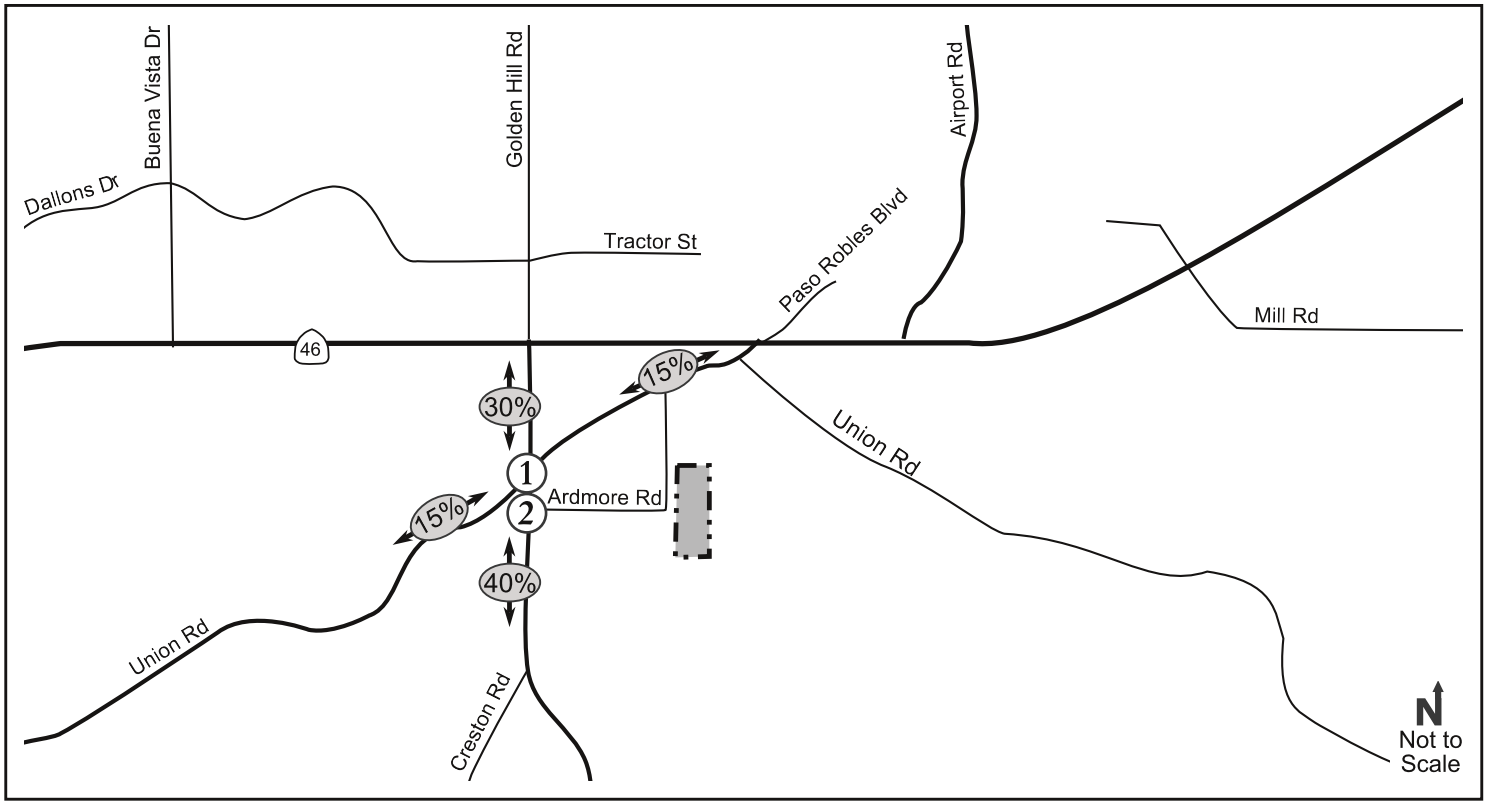
Table 4: Existing Plus Project Intersection Operations

Existing Plus Project Intersection Operations			
Intersection	**Weekday Peak Hour**	**Delay[1]**	**LOS**
1. Golden Hill Rd/Union Rd	AM	10.0	A
	PM	10.9	B
2. Golden Hill Rd/Ardmore Rd	AM	1.6 (18.6)	- (C)
	PM	2.7 (23.4)	- (C)

1. HCM 6th average control delay in seconds per vehicle. For two-way stop controlled (TWSC) intersections the worst approach's delay is reported in parentheses next to the overall delay.

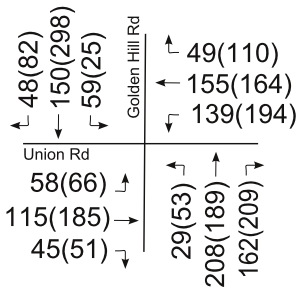
Both the Golden Hill Road/Union Road (#1) and Golden Hill/Ardmore Road (#2) intersections would operate at LOS C or better with the addition of project traffic and the completion of the Golden Hill Road/Union Road (#1) roundabout. No queues exceed the available storage.

Figure 2: Lane Configurations, Existing and Existing Plus Project Volumes



Existing Volumes

1.



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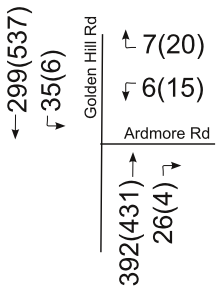
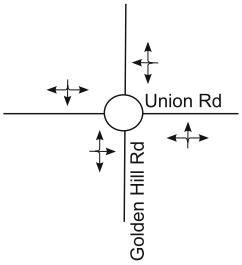


Existing Plus Project Lane Configuration

1.



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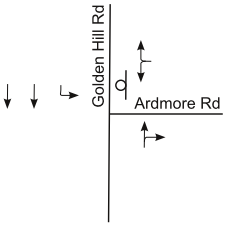
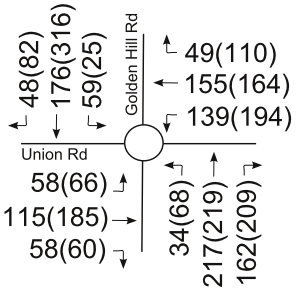


Existing Plus Project Volumes

1.



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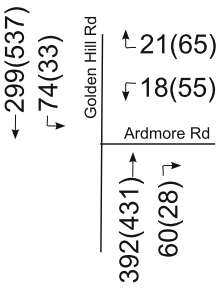


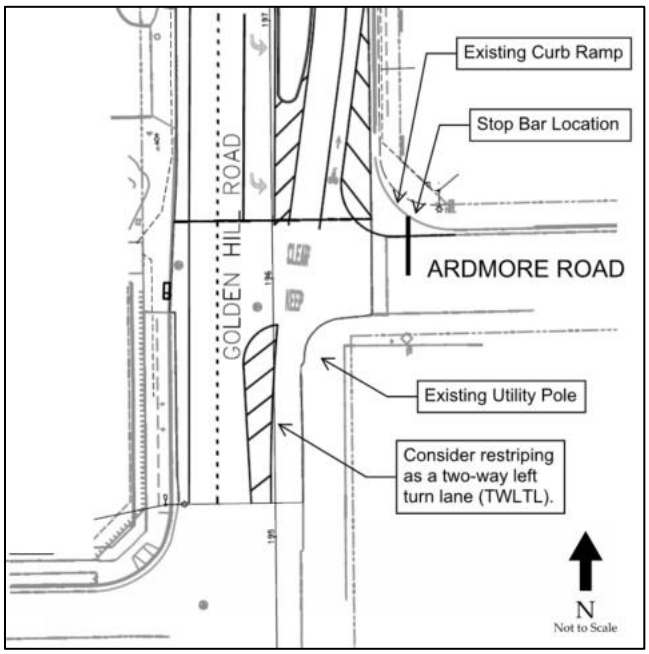
Legend:

- Stop Sign
- Project Site
- (x) Study Intersection
- xx(yy) - AM(PM) Peak Hour Traffic Volumes
- (x%) - Project Trip Distribution

Central Coast Transportation Consulting
Traffic Engineering & Transportation Planning

Exhibit 1 below shows the proposed intersection striping at Golden Hill Road/Ardmore Road (#2) following completion of the roundabout.

Exhibit 1: Golden Hill Road/Ardmore Road Intersection Striping



The Ardmore Road stop bar is located east of the existing curb ramp to allow for pedestrian travel. Therefore, drivers on Ardmore Road need to stop at the stop bar and then creep toward Golden Hill Road prior to making a turning movement. The intersection analysis did not include two-stage gap acceptance; however, the Golden Hill Road/Union Road roundabout project could consider restriping the left turn lane just south of Ardmore Road to a two-way left turn lane to allow for two-stage gap acceptance, which would improve operations.

Site Access and On-Site Circulation

The current site is vacant. The project proposes four driveways on Ardmore Road. The project proposes a main driveway extending Ardmore Road to the east, creating a t-intersection. The project also proposes three additional driveways along Ardmore Road north of the extension, a minimum of 200 feet apart. However, there is an existing intersection on the west side of the road approximately 300 feet north of Ardmore Road.

We recommend the project install all-way stop control at the Ardmore Road/Ardmore Road Extension t-intersection to control left turn conflicts. We also recommend consolidating the two central driveways on the existing Ardmore Road and placing the new driveway opposite the existing driveway location on the west side. Alternatively, remove the second northernmost driveway which has potential left turn conflicts with the existing driveway location on the west side.

The primary truck access point for Building 1 is proposed on the Ardmore Road extension just east of the existing Ardmore Road. The driveway does not meet City Standard Drawing C-10 and the truck turning movements as shown on the site plan are not recommended in this location. 200-foot minimum driveway spacing is recommended. We recommend the project relocate the proposed truck access or convert to one-way inbound.

Americans with Disabilities Act (ADA) parking spaces are recommended on the Ardmore Road extension. Edge line striping could also be considered as an alternative to the parking tees.

Street features including landscaping, utility poles, street furniture, signs, and parked vehicles can inhibit sight distance in urban areas. Per California Manual on Uniform Traffic Control Devices (CAMUTCD) guidance, "At all intersections, one stall length on each side measured from the crosswalk or end of curb return should have parking prohibited. A clearance of 6 feet measured from the curb return should be provided at alleys and driveways." We recommend parking restriction consistent with the CAMUTCD.

ATTACHMENTS

Traffic Count

Synchro Worksheets

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March 8, 2023
45dB Project # 23002

Acoustical Analysis:	**Requested by:**	**Client/Owner:**
Commercial/Light Industry Development 2930 Union Rd. Paso Robles, CA 93446	Kirk Consulting Attn: Ian McCarville 8830 Morro Rd. Atascadero, CA 93422	Covelop 1135 Santa Rosa St., Ste #210 San Luis Obispo, CA 93401

Summary

45dB Acoustics (“**45dB”)** has reviewed the applicable noise-related regulations for the commercial and light industrial 6-building planned development at the above address in the City of Paso Robles. Residences exist to the immediate north and east of the project, and a residential development is planned for the vacant site located directly south of the project. Properties to the west are industrial/commercial land uses. All neighboring properties exist within the City of Paso Robles.

Existing daytime hourly noise levels due to road traffic noise, primarily from Highway 46, range up to 43 dBA at the north property line adjacent to an existing residence, as predicted from published traffic counts and the FHWA’s Traffic Noise Model implemented into SoundPLAN®, a 3D noise propagation software package.

The proposed project was modeled to analyze the potential noise impact on the neighboring land uses. Noise levels associated with the project are anticipated to comprise of the following: traffic noise associated with the increased traffic on Ardmore Road; traffic and parking activities of 994 passenger vehicles daily in the surrounding parking lots; truck traffic and loading of up to 80 semi-trucks daily at the loading docks on the west side of Building 1; truck traffic and loading of up to 60 medium delivery trucks daily at the loading dock and in the service/loading lane along the north side of Building 6; truck traffic and loading of up to 60 medium delivery trucks daily in the service/loading lane along the south side of Building 3; a total of 37 rooftop HVAC units on the six Project buildings, each modeled with a sound power level of 87 dBA rel 10^{-12} W (i.e., sound pressure level of 76 dBA rel 20µPa at 1-m). All site activities were assumed to occur during daytime hours between 7am and 7pm. No vehicle idling was included in the service/loading lanes near Buildings 3 and 6 or near the loading docks at Building 1. Refrigerated trucks are not expected at the Project site and were not included as a noise source in the model.

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With the project in place and the above assumptions about site traffic and rooftop HVAC equipment, the modeled Daytime Hourly LA_{eq} levels along the property lines adjacent to residential land uses ranged up to 55 dBA and Nighttime Hourly LAeq levels ranged up to 45 dBA, both of which comply with the Municipal Code Daytime limit of 55 dBA and Nighttime limit of 45 dBA for residential land uses.

for 45dB Acoustics, LLC:



Sarah Taubitz, Mem.INCE, ASA

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1 Introduction

This sound level assessment and analysis was carried out to determine the noise impacts associated with the proposed mixed-use development at 2930 Union Rd in Paso Robles, CA. **45dB Acoustics, LLC** ("**45dB**") has predicted sound levels across the site and evaluated the project's suitability in reference to local regulations. Neighboring properties—particularly the existing residence to the immediate north and future residential developments to the immediate south—have been considered. The following factors are also considered:

- The topographical relationship of potential noise sources and applicable noise ordinances/laws
- Identification of noise sources and their characteristics, including predicted noise levels at representative neighboring receiver location(s), considering present and future land usage
- Basis for the sound level prediction (i.e., engineering inputs and assumptions)
- Noise attenuation measures (mitigation) to be applied, if needed
- Information on fundamentals of noise and vibration to aid in interpreting the report (Section 8, Appendix)

The project would consist of six new commercial/light industrial buildings located in the City of Paso Robles. Anticipated uses included warehousing / storage, wine processing and tasting, light /craft manufacturing, office, and limited retail. Residences and farmland are located immediately north and east of the project's property lines (Figure 1). A residential development is planned to the immediate south. Commercial and industrial properties are located to the west of the project.

The project is planned to include 330 vehicle parking spaces and 17 motorcycle parking spaces. A Transportation Impact Study was completed and is referenced herein for the increased traffic due to the project.

For the purposes of an acoustic study, with trucks in the loading areas as the dominant noise sources on site, the operating hours of 7am to 7pm (i.e. daytime hours) on weekdays were utilized for a conservative analysis. Most days and times of the year may have less traffic, and hence noise, emitting from the proposed project.

2 Regulatory Setting

Throughout this document, noise levels and limits are assumed to be A-weighted decibel levels.

2.1 Local Regulation – City of Paso Robles Noise Ordinance

The project and all surrounding properties are located within Paso Robles. The City of Paso de Robles, CA Municipal Code Noise Ordinance[1] provides regulation and guidelines regarding noise. The Interior and Exterior Noise Standards (Table 1) define the limits due to locally regulated (non-transportation) noise sources at residential, industrial, and commercial receiving land uses.

2.1.1 Residential Exterior Ambient Noise Levels

The nearest potentially sensitive noise receptors evaluated in this study are the residential homes/dwellings—including those on agriculturally zoned land—at the locations indicated on Figure 1.

For residential uses, the limits are 55 dBA LA_{eq} and 75 LA_{max} during daytime hours, 50 dBA LA_{eq} and 70 LA_{max} during evening hours, and 45 dBA LA_{eq} and 65 dBA LA_{max} during nighttime hours. Daytime hours are defined as 7am to 7pm, evening hours are 7pm to 10pm, and nighttime hours are 10pm – 7am. These limits are to be evaluated at the receiving land use property line.

2.1.2 Commercial/Industrial Exterior Ambient Noise Levels

The nearest commercial/industrial properties are located directly west of the project, across Ardmore Rd. These land uses are highlighted in Figure 1.

For commercial and industrial land uses, The City of Paso Robles' exterior noise standards for locally regulated noise sources are 60 dBA LA_{eq} and 80 LA_{max} during daytime hours, and 55 dBA LA_{eq} and 75 LA_{max} during evening hours (Table 1). Daytime hours are defined as 7am to 7pm and evening hours are 7pm to 10pm. Nighttime limits are not defined for these land uses because commercial and industrial properties are assumed to be unoccupied at night.

[1] El Paso de Robles, California Municipal Code, Section 21.60.060, Interior and Exterior Noise Standards, 2019. https://library.municode.com/ca/el_paso_de_robles/codes/code_of_ordinances?nodeId=TIT21ZO_ARTVNO_CH21.60NO_21.60.060EXINNOST

Table 1: City of Paso Robles Noise Ordinance Standards for Non-Transportation Noise Sources (reprint)

Table 1
Noise Standards for Locally Regulated (non-transportation) Noise Sources
Paso Robles Noise Element

Receiving Land Use	Period[3]	Exterior Areas[1]		Interior Spaces[2]	
		Lmax[4]	Leq[5]	Lmax[4]	Leq[5]
Residential	Day	75	55	60	45
	Evening	70	50	55	40
	Night	65	45	45	35
Mixed Use Residential	Day	---	---	60	45
	Evening	---	---	55	40
	Night	---	---	45	35
Hotels, Hospitals[6] & Nursing Homes	Day	75	60	60	45
	Evening	75	55	55	40
	Night	70	50	45	35
Uptown Town Center S.P. Area (UTCSP) Residential	Day	80	60	60	45
	Evening	75	55	55	40
	Night	70	50	45	35
Theaters & Auditoriums	Day	75	55	40	35
	Evening	70	50	40	35
	Night			40	35
Churches, Meeting Halls, Libraries	Day	75	55	55	45
	Evening	70	50	55	40
Schools[7]	Day	---	---	55	40
	Evening	---	---	55	40
Office/Professional	Day	80	60	60	45
	Evening	75	55	60	45
Commercial/Retail Buildings	Day	80	60	60	50
	Evening	75	55	60	50
Playgrounds, Parks, etc.	Day	75	55	---	---
	Evening	75	55	---	---
Industrial	Day	80	60	60	50
	Evening	75	55	60	50

Specific Notes:

1. Noise sensitive areas are defined within the acoustic terminology section.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, as defined in the acoustic terminology section, with windows and doors closed.
3. Daytime hours = 7 am – 7 pm, Evening hours = 7 pm – 10 pm, Nighttime hours = 10 pm – 7 am.
4. Lmax = Highest measured sound level occurring during a given interval of time (Typically 1 hour).
5. Leq = Average or "Equivalent" noise level during the worst-case hour in which the building is in use.
6. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
7. Exterior areas of school uses are not typically noise-sensitive. As a result, the standards for schools are focused on the interior office and classroom spaces.

General Notes Applicable to All Noise Standards and Land Uses:

a. Where the noise source in question consists of speech or music, or is impulsive in nature, or contains a pure tone, the noise standards of this table are reduced by 5 dB.
b. Where ambient noise levels exceed the noise level standards shown above, the noise standards shall be increased in 5 dBA increments to encompass the ambient.
c. Reductions in the noise standards for noise sources identified in general note "A" above shall be applied after any increases warranted by elevated ambient conditions prescribed in general note "B", subject to verification through a noise study.

3 Noise Propagation Model

SoundPLAN® is a state-of-the-art sound propagation modeling software package that calculates sound levels while taking into account the air and ground attenuation factors, terrain variation and the built environment, road pavement types, and other relevant factors. This software has incorporated many noise propagation standards, including the ISO 9613-2 and the FHWA's Traffic Noise Model (TNM) calculation standards. More details about SoundPLAN®, TNM, and ISO 9613-2 can be found in Section 8.3.

Traffic counts for nearby roads are input to the model to establish an ambient existing noise environment. All sound pressure levels in this report are in units of A-weighted decibels (dBA) for direct comparison to the Code.

3.1 Local Transportation Noise

AADT (Annual Average Daily Traffic) counts are taken from the CalTrans traffic database[2] and the County of San Luis Obispo Traffic Engineering online database[3] and input directly into SoundPLAN®, which then distributes them across the day, evening, and nighttime periods to predict outdoor noise levels. Traffic counts are adjusted upward 1% per year to 2023.

Current traffic counts for Ardmore, Golden Hill, and Union Roads and their projected increases due to the Project were detailed in the transportation impact analysis[4] provided by the Client. The study provided peak AM and PM hourly counts which were used to estimate the current and projected AADT numbers used in the model. Of particular note, the average daily traffic on Ardmore is anticipated to increase by 1194, which includes passenger vehicles as well as the semi-trucks and medium delivery trucks that are anticipated to arrive daily at the Project site. 226 daily passenger and semi-truck trips are expected for Building 1 and 968 daily passenger and medium delivery truck trips are expected for Buildings 2-6.

Table 2: Traffic Count Data, 2023 Estimates, and Projections due to Project

Road	AADT	Year	Years to Project	2023 AADT Projections	Projected AADT Increase due to Project
Hwy 46[2]	26500	2020	3	27303	--
Union Rd (E of Paso Robles)[3]	2985	2002	21	3679	--
Union Rd (Golden Hill to Paso Robles)[4]	--	--	--	8029	--
Union Rd (W of Golden Hill)[4]	--	--	--	5389	215

[2] CalTrans Traffic Census Program, 2020. https://dot.ca.gov/programs/traffic-operations/census
[3] County of San Luis Obispo, Department of Public Works, Traffic Count Data, 2021. https://www.slocounty.ca.gov/Departments/Public-Works/Forms-Documents/Transportation/Traffic-Count-Data.pdf
[4] Ardmore Industrial, Paso Robles –Transportation Analysis, Central Coast Transportation Consulting, December 2022.

Road	AADT	Year	Years to Project	2023 AADT Projections	Projected AADT Increase due to Project
Golden Hill (N of Union)[4]	--	--	--	5785	358
Golden Hill (S of Union)[4]	--	--	--	7445	539
Golden Hill (S of Ardmore)[4]	--	--	--	7242	603
Ardmore (E of Golden Hill)[4]	--	--	--	513	1194

All traffic was assumed to travel at a speed of 15 mph. All passenger, semi-truck, and delivery truck traffic was modeled for the hours between 7am and 7pm.

3.2 Warehouse Shipping Activity

The loading dock area on the west side of Building 1 (Figure 2) is expected to handle 80 semi-trucks daily. These are input into the model with the following details:

- 80 heavy trucks per day, traveling at 10 mph between the hours of 7am and 7pm through the loading area and around Building 1
- Backup alarms for each semi-truck with an average sound power level (LWA) of 100 dBA and maximum sound power level (LWA_{max}) of 103 dBA, emitted for no longer than 15 seconds per vehicle in the loading area
- Air brakes for each semi-truck having a maximum sound power level (LWA_{max}) of 110 dBA, which would be emitted for no more than 2 seconds per vehicle in the loading area
- We assumed that all vehicles would not idle for any significant amount of time
- We assumed that no refrigerated trucks would be expected at this site. (Refrigerated semi-trailer trucks can be problematic for noise, as the refrigerator units for the containers tend to be high level, low-frequency tonal, may operate even when the truck is parked, and are located at a higher height toward the top of the truck containers.)

3.3 Service and Loading Lanes

Two service/loading areas are included on the project site, on the south side of Building 3 and on the north side of Building 6. These are input into the model with the following details:

- Each service lane would have no more than 60 cars and medium-sized delivery trucks, traveling at speeds of 10 mph or less between the hours of 7am and 7pm
- A loading area on the northeast corner of Building 6, which includes a loading dock where delivery trucks may have a backup alarm. The backup alarms have an average sound power level (LA_{eq}) of 100 dBA and maximum sound power level (LWA_{max}) of 103 dBA, which would be emitted for no longer than 10 seconds per vehicle at the loading dock
- We assumed that no medium truck or delivery vehicles would use air brakes
- We assumed that all vehicles would not idle for any significant amount of time

For reference, a medium-duty truck typically has noise emission levels 5-7 dB lower than heavy-duty semi-trucks.

3.4 Parking Areas

Parking areas surround the six Project site buildings. Modeled parking lot noise includes door slams and vehicle ignitions – and conservatively assumes all vehicles have internal-combustion engines. Per the Client, 186 daily vehicle trips are expected for Building 1 and 968 daily vehicle trips are expected for Buildings 2-6. With expected semi- and delivery truck traffic excluded, we modeled the parking area around Building 1 with parking activities for 146 passenger vehicles and the parking areas around Buildings 2-6 with activities for 848 passenger vehicles. All parking activities were assumed to only occur during daytime hours, between 7am and 7pm.

3.5 HVAC Equipment

Placement of the 37 rooftop HVAC units was provided by the architect on March 2, 2023. Nine (9) rooftop units (RTUs) were included for Building 1, two (2) RTUs on Building 2, six (6) RTUs on Building 3, six (6) RTUs on Building 4, eight (8) RTUs on Building 5, and 6 (6) RTUs on Building 6.

Although the models have not yet been selected, based upon our experience with this equipment and calculated sound levels that would comply with the Municipal Code at the property lines, we assumed each unit has a sound power level ("LWA") of no more than 87 dBA rel 10^{-12} W, corresponding to a sound pressure level of 76 dBA rel 20µPa at a distance of 1 meter.

All HVAC equipment was assumed to be operating continuously, 24 hours per day, since although not typical, the project has the potential for all units to be running simultaneously.

4 Existing Site Ambient Noise Environment

A 3D geometric model of the situation is created within the SoundPLAN® noise modeling software. Buildings and main roads are modeled on the terrain to create a realistic model of the outdoor noise propagation for the area.

All sound contour plots, in plan view, are presented at a height of 1.5 m / 5 feet (AGL) within this report, and all are in units of A-weighted dB rel 20µPa for direct comparison with the applicable regulations.

The Federal Highway Administration's Traffic Noise Model (TNM) calculation method is utilized to predict outdoor noise propagation from the existing road traffic. Resulting daytime ("$L_{eq,d}$") sound level contours for the existing site are shown in Figure 3. Because these sound levels are calculated based only on road traffic, they are very low levels, particularly during evening and nighttime hours when traffic counts are lower. In reality, other sounds such as wind through vegetation, and other community sounds may contribute to and create levels higher than those shown here. In general, the areas further away from the roads are relatively quiet rural environments. For the residential use areas north of the project site on Ardmore Rd, daytime noise levels are approximately 42 dBA.

5 Predicted Future Noise Environment with Project

The 3D model with the project in place is shown in Figure 4. The resulting daytime sound level contours (at a 5-ft height) from the proposed Project and associated traffic, loading dock, and HVAC noise in place (as described in Section 3) are illustrated in Figure 5. The red asterisks (*) on each of the buildings represent the rooftop HVAC unit locations.

The daytime hourly levels at the residential property lines to the north, east, and south of the project site are not expected to exceed the Municipal Code residential L_{eq} limit of 55 dBA. Maximum daytime levels are also not expected to exceed the associated L_{max} limit of 75 dBA. Levels at the western commercial/industrial property lines are also not expected to exceed the Municipal Code limits.

Table 3 shows the existing ambient levels due to road traffic alone at selected property line receiver locations (shown in Figure 3 and Figure 5) as well as the anticipated effect the proposed Project would have at each location.

Table 3: Sound Levels at Receivers of Interest

	Existing Ambient (Road Traffic Only)				With Project				
Receiver	CNEL /L_{dn} (dBA)	Daytime Hourly $L_{eq,d}$ (dBA)	Evening Hourly $L_{eq,e}$ (dBA)	Nighttime Hourly $L_{eq,n}$ (dBA)	CNEL /L_{dn} (dBA)	Daytime Hourly $L_{eq,d}$ (dBA)	Evening Hourly† $L_{eq,e}$ (dBA)	Nighttime Hourly $L_{eq,n}$ (dBA)	Daytime L_{max} (dBA)
E1	42	41	36	34	52	51	45	44	44
E2	37	36	31	28	53	52	46	45	30
E3	38	37	32	29	49	47	41	41	32
N1	43	42	37	35	51	53	40	39	66
N2	42	41	36	34	53	55	39	38	71
NE	43	42	37	35	49	48	41	41	58
NW	43	43	37	34	53	54	44	42	52
S1	35	34	29	27	51	53	36	36	65
S2	34	33	28	26	45	46	36	35	52
SE	32	31	25	23	44	42	36	36	34
SW	36	35	30	27	51	53	37	36	64
W1*	35	35	29	26	57	60	40	39	66
W2*	35	34	29	26	57	60	39	38	76

** Receivers W1 & W2 are located on a property line shared with industrial/commercial land uses*

All locations are expected to comply with the Municipal Code, assuming all site activities operate as described within this report and between 7am and 7pm. Although vehicle noise is not present at night, the HVAC units are often still running, which is responsible for a sizable increase during nighttime hours as shown. HVAC units typically run a fraction of any hour, so the increase shown is conservatively high and may be approximately 10dB lower on an hourly L_{eq} basis. Rooftop units also can be screened to provide mitigation (not included here), and parapet walls may further redirect noise due to rooftop equipment.

5.1 Assumptions and Limitations

The sound level contours are provided for visualization purposes showing resulting sound levels during daytime hours. Daytime hourly sound levels are the primary metric used for evaluation since all Project site activities are expected to occur during daytime hours.

5.1.1 Loading Areas

The related maximum ("L_{max}" or "LA_{max}") limits within the regulations also apply while evaluating any proposed project. Maximum short-duration noises for this project include mainly the braking from semi-trucks and backup alarms from semi-trucks and medium delivery trucks in the loading areas outside Buildings 1 and 6. We anticipate that backup noises are within 20dB above the hourly LA_{eq} levels from the trucking activities, such that if the hourly LA_{eq} levels for the site comply, then the maximum levels for the site will also comply with the applicable regulations.

We assume trucks will not idle for long periods of time while parked. We recommend that any semi-trucks wishing to continuously idle do so near the north side of the Building 1 loading area, away from the property lines. If trucks run idle for the majority of a given hour, it can become a nuisance and potential code exceedance. The most effective mitigation is limiting/minimizing truck idling, which we presume is already the case. This is also true for backup beeping and truck air brakes usage.

Noise levels at the property lines are primarily limited by the number of semi-trucks and medium delivery trucks in the loading areas around Buildings 1 and 6. If more than 80 semi-trucks per day are expected in the loading area of Building 1, mitigation will be required at the south and west property lines due to the additional truck traffic noise in the loading area. Similarly, if more than 60 medium delivery trucks are anticipated to use the service/loading lane and dock north of Building 1, mitigation will be required.

5.1.2 Parking Lots

Parking areas surrounding the Project buildings were conservatively modeled with 994 passenger vehicles per day between the hours of 7am and 7pm. Further analysis would be required if parking activities were expected during evening or nighttime hours to ensure compliance with the Municipal Code.

5.1.3 Rooftop HVAC Equipment

Using the preliminary HVAC rooftop unit (RTU) layout provided by the architect, we included a maximum sound power level "LWA" of 87 dBA for each unit on the buildings as constant 24/7 noise sources in our model that would allow the Project to comply with the Municipal Code. This HVAC noise can be considered "worst-case" for the project, and it contributes a significant portion of the total noise increase calculated.

Sound levels at the property lines can increase or decrease depending on the proximity of the RTUs. Nighttime levels along the east property line will not comply if the RTUs on Buildings 3 and 5 are placed closer than 100 feet from the east property line.

These units typically run less frequently at night and perhaps 25 to 50% of the daytime hours, so projected levels may be higher than typical during day and night hours. However, if the RTUs are louder than the sound power level "LWA" of 87 dBA, are located in significantly different locations than shown in the model, are placed closer to the property lines than indicated above, or if there will be more units on-site than included in this analysis, a revised analysis would be required to verify compliance. RTUs can also be screened/mitigated to reduce potential impact.

6 Conclusion

Existing daytime hourly noise levels due to road traffic noise, primarily from Highway 46, range up to 43 dBA at the north property line adjacent to an existing residence, as predicted from published traffic counts and the FHWA's Traffic Noise Model implemented into SoundPLAN®.

The proposed project was modeled to analyze the potential noise impact on the neighboring land uses. Noise levels associated with the project are anticipated to comprise of the following:

- Traffic noise associated with the increased traffic on Ardmore Road
- Traffic and parking activities of 994 passenger vehicles daily in the surrounding parking lots
- Truck traffic and loading of up to 80 semi-trucks daily at the loading docks on the west side of Building 1
- Truck traffic and loading of up to 60 medium delivery trucks daily at the loading dock and in the service/loading lane along the north side of Building 6
- Truck traffic and loading of up to 60 medium delivery trucks daily in the service/loading lane along the south side of Building 3
- 37 rooftop HVAC units on the six Project buildings, each modeled with a sound power level of 87 dBA rel 10^{-12} W (i.e., sound pressure level of 76 dBA rel 20µPa at 1-m).
- All site activities were assumed to occur during daytime hours between 7am and 7pm
- No vehicle idling was included for the service/loading lanes near Buildings 3 and 6 or near the loading docks at Building 1
- Refrigerated trucks are not expected at the Project site and were not included as a noise source in the model

With the project in place and the above assumptions about site traffic and rooftop HVAC equipment, the modeled Daytime Hourly LA_{eq} levels along the property lines adjacent to residential land uses ranged up to 55 dBA and Nighttime Hourly LAeq levels ranged up to 45 dBA, both of which comply with the Municipal Code Daytime limit of 55 dBA and Nighttime limit of 45 dBA for residential land uses.

The conclusions and recommendations of this acoustical analysis are based upon the information known to 45dB Acoustics, LLC ("**45dB**") at the time the analysis was prepared concerning the proposed site plans, traffic volumes, and proposed project activities. Any significant changes to these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in site plan, noise regulations, or other factors beyond **45dB**'s control may result in long-term noise results that differ from those described by this analysis.

7 Figures

Figure 1: Aerial Map of Proposed Project Site and Surrounding Properties (GoogleMaps)



Figure 2: Project Site Plan (Dated 2-13-2023)

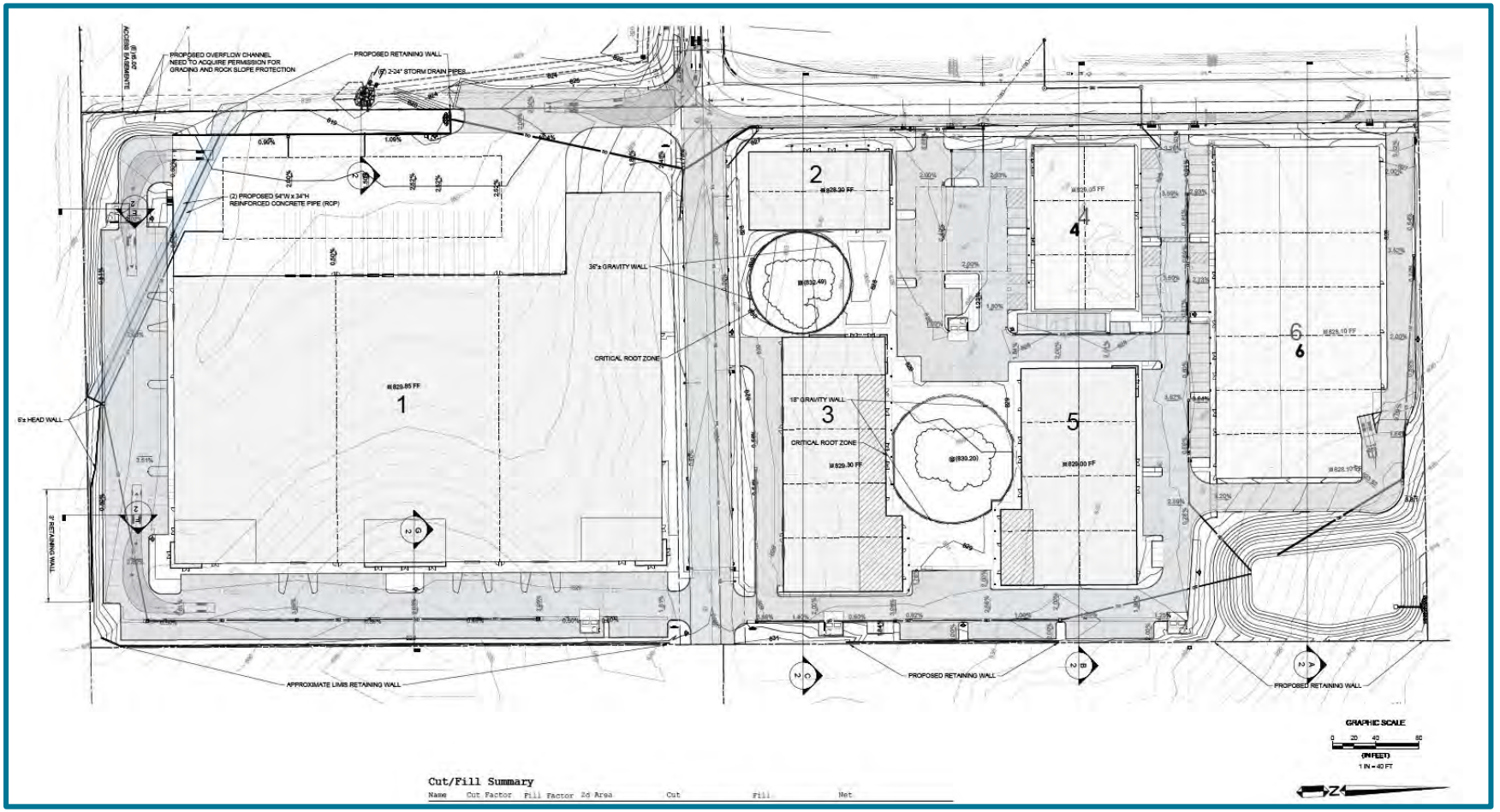


Figure 3: Daytime ("$L_{eq,d}$") Sound Level Contours, Existing Site

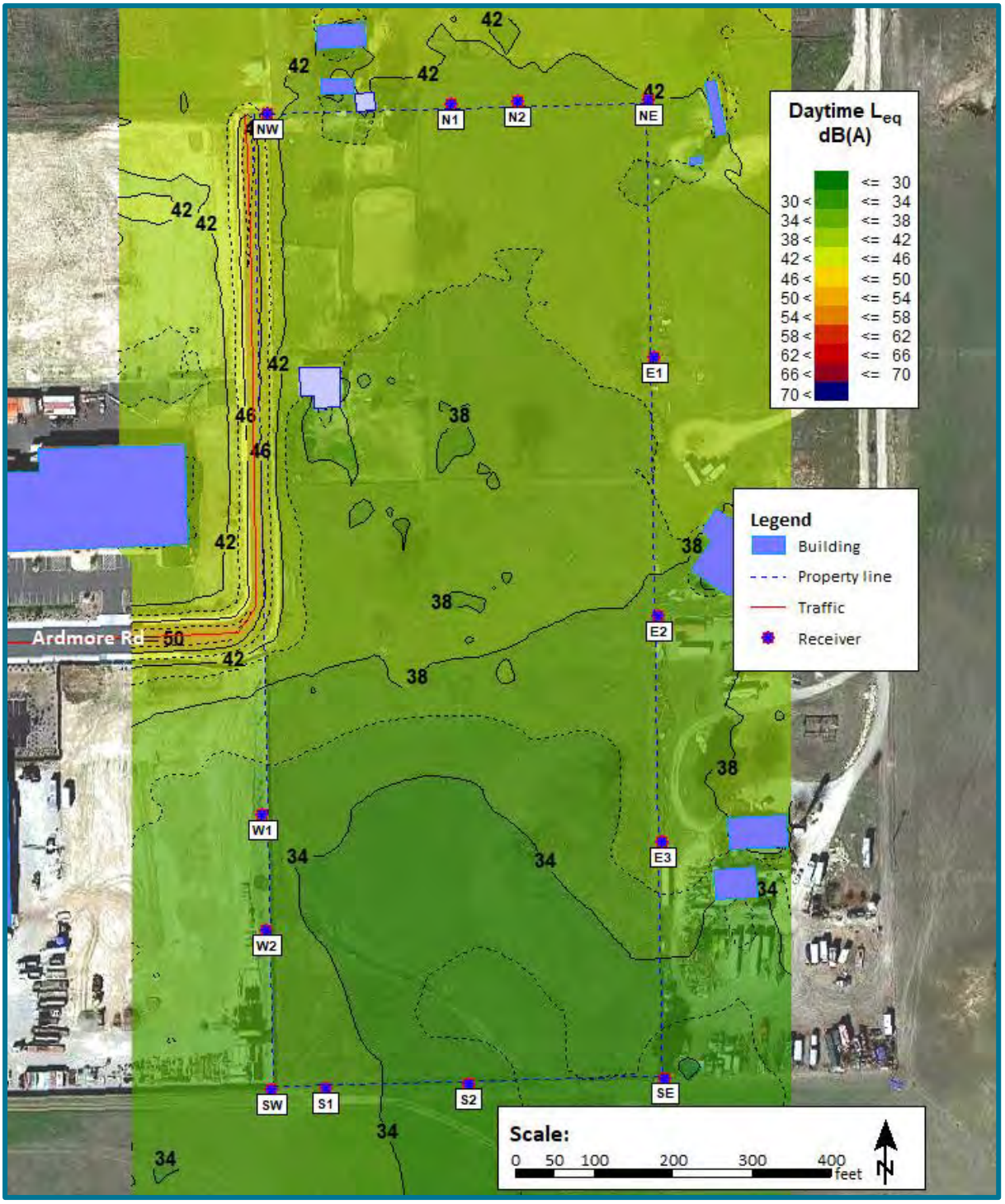
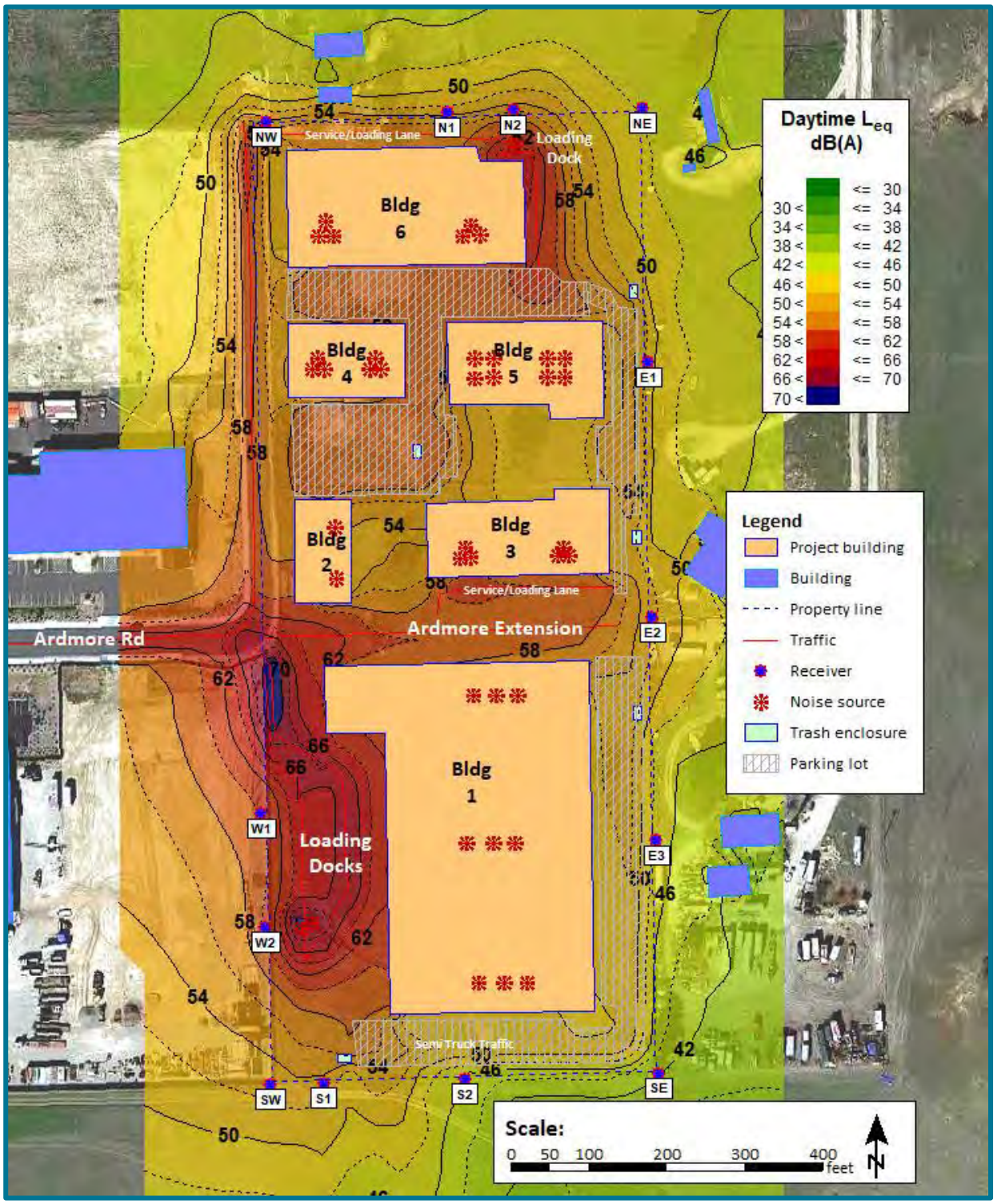


Figure 4: 3D View of Site Geometry, with Proposed Project



Figure 5: Daytime ("$L_{eq,d}$") Sound Level Contours, with Proposed Project



8 Appendix

8.1 Characteristics of Sound

When an object vibrates, it radiates part of its energy as acoustical pressure in the form of a sound wave. Sound can be described in terms of amplitude (loudness), frequency (pitch), or duration (time). The human hearing system is not equally sensitive to sound at all frequencies. Therefore, to approximate this human, frequency-dependent response, the A-weighted filter system is used to adjust measured sound levels. The normal range of human hearing extends from approximately 0 to 140 dBA. Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. Because of the physical characteristics of noise transmission and of noise perception, the relative loudness of sound does not closely match the actual amounts of sound energy. Table 4 below presents the subjective effect of changes in sound pressure levels.

Table 4: Sound Level Change Relative Loudness/Acoustic Energy Loss[5]

0 dBA	Reference 0%
-3 dBA	Barely Perceptible Change 50%
-5 dBA	Readily Perceptible Change 67%
-10 dBA	Half as Loud 90%
-20 dBA	1/4 as Loud 99%
-30 dBA	1/8 as Loud 99.9%

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. This phenomenon is known as spreading loss. Generally, sound levels from a point source will decrease by 6 dBA for each doubling of distance. Sound levels for a highway line source vary differently with distance because sound pressure waves propagate along the line and overlap at the point of measurement. A closely spaced, continuous line of vehicles along a roadway becomes a line source and produces a 3 dBA decrease in sound level for each doubling of distance. However, experimental evidence has shown that where sound from a highway propagates close to “soft” ground (e.g., plowed farmland, grass, crops, etc.), a more suitable drop-off rate to use is not 3.0 dBA but rather 4.5 dBA per distance doubling (FHWA 2010).

When sound is measured for distinct time intervals, the statistical distribution of the overall sound level during that period can be obtained. The L_{eq} is the most common parameter associated with such measurements. The L_{eq} metric is a single-number noise descriptor that represents the average sound level over a given period of time. For example, the L50 noise level is the level that is exceeded 50 percent of the time. This level is also the level that is exceeded 30 minutes in an hour. Similarly, the L02, L08 and L25 values are the noise levels that are exceeded 2, 8, and 25 percent of the time or 1, 5, and 15 minutes per hour. Other values typically noted during a

[5] Highway Traffic Noise Analysis and Abatement Policy and Guidance, U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch, June 1995.

noise survey are the L_{min} and L_{max}. These values represent the minimum and maximum root-mean-square noise levels obtained over the measurement period.

Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet-time noise levels in a 24-hour noise descriptor called the CNEL or L_{dn}. This increment is incorporated in the calculation of CNEL or L_{dn}, described earlier.

8.2 Terminology/Glossary

A-Weighted Sound Level (dBA)
The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. A-weighting de-emphasizes the low and very high frequency components of the sound in a manner similar to the response of the average human ear. A-weighted sound levels correlate well with subjective reactions of people to noise and are universally used for community noise evaluations.

Air-borne Sound
Sound that travels through the air, differentiated from structure-borne sound.

Ambient Sound Level
The prevailing general sound level existing at a location or in a space, which usually consists of a composite of sounds from many sources near and far. The ambient level is typically defined by the L_{eq} level.

Background Sound Level
The underlying, ever-present lower level noise that remains in the absence of intrusive or intermittent sounds. Distant sources, such as Traffic, typically make up the background. The background level is generally defined by the L90 percentile noise level.

Community Noise Equivalent Level (CNEL)
The L_{eq} of the A-weighted noise level over a 24-hour period with a 5-dB penalty applied to noise levels between 7 p.m. and 10 p.m. and a 10-dB penalty applied to noise levels between 10 p.m. and 7 a.m. CNEL is similar to L_{dn}.

Day-Night Sound Level (L_{dn})
The L_{eq} of the A-weighted noise level over a 24-hour period with a 10-dB penalty applied to noise levels between 10 p.m. and 7 a.m. L_{dn} is similar to CNEL.

Decibel (dB)
The decibel is a measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

DBA or dB(A)
A-weighted sound level. The ear does not respond equally to all frequencies and is less sensitive at low and high frequencies than it is at medium or speech range frequencies. Thus, to obtain a single number representing the sound level of a noise containing a wide range of frequencies in a manner representative of the ear's response, it is necessary to reduce the effects of the low and

high frequencies with respect to the medium frequencies. The resultant sound level is said to be A-weighted, and the units are dBA. The A-weighted sound level is also called the noise level.

Energy Equivalent Level (L_{eq})
Because sound levels can vary markedly in intensity over a short period of time, some method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, one describes ambient sounds in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. In this report, an hourly period is used.

Field Sound Transmission Class (FSTC)
A single number rating similar to STC, except that the transmission loss values used to derive the FSTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly.

Noise Reduction (NR)
Noise reduction is the difference between outdoor sound level and indoor sound level. It is not identical to Sound Transmission Class.

Outdoor-Indoor Transmission Class (OITC)
A single number classification, specified by the American Society for Testing and Materials (ASTM E1332 issued 1994), that establishes the A-weighted sound level reduction provided by building facade components (walls, doors, windows, and combinations thereof), based upon a reference sound spectrum that is an average of typical air, road, and rail transportation sources. The OITC is the preferred rating when exterior façade components are exposed to a noise environment dominated by transportation sources. Once built, as much as a 5-point reduction in Apparent Outside-Inside Transmission Class (OITC) from the original, as-designed OITC may be expected.

Percentile Sound Level, Ln
The noise level exceeded during *n* percent of the measurement period, where *n* is a number between 0 and 100 (e.g., L10 or L90)

Sound Transmission Class (STC)
STC is a single number rating, specified by the American Society for Testing and Materials, which can be used to measure the sound insulation properties for comparing the sound transmission capability, in decibels, of interior building partitions for noise sources such as speech, radio, and television. It is used extensively for rating sound insulation characteristics of building materials and products.

Structure-Borne Sound
Sound propagating through building structure. Rapidly fluctuating elastic waves in gypsum board, joists, studs, etc.

Subjective Loudness Level
In addition to precision measurement of sound level changes, there is a subjective characteristic which describes how most people respond to sound:

- A change in sound level of 3 dBA is *barely perceptible* by most listeners.
- A change in level of 6 dBA is *clearly perceptible*.

- A change of 10 dBA is perceived by most people as being *twice* (or *half*) as loud.

8.3 SoundPLAN Acoustics Software

SoundPLAN®, the software used for this acoustic analysis, is an acoustic ray-tracing program dedicated to the prediction of noise in the environment. Noise emitted by various sources propagates and disperses over a given terrain in accordance with the laws of physics. The software calculates sound attenuation of environmental noise, even over complex terrain, uneven ground conditions, and with complex obstacles. Up to three reflections for each noise source are taken into account to closely and accurately predict real-world acoustics. Worldwide, governments and engineering associations have created algorithms to calculate acoustical phenomena to standardize the assessment of physical scenarios. Accuracy has been validated in published studies to be + / - 2.7 dBA with an 85% confidence level.

8.3.1 ISO 9613-2

For industrial and other noise sources besides road traffic, SoundPLAN calculates the sound field in accordance with ISO 9613-2 "Acoustics - Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation." The standard states that "this part of ISO 9613 specifies an engineering method for calculating the attenuation of sound during propagation outdoors, in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level under meteorological conditions favorable to propagation from sources of known sound emissions. These conditions are for downwind propagation under a well-developed moderate ground-based temperature inversion, such as commonly occurs at night." Uncertainty of calculations with this method are +/-1 dB for sources less than 10m in height and within 1000m of the receiver.

8.3.2 Traffic Noise Model

The Federal Highway Administration Traffic Noise Model (TNM), implemented into the SoundPLAN® software, was used for the road traffic sound level modeling in this study. TNM contains the following components:

1. Modeling of five standard vehicle types, including automobiles, medium trucks, heavy trucks, buses, and motorcycles, as well as user-defined vehicles.
2. Modeling both constant- and interrupted-flow traffic using a field-measured data base.
3. Modeling effects of different pavement types, as well as the effects of graded roadways.
4. Sound level computations based on a one-third octave-band data base and algorithms.
5. Graphically-interactive noise barrier design and optimization.
6. Attenuation over/through rows of buildings and dense vegetation.
7. Multiple diffraction analysis.
8. Parallel barrier analysis.
9. Contour analysis, including sound level contours, barrier insertion loss contours, and sound-level difference contours.

These components are supported by a scientifically founded and experimentally calibrated acoustic computation methodology, as well as a flexible data base, made up of over 6000 individual pass-by events measured at forty sites across the country.

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October 21, 2022

To: Michael Stoltey – MD3 Investments & Damien Mavis – CoVelop

Re: Oak Tree Impact and Protection report for Ardmore Road Project, 2930 Union Rd, Paso Robles, CA 93446

Gentlemen,

In response to your request for an Oak Assessment, Impact and Protection plan for native oaks growing on a lot you intend to purchase and develop at 2930 Union Road, I have produced the following report.

Assignment

- Collect tree data and perform Level 2 inspections on 8 valley oaks *(Quercus lobata)* to determine condition and suitability for retention.
- Perform advanced Level 3 Assessment with Resistograph for 3 valley oaks.
- Provide written summary of condition and suitability for retention for all 8 valley oaks.
- Determine Tree Protection Zones (TPZs) for all trees proposed for retention that will potentially have construction impacts occurring in the Critical Root Zone (CRZ) or within 5 feet of the CRZ per City of Paso Robles requirements.
- Produce written oak tree impact and tree protection report based on the International Society of Arboriculture's (ISA) best management practices for tree protection during construction and City of Paso Robles tree protection requirements.

  Report to include:
  - Inventory of all trees being impacted
  - Critical root zone calculations
  - Tree protection zone calculations
  - Tree impact assessment
  - Tree protection requirements and standards
  - Tree protection map with TPZ fencing delineated
  - Photographs

Summary

The proposed project is for the construction of a multi-unit, mixed-use industrial site.
In total, I recommended six (6) native oak trees for removal based on structural and health issues. Proposed tree removals equate to 75% of all oak trees on site.

Tree replacements are required for all native oak trees removed that are six (6) inch diameter and larger. If all proposed oak tree removals are approved, forty-five (45) native oaks at the minimum 1.5-inch caliper or thirty-four (34) native oaks at 2-inch caliper would be required to be planted on the premises or somewhere in the city, upon the Public Works Director's approval.

An International Society of Arboriculture Certified Arborist shall observe and approve all construction activities that occur within or adjacent to the critical root zone (CRZ) of any trees proposed for retention.

A pre-construction meeting shall be held with the project arborist and all parties involved in the project. All tree protection fencing, and tree protection measures shall be in place before any construction activity begins. All necessary pruning shall also be completed before grading and construction.

Introduction

This project is located on an old cattle ranch. Most of the trees had been heavily impacted by cattle and were in severe decline due to root damage and drought or were structurally unstable. On August 2, 2022, I visited the site and performed a basic assessment on all native oaks 6-inch diameter and greater on the property you intend to develop. Initially, I found 4 trees were in such poor condition that I recommended their removal. One (1) tree was in good condition and deemed fit to retain.

As a result of the defects, I found during my basic inspection, 3 of the 8 trees on site required an advanced inspection with a Resistograph, wood density measuring device to determine their structural integrity. I returned to the site on August 5, 2022, and performed the advanced inspections with a Resistograph. On August 12, 2022, I collected additional data for 1 tree via a climbing inspection. I analyzed data collected during the advanced inspections and made recommendations regarding tree condition, tree risk and potential for retention. Ultimately, I determined 1 of the trees included in the advanced inspection could be retained. Combined with the tree deemed retainable during the basic inspection, I recommended 2 native oaks be retained and incorporated within the project.

All tree inspections were based on the potential for a tree to fail within the next 5 years from the date of this report. Any tree retained should be re-inspected on an annual basis to determine health and structural integrity status.

Methodology and Tools

My initial level 2 inspection consisted of a ground based, visual inspection and full walk around of the tree. I used a rubber mallet to sound the trunk to detect decay. I tagged each tree with an aluminum tag and assigned it a number. Based on a previous arborist's inspection of the trees, I assigned the same number that was listed in their report so we would have consistency when referencing the trees.

Advanced inspections consisted of Resistograph wood density testing, and in one instance, an aerial inspection that consisted of determining the extent of decay with a tape measure.

Tree Diameter Measurements

Diameter at Standard Height (DSH) was measured at 4.5' above ground. For multi-stem trees that divided below 4.5', I measured below the division at the narrowest point on the trunk. If it was not possible to measure below the division, I measured each stem individually, then squared the diameter of each stem. Finally, I summed the squared diameters and took the square root of the sum to get the most accurate diameter of the tree. Diameters were rounded up or down depending on fractions of inches.

Tree Numbering

I numbered all trees in the field with a rectangular metal tag and nailed it to the trunk at approximately 5 feet above ground.

Critical Root Zone Measurements

CRZs were determined by giving a radius of 1-foot per every inch of tree diameter. E.g., a 12-inch diameter tree would have a 12-foot CRZ radius measured from the outside of the trunk.

Tree Protection Zone Measurements

Generally, TPZ distances followed the distances listed for CRZs. The exception is if there were proposed tree-root encroachments into the CRZ of less than 25%. In most cases encroachments of less than 25% were allowed unless the structure or health of the tree would be compromised. TPZ's were also adjusted if the tree would outgrow the space and cause damage to foundations or cause clearance issues from buildings.

Tree Condition Ratings

All trees in the inventory were given a condition rating. The rating was based on the health, structure and presence of disease and insects. See the following definitions:

- **Dead** = Severely declining or no foliage, large dead branches, decay cavities, loss of bark, roots decayed or dead.
- **Very Poor** = Evidence of multiple large past failures, advanced decay, uncontrollable pest infestations or disease infection. Tree in severe decline.
- **Poor** = Tree may be suppressed, drought stressed, or had at least 1 large branch failure. Disease or pest infestations may be present. Can potentially be retained with attention to mitigation pruning, cultural care changes, pest and disease control.
- **Fair** = May have had minor past failures. Some pests or structural defects may be present, small deadwood. Minor to moderate drought stress present. Defects may be mitigated with pruning and pests can be controlled.
- **Good** = A relatively healthy tree with minor to no structural defects with minimal to no pest observed. Defects can be mitigated with pruning and pests can be controlled.
- **Very Good** = Trees that have had professional arboricultural care. No structural defects, disease or pests identified.
- **Excellent** = Specimen tree with superior form, root structure and health. Tree has been regularly cared for by professional arborists over its lifetime, E.g., estate or arboretum tree.

Inspection Levels

Level 1 – Limited Visual Inspection – This is a limited walk-by or drive-by, which does not typically include a complete walk around a tree. The inspection focuses on obvious defects, imminent or probable likelihood of failures. There are generally no tools used at this level. This is the fastest and least thorough assessment.

Level 2 – Basic Assessment – Generally includes a complete walk around inspection. Basic tools such as probes, measuring devices, binoculars, mallet or magnifying glass are used. At this level, an aerial inspection is not included. A Level 2 assessment is usually necessary to establish the need for a Level 3 assessment.

Level 3 – **Advanced Inspection –** Detailed inspection which usually employs the use of special equipment, data collection and analysis. A higher level of training is also required, such as International Society of Arboriculture (ISA) Tree Risk Assessment Qualification. Specialized equipment may include an Air Spade (device that uses compressed air to expose roots or root crown for inspections without causing damage to sensitive plant tissues).
Resistograph (drilling device used to measure and graph wood density) Level 3 inspections may also include sending samples to labs for analysis. A Level 3 inspections will usually take place later because of time needed to perform a Level 2 inspection.

Assessing Tree Structure and Potential to Fail

Estimating the structural integrity of trees is a challenge because, unlike steel I-beams or other construction materials there is no precise engineering standard to help determine the load a tree can withstand. Arborists must use measurement of decay, experience with previous, similar trees as well as factor in the various stressors on the compromised areas within the tree. Trees with thicker outer shells are going to be stronger. Oval internal decay areas and areas of decay that have broken through the outer shell of the trunk or branch will be weaker due to the inconsistency of the cylinder.

Tree Risk

Tree risk is determined by identifying the targets e.g. (people, buildings, cars or property) that could be injured or damaged by a whole or partial tree failure, the occupancy rate, exposure of the target to the tree hazard, the size of part of the tree that may impact the target if it were to fail, the likelihood of impact on the target, and the consequences of failure on the target.

The part of the tree most likely to fail and cause the largest impact is used to determine the highest overall risk for the tree.

When considering likelihood of failure, the definitions are as follows:

- **Imminent** – Failure has started or most likely to occur in the near future. Even if there is no significant wind or increased load. The imminent category overrides the time frame stated in the scope of work.
- **Probable** – Failure may be expected under normal weather conditions within the specified time frame.
- **Possible** – Failure may be expected in extreme weather conditions, but is unlikely during normal weather conditions during a specified time frame.
- **Improbable** – The tree or part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions within the specified time frame.

Risk Matrices

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk. Matrix 1 the "Likelihood Matrix" determines the likelihood of failure and impact. The result is entered into Matrix 2, the "Risk Rating Matrix" which factors uses Consequences of Failure to get the overall risk rating. In the example below, Likelihood of failure of a part was Probable. The Likelihood of Impact was High. The result was Likely. In Matrix 2, I entered the result of Likely and entered Severe in the Consequences of Failure which gave me a risk rating of High. See example chart below.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Mitigation

When assessing risk for a tree, it is important to determine if the risk of tree failure can be reduced through mitigation. Mitigation can be made through pruning, installing cabling or bracing support structures. Moving targets out of the strike zone of a tree or restricting access to a tree are also viable mitigation measures. The recommended mitigation should not be so excessive that they compromise the health of the tree.

Tree Risk Assessments

I performed level 2 assessments on trees 1,2,3,4,9,10,11 & 13. See Tree Map Appendix B. From those assessments, I determined that trees 1, 2 and 13 required level 3 advanced inspections. Each assessment below includes a condition rating as well as potential for retention and mitigation recommendations. For level 3 inspections, I included a tree risk assessment matrix.

Tree 1 – A 43" diameter valley oak was in Very Poor condition. See Appendix A - Photographs - Photo 1.

Basic Level 2 Inspection –

This tree had drought stress which was indicated by dead wood in the canopy. It also had decay throughout its scaffold branches which was evident from the presence of decay cavities and woodpecker nests excavated in dead wood. See Appendix A - Photographs - Photos 1 & 4.

The trunk had an approximate lean to the east of 10 degrees. It also had a horizontal compression bulge on the east side of its trunk approximately 1' above ground. Compression bulges or wrinkles, indicate that wood fibers are being crushed by the weight of the canopy and trunk due to lack of supportive structure in the trunk. Further the tree had a large, decayed, anchor root on its southwest side. The root was on the opposing side of the lean of the tree and is likely to fail as decay advances and stress from the weight of the canopy continues to build. See Appendix A - Photographs - Photos 1-3.

Although this tree had a full canopy it has significant trunk decay. When I sounded the trunk with a rubber mallet, it resounded hollow on all sides. To further confirm the sounding results, I performed an advanced inspection of the decay using a Resistograph.

Advanced Level 3 Inspection -

I took 4 measurements of the wood density of the trunk at 3.5' above ground.

- Sample 1 – west side of tree. Outer shell thickness was 4"
- Sample 2 – south side of tree. Outer shell thickness was 6"
- Sample 3 – east side of tree. Outer shell thickness was 4" with a small 1.25" pocket of sound wood at 8" laterally, then total decay
- Sample 4 – north side of tree. Outer shell thickness was 5.25"

Based on the Resistograph results, it was apparent that the interior wood of the trunk was significantly decayed. The evidence of compression bulges showed that the trunk is losing structural integrity and leaning due to lack of supportive wood fibers.

Armillaria mellea, a.k.a. Oak root fungus is a common disease in valley oaks and is likely the cause of the decay in the roots and the trunk. Christopher J. Luley in his guide *Wood Decay Fungi* calls this fungus *Number one of the "Big Three" of the important decay fungi.* Again, according to Mr. Luley, "Armillaria is a root and butt rot fungus that increases the risk of tree failure and is a pathogen capable of killing cambium of roots and lower trunk of stressed trees". See Appendix A - Photographs - Photos 29 & 30 for example of failed oak due to root and butt rot.

Parts Assessed – Roots and Trunk

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk for this tree. In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the roots and trunk as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" in the Likelihood of Failure and Impact section. For the Consequences of Failure section of Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspection Results and Risk Assessment

The highest risk rating for this tree was High and was associated with root and trunk failure. I found decay in one anchor root and significant decay was detected in the trunk. Buckling of trunk fibers was evident. Based on shell strength measurements, the likelihood of trunk failure was probable, due to lack of structural integrity. Root failure was Probable due to significant decay in the anchor root on the southwest side of the tree. Scaffold failure was also probable with a high likelihood of failure.

Mitigation:

Scaffolds - Reducing the canopy through end weight reduction and removing decayed branches 2" diameter and larger would relieve some stress on remaining scaffold branches and reduce their risk to Moderate.

Roots and Trunk - Reducing the canopy through end weight reduction would relieve some stress on the trunk but not enough to offset the overall stress being exerted on the buckling area on the north side of the tree. No structural support or bracing will help the stability of the tree's trunk or roots. Significant decay has been detected in the roots as well as the trunk. Based on shell strength measurements, lean of the tree and buckling of wood fibers on the east side of the trunk made failure likely due to lack of structural integrity. I recommend removing the tree before commencement of construction.

Tree 2 – A 47" diameter valley oak was in Poor condition. See Appendix A - Photographs - Photo 5.

Basic Level 2 Inspection –

On the south side of the trunk there was a decay cavity originating at the root-crown and extending approximately 5.5' upward. When sounded with a rubber mallet on either side of the cavity, it resounded hollow. Moving around the trunk to the east side, I detected another hollow sounding area with my mallet at approximately 3.5' above ground. See Appendix A - Photographs - Photo 6. Like Tree 1, I suspect *Armillaria mellea* - Oak root fungus, is the cause of the rot.

At approximately 8 feet above ground, on the southwest side of the trunk there was another decay area that was almost closed over with scar tissue. Although almost closed, I suspected a large area of decay behind the scar. See Appendix A - Photographs – Photo 7. There was a large scaffold branch attached to the trunk above the scar. It had a desiccated fungal fruiting body growing on it and cankers had killed strips of bark near the fungus. See Appendix A - Photographs – Photo 8. I identified the fungi genus to be that of *Inonotus*. Jessie A. Glaeser and Kevin T. Smith in the winter 2010 issue of Western Arborist, note this fungus to cause a white rot of heartwood in the trunk of living oaks and also decays strips or sections of sapwood, forming elongate cankers and killing the cambium. According to Swiecki, T. J.; Bernhardt, E. A. 2006, A Field Guide to Insects and Diseases of California Oaks, "*Inonotus dryophilus* is one of the most serious pathogens of living oaks in California associated with decline, failure, and mortality". In this tree, the weakened trunk area at the scar combined with the heavy, decayed scaffold branch make this section of the tree likely to fail.

In the upper canopy at approximately 14' above ground there was another decay cavity in the center of the canopy, where a large scaffold branch had failed many years ago. I suspected advanced decay in the trunk at this location. See Appendix A - Photographs - Photo 9.

Advanced Level 3 Inspection -

During the aerial inspection, I discovered that the opening of the decayed scaffold in the upper canopy was 13" in diameter. The depth of the cavity was 13'2" deep. When I measured the distance to the ground from the outside of the cavity, it was 14'3", which illustrated that the entire trunk of the tree was hollow. See Appendix A - Photographs – Photos 9 -14.

From the cavity opening, the decay continued upward into the scaffold branch growing east. This scaffold is very likely to fail due to weak trunk structure. See Appendix A - Photographs – Photo 12.

Based on the decay detected during mallet sounding, I wanted to investigate the extent of the decay further. I performed an advanced inspection for decay using a Resistograph. I took 6 measurements of the wood density of the trunk at 3.5' above ground unless otherwise indicated.

- Sample 1 – west side of tree. Outer shell thickness was 8"
- Sample 2 – south side of tree, 1' west of decay cavity, outer shell thickness was 8.5"
- Sample 3 – south side of tree at decay cavity seam, outer shell thickness was 3" at 3' above ground.
- Sample 4 – south side of tree, 1' east of decay cavity, outer shell thickness was 7.25"
- Sample 5 – east side of tree, outer shell thickness was 5.5"
- Sample 6 – north side of tree, outer shell thickness was 12"

I have highlighted the tables below to show how risk was determined for the part or parts of the tree that was being considered regarding failure potential.

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk for this tree.

Part Assessed - Trunk

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the trunk as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" in the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of the Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspection Results and Risk Assessment-

The highest risk rating for this tree was High and was associated with trunk and scaffold branch failure. Significant decay was detected in the trunk and eastern scaffold branch.
Based on shell strength measurements, and the void caused by decay on the south side of the tree, the trunk is likely to fail due to lack of structural integrity. In regard to the eastern scaffold branch and other decayed branches, they could be removed, and end-weight could be reduced to relieve some stress on remaining scaffold branches. However, the reduction of the canopy would be close to 50% and would compromise the health of the tree. Further, since the trunk is not structurally sound, this negates the mitigation measure.

Mitigation: Remove tree before commencement of construction. No structural support or bracing will help the stability of the tree's trunk.

Tree 3 – A 47" diameter valley oak was in Very Poor condition. When I sounded the trunk with a rubber mallet, it resounded hollow on the southwest side. A large wound left by a scaffold branch failure in the crown of the tree has since decayed and left a 3'x 4' hollow at approximately 14' above ground on the east side of tree. Another decay cavity on the north side of the tree at the same height as the previous, measured approximately 2' in diameter. Remaining scaffold was overextended and attached to the decaying trunk. The remaining parts of this tree have a high likelihood of failure. See Appendix A - Photographs – Photos 15 & 16.

Mitigation: Remove tree before commencing project.

Tree 4 – A 52" diameter valley oak was in Very Poor condition. The tree was growing off-site but had critical root zone (CRZ) and crown encroachments into your proposed construction area. This tree has had several large scaffold branch failures.
At the failure points, significant decay was visible. The remaining scaffolds were overextended and potentially had similar internal decay and had a high likelihood of failure. See Appendix A - Photographs – Photo 17.

Mitigation: I highly recommend removal of this tree due to the advancement of decay in the scaffold branches which is compromising their structural integrity. Crown reduction needed to reduce the risk of scaffold branches failing would take up to 50% of the live canopy and jeopardize the tree's health. Because this tree is off site, you will need to coordinate with the owner regarding removal.

At minimum this tree should have all overextended branches reduced to help prevent further failures and protect any buildings or other targets you may place on your property within striking distance of the tree. If the owner of the tree chooses to retain it, you will need to design buildings, service and loading zones outside of the CRZ.

Tree 9 – A 51" diameter valley oak was in Very Poor condition. Multiple large scaffold branches had failed. Extensive decay was present at branch failure points. Only 2 overextended scaffold branches remain, and they are connected to a decaying trunk.

When I sounded the trunk with a rubber mallet, it resounded hollow. A 3' long by 10" wide decay cavity was on the northeast side of trunk. This tree has a high risk of complete failure. See Appendix A - Photographs – Photos 18 & 19.

Mitigation: Remove tree before commencing project.

Tree 10 – A 51" diameter valley oak was in Good condition. The trunk of the tree resounded solid when sounded with a rubber mallet. Tree form was good, but there was some large dead wood and decaying scaffolds. This tree can be retained, but it should have maintenance pruning performed prior to commencement of your project. See Appendix A - Photographs – Photos 20 & 21.

Mitigation: Reduce end-weight up to 25% on overextended scaffold branches. Remove dead wood 2" diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required.

Tree 11 – A 30" diameter valley oak was in Very Poor condition. The tree was in severe decline due to drought stress and root disease. Many of the smaller branches had died. I detected decay at the root crown on the southwest side of the tree. I found an ant nest at the root-crown decay area indicating ants are excavating and nesting in dead roots and root crown. The dead roots contribute to the decline of the canopy and compromise the stability of the tree. At least five, 12" average diameter scaffolds had extensive decay on the east side of the tree. To reduce scaffold failure risk, up to 50% of the live canopy would need to be removed, which would compromise the health of and already unhealthy tree. See Appendix A - Photographs – Photos 22-24.

Mitigation: Remove tree prior do commencement of project.

Tree 13 – A 42" diameter valley oak was in Poor condition.

Basic Level 2 Inspection –

The tree had a full canopy with a balanced form. On the south side of the tree at the root crown, there was an area of decay in the underside of one of the anchor roots. Like trees 1 and 2, the decay is likely caused by *Armillaria mellea*. I also noted the lower trunk was bulging and larger than normal which may indicate butt-rot caused by A. mellea. Further, I observed that the eastern scaffold branch was decayed, and large dead wood was present throughout the canopy. See Appendix A - Photographs – Photos 25 - 28.

A previous report, by another arborist, expressed concern that a scar at the base of the tree might indicate decay and structural instability. When I sounded the tree's trunk with a rubber mallet, it resounded solid, except on the north side of the trunk. Due to the difference of opinion regarding the structural integrity of the trunk, I performed an advanced inspection for decay using a Resistograph.

Advanced Level 3 Inspection -

I took 5 measurements of the wood density of the trunk at 3.5' above ground.

- Sample 1 – west side of tree. Outer shell thickness was 7"
- Sample 2 – south side of tree. Outer shell thickness was 8.5"
- Sample 3 – east side of tree. Outer shell thickness was 8.5"
- Sample 4 – east side of tree scarred area on east side of trunk approximately 1' above ground. Outer shell thickness was 12".
- Sample 5 – north side of tree. Outer shell thickness was 5"

Like Tree 1, the trunk of this tree had advanced internal decay, however when comparing outer shell thickness, this specimen had thicker walls and did not have indications of trunk fibers buckling, therefore its structural integrity is likely stronger.

Tree Risk - I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine the risk. I used Matrix 1 the "Likelihood Matrix" on the form and entered the result into Matrix 2, the "Risk Rating Matrix" to get the overall risk rating.

I have highlighted the tables below to show how risk was determined
for the part or parts of the tree that was being considered regarding failure potential.

Part Assessed - Root

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the roots as Possible. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Somewhat Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of Moderate.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Trunk

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspections Results and Risk Assessment-

The highest risk rating for this tree was High and was associated with scaffold and trunk failure. I found decay in one anchor root and significant decay was detected in the trunk, however no bulging of trunk fibers was evident. Based on shell strength measurements, the likelihood of trunk failure is probable due to lack of structural integrity. Scaffold failure was also probable. Risk of root failure remained moderate.

Mitigation:

Mitigations are meant to reduce risk without compromising the health of the tree. Ultimately, the tree manager, owner or other controlling entity must decide if the residual risk assessed is reasonable.

Scaffold Branches - Reduce end weight on overextended scaffold branches between 25% and 40% to reduce the likelihood of failure. Concentrate reduction more on the northeast and east side of the tree. Remove dead branches 2" diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required. If all pruning recommendations are implemented, the risk of branch failure for the next 12 months will be reduced from High to Moderate.

Roots - Reducing the canopy through end weight reduction will relieve some stress on roots, however due to the overall weight of the canopy and stem, the risk rating for root failure will remain Moderate.

Trunk – Scaffold branch reduction will relieve some stress on the trunk of the tree, however it will not likely be enough to lower trunk failure risk to moderate. If this tree is to be retained, and the goal is to reduce the risk rating, the only reasonable way to achieve that goal will be to restrict access by installing a permanent fence around it. The fence shall be a minimum of 4.5' tall and be built at the limits of the tree protection zone. Once access is restricted, the risk rating will be Moderate. See Trees to be Protected section on page 16 of this report for more detail regarding permanent fencing.

Critical Root Zone Calculations

According to the ISA's definition, the CRZ is an area of soil around a tree where the minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DSH.

Per City of Paso Robles oak tree ordinance and ISA guidance, the CRZ was determined by assigning a radius of 1-foot per every inch of tree diameter. E.g., a 12-inch diameter tree would have a 12-foot CRZ radius measured from the outside of the trunk. Calculations for all oaks with CRZs potentially being impacted are listed in Appendix E - Tree Inventory and are shown in Appendix D - Tree Protection Map.

Tree Protection Zone Requirements

A tree protection zone or TPZ is similar to a CRZ. Ideally it will be the same size as the CRZ, however it can be smaller. The general rule for CRZ encroachments is that they may be allowed if the impact to critical roots is not more than 25% with no disturbance of ***Structural Roots*** *(large roots that provide anchorage and stability to the tree).*

Once the TPZ limits have been established, tree protection fencing shall be provided for all trees listed for protection. See Table 1 - Tree Protection Zone Measurements on page 17 of this report. Tree protection fencing is required to be in place for the duration of the construction project and shall be installed before starting any ground disturbing activities.

- Do not remove any tree protection fencing or enter the TPZ without approval of the project arborist. The fencing shall delineate and protect the tree protection zone.

- The fencing shall at minimum, be 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It shall be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. I **STRONGLY** recommend installing 6' X 8' temporary, chain-link, fence panels secured to driven steel post. This is a more secure and less moveable option than vinyl fencing that can easily be moved by hand or run over by vehicles. See Appendix C - Tree Protection Diagrams & Photos - Diagram 2 – Temporary Chain-link Fence Panel.

- Trunk Protection shall also be provided – Often, the trunk of a tree will be damaged by construction equipment activities. In order to protect as much of the trunk as possible, 2" X 4" wood slats with a minimum height of 8' shall be placed against the trunk of the tree and secured with wire or zip-ties. **DO NOT** use anchors such as screws or nails to connect to the trunk. See Appendix C – Tree Protection Diagrams - Diagram 3- Trunk Protection for more detail.

- Tree protection signs shall be placed on the TPZ fencing and be spaced 10 feet apart. Signs shall be weatherproof, and state, “Tree Protection Zone – Do Not Enter”. The signs shall also include the project manager’s and project arborist’s phone numbers. Signs shall remain in place until completion of the project. See Appendix C – Tree Protection Diagrams - Diagram 1 – Tree Protection Fencing for further detail.

- No construction or ground disturbance shall be allowed inside the fenced TPZ or CRZ without the project arborist’s permission and/or oversite. If you are unsure whether an activity is allowed, refer to Appendix D - Tree Protection Requirements – Quick Reference List or contact the project arborist **Rodney Thurman at 805 234 8760.**

Trees To Be Protected

There were 2 native oaks in this project that were selected for retention and will required protection due to proposed construction encroachments inside the CRZ or within 5 feet of tree canopies. All TPZ fencing shall be set as prescribed in Table 1 - Tree Protection Zone Measurements on page 17 and be completed before construction begins. Trunk protection shall also be installed before construction begins. See Appendix C - Tree Protection Diagrams & Photos- Diagrams 1-3.

If construction occurs during the months of June through November, the TPZs shall be irrigated to a depth of 12 inches 1 time before construction begins, which will ensure the trees are properly hydrated. Additional irrigations during construction may be recommended by the project arborist.

I have recommended retaining and protecting Trees 10 & 13. Refer to Tree Protection Zone map in Appendix B Maps - Map 2.

All work within or adjacent to the CRZs of oak trees will require arborist supervision to ensure that all tree protection measures are implemented. To avoid damage to critical roots, no machine use will be allowed in the TPZ. In order to prevent undue damage to roots when grading, the grading limits along the perimeter of the TPZ shall be **DUG BY HAND** to the final grading depth. If a root 1” diameter or larger is exposed, it shall not be cut without the project arborist’s permission.

If the project arborist determines that a root over 1-inch diameter needs to be cut, it shall be cut by hand with a pruning saw or reciprocating saw. Once the entire perimeter outside the TPZ has been dug and roots are severed, the project arborist can approve use of machinery to complete excavation and grading if work is outside of the TPZ.

Both trees have gravity walls proposed to be built around them to prevent soil erosion. These walls shall be constructed outside the TPZ fencing area.

Tree 13 requires a permanent fence be built at the limits of the tree protection zone to restrict access. I recommend anchoring it on top of the gravity wall. The fence shall be a minimum of 4.5’ tall and be made of ornamental steel or chain-link mounted on anchored fence posts. The fence openings should not be more than 6” wide. A locked access gate shall be provided to allow maintenance personnel to access the tree. See Appendix C - Tree Protection Diagrams & Photos - Photo A, for permanent fence example.

Table 1 - Tree Protection Zone Measurements					
Tree #	**DSH**	**CRZ**	**TPZ Fence Distance from tree trunk**	**% CRZ Impact**	**Specific Protection Requirements**
10	51”	51’	51’ North, 48’ South. 53’ East & West	< 5	Set TPZ fencing according to measurements provided. Refer to Tree Protection Zone map in Appendix B Maps - Map 2
13	42”	42’	42’ all directions	0	Set TPZ fencing according to measurements provided. Refer to Tree Protection Zone map in Appendix B Maps - Map 2

Tree Removals & Tree Pruning

All tree removals and pruning maintenance shall be completed prior to construction activities.

Removals - There were 6 native oak trees that I recommended for removal. They were numbered 1,2,3,4 9 and 11. Reasons for removals are listed in Tree Risk Assessment section of this report. See Appendix A – Photographs for pictures of defects. See Appendix B – Maps - Map 1 for locations.

Tree Pruning - I have recommended that Trees 10 and 13 have mitigation pruning performed. See Appendix B – Maps - Map 1 for locations.

> **Tree 10** - Reduce end-weight up to 25% on overextended scaffold branches. Remove dead wood 2” diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required.
>
> **Tree 13** - Reduce end weight on overextended scaffold branches between 25% and 40% to relieve stress on and reduce the likelihood of failure. Concentrate reduction more on the northeast and east side of the tree. Remove dead branches 2” diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required.

Oak Tree Replacements

The City of Paso Robles requires replacements for any native oak removed that is 6-inches in diameter or greater. This requirement is at the discretion of the Director of Public Works. The following is excerpted from the city’s Oak Tree Ordinance 835 N.S.:

> Replacement oaks being equivalent to twenty-five percent of the diameter of the removed tree(s). (For example, the replacement requirement for removal of two trees of fifteen-inch DBH (thirty total diameter inches), would be seven and one-half inches (thirty inches removed multiplied by twenty-five hundredths replacement factor).

This requirement could be satisfied by planting five, one and one-half inch caliper trees, or three, two-and one-half-inch caliper trees or any other combination totaling seven and one-half inches).
A minimum of two, twenty-four-inch box, one and one-half inch minimum trunk caliper measurement trees shall be required for each oak tree removed.

Replacement trees shall be located on the same property as where the tree is approved for removal or, subject to approval of the director, arrangements can be made to locate the replacement trees on public property. Planting standards for replacement trees shall he consistent with City Standard Details and Specification L-4 except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas. Oak tree preservation and maintenance measures shall be consistent with the provisions of this chapter.

The combined diameter of the oak trees proposed for removal within your project is 270 inches. Twenty-five percent of 270 inches is 67.5 inches. Therefore, forty-five (45) native oaks at the minimum 1.5-inch caliper or thirty-four (34) native oaks at 2-inch caliper would be required to be planted on the premises or somewhere in the city, upon the Public Works Director's approval.

When incorporating new oak trees into your landscape, you will need to allow for at least an 8' x 8' planting area. Curbing for the planting area shall not count as part of the planting area dimensions. Planting areas smaller than 8'x 8' will result in sidewalk and curb buckling when tree roots mature. Distances between oak trees should be no less than 25 feet. If oak trees can be incorporated into open, non-hardscape areas, they will have a higher success rate. Planting trees in groups of 3, in larger landscape planting islands is also a great way to ensure better root health and tree survival rates while maximizing parking lot shade benefits.

Landscaping – Irrigation - Amenities

Tree 10 –

- Do not till or trench within the TPZ to install landscaping or irrigation.
- Install only drought tolerant and preferably California native plants beneath the tree canopy.
- Irrigation shall be drip-type and all supply hoses shall be routed above ground.
- Do not install overhead sprinkler irrigation because it will introduce too much moisture and potentially rot the tree's roots.
- Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
- Provide decorative bark as a top dressing to help retain moisture in the root zone.
- Do not construct permanent concrete or brick patios beneath the canopy of the tree.
- Install Raised deck patios. They are the preferred treatment for seating areas within the critical root zones of trees.

Tree 13 –

- **DO NOT** provide any permanent or temporary amenities such as patios or seating beneath the canopy of this tree.
- Do not till or trench within the TPZ to install landscaping or irrigation.
- Install only drought tolerant and preferably California native plants beneath the tree canopy.
- Irrigation shall be drip-type and all supply hoses shall be routed above ground.

- Do not install overhead sprinkler irrigation because it will introduce too much moisture and potential rot the tree's roots.
- Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
- Provide decorative bark as a top dressing to help retain moisture in the root zone.

Pre-Construction Meeting

Prior to any construction or ground disturbing activities, the project arborist shall meet with all contractors involved with the development of this project to review tree protection measures. Any new contractors brought on site shall also meet or communicate with the project arborist by phone or video conference to ensure they are aware of all tree protection measures.

Conclusion

Although many of the mature trees on site were not safe to retain, two trees were viable and had good potential to be retained as an asset to your project if all site design recommendations and tree protection measures are implemented. With required native oak replacements, you will have the opportunity to build your project while also restoring a native oak forest on site.

Respectfully Submitted,



Rodney D. Thurman
ISA Board Certified Master Arborist PN-2684BUM
ISA Municipal Specialist
ISA Utility Arborist
ISA Tree Risk Assessor Qualification

Appendices: *photographs, maps, tree protection diagrams & photos, tree protection quick reference list*

Appendix A - Photographs



Photo 1 - View of Tree 1 to south. Note lean to east.

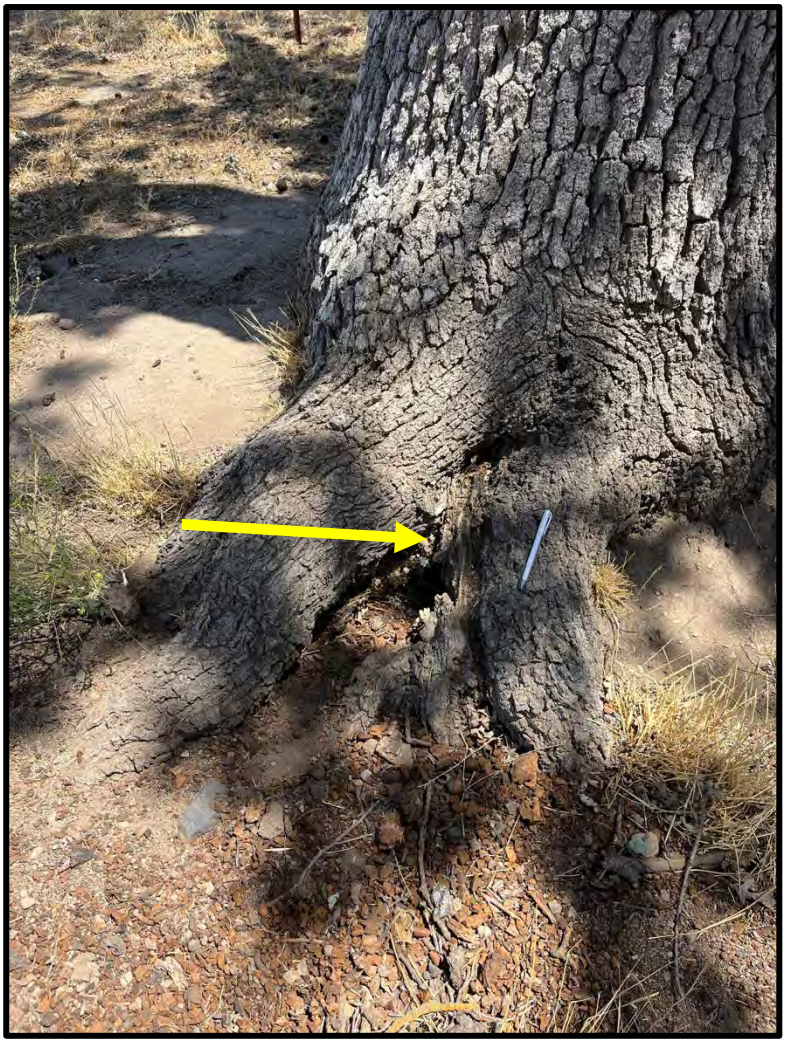


Photo 2 - Tree 1 with decayed anchor root on southwest side, indicated by arrow. Ink pen provided for scale



Photo 3 - Tree 1 with compression bulge east side of trunk indicated by arrow shows lack of structural support.



Photo 4 - Tree 1 with decay in scaffold branches. indicated by arrows.



Photo 5 - View of Tree 2 to north

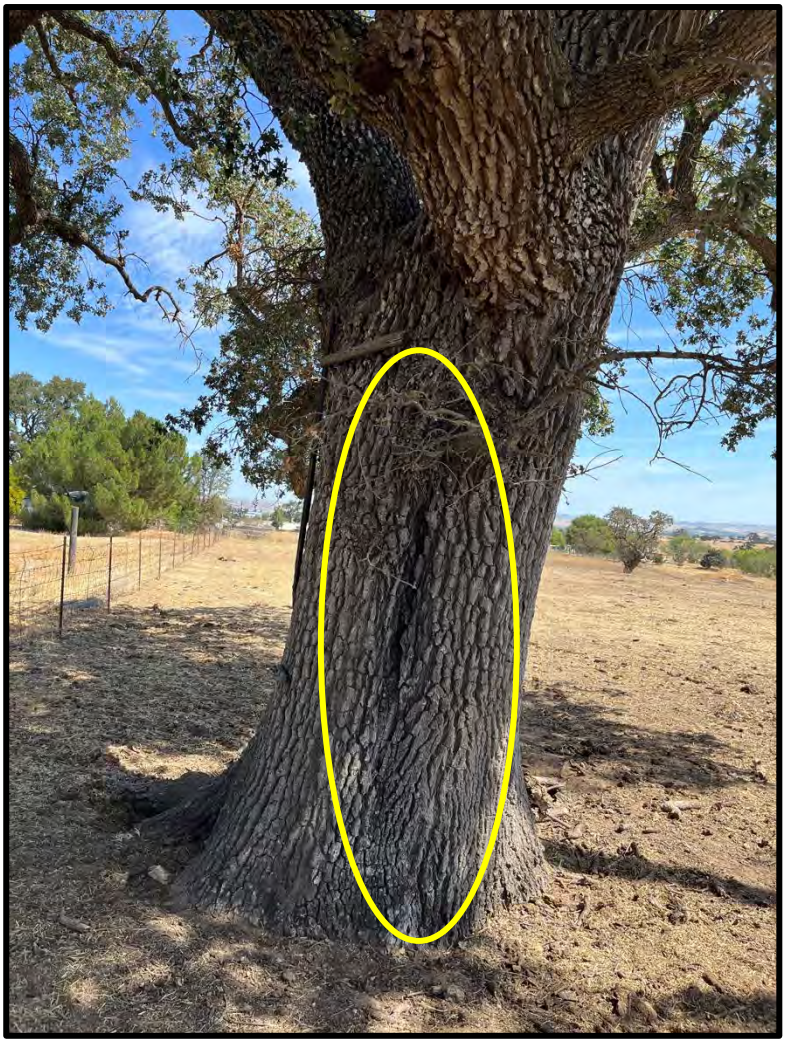


Photo 6 - Tree 2 with decay cavity south side of trunk. Length is approximately 5.5’.



Photo 7 - Tree 2 with decay cavity at scaffold union approx. 8’ above ground on southwest side of tree.



Photo 8 - Tree 2 with fungal fruiting body circled and decay in south scaffold branch indicated by arrow.



Photo 9 - Tree 2 with decay cavity formed by failed scaffold circled at center of tree, approximately 14 feet above ground.



Photo 10 - Tree 2 perspective view of decay cavity formed by failed scaffold circled at center of tree. Cavity is circled. Other decay points below the open cavity are indicated by arrows.



Photo 11 - Tree 2 view of decay cavity formed by failed scaffold. Opening measures 13”

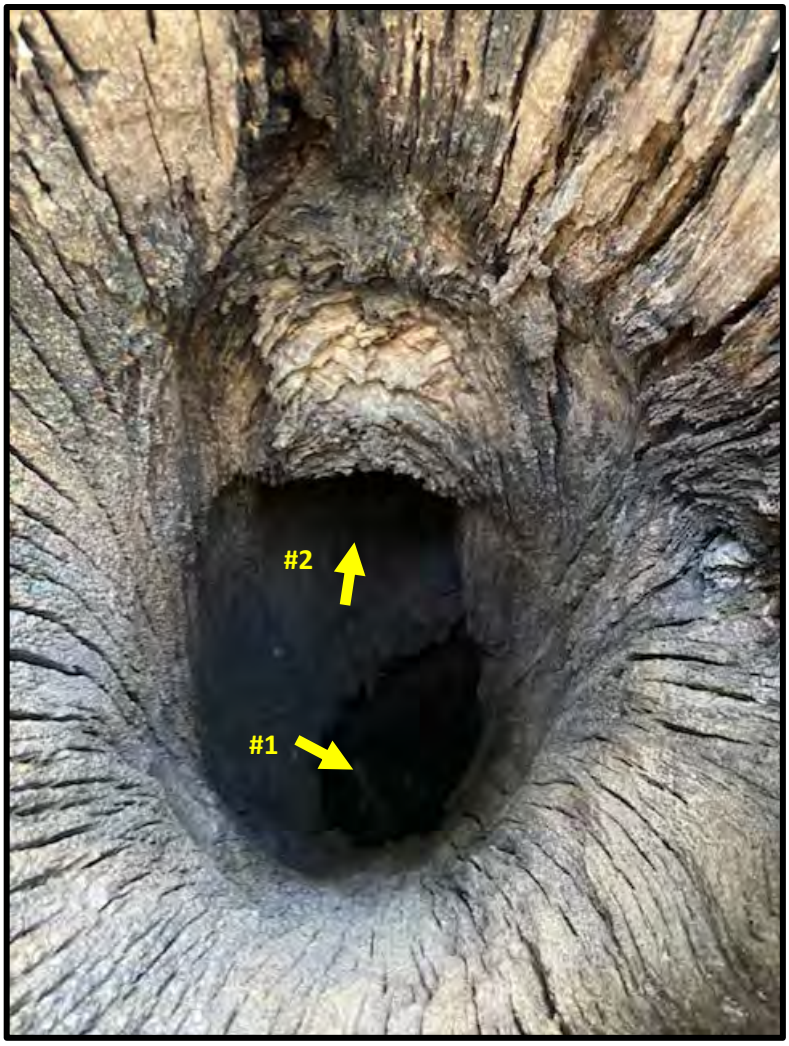


Photo 12 - Tree 2 view of interior decay cavity formed by failed scaffold. Arrow 1 shows depth of cavity down to roots of tree. Arrow 2 shows decay that has advanced into eastern scaffold branch.



Photo 13 - Tree 2 measurement of interior depth of decay cavity formed by failed scaffold. 13’ 2”



Photo 14 - Tree 2 measurement of exterior depth of decay cavity formed by failed scaffold. 14’ 3”



Photo 15 - View of Tree 3 to north. Overextended scaffold to west. Large decay cavity at connection to trunk.



Photo 16 - Tree 3 with large decay cavity at scaffold connection to trunk.



Photo 17 - View of Tree 4 with to northwest. Numerous failed scaffold branches due to overextension and internal decay.



Photo 18 - View of Tree 9 to north. Numerous failed scaffold branches due to overextension and internal decay.

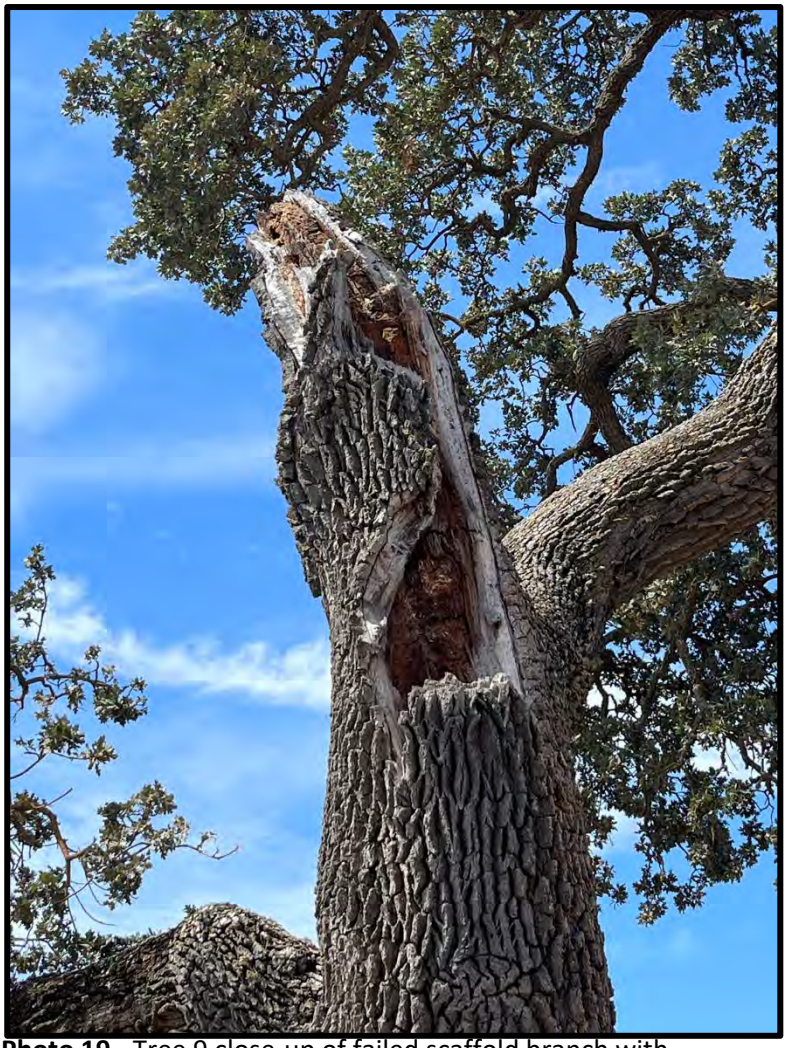


Photo 19 - Tree 9 close-up of failed scaffold branch with internal decay.



Photo 20 - View of Tree 10 to south.

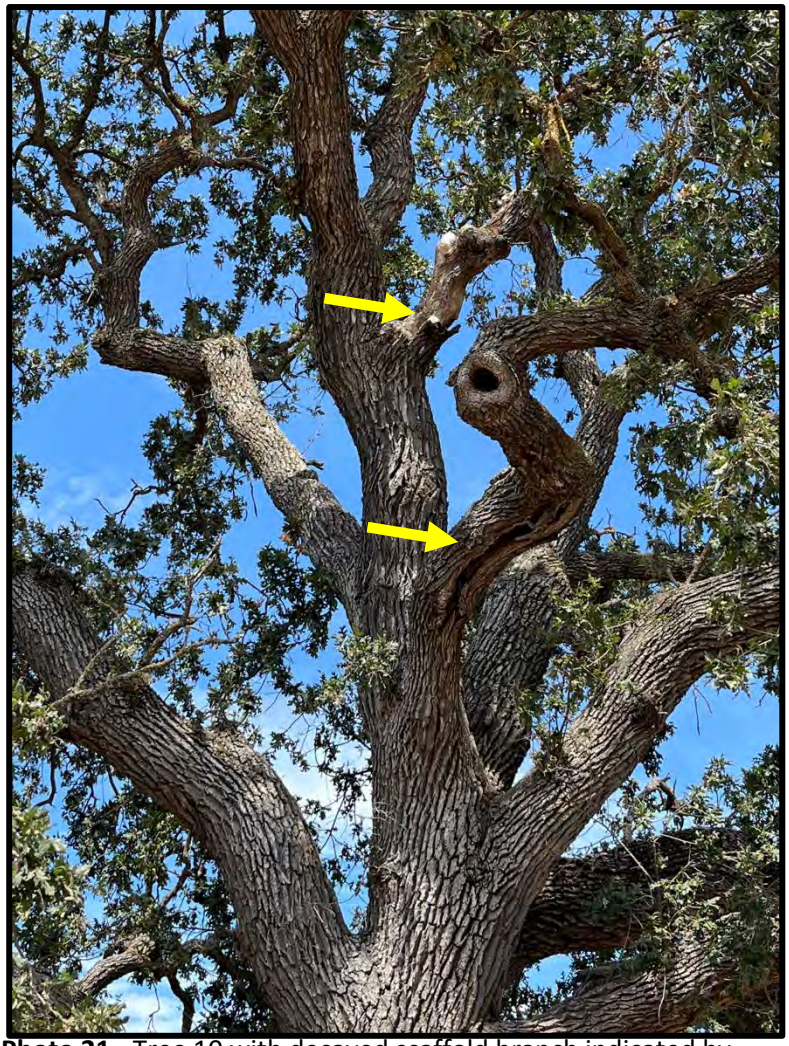


Photo 21 - Tree 10 with decayed scaffold branch indicated by yellow arrows.



Photo 22 - View of Tree 11 to north. At least 5 decayed scaffold branches would be removed which would reduce the tree at least 50%. Arrows indicate branch removal points.



Photo 23 - Tree 11 close up of declining canopy, decayed branches, and dead wood indicated by arrows.



Photo 24 - Tree 11 close up of root crown decay at southwest side of tree indicated by yellow arrow. Ant nest discovered here which indicates dead and rotting wood.

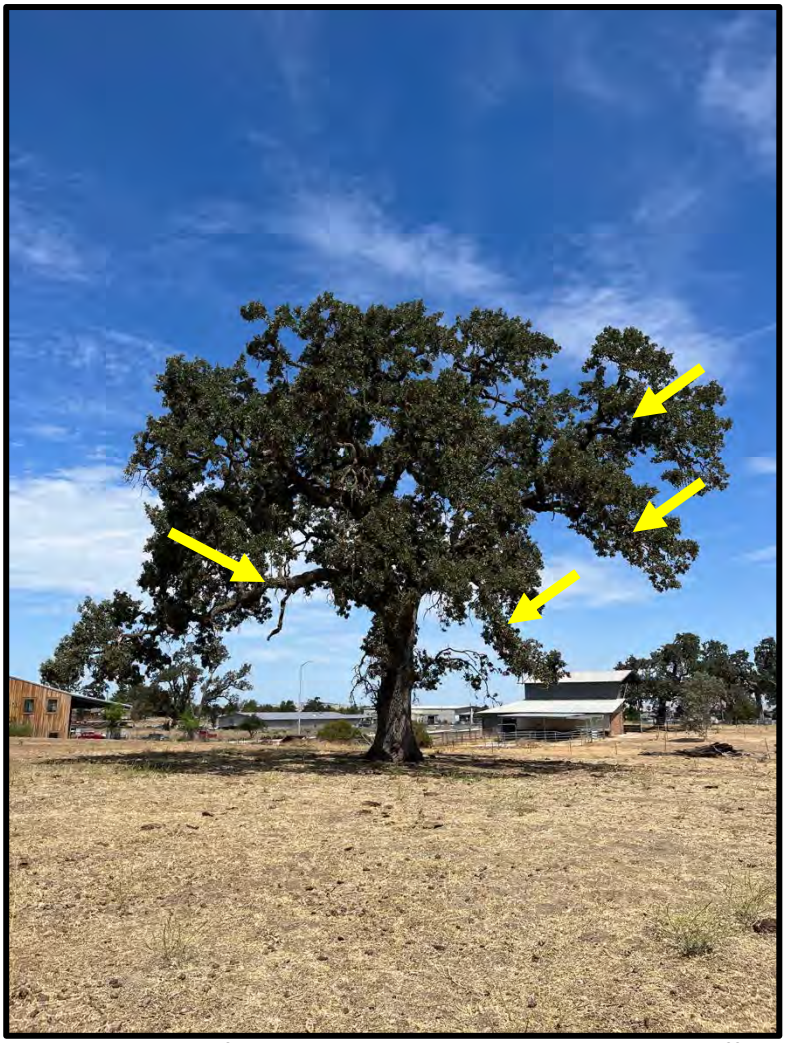


Photo 25 - View of Tree 13 to north. Note overextended scaffold branches indicated by arrows.



Photo 26 - Tree 13 with root decay cavity on south side of tree indicated by arrow.



Photo 27 - Tree 13 with bulging root-crown indicating possible butt-rot.



Photo 28- Tree 13 with decaying scaffold branch east side of canopy indicated by arrow. Line indicates locations for removal

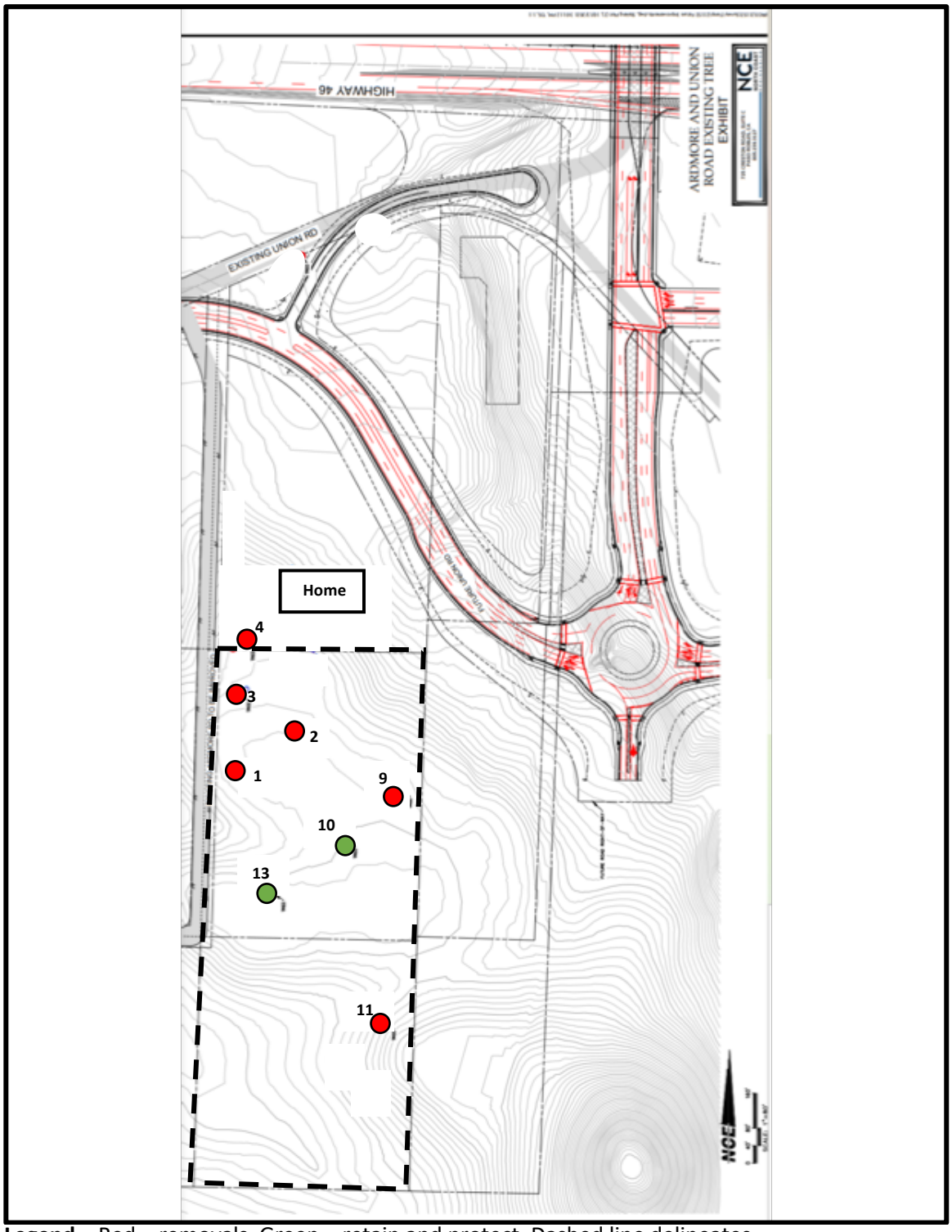




Photos 29 & 30 - Example of oak tree that failed due to root and butt-rot. Photo 29 shows failed roots. Photo 30 shows internal decay of trunk.

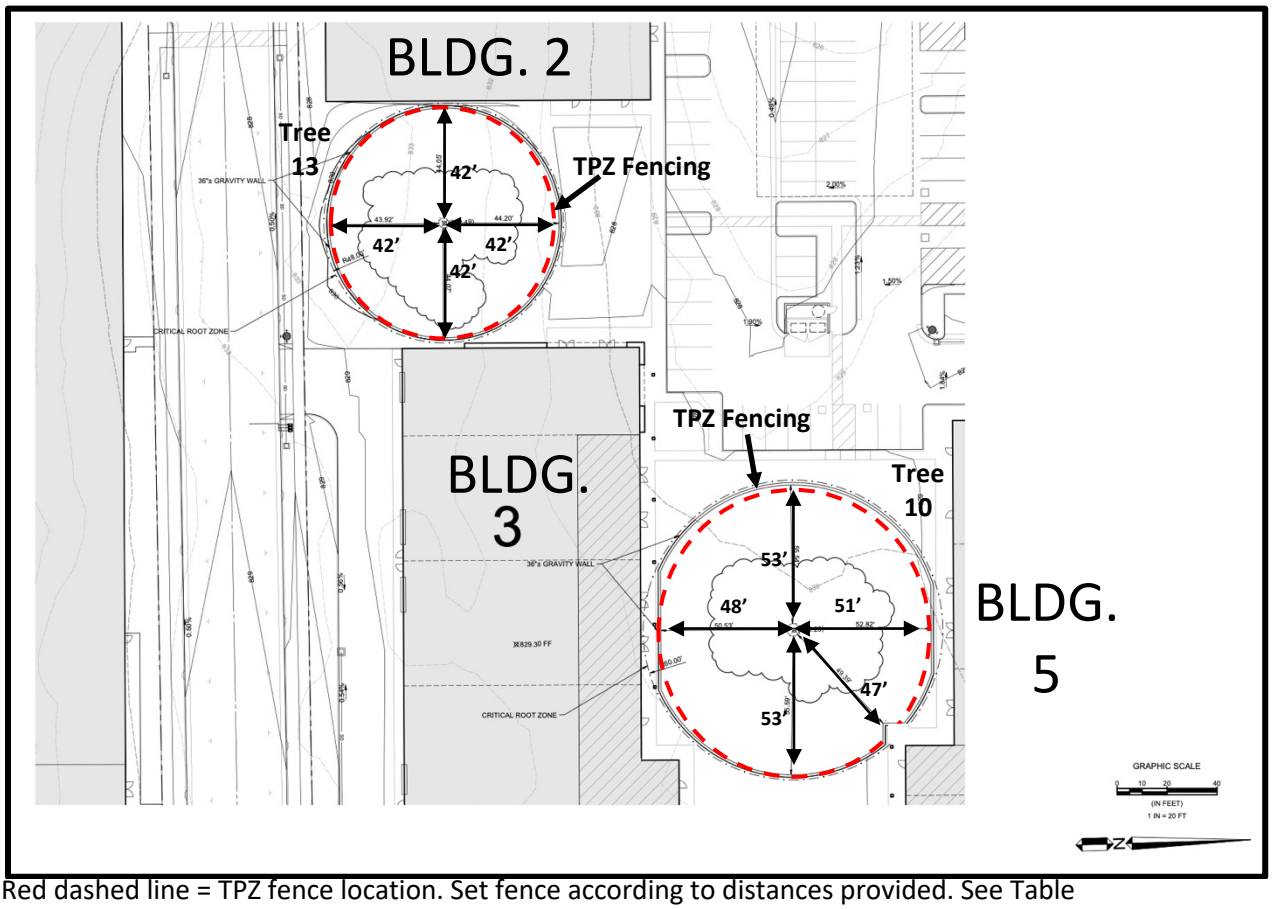
Appendix B – Maps

Map 1 - Tree Locations



Legend – Red = removals, Green = retain and protect, Dashed line delineates property boundaries.

Map 2 - Tree Protection Zones



Red dashed line = TPZ fence location. Set fence according to distances provided. See Table 1 - Tree Protection Zone Measurements in this report as well as full sized Tree Protection Zone Map in plan set for more detail. *This map has been cropped from the original provided by Wallace Group.*

Appendix C – Tree Protection Diagrams & Photos

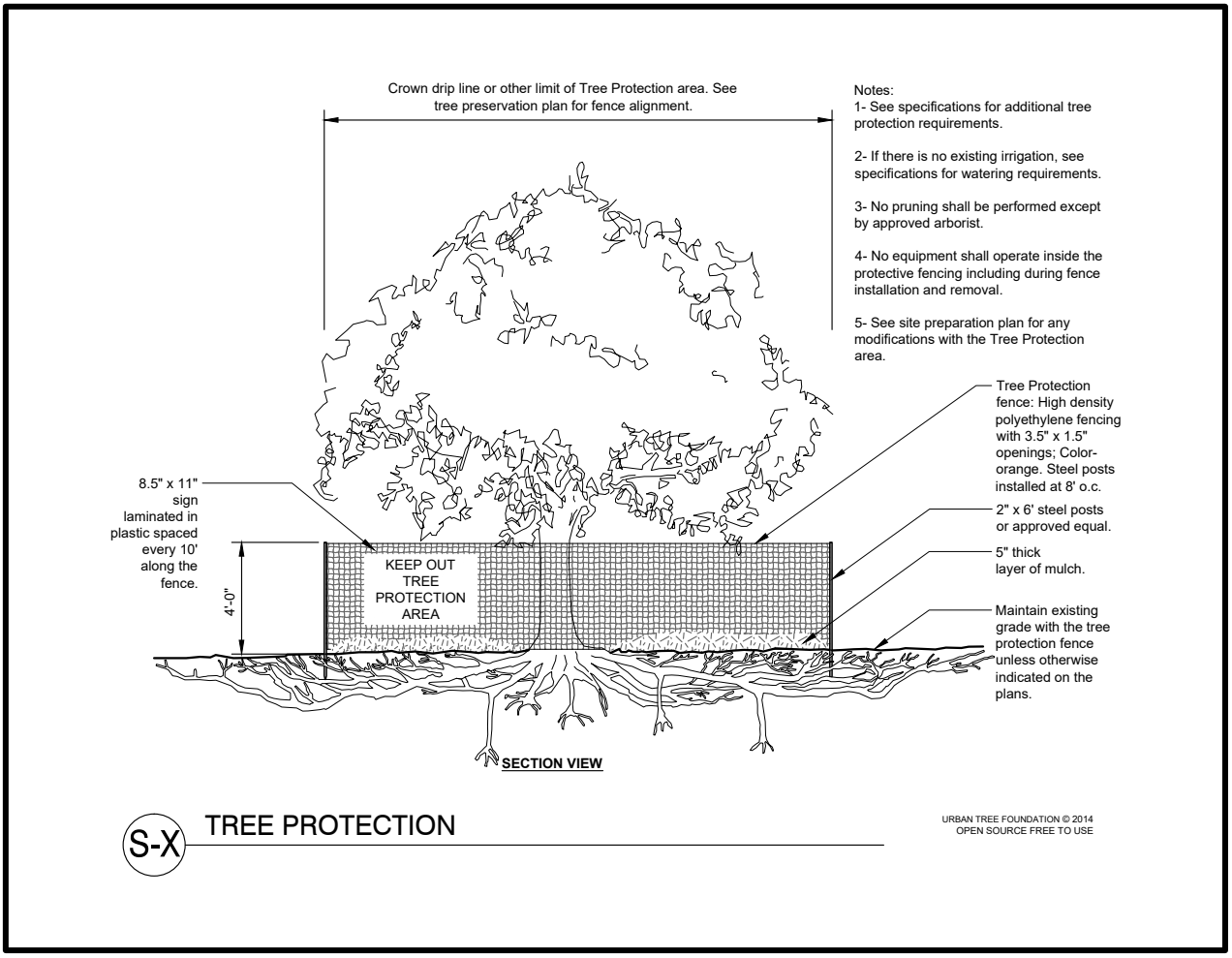


Diagram 1 –Vinyl Tree Protection Fencing

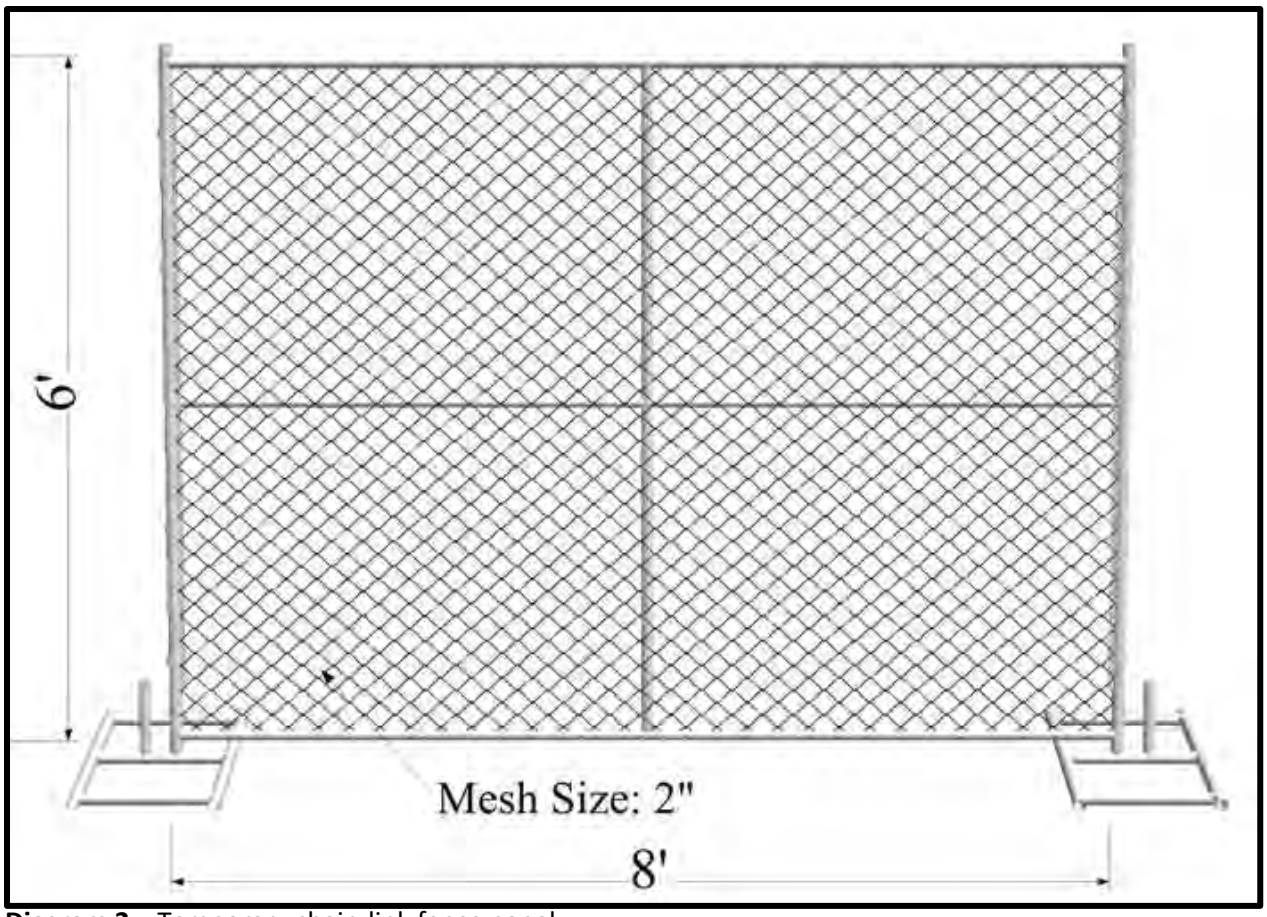


Diagram 2 – Temporary chain-link fence panel

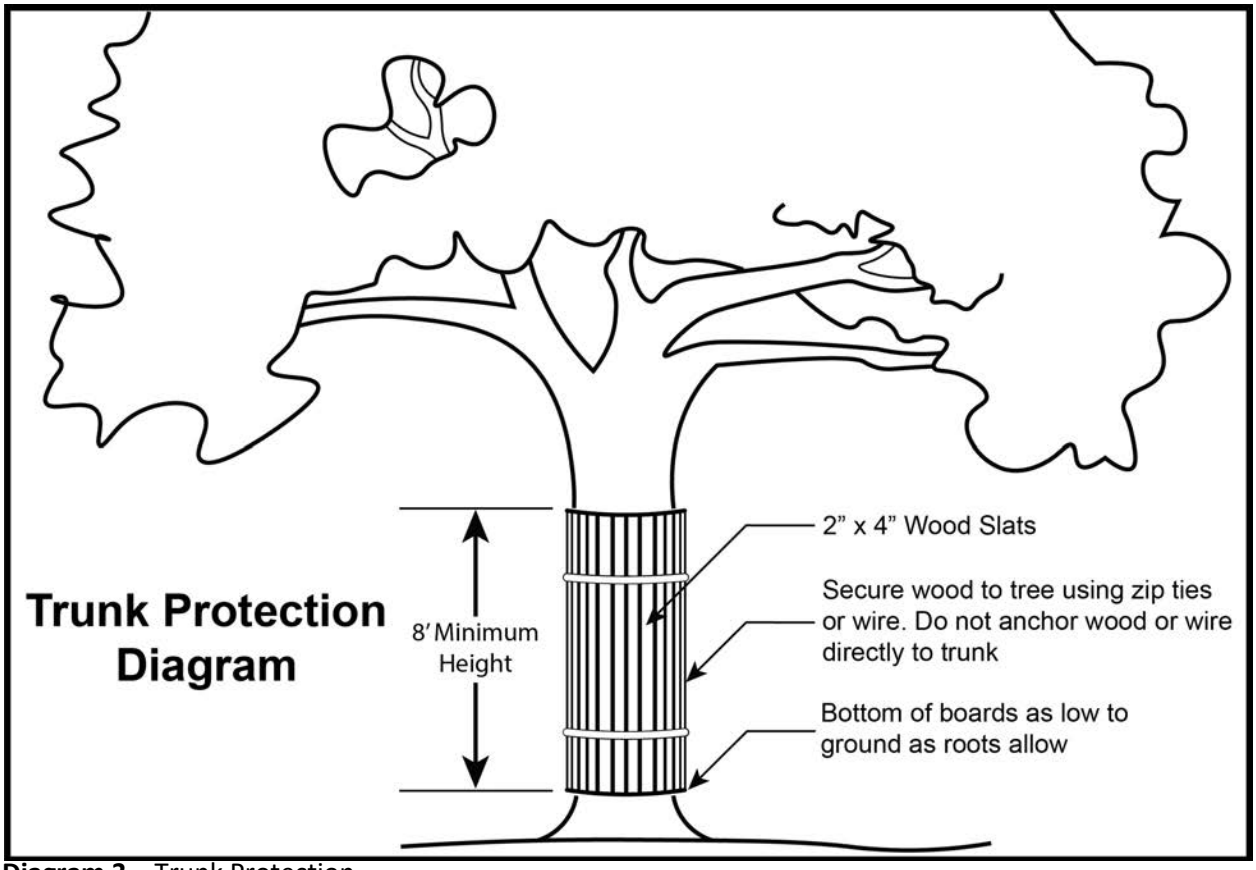


Diagram 3 – Trunk Protection



Photo A – Example of permanent fencing to exclude human activity beneath tree.

Appendix D - Tree Protection Requirements - Quick Reference List

Tree Protection During Construction - Tree protection shall be provided during the entire time construction activities occur. A Tree Protection Zone (TPZ) shall be established and maintained to ensure protected roots remain undisturbed.

Tree Protection Fencing - Tree protection fencing is required to be in place for the duration of the construction project and shall be installed before starting any ground disturbing activities. Do not remove any tree protection fencing or enter the TPZ without approval of the project arborist. The fencing shall delineate and protect the tree protection zone. The fencing shall be at minimum, 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It shall be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. I **STRONGLY** recommend installing 6' X 8' temporary, chain-link, fence panels secured to driven steel post. This is a more secure and less moveable option than vinyl fencing that can easily be moved by hand or run over by vehicles. See Appendix C - Tree Protection Diagrams & Photos- Diagrams 1 & 2 – Tree Protection Fencing.

Trunk Protection - Trunk protection is required. The trunk shall also be protected by installing 2x4's against the trunk and securing them with zip-ties or wire. Do not anchor wood or wire directly to trunk. See Appendix C - Tree Protection Diagrams & Photos- Diagram 3 – Trunk Protection.

Tree Protection Signage - Weatherproof, tree protection signs stating, "Tree Protection Zone – Do Not Enter" shall be placed on the fencing & be spaced 10 feet apart. The Project Arborist's and General Foreman's contact numbers shall also be included on the sign. Signs shall remain in place until completion of the project. See Appendix C - Tree Protection Diagrams & Photos- Diagram 1 – Tree Protection Fencing.

Pre-Construction Meeting - A meeting with all contractors involved in the project shall occur with the project arborist before beginning construction activities. Any new contractors brought on site shall also meet or communicate with the project arborist to ensure they are aware of tree protection measures.

Preparing Tree Protection Zone - If construction occurs during the months of June through November, the TPZ's shall be irrigated to a depth of 12 inches before construction begins. This will ensure the trees are properly hydrated. Additional irrigations during "heat-waves" may be recommended by the project arborist.

Root Protection - No grading, trenching, paving or any other soil disturbance shall occur within or adjacent to the TPZ of the tree without permission and supervision by the project arborist. No trenching or excavation for footings, foundations, utilities or roadways shall occur within or adjacent to the TPZ without first, hand trenching the location and exposing roots.

If possible, conduit or other utilities shall be "fished" below roots larger than 1-inch diameter. Any roots 1-inch diameter or larger that are approved for pruning shall be hand cut with a clean pruning saw or Sawzall. Once roots are hand cut, machinery can remove the severed roots. Cutting any roots 1-inch diameter or larger requires supervision by the project arborist.

Root Pruning - If the project arborist determines that a root over 1-inch diameter needs to be cut, it shall be cut by hand with a pruning saw or reciprocating saw "Sawzall". After cutting a root, the area shall be backfilled as soon as possible with moist soil or covered with wet burlap until backfill can be completed. Burlap shall be kept wet the entire time it is in use for cut-root protection.

Dumping, Cleanout or Storage of Materials - No construction materials, soils, or debris shall be stored in the TPZ. No concrete, plaster, paint or chemical washout shall be allowed within the Tree Protection Zone (TPZ) or Critical Root Zone (CRZ).

Monitoring - An initial inspection shall be completed by the project arborist prior to commencement of construction activities to ensure that all tree protection measures have been put in place. Weekly inspections of the TPZ and associated fencing shall also be completed by the project arborist until construction is complete. Any root pruning, excavation, grading or filling within 5 feet of the TPZ shall a be monitored by the project arborist.

Project Arborist Contact Information - Rodney Thurman – Heritage Tree Arboricultural Consulting – Cell: 805 234 8760 – Email: rodney@heritagetreeconsulting.com

3/14/2023

Ardmore Industrial

PRELIMINARY ESTIMATE OF WATER USE

LAND USE TYPE	QUANTITY	UNIT	TOTAL DEMAND (acre-ft/yr.)	NOTES
Building 1				
Large Warehouse	116,812	SF	1.6	144 employees (assumed based on number of parking spaces) @ 10 gpd[1]
Office	9,000	SF	0.8	125 sf/employee, 10 gpd[1]/employee (Metcalf & Eddy)
Building 2-6				
Commercial	7,392	SF	0.3	Assume 250 sf/employee, 10 gpd[1]/employee
Storage	40,271	SF	0.0	
Manufacturing	25,836	SF	6.7	6,000 gpd [2] - Assume Food Processing/Winery as worst case
Wine Making	41,016	SF	7.7	6,900 gpd [2]
Landscape	2.63	AC	3.7	Based upon EAWU
TOTAL ESTIMATED WATER USE			**21**	**acre-ft/year**

1. Taken from *Wastewater Engineering, Treatment and Reuse* , 4th Edition, Metcalf and Eddy.

2. Estimate based upon historical Wallace Group knowledge

3/9/2023

Ardmore Industrial

PRELIMINARY ESTIMATE OF WASTEWATER DEMAND

LAND USE TYPE	QUANTITY	UNIT	TOTAL DEMAND (gal/day)	NOTES
Building 1				
Large Warehouse	116,812	SF	1,440	144 employees (assumed based on number of parking spaces) @ 10 gpd[1]
Office	9,000	SF	720	125 sf/employee 10gpd[1]/employee
Buildings 2-6 (Industrial Flex)				
Commercial	7,392	SF	296	Assume 250 sf/employee, 10gpd[1]/employee
Storage	40,271	SF	0	
Manufacturing	25,836	SF	6,000	6,000 gpd [2] - Assume Food Processing/Winery as worst case
Wine Making	41,016	SF	6,900	6,900 gpd [2]
TOTAL ESTIMATED SEWAGE USE (PRE-TREATMENT REQUIRED)			**15,356**	**gpd**
			11	**gpm**
		Design Flow	**21**	**gpm - 2.0 Peaking Factor**

1. Taken from *Wastewater Engineering, Treatment and Reuse* , 4th Edition, Metcalf and Eddy.

2. Estimate based upon historical Wallace Group knowledge

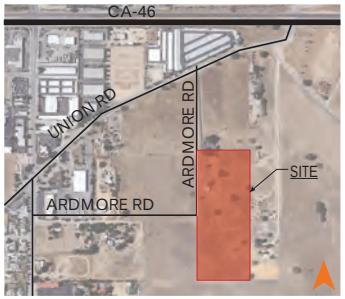
Exhibit F



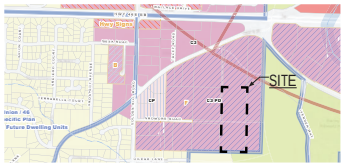
THE OAK AT ARDMORE

PERSPECTIVE VIEW - CLUBHOUSE ENTRANCE

VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

OWNER:	COVELOP, INC. 1304 GARDEN STREET SAN LUIS OBISPO, CA 93401
ARCHITECT:	RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: SCOTT MARTIN PHONE: (805) 903-1249 EMAIL: SAMARTIN@RRMDESIGN.COM
ARCHITECT:	RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: ANNA SCHMITZ PHONE: (805) 748-9395 EMAIL: AKSCHMITZ@RRMDESIGN.COM
CIVIL ENGINEER:	WALLACE GROUP 612 CLARION COURT SAN LUIS OBISPO, CA 93401 CONTACT: TOM ZEHNDER PHONE: (805) 544-4011 EMAIL: TOMZ@WALLACEGROUP.US
PROJECT ADDRESS:	2930 UNION RD, PASO ROBLES, CA 93446
APN:	025-362-050

PROJECT DESCRIPTION

THE OAK AT ARDMORE IS A RESIDENTIAL TOWNHOME DEVELOPMENT LOCATED IN PASO ROBLES, CA OFF ARDMORE ROAD. THE EXISTING ROAD WILL BE EXTENDED THROUGH THE MIDDLE OF THE PROJECT, DIVIDING THE PROJECT INTO TWO RESIDENTIAL PARCELS.

THE PROJECT FEATURES FOUR TOWNHOME BUILDING PROTOTYPES, 2 OF WHICH HAVE ALLEY-FACING GARAGES AND 2 OF WHICH HAVE STREET FACING DRIVEWAYS AND GARAGES. ON-SITE, THERE ARE 34 TOWNHOME BUILDINGS, PROVIDING 154 TWO-STORY RESIDENCES.

ALSO ON SITE IS A COMMON BUILDING CLUBHOUSE AND PLENTY OF OUTDOOR AMENITIES FOR RESIDENTS. 33 OFF-STREET GUEST SPACES ARE PROVIDED IN THE PROJECT. THERE IS ONE PROTECTED OAK TREE ON SITE WHICH BECOMES A CENTERPIECE OF THE PROJECT.

PROJECT STATISTICS

PERMIT NUMBER	P25-0080
ZONING	C-3 (PLANNED DEVELOPMENT F) MUNICIPAL CODE CHAPTER 21.34
PARCEL SIZE:	14.06 ACRES (612,454 SF)
BUILDING GROSS AREA	308,215 SF
RESIDENTIAL GROUND FLOOR	163,264 SF
RESIDENTIAL SECOND FLOOR	141,932 SF
CLUBHOUSE	3,019 SF
MAX LOT COVERAGE:	N/A
PROPOSED LOT COVERAGE:	27.2% [(163,264 + 3,019) / 612,454]
MAX. F.A.R.	N/A
PROPOSED F.A.R.	0.50 (308,215 / 612,454)
LANDSCAPE AREA:	SEE LANDSCAPE SHEETS
IMPERVIOUS SURFACE AREA:	SEE CIVIL SHEETS
MAX. ALLOWED HEIGHT:	50' - 0" (PER TABLE 21.34.030-1)
MAX. PROPOSED HEIGHT:	36' - 4" FROM NATURAL GRADE

YARD SETBACKS (21.36.050-1)	**REQUIRED**	**PROPOSED**
FRONT/STREET SIDE	10' TYPICAL 20' AT GARAGES	VARIES, 0'-0" TO 31'-6"
SIDE	1ST STORY: 5' UPPER STORIES: 10'	VARIES, 0'-0" TO 20'-0"
REAR	10'-0"	VARIES, 9'-0" TO 25'-0"

***REQUESTING A SPD MODIFICATION TO SETBACK REQUIREMENTS**

OCCUPANCY TYPES & AREA:	
RESIDENTIAL	235,257 SF & 154 UNIT COUNT
INDOOR AMENITY	3,019 SF
COMMON OPEN SPACE	49,834 SF
PRIVATE OPEN SPACE	37,700 SF

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:		
RESIDENTIAL	2 SPACES PER UNIT (21.48.030-1) 154 UNITS * (2 SPACE/UNIT)	**308 SPACES**
GUEST PARKING	1 SPACE PER 5 UNITS (21.48.030-1) 154 UNITS * (1 SPACE/5 UNITS)	**31 SPACES**
CLUBHOUSE	AUXILIARY USE TO RESIDENTIAL	-
TOTAL REQUIRED FOR PROPOSED		**339 SPACES**
PARKING PROVIDED:		
RESIDENTIAL	282 GARAGE SPACES 90 DRIVEWAY SPACES	**372 SPACES**
GUEST PARKING		**33 SPACES**
TOTAL AUTO PARKING PROPOSED		**403 SPACES**

MOTORCYCLE PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	1 MOTORCYCLE SPACE / 20 GUEST SPACES (21.48.070) 33 SPACES * (1 MOTO/20 AUTO)	**2 MOTO SPACES**
PARKING PROVIDED:		**2 MOTO SPACES**

BICYCLE PARKING		
PARKING REQUIRED:	2 BIKE RACK SPACES / 10 UNITS (21.48.060) 154 UNITS * (2 SPACES/10 UNITS)	**31 BIKE SPACES**
TOTAL PROVIDED:		**31 BIKE SPACES**

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A5	TOWNHOME A - FRONT LOADED (4 PACK) - ELEVATIONS
A6	TOWNHOME A - FRONT LOADED (5 PACK) - FLOOR PLANS
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PROJECT DENSITY

TOTAL SITE AREA		**14.06 ACRES**
ALLOWABLE DENSITY UNITS	30 DU/ACRE (PER TABLE 21.36.050-1) 30 DU/ACRE * 14.06 ACRES =	**421.8 DU**
DENSITY UNITS PROVIDED	(154) 2+ BEDROOM TOWNHOME UNITS (OVER 1,000 SF) * 1 DU EACH	154 DU
PROPOSED DENSITY		**154 DU (11.86 DU/AC)**

rrm design group

TITLE SHEET

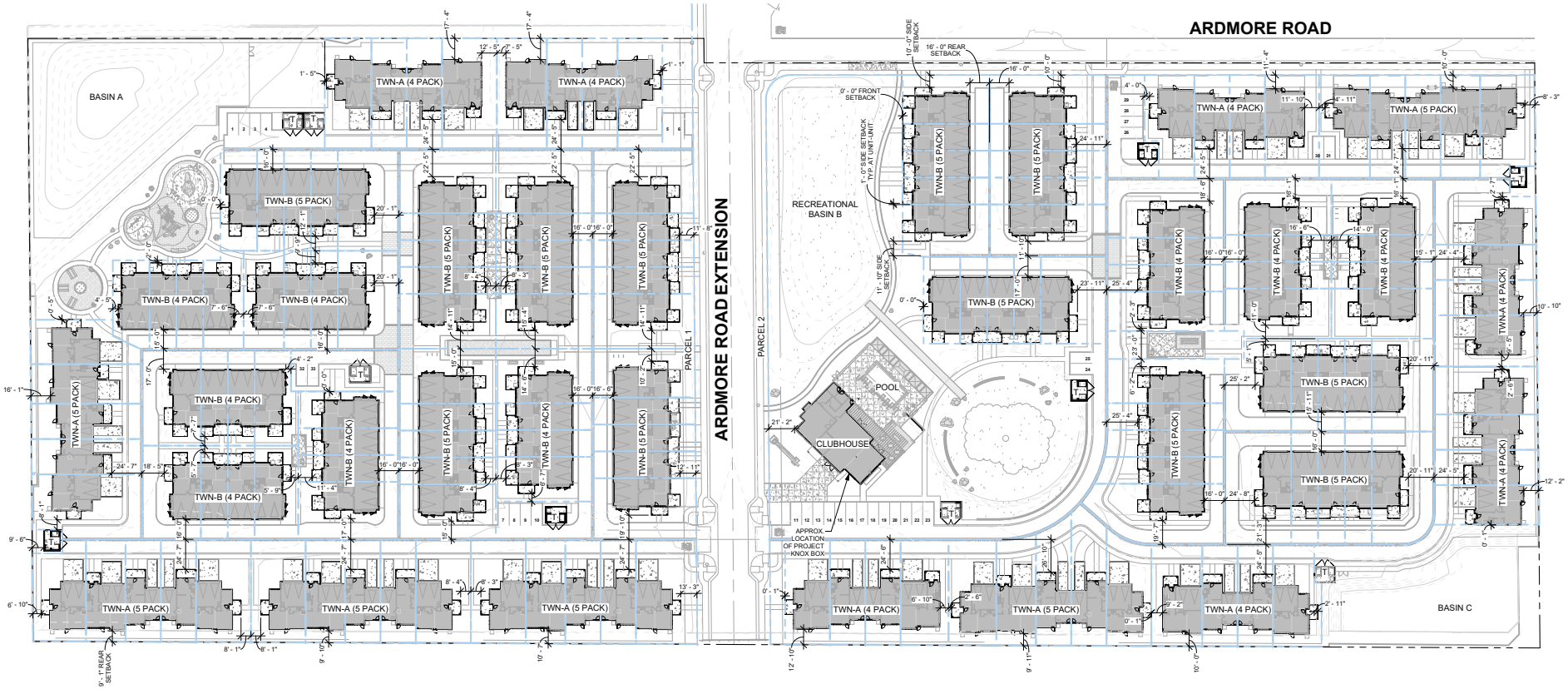
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

T1

Exhibit F



1 **PROPOSED SITE PLAN**
1" = 40'-0" (24 X 36 SHEET)

0 20 40 80
1" = 40'-0" 24X36 SHEET

rrm design group

PROPOSED SITE PLAN
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

A2

Exhibit F



rrm design group

CHARACTER SKETCH - FRONT LOADED TOWNHOMES

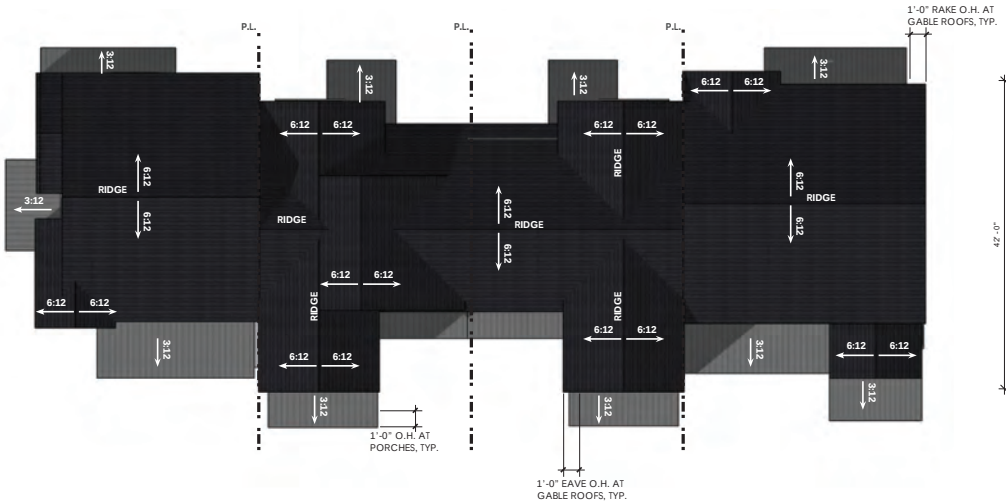
ARDMORE ROAD

03 APRIL 2026

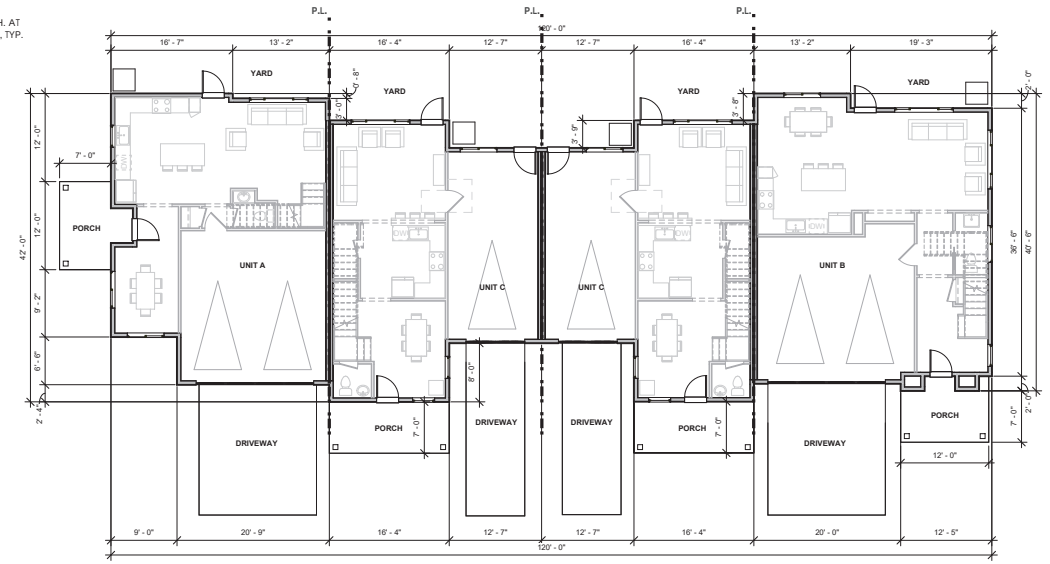
0767-02-HS24

A3

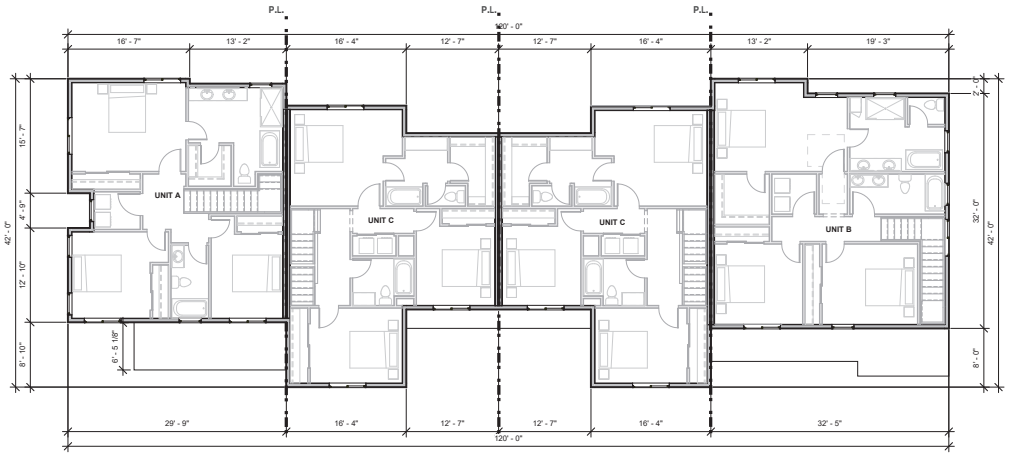
Exhibit F



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

AREAS PER BUILDING (7)

GROUND FLOOR LIVING	2,707 SQFT
GARAGE	1,557 SQFT
UPPER FLOOR LIVING	3,614 SQFT
FOOTPRINT:	4,264 SQFT
TOTAL AREA:	**7,878 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN A (FRONT 4 PACK)	(1) UNIT A (3BD/2.5BA) (1) UNIT B (3BD/2.5BA) (2) UNIT C (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-A (FRONT 4 PACK) (7) BUILDINGS	(7) UNIT A (3BD/2.5BA) (7) UNIT B (3BD/2.5BA) (14) UNIT C (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (4 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A4

Exhibit F



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF

GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2320 SF
15% MINIMUM = 348 SF
WINDOW AREA PROVIDED= 385 SF



2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 735 SF *.25 = 183 SF VARIATION. 210 SF PROVIDED.



3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2317 SF *.25 = 579 SF VARIATION. 1196 SF PROVIDED.

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 780 SF
15% MINIMUM = 117 SF
WINDOW AREA PROVIDED= 139 SF

GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 38'-6"
25% MINIMUM GABLE= 9'-8"
GABLE LENGTH PROVIDED= 31'-3"

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2317 SF
15% MINIMUM = 348 SF
WINDOW AREA PROVIDED= 488 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (4 PACK) - ELEVATIONS

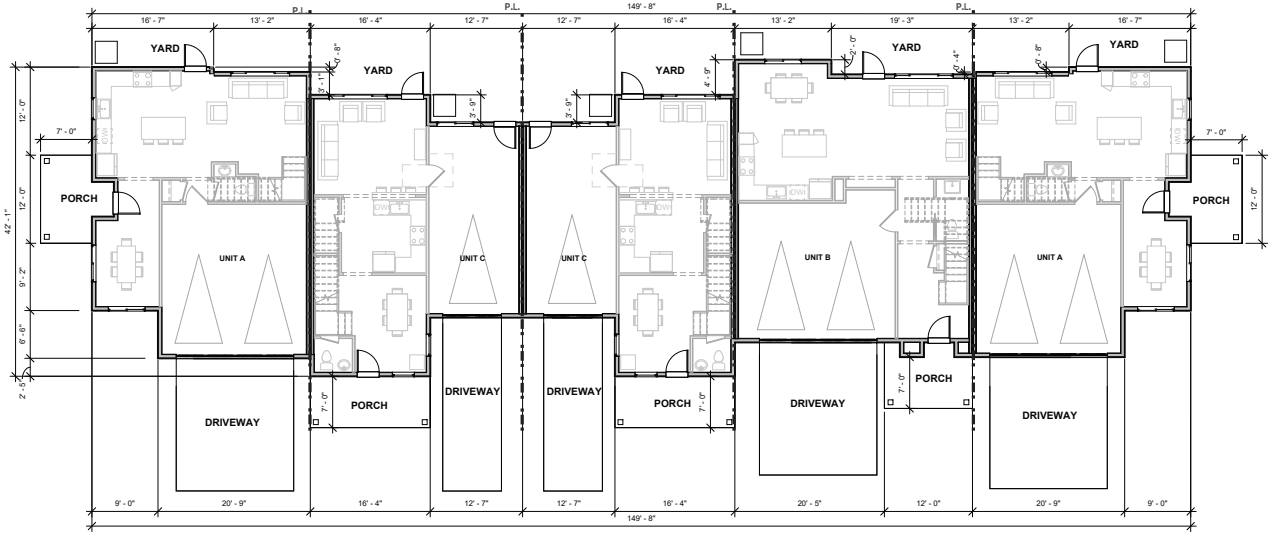
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A5

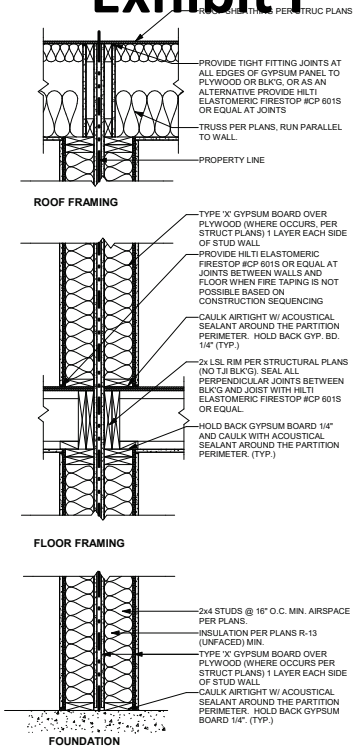
Exhibit F



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



FIRE RATING: 1-HOUR
STC RATING: 55-59
GA FILE NO.: WP 3112

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2X4 STUDS 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. **(LOAD-BEARING)**

PROPRIETARY GYP PANEL: 5/8" PABCO FLAME CURB TYPE X

3 **TYPICAL UNIT-UNIT DEMISING WALL**
N.T.S.

AREAS PER BUILDING (6)

GROUND FLOOR LIVING	3,378 SQFT
GARAGE	1,985 SQFT
UPPER FLOOR LIVING	4,523 SQFT
FOOTPRINT:	5,363 SQFT
TOTAL AREA:	**9,886 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN A (FRONT 5 PACK)	(2) UNIT A (3BD/2.5BA) (1) UNIT B (3BD/2.5BA) (2) UNIT C (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-A (FRONT 5 PACK) (6) BUILDINGS	(12) UNIT A (3BD/2.5BA) (6) UNIT B (3BD/2.5BA) (12) UNIT C (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (5 PACK) - FLOOR PLANS

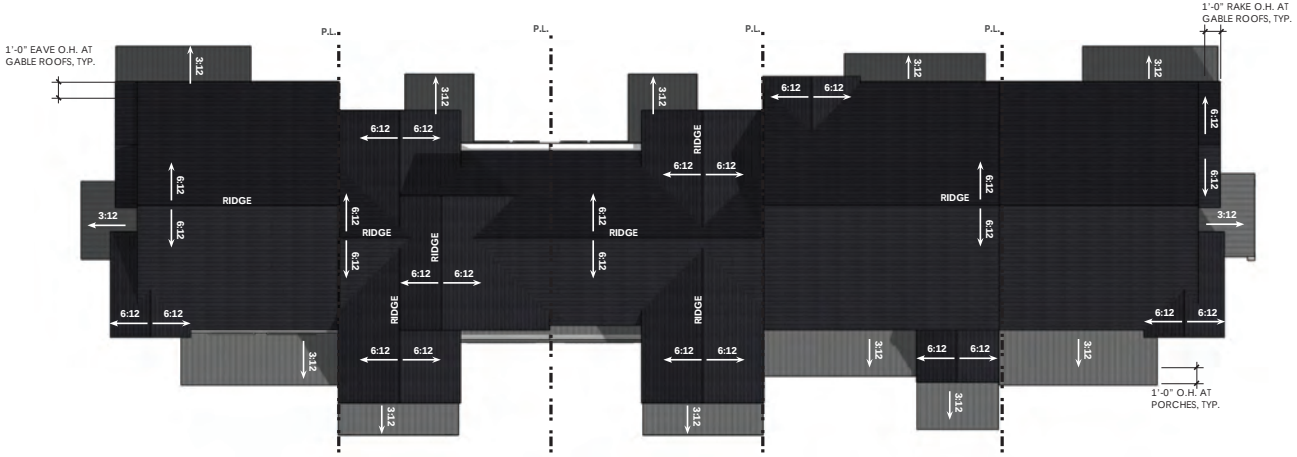
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A6

Exhibit F



3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (5 PACK) - ROOF PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A7

Exhibit F



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 3025 SF
15% MINIMUM = 454 SF
WINDOW AREA PROVIDED= 524 SF



GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF
GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 735 SF *.25 = 183 SF VARIATION. 210 SF PROVIDED.



3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2908 SF *.25 = 727 SF VARIATION. 1456 SF PROVIDED.

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2908 SF
15% MINIMUM = 436 SF
WINDOW AREA PROVIDED= 563 SF



GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF
GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (5 PACK) - ELEVATIONS

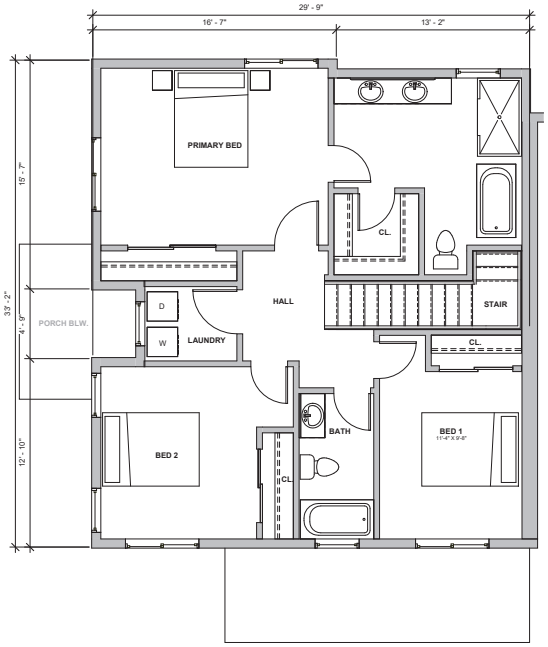
ARDMORE ROAD

03 APRIL 2026

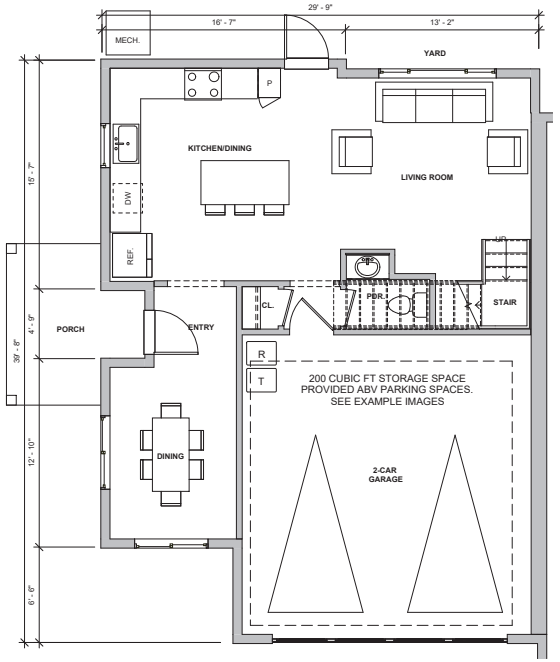
0767-02-HS24

A8

Exhibit F



2 UNIT PLAN A - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN A - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT A (3BD/2.5BA)

GROUND FLOOR LIVING	671 SQFT
GARAGE	428 SQFT
UPPER FLOOR LIVING	909 SQFT

LIVING: 1,580 SQFT
TOTAL: 2,008 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - END UNIT FLOOR PLANS

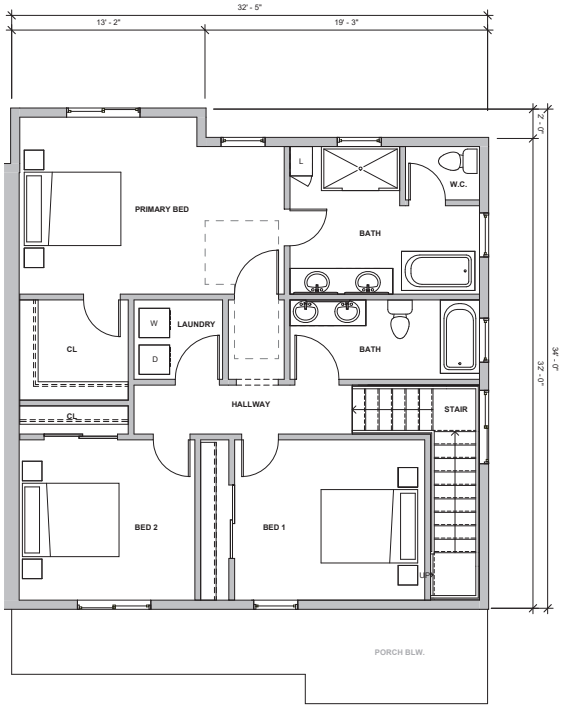
ARDMORE ROAD

03 APRIL 2026

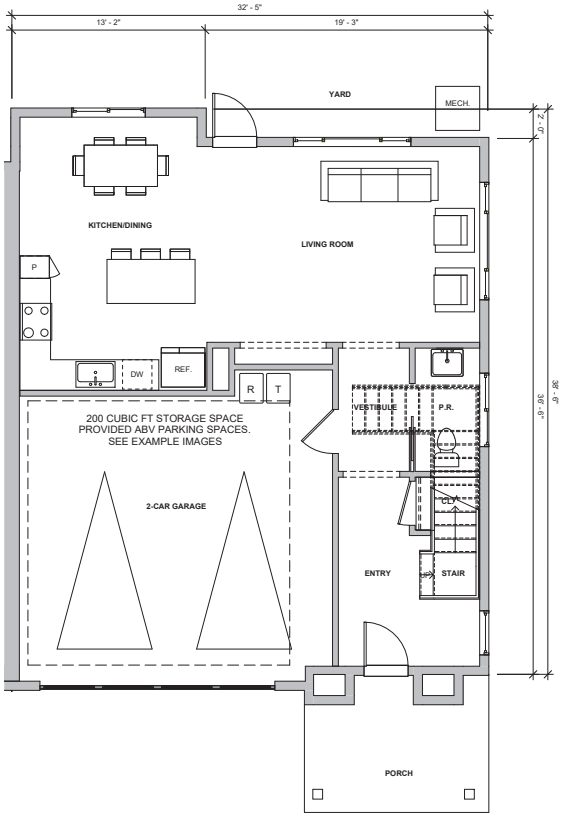
0767-02-HS24

A9

Exhibit F



2 **UNIT PLAN B - SECOND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



1 **UNIT PLAN B - GROUND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT B (3BD/2.5BA)

GROUND FLOOR LIVING	794 SQFT
GARAGE	449 SQFT
UPPER FLOOR LIVING	969 SQFT

LIVING: 1,763 SQFT
TOTAL: 2,212 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

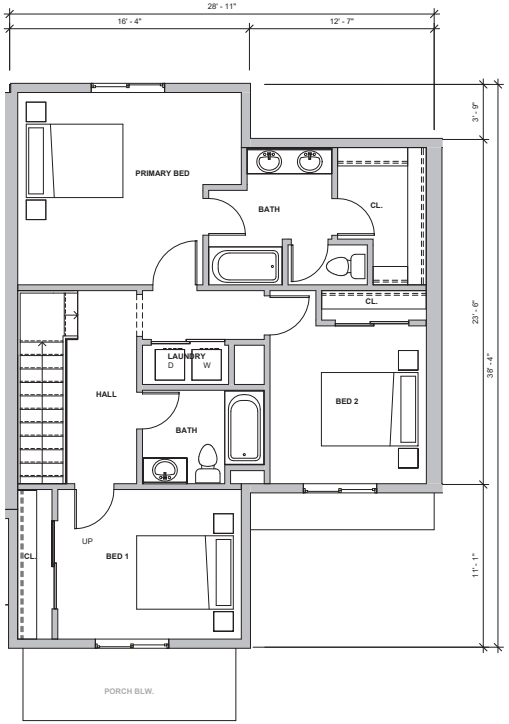
rrm design group

TOWNHOME A - LARGE INTERIOR UNIT FLOOR PLANS

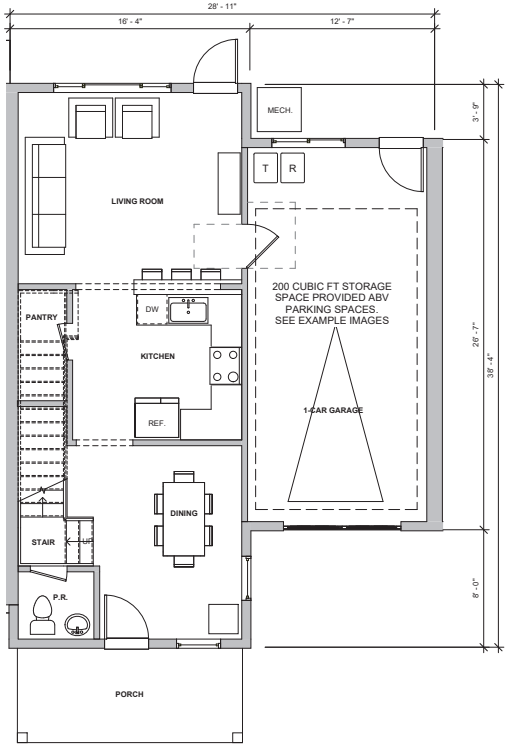
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24
A10

Exhibit F

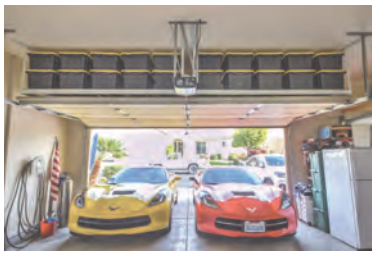


2 **UNIT PLAN C - SECOND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



1 **UNIT PLAN C - GROUND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT C (3BD/2.5BA)

GROUND FLOOR LIVING	621 SQFT
GARAGE	340 SQFT
UPPER FLOOR LIVING	868 SQFT

LIVING: 1,489 SQFT
TOTAL: 1,829 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - SMALL INTERIOR UNIT FLOOR PLANS

ARDMORE ROAD

03 APRIL 2026

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A11

Exhibit F



CHARACTER SKETCH - ALLEY LOAD TOWNHOMES

ARDMORE ROAD

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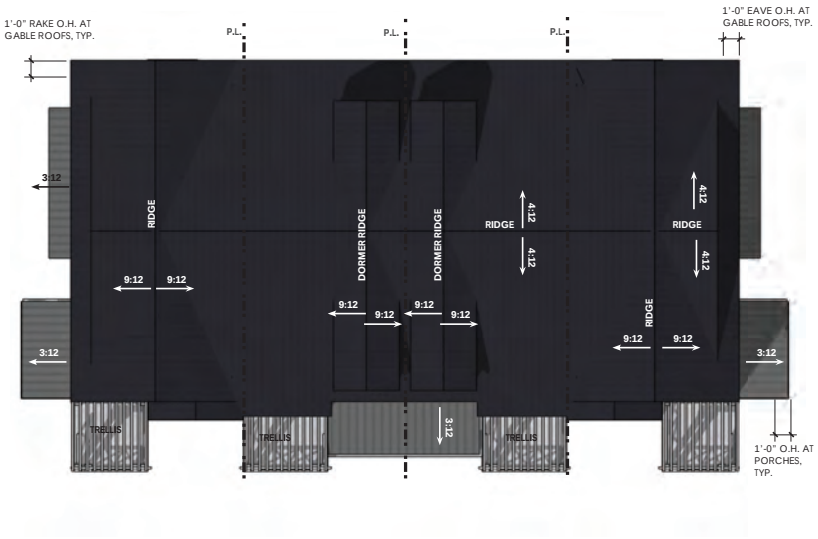
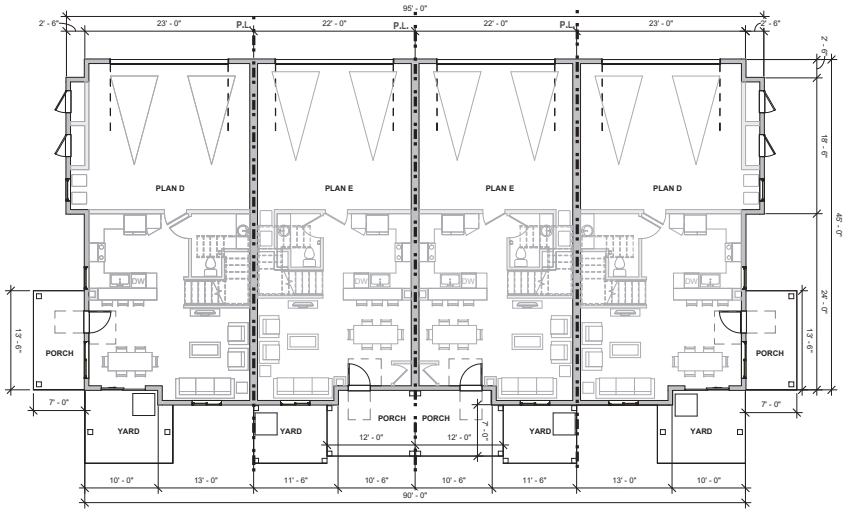
0767-02-HS24

A12

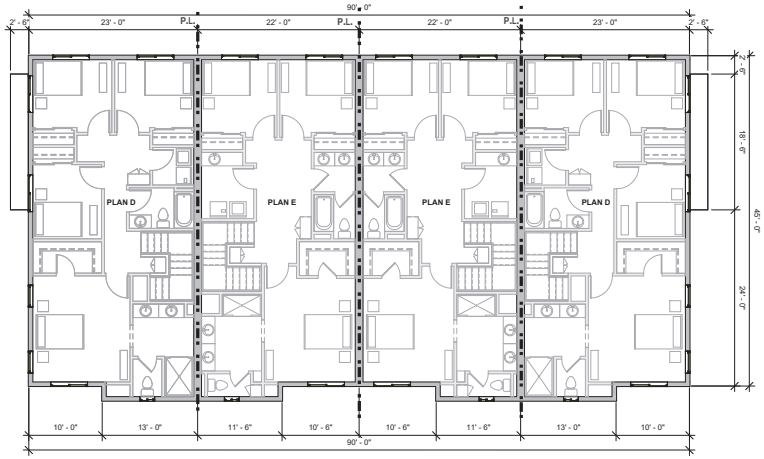
Exhibit F



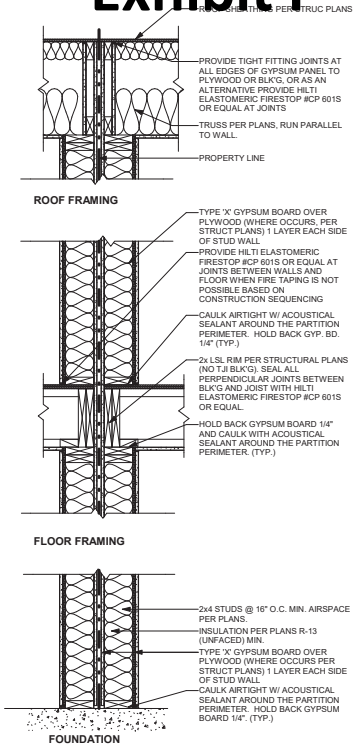
3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)



1 GROUND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



FIRE RATING: 1-HOUR
STC RATING: 55-59
GA FILE NO.: WP 3112

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2X4 STUDS 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. **(LOAD-BEARING)**

PROPRIETARY GYP PANEL: 5/8" PABCO FLAME CURB TYPE X

3 TYPICAL UNIT-UNIT DEMISING WALL
N.T.S.

AREAS PER BUILDING (9)

GROUND FLOOR LIVING	2,264 SQFT
GARAGE	1,978 SQFT
UPPER FLOOR LIVING	3,732 SQFT
FOOTPRINT:	4,242 SQFT
TOTAL AREA:	**7,974 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN B (ALLEY 4 PACK)	(2) UNIT D (4BD/2.5BA) (2) UNIT E (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-B (ALLEY 4 PACK) (9) BUILDINGS	(18) UNIT D (4BD/2.5BA) (18) UNIT E (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (4 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

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A13

Exhibit F



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2064 SF
15% MINIMUM = 309.6 SF
WINDOW AREA PROVIDED= 350 SF



2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

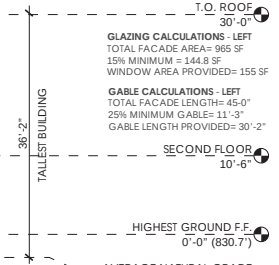


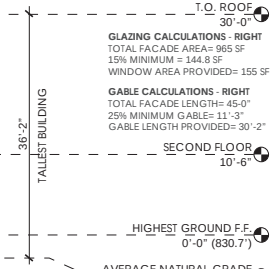
3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2100 SF
15% MINIMUM = 315 SF
WINDOW AREA PROVIDED= 320 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)





AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (4 PACK) - ELEVATIONS

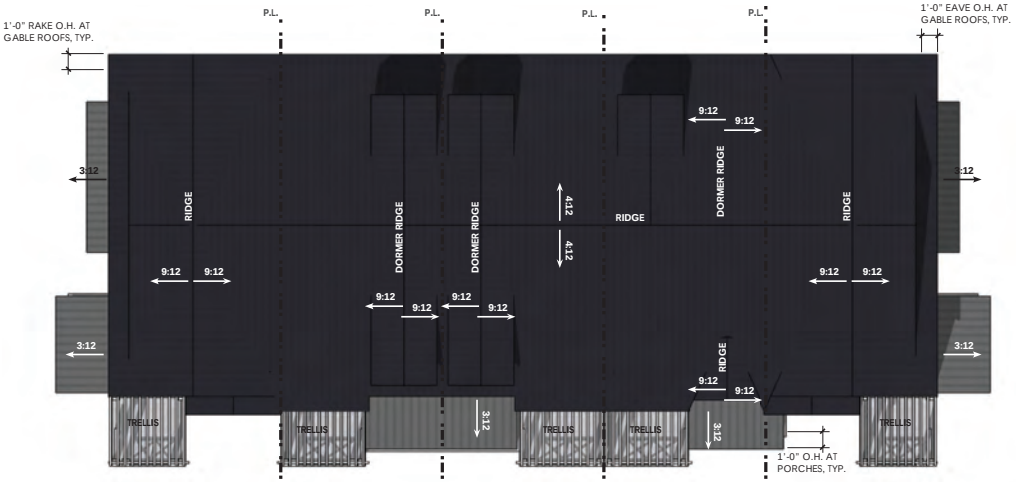
ARDMORE ROAD

03 APRIL 2026

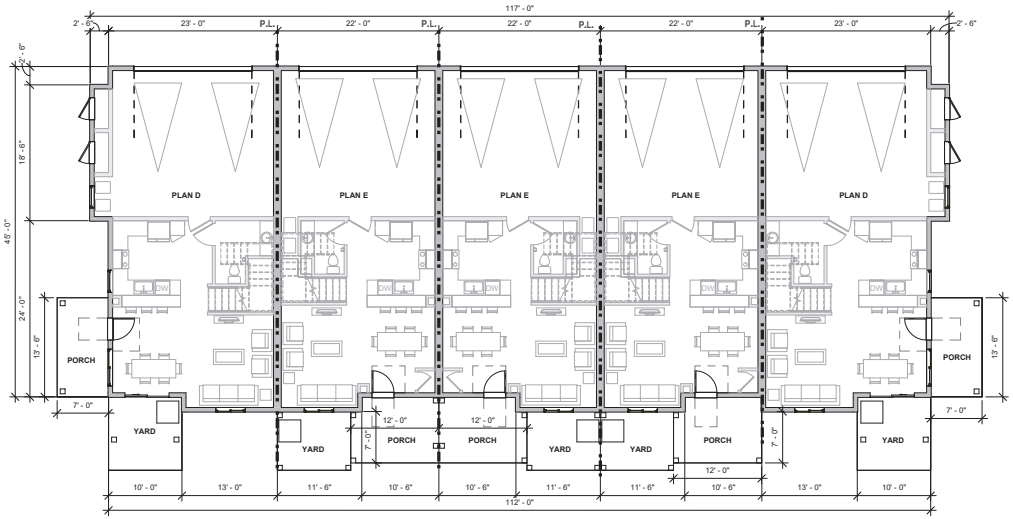
0767-02-HS24

A14

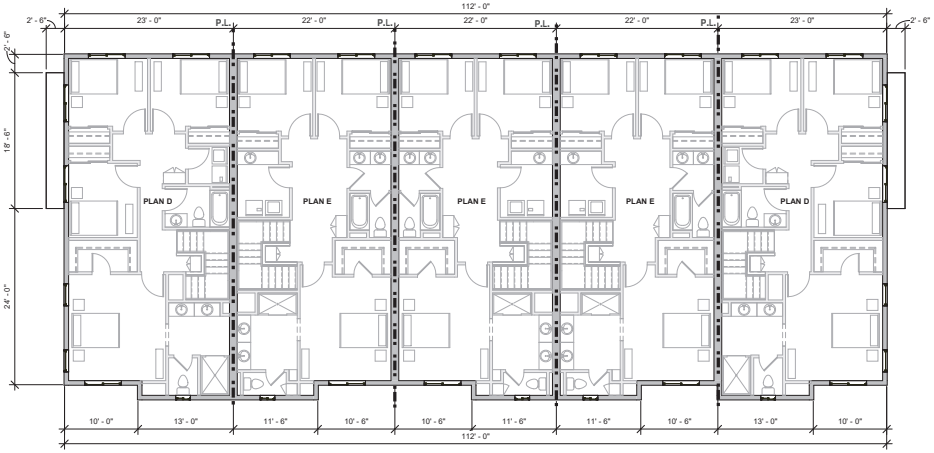
Exhibit F



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

AREAS PER BUILDING (12)

GROUND FLOOR LIVING	2,811 SQFT
GARAGE	2,444 SQFT
UPPER FLOOR LIVING	4,659 SQFT
FOOTPRINT:	5,255 SQFT
TOTAL AREA:	**9,914 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN B (ALLEY 5 PACK)	(2) UNIT D (4BD/2.5BA) (3) UNIT E (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-B (ALLEY 5 PACK) (12) BUILDINGS	(24) UNIT D (4-BED) (36) UNIT E (3-BED)

rrm design group

TOWNHOME B - ALLEY LOADED (5 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A15

Exhibit F



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2550 SF *.25 = 637.5 SF VARIATION. 1288 SF PROVIDED.

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2550 SF
15% MINIMUM = 383 SF
WINDOW AREA PROVIDED= 433 SF

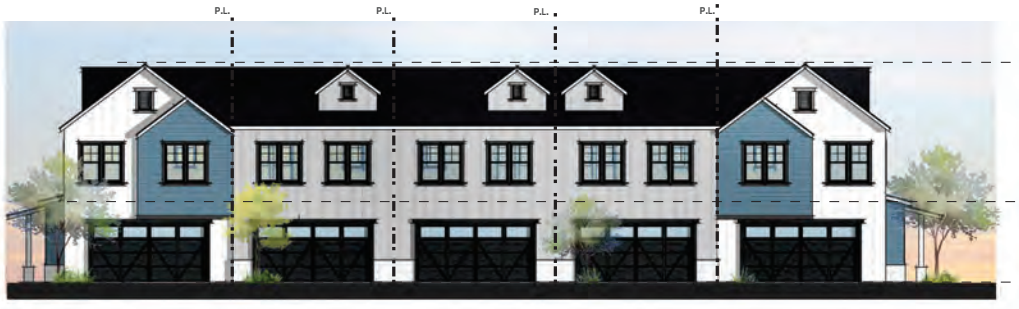


2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 965 SF *.25 = 241.3 SF VARIATION. 351 SF PROVIDED.

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 965 SF
15% MINIMUM = 144.8 SF
WINDOW AREA PROVIDED= 155 SF

GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 45'-0"
25% MINIMUM GABLE= 11'-3"
GABLE LENGTH PROVIDED= 30'-2"



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2600 SF
15% MINIMUM = 390 SF
WINDOW AREA PROVIDED= 395 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 965 SF *.25 = 241.3 SF VARIATION. 351 SF PROVIDED.

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 965 SF
15% MINIMUM = 144.8 SF
WINDOW AREA PROVIDED= 155 SF

GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 45'-0"
25% MINIMUM GABLE= 11'-3"
GABLE LENGTH PROVIDED= 30'-2"

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (5 PACK) - ELEVATIONS

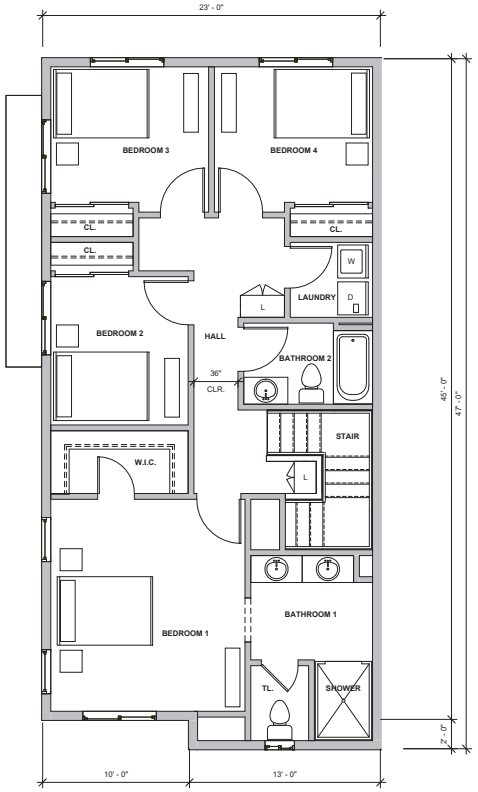
ARDMORE ROAD

03 APRIL 2026

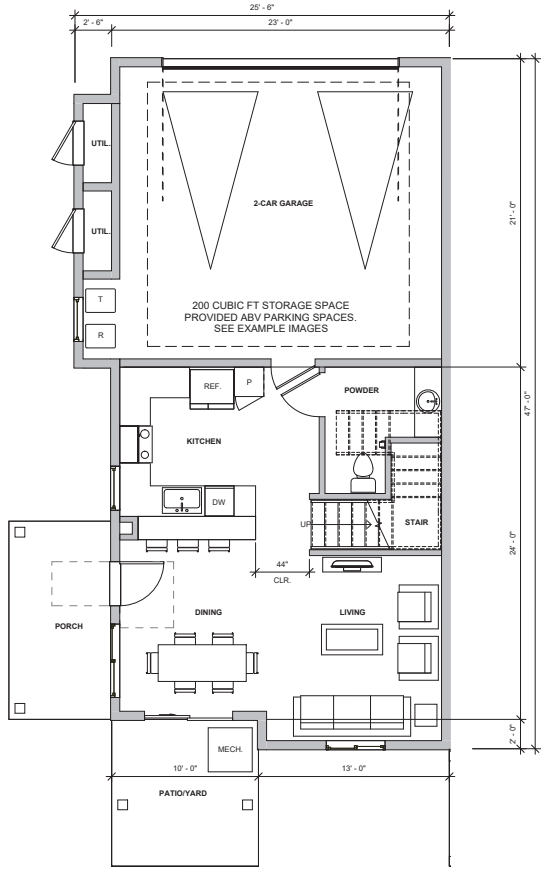
0767-02-HS24

A16

Exhibit F



2 UNIT PLAN D - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN D - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT D (4 BD/2.5 BA)

GROUND FLOOR LIVING	585 SQFT
GARAGE	523 SQFT
UPPER FLOOR LIVING	939 SQFT

LIVING: 1,524 SQFT
TOTAL: 2,047 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - END UNITS FLOOR PLANS

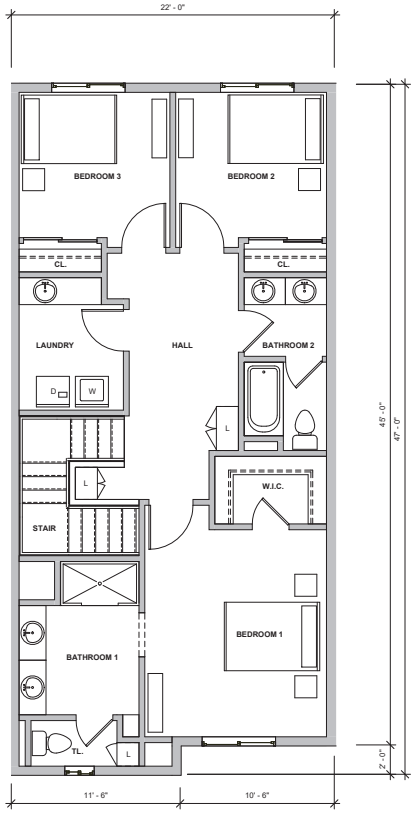
ARDMORE ROAD

03 APRIL 2026

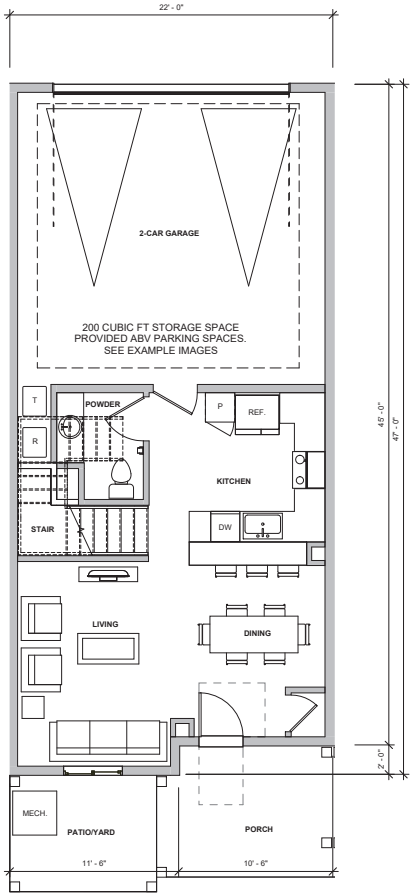
0767-02-HS24

A17

Exhibit F



2 UNIT PLAN E - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN E - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT E (3BD/2.5BA)

GROUND FLOOR LIVING	547 SQFT
GARAGE	466 SQFT
UPPER FLOOR LIVING	927 SQFT

LIVING: 1,474 SQFT
TOTAL: 1,940 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - INTERIOR UNITS FLOOR PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A18

Exhibit F



rrm design group

CHARACTER SKETCH - CLUBHOUSE ENTRANCE

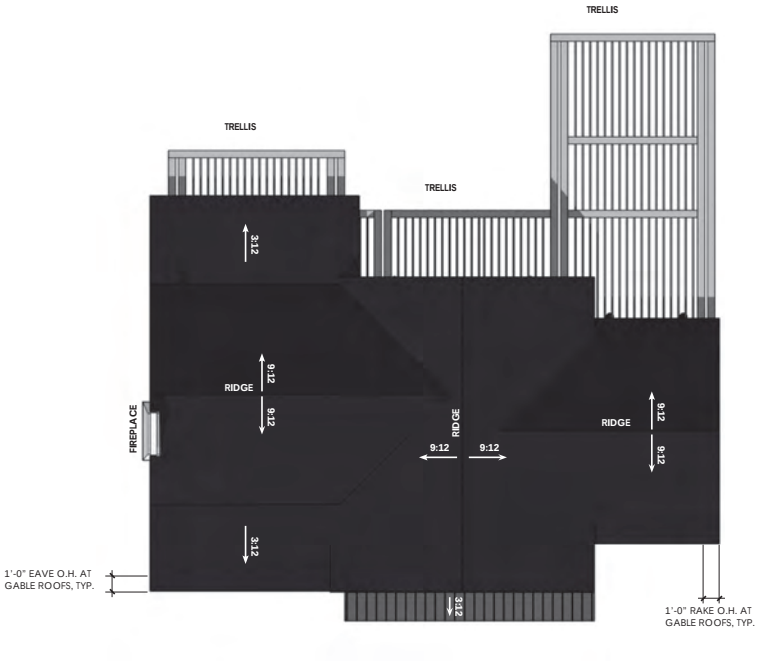
ARDMORE ROAD

03 APRIL 2026

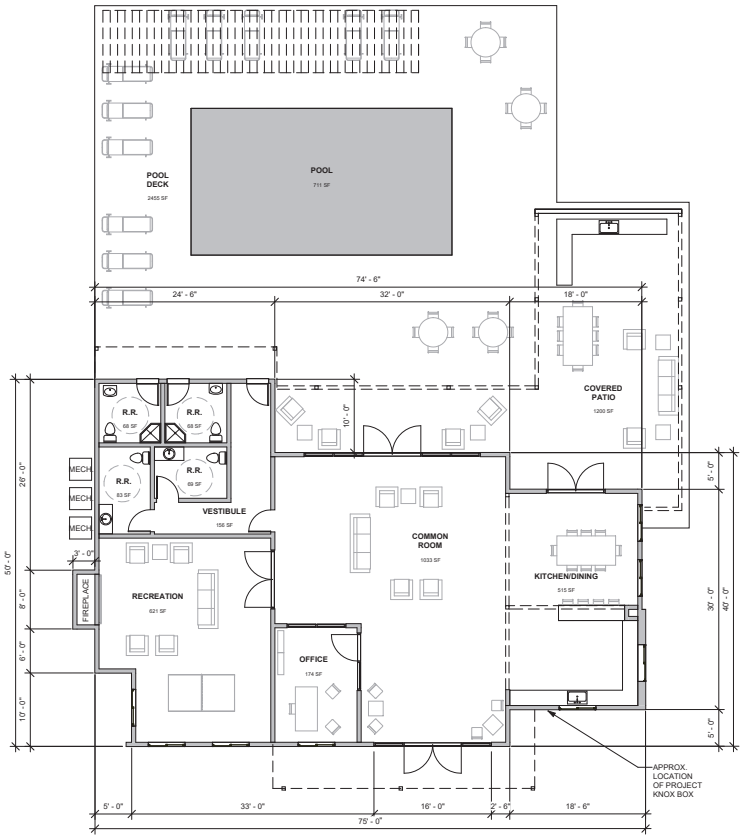
0767-02-HS24

A19

Exhibit F



2 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

CLUBHOUSE - FLOOR PLAN AND ROOF PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A20

Exhibit F



STREET VIEW
NTS



1 SOUTHEAST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



2 NORTHEAST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



3 NORTHWEST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



4 SOUTHWEST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

CLUBHOUSE - ELEVATIONS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A21

Exhibit F



rrm design group

CHARACTER SKETCH - INTERIOR WALKS

ARDMORE ROAD

03 APRIL 2026

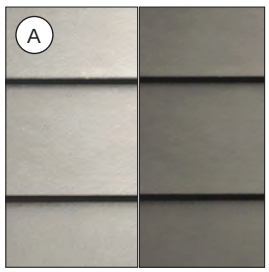
0767-02-HS24

A22

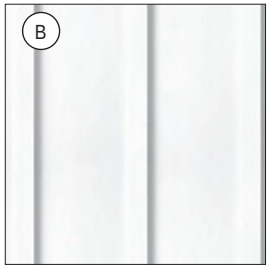
Exhibit F



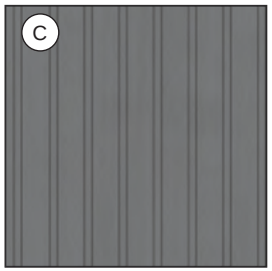
1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER



METAL ROOFING
MCELROY
CHARCOAL



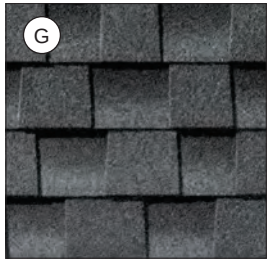
WOOD COLUMN
COLOR TO BE SELECTED BY OWNER



WINDOW TRIM AND FASCIA
FIBER CEMENT
COLOR TO BE SELECTED BY OWNER



DOORS, GARAGE DOORS, AND GARAGE DOOR TRIM
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - TOWNHOME A - FRONT LOADED

ARDMORE ROAD

03 APRIL 2026

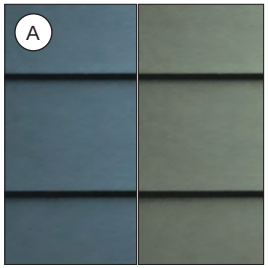
0767-02-HS24

A23

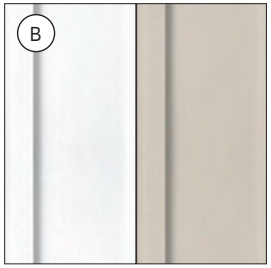
Exhibit F



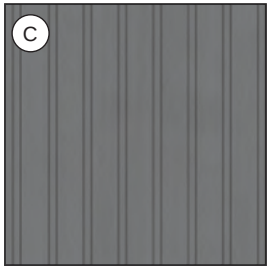
1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER



METAL ROOFING
MCELROY
CHARCOAL



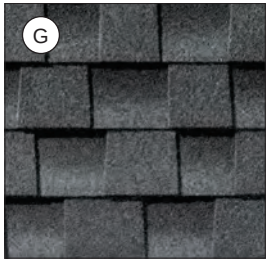
WOOD COLUMN
COLOR TO BE SELECTED BY OWNER



WINDOW TRIM AND FASCIA
COLOR TO BE SELECTED BY OWNER



DOORS, GARAGE DOORS, AND GARAGE DOOR TRIM
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - TOWNHOME B - ALLEY LOADED

ARDMORE ROAD

03 APRIL 2026

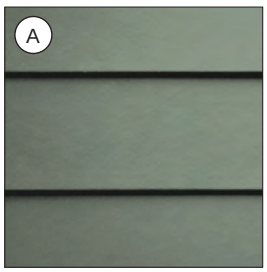
0767-02-HS24

A24

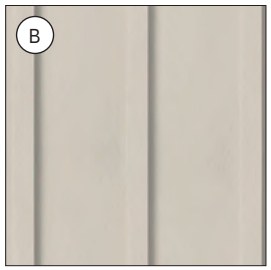
Exhibit F



1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



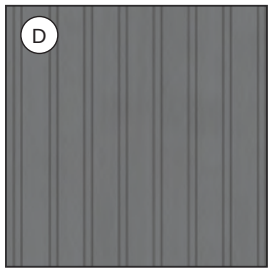
LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER



STONE VENEER
EL DORADO STONE VENEER
FINISH SELECTED BY OWNER



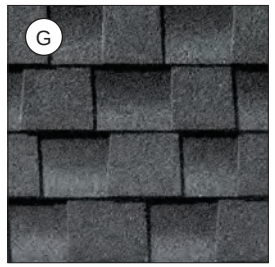
METAL ROOFING
MCELROY
CHARCOAL



WOOD COLUMN
COLOR TO BE SELECTED BY OWNER



WINDOW TRIM AND FASCIA
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING
CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - CLUBHOUSE

ARDMORE ROAD

03 APRIL 2026

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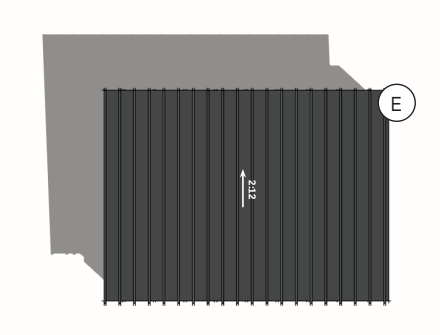
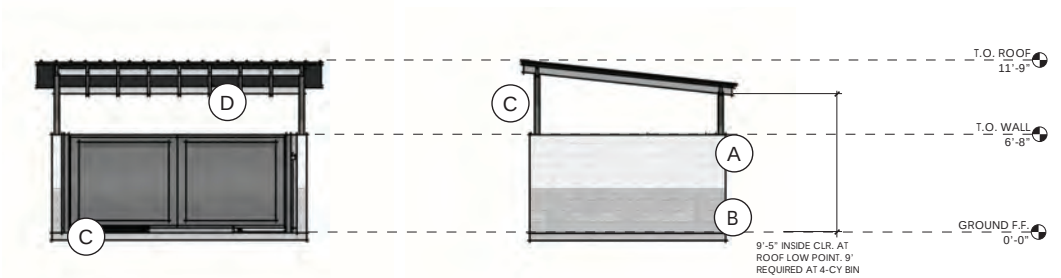
Exhibit F

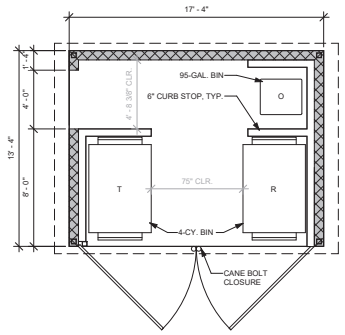


2 ROOF PLAN
1/4" = 1'-0" (24 X 36 SHEET)

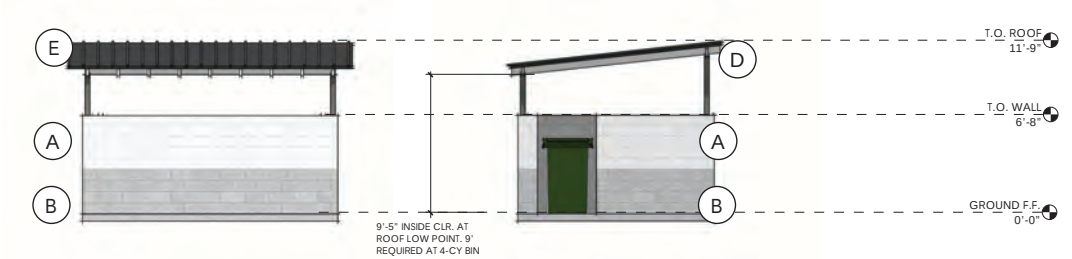


3 FRONT ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)

5 LEFT ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)

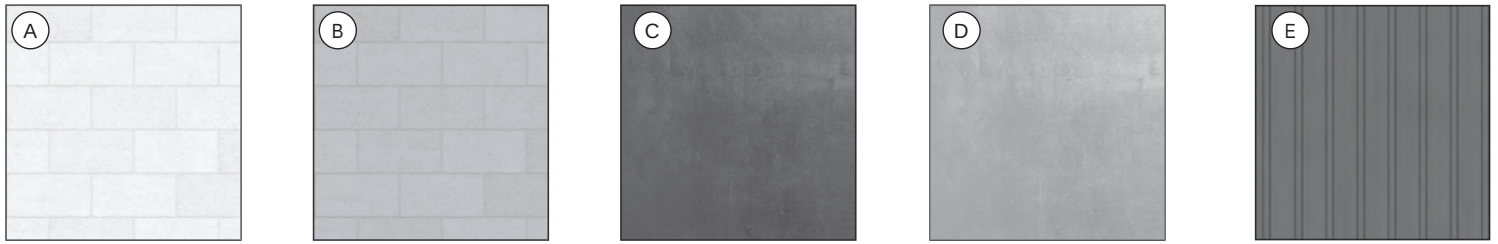


1 FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



4 REAR ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)

6 RIGHT ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)



CMU BLOCK
PAINTED WHITE

CMU BLOCK
PAINTED GRAY

METAL GATES AND POSTS
DARK GRAY

METAL RAFTERS
LIGHT GRAY

STANDING SEAM ROOFING
GRAY

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TRASH ENCLOSURE

ARDMORE ROAD

03 APRIL 2026

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Exhibit F



rrm design group

CHARACTER SKETCH - VIEW FROM ARDMORE ROAD

ARDMORE ROAD

03 APRIL 2026

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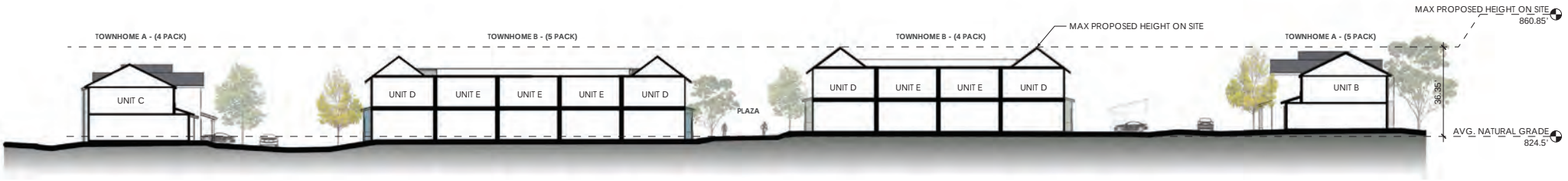
A27

Exhibit F



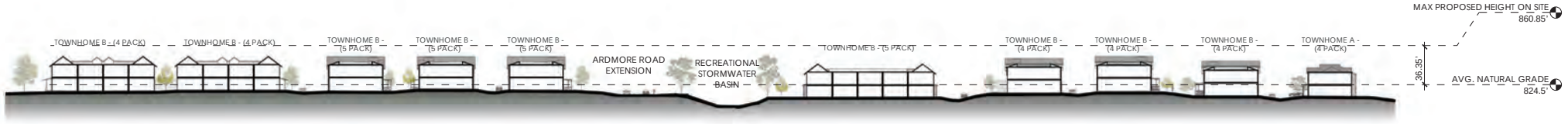
1 **CROSS SECTION 1 LOOKING NORTH**
1/16" = 1'-0" (24 X 36 SHEET)

0 8 16 32
1/16" = 1'-0" 24X36 SHEET



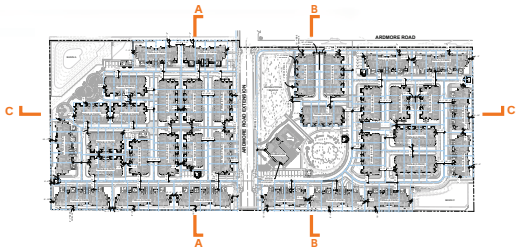
2 **CROSS SECTION 2 LOOKING NORTH**
1/16" = 1'-0" (24 X 36 SHEET)

0 8 16 32
1/16" = 1'-0" 24X36 SHEET



3 **LONGITUDINAL SECTION LOOKING WEST**
1" = 40'-0" (24 X 36 SHEET)

0 20 40 80
1" = 40'-0" 24X36 SHEET



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

MAX PROPOSED HEIGHT: 860.85'
HIGHEST ALLEY-LOAD F.F. ON SITE: 830.85'
HEIGHT OF BUILDING = 30'
830.85' + 30' = 860.85'

HIGHEST FRONT-LOAD F.F. ON SITE: 831.23'
HEIGHT OF BUILDING = 25'
831.23' + 25' = 856.23'

rrm design group

SITE SECTIONS
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

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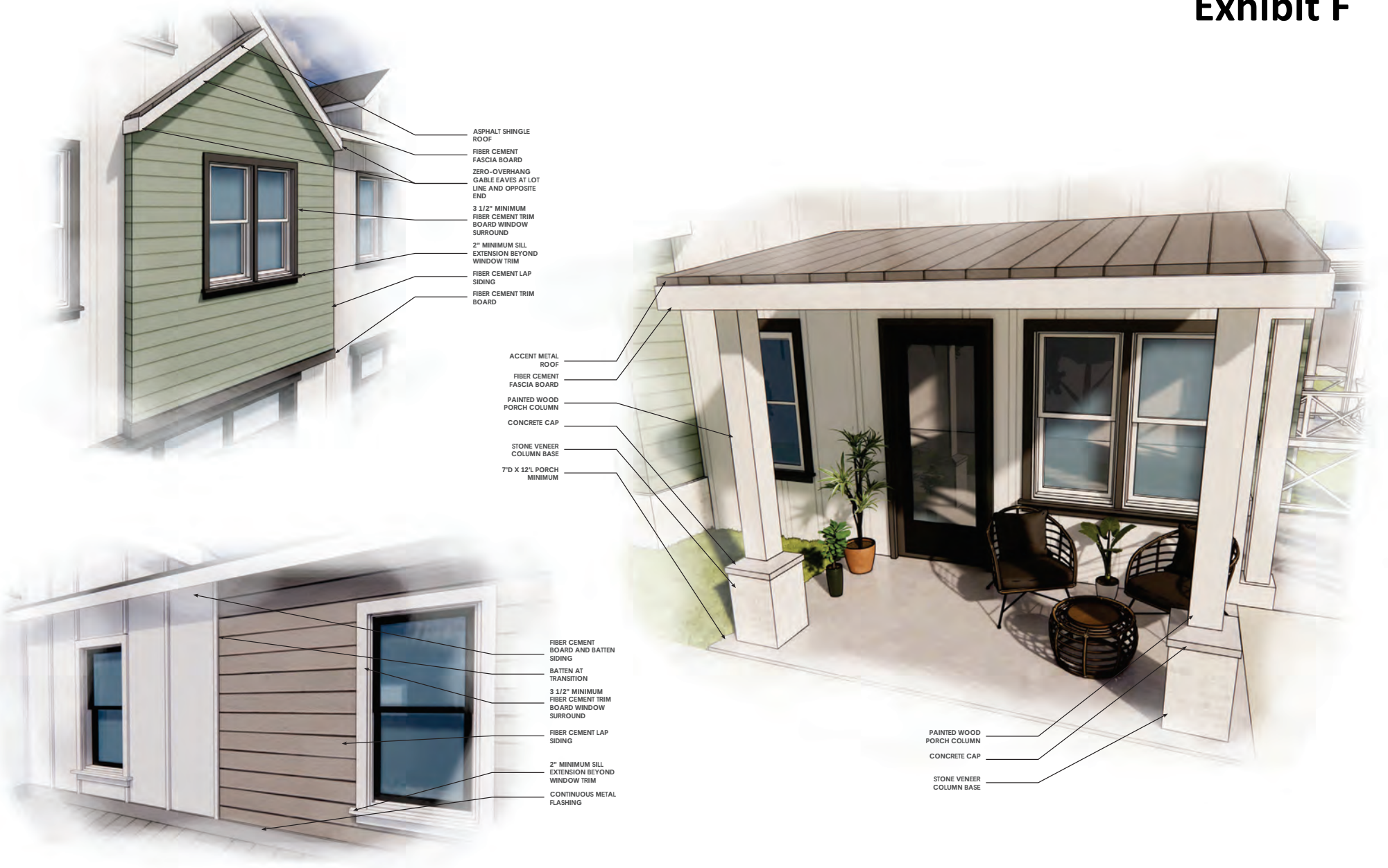
Exhibit F



DETAIL VIGNETTES

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

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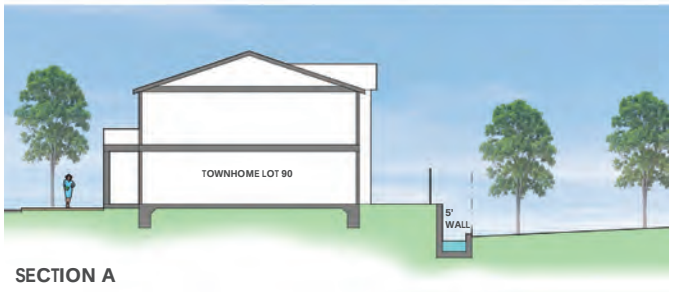
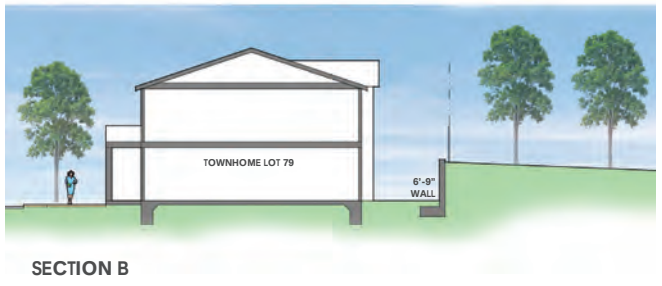
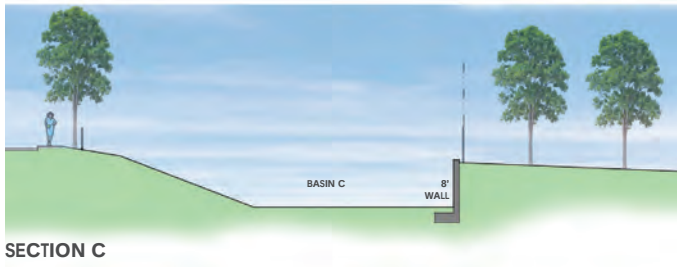
Exhibit F



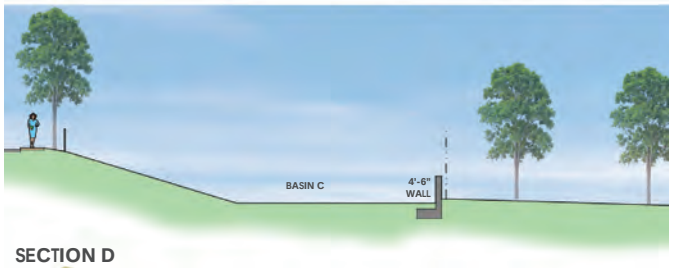
SECTION A



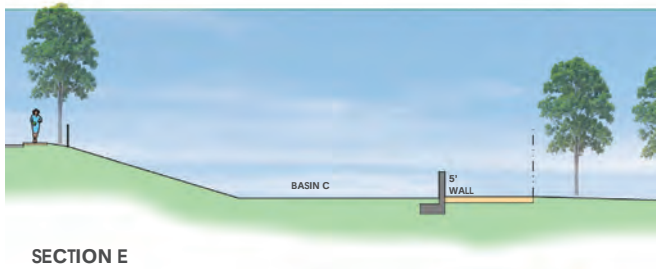
SECTION B



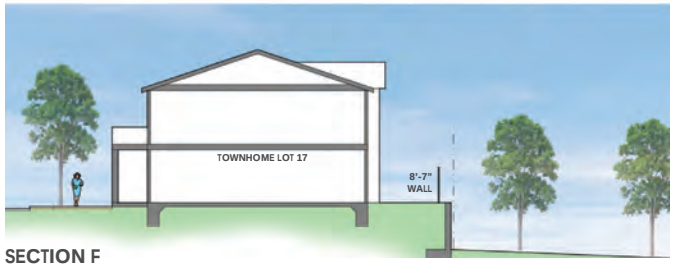
SECTION C



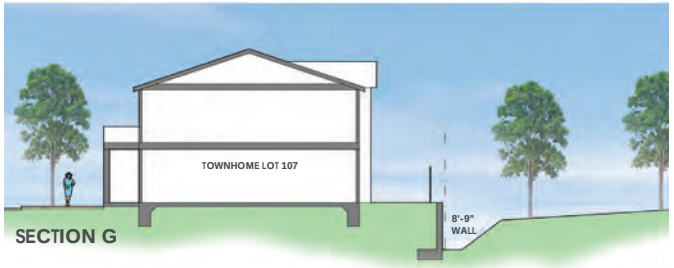
SECTION D



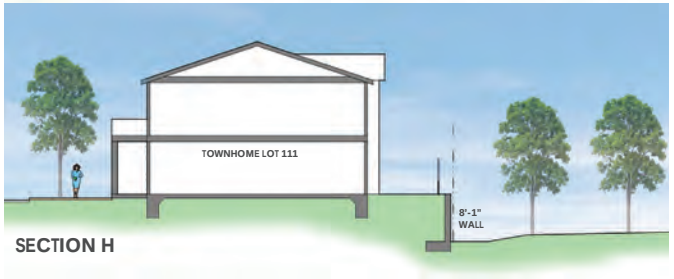
SECTION E



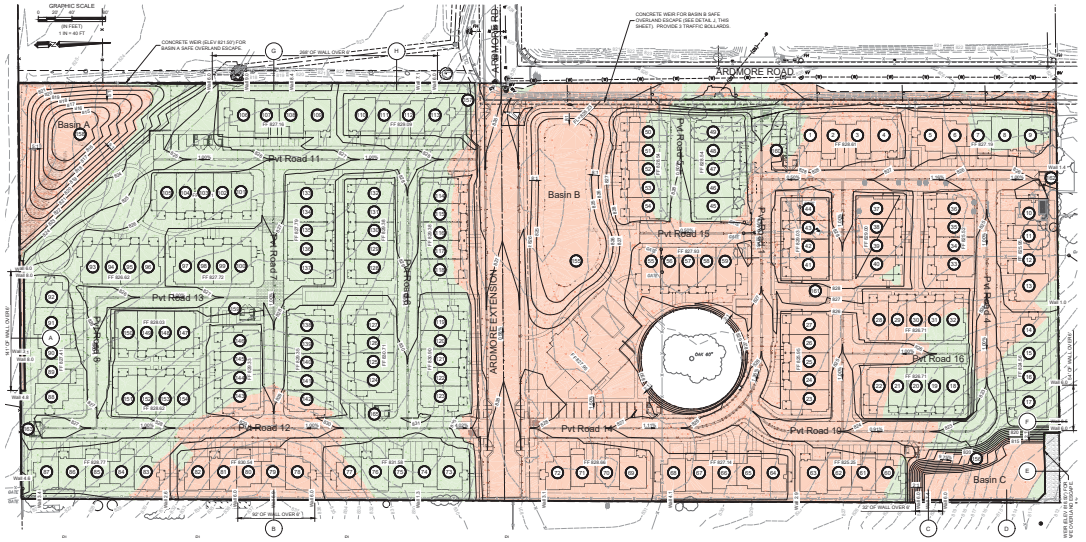
SECTION F



SECTION G



SECTION H



WALL SECTIONS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

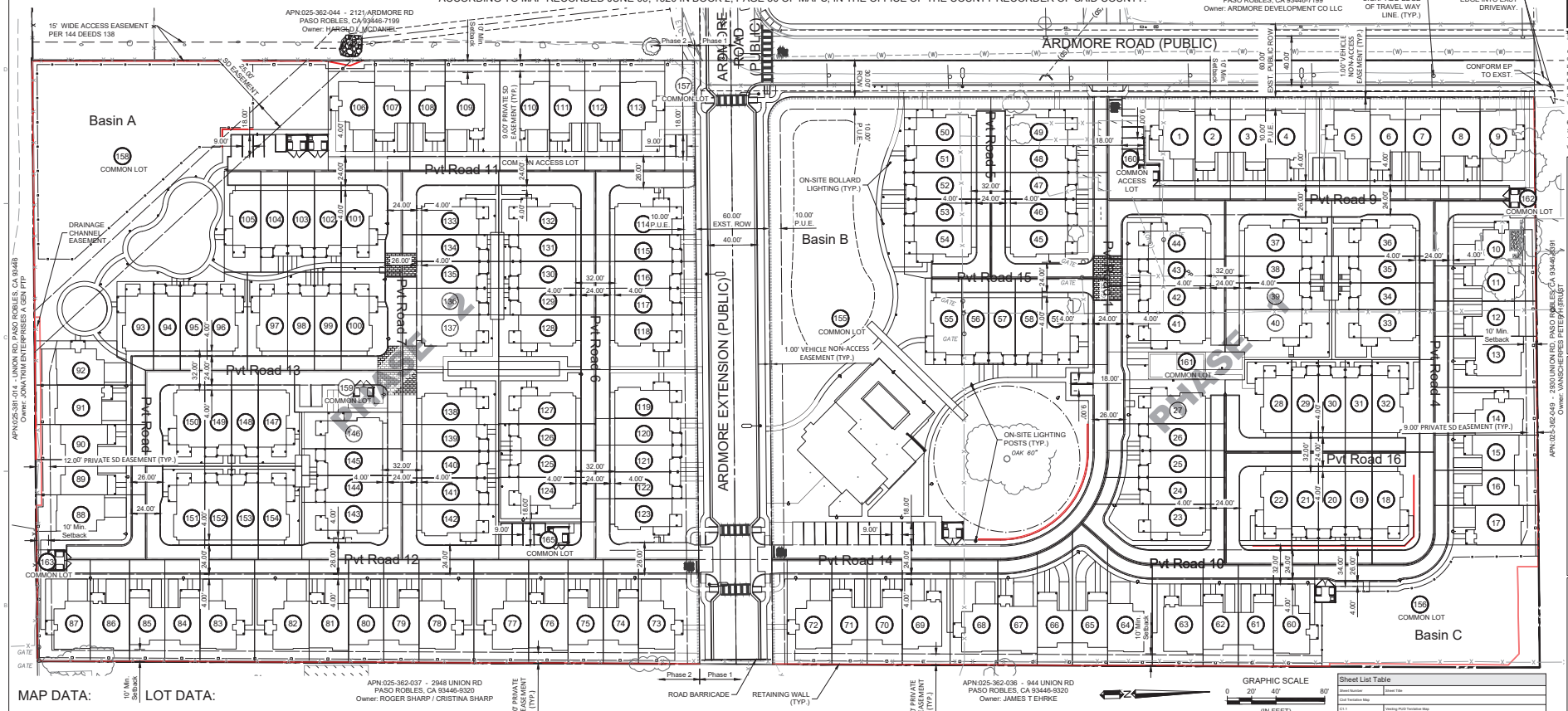
A30

Exhibit F

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

LOTS 6 AND 13 OF GOLDEN HILLS ORCHARD TRACT, IN THE CITY OF PASO ROBLES, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JUNE 09, 1920 IN BOOK 2, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2



MAP DATA:

APPLICANT:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
805-781-3133
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

PROPERTY OWNER:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

REPRESENTATIVE:

WALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
805-544-4011
TOM ZENDER
TOMZ@WALLACEGROUP.US

APN: 025-362-050

LOT DATA:

EXISTING BOUNDARY AREA:	14.06 AC.
EXISTING SOUTH PARCEL:	6.52 AC.
EXISTING NORTH PARCEL:	7.54 AC.
PROP. PUBLIC ROAD RIGHT-OF-WAY:	1.12 AC.
OPEN SPACE PARCELS:	3.21 AC.

SURVEYOR'S NOTES:

THE BASIS OF BEARING FOR THIS MAP IS GRID NORTH PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD83(2011) EPOCH 2010, BETWEEN NGS POINT "HPGN D CA 05 ML" (PID FV2070) AND "PRB AP 1965 STA B2" (PID AA4509) HAVING A BEARING OF N 53°41'56" E MEASURED AND CALCULATED PER THE NGS DATA SHEETS.

1. TOPOGRAPHIC SURVEY PROVIDED BY NORTH COAST ENGINEERING DATED 11-09-2021 AND SIGNED BY TUCKER J. SANDERS - LS 9398

GEOTECHNICAL REPORT:

REPORT DATE: OCTOBER 12, 2022
FILE NUMBER: F-103116
BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
GREG McKAY GE 2993

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	3098.88	18	4567.43	35	1848.88	53	1563.62	70	2502.38	87	3375.81	104	1829.27	121	1851.42	138	3572.22	155	68436.87
2	2451.00	19	2032.09	36	3870.82	54	3018.33	71	2498.74	88	4590.09	105	2494.63	122	1857.01	139	1746.65	156	17067.30
3	2450.99	20	2031.97	37	4034.72	55	2132.17	72	4219.07	89	2612.75	106	3467.59	123	4236.52	140	1746.57	157	2241.07
4	3756.77	21	2032.03	38	1926.95	56	1563.68	73	4273.64	90	2619.12	107	2625.10	124	2902.02	141	1746.74	158	39586.94
5	3530.79	22	5051.80	39	1926.88	57	1563.53	74	2475.93	91	2940.71	108	2625.23	125	1745.31	142	3572.62	159	3032.56
6	2451.30	23	5058.85	40	3489.93	58	1563.60	75	2472.39	92	2865.00	109	4076.63	126	1745.45	143	3871.41	160	2983.60
7	2451.30	24	2254.74	41	3111.84	59	3832.74	76	2763.99	93	2062.39	110	3716.86	127	3531.67	144	1812.06	161	2582.37
8	2744.67	25	2137.17	42	2120.62	60	3152.21	77	3839.05	94	1606.54	111	2625.14	128	3566.47	145	1812.15	162	522.23
9	3615.35	26	2120.82	43	2120.82	61	2421.22	78	3832.31	95	1607.60	112	2623.58	129	1746.14	146	2470.98	163	477.19
10	4205.97	27	3486.49	44	4671.87	62	2417.73	79	2453.88	96	2564.08	113	3334.43	130	1744.79	147	2605.58	164	2452.88
11	2426.24	28	3888.47	45	4115.07	63	3481.97	80	2450.36	97	2675.25	114	4314.48	131	1747.25	148	1730.97		
12	2433.82	29	1671.17	46	2111.36	64	3228.08	81	2739.32	98	1777.71	115	1820.35	132	4157.54	149	1731.13		
13	3543.42	30	1672.23	47	2111.30	65	3159.27	82	3783.76	99	1778.92	116	1821.92	133	4159.31	150	3811.96		
14	3332.71	31	1672.40	48	2111.23	66	2887.17	83	3777.06	100	4045.93	117	1827.53	134	1746.71	151	3705.85		
15	2463.01	32	3877.50	49	3837.91	67	2869.05	84	2431.94	101	4161.23	118	3746.66	135	1746.56	152	1686.16		
16	2469.89	33	3445.69	50	2841.01	68	3407.60	85	2428.35	102	1828.17	119	3351.76	136	1746.75	153	1684.78		
17	2784.30	34	1848.70	52	1563.54	69	3403.90	86	2714.72	103	1829.10	120	1845.86	137	3567.39	154	2740.15		

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Sheet Number	Sheet Title
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C1.2	Lot Dimensions and Road Sections
Civil Site Improvement Plans	
C2.1	Demo Plan
C2.2	Existing North Boundary Topo
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Civil Street Improvement Plans	
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C5.3	Public Roads 1-3 (Private) - Utility Plan & Profile
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Civil Utility Plans	
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Civil Erosion Control Plans	
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C7.4	Public Erosion Control Details
C7.5	Public Erosion Control Details
C7.6	Public Erosion Control Details

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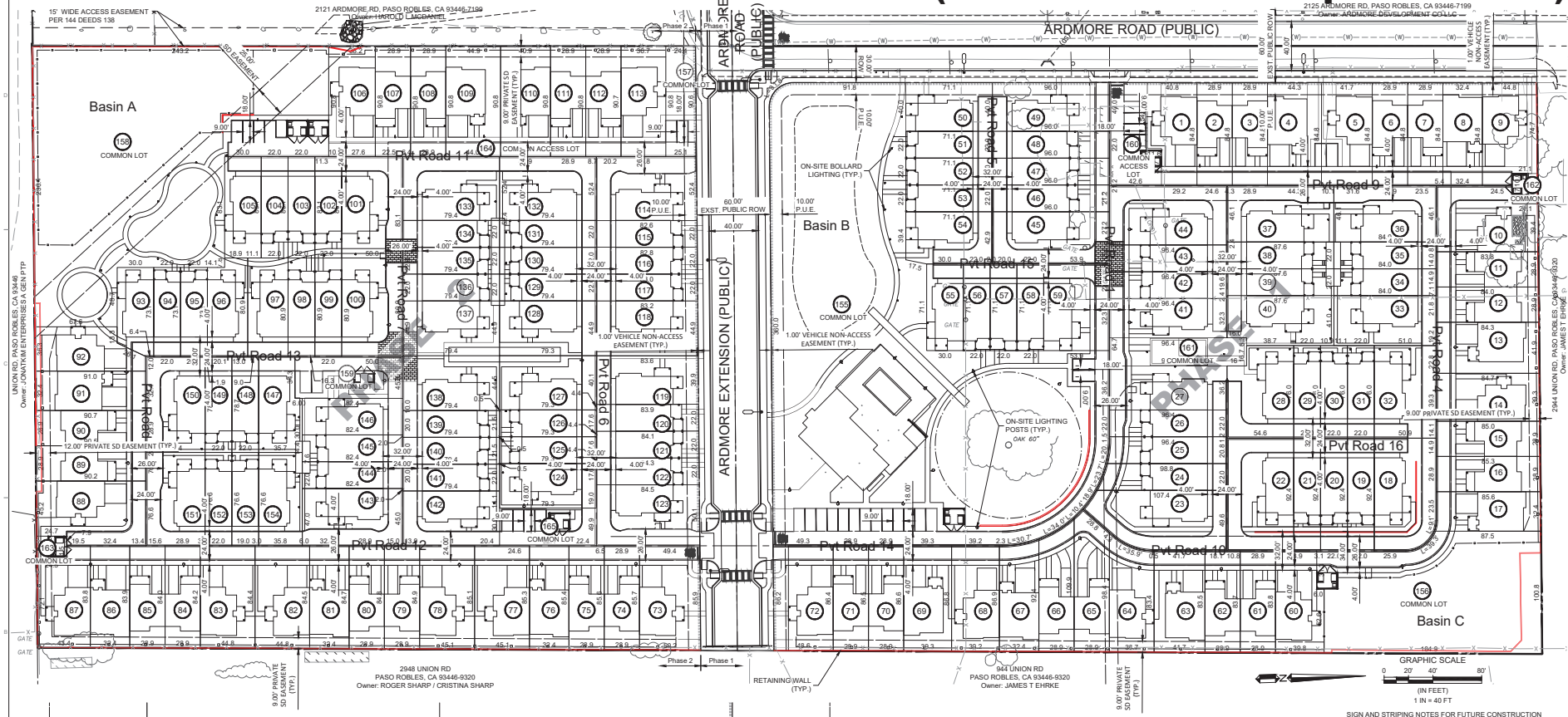
Ardmore MU Preliminary Plans, Paso Robles, CA
Vesting PUD Tentative Map

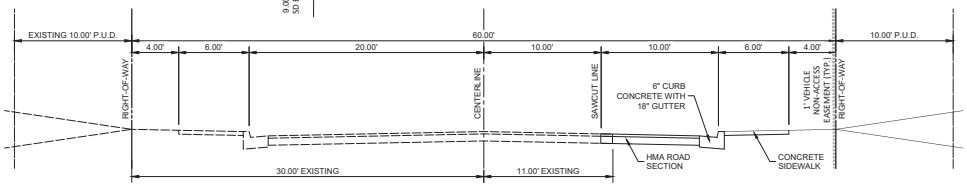
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C1.1
1 OF 27 SHEETS

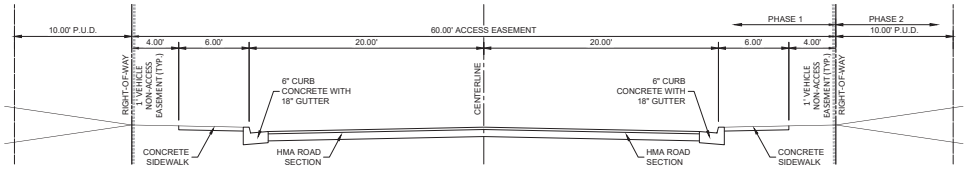
Exhibit F

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

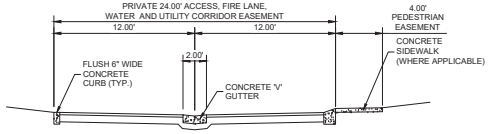




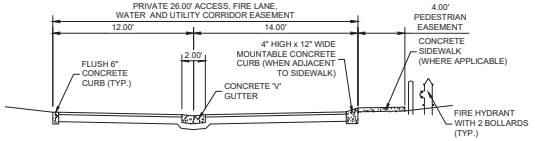
TYPICAL ARDMORE ROAD (PUBLIC) SECTION



TYPICAL ARDMORE EXTENSION PUBLIC) SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION AT FIRE HYDRANT

SIGN AND STRIPING NOTES FOR FUTURE CONSTRUCTION PLANS:

1. ALL SIGNING AND DELINEATION SHALL COMPLY WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.
2. ALL DELINEATION, INCLUDING STRIPING AND MARKINGS, SHALL BE THERMOPLASTIC.
3. ALL SIGNING AND DELINEATION MATERIALS SHALL BE ON THE CALTRANS AUTHORIZED MATERIAL LISTS.
4. ALL STRIPING LAYOUTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO STRIPING.
5. SIGNS SHALL BE FABRICATED PER THE STANDARD HIGHWAY SIGNS AND MARKINGS BOOK USING ALUMINUM SHEETING AND MEET THE CALTRANS GUIDELINES FOR REFLECTIVITY.
6. ALL SIGN MESSAGES, SIGN SIZES, AND SIGN SHEETING TYPE TO BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.
7. SIGNS INSTALLED IN CONCRETE SHALL BE MOUNTED ON A FHWA (BREAKAWAY) APPROVED, TELESPAR SIGN POST, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURES RECOMMENDATIONS. SIGNS ON THE SHOULDER SHALL BE MOUNTED ON 4"X4" WOOD POSTS EMBEDDED 3.5' DEEP.
8. SIGNS SHALL BE INSTALLED PER CAMUTCD FIGURE 2A-2 (CA). ALL AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PATHS SHALL BE MAINTAINED.
9. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO THE CENTERLINE ON THE SIDE OF THE FIRE HYDRANTS.

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

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Ardmore MU Preliminary Plans, Paso Robles, CA
Lot Dimensions and Road Sections

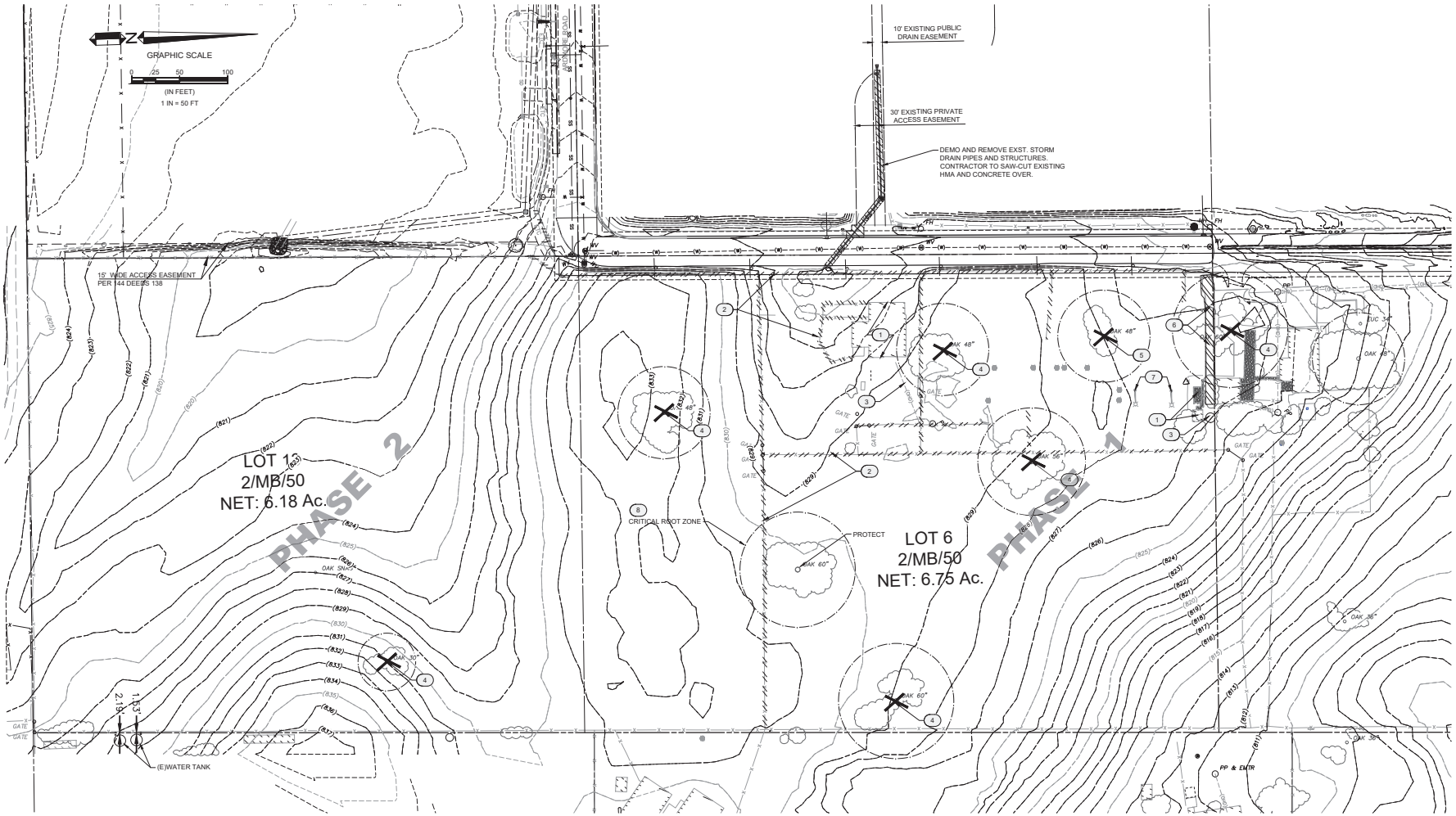
JOB #	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C1.2
2 OF 27 SHEETS

Exhibit F

FILE NAME: 0751-0005-ARDMORE MU DEMO.DWG Plot Date: 12/24/2025

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



REFERENCE NOTES:	
XXX	DEMOLITION
1	EXISTING STRUCTURE TO BE REMOVED AND PROPERLY DISPOSED.
2	EXISTING FENCING TO BE REMOVED AND PROPERLY DISPOSED
3	EXISTING TANK, UTILITIES AND POLES REMOVED AND PROPERLY DISPOSED
4	REMOVE EXISTING TREE
5	REMOVE EXISTING FALLEN TREE
6	EXITING AC PAVEMENT TO BE REMOVED
7	EXITING LIGHT POLES TO BE REMOVED
8	SEE OAK TREE RETENTION NOTES AT RIGHT

DEMOLITION NOTES

1. DEMOLISH DESIGNATED PORTIONS OF STRUCTURES AND APPURTENANCES IN ORDERLY AND CAREFUL MANNER.
2. CONTACT UTILITY COMPANIES 5 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK FOR ANY FACILITIES THAT MAY NEED TO BE SALVAGED BY THE SPECIFIC COMPANY.
3. ASSUME POSSESSION OF DEMOLISHED MATERIALS, UNLESS SPECIFIED OTHERWISE. REMOVE DEMOLISHED MATERIALS FROM SITE AT LEAST DAILY.
4. PREVENT AIRBORNE DUST. USE WATER OR DUST PALLIATIVE WHEN NECESSARY. PROVIDE AND MAINTAIN HOSES AND CONNECTIONS TO WATER MAIN OR HYDRANT.
5. DO NOT BURN MATERIALS ON SITE.
6. IMMEDIATELY UPON DISCOVERY, REMOVE, AND DISPOSE OF CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. ROUGH GRADE AREAS AFFECTED BY DEMOLITION OR GRADE AS SHOWN ON THE DRAWINGS.

OAK TREE RETENTION NOTES

1. INSTALL TREE PROTECTION FENCING AT LIMITS OF GRADING. SET FENCING AT A 60' RADIUS MEASURED FROM THE OUTSIDE OF TRUNK OF TREE AND ENCIRCLE THE ENTIRE TPZ OF THE TREE. FENCING SHALL BE MADE OF CHAIN-LINK FENCE PANELS 6' H X 8' W. AFFIXED PANELS TO DRIVEN STEEL POSTS. PROJECT ARBORIST TO VERIFY ALL ARE CORRECTLY INSTALLED.
2. HAND-DIG OR HYDRO EXCAVATE TRENCH AT LIMITS OF GRADING AROUND TREE TO EXPOSE ROOTS. TRENCH SHALL BE DUG TO A DEPTH OF 2'. IF ANY ROOTS 1" DIAMETER OR LARGER ARE DISCOVERED, THEY SHALL BE CUT WITH A STERILIZED PRUNING SAW OR RECIPROCATING SAW. ALL ROOT CUTTING SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
3. MONITORING OF TREE PROTECTION MEASURES AND CONSTRUCTION AROUND THE TREE A BY THE PROJECT ARBORIST, SHALL OCCUR THROUGHOUT THE CONSTRUCTION OF THE PROJECT ON A WEEKLY BASIS OR AS REQUIRED BY THE CITY OF PASO ROBLES.

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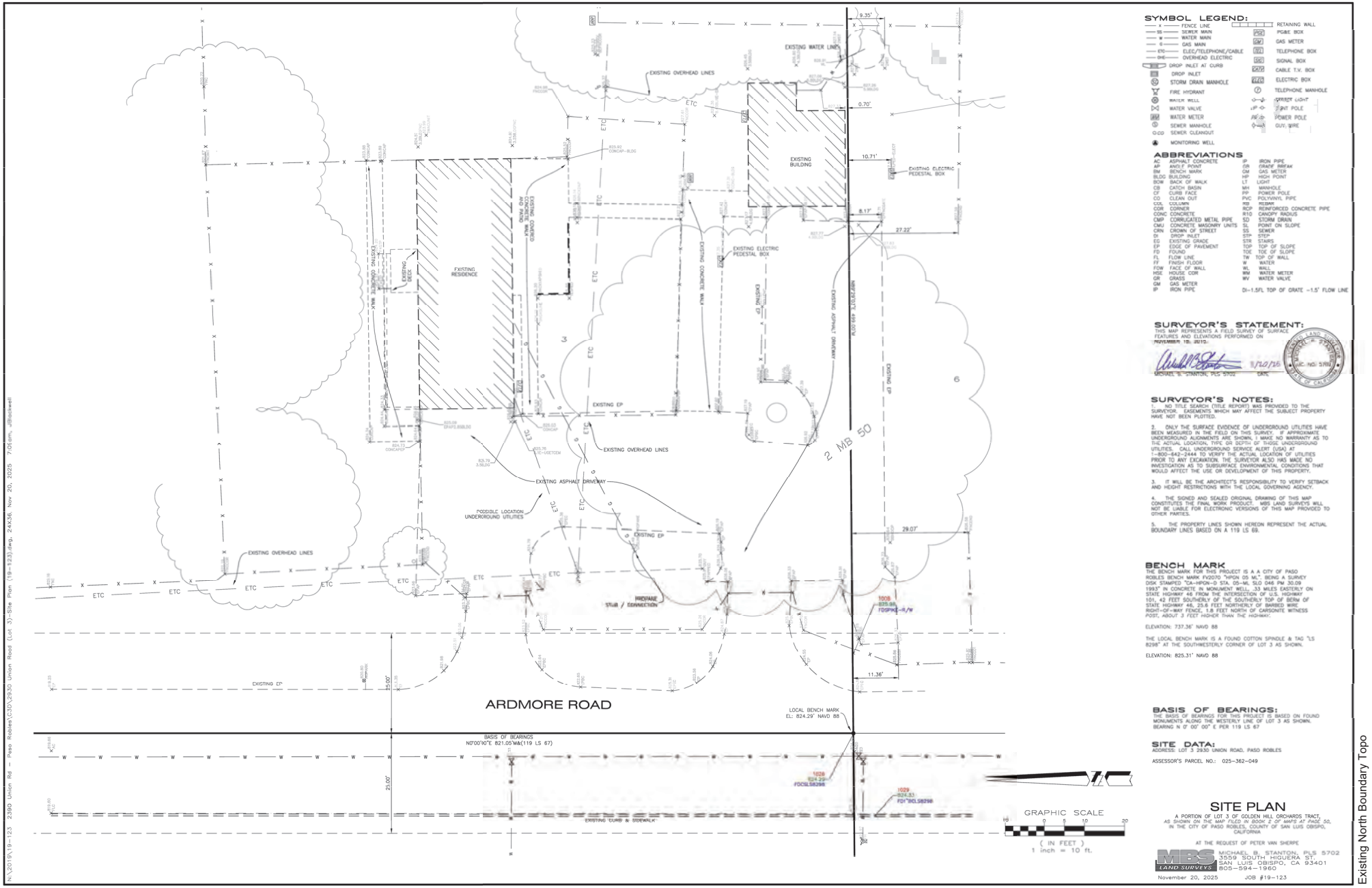
Ardmore MU Preliminary Plans, Paso Robles, CA
Demo Plan

JOB #: 0751-05
DESIGNERS: CD
DRAWN BY: CD
DATE: 12/24/25

DRAWING NO.
C2.1
3 OF 27 SHEETS

Exhibit F



SYMBOL LEGEND:

FENCE LINE, SEWER MAIN, WATER MAIN, GAS MAIN, ELEC/TELEPHONE/CABLE OVERHEAD ELECTRIC, DROP INLET AT CURB, DROP INLET, STORM DRAIN MANHOLE, FIRE HYDRANT, WATER WELL, WATER VALVE, WATER METER, SEWER MANHOLE, SEWER CLEANOUT, MONITORING WELL, RETAINING WALL, PG&E BOX, GAS METER, TELEPHONE BOX, SIGNAL BOX, CABLE T.V. BOX, ELECTRIC BOX, TELEPHONE MANHOLE, STREET LIGHT, LIGHT POLE, POWER POLE, GUY WIRE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	REBAR	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI=1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON NOVEMBER 18, 2015.

MICHAEL B. STANTON, PLS 5702 — DATE — LIC. NO: 5702

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A 119 LS 69.

BENCH MARK

THE BENCH MARK FOR THIS PROJECT IS A A CITY OF PASO ROBLES BENCH MARK FV2070 "HPGN 05 ML" BEING A SURVEY DISK STAMPED "CA-HPGN-D FTA, 05-ML SLO 046 PM 30.09 1993" IN CONCRETE IN MONUMENT WELL, .33 MILES EASTERLY ON STATE HIGHWAY 46 FROM THE INTERSECTION OF U.S. HIGHWAY 101, 42 FEET SOUTHERLY OF THE SOUTHERLY TOP OF BERM OF STATE HIGHWAY 46, 25.6 FEET NORTHERLY OF BARBED WIRE RIGHT-OF-WAY FENCE, 1.8 FEET NORTH OF CARSONITE WITNESS POST, ABOUT 3 FEET HIGHER THAN THE HIGHWAY.

ELEVATION: 737.36' NAVD 88

THE LOCAL BENCH MARK IS A FOUND COTTON SPINDLE & TAG "LS 8298" AT THE SOUTHWESTERLY CORNER OF LOT 3 AS SHOWN.

ELEVATION: 825.31' NAVD 88

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERLY LINE OF LOT 3 AS SHOWN. BEARING N 0° 00' 00" E PER 119 LS 67

SITE DATA:

ADDRESS: LOT 3 2930 UNION ROAD, PASO ROBLES

ASSESSOR'S PARCEL NO.: 025-362-049

SITE PLAN

A PORTION OF LOT 3 OF GOLDEN HILL ORCHARDS TRACT, AS SHOWN ON THE MAP FILED IN BOOK 2 OF MAPS AT PAGE 50, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF PETER VAN SHERPE

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

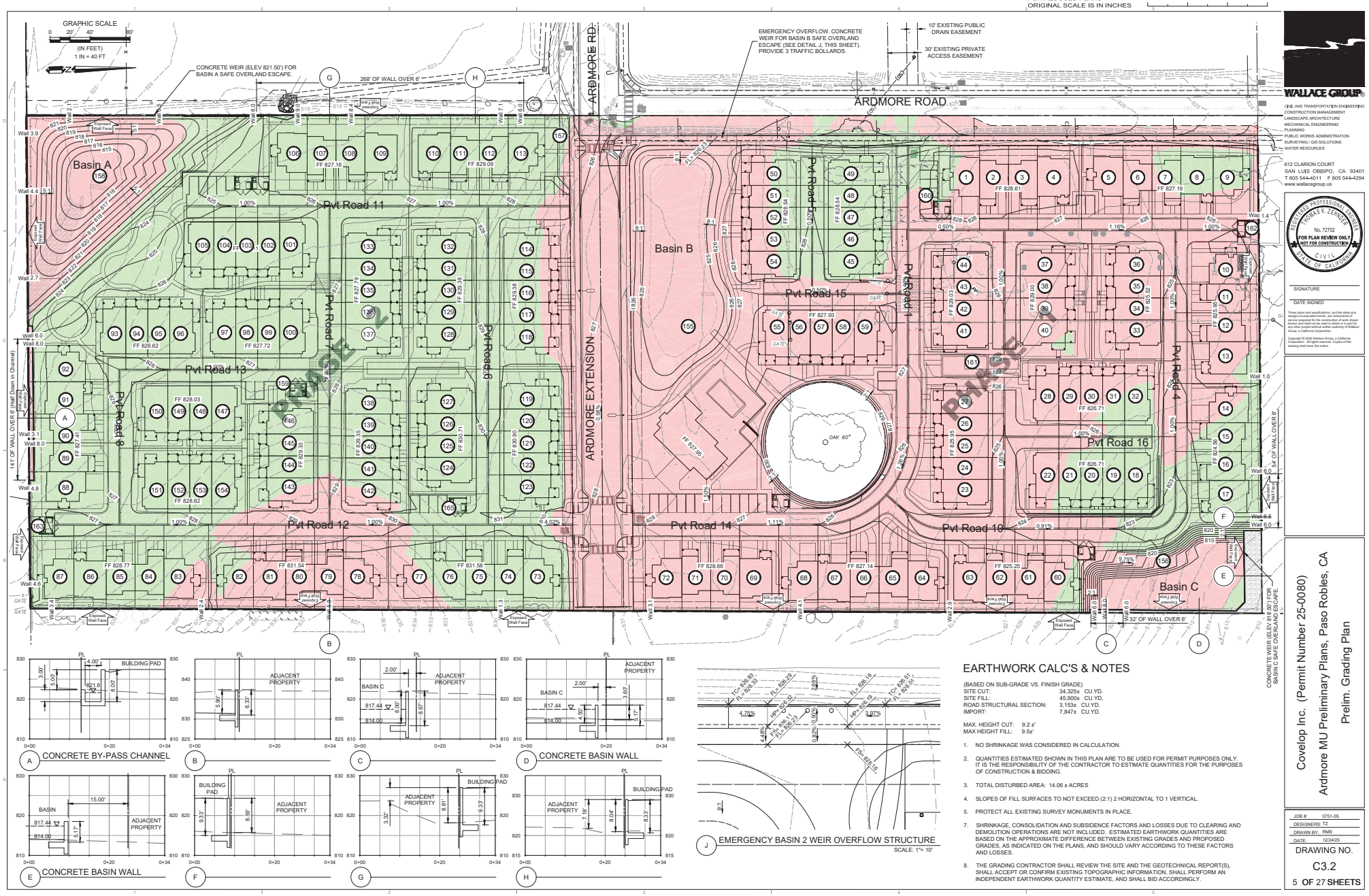
November 20, 2025 JOB #19-123

N:\2019\19-123 2930 Union Rd - Paso Robles\C3D\2930 Union Road (Lot 3)-Site Plan (19-123).dwg, 24X36, Nov 20, 2025 7:05am, JBlaskwell

Existing North Boundary Topo

C2.2

Exhibit F



EARTHWORK CALC'S & NOTES

(BASED ON SUB-GRADE VS. FINISH GRADE)

SITE CUT:	34,325± CU.YD.
SITE FILL:	45,900± CU.YD.
ROAD STRUCTURAL SECTION:	3,153± CU.YD.
IMPORT:	7,847± CU.YD.

MAX. HEIGHT CUT: 9.2 ±'
MAX HEIGHT FILL: 9.5±'

1. NO SHRINKAGE WAS CONSIDERED IN CALCULATION.
2. QUANTITIES ESTIMATED SHOWN IN THIS PLAN ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTIMATE QUANTITIES FOR THE PURPOSES OF CONSTRUCTION & BIDDING.
3. TOTAL DISTURBED AREA: 14.06 ± ACRES
4. SLOPES OF FILL SURFACES TO NOT EXCEED (2:1) 2 HORIZONTAL TO 1 VERTICAL.
5. PROTECT ALL EXISTING SURVEY MONUMENTS IN PLACE.
7. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED GRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.
8. THE GRADING CONTRACTOR SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL PERFORM AN INDEPENDENT EARTHWORK QUANTITY ESTIMATE, AND SHALL BID ACCORDINGLY.

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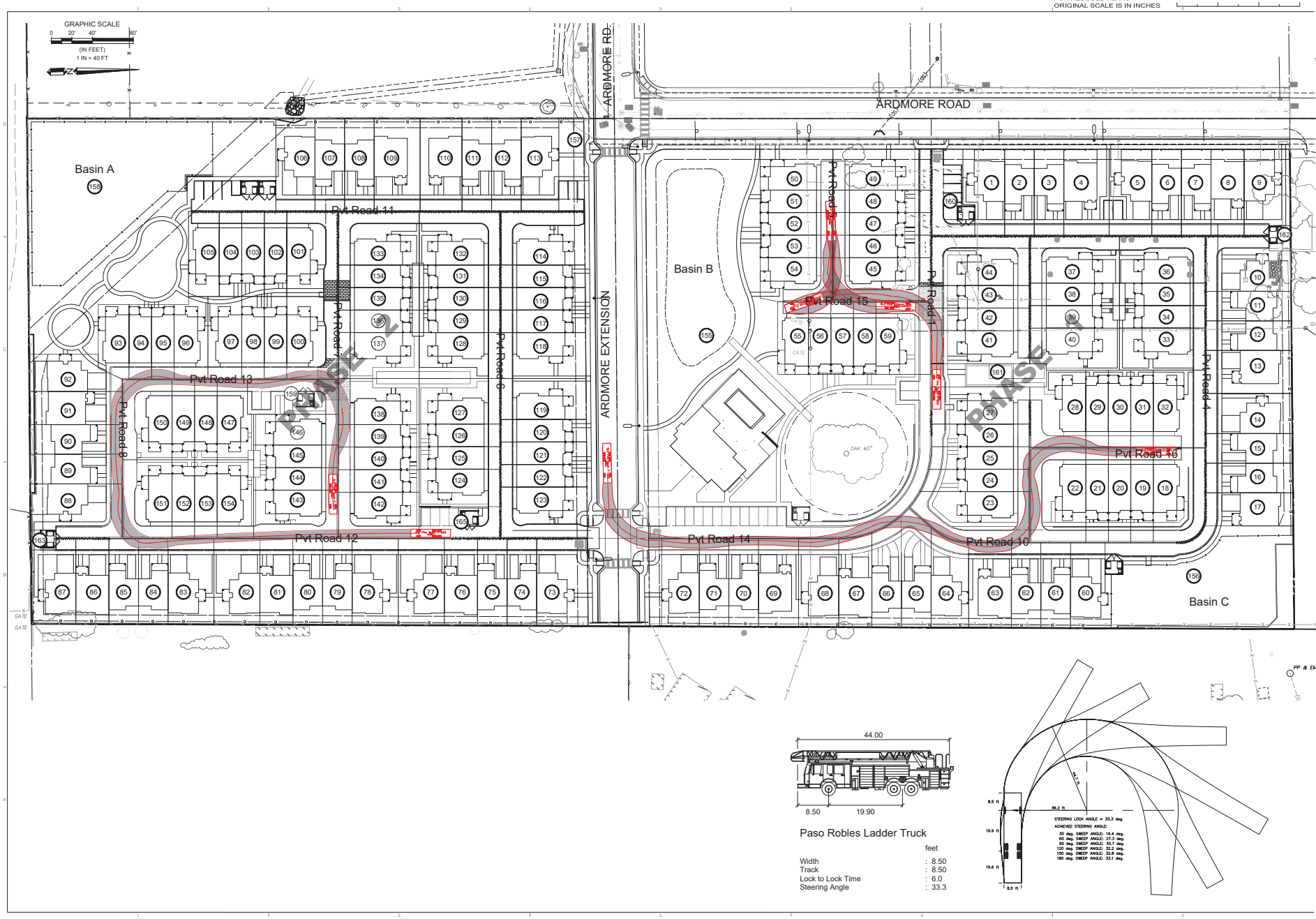
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Grading Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C3.2
5 OF 27 SHEETS

Exhibit F



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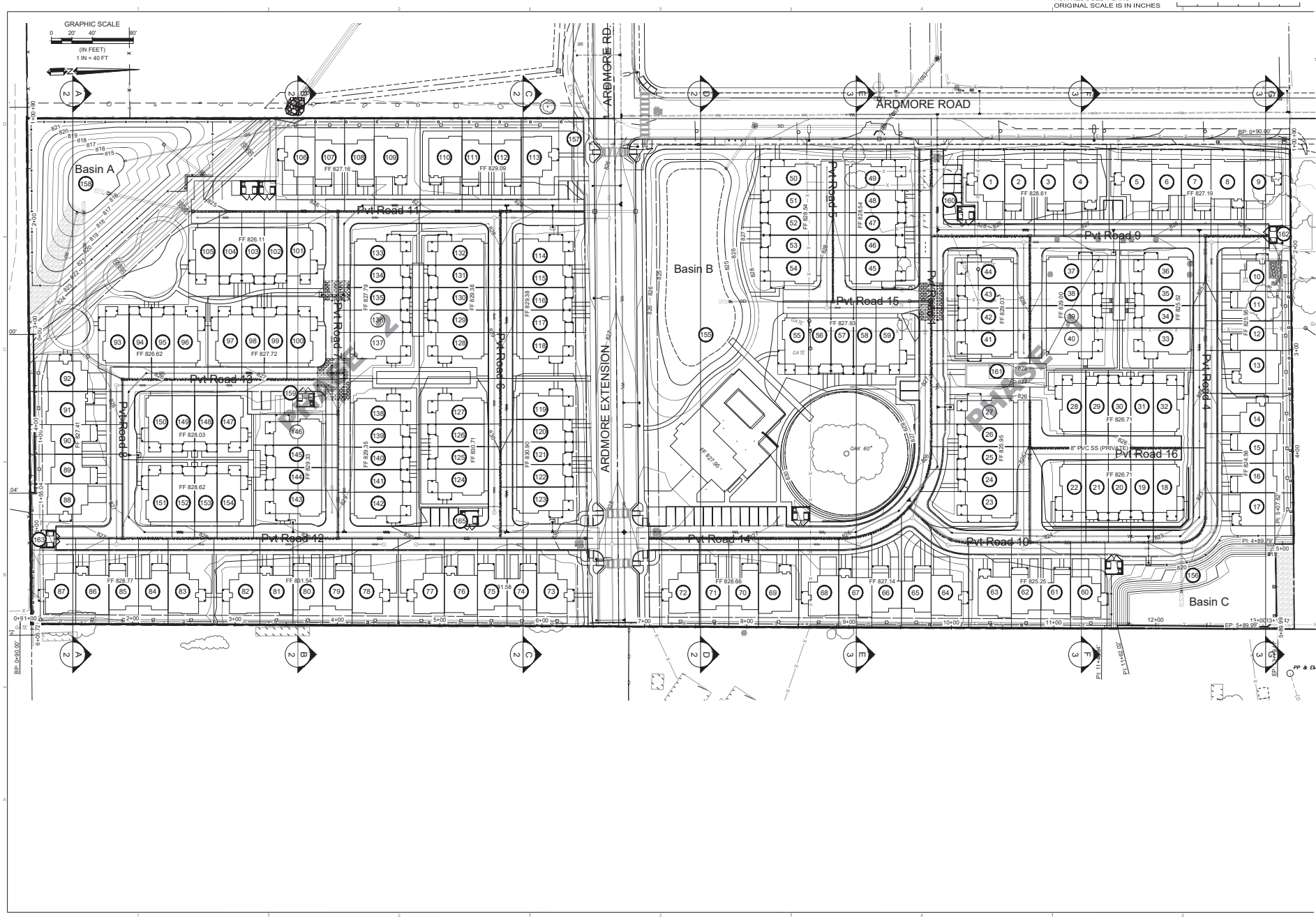
Ardmore MU Preliminary Plans, Paso Robles, CA
Fire Truck Access Exhibit

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C3.3
6 OF 27 SHEETS

Exhibit F



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Ardmore MU Preliminary Plans, Paso Robles, CA
Section Plan View

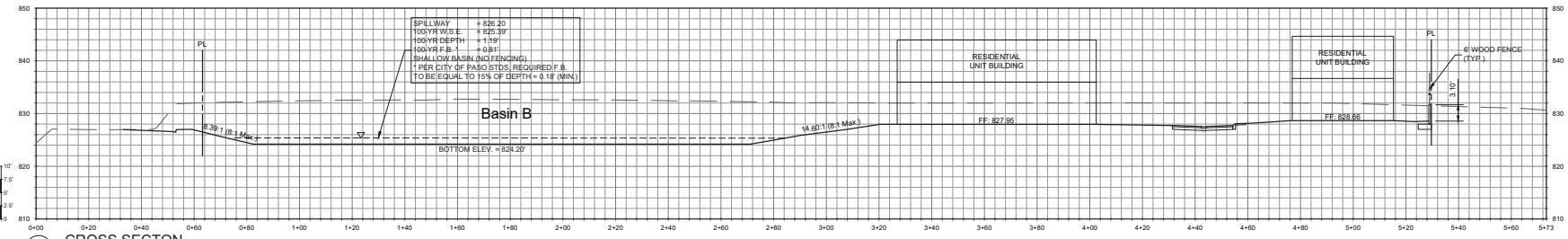
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C4.1
7 OF 27 SHEETS

Exhibit F

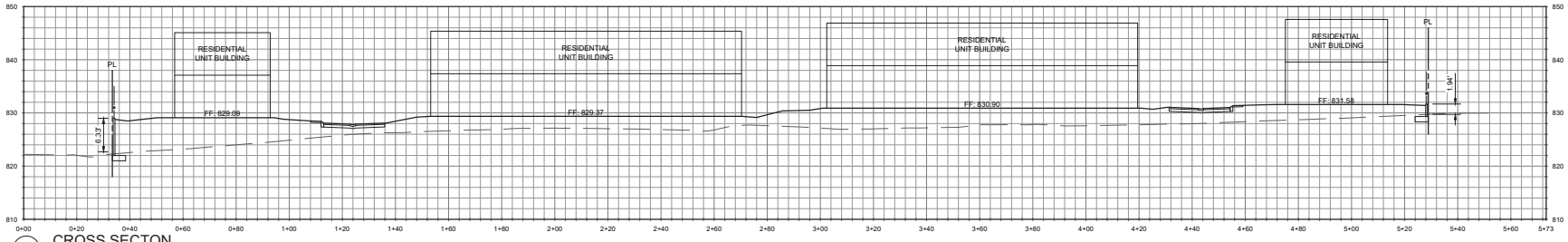
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



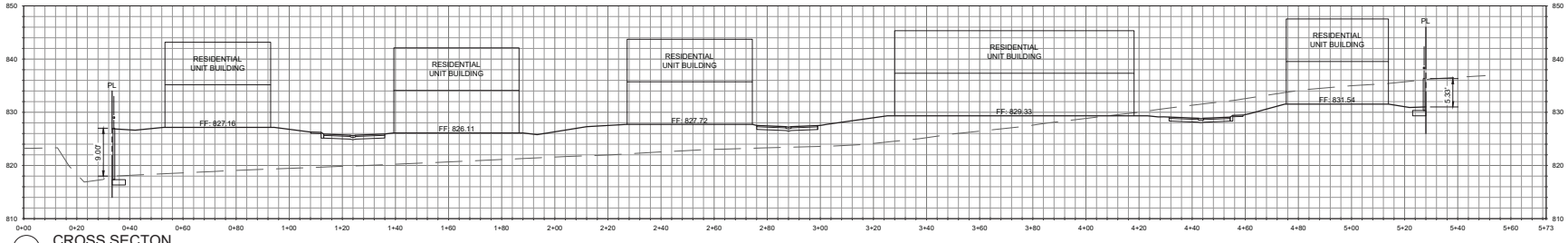
D CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



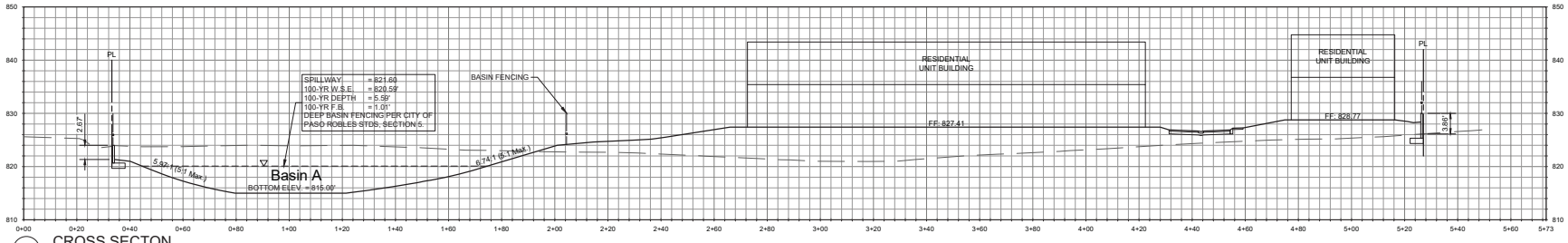
C CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



B CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



A CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'

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Cross Sections

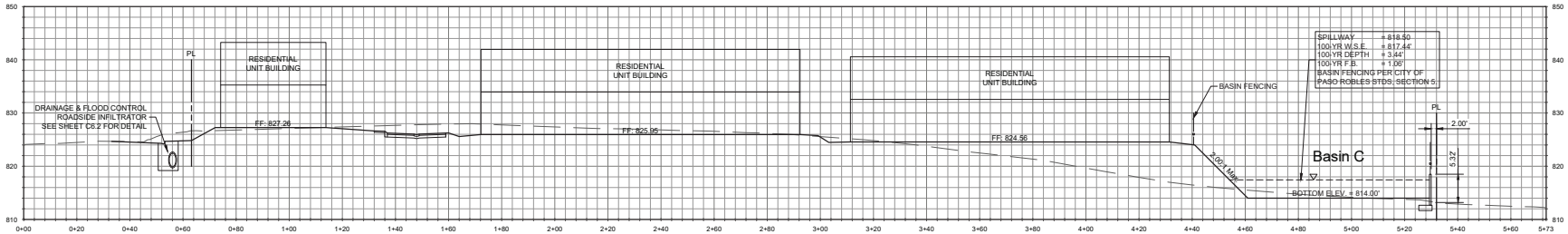
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C4.2
8 OF 27 SHEETS

Exhibit F

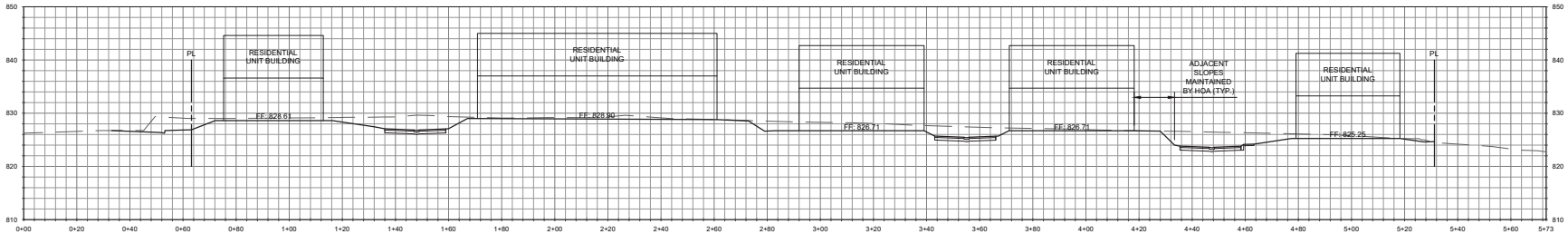
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



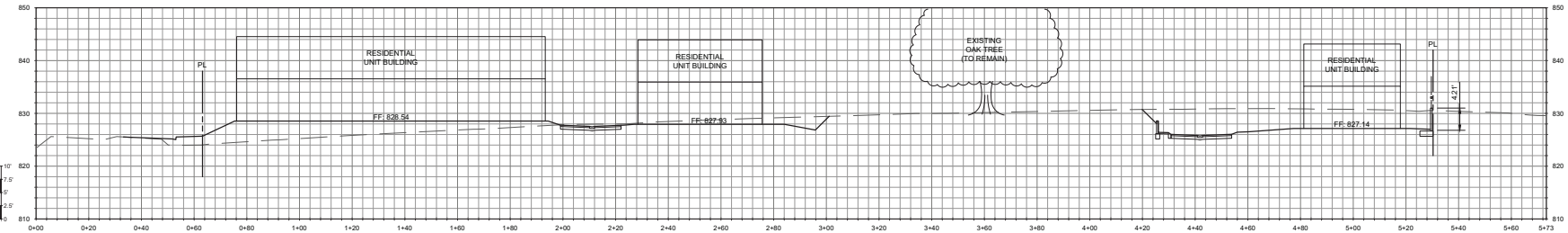
G CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



F CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



E CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'

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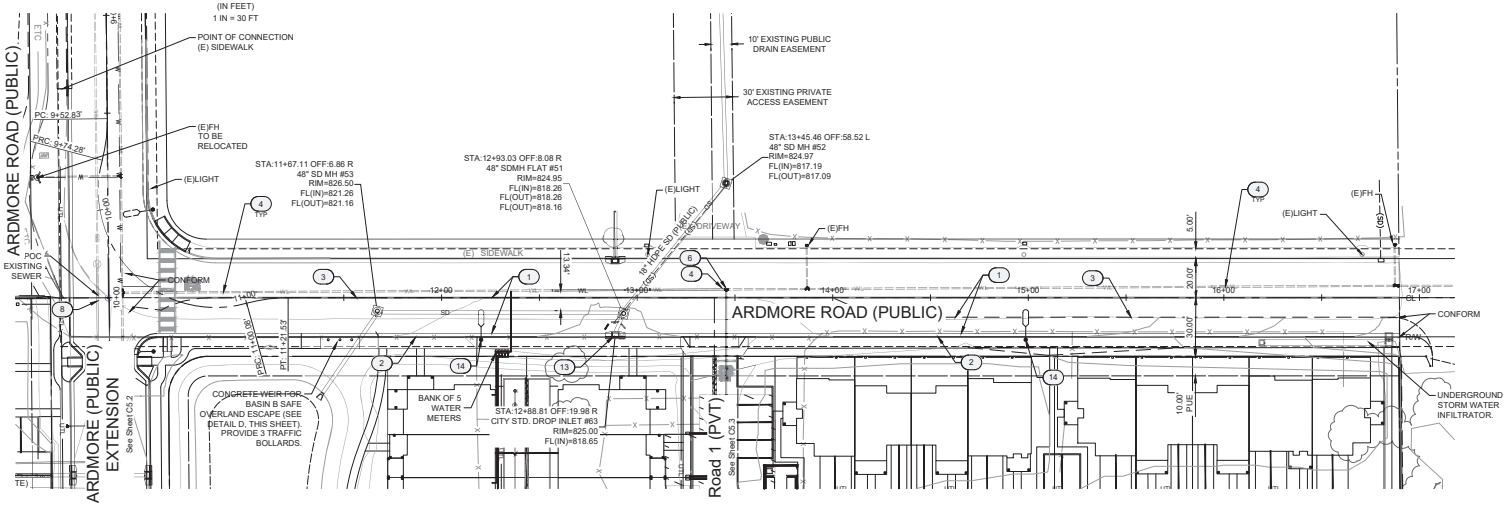
DATE: 12/24/25

DRAWING NO.
C4.3
9 OF 27 SHEETS

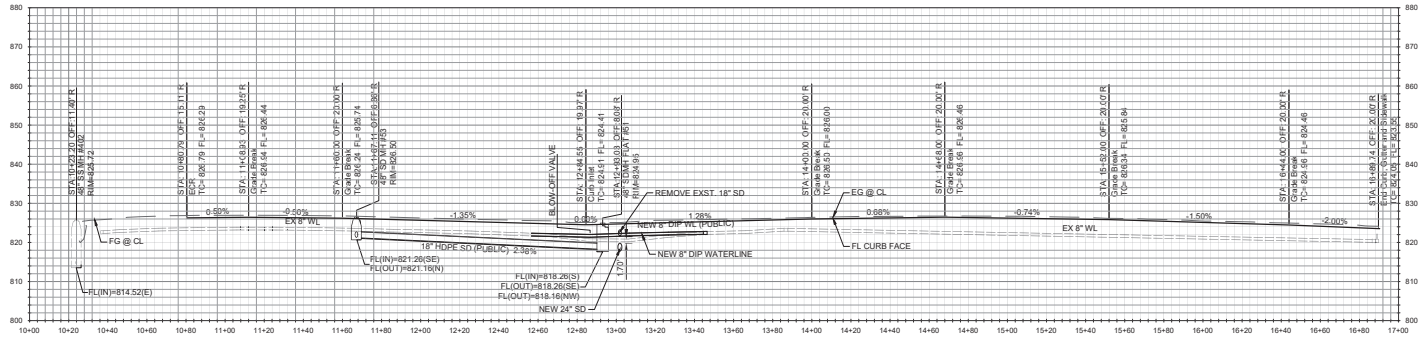
Exhibit F

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2



(E) ARDMORE ROAD (PUBLIC) (N-S) PLAN VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD (PUBLIC) EAST TC (N-S) PROFILE VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd (Public) - Utility Plan & Profile

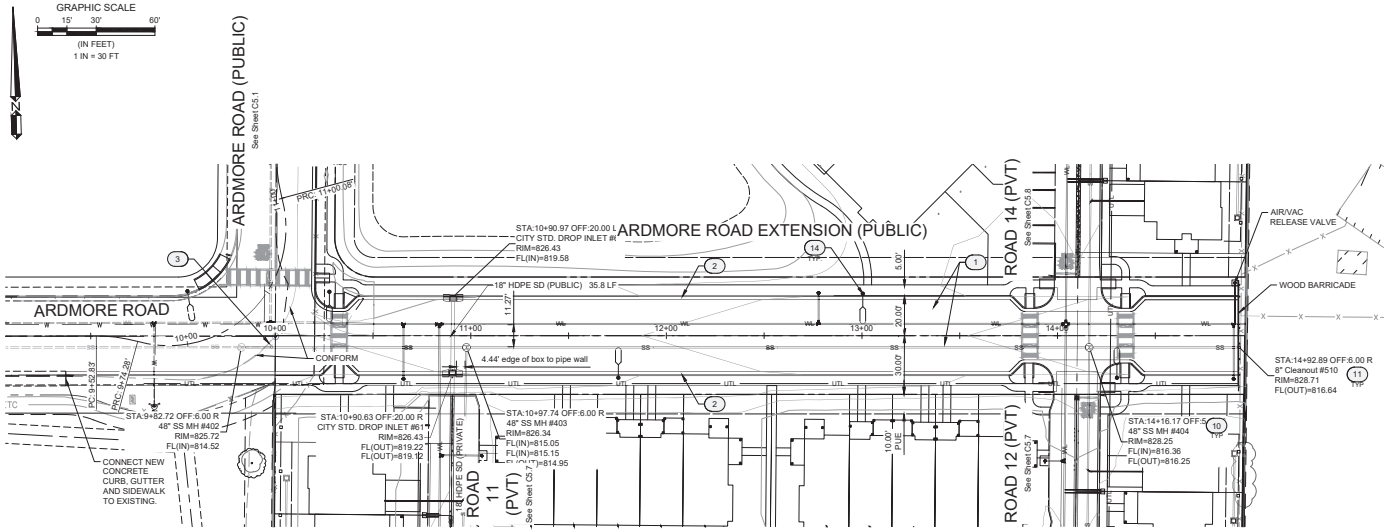
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.1
10 OF 27 SHEETS

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

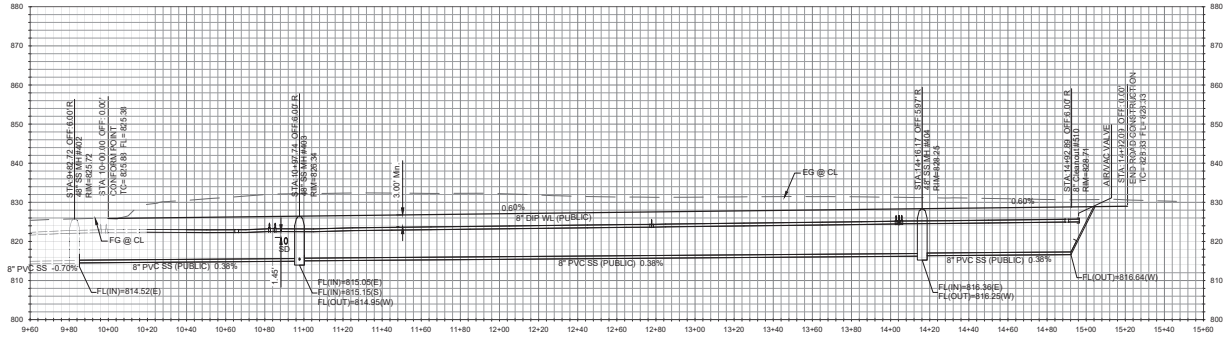
Exhibit F

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PLAN VIEW STA 10+00 TO 15+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PROFILE VIEW STA 10+00 TO 1+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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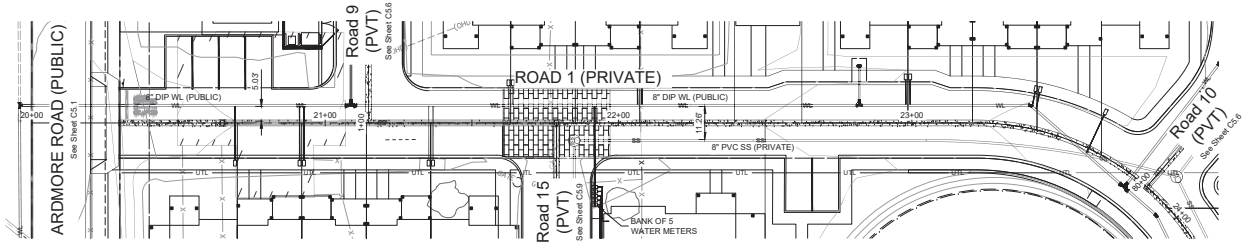
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd Ext. (Public) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.2
11 OF 27 SHEETS

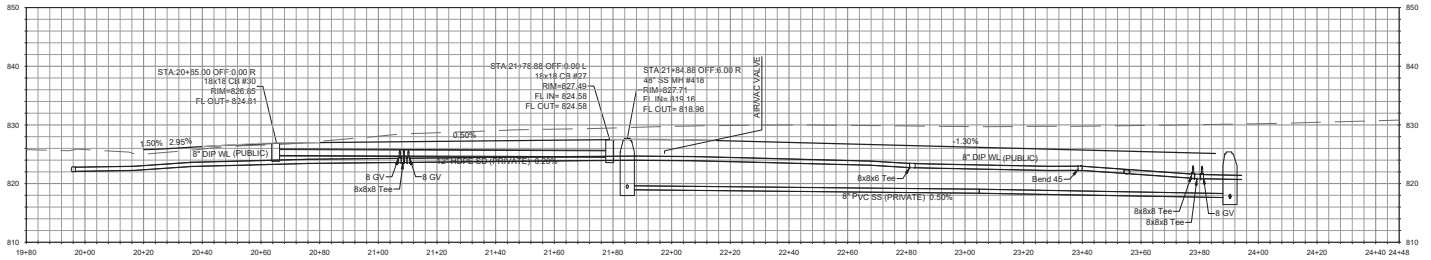
Exhibit F

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



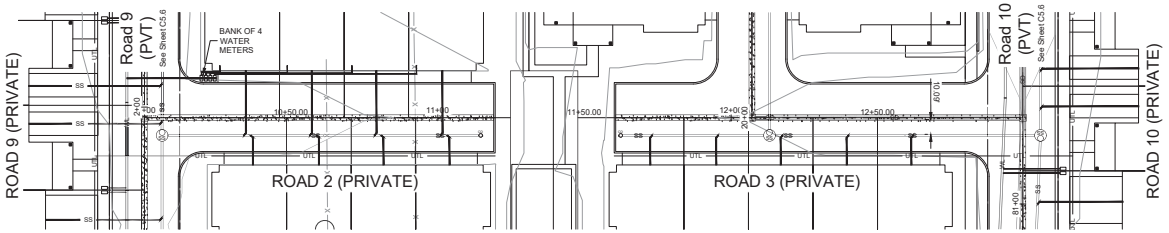
ROAD 1 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



ROAD 1 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

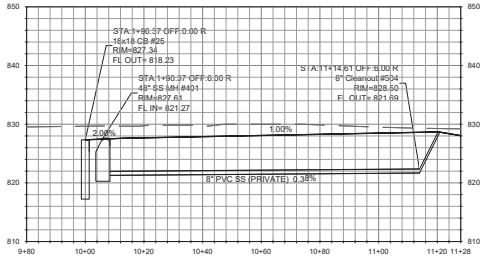


ROAD 2 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'

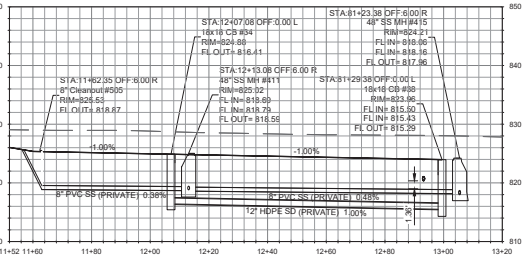
ROAD 3 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 2 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 3 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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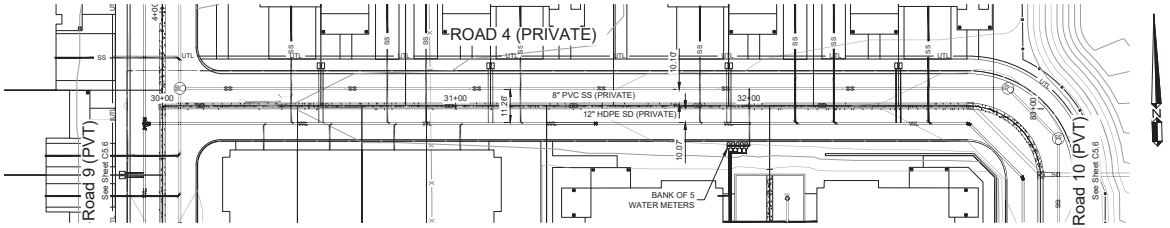
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 1-3 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.3
12 OF 27 SHEETS

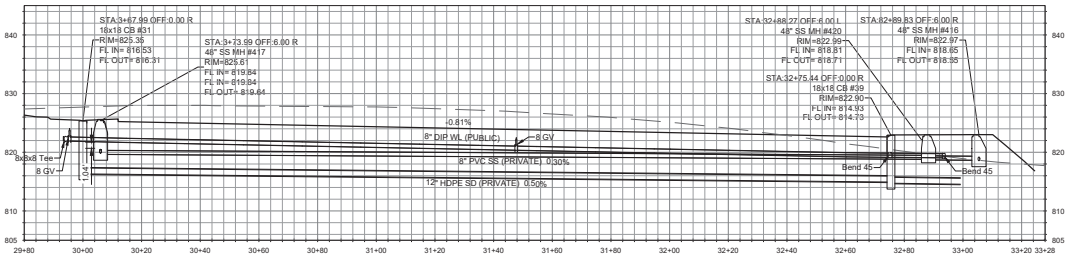
Exhibit F

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



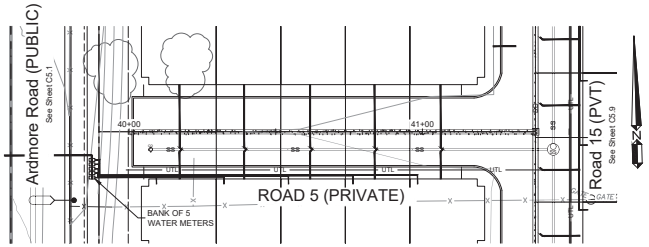
ROAD 4 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



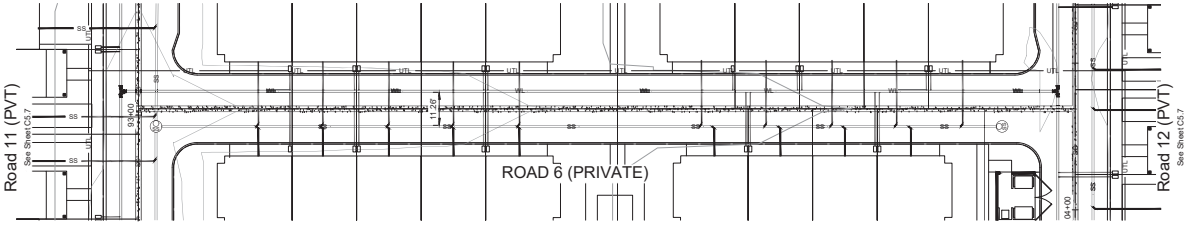
ROAD 4 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



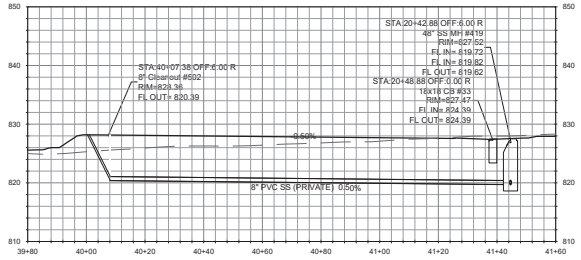
ROAD 5 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



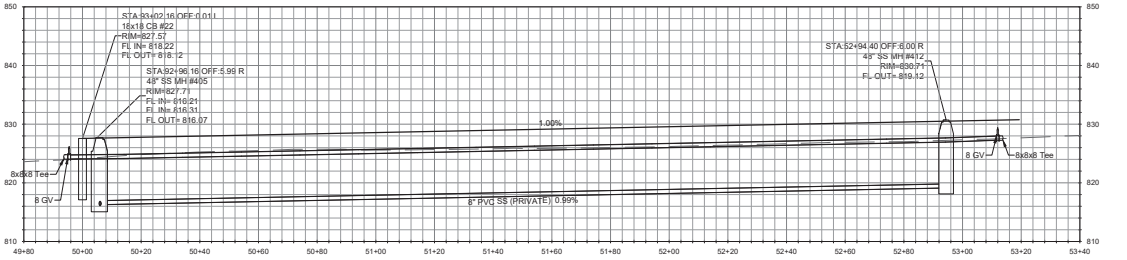
ROAD 6 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 5 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 6 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC UON

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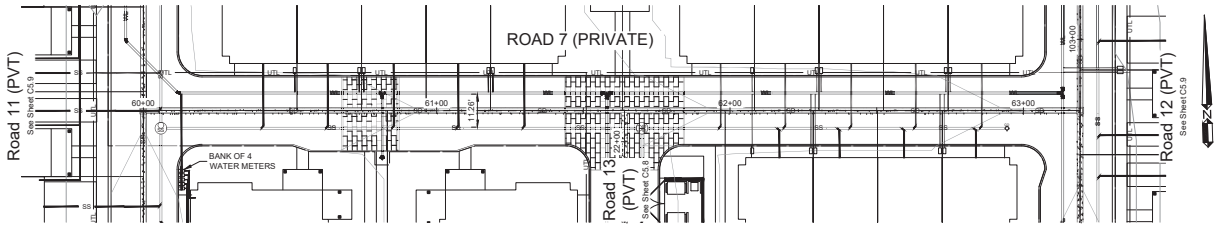
Prelim. Roads 4-6 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.4
13 OF 27 SHEETS

Exhibit F

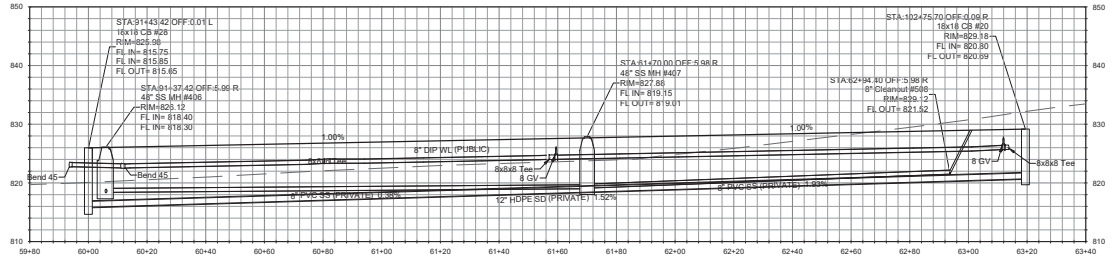
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

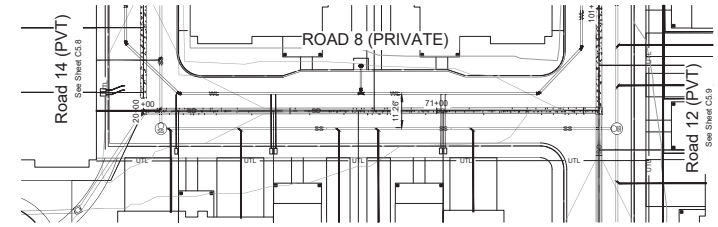
ROAD 7 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 7 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

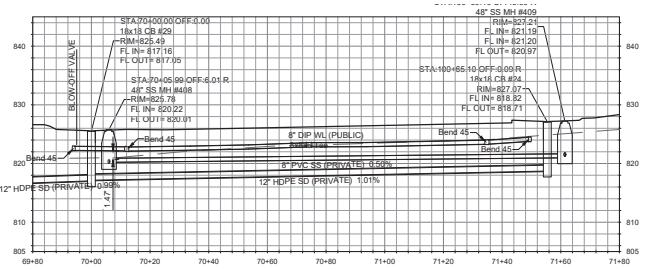
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 8 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 8 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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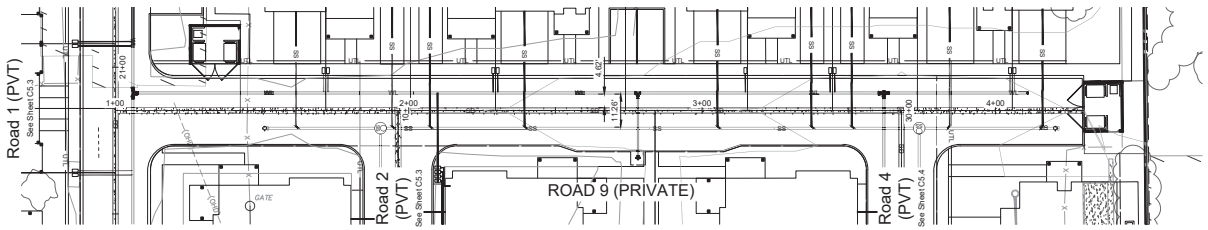
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 7-8 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.5
14 OF 27 SHEETS

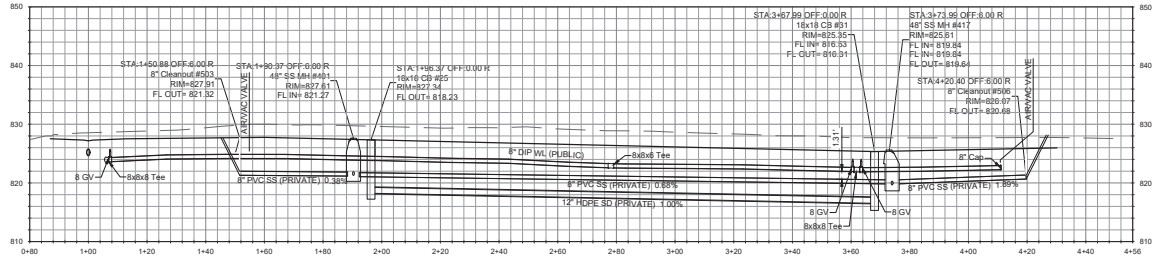
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2"



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

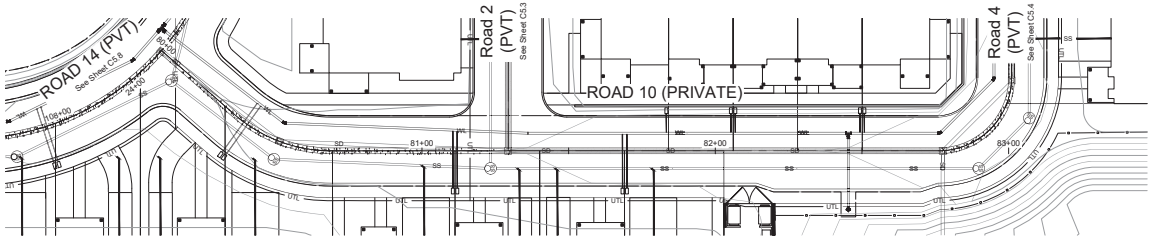
ROAD 9 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 9 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

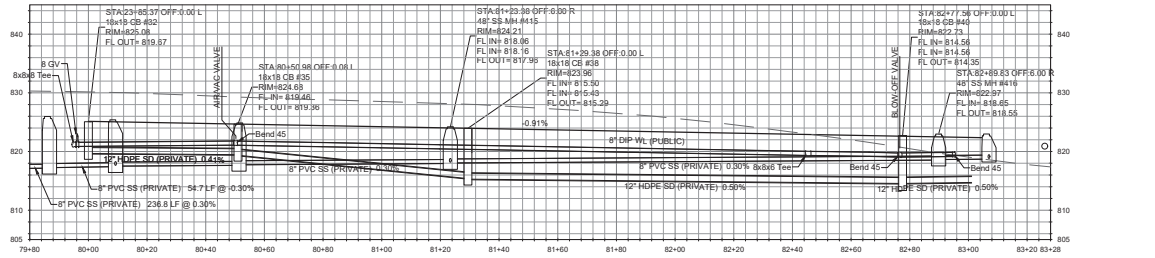
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 10 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 10 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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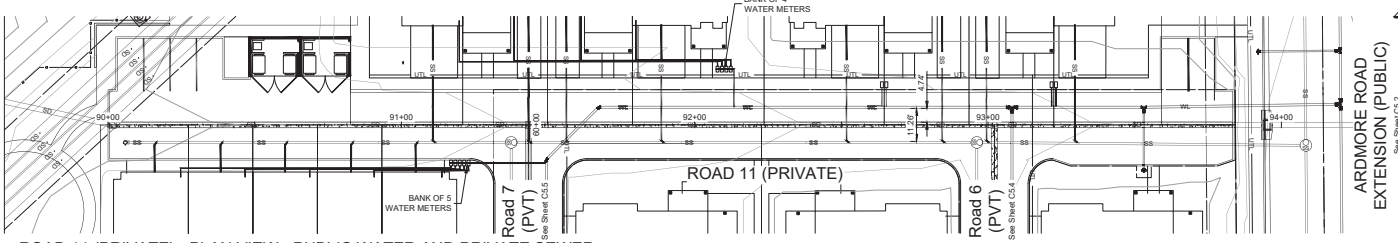
JOB #: 0751-05
DESIGNER: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.6
15 OF 27 SHEETS

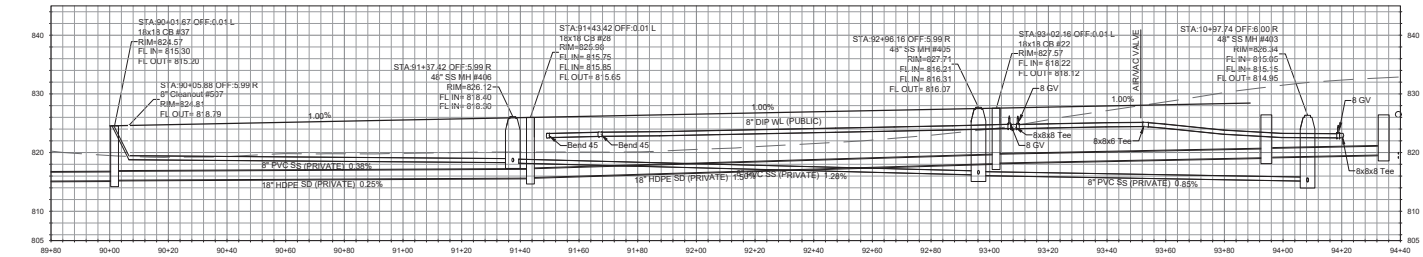
Exhibit F

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



ROAD 11 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

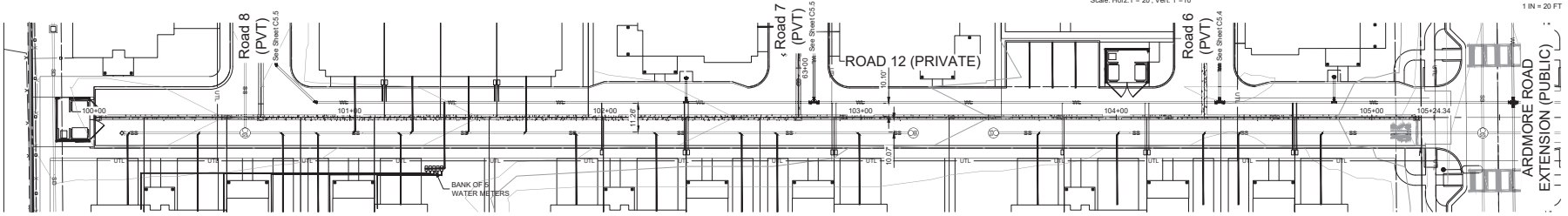
Scale 1"= 30'



ROAD 11 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

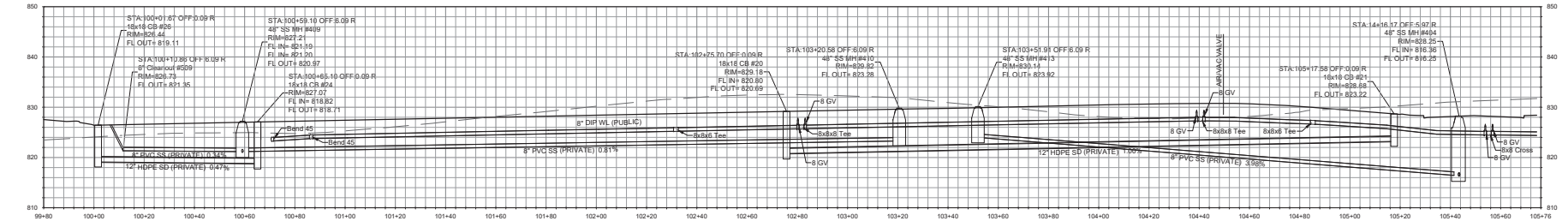
Scale: Horz.1"= 20', Vert. 1"=10'

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



ROAD 12 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 12 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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Prelim. Roads 11-12 (Private) - Utility Plan & Profile

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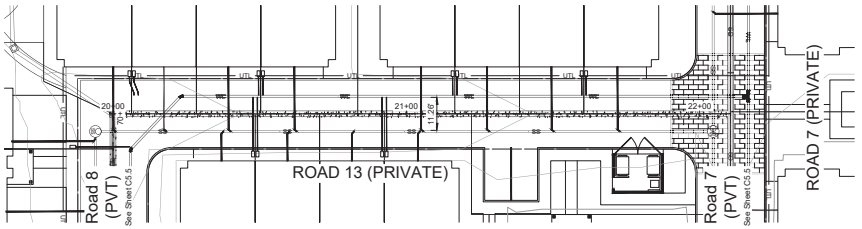
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.7
16 OF 27 SHEETS

Exhibit F

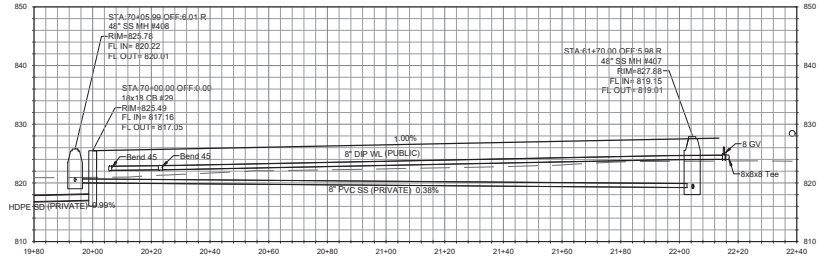
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

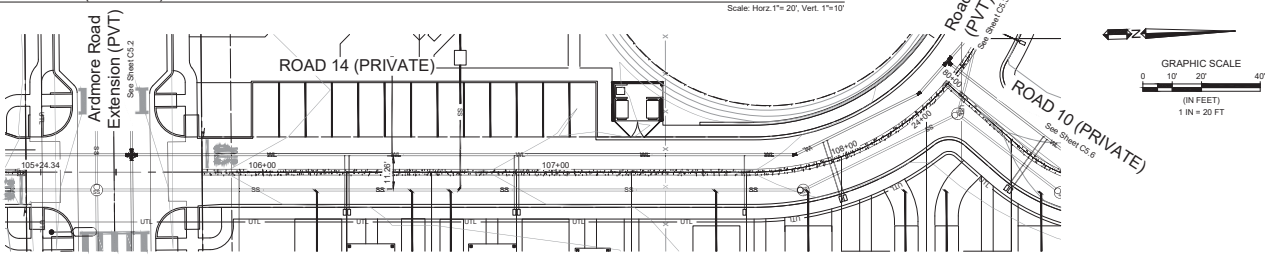
ROAD 13 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 13 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

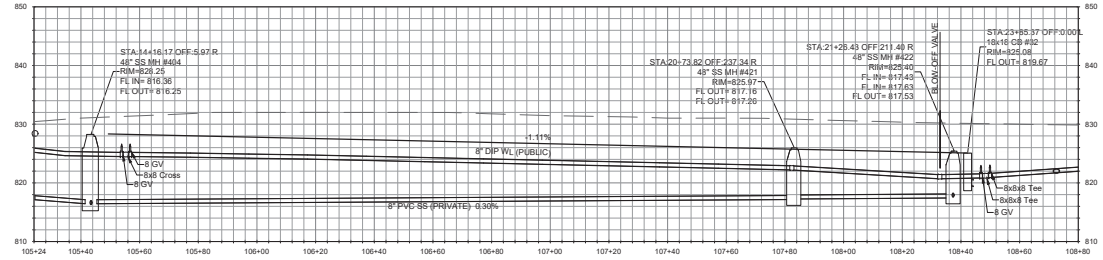
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 14 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 14 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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Prelim. Roads 13-14 (Private) - Utility Plan & Profile

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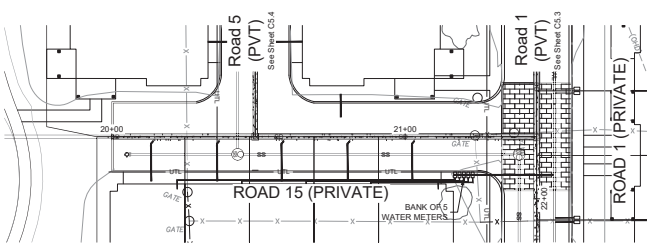
C5.8
17 OF 27 SHEETS

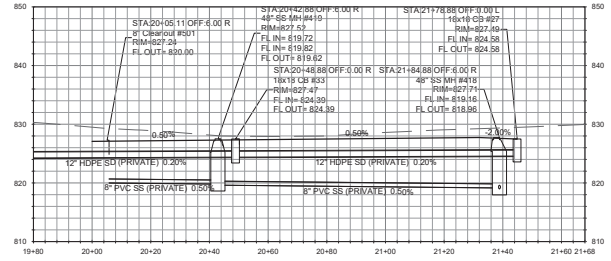
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

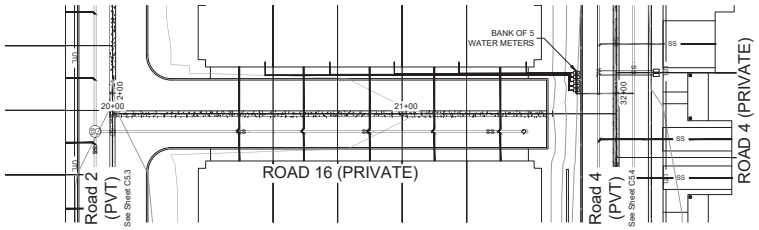
ROAD 15 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 15 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

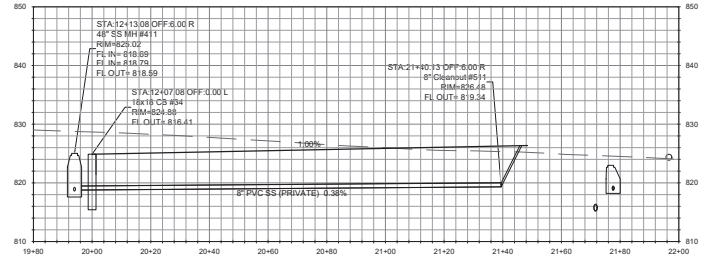
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 16 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 16 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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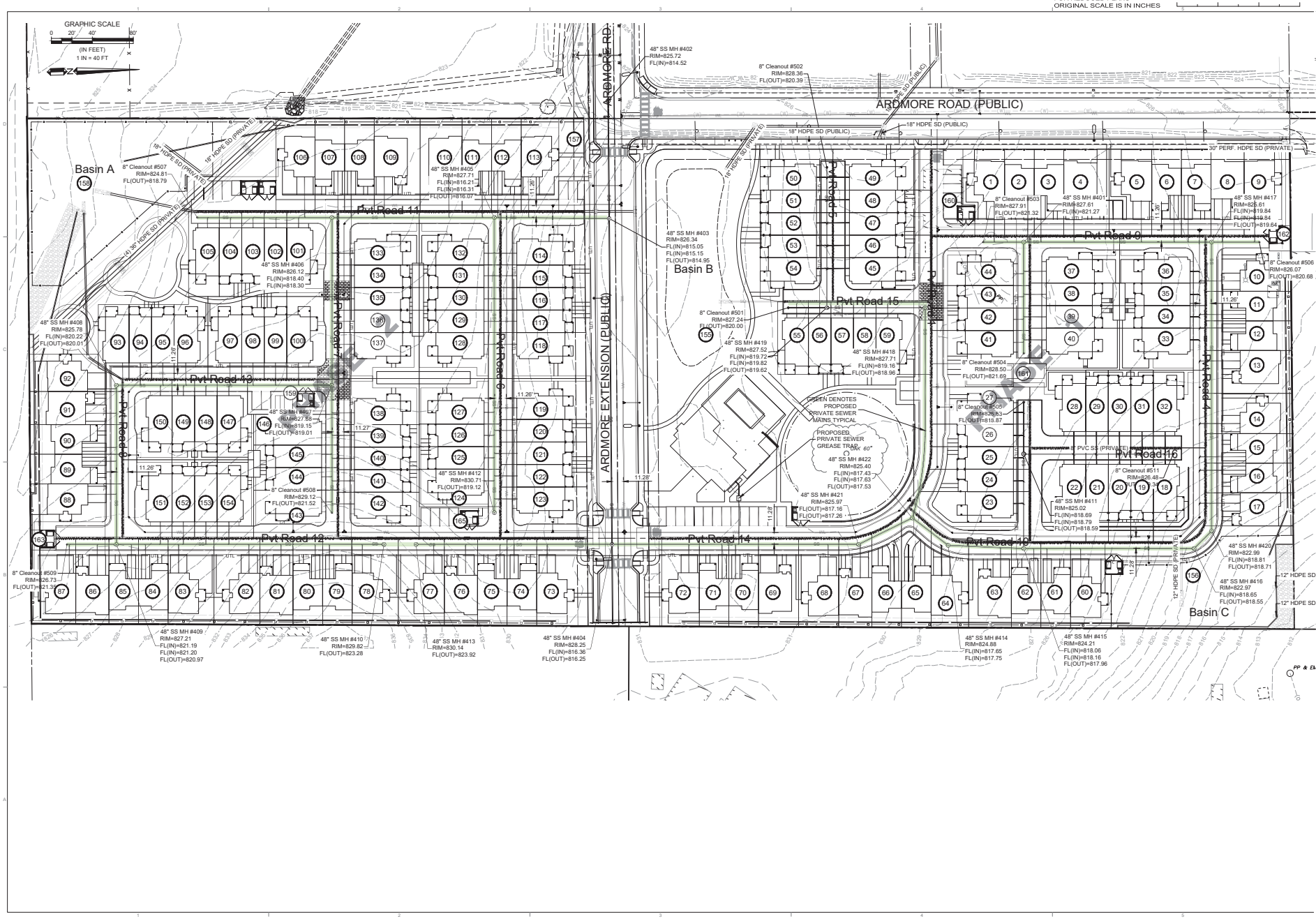
Prelim. Roads 15 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.9

18 OF 27 SHEETS

Exhibit F



FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
GRAPHIC SCALE
(IN FEET)
1 IN = 40 FT
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
ARDMORE RD.
Basin A
Basin B
Basin C
Pvt Road 0
Pvt Road 4
Pvt Road 6
Pvt Road 7
Pvt Road 8
Pvt Road 9
Pvt Road 10
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
18" HDPE SD (PUBLIC)
30" PERF. HDPE SD (PRIVATE)
12" HDPE SD
GREEN DENOTES PROPOSED PRIVATE SEWER MAINS TYPICAL
PROPOSED PRIVATE SEWER GREASE TRAP
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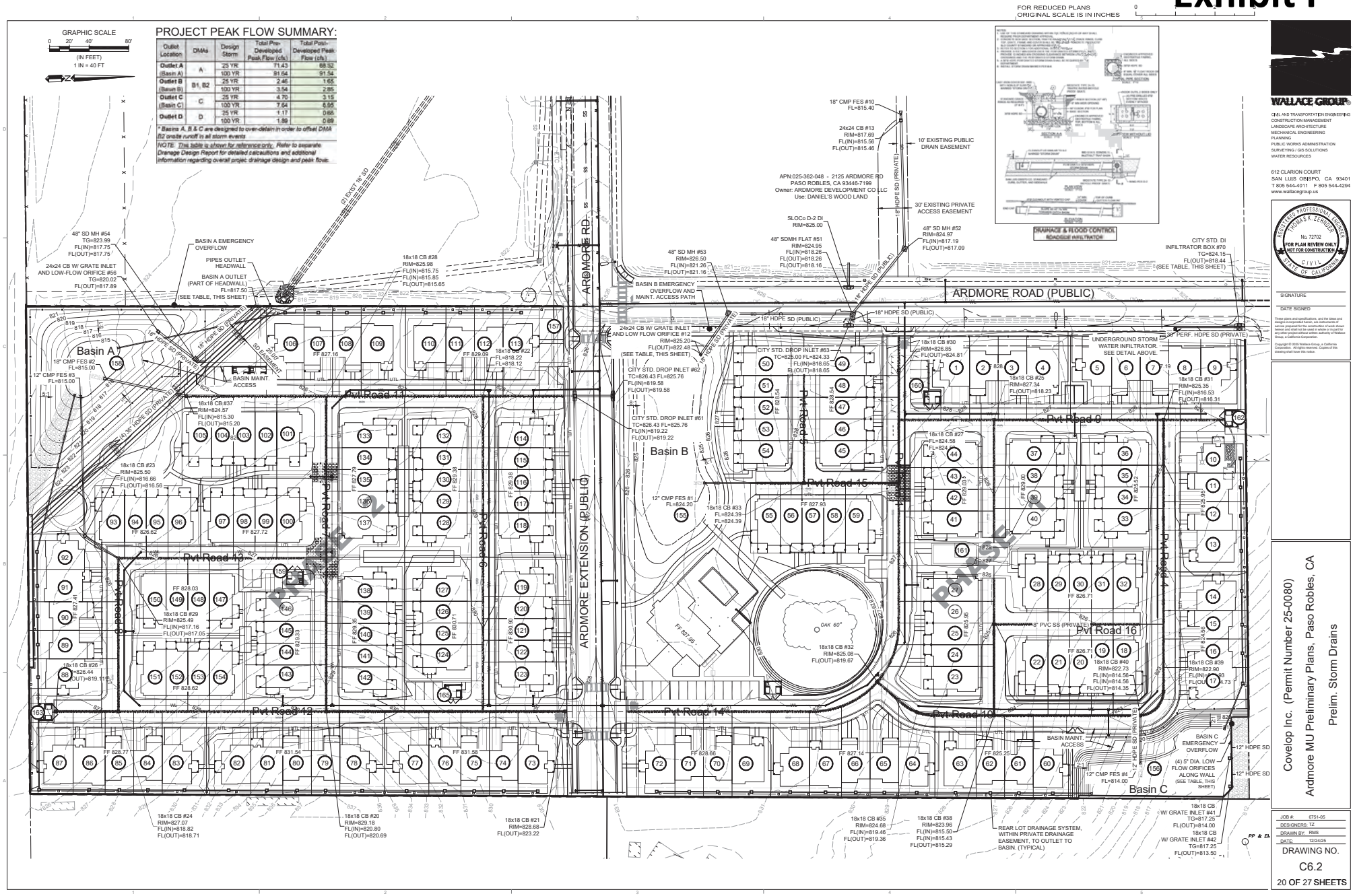
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Sewer Mains
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.1
19 OF 27 SHEETS

Exhibit F


GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
1 IN = 40 FT
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 2
PROJECT PEAK FLOW SUMMARY:
Outlet Location | DMAs | Design Storm | Total Pre-Developed Peak Flow (cfs) | Total Post-Developed Peak Flow (cfs)
Outlet A (Basin A) | A | 25 YR | 71.43 | 68.52
100 YR | 91.64 | 91.54
Outlet B (Basin B) | B1, B2 | 25 YR | 2.46 | 1.65
100 YR | 3.54 | 2.85
Outlet C (Basin C) | C | 25 YR | 4.70 | 3.15
100 YR | 7.64 | 6.95
Outlet D | D | 25 YR | 1.17 | 0.66
100 YR | 1.89 | 0.89
* Basins A, B & C are designed to over-detain in order to offset DMA B2 onsite runoff in all storm events
NOTE: This table is shown for reference only. Refer to separate Drainage Design Report for detailed calculations and additional information regarding overall project drainage design and peak flows.
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
PHASE 2
PHASE 1
Basin A
Basin B
Basin C
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
Pvt Road 9
Pvt Road 10
Pvt Road A
Pvt Road B
Pvt Road C
Pvt Road D
48" SD MH #54 TG=823.99 FL(IN)=817.75 FL(OUT)=817.75
24x24 CB W/ GRATE INLET AND LOW-FLOW ORIFICE #56 TG=820.02 FL(OUT)=817.89
BASIN A EMERGENCY OVERFLOW
PIPES OUTLET HEADWALL
BASIN A OUTLET (PART OF HEADWALL) FL=817.50 (SEE TABLE, THIS SHEET)
18x18 CB #28 RIM=825.98 FL(IN)=815.75 FL(OUT)=815.65
18" CMP FES #10 FL=815.40
24x24 CB #13 RIM=817.69 FL(IN)=815.56 FL(OUT)=815.46
10' EXISTING PUBLIC DRAIN EASEMENT
APN:025-362-048 - 2125 ARDMORE RD PASO ROBLES, CA 93446-7199 Owner: ARDMORE DEVELOPMENT CO LLC Use: DANIEL'S WOOD LAND
30' EXISTING PRIVATE ACCESS EASEMENT
SLOCo D-2 DI RIM=825.00
48" SDMH FLAT #51 RIM=824.95 FL(IN)=818.26 FL(OUT)=818.26 FL(OUT)=818.16
48" SD MH #52 RIM=824.97 FL(IN)=817.19 FL(OUT)=817.09
48" SD MH #53 RIM=826.50 FL(IN)=821.26 FL(OUT)=821.16
BASIN B EMERGENCY OVERFLOW AND MAINT. ACCESS PATH
CITY STD. DI INFILTRATOR BOX #70 TG=824.15 FL(OUT)=818.44 (SEE TABLE, THIS SHEET)
DRAINAGE & FLOOD CONTROL ROADSIDE INFILTRATOR
18" HDPE SD (PRIVATE)
18" HDPE SD (PUBLIC)
24x24 CB W/ GRATE INLET AND LOW FLOW ORIFICE #12 RIM=825.20 FL(OUT)=822.48 (SEE TABLE, THIS SHEET)
CITY STD. DROP INLET #63 TC=825.00 FL=824.33 FL(IN)=818.65 FL(OUT)=818.65
CITY STD. DROP INLET #62 TC=826.43 FL=825.76 FL(IN)=819.58 FL(OUT)=819.58
CITY STD. DROP INLET #61 TC=826.43 FL=825.76 FL(IN)=819.22 FL(OUT)=819.22
18x18 CB #30 RIM=826.85 FL(OUT)=824.81
18x18 CB #25 RIM=827.34 FL(OUT)=818.23
UNDERGROUND STORM WATER INFILTRATOR, SEE DETAIL ABOVE.
36" PERF. HDPE SD (PRIVATE)
18x18 CB #31 RIM=825.35 FL(IN)=816.53 FL(OUT)=816.31
18x18 CB #27 FL=824.58
18x18 CB #33 FL=824.39 FL=824.39
12" CMP FES #1 FL=824.20
18x18 CB #32 RIM=825.08 FL(OUT)=819.67
8" PVC SS (PRIVATE)
18x18 CB #40 RIM=822.73 FL(IN)=814.56 FL(IN)=814.56 FL(OUT)=814.35
18x18 CB #39 RIM=822.90 FL(IN)=814.63 FL(OUT)=814.73
18x18 CB #37 RIM=824.57 FL(IN)=815.30 FL(OUT)=815.20
18x18 CB #23 RIM=825.50 FL(IN)=816.66 FL(OUT)=816.56
18x18 CB #29 RIM=825.49 FL(IN)=817.16 FL(OUT)=817.05
18x18 CB #26 =826.44 OUT)=819.11
12" CMP FES #3 FL=815.00
12" CMP FES #2 FL=815.00
BASIN MAINT. ACCESS
18x18 CB #22 FL=818.12
18x18 CB #24 RIM=827.07 FL(IN)=818.82 FL(OUT)=818.71
18x18 CB #20 RIM=829.18 FL(IN)=820.80 FL(OUT)=820.69
18x18 CB #21 RIM=828.68 FL(OUT)=823.22
18x18 CB #35 RIM=824.68 FL(IN)=819.46 FL(OUT)=819.36
18x18 CB #38 RIM=823.96 FL(IN)=815.50 FL(IN)=815.43 FL(OUT)=815.29
REAR LOT DRAINAGE SYSTEM, WITHIN PRIVATE DRAINAGE EASEMENT, TO OUTLET TO BASIN. (TYPICAL)
BASIN MAINT. ACCESS
12" CMP FES #4 FL=814.00
BASIN C EMERGENCY OVERFLOW
(4) 5" DIA. LOW FLOW ORIFICES ALONG WALL (SEE TABLE, THIS SHEET)
12" HDPE SD
18x18 CB W/ GRATE INLET #41 TG=817.25 FL(OUT)=814.00
18x18 CB W/ GRATE INLET #42 TG=817.25 FL(OUT)=813.50
OAK 60"
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T 805 544-4011 F 805 544-4294
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REGISTERED PROFESSIONAL ENGINEER THOMAS K. ZENNDER No. 72702 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA
SIGNATURE
DATE SIGNED
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Storm Drains
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.2
20 OF 27 SHEETS

Exhibit F

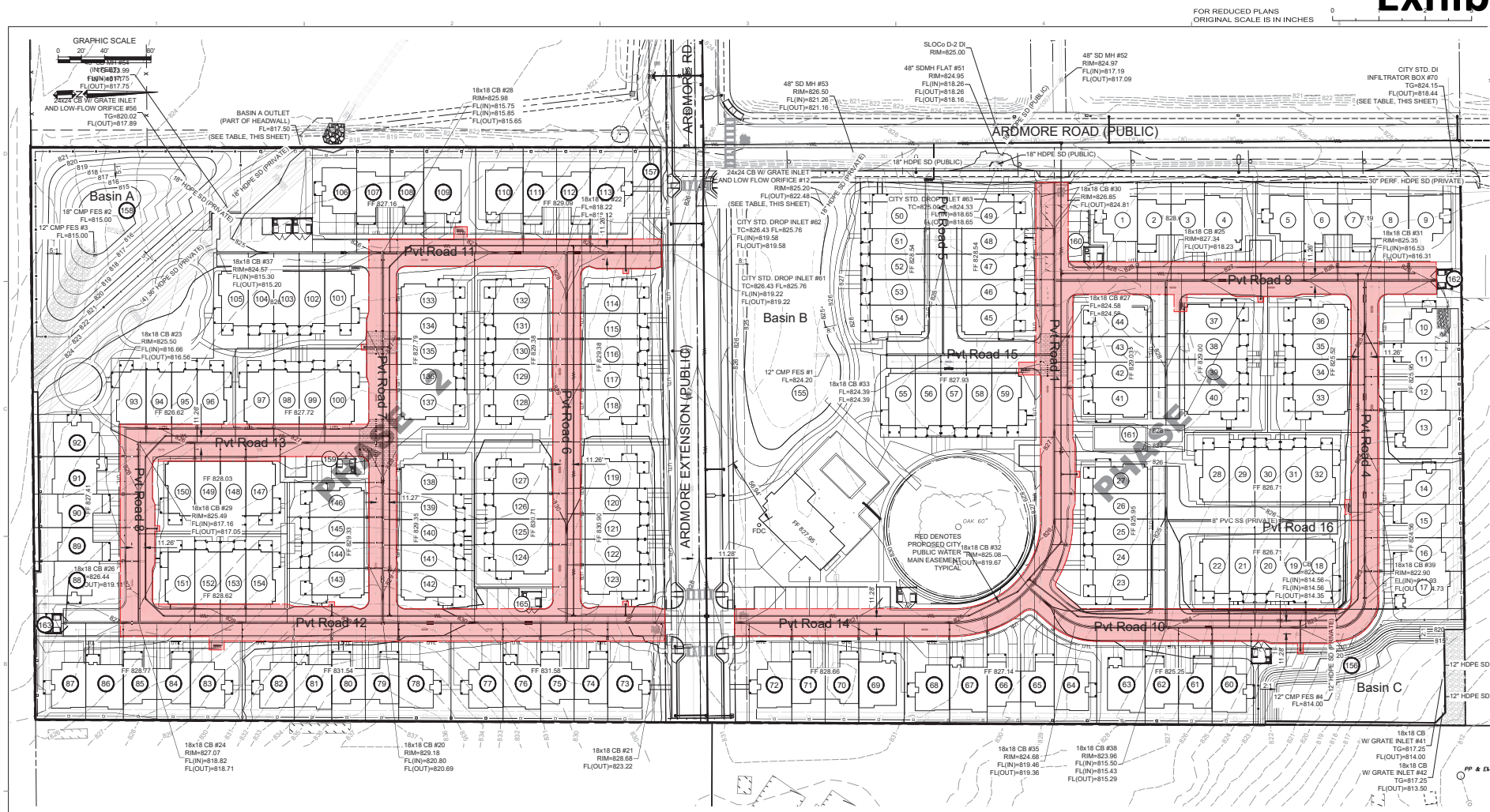
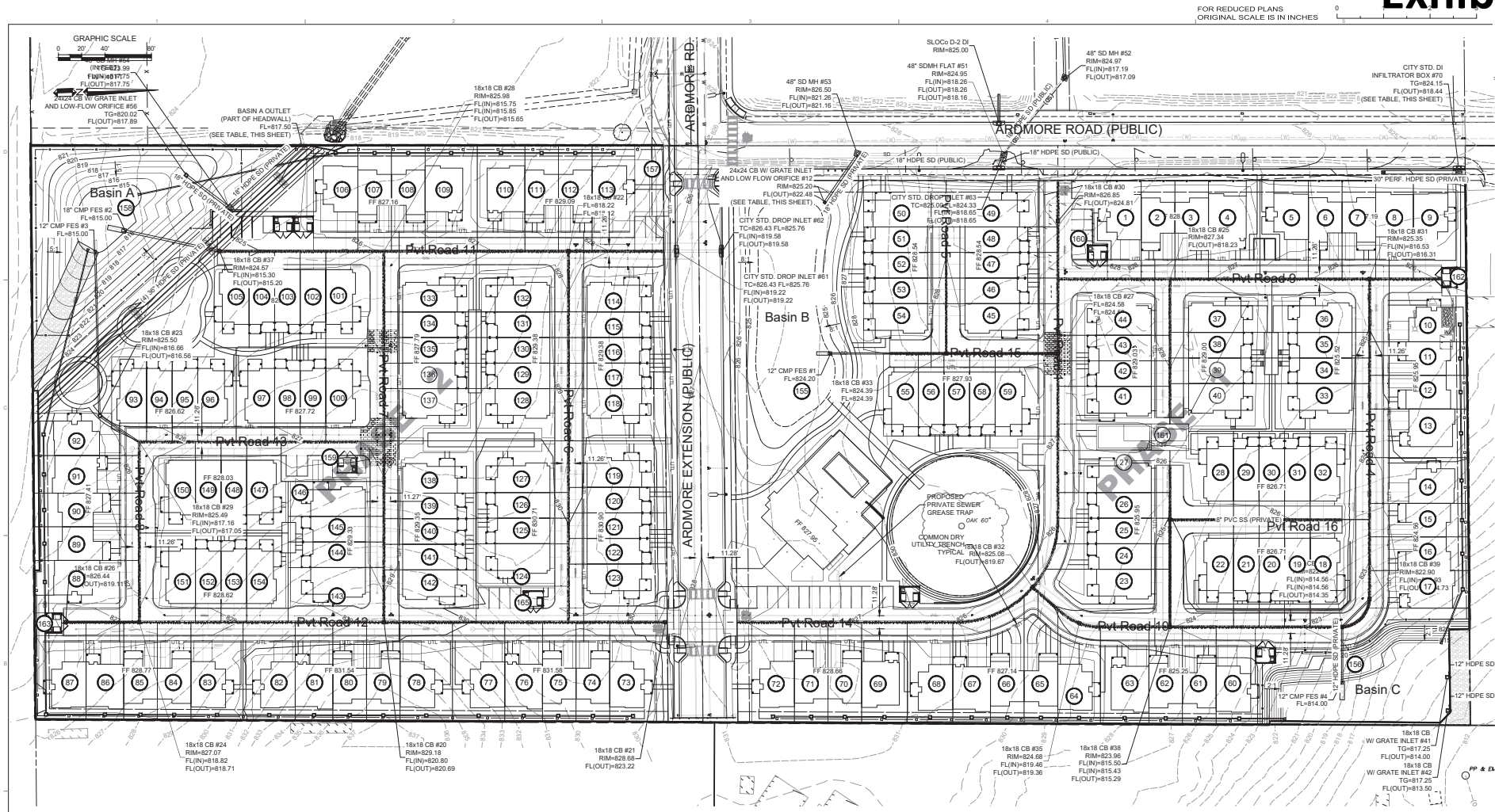

GRAPHIC SCALE
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
ARDMORE ROAD (PUBLIC)
ARDMORE RD
ARDMORE EXTENSION (PUBLIC)
Basin A
Basin B
Basin C
PHASE 1
PHASE 2
Pvt Road 9
Pvt Road 10
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
Pvt Road 4
Pvt Road 5
Pvt Road 6
Pvt Road 7
Pvt Road 8
18" HDPE SD (PUBLIC)
18" HDPE SD (PRIVATE)
30" PERF. HDPE SD (PRIVATE)
8" PVC SS (PRIVATE)
12" HDPE SD
24x24 CB W/ GRATE INLET AND LOW-FLOW ORIFICE #56 TG=820.02 FL(OUT)=817.89
24x24 CB W/ GRATE INLET AND LOW FLOW ORIFICE #12 RIM=825.20 FL(OUT)=822.48 (SEE TABLE, THIS SHEET)
BASIN A OUTLET (PART OF HEADWALL) FL=817.50 (SEE TABLE, THIS SHEET)
CITY STD. DI INFILTRATOR BOX #70 TG=824.15 FL(OUT)=818.44 (SEE TABLE, THIS SHEET)
CITY STD. DROP INLET #61 TC=826.43 FL=825.76 FL(IN)=819.22 FL(OUT)=819.22
CITY STD. DROP INLET #62 TC=826.43 FL=825.76 FL(IN)=819.58 FL(OUT)=819.58
CITY STD. DROP INLET #63 TC=825.00 FL=824.33 FL(IN)=818.65 FL(OUT)=818.65
SLOCo D-2 DI RIM=825.00
48" SD MH #52 RIM=824.97 FL(IN)=817.19 FL(OUT)=817.09
48" SDMH FLAT #51 RIM=824.95 FL(IN)=818.26 FL(OUT)=818.26 FL(OUT)=818.16
48" SD MH #53 RIM=826.50 FL(IN)=821.26 FL(OUT)=821.16
18" CMP FES #2 FL=815.00
12" CMP FES #3 FL=815.00
12" CMP FES #1 FL=824.20
12" CMP FES #4 FL=814.00
18x18 CB #28 RIM=825.98 FL(IN)=815.75 FL(IN)=815.85 FL(OUT)=815.65
18x18 CB #37 RIM=824.57 FL(IN)=815.30 FL(OUT)=815.20
18x18 CB #23 RIM=825.50 FL(IN)=816.66 FL(OUT)=816.56
18x18 CB #26 RIM=826.44 FL(OUT)=819.11
18x18 CB #29 RIM=825.49 FL(IN)=817.16 FL(OUT)=817.05
18x18 CB #33 FL=824.39 FL=824.39
18x18 CB #32 RIM=825.08 FL(OUT)=819.67
18x18 CB #27 FL=824.58 FL=824.58
18x18 CB #30 RIM=826.85 FL(OUT)=824.81
18x18 CB #25 RIM=827.34 FL(OUT)=818.23
18x18 CB #31 RIM=825.35 FL(IN)=816.53 FL(OUT)=816.31
18x18 CB #39 RIM=822.90 FL(IN)=814.93 FL(OUT)=814.73
18x18 CB #24 RIM=827.07 FL(IN)=818.82 FL(OUT)=818.71
18x18 CB #20 RIM=829.18 FL(IN)=820.80 FL(OUT)=820.69
18x18 CB #21 RIM=828.68 FL(OUT)=823.22
18x18 CB #35 RIM=824.68 FL(IN)=819.46 FL(OUT)=819.36
18x18 CB #38 RIM=823.96 FL(IN)=815.50 FL(IN)=815.43 FL(OUT)=815.29
18x18 CB W/ GRATE INLET #41 TG=817.25 FL(OUT)=814.00
18x18 CB W/ GRATE INLET #42 TG=817.25 FL(OUT)=813.50
RED DENOTES PROPOSED CITY PUBLIC WATER MAIN EASEMENT TYPICAL
OAK 60"
FDC
FF 827.16
FF 827.72
FF 828.62
FF 828.03
FF 828.77
FF 831.54
FF 831.58
FF 828.66
FF 827.14
FF 825.25
FF 826.71
FF 827.78
FF 829.38
FF 827.93
FF 829.03
FF 830.90
FF 829.66
FF 827.54
FF 828.54
FF 830.00
FF 825.92
FF 827.41
FF 829.30
FF 827.71
FF 829.35
FF 827.66
FF 829.29
FF 829.54
FF 829.54
FF 829.54

Exhibit F



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REGISTERED PROFESSIONAL ENGINEER
THOMAS K. ZEMMER
No. 72702
FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Common Dry Utility Trench

JOB #:	0751-05
DESIGNED:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C6.4
22 OF 27 SHEETS

Exhibit F

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. INSTALLATION OF EROSION CONTROL MEASURES AND DEVICES SHALL BE IMPLEMENTED "YEAR-ROUND".
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID NO.:_____

PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER): _____ PHONE NO: _____

PRE-CONSTRUCTION

1. THE PROJECT QSP MUST ATTEND THE PRECONSTRUCTION MEETING. THE PROJECT SWPPP MUST BE ON THE SITE AND THE EROSION CONTROL SITE PLAN SHALL BE REVIEWED AT THIS MEETING.
2. PRIOR TO ANY SITE WORK, INSTALL THE CONSTRUCTION SITE-RESOURCE PROTECTION FENCING AS SHOWN ON THE EROSION CONTROL PLAN AND ENSURE EROSION AND SEDIMENTATION CONTROL MATERIALS ARE ON SITE AND READY FOR INSTALLATION.
3. INSTALL ORANGE PLASTIC-WEB FENCING ALONG THE CONSTRUCTION SITE BOUNDARY AND IN AREAS DESIGNATED ON PLAN PRIOR TO ANY SITE DISTURBANCE. NO CONSTRUCTION UNDER THIS PERMIT IS TO OCCUR OUTSIDE OF THE SITE BOUNDARY.

DURING CONSTRUCTION

1. DURING CONSTRUCTION, PROTECTION MEASURES INCLUDE BMPS SHOWN ON THESE PLANS. THE PROJECT SITE SHALL BE ACCESSED ONLY VIA THE PROJECT ENTRANCE OFF OF THE MAIN PAVED PUBLIC ROAD. CONTRACTOR SHALL PREVENT MULTIPLE CONSTRUCTION ACCESS POINTS DIRECTING ACCESS TO A SINGLE POINT THROUGH THE USE OF FENCING OR OTHER OBSTACLES.
2. CONSTRUCTION STAGING AREAS SHALL BE WITHIN THE SITE BOUNDARY AND ONLY AND PER THE DESIGNATED AREA ON THE EROSION CONTROL PLAN. THE CONTRACTOR CAN CHANGE THE LOCATION AFTER REVIEW AND APPROVAL WITH THE QSP TO ENSURE THE NEW LOCATION COMPLIES WITH ALL CITY AND STATE CODES. (MUST BE 100' FROM SENSITIVE RESOURCES AND DRAINAGE WATER COURSES).
3. ALL PORTABLE TOILETS MUST BE LOCATED MORE THAN 50' FROM ANY STORM DRAIN INLET OR DRAINAGE.
4. DURING CONSTRUCTION, REGULAR STREET SWEEPING ALONG ARDMORE ROAD SHALL OCCUR AS NEEDED TO MINIMIZE SEDIMENT AND DEBRIS BUILD-UP AND MOVEMENT FROM SITE.

SLOPE PROTECTION: PROTECT ALL GRADED CUT AND FILL SLOPES WITHIN 14 DAYS OF INITIAL GRADING PER PROJECT PLANS AND AS FOLLOWS FOR ANY FIELD CHANGES:

INSTALL FIBER ROLLS ON SLOPES ALONG THE CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF EACH ROW TO PREVENT PONDING AT THE MIDSECTION (CALIFORNIA STRAW WORKS, 2005). TURN THE ENDS OF EACH FIBER ROLL UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ROLL.

INSTALL FIBER ROLLS IN SHALLOW TRENCHES DUG 3 TO 5 INCHES DEEP FOR SOFT, LOAMY SOILS AND 2 TO 3 INCHES DEEP FOR HARD, ROCKY SOILS. DETERMINE THE VERTICAL SPACING FOR SLOPE INSTALLATIONS ON THE BASIS OF THE SLOPE GRADIENT AND SOIL TYPE.

FIBER ROLL SLOPE PLACEMENT
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART

FOR SOFT, LOAMY SOILS, PLACE THE ROWS CLOSER TOGETHER. FOR HARD, ROCKY SOILS, PLACE THE ROWS FARTHER APART. STAKE FIBER ROLLS SECURELY INTO THE GROUND AND ORIENT THEM PERPENDICULAR TO THE SLOPE. BIODEGRADABLE WOOD STAKES OR WILLOW CUTTINGS ARE RECOMMENDED. DRIVE THE STAKES (24-INCH STAKE IS RECOMMENDED FOR USE ON SOFT, LOAMY SOILS. AN 18-INCH STAKE IS RECOMMENDED FOR USE ON HARD, ROCKY SOIL) THROUGH THE MIDDLE OF THE FIBER ROLL AND DEEP ENOUGH INTO THE GROUND TO ANCHOR THE ROLL IN PLACE. ABOUT 3 TO 5 INCHES OF THE STAKE SHOULD STICK OUT ABOVE THE ROLL, AND THE STAKES SHOULD BE SPACED 3 TO 4 FEET APART.

2. STABILIZE ALL GRADED SLOPES AFTER 14 DAYS OF INACTIVITY. VEGETATE SLOPES BY EITHER:
   a. HYDROSEED AND PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED; OR
   b. DRY SEED AND COVER WITH WEED FREE STRAW, TRACKED UP AND DOWN SLOPE TO TACK INTO THE SOIL (USING TRACKED CONSTRUCTION EQUIPMENT Or
   c. PLACE JUTE NETTING OR EROSION CONTROL BLANKETS ON ALL GRADED SLOPES THAT DO NOT HAVE ESTABLISHED VEGETATION BY SEPTEMBER 1.

POST CONSTRUCTION

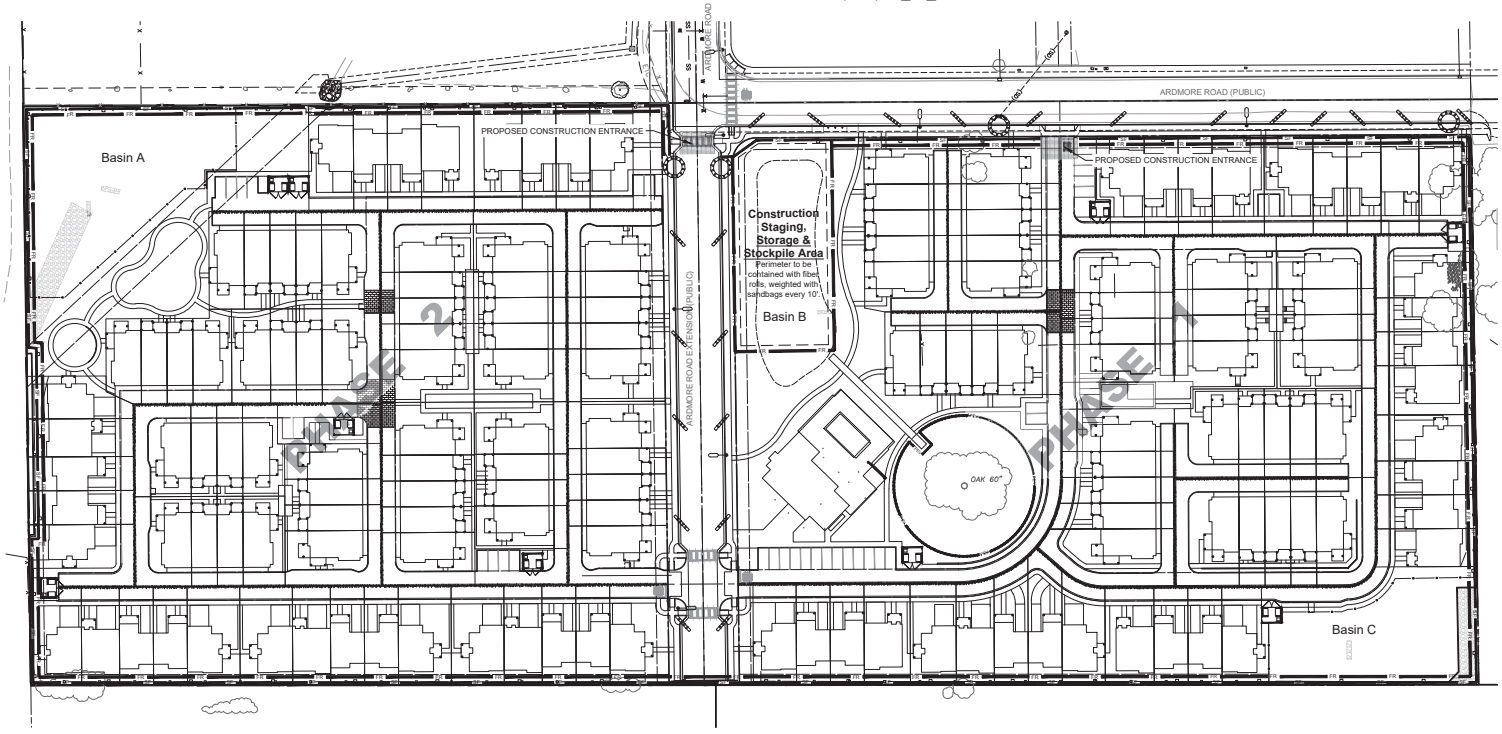
1. AT PROJECT COMPLETION, REMOVE ALL TEMPORARY BMP'S NOT INTENDED TO BE LEFT IN PLACE (JUTE AND SEEDING)
2. OBTAIN FINAL STABILIZATION OF ALL DISTURBED AREAS (70% VEGETATIVE COVER)
3. INSTALL ALL DRAINAGE FEATURES IN ACCORDANCE WITH THE PROJECT SWCP
4. NOTIFY QSD TO REVIEW FOR SITE COMPLETION THEY WILL FILE AND OBTAIN APPROVAL OF A NOTICE OF TERMINATION (NOT) FOR THE PROJECT SWPPP.
5. CONSTRUCTION OF ALL STORM WATER CONTROL MEASURES SHALL BE COMPLETED PRIOR TO INSPECTION BY THE CITY AND PRIOR TO ENGINEER OF RECORD FINAL SIGN-OFF.

SWPPP AS APPLICABLE

1. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT.
2. THE WDID IDENTIFICATION FOR THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ----_TBD__.
3. THE SWPPP MUST BE KEPT ONSITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY BOARD AND/OR THE LOCAL AGENCY.
4. A CALIFORNIA STATE CERTIFIED QSP MUST INSPECT THE SITE ACCORDING TO THE STATE ISSUED SWPPP REQUIREMENTS FOR THE DURATION OF THE PROJECT

DUST CONTROL NOTES:

1. REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
2. USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
3. ALL DIRT STOCK-PILE AREAS MUST BE SPRAYED AS NEEDED.
4. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
5. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
6. ALL DISTURBED AREAS NOT SUBJECT TO REVEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS APPROVED IN ADVANCE BY THE APCD.
7. ALL ROADWAYS SHOULD BE PAVED AS SOON AS POSSIBLE.
8. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
9. ALL TRUCKS HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
10. ALL AREAS DISTURBED BY GRADING ACTIVITIES SHALL BE HYDROSEEDED WITH AN APPROVED HYDROSEED MIX.
11. EFFECTIVE SOIL COVER SHALL BE IMPLEMENTED FOR AREAS SCHEDULED TO BE INACTIVE FOR AT LEAST 14 DAYS.



REFERENCE NOTES:	
200	**WATER POLLUTION AND EROSION CONTROL MEASURES**
201	FIBER ROLLS IN ACCORDANCE WITH CALTRANS STANDARD T56. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING GRADING ACTIVITIES. FIBER ROLLS SHALL BE MADE OF 100% BIODEGRADABLE MATERIALS.
202	INSTALL ORANGE CONSTRUCTION FENCING TO PROTECT EXISTING TREES AND PLANTS IN ACCORDANCE WITH CASQA STANDARD EC-2.
203	STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED IN ACCORDANCE WITH CALTRANS STANDARD T58.
204	TEMPORARY DRAINAGE INLET PROTECTION TYPE 3A - GRAVEL BAG BERM PER CALTRANS BMP SC-10 AND T62
205	CONCRETE WASH OUT IN ACCORDANCE WITH CALTRANS STANDARD T59.
206	SILT FENCING IN ACCORDANCE WITH CALTRANS STANDARD T51.
207	PROPOSED STAGING AREA. CONTRACTOR SHALL PROVIDE DRIP PANS, BMPs, AND SECONDARY CONTAINMENT FOR FUELING CONSTRUCTION VEHICLES. SEE STAGING ARE DETAIL THIS SHEET
208	GRAVEL BAG CHECK DAM IN CHEVRON FORMATION IN ACCORDANCE WITH CALTRANS STANDARD T57.
209	INSTALL FILTER FABRIC INSERT BELOW EXISTING GRADE FOR DI'S IN CONCRETE.

LEGEND:	
	DESCRIPTION
	STORMDRAIN INLET PROTECTION
FR	FIBER ROLLS
TEV	TEMPORARY EXCLUSIONARY FENCING FOR ENVIRONMENTALLY SENSITIVE AREAS
SF	SILT FENCE
	GRAVEL BAG CHECK DAM

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 IN = 50 FT

ECP SHOWN ON THIS SHEET IS FOR PHASE 1

PROJECT INFORMATION:

RISK LEVEL: _____

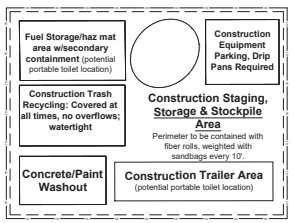
LEGALLY RESPONSIBLE PERSON(LRP):

OWNER: DAMIEN MAVIS
COVELOP
PO BOX 12910
SAN LUIS OBISPO, CA 93406

PREPARED BY:

WALLACE GROUP
QSD/QSP: RONALD (GLENN) RIDER,
QSD/QSP #26736
PHONE: 805-544-4011
EMAIL: GLENNR@WALLACEGROUP.US

WDID NO.: _____ RISK LEVEL: _____



STAGING AREA DETAIL

NTS

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No. 72702
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STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	ZKP/ RMS
DATE:	12/24/25

DRAWING NO.
C7.1
23 OF 27 SHEETS

Exhibit F

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
STORM WATER SPECIAL PROVISIONS for MINIMAL or NO IMPACT
TR-0400 (Rev 08/2012) Page 1 of 2

1. GENERAL: The purpose of these Special Provisions is to *prescribe the Permittee with specifications for water pollution control* to minimize, prevent, or control the discharge of material into the air, surface waters, groundwater, and storm sewers owned by the State or local agencies. These provisions are not intended to take the place of the Caltrans Water Pollution Control Programs (WPCP) for projects where soil disturbance from work activities less than one acre, or work activities of one acre or more subject to the preparation of the Caltrans Storm Water Pollution Prevention Plan (SWPPP) that would require a waste discharge identification number or coverage under the California Construction General Permit (Order No. 2009-0009-DWQ, NPDES No CAS000002). The Permittee shall comply with the following Special Provisions and the direction of the State Representative.

2. NPDES REQUIREMENTS: The Permittee shall be responsible for full compliance with the Caltrans Storm Water Program and the Caltrans National Pollutant Discharge Elimination System (NPDES) Permit requirements. It is the Permittee's responsibility to install, inspect, and repair or maintain facilities and devices used for water pollution control practices before performing daily work activities. Installation and maintenance responsibilities on the job site include: 1) soil stabilization materials in work areas that are inactive or prior to storm events, 2) water pollution control devices to control sediment and erosion, 3) implementation of spill and leak prevention procedures for chemical and hazardous substances stored on the job site, 4) material storage, 5) stockpile management, 6) waste management, 7) *non-stormwater management*, 8) *vegetation* conservation, and 9) illicit connection, illegal discharge detection and reporting. The Permittee shall report to the state representative when discharges enter into receiving waters, adjacent property, drainage systems or when discharges could be a cause or a threat for water pollution. The Permittee shall also control illicit discharges or illegal dumping prior to start of daily work schedule. Copies of written notices or orders from the Regional Water Quality Control Board or other regulatory agency shall be provided to the State representative within 48 hours of reported activity. For additional information on storm water compliance, visit the State Water Resources Control Boards storm water Website at http://www.waterboards.ca.gov/water_issues/programs/stormwater/.

3. RESPONSIBILITY FOR DEBRIS REMOVAL: The Permittee shall be responsible for preventing sediment, trash, debris, and other construction waste from entering the storm drain system, local creeks, or any other bodies of water.

4. SPOILS AND RESIDUE: The Permittee shall remove any non-soil nonstorm water material, debris, residue, etc. No spoils, debris, residue, etc. shall be washed into a drainage system.

5. SWEEPING: Sweep paved roads at construction entrances and exit locations and surrounding paved areas daily within the job site during: 1) cleaning and grubbing, 2) earthwork, 3) mulching, 4) soil disturbance, 5) pavement grinding and/or cutting, and 6) when observing tracking of material onto or off the State property. Keep dust to a minimum during sweeping activities. Use vacuum whenever dust generation is excessive or sediment pickup is ineffective. Roadways or work areas shall not be washed down with water. Street sweeping operations must conform to Section 13 Water Pollution Control of the State of California standard specifications for construction (most current version): http://www.dot.ca.gov/hq/esc/oe/specifications/2006%20std%20spec

6. VEHICLES AND EQUIPMENT: Personal and project related vehicles, equipment, etc., from leakage or road tracking, must maintain. If leaks cannot be repaired immediately, remove the *vehicle or equipment from the job site.*

7. MAINTENANCE AND FUELING OF VEHICLES AND EQUIPMENT: Maintenance and fueling of equipment shall not result in any pollution at the job site. The Permittee shall immediately clean up spills/leaks, and properly dispose of contaminated soil and materials.

8. CLEANING VEHICLES AND EQUIPMENT: Limit vehicle and equipment cleaning or washing at the job site except what is necessary to control vehicle tracking or hazardous waste. The Permittee shall clean all equipment within a bermed area or over a drip pan large enough to prevent run-off. N o soaps, solvents, degreasers, etc shall be used in State right of way. Any water from this operation shall be collected and disposed of at an appropriate site. Containment berms or dikes shall be used for fueling, washing, maintaining and washing vehicles or equipment in outside areas. Containment must be performed at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain. Keep adequate quantities of absorbent spill-cleanup material and spill kits in the fueling or maintenance area and on fueling trucks.

9. DIESEL FUELS: The use of diesel fuel from petroleum or other fossil fuel as a form of or solvent is not allowed.

10. WEATHER CONDITIONS AT WORKSITE: *Any activity that would generate* fine particles or dust that could be transported off site by stormwater shall be performed during dry weather.

11. HOT MIX ASPHALT: Runoff from washing hot mix asphalt shall not enter into any drainage conveyances.

12. PROTECTION OF DRAINAGE FACILITIES: The Permittee shall protect/cover gutters, ditches, drainage courses, and inlets with gravel bags, fiber rolls, State approved fabric filters, etc., to the satisfaction of the State representative during grading, paving, saw-cutting, etc. and materials must conform to Section 13-4.02 Materials for Water Pollution Control of the State of California standard specifications for construction (most current version). No such protection measures shall cause an obstruction to the traveling public. The Permittee shall implement spill and leak prevention procedures for chemicals and hazardous substances stored on the job site in accordance with section 13-4.03B(1-3) Spill Prevention and Control, Water Pollution Control, of the State of California standard specifications for construction (2010 version).

13. PAINT: Rinsing of painting equipment and materials is not permitted in state right-of-way. When thoroughly dry, dispose of the following as solid waste: dry latex paint, paint cans, used brushes, rags, gloves, absorbent materials, and drop cloths. Oil based paint, sludge and unusable thinner shall be disposed of at an approved hazardous waste site.

14. CONSTRUCTION MATERIALS: Stockpile of all construction materials, including, but not limited to: pressure treated wood, asphalt concrete, cold mix asphalt concrete, concrete, grout, cement containing pozzolocs, and mortar, shall conform to section 13-4.03C Material Management. (Storage & Stockpiles), Water Pollution Control, of the State of California standard specifications for construction (2010 version).

15. CONCRETE EQUIPMENT: *Concrete equipment shall be washed in a designated washing area in a way that does not contaminate soil/ receiving waters, or storm drain systems.*

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16. EXISTING VEGETATION: Established existing vegetation is the best form of erosion control. Minimize disturbance of existing vegetation. Damaged or removed vegetation shall be replaced as directed by the State Representative.

17. SOIL DISTURBANCE: Soil disturbing activities shall be avoided during the wet weather season. If construction activities during wet weather are allowed in your permit, all necessary erosion control and soil stabilization measures shall be implemented in advance of soil disturbing activity.

18. SLOPE STABILIZATION AND SEDIMENT CONTROL: Consider a certified expert in Erosion and Sediment control in cases where slopes are disturbed during construction. The Permittee is directed to comply with Section 13.5 Temporary Soil Stabilization and Section 21 Erosion Control of the State of California (2010 version) standard specifications for construction during application of temporary soil stabilization measures to the soil surface Fiber rolls or silt fences may be required down slope until permanent soil stabilization is established. Remove the accumulated sediment whenever the sediment accumulates to 1/3 of the linear sediment barrier height.

19. STOCKPILES: Stockpiles containing aggregate and/or soil shall be stored at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain, and shall be covered with a temporary impervious material or surrounded with a temporary perimeter sediment barrier. Cold mix stockpiles shall be stored on an impermeable surface and covered with Stail plastic to prevent contact with water.

20. DISCOVERY OF CONTAMINATION: The State Representative shall be notified in case any unusual discoloration, odor, or textures of ground water, is found in excavated material or if abandoned, underground tanks, pipes, or buried debris are encountered.

21. SANITARY AND SEPTIC WASTE: Do not bury or discharge wastewater from a sanitary or septic system within the highway. Properly contained sewer facilities are free from leaks. With State Representative approval place portable sanitary facility at least 50 feet away from storm drains, receiving waters, and flow-lines. Permittee must comply with local health agency provisions when setting up an on-site disposal system.

22. LIQUID WASTE: Prevent job site liquid waste from entering storm drain systems and receiving waters. Drilling slurries, grease or oil-free water waste or rinse water, dredging, wash water or rinse water running off a surface or other nonstorm water liquids not covered under separate water waste permits shall be held in structurally sound, leak-proof containers, such as portable bins or portable tanks. Store containers at least 50 feet away from moving vehicles and equipment. Liquid waste may require testing to determine hazardous material content prior to disposal.

23. WATER CONTROL AND CONSERVATION: Manage water use in a way that will prevent erosion and the discharge of pollutants into storm drain systems and receiving waters. Direct runoff water, including water from water line repair from no job site to areas where it can infiltrate into the ground. Direct water from off-site sources around the job site or from contact with offsite water.

24. PILE DRIVING: Keep spill kits and cleanup materials at pile driving locations. Park pile driving equipment over drip pans, absorbent pads, or plastic sheeting with absorbent material, and away from storm water run-on when not in use.

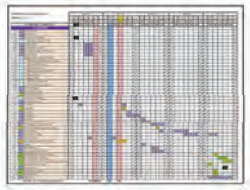
25. DEWATERING: Dewatering consists of discharging accumulated storm water, groundwater, or surface water from excavations or temporary containment facilities. All dewatering operations shall comply with the latest Caltrans guidelines. Contact State representative for approval of dewatering discharge by infiltration or evaporation, otherwise, any effluent discharged into a permitted storm water system requires approval from the Regional Water Quality Control Board. Prior to the start of dewatering, the Permittee shall provide the State Representative with a dewatering and discharge work plan that complies with section 13-4.03B Submittals, Water Pollution Control, of the State of California standard specifications for construction (2010 version). A copy of the Waste Discharge Permit and a copy of a valid WDID number issued by the Regional Board shall be provided to the State representative.

CALTRANS TR-0400

NTS

SS-1

Scheduling



Standard Symbol



Definition and Purpose

This BMP involves developing, for every project, a schedule that includes construction activity sequencing with implementation of construction site BMPs such as temporary soil stabilization and temporary sediment control measures. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Appropriate Applications

Construction sequencing should be scheduled to minimize land disturbance during the wettest months for all projects. In addition, any construction windows required by regulatory permits and any winter suspension work, should be described in the schedule. Appropriate BMPs must be implemented year-round.

Limitations

Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Standards and Specifications

General Requirements

- Developing a schedule and planning the project operations to minimize erosion and the potential to discharge pollutants to stormwater are the critical first steps in an effective stormwater program. The construction schedule must be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Program (WPCP). Refer to

SS-2

Preservation of Existing Vegetation



Standard Symbol



Definition and Purpose

Preservation of existing vegetation is the identification and protection of desirable vegetation that provides erosion and sediment control benefits.

Appropriate Applications

- To preserve existing vegetation at areas on a site where no construction activity is planned or will occur at a later date. This BMP is very applicable for multi-year or multiple location projects, or which existing vegetation can be preserved until the area becomes active.
- On a year-round basis, temporary fencing shall be provided prior to the start of clearing and grubbing operations or other soil-disturbing activities in areas.
- Clearing and grubbing operations should be staged to preserve existing vegetation.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, a watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. Clearly marking and leaving a buffer area around these unique areas during construction will help to preserve these areas as well as take advantage of natural erosion prevention and sediment trapping.
- For any trenching or tunneling. Trenching shall be as far away from tree trunks as possible, usually outside of the tree drip line or canopy. Curve trenches around trees to avoid large roots or root concentrations. If roots are encountered, consider tunneling under them.

SS-4

Temporary Hydroseed



Standard Symbol



Definition and Purpose

Temporary hydroseed typically consists of applying a mixture of wood, fiber, seed, fertilizer, and stabilizing emulsion with hydromulch equipment, which temporarily protects exposed soils from erosion by water and wind.

Appropriate Applications

- Hydroseeding is applied on disturbed soil areas that require temporary protection until permanent vegetation is established, or on disturbed soil areas that must be re-disturbed following an extended period of inactivity.
- Can be used in conjunction with other rolled erosion control products.

Limitations

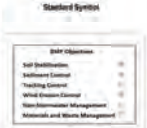
- Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. Otherwise, hydroseeding must be used in conjunction with a soil binder or mulch, such as temporary soil binders (see SS-5) and temporary tacked straw (see SS-6)." Temporary Tacked Straw
- Steep slopes are difficult to protect with temporary seeding.
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation is applied.
- Temporary vegetation is not appropriate for short-term inactivity.
- Hydroseeding should not be used in areas subject to heavy traffic.
- Hydroseeding could trigger non-visible sampling if the appropriate application timeframe (before a rain event) and manufacturer recommendations are not followed.

SS-7

Temporary Cover and Rolled Erosion Control Products



Standard Symbol



Definition and Purpose

This BMP involves the placement of geosynthetics, turf reinforcement mats, plastic covers, or rolled erosion control products (RECPs), including erosion control blankets, to stabilize disturbed soil areas and protect soils from erosion by wind or water. This is one of several temporary soil stabilization alternatives for consideration.

Appropriate Applications

- These measures are used when disturbed soils may be particularly difficult to stabilize, including the following situations:
  - Steep slopes, generally steeper than 3:1 (H:V)
  - Slopes with high erosion potential
  - Slopes and disturbed soils where mulch must be anchored.
  - Disturbed areas where plants are slow to develop.
  - Channels with flows exceeding 3 ft/s.
  - Channels to be vegetated.
  - Slopes adjacent to receiving waters or ESAs.
- Standards for plastic sheeting used for stockpile covers are provided in Section 14-11.05A of the Standard Specifications.

SS-10

Outlet Protection/Velocity Dissipation Devices



Standard Symbol



Definition and Purpose

These devices are placed at pipe outlets to prevent scour and reduce the velocity and/or energy of stormwater flows.

Appropriate Applications

These devices may be used at the following locations:

- Outlets of pipes, drains, culverts, slope drains, diversion ditches, swales, conduits, or channels.
  - Outlets located at the bottom of mild to steep slopes.
  - Discharge outlets that carry continuous flows of water.
  - Outlets subject to short, intense flows of water, such as flash floods.
  - Points where lined conveyances discharge to unlined conveyances.

Limitations

- Loose rock may have stones washed away during high flows.
- Grouted rock slope protection may break up in areas of freeze and thaw.
- If there is not adequate drainage and water builds up behind grouted rock slope protection, it may cause the grouted rock slope protection to break up due to the resulting hydrostatic pressure.
- Outlet protection may negatively impact the channel habitat.

SC-5

Temporary Fiber Rolls



Standard Symbol



Definition and Purpose

A temporary fiber roll consists of wood excelsior, rice or wheat straw, or coconut fibers that are rolled or bound into a tight tubular roll and placed on the toe and face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and remove sediment. Temporary fiber rolls may also be used for drainage inlet protection and as check dams under certain situations.

Appropriate Applications

- This BMP may be implemented on a project-by-project basis with other BMPs when determined necessary and feasible by the Resident Engineer (RE).
- Fiber rolls may be applied as both temporary and permanent sediment controls (after receiving approval from Division of Maintenance).
- Fiber rolls may be used as check dams in unlined ditches or as temporary drainage inlet protection down-slope of exposed soil areas.
- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- Below the toe of exposed and erodible slopes.
- Around temporary stockpiles.
- Along the perimeter of a project.

Limitations

- Runoff and erosion may occur if fiber roll is not adequately trenched in.
- Fiber rolls at the toe of slopes greater than 5:1 (H:V) may require the use of a large sediment barrier as specified in Standard Specifications Section 13 – 10.03D Temporary Large Sediment

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STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Details

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: ZKP/ RMS
DATE: 12/24/25

DRAWING NO.
C7.2
23 OF 27 SHEETS

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

SC-7

Street Sweeping



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

BMPs to remove tracked sediment to prevent the sediment from entering a storm drain or receiving waters.

Appropriate Applications

These practices are implemented anywhere sediment is tracked from the project site onto public or private paved roads, typically at jobsite entrances and exits.

Limitations

Sweeping and vacuuming may not be effective when soil is wet or muddy.

Standards and Specifications

General Requirements

- Sweep by hand or mechanical methods, such as vacuuming. Kick brooms or sweeper attachments may not be used.
- At least one street sweeper in good working order must be at the job site at all times when street sweeping work is required.
- Use one of the following types of street sweepers:
  - Mechanical sweeper followed by a vacuum-assisted sweeper
  - Vacuum-assisted, dry, waterless, sweeper
  - Regenerative air sweeper

SC-10

Temporary Drainage Inlet Protection



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Temporary drainage inlet protection consists of devices used at storm drain inlets that detain and/or filter sediment-laden runoff prior to discharge into storm drainage systems. This is achieved by allowing sediment to settle, and/or filtering sediment upstream of a linear sediment barrier.

Appropriate Applications

- Where ponding will not encroach into highway traffic.
- Where sediment-laden surface runoff may enter an inlet.
- Where disturbed drainage areas have not yet been permanently stabilized.
- Where the drainage area is 1 acre or less.
- Can be used year-round.

Limitations

- Requires an adequate area for water to pond without encroaching upon traveled way; it should not present an obstacle to oncoming traffic.
- May require other methods of temporary protection to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Sediment removal may be difficult in high-flow conditions or if runoff is heavily sediment laden. If high-flow conditions are expected, use other on-site sediment trapping techniques, such as SC-4 – "Temporary Check Dams," in conjunction with temporary drainage inlet protection.
- Frequent maintenance is required.

WE-1

Wind Erosion Control



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

- Wind erosion control consists of applying water or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Dust control must be applied in accordance with Caltrans standard practices. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives; see SS-7 for "Temporary Cover and Rolled Erosion Control Products."
- Must comply with local agencies, such as air quality management districts that require dust control plans or dust control permits, as well as any Clean Air Act requirements.

Appropriate Applications

This practice is generally implemented on all exposed soils subject to wind erosion.

Limitations

- Effectiveness depends on soil, temperature, humidity, and wind velocity.
- Chemically treated subgrades could cause soil to become water repellant, preventing infiltration or the long-term re-vegetation of the site.

Standards and Specifications

Standard Specification Section 10-5 contains general requirements for dust control.

- Effective dust control is accomplished by applying dust palliatives, temporary soil stabilization BMPs, and/or tracking controls, and by managing stockpiles.
- Dust palliatives are covered under Section 18 of the Standard Specifications. Acceptable dust palliatives include water, dust-control binders, and dust suppressants. Dust-control binders must comply with specifications for tackifier. Dust suppressants include petroleum-based organic

TC-1

Temporary Construction Entrance



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

A temporary construction entrance is defined as a point of entrance to a construction site that is stabilized to reduce the tracking of mud and sediment onto public roads by construction vehicles.

Appropriate Applications

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Site conditions will dictate design and need.
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.

Standards and Specifications

General Requirements

- Temporary construction entrance must comply with Standard Specification Section 13-7.03 – Temporary Construction Roadways and Entrances."
- Corrugated steel panels must be pressed or shop welded. They should have a slot or hook for coupling the panels together.

NS-1

Water Conservation Practices



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Water conservation practices are construction methods that minimize the use of water on site or use water in a manner that avoids causing runoff, erosion, and/or the discharge of pollutants to the storm drain system or receiving waters. Proper use of this BMP reduces or prevents non-stormwater discharges.

Appropriate Applications

Water conservation practices are implemented on all construction sites wherever water is used.

Limitations

- If not implemented correctly, discharges may trigger reporting and monitoring requirements and delay construction work.

Standards and Specifications

- Keep water equipment in good working condition.
- Ensure tracking controls are implemented in, near, and around water truck filling areas.
- Repair water leaks promptly.
- Authorization is required for activities that could potentially discharge water into a storm drain system or receiving waters.
- Avoid using water to clean construction areas. Do not wash paved areas with water. Paved areas and roadways should be swept and vacuumed in accordance with SC-7, "Street Sweeping."
- Apply water for dust control in accordance with Standard Specifications Section 10-4 – Water Usage and BMP WE-1, "Wind Erosion Control."

NS-3

Paving, Sealing, Sawcutting, Grooving, and Grinding Activities



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices for conducting paving, sealing, sawcutting, and grinding activities to minimize the transport of pollutants to the storm drain system or receiving water body.

Appropriate Applications

These procedures are implemented where operations such as paving, surfacing, resurfacing, grinding, coring, grooving, sealing, or saw cutting generate spoils, residue, or process water that may pollute storm water runoff or discharge to the storm drain system or receiving water body.

Limitations

- Activities related to paving, sealing, sawcutting, grooving, and grinding operations should be limited when precipitation is forecasted to prevent the triggering for visible and non-visible pollutant monitoring.
- Discharges of freshly paved surfaces can raise pH and trigger permit violations.

Standards and Specifications

General Requirements

- Refer to Standard Specifications Section 13-4.03E(7) – "Paving, Sealing, Sawcutting, Grooving, and Grinding Activities."
- Do not allow the following materials to enter the storm drain system or receiving waters: cementitious material, asphaltic material, aggregate or screenings, sawcutting, grooving.

NS-6

Illegal Connection and Illicit Discharge Detection and Reporting



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices designed for construction contractors to recognize illegal connections, illicit discharges, or illegally dumped or discharged materials on a construction site, and for reporting incidents to the Resident Engineer (RE).

Appropriate Applications

- Illegal connection and illicit discharge detection and reporting is applicable anytime an illegal connection or illicit discharge is discovered or illegally dumped material is found on the construction site.
- This BMP applies to all construction projects.

Limitations

- Illegal connections and illicit discharges or dumping, for the purposes of this BMP, refer to discharges and dumping caused by parties other than the Contractor.
- Procedures and practices presented in this BMP are general. Contractor shall use extreme caution, immediately notify the RE when illegal connections or illicit dumping or discharges are discovered, and take no further action unless directed by the RE.
- If pre existing hazardous materials or wastes are known to exist on site, the Contractor's responsibility will be detailed in separate special provisions. The on-site area should be clearly marked and described in the SWPPP or WPCP.

NS-7

Potable Water/Irrigation



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Potable water/irrigation management consists of practices and procedures to manage the discharge of potential pollutants generated during discharges from irrigation water lines, landscape irrigation, lawn or garden watering, planned and unplanned discharges from potable water sources, water line flushing, and hydrant flushing.

Appropriate Applications

Implement this BMP whenever the above activities or discharges occur at or enter a construction site.

Limitations

None identified.

Standards and Specifications

- Inspect irrigated areas within the construction limits for excess watering. Adjust watering times and schedules to ensure that the appropriate amount of water is being used and to minimize runoff. Consider factors such as soil structure, grade, relative compaction, time of year, and type of plant material in determining the proper amounts of water for a specific area.
- Take precautions to prevent irrigation water from eroding soil, wetting vehicles and pavement, or otherwise causing sediment, hydrocarbons, and other non-visible pollutants that accumulate on those surfaces to discharge into a storm drain system or receiving waterbody.
- When possible, discharges from water line flushing, temporary active treatment systems (see Appendix C "Temporary Active Treatment System) should be reused for landscaping purposes.
- Resident Engineer (RE) approval is required before beginning any washing activities that could discharge to the storm drain or receiving waterbody.

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Ardmore MU Preliminary Plans, Paso Robles, CA
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DRAWING NO.
C7.3
24 OF 27 SHEETS

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1"

NS-8

Vehicle and Equipment Cleaning





Standard Symbol

Definition and Purpose

Vehicle and equipment cleaning procedures and practices are used to minimize or eliminate the discharge of pollutants from vehicle and equipment cleaning operations to storm drain systems or to watercourses.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment cleaning is performed.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- Generates non-stormwater that requires management and, in some cases, the disposal of hazardous waste.

Standards and Specifications

General Requirements

- Limit vehicle and equipment cleaning or washing at the job site except for the safety and protection of the equipment are as needed to comply with regulatory agency permits and approvals.
- Cleaning of vehicles and equipment with soap, solvents, or steam shall not occur on the job site unless the RE has been notified in advance and the resulting wastes are fully contained in accordance with Standard Specifications Section 14-11 or 13-4.03D(5), whichever is applicable. Do not use diesel to clean vehicles, and minimize the use of solvents.

NS-9

Vehicle and Equipment Fueling





Standard Symbol

Definition and Purpose

Vehicle and equipment fueling procedures and practices are designed to minimize or eliminate the discharge of fuel spills and leaks into storm drain systems or to receiving waters.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment fueling takes place.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment off-site for fueling.

Standards and Specifications

- When fueling must occur on site, the contractor shall select and designate an area or areas to be used, subject to approval of the Resident Engineer.
- Dedicated fueling areas shall be protected from stormwater run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance and fueling areas.

NS-10

Vehicle and Equipment Maintenance





Standard Symbol

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of pollutants to the storm drain systems or to receiving waters from vehicle and equipment maintenance activities.

Appropriate Applications

- These procedures apply on all construction projects where an on-site uncovered yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment off site for fueling.

Standards and Specifications

- When maintenance must occur on site, the contractor shall select and designate an area to be used, subject to approval of the Resident Engineer and implement appropriate controls for the activities to be performed.
- Dedicated maintenance areas shall be on level ground and protected from storm water run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and receiving waters.
- Protect maintenance areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance areas.

NS-12

Concrete Curing





Standard Symbol

Definition and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, and pump houses. Concrete curing includes the use of both chemical and water methods. Proper procedures to minimize any potential for runoff during concrete curing must take place.

Appropriate Applications

All concrete elements of a structure (e.g., footings, columns, abutments, stems, soffit, deck) are subject to curing requirements.

Limitations

None identified.

Standards and Specifications

Chemical Curing

- Avoid over-spray of curing compounds.
- Minimize the drift of chemical cure as much as possible by applying the curing compound close to the concrete surface. Apply an amount of compound that covers the surface but does not flow any compound runoff.
- Use proper storage and handling techniques for concrete curing compounds. Refer to WM-1, Material Delivery and Storage.

NS-14

Concrete Finishing





Standard Symbol

Definition and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high-pressure water blasting. Proper procedures minimize the impact that concrete finishing methods may have on runoff.

Appropriate Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Limitations

Specific permit requirements may be included in the contract documents for certain concrete finishing operations.

Standards and Specifications

General Requirements

- Follow containment requirements stated in the project special provisions.
- Collect and properly dispose of water and solid waste from high-pressure water blasting operations.
- Collect and properly dispose of water from water blasting operations, and sand and solid waste from sandblasting operations.
- Protect drainage inlets within 5 feet of the sandblasting prior to beginning sandblasting operations. Refer to SC-10, "Temporary Drainage Inlet Protection."

WM-1

Material Delivery and Storage





Standard Symbol

Definition and Purpose

Procedures and practices for the proper handling and storage of materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

These procedures are implemented at all construction sites with delivery and storage of the following:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster

WM-2

Material Management





Standard Symbol

Definition and Purpose

These are procedures and practices for use of construction materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

This BMP applies to all construction projects. These procedures apply when the following materials are used or prepared on site:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

WM-3

Stockpile Management





Standard Symbol

Definition and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, and paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), AC rubble, aggregate base, aggregate subbase or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt) and pressure-treated wood.

Appropriate Applications

Implemented in all projects that stockpile soil and other materials.

Limitations

Use of plastic cover might be restricted depending on the location of the site and regulatory permits.

Standards and Specifications

Stockpiles must comply with Standard Specifications Section 13-4.03C(3) – "Stockpile Management."

- Stockpile protection is a year-round requirement.
- Locate stockpiles a minimum of 50 feet from concentrated flows of storm water, drainage courses, and inlets.
- Use run-on and runoff BMPs to ensure stockpile materials are protected and do not have the potential to discharge material.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, "Wind Erosion Control."

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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Details

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: ZKP/ RMS
DATE: 12/24/25

DRAWING NO.
C7.4
25 OF 27 SHEETS

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2

WM-4

Spill Prevention and Control



Standard Symbol

BMP Objectives

Definition and Purpose

These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.

Appropriate Application

- This BMP applies to all construction projects. Spill control procedures are implemented any time chemicals and/or hazardous substances are stored. Substances may include, bu are not limited to:
  - Soil stabilizers/binders
  - Dust palliatives
  - Herbicides
  - Growth inhibitors
  - Fertilizers
  - Deicing/anti-icing chemicals
  - Fuels
  - Lubricant
  - Other petroleum distillates
- To the extent that the work can be accomplished safely, spills of oil; petroleum products; substances listed under 40 CFR parts 110, 117, and 302; and sanitary and septic wastes shall be contained and cleaned up immediately.

WM-5

Solid Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to water bodies as a result of the creation, stockpiling, or removal of construction site wastes.

Appropriate Applications

Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.

Solid wastes include but are not limited to:

- Construction wastes, including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, and Styrofoam and other materials used to transport and package construction materials.
- Highway planting wastes, including vegetative material, plant containers, and packaging materials.
- Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

Limitations

None identified.

WM-6

Hazardous Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices to minimize or eliminate the discharge of pollutants from construction site hazardous waste to the storm drain systems or to watercourses.

Appropriate Applications

- This BMP applies to all construction projects.
- Hazardous waste management practices are implemented on construction projects that generate waste from the use of:
  - Petroleum products
  - Asphalt products
  - Concrete curing compounds
  - Pesticides
  - Palliatives
  - Acids
  - Paints
  - Stains
  - Solvents
  - Septic wastes
  - Wood preservatives

WM-7

Contaminated Soil Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices to minimize or eliminate the discharges of pollutants to the drainage system or to receiving waters from contaminated soil.

Appropriate Applications

- Contaminated soil management is implemented on construction projects where soil contamination may have occurred due to spills, illicit discharges, or leaks from underground storage tanks.
- It may also apply to highway widening projects in older areas where median and shoulder soils may have been contaminated by aerially deposited lead (ADL).

Limitations

- The procedures and practices presented in the BMP are general. The Contractor shall identify appropriate practices and procedures consistent with the plans and specifications for the specific contaminants known to exist or discovered on site.

Standards and Specifications

Identifying Contaminated Areas

- Contaminated soils are often identified during project planning and development with known locations identified in the plans and specifications. The Contractor shall review applicable reports and examine applicable cut-outs in the plans and specifications.

WM-8

Concrete Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices that are designed to minimize or eliminate the discharge of concrete waste materials to the storm drain systems or watercourses.

Appropriate Applications

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on site when approved by the Resident Engineer (RE). See also NS-8, "Vehicle and Equipment Cleaning."
- Where mortar-mixing stations exist.

Limitations

- None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.
- The WPC Manager shall oversee and enforce concrete waste management procedures.

WM-9

Sanitary and Septic Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of construction site sanitary and septic waste materials to the storm drain system or to receiving waters.

Appropriate Application

Sanitary/septic waste management practices are implemented on all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on sanitary and septic waste storage and disposal procedures.
- Educate employees, subcontractors, and suppliers of potential dangers to humans and the environment from sanitary/septic wastes.
- Instruct employees, subcontractors, and suppliers in identification of sanitary/septic waste.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings and tailgates).
- Establish a continuing education program to indoctrinate new employees.

WM-10

Liquid Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Procedures and practices to prevent discharge of pollutants to the storm drain system or to receiving waters as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Appropriate Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-storm water liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations, or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Does not apply to dewatering operations (see NS-2, "Dewatering"), solid waste management (see WM-5, "Solid Waste Management"), hazardous wastes (see WM-6, "Hazardous Waste Management"), or concrete slurry residue (see WM-8, "Concrete Waste Management").

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Prelim. Erosion Control Details

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: ZKP/ RMS
DATE: 12/24/25

DRAWING NO.
C7.5
26 OF 27 SHEETS

Exhibit F

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

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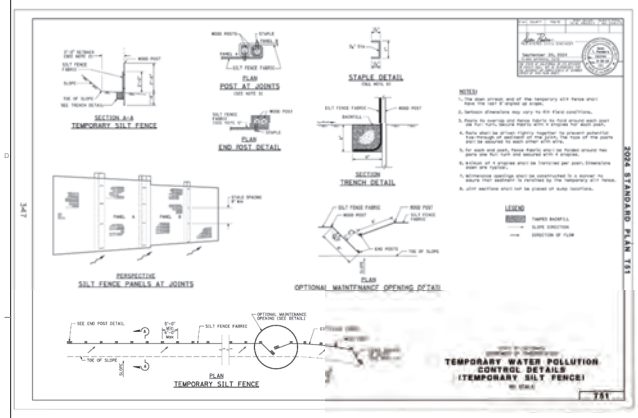

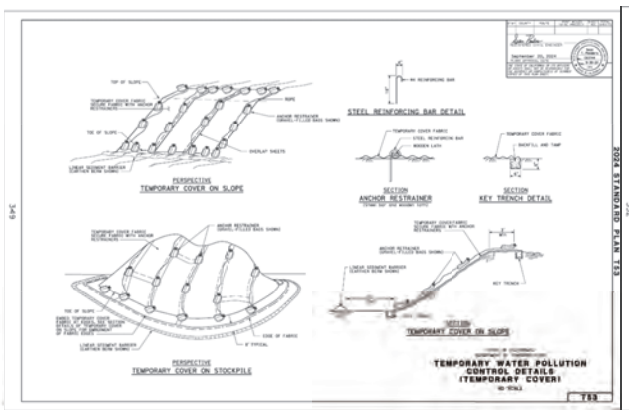

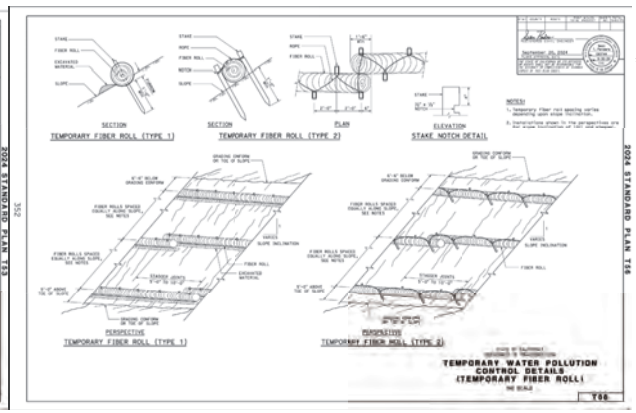

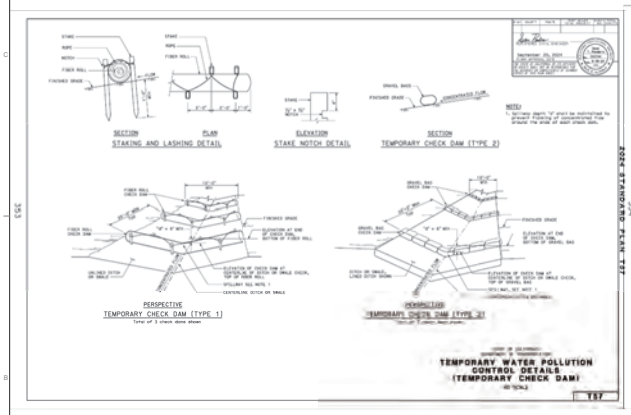

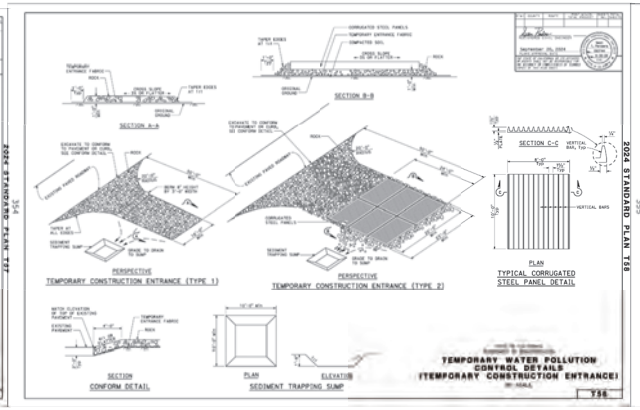

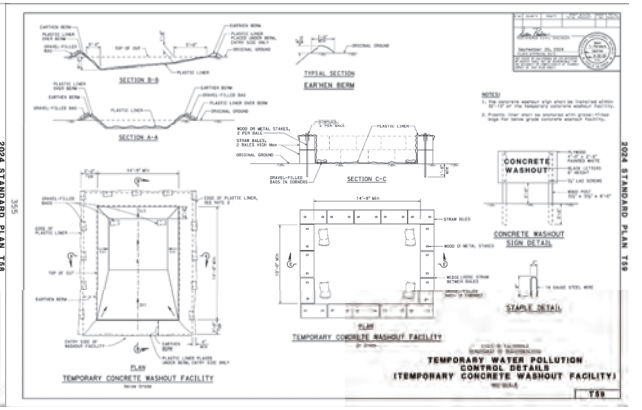

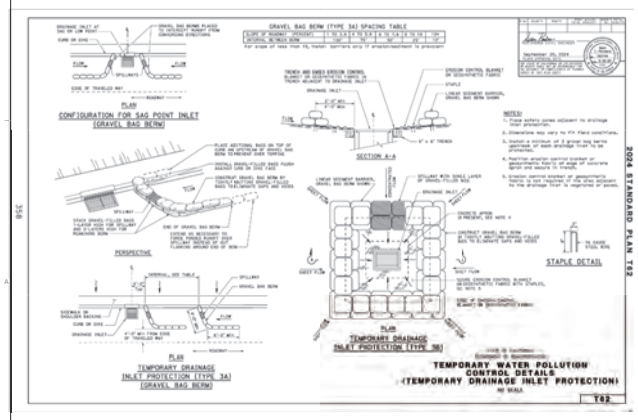

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27 OF 27 SHEETS

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SITE DESIGN KEY

1. PEDESTRIAN WALKWAY, TYP.
2. CLUBHOUSE - SEE SHEETS A20, A21, ENLARGEMENT L2
3. VEGETATED STORMWATER BASIN FOR RECREATIONAL USE SEE L5 FOR PLANT MATERIALS, L7 FOR IRRIGATION, L4 FOR MWELO CALCS AND GRADING PLANS C3.2 FOR DEPTHS
4. PEDESTRIAN PASEO WITH BBQ, TYP.
5. DECORATIVE PAVING TREATMENT AT CROSSINGS, TYP.
6. COMMUNITY MAILBOXES - SEE ARCH SHEETS
7. SHORT-TERM BIKE PARKING (QTY 36)
8. PLAZA PAVING WITH SCORING, TYP.
9. WOODLAND PLAY AREA - SEE ENLARGEMENT L2, L3
10. COMMUNITY PICNIC AREA, TYP.
11. VEGETATED STORMWATER BASIN, SEE PLANT SCHEDULE L5 FOR SPECIES, LX FOR IRRIGATION, & GRADING PLANS FOR DEPTH
12. WOOD STAMPED CONCRETE BOARDWALK, SEE L3
13. PEDESTRIAN CROSSING, TYP.
14. TRASH ENCLOSURE, TYP, SEE ARCH SHEETS
15. SIDEWALK, TYP.
16. SHADED PEDESTRIAN WALKING LOOP
17. COMMON GATHERING - FIRE TABLE & SEATING
18. EXISTING OAK TO REMAIN & PROTECT, SEE L5-6 & ARBORIST MATERIALS
19. BOCCE BALL COURT WITH ADA ACCESS
20. CURVILINEAR WOOD SLAT SEATING WITH BOULDERS, SEE L3
21. ADAPTIVE DROUGHT TOLERANT PLANTING, SEE L5, L4 FOR MWELO
22. OVERHEAD SHADE STRUCTURE AT COMMUNITY SPACE, TYP; SEE L3
23. FENCING - 6'H DECORATIVE METAL AT POOL, SEE L3 & L10
24. FENCING - 6'H VINYL COATED MICROMESH CHAIN LINK, SEE L3 & L10
25. FENCING - 6'H MAX. PERIMETER PRIVACY WOOD SLAT, SEE L3 & L10
26. PRIVACY WALL AT ARDMORE RD - 6'H MAX. CMU BLOCK, SEE L3, L8
27. MURAL ART LOCATION
28. LANDSCAPE BUFFER WHERE ADJACENT TO R1
29. LANDSCAPE WALL, TYP.
    MAX HEIGHT 42" SEE L3 FOR FINISHES
30. RETAINING WALL AT (E) OAK TO REMAIN
    HEIGHT PER CIVIL, SEE L3 FOR FINISHES
31. SITE RETAINING WALL, TYP.
    EXPOSED HEIGHT PER CIVIL GRADING PLANS & PROFILES
    SEE SHEET C3.2 FOR GRADING PLANS
    SEE SHEETS C4.1 - C4.3 FOR SECTIONS PROFILES
    SEE L5 FOR WALL FINISHES & NOTES, TYP.

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE SITE PLAN

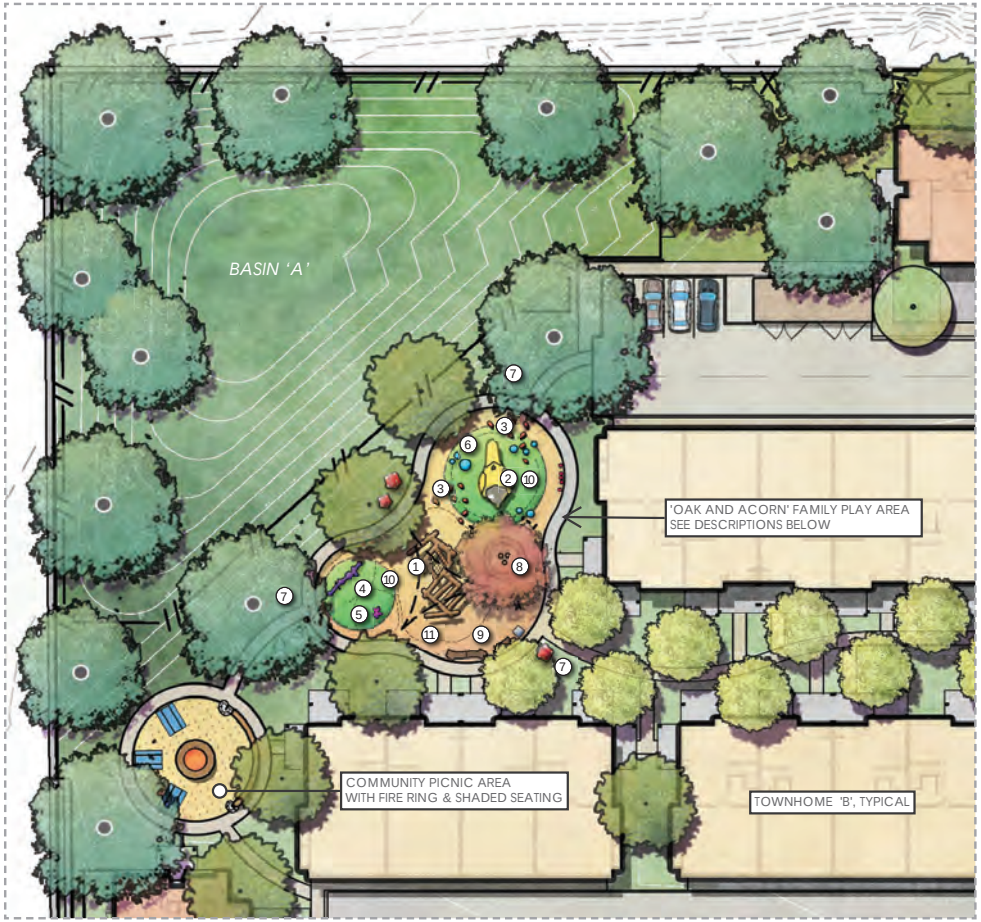
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

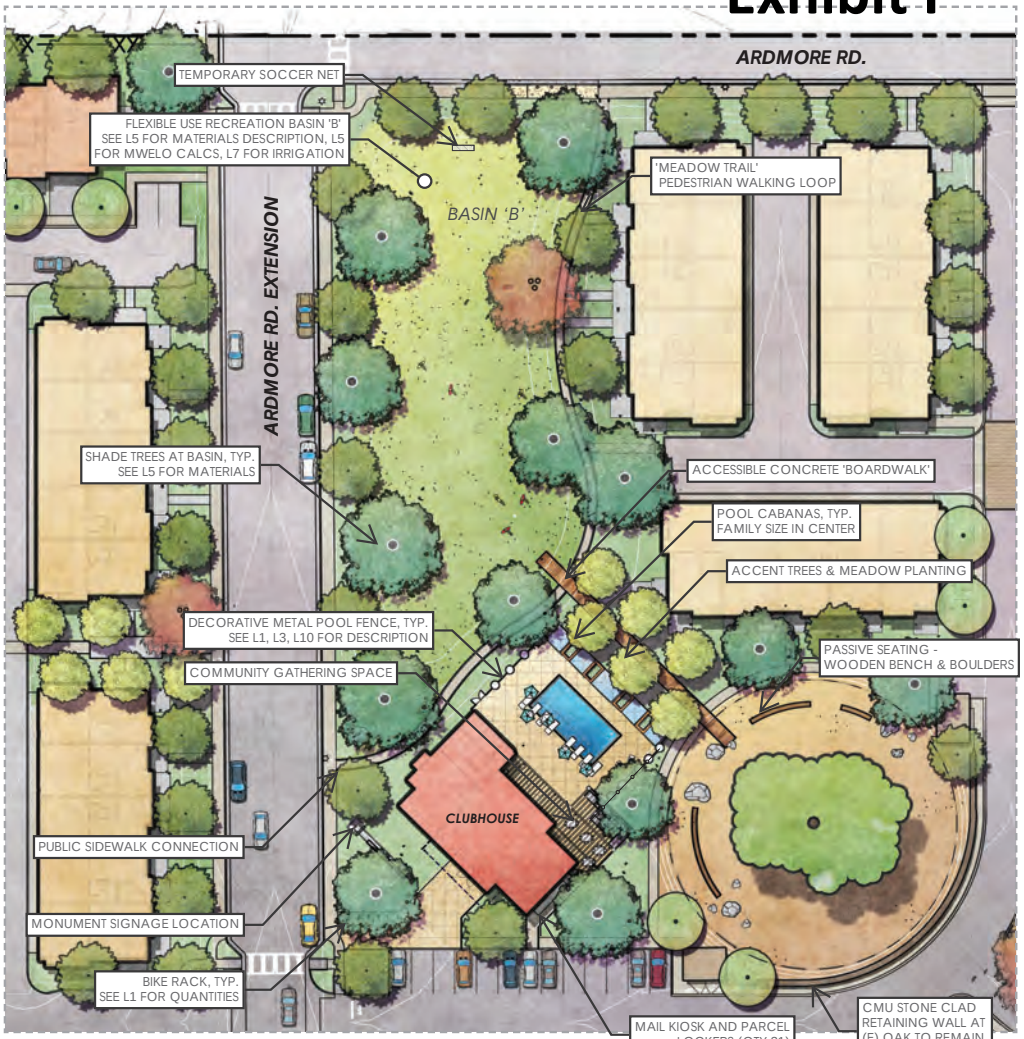
L1

Exhibit F



A ***WOODLAND THEMED NATURAL PLAY AREA - PRELIMINARY EQUIPMENT SCHEDULE***

1. LOG PILE - WHITE OAK OR EQUAL BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
2. SCULPTUAL PLAY ELEMENT - 'JUNIOR' SONGBIRD BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
3. GRASS BLADE FOREST CLIMBER - ROBINIA WOOD OR EQ. BY LOCAL MANUF (5-12 YRS) QTY (7 MIN) NO FALL ZONE
4. CATERPILLAR CLIMBER - ROBINIA WOOD OR EQ. BY RICHTER OR LOCAL MANUF (ADA COMPLIANT, 2-12 YRS) QTY (1)
5. CREATURE SPRINGER - BEE, SNAIL, OR ANT ROCKER (2-12 YRS) QTY (1)
6. COLORIZED RUBBER HALF SPHERES - CLIMBERS ON SLOPE (2-12 YRS) QTY (7 MIN)
7. TOADSTOOLS OR BOULDERS AT PLAY AREA ENTRY
8. RAISED PLANTER WITH SHADED SEATING, SEE L3 FOR FINISH OF CMU LANDSCAPE WALLS
9. LOG BENCH SEATING, TYP.
10. SYNTHETIC TURF
11. ENGINEERED WOOD FIBER MULCH PLAY SURFACING (ADA COMPLIANT)



B ***EXTERIOR AMENITIES AND RECREATIONAL AREAS***

SEE L1 FOR LOCATION OF ENLARGEMENT AREAS ON SITE PLAN
SEE L3 FOR MATERIALS SUPPORT IMAGERY
SEE L4-L6 FOR PLANT MATERIAL DESCRIPTIONS AND CALCULATIONS

rrm

COMMUNITY SPACE ENLARGEMENTS - AREAS FOR RECREATION

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L2

Exhibit F

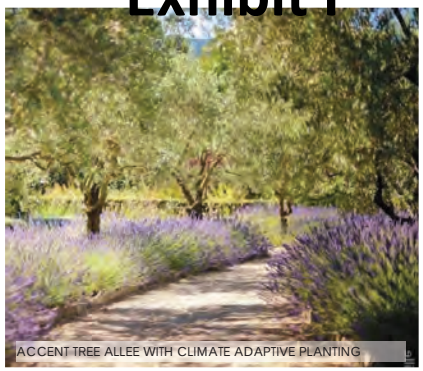

SHADE STRUCTURE AT CLUBHOUSE COMMONS




SYNTHETIC TUF MOUND

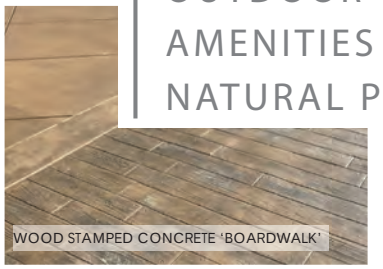

CREATURE SPINNER

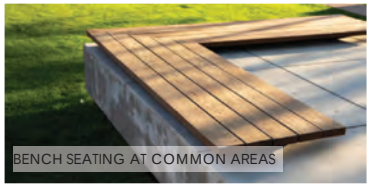



ACCENT TREE ALLEE WITH CLIMATE ADAPTIVE PLANTING

OUTDOOR AMENITIES & NATURAL PLAY


WOOD SLAT BENCH AT EXISTING OAK TO REMAIN


WOOD STAMPED CONCRETE 'BOARDWALK'


BENCH SEATING AT COMMON AREAS


LOG PILE AND SCULPTURAL CLIMBER


NATURAL PLAY ON ENGINEERED WOOD FIBER MULCH (ADA)


LOG PILE AND SCULPTURAL CLIMBER

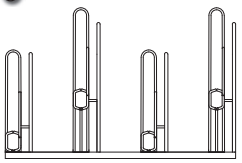





1


2


3


'PEAK' BIKE RACK
POWDERCOATED BRONZE


3



COMPOSITE WOOD BENCH SEATING
NO FOOTING REQUIRED IN TREE PROTECTION ZONE
SEE L1 FOR LOCATIONS

FENCING:
FROM LEFT TO RIGHT - SEE L1 FOR LOCATIONS
1. 6'H VINYL COATED MICROMESH CHAIN LINK (GREEN)

2. 3'H MAX (OPTION A) OR 6'H MAX (OPTION B)
PERIMETER PRIVACY NATURAL WOOD SLAT

3. 6'DECORATIVE METAL AT POOL WITH STEEL PANELS

CMU LANDSCAPE WALLS, TYP.
CMU RETAINING WALL AT (E) OAK TO REMAIN
42" MAX H - STONE FINISH TO MATCH ARCHITECTURE
STONE FINISH AS SHOWN ABOVE LEFT - SEE L1 FOR LOCATIONS

CMU PRIVACY WALL AT ARDMORE RD.
6' MAX H - SPLIT FACE CMU BLOCK, COLOR LIGHT TAN
AS SHOWN ABOVE UPPER RIGHT - SEE L1 FOR LOCATIONS

CMU SITE RETAINING WALLS, TYP.
PERIMETER LOCATIONS WHERE PROPOSED
EXPOSED HEIGHT VARIES - SEE CIVIL GRADING PLANS C3.2, PROFILES C4.1 - C4.3
SHALL BE STANDARD CONCRETE SPLIT FACE BLOCK, AS SHOWN ABOVE LOWER RIGHT

rrm

LANDSCAPE CHARACTER AND MATERIALS
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24
L3





















PLANT
PALETTE

Exhibit F

MWELO IRRIGATION DESIGN CRITERION

IRRIGATION STATEMENT OF COMPLIANCE

THE PLANT PALETTE IS COMPRISED OF SPECIES KNOWN TO THRIVE IN THE LOCAL MEDITTERAENEAN CLIMATE AND SOIL CONDITIONS. 90% THE PROPOSED PLANT MATERIAL OUTSIDE OF AREAS ALLOCATED FOR RECREATIONAL USE WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION BASED ON THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PER SLOMC 17.70.220A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE PROVISION OF IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH VEGETATION.

TOTAL ON-SITE LANDSCAPE AREA: 199,841 SF IRRIGATED, 249,675 SF (includes Common Space)

ESTIMATED TOTAL WATER USE: 2,322,599 GAL / YR.
MAXIMUM APPLIED WATER ALLOWANCE: 3,635,125 GAL / YR.

AREAS WITHIN THE PROJECT SITE THAT ARE TO BE USED FOR RECREATIONAL PURPOSES ARE CLASSIFIED AS SPECIAL LANDSCAPE AREAS. SPECIAL LANDSCAPE AREAS HAVE BEEN INCORPORATED INTO THE FOLLOWING CALCULATIONS AND ARE REFLECTED IN THE MAXIMUM APPLIED WATER ALLOWANCE PER CALIFORNIA CODE OF REGULATIONS AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SEE SPREADSHEET BELOW.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 49.0

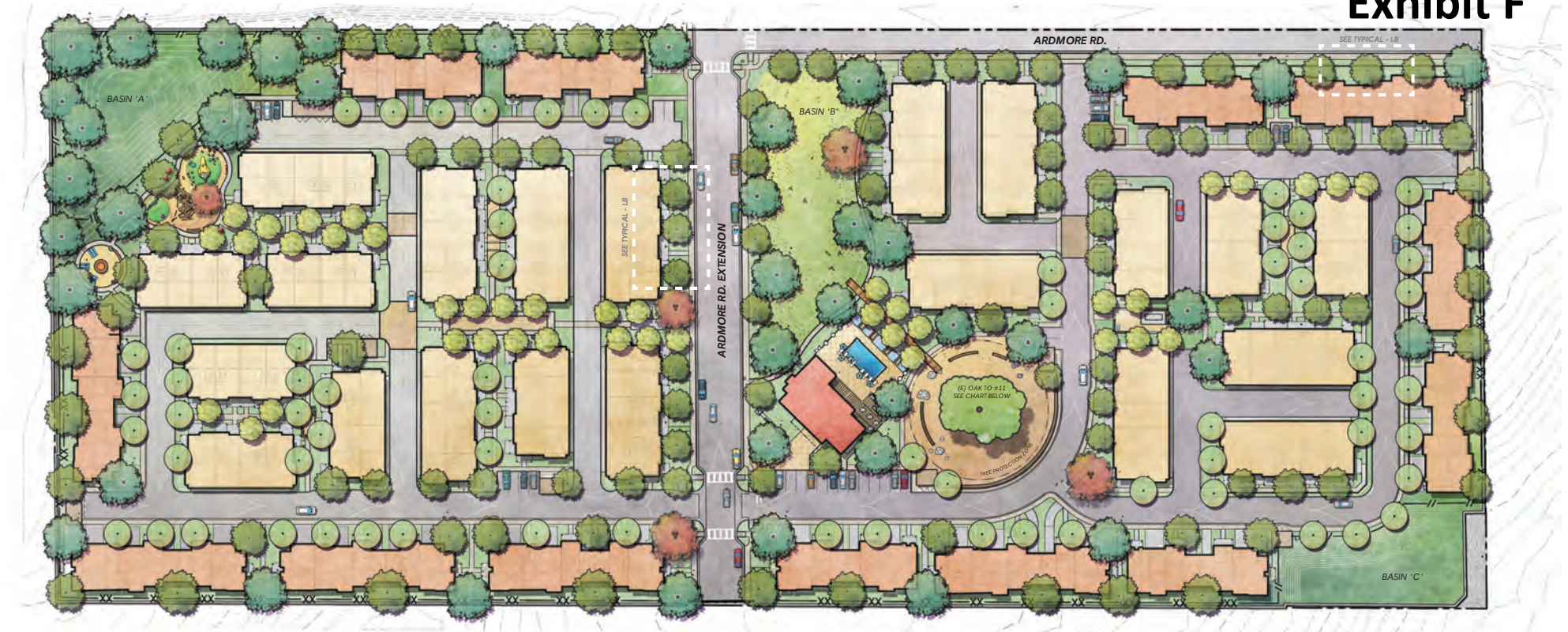
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
						ETWU Total	2,322,599
						Maximum Allowed Water Allowance (MAWA)	3,635,125

Hydrozone #/Planting Description	*Irrigation Method*	*Irrigation Efficiency*	*ETWU (Annual Gallons Required)*
E.G.	*overhead spray or drip*	*0.75 for spray head*	*Eto x 0.62 x (ETAF x Area)*
1.) front lawn		*0.81 for drip*	*where 0.62 is a*
2.) low water use plantings			*conversion factor that*
3.) medium water use planting			*converts acre inches per*
			acre per year to gallo
			per square foot per
			year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)]+[(1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per

Exhibit F



PRELIMINARY PLANT PALETTE

SPECIMEN TREES (24-36" BOX) QTY 39

SUCH AS:

PLATANUS RACEMOSA MULTI-TRUNK
CALIFRONIA SYCAMORE
QUERCUS LOBATA (2" CALIBER DBH MIN)
VALLEY OAK - 34 TOTAL

SEE OAK REPLACEMENT CALCULATIONS AT RIGHT OF THIS SHEET

SHADE TREES (15 GAL - 24" BOX) QTY 112

SUCH AS:

ACER RUBRUM
RED MAPLE
ALNUS RHOMBIFOLIA
WHITE ALDER
GLEDITSIA TIACANTHOS INERMIS 'SHADE MASTER'
SHADEMASTER LOCUST
GINGKO BILOBA 'AUTUMN GOLD'
AUTMN GOLD GINGKO
QUERCUS AGRIFOLIA
COAST LIVE OAK
PISTACHIA CHINENSIS
CHINESE PISTACHE
PLATANUS R. X ACERIFLOIA
LONDON PLANE TREE
PRUNUS X 'SNOW GOOSE'
FLOWERING CHERRY
PYRUS CALLERYANA 'CAPITAL'
COLUMNAR CALLERY PEAR
ROBINIA AMBIGUA 'PURPLE ROBE'
PURPLE ROBE LOCUST
ZELKOVA SERRATA
SAWLEAF ZELKOVA

ACCENT TREES (15 GAL) QTY 103

SUCH AS:

ARBUTUS X 'MARINA'
MARINA ARBUTUS
MAGNOLIA SOULANGIANA 'ALEXANDRINA'
SAUCER MAGNOLIA
CERCIS X 'RISING SUN'
GOLDEN REDBUD
LAGERSTROEMIA SPP.
CRAPE MYRTLE
MYRICA CALIFORNICA
PACIFIC WAX MYRTLE
OLEA EUROPEA 'SWAN HILL' - STERILE
FRUITLESS OLIVE
CHITALPA TASHKENTENSIS
'PINK DAWN'

PROPOSED TREES TO BE PLANTED *QTY 254*
EXISTING TREES TO BE REMOVED *QTY 6*

SHRUBS, GRASSES, AND GROUNDCOVERS (1, 5, 15 GAL) QTY 199,841 SF (INCLUDES BASIN SF)

SUCH AS:

ACHILLEA X 'MOONSHINE'
MOONSHINE YARROW
ARCTOSTAPHYLOS 'HOWARD MCMINN' **
HOWARD MCMINN MANZANITA
CAREX PRAEGRACILIS ***
CALIFORNIA FIELD SEDGE
CAREX TUMULICOLA **
FOOTHILL SEDGE
CAREX DIVULSA **
BERKELY SEDGE
CEANOTHUS GRISEUS HORIZONTALIS **
CALIFORNIA LILAC
CISTUS X HYBRIDUS
WHITE ROCKROSE
CLYTOSTOMA CALLISTEGIOIDES
VIOLET TRUMPET VINE
CARPENTERIA CALIFORNICA **
BUSH ANEMONE
COTINUS COGGYGRIA 'ROYAL PURPLE'
ROYAL PURPLE SMOKE TREE
CORREA 'DUSKY BELLS' **
AUSTRALIAN FUSCHIA
CERCIS OCCIDENTALIS **
WESTERN REDBUD
DRYOPTERIS ERYTHROSORA **
AUTUMN FERN
DROPTERIS ARGUTA **
DRY WOOD FERN
EPILOBIUM CALIFORNICA **
CALIFORNIA FUSCHIA
IRIS DOUGLASIANA ** / ***
DOUGLAS IRIS
ERIOGONUM GRANDE RUBESCENS **
RED BUCKWHEAT
HEUCHERA SANGUINEA SPP. **
CORAL BELLS
FRAGARIA CHILOENSIS 'LIPSTICK'
LIPSTICK STRAWBERRY
HETEROHOMELES ARBUTIFOLIA **
CALIFORNIA TOYON
JUNCUS SPP. ***
CALIFORNIA RUSH YARIETIES
KECKELLIA CORDIFOLIA **
HEART LEAVED PENSTEMON
KNIPHOFIA UVARIA 'ECHO MANGO' ***
REBLOOMING TORCHLILY
LAVANDULA X INTERMEDIA 'HIDCOTE'
HIDCOTE LAVENDER
LEYMUS CONDENSATUS ***
CANYON PRINCE NATIVE BLUE RYE
HARDY LOMANDRA SPP. ** / ***
MAT RUSH
MIMULUS AURANTIACUS **
STICKY MONKEY FLOWER
MAHONIA REPENS **
CREEPING MAHONIA
FESTUCA RUBRA ***
CREEPING RED FESCUE
PHLOMIS FRUTICOSA
JERUSALEM SAGE
PHORMIUM X 'SEA JADE'
NEW ZEALAND FLAX
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN TAWHIWHI
POLYSTICHUM MUNITUM **
WESTERN SWORD FERN
PHOTINIA FRASERI 'RED ROBIN'
RED ROBIN PHOTINIA
MUHLENBERGIA RIGENS **
DEER GRASS
NEPETA X FAASSENII 'WALKERS LOW'
WALKERS LOW CATMINT
OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE
PENNISETUM SPATHIOLATUM
RYE PUFFS
PENSTEMON X 'FIREBIRD'
FIREBIRD BEARD TONGUE
PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE
RHUS INTEGRIFOLIA **
LEMONADE BERRY
RIBES SANGUINEUM **
RED FLOWERING CURRANT
RIBES SPECIOSUM FUCHSIA **
FLOWERING GOOSEBERRY
ROMNEYA COULTERI **
MATILIJA POPPY
ROSMARINUS X HUNNINTON CARPET
CREEPING ROSEMARY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
CALIFORNIA COFFEE BERRY
HELIANTHEMUM WHITE
WHITE SUNROSE
SALVIA SPATHACEA **
HUMMINGBIRD SAGE
SALVIA X 'POZO BLUE' **
POZO BLUE SAGE
SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS
VERBENA BONARIENSIS
PURPLETOP VERVAIN
VERBENA LILACINA 'DE LA MINA'
LILAC VERBENA
VERBENA X 'BALENDAKLE'
ENDURASCAPE PURPLE VERBENA
VITIS CALIFORNICA **
CALIFORNIA WILD GRAPE
WOODWARDIA FIMBRIATA **
GIANT CHAIN FERN

** INDICATES SPECIES IS SUITABLE FOR UNDER OAKS

*** INDICATES SPECIES IS SUITABLE TO VEGETATE STORMWATER BASINS

VEGETATED STORMWATER BASINS 'A' AND 'C' QTY 15,901 SF

*** SEE SPECIES SUTIABLE FOR STORMWATER BASINS AT LEFT, PRELIM IRRIGATION PROVIDED ON SHEET L7

VEGETATED STORMWATER BASIN 'B' (RECREATION) QTY 19,817 SF

TO BE VEGETATED WITH MAINTAINABLE NATURAL GRASSES SUCH AS CAREX PRAEGRACILIS OR FESTUCA RUBRA CLASSIFIED AS SPECIAL LANDSCAPE AREA (SLA) FOR RECREATIONAL PURPOSES - SEE MWELO CALCS L4, IRRIGATION L7

OAK TREE REMOVAL AND REPLACEMENT QUANTITIES:

SEE OAK TREE IMPACT AND PROTECTION REPORT FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS. SEE ADDITIONAL TREE PROTECTION NOTES SHEET L6 -OAK TREE REPLACEMENT EXHIBIT

SEE EXISTING SITE SURVEY AND DEMOLITION PLAN FOR LOCATION AND QUANTITIES OF OAKS TO BE REMOVED

REPLACEMENT QUANTITIES PROPOSED SHALL BE IN COMPLIANCE WITH CITY OF EL PASO DE ROBLES MC CH.10.01.50
SEE PRLIMINARY PLANT SCHEDULE, LEFT ON THIS SHEET

TREE #	DBH	RECOMMENDATION
TREE 1	43"	REMOVE
TREE 2	47"	REMOVE
TREE 3	47"	DECEASED (NOT A PART)
TREE 4	52"	REMOVE
TREE 9	51"	REMOVE
TREE 10	51"	REMAIN AND PROTECT
TREE 11	30"	REMOVE
TREE 13	42"	REMOVE
TOTAL = 265" (25%) PER PRMC 10.01.050		
REPLACEMENT QTY	68 INCHES DBH = 34 min	
34 TOTAL QUERCUS LOBATA PROPOSED (SIZE LEFT)		

SCALE: 1"= 40'-0" *(24"X36" SHEET)*
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE AND OAK TREE REPLACEMENT PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L5

Exhibit F



REFER TO SHEET L5 FOR OAK MITIGATION CALCULATIONS BY DBH, SIZE, AND QUANTITIES. OAKS SHALL BE IRRIGATED WITH DEEP ROOT BUBBLERS, SEE L7 FOR PRELIMINARY IRRIGATION EQUIPMENT.
REFER TO OAK TREE IMPACT AND PROTECTION REPORT WITH MEMORANDUM FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS.
REFER TO CIVIL SHEET C2.1 FOR LOCATION AND QUANTITIES OF OAKS TO REMAIN & PROTECT & REMOVE. ADDITIONAL TREE PROTECTION NOTES PROVIDED BELOW.

TREE PROTECTION NOTES

1. Additional monitoring of construction by the project arborist, before and during grading, will be required to ensure large roots are not damaged. The following tree protection measures and over-site shall be completed prior to grading.

2. Install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed.

3. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.

4. Monitoring of tree protection measures and construction around the tree a by the project arborist, shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.

rrm

OAK TREE REPLACEMENT LOCATIONS & PROTECTION NOTES

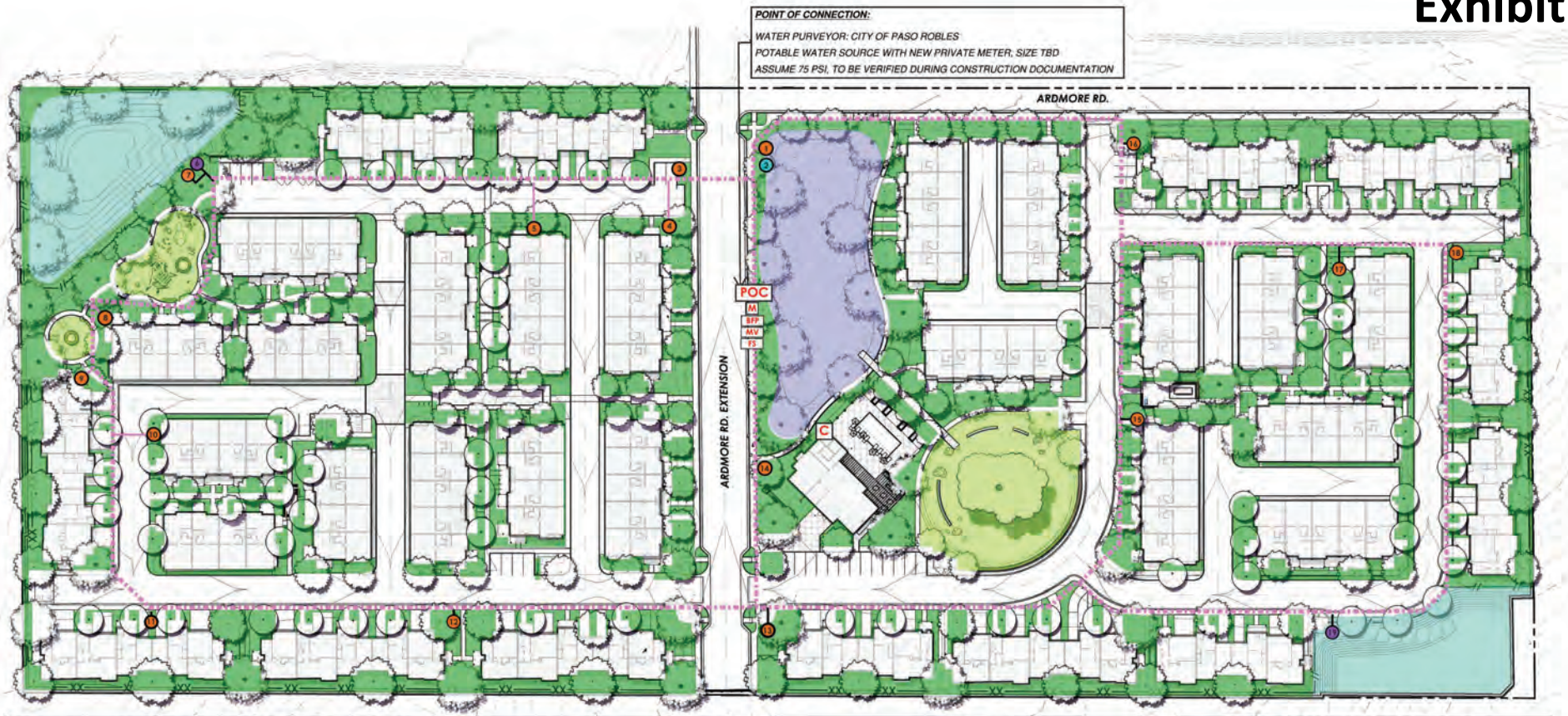
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L6

Exhibit F



PRELIMINARY IRRIGATION SCHEDULE

EQUIPMENT SUCH AS:

TREE BUBBLERS
RAIN BIRD 1400 FLOOD, IN ROOT WATERING SOCK (RWS).

TURF ROTORS
HUNTER I-20, 6" POP-UP, MATCHED PRECIPITATION RATE (MPR) NOZZLE.

DRIP CONTROL ZONE KITS
RAIN BIRD XCZ, COMMERCIAL DRIP CONTROL ZONE KIT INCL. VALVE, AND PRESSURE REGULATING FILTER.

PIPE TRANSITION POINT
FROM PVC LATERAL TO DRIP DISTRIBUTION TUBING.

DRIPLINE FLUSH VALVE
RAIN BIRD MDCF, LOCATED AT ALL DEAD END SECTIONS OF LATERAL PIPING.

AIR RELIEF VALVE
RAIN BIRD ARV, LOCATED AT HIGHEST POINT IN RELATIVE DRIP ZONE.

DRIP EMITTERS
RAIN BIRD XB-PC, PRESSURE COMPENSATING DRIP EMITTERS.

REMOTE CONTROL VALVE, TYP.
RAIN BIRD EFB SERIES, BRASS REMOTE CONTROL VALVE.

QUICK COUPLER VALVE, TYP.
RAIN BIRD, LOCKABLE QUICK-COUPLING VALVE.

SHUT OFF VALVE, TYP.
MATCO NORCA, BRASS SHUT OFF VALVE.

MASTER VALVE
BUCKNER-SUPERIOR 3100 SERIES, NORMALLY OPEN BRASS MASTER VALVE.

BACKFLOW PREVENTER - PROVIDE VEGETATIVE SCREEN
FEBCO 825Y, REDUCED PRESSURE BACKFLOW PREVENTER.

CONTROLLER W/ WIFI CAPABILITIES
HUNTER ACC2 W12-54 STATION EXTERIOR STAINLESS STEEL ENCLOSURE W/ RAIN SENSOR AND FLOW SENSOR.

MAIN LINE PIPE
PVC SCHEDULE 40, AND PVC SCHEDULE 80
LATERAL SHALL BE PVC SCHEDULE 40
LATERALS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION

SYMBOL LEGEND

PROPOSED VALVE BANK LOCATION FOR HYDROZONES (~3000 SF PER ZONE)

- SERVING DRIP IRRIGATED LANDSCAPE AREA (LOW)
- SERVING VEGETATED STORMWATER BASIN FOR RECREATIONAL USE (MOD
- SERVING VEGETATED STORMWATER BASIN (LOW)
- IRRIGATION MAIN LINE ROUTE (SEE EQUIPMENT AT LEFT)
- POC — POINT OF CONNECTION
- M — METER - SIZE PER CIVIL
- BFP — SCREENED BACKFLOW PREVENTER
- MV — MASTER VALVE
- FS — FLOW SENSOR
- C — CONTROLLER LOCATION

IRRIGATED HYDROZONE AREA CALCULATIONS

TOTAL IRRIGATED LANDSCAPE AREA = 199,841 SF
SEE SHEET L4 FOR MWELO WATER USE CALCS & STATEMENT OF COMPLIANCE
SEE L5 FOR LANDSCAPE PLAN, WUCOLS CLASSIFICTIONS, AND PLANT SPECIES

- TOTAL LANDSCAPE AREA TO RECEIVE DRIP IRRIGATION: 164,123 SF
- TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASINS TO RECEIVE SPRAY IRRIGATION: 15,901 SF
- TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASIN (RECREATIONAL USE) TO RECEIVE SPRAY IRRIGATION: 19,817 SF (SLA)
- TOTAL NON-IRRIGATED LANDSCAPE AREA: 18,247 SF

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

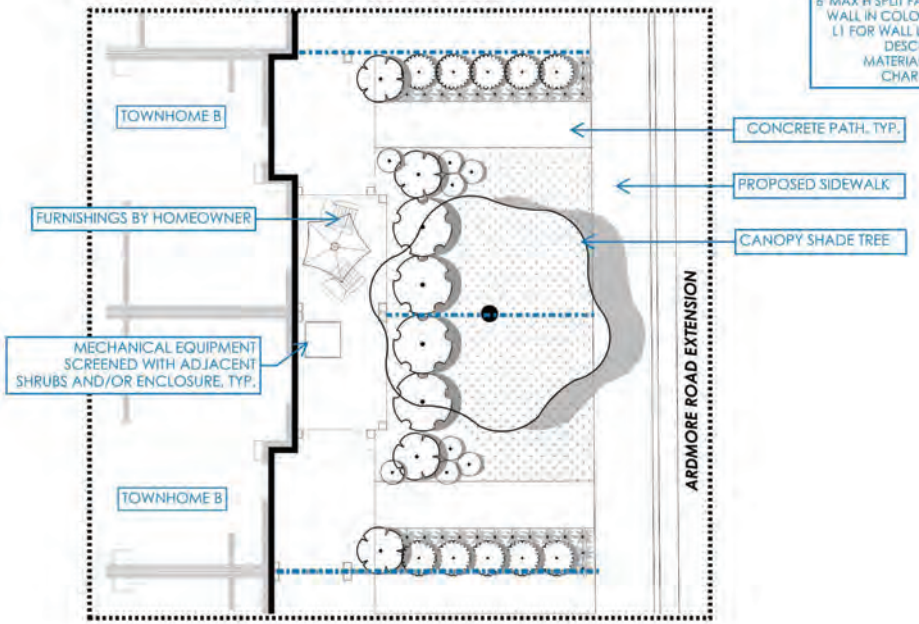
PRELIMINARY IRRIGATION AND HYRDOZONE PLAN
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

L7

Exhibit F

LANDSCAPE TYPICAL 1 - TOWNHOME 'B'

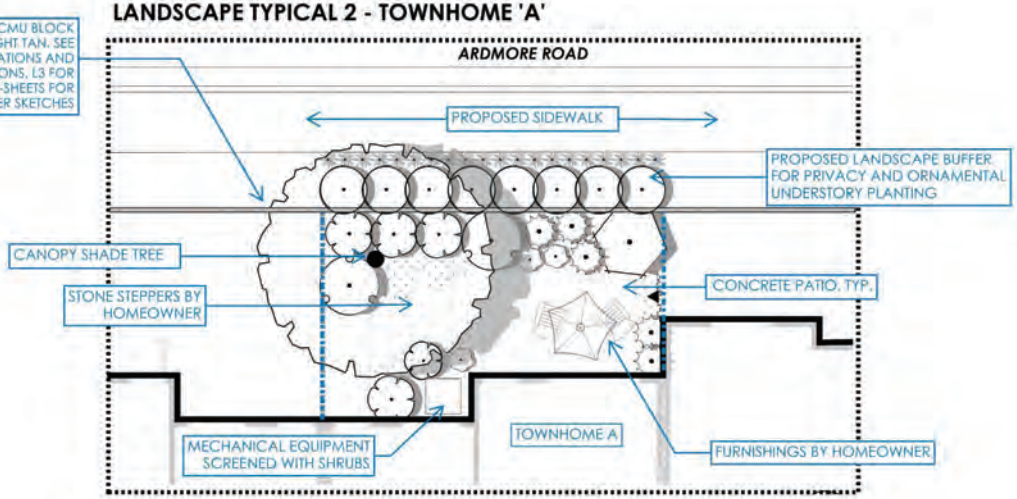


PLANT SCHEDULE: FRONTYARDS ALONG ARDMORE RD. EXTENSION

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
TREES	SUCH AS:				
	SHADE TREE				1
	ACER RUBRUM 'OCTOBER GLORY' ROBINIA X AMBIGUA 'PURPLE ROBE'	OCTOBER GLORY RED MAPLE PINK FLOWERING LOCUST	24" BOX 15 GAL	MODERATE	
SHRUBS	SUCH AS:				
	HEUCHERA SANGUINEA 'FIREFLY'	FIREFLY CORAL BELLS	1 GAL	MODERATE	3
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW	2
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	3
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE	7
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS	SUCH AS:				
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL	MODERATE	18" o.c.

SEE SHEET L5 FOR TYPICAL LOCATIONS ON SITE PLAN
PLANT PALETTE SUPPORT IMAGERY PROVIDED ON L4
PRIVATE YARDS SHALL BE IRRIGATED WITH DRIP ZONES

LANDSCAPE TYPICAL 2 - TOWNHOME 'A'



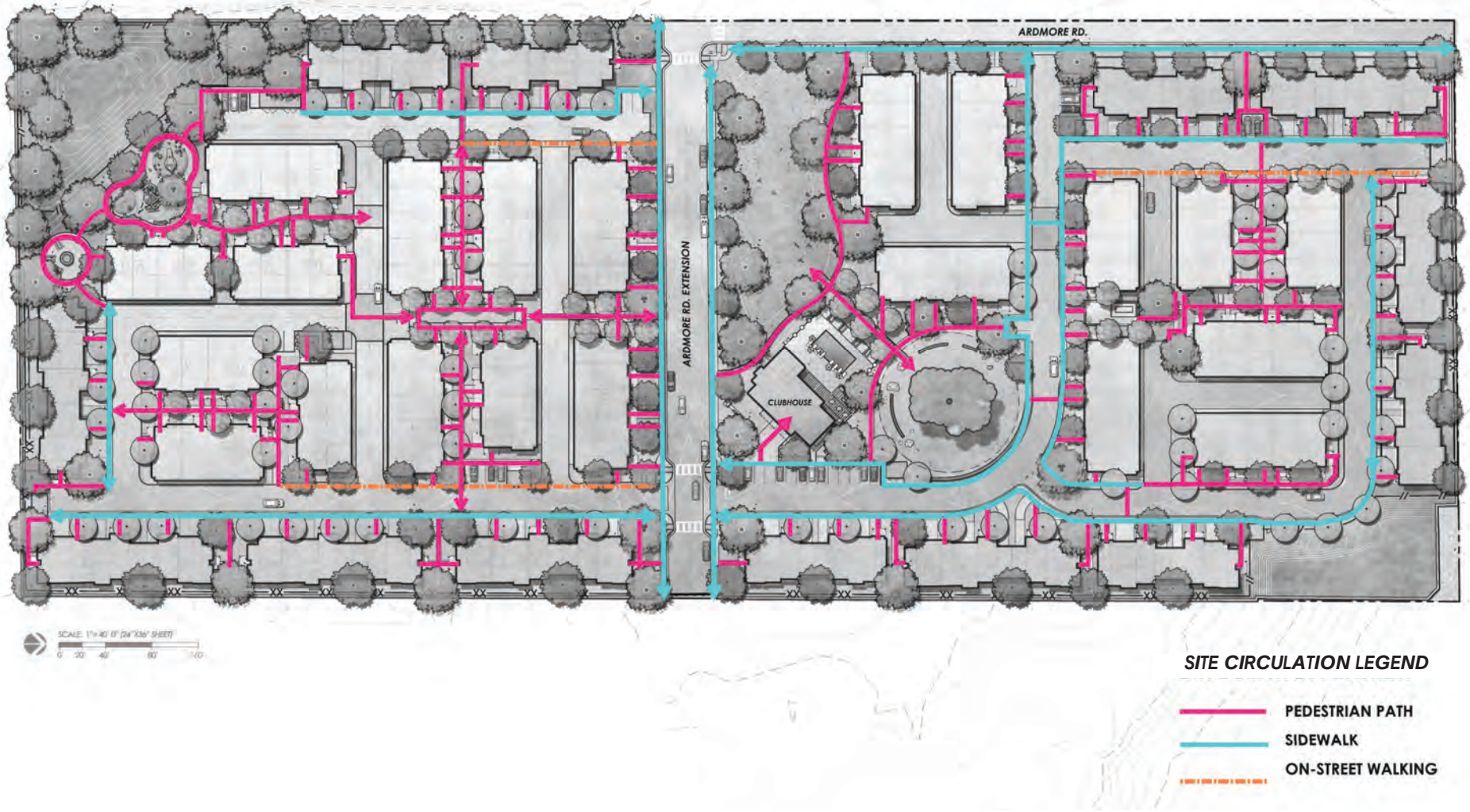
PRELIMINARY PLANT SCHEDULE: PRIVATE YARD AT ARDMORE RD

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
TREES	SUCH AS:			
	SHADE TREE			
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MODERATE
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	LOW
	PRUNUS X 'SNOW GOOSE'	SNOW GOOSE CHERRY	24" BOX	MODERATE
SHRUBS	SUCH AS:			
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL	MODERATE
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW
	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	LOW
	SALVIA X 'POZO BLUE'	POZO BLUE SAGE	1 GAL	LOW

PRELIMINARY PLANT SCHEDULE: SIDEWALK FRONTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS	SUCH AS:			
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL	MODERATE
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE
	HELIANTHEMUM 'THE BRIDE'	THE BRIDE SUNROSE	1 GAL	LOW
	NEPETA 'SIX HILLS GIANT'	NEPETA 'SIX HILLS GIANT'	1 GAL	LOW

Exhibit F



PRELIMINARY CIRCULATION EXHIBIT

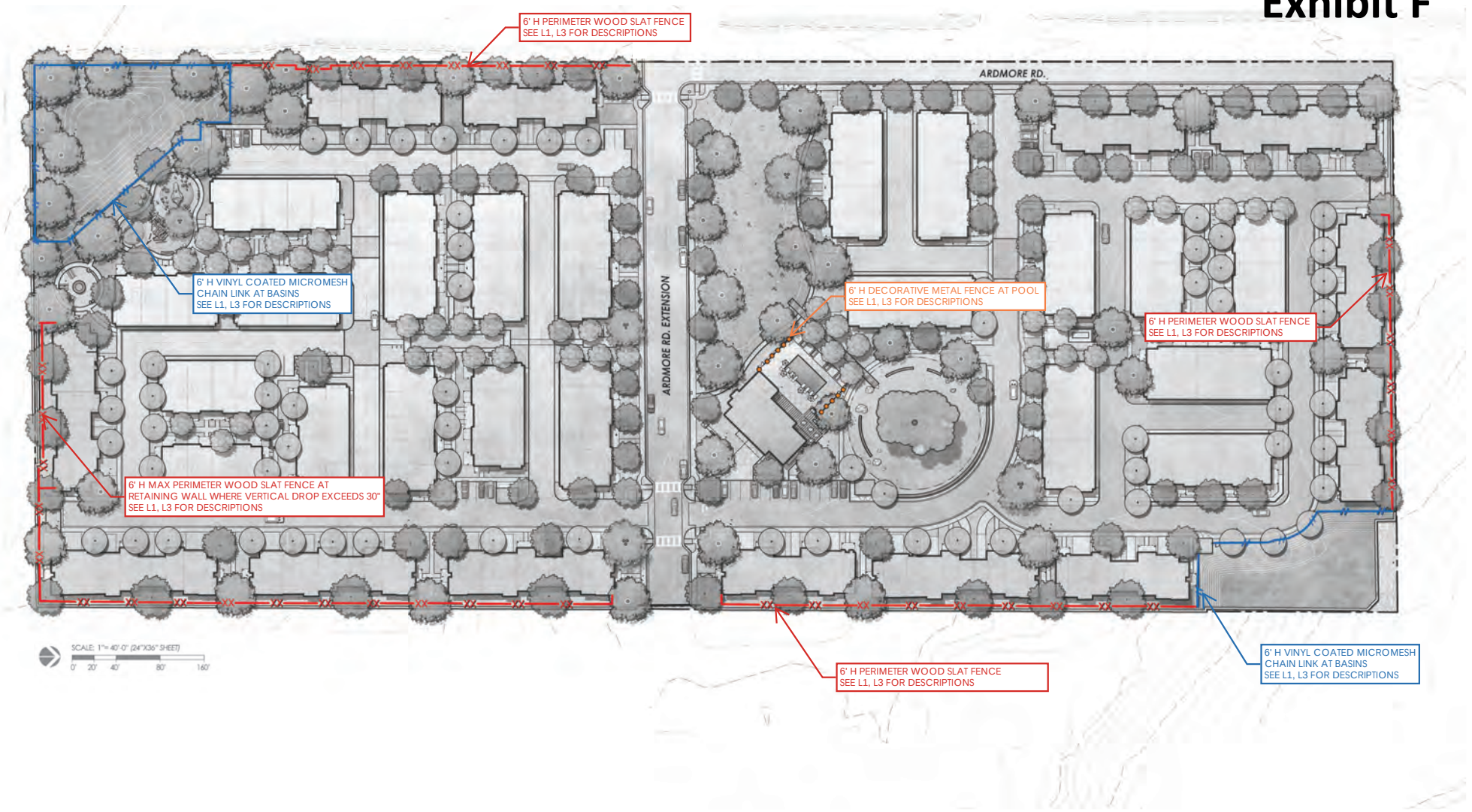
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L9

Exhibit F



PRELIMINARY FENCING EXHIBIT

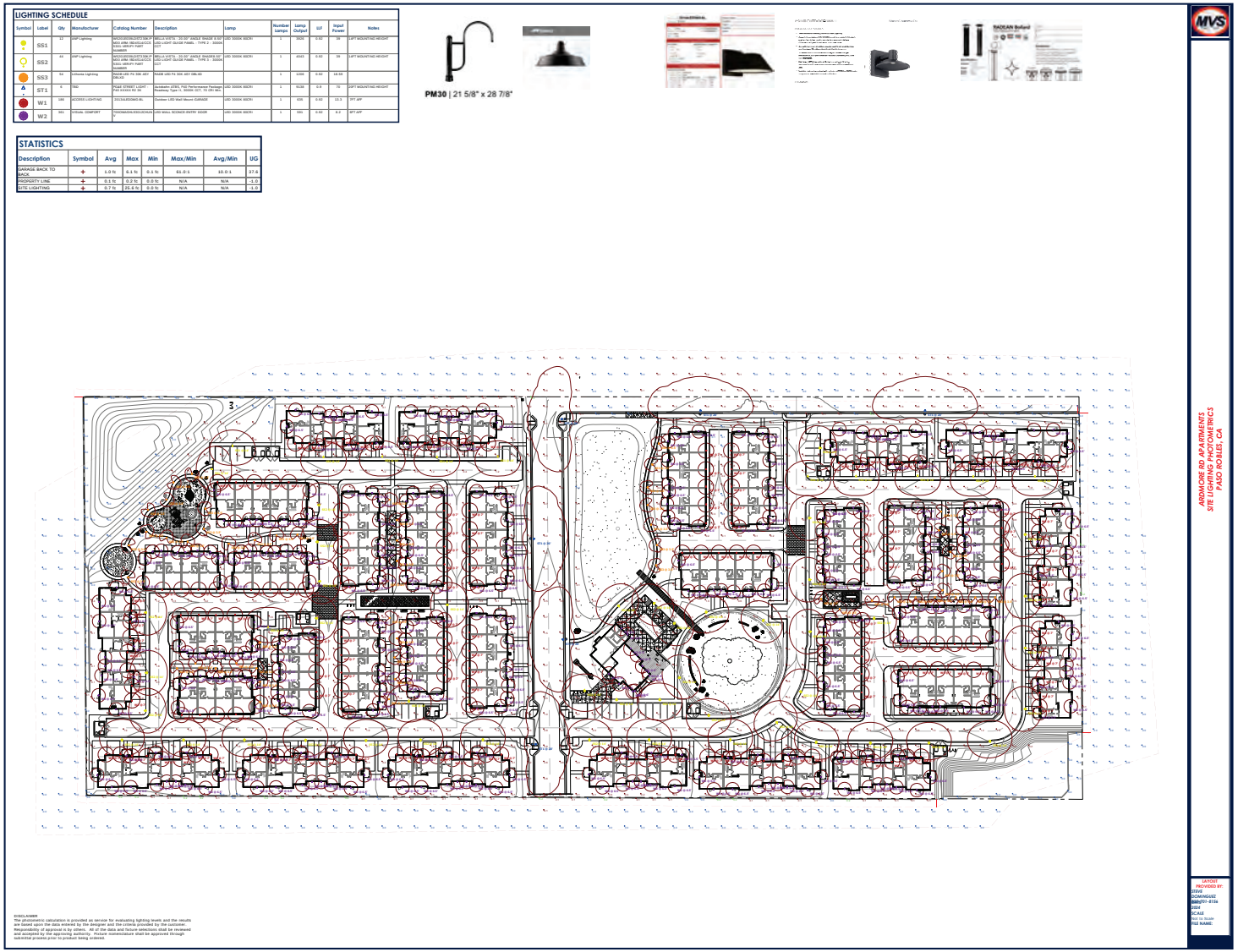
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L10

Exhibit F


LIGHTING SCHEDULE
STATISTICS
PM30 | 21 5/8" x 28 7/8"
ARDMORE RD APARTMENTS
SITE LIGHTING PHOTOMETRICS
PASO ROBLES, CA
PLACEHOLDER - REVIEW #2 IN PROGRESS

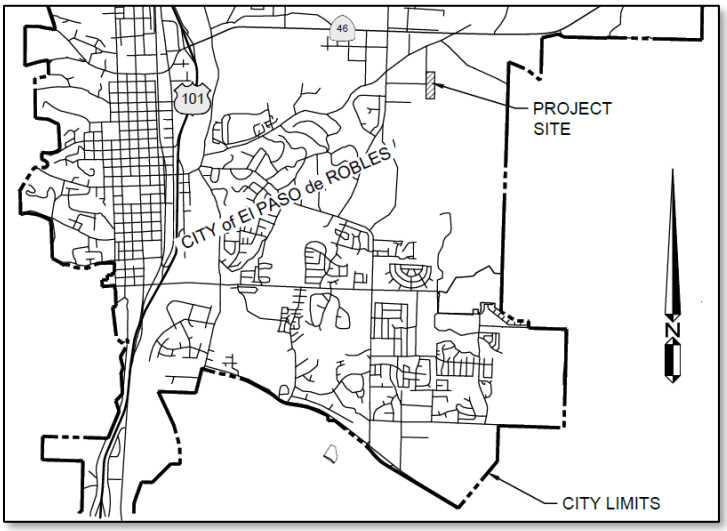
Kirk Consulting

COVELOP, INC & MD3 INVESTMENTS - MUO DESIGNATION, PHASED VTTM, CUP/PD & OTR
THE OAK AT ARDMORE – RMF HOUSING PROJECT
2930 UNION ROAD, PASO ROBLES, CA 93446
LOTS 6 & 13 OF APN 025-362-050
PROJECT DESCRIPTION (DECEMBER 2025)

Parcel Size:	12.98 Acres
APN:	Lots 6 and 13 of APN 025-362-050
Address:	2930 Union Road, Paso Robles, CA 93446
Zoning:	Commercial / Light Industry & Planned Development (C3/PD)
Existing Uses:	Agricultural Accessory Structure and Horse Pasture
Access:	Ardmore Road & Ardmore Extension

1.0 Summary of Request:

Figure 1: Vicinity Map



A request by Covelop, Inc. and MD3 Investments ("Applicant") for approval of a Mixed-Use and Special Planned Development overlay zoning district, Phased Vesting Tentative Tract Map (TR 3225), Conditional Use Permit/Planned Development, and Oak Tree Removal Permit to faciltiate the development of residential multi-family housing.

The project will redesginate the site with a Mixed-Use (MU) overlay to allow a phased subdivision of the property into 154 residential multi-family lots ranging from 1,562 to 4,765 sq. ft., along with ten common lots ranging from 1,984 to 65,286 sq. ft., and developed with 154 two-story attached townhomes, a clubhouse, community areas, frontage improvements, new paved private access roads, guest parking, site landscaping, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections. An Oak Tree Removal Permit is requested to remove one oak tree previously identified as being in poor condition and now hazardous to the proposed residential development based on updated arborist findings, in addition to five unhealthy oak trees previously approved for removal under Oak Tree Removal Permit 23-11. A Special Planned Development (SPD) Overlay District is also requested pursuant to PRMC Sections 21.11.050 and 21.11.060 to modify specific development standards. The requested modifications include: (1) a modification to the setback standards outlined in PRMC Section 21.36.050-1 to allow varying reduced setbacks, including zero-lot-line development; (2) a modification to the Special Planned Development Overlay "F" Standards in PRMC Section

21.04.070 to waive the fencing requirement; (3) a modification to the Building Orientation Tier 1 Design Strategy outlined in PRMC Section 21.50.050.B.1 to waive the requirement for townhomes along Ardmore Road to be pedestrian-entry oriented toward the street; (4) A modification to the Tier 4 Design Strategies (Roofs) to allow one complete strategy along with portions of other strategies, rather than requiring two complete strategies; (5) A modification to PRMC Section 21.50.060.C.2.c to allow eaves to project between 0 and 12 inches beyond the roofline, in lieu of the required 18-inch projection; and (6) A modification to PRMC Section 21.81.040.D.1.a to allow rear-yard retaining walls to exceed the six-foot maximum height by two feet or more in limited instances, consistent with PRMC Section 21.81.050.

2.0 General Description

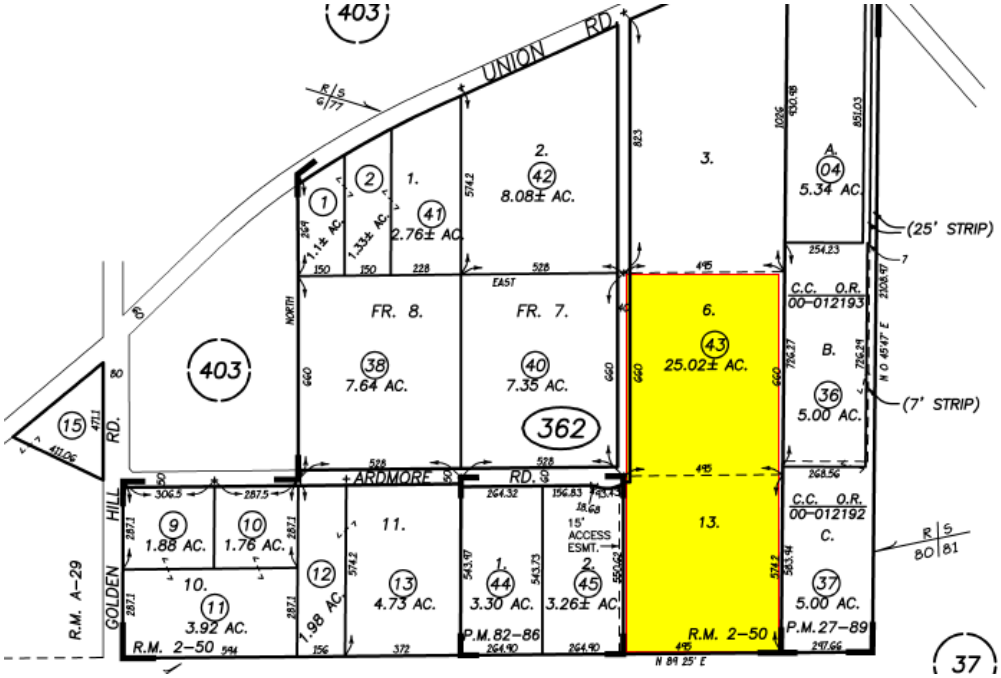
The project site is a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050, in the City of Paso Robles and is situated 0.25 miles south of Highway 46 E. and 2.3 miles east of downtown Paso Robles. The site has existing access rom Ardmore Road. The parcel is zoned Light Industrial (C3) and has Planned Development (PD), Hillside Development, and Airport Influence overlays. The topography of the lots are relatively flat with an average slope of less than 10%.

3.0 Background

3.1 Lot Legality

The project site consists of two legal lots, Lot 6 and Lot 13 of APN 025-362-043. These lots were orignially recorded as part of the Golden Hills Orchards Tract Map in 1919 (Map Book 002-050-001, attached), and are shown in Figure 2 below:

Figure 2: Assessor's Map – Lots 6 & 13 of APN 025-362-043



3.2 Project History

On January 20, 2024, the Paso Robles City Council approved a mixed-use commercial and light industrial project consisting of a Vesting Tentative Parcel Map (PR22-0054) to subdivide Lot 6 into two parcels; a Conditional Use Permit/Development Permit (PD22-20) for the construction of six commercial/light industrial buildings; and an Oak Tree Removal Permit (OTR23-11) for the removal of six oak trees[1]. The entitlement was supported by a Mitigated Negative Declaration (MND), which found that the proposed development would not result in any significant environmental impacts with implementation of mitigation measures[2].

Since the time of approval, the applicant has reevaluated the site's development potential in light of evolving market demands, the City's housing objectives, and the City's 5-year Economic Development Strategic Plan. The new project reflects a balanced approach to providing housing that is affordable by design, supports homeownership opportunities, and leverages the site's urban location to offer residents convenient access to jobs, transit, services, and community amenities. Environmental review for this updated proposal will be processed as an Addendum to the previously adopted MND, as the project does not introduce new or more severe impacts beyond those previously analyzed.

4.0 Project Description

4.1 Phased Vesting Tentative Tract Map (TR 3225)

The proposed project will subdivide Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots ranging from 1,563 to 5,058 sq. ft., ten common lots ranging from 477 to 68,436 sq. ft., and the proposed right-of-way for the Ardmore Road extension. Subdivision improvements will include the construction of new private access roads, the Ardmore Road extension, frontage improvements, guest parking, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections.

The subdivision is proposed to be developed in phases pursuant to Government Code § 66456.1 of the Subdivision Map Act[3]. While the applicant is not required to disclose the number or configuration of the multiple Final Maps at this time, preliminary phasing is depicted on the Vesting Tentative Tract Map. The precise number of phases and phasing configuration will be

[1] Paso Robles City council Resolution No. 24-017, adopted January 20, 2024.

[2] Mitigated Negative Declaration, PR22-0054 / PD22-20, adopted January 20, 2024.

[3] Multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if: **(a) the subdivider, at the time the tentative map is filed, informs the advisory agency of the local agency of the subdivider's intention to file multiple final maps on such tentative map**, or (b) after filing of the tentative map, the local agency and the subdivider concur in the filing of multiple final maps. **In providing such notice, the subdivider shall not be required to define the number or configuration of the proposed multiple final maps.** The filing of a final map on a portion of an approved or conditionally approved tentative map shall not invalidate any part of such tentative map. **The right of the subdivider to file multiple final maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple final maps.** [Amended, Chapter 87, Statutes of 1982].

determined during preparation of the Final Map(s). Consistent with Government Code § 66456.1, the City retains the authority to impose reasonable conditions related to the filing of multiple Final Maps.

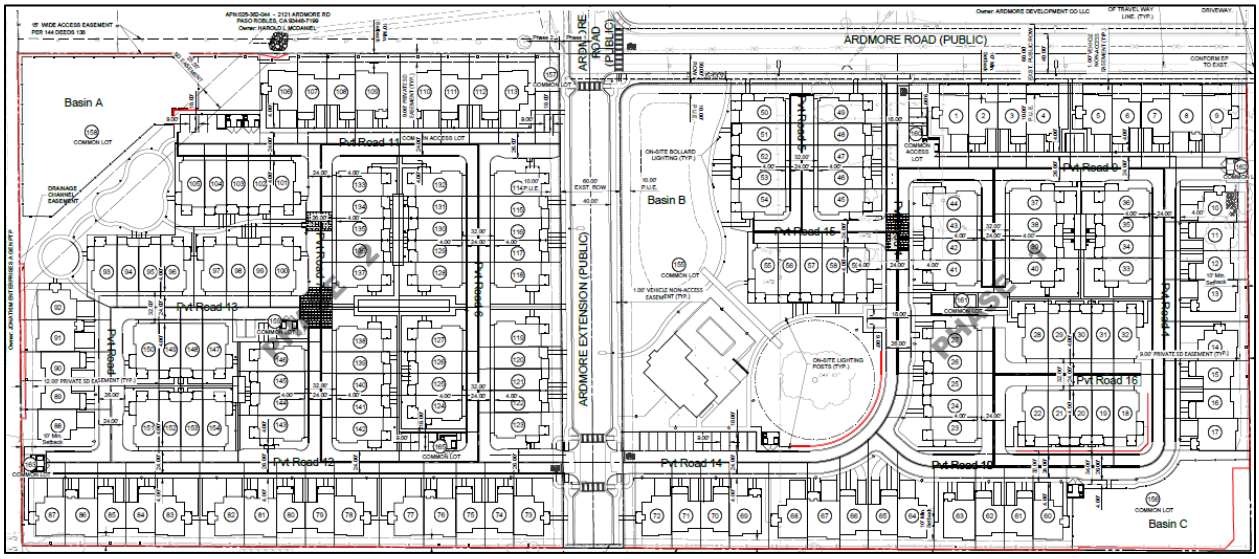
Phasing of the subdivision will allow the applicant to record and release smaller groups of lots as infrastructure improvements are completed, thereby facilitating practical management of construction sequencing, financing, and home sales. Final phasing details will be refined during condition compliance as the Final Map(s) are prepared.

Refer to Sheet C1.1, Table 1, and Figure 3 below for the Vesting Tentative Tract Map and Lot Summary Table.

Table 1: Lot Summary

Lot Type	Lot Number(s)	Approx. Area
Residential Lots	1 - 154	1,563 – 5,058 sq. ft.
Common Open Space Lots	155 - 164	477 – 68,436 sq. ft.
Road ROW (Ardmore Ext)	-	1.12 ac.

Figure 3: Phased Vesting Tentative Tract Map 3255



4.4 Preliminary Grading and Drainage Plan

Site grading will be conducted in accordance with the approved Phased Vesting Tentative Tract Map and the City of Paso Robles Standard Details and Specifications. The project will result in approximately 14.06 acres of ground disturbance, with an estimated 34,325 CY of site cut, 3,153 CY of road cut, and 45,900 CY of site fill, resulting in a net import of approximately 7,847 CY of material. The maximum cut depth is estimated at 9.2 feet, and the maximum fill height is

approximately 9.5 feet. Refer to Sheet C3.2 for detailed grading contours and earthwork estimates.

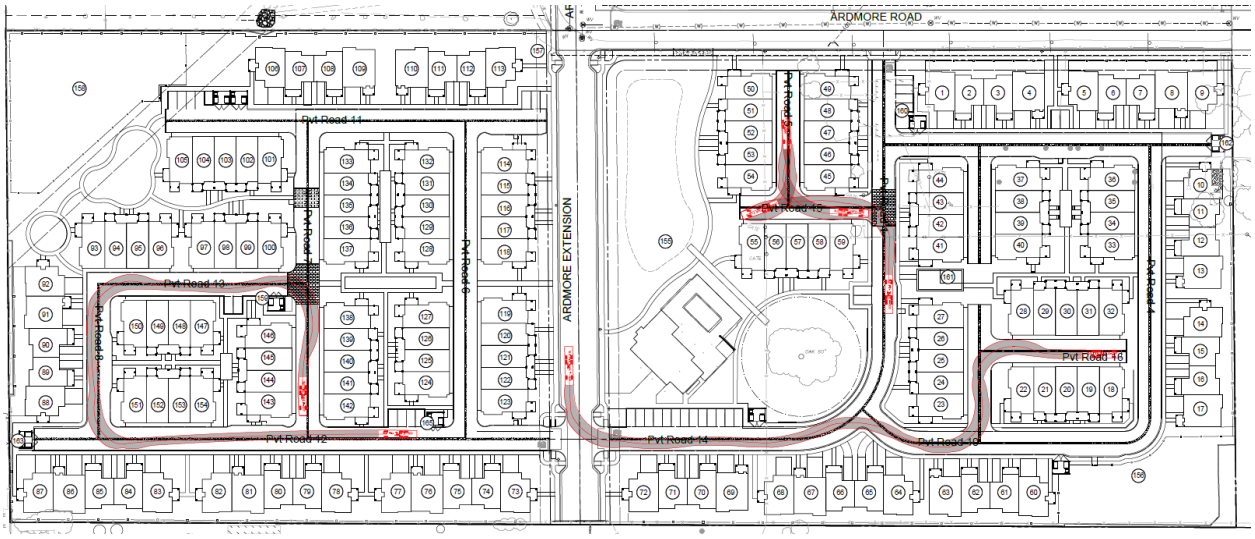
4.5 Drainage & Stormwater Control Plan

The proposed storm drain system for the project includes six separate storm drainpipe networks, three vegetated basins, and a multi-pipe bypass culvert designed to safely convey offsite run-on through the site. The centrally located basin is identified as a shallow basin, with an operating depth of 24 inches and an overflow depth of up to 3 feet in the event the outlet becomes plugged. The outlet is positioned 24 inches above the basin bottom. No fencing is currently proposed around this basin; however, as part of this application, the City will confirm whether the inclusion of the overflow depth places the basin above the threshold that requires fencing. The other two basins will be fenced. For additional details, refer to the Preliminary Stormwater Control Plan and Drainage Plan prepared by Wallace Group (December2025).

4.6 Vehicular Access

The project site will be accessed via a new east-west extension of Ardmore Road, which serves as the primary vehicular entry point for residents, guests, and emergency services. Internal private roads provide full circulation throughout the community, ensuring direct access to all residential buildings, the clubhouse, and designated guest parking areas. All internal roadways are designed to meet or exceed the City's minimum 20-foot width requirement, and all structures have been sited to comply with the 150-foot maximum hose pull distance, consistent with the City of Paso Robles Fire Code. Fire truck access and circulation have been evaluated through a detailed turning movement exhibit, provided on Sheet C3.3 and Figure 4 below.

Figure 4: Fire Truck Access Exhibit



4.7 Pedestrian Access and Circulation

The proposed project features a pedestrian circulation system that connects all residential buildings, shared open spaces, parking areas, and the centrally located clubhouse. Designed to promote walkability and accessibility, the network includes a continuous sidewalk system throughout the entire site, along with meandering pathways through landscaped common areas. Sidewalks are also proposed along Ardmore Road and the Ardmore Road extension. To enhance safety, a pedestrian crossing with a neck-down design is proposed across Ardmore Extension. All pathways will comply with ADA standards for slope, width, and surface materials. Refer to Sheet L9 of the Plan Set for the pedestrian circulation exhibit.

4.8 Townhome Building Types, Floor Plans & Elevations

The project consists of 34 residential buildings containing a total of 154 townhome units, resulting in an overall density of 11.86 dwelling units per acre. All units will be air gapped (refer to construction detail on Sheet A6 & A13). Four primary building types are proposed: TWN-A Front-Loaded (4-Pack and 5-Pack) and TWN-B Alley-Loaded (4-Pack and 5-Pack). The key distinction between these types is garage orientation: Front-Loaded models feature garages at the front of the unit, while Alley-Loaded models provide rear-access garages via shared alleys. Notably, the townhomes along Ardmore Road feature enhanced rear frontage treatments, including shorter fencing, upgraded landscaping, and a courtyard-oriented design that strengthens the pedestrian connection and enhances the overall streetscape character. Three modifications are requested, as detailed in Section 6.0 below, to allow these units to deviate from the Building Orientation Tier 1 Design Strategy in PRMC Section 21.50.050.B.1, the Roof Tier 4 Design Strategies in PRMC Section21.50.050.E, and the eave projection requirements in PRMC 21.50.060.C.2.c. Each building contains either four or five units, depending on the model.

A total of seven (7) TWN-A Front-Loaded 4-Pack and six (6) TWN-A Front-Loaded 5-Pack buildings are proposed, along with nine (9) TWN-B Alley-Loaded 4-Pack and twelve (12) TWN-B Alley-Loaded 5-Pack buildings. Unit Plans A through D offer three bedrooms and 2.5 bathrooms, while Unit Plan E includes four bedrooms and 2.5 bathrooms.

All units will include a private entry, an attached one- or two-car garage, and a private outdoor area. Each garage will provide a minimum of 200 cubic feet of storage space above the parking area through the use of suspended racking systems. Refer to the floor plans on Sheets A9–A11 and A17–A18 for details regarding the proposed storage configuration. The combined building footprint for all residential structures is approximately 163,264 square feet, with a total floor area of 305,196 square feet. Detailed unit types, floor plan configurations, and area calculations are provided in Table 2 below.

Table 2: Unit Mix and Floor Plan Summary

Building Type	Unit Plan	# of Units	Garage Spaces	Bed/Bath	Ground Floor Area (SF)	Upper Floor Area (SF)	Garage Area (SF)
Townhome A - Front Loaded (4-Pack)	A	1	2	3BD/2.5BA	671	909	428
	B	1	2	3BD/2.5BA	794	969	449
	C	2	1	3BD/2.5BA	621	868	340
				Total	**2,707**	**3,614**	**1,557**
Townhome A - Front Loaded (5-Pack)	A	2	2	3BD/2.5BA	671	909	428
	B	1	2	3BD/2.5BA	794	969	449
	C	2	1	3BD/2.5BA	621	868	340
				Total	**3,378**	**4,523**	**1,985**
Townhome B - Alley Loaded (4-Pack)	D	2	2	4BD/2.5BA	585	939	523
	E	2	2	3BD/2.5BA	547	927	466
				Total	**2,264**	**3,732**	**1,978**
Townhome B - Alley Loaded (5-Pack)	D	2	2	4BD/2.5BA	585	939	523
	E	3	2	3BD/2.5BA	547	927	466
				Total	**2,811**	**4,659**	**2,444**

All townhomes will share a consistent architectural language characterized by similar massing, complementary rooflines, and cohesive color and material palettes to create a unified yet visually interesting streetscape. Subtle variations in unit design, façade articulation, and roof pitch help break up massing and enhance neighborhood character. TWN-A buildings are oriented along internal drive aisles and feature horizontal offsets and varied rooflines to create rhythm and reduce visual bulk. TWN-B buildings incorporate vertical massing breaks and rear-loaded garages to foster a pedestrian-scaled environment along internal walkways. Building heights range from 28 to 30 feet above finished floor, with detailed height measurements provided in Section 4.11 below. Refer to Sheets A4 - A18 for detailed floor plans, roof plans, and elevations.

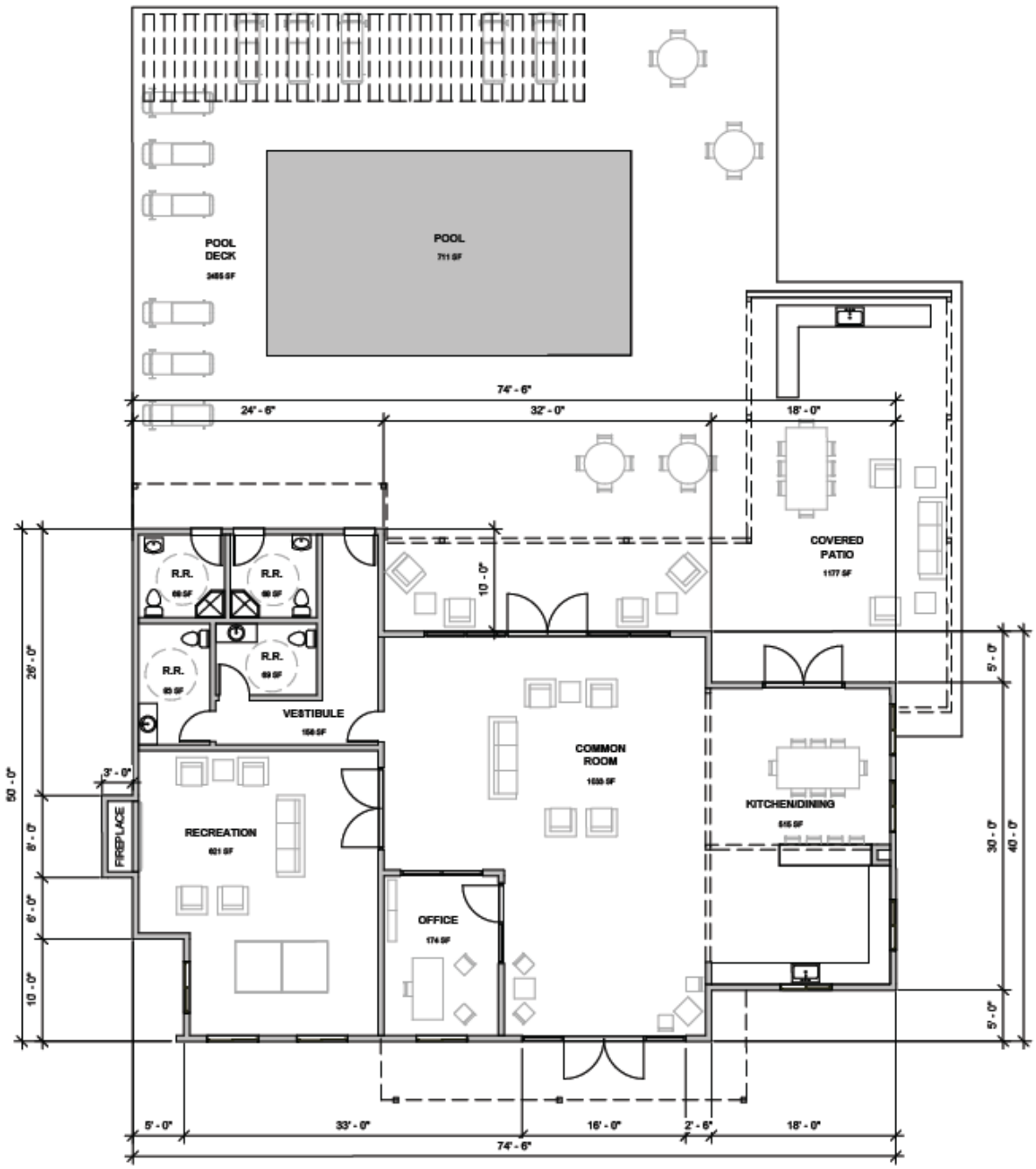
4.9 Clubhouse Floor Plan & Elevations

The proposed Clubhouse is a single-story facility centrally located within the project site, designed to offer shared indoor and outdoor amenities that promote social interaction and recreation. The building includes approximately 3,019 sq. ft. of interior space, plus an adjacent covered patio and pool deck. At its center is a 1,033 sq. ft. common room, a flexible gathering space with lounge seating that connects to a 515 sq. ft. kitchen and dining area for group meals and events. A 621 sq. ft. recreation room provides space for games and entertainment, while a 174 sq. ft. office supports onsite management. A 156 sq. ft. vestibule provides access to separate restrooms.

Outdoor amenities include a 1,177 sq. ft. covered patio for dining and seating, a 711 sq. ft. pool, and a 2,455 sq. ft. pool deck with lounge furniture. Together, the clubhouse and outdoor spaces

serve as the neighborhood's primary gathering hub. See Sheet A20 and Figure 5 below for the floor plan:

Figure 5: Clubhouse Floor Plan



The clubhouse has a maximum height of 27 feet, 2 inches above finished floor and features a combination of low-sloped and gently pitched roof forms, serving as both a visual and functional centerpiece for the residential community. For a visual representation of the proposed

elevations, refer to Figure 6 below and Sheet A21. Detailed height information is provided in Section 4.11 below.

Figure 6: Clubhouse Proposed Elevations



4.10 Color and Material Board

The proposed townhomes and clubhouse feature a unified, yet varied, color and material palette designed to complement the Paso Robles context and reinforce the modern farmhouse aesthetic across all building types. Materials were selected for durability, low maintenance, and architectural compatibility. Across the community, exterior walls combine fiber cement lap siding (Hardie Plank) and vertical board-and-batten siding (Hardie Panel) in a smooth finish, accented by stone veneer at the clubhouse. Roofing materials include dimensional asphalt shingles in Pewter Gray and standing seam metal roofing in Charcoal, with dark-framed windows, railings, and light fixtures providing contrast and articulation.

Each building type introduces subtle variations in color, siding orientation, and detailing to create distinction while maintaining overall cohesion:

- **TWN-A Townhomes (Sheet A23 / Figure 7):** Front-loaded townhomes featuring lap siding in Olive/Blue, vertical board-and-batten in Rustic Road (light beige), and roofs with a mixture of dark gray shingles and seam metal roofing, and charcoal metal porch roofs. At least 50 percent of the roof area will be installed with seam metal roofing.

- **TWN-B Townhomes (Sheet A24 / Figure 8):** Alley-loaded townhomes featuring lap siding in Gray/Taupe, vertical board-and-batten in White and Rustic Road, and charcoal metal roofs.

- **Clubhouse (Sheet A25 / Figure 9):** A focal point for the community, combining Olive lap siding, white vertical board-and-batten siding, and El Dorado "Nantucket" stone veneer on the exterior walls. Roofing includes charcoal standing seam metal with dimensional asphalt shingles.

Figure 7: TWN-A Townhomes - Color and Material Board



Figure 8: TWN-B Townhomes - Color and Material Board



Figure 9: Clubhouse - Color and Material Board



4.11 Building Height

The project is proposed on a C-3 zoned parcel with a MU Overlay designation. Per PRMC Section 21.36.080 – *Mixed-Use Overlay*, the maximum building height must comply with the height regulations of the underlying zoning district.

Height standards for C-3 parcels are provided in PRMC Section 21.34.030, which establishes a maximum height limit of 50 feet. In accordance with Zoning 21.41.040, building height is measured from the average natural grade (ANG). Refer to Table 3 for a summary of height compliance.

Table 3: Building Heights

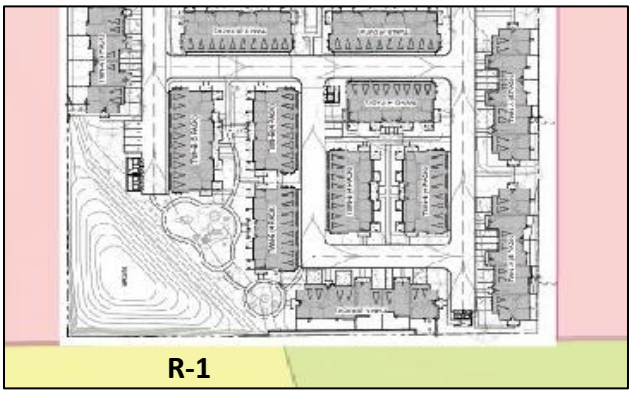
Building	Proposed Height (FF)	Proposed Height (ANG)[1]
TWN-A (4-Pack)	25’-0”	32’-3”
TWN-A (5-Pack)	25’-0”	34’-9”
TWN-B (4-Pack)	30’-0”	36’-2“
TWN-B (5-Pack)	30’-0”	36’-4”

[1]Represents the maximum height of structures; actual height may vary depending on building location and site grading.

4.12 Setbacks

New residential land uses must be designed, constructed, and/or established in accordance with Table 21.36.050-1 (Development Standards for Mixed-Use Overlay Zoning District). Where a property line abuts an R-1 zoning district, minimum setbacks must comply with PRMC Section 21.50.090. However, as shown in Figure 10, no portion of the proposed development abuts an R-1 zoning district; therefore, these setback requirements do not apply.

Figure 10: Zoning Context Map – No Building Adjacent to R-1 District



The project proposes varied setback distances to accommodate the proposed site design. While most setback standards are met, a modification is requested to allow reduced setbacks in certain areas, including zero-foot setbacks for shared-wall, zero-lot-line townhome developments, as detailed in Section 6.0 below. Refer to Table 4 for a summary of setback compliance.

Table 4: Setbacks

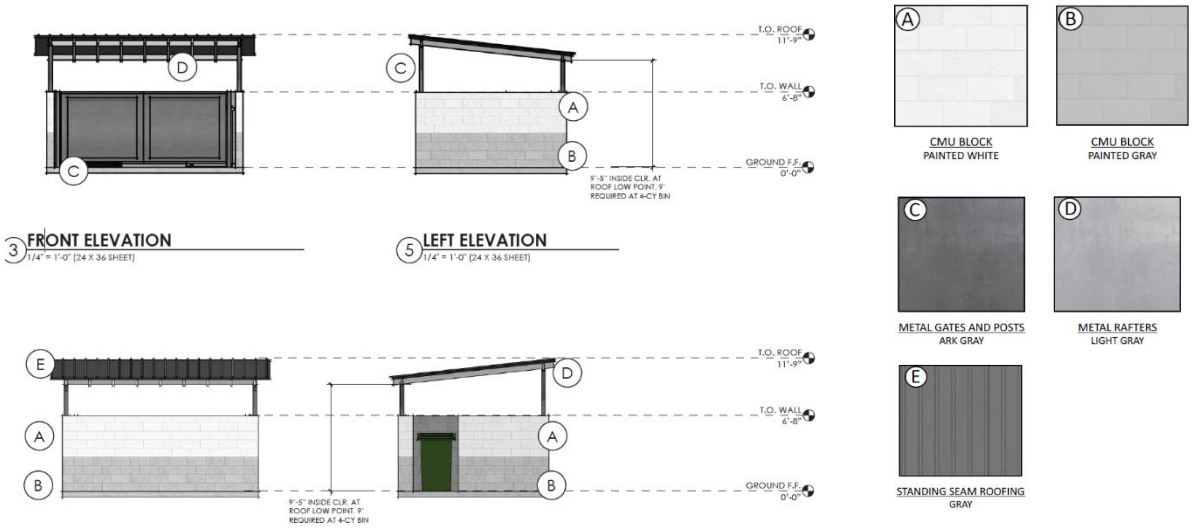
Setback	Minimum Setback	Proposed Setback
Front and Street Side	10’ typical / 20’ garages	Varies; 0’-0” – 31’-6”
Side	5’ first story; 10’ upper stories	Varies; 0’-0” – 20’-0”

Rear	10'	Varies; 9’-0” – 25’-0”

4.13 Waste Enclosures

The project proposes a total of eight (8) screened waste storage enclosures to serve the proposed buildings. Each enclosure is designed to accommodate refuse, recycling and organics bins in compliance with PRMC Section 21.51.030. The enclosures measure 19’-4” x 13’-4”, with a height of 11’-9”. Enclosures are sited along internal drive aisles, all within at least 150 feet from the nearest point of the building served, and will be constructed with durable, visually compatible materials that are of the same architectural design and materials of the primary structures on the site, and include secure, self-closing gates. For waste enclosure locations, refer to Sheet A3; for dimensions, coloring board, and design details, refer to Sheet A26 and Figure 11 below.

Figure 11: Waste Enclosures Elevations and Material Board



4.14 Parking

Pursuant to PRMC Section 21.48.030, a minimum of 308 residential parking spaces and 31 guest spaces are required. The project provides 282 garage spaces and 90 driveway spaces, totaling 372 residential parking spaces, along with 33 guest spaces. Guest spaces are evenly distributed throughout the site, with a greater concentration of spaces being located in front of the club house for ease of access. Two motorcycle spaces are required per PRMC Section 21.48.070, and two are provided. Similarly, 31 bicycle rack spaces are required per PRMC Section 21.48.060, and

31 are proposed. In addition, Ardmore Extension will include 26 parallel parking spaces along both sides of the street. Refer to Table 5 for a full summary of parking calculations.

Table 5: Proposed Parking Summary

Parking Type	Required	Provided
Residential (2 sp/unit)	308	372 (garage + driveway)
Guest (1 sp/5 units)	31	33
Total Vehicle Spaces	339	403
Bicycle Parking (2/10 units)	31	31
Motorcycle Parking (1/20 guest spaces)	1	2

4.15 Landscape & Oak Tree Replacement Plan

The proposed landscape plan covers approximately 199,841 sq. ft. and emphasizes adaptive, drought-tolerant planting throughout the site. The diverse plant palette includes over 254 trees, featuring native species such as Valley Oak and California Sycamore, as well as accent and shade trees like Red Maple, Ginkgo, Marina Arbutus, Crape Myrtle, and Tulip Tree. Understory planting includes a mix of California lilac, fuchsia, sage, and sedges.

Landscaped areas are organized into distinct zones, including shaded pedestrian walkways, bocce ball courts, picnic spaces, passive recreation lawns, and a woodland-themed natural play area. Flexible recreational spaces, such as synthetic turf mounds and temporary soccer nets, support informal activities without requiring permanent hardscape courts. Bioretention areas and stormwater basins are planted with species such as Berkeley Sedge, Muhlenbergia, and native rushes to manage runoff and promote infiltration.

The proposed open space and recreational network is designed to encourage a variety of active and passive uses, with distinct outdoor zones integrated throughout the community. The site includes multiple flexible-use turf areas, play features, shaded paths, and social gathering nodes, all framed by drought-tolerant landscaping and native tree species.

The central open space features a "no-mow" turf substitute surrounded by a meadow trail pedestrian walking loop, designed to accommodate informal activities such as small group sports or community events. A temporary soccer net is provided to support casual play. This open area is framed by a tree-lined walkway, including species such as accent maples and California sycamores, which provide shade and visual structure.

Adjacent to this space is the community clubhouse and pool, which anchor a shaded social hub. Surrounding the clubhouse are pool cabanas, parcel lockers, and a mail kiosk, with convenient access from nearby buildings. Amenities include a bike rack, picnic spaces, and public sidewalks linking each amenity area to the broader pedestrian network.

Toward the southwestern edge of the site, the design transitions to a Woodland-Themed Natural Play Area, which offers a nature-inspired setting for families and children. Play features include sculptural climbing elements, climbing structure, fallen branch benches, and ADA-compliant wood mulch surfacing. A synthetic turf-mound provides an informal zone for climbing and creative play, while surrounding coast live oaks and California sycamores contribute to the shaded, immersive character of the space. Anchoring this zone is a Family Picnic Area, featuring a central planter or fire circle, picnic seating, and access to a continuous walking path that loops throughout the site.

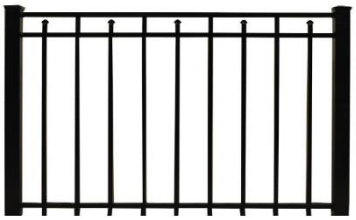
Importantly, oak tree mitigation plantings are incorporated throughout the site landscape plan. A total of 34 two-inch-caliper trees are required to mitigate oak tree impacts (discussed more in Section 5.2); however, 39 are proposed, exceeding mitigation requirements and reinforcing the native woodland character typical of Paso Robles. Refer to Figure 12, Sheet L1, L5 and L6 for the Landscape and Oak Tree Replacement Plan, Sheet L7 for the irrigation and hydrazone plan, and to Sheet L2 for enlarged views of the community spaces.

Figure 12: Landscape & Oak Tree Replacement Plan



4.16 Fencing

The project proposes a variety of fencing types throughout the site to ensure privacy, safety, and design cohesion. Fence locations are shown on Sheet L10, and fence types are shown on Sheet L3. The fencing types are also summarized below:



6-Foot Decorative Metal Pool Fencing (Landscape Plan Design Key #23) will enclose the clubhouse pool area. This fencing will consist of vertical steel bars, designed for pool safety and compliance with applicable Building Code and Environmental Health standards. It will include self-closing and self-latching gates.



6-Foot Vinyl-Coated Micromesh Chain Link Fencing (Landscape Plan Design Key #24) will be installed around the drainage basins located at the southwestern and northeastern corners.



3-6-Foot Perimeter Privacy Wood Slat Fencing (Landscape Plan Design Key #25) will be used along the entire property boundary to define the residential edge, screen adjacent uses, and provide privacy for future residents. The wood slats will be finished in a neutral, natural stain that complements the overall architectural palette and landscaping. Shorter, 3-foot fencing will be used along the rear property line of the Ardmore Road townhomes to enhance the pedestrian experience.

4.17 Outdoor Lighting

The project proposes a coordinated site lighting plan that balances visibility, safety, and design aesthetics throughout the residential community. Lighting will be installed along pedestrian walkways, drive aisles, parking areas, and shared community spaces. Four primary fixture types are proposed, along with street pole lighting throughout the community:

- **Bollard Lighting:** Lithonia Radean LED bollards will be installed in select areas to provide low-level illumination along pedestrian paths and open space corridors.
- **Pedestrian Lighting:** Lithonia W527 fixtures with PM30 Post Mounts are proposed at a height of 12 feet to illuminate key pedestrian corridors and intersections within the site.
- **Wall-Mounted Fixtures:** Lithonia WM1925 wall-mounted lights (850 lumen LED) and Solano 20134EDDMG-BL lights will be installed on residential buildings and the clubhouse, providing localized lighting at entrances, garages, and key circulation points.

All lighting fixtures will utilize LED technology and will feature a bronze finish to maintain consistency throughout the site. All fixtures will adhere to Dark Sky Compliance standards. Refer to Sheet L11 and the attached Lighting Cut Sheets for additional details.

5.0 Environmental Considerations

5.1 Water & Sewer

A Water Use Evaluation was prepared by Wallace Group in July 2025 to estimate projected domestic water demand and sewer flows associated with the project and was updated in November 2025 to include peak day and peak hour flow data. Landscaping water demand estimates were completed separately by RRM in August 2025.

The project is anticipated to generate approximately 7.71 AFY of irrigation demand (Table 6), 33.57 AFY of domestic water demand (Table 7), and an estimated sewer flow of 20,696 gallons per day (Table 8). The project will connect to the City's water and sewer systems.

Table 6: Landscaping Water Demand Calculations

Reference Evapotranspiration (Eto)_____			49.0				
Hydrozone # /Planting Description*	**Plant Factor (PF)**	**Irrigation Method**	**Irrigation Efficiency (IE)**	**ETAF (PF/IE)**	**Landscape Area (Sq, ft)**	**ETAF x Area**	**Estimated Total Water Use (ETWU)**
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
						ETWU Total	**2,322,599**
						Maximum Allowed Water Allowance (MAWA)	**3,635,125**

Table 7: Domestic Water Demand Calculations

Avereage Daily Flow (gpd)	AREA	UNIT	No. of Units	Irrigation Demand Factor	Occupancy[2] persons/unit	Demand Factor	Water Demand (afy)
WATER DEMAND							
Multifamily							
Indoor Water Demand			154		2.66	50 gpcd	22.94
Outdoor Water Demand	4.59	AC		2.25	n/a	n/a	10.32
Clubhouse with Pool							
Indoor Water Demand	3,000	SF	3			0.08 afy/ksf	0.24
Outdoor Water Demand (Pool Evap)	650	SF	1			54 gal/day	0.06
Total							33.57

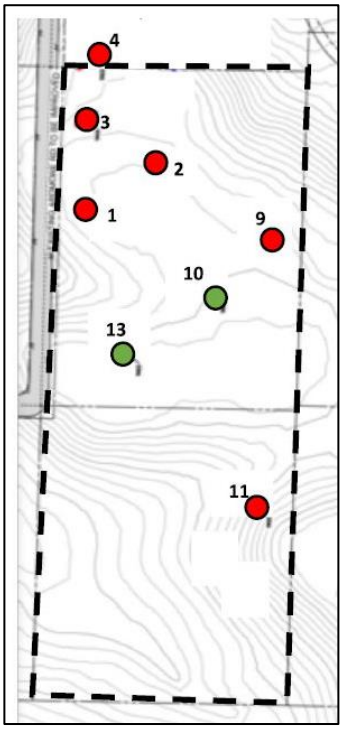
Table 8: Sewer Flow Rates

			No. of Units		Occupancy[2] persons/unit	Per Capita Sewage Flow (gpcd)	Sewage Flow
SEWER FLOW							
Multifamily							
Avereage Daily Flow (gpd)			154		2.66	50	20,482
Design Flow Rate (gpm)[1]							28
Clubhouse with Pool							
Avereage Daily Flow (gpd)						214	214
Design Flow Rate (gpm)[1]							0.30
Total							20,696

5.2 Oak Tree Assessment

An Oak Tree Assessment Report was prepared by Heritage Tree Arboricultural Consulting ("Heritage") in October 2022 for the previously approved Planned Development/Conditional Use Permit (PD22-20). The assessment concluded that six trees proposed for removal (Tree # 1, 2, 3, 4, 9, and 11) were in poor or very poor condition, with imminent catastrophic failure due to internal fungal root and butt rot. Two additional trees (Tree # 11 and 13) were proposed for protection and were assessed as being in poor and good condition, respectively. An Oak Tree Removal Permit (OTR23-11) was subsequently approved for the removal of the six trees, as shown in Figure 13.

Figure 13: Approved OTR Map



Since that assessment, Tree #3 has since fallen. In light of this and the project's change from an industrial to a residential use, Heritage prepared an updated assessment in July 2025 to reevaluate Tree #13, which was previously identified as being in good condition but at high risk of trunk failure due to advanced internal decay.

The July 2025 reassessment reconfirmed that Tree #13, a 42-inch native oak, remains at high risk of structural failure. Resistograph testing showed significant internal decay, with up to 77% radial wood loss in some areas. While the tree was previously proposed for retention under the industrial use scenario with protective fencing, the transition to residential use introduces more frequent and prolonged public access, including by children. Due to the increased potential for injury, the consulting arborist now recommends removal of Tree #13. This recommendation has been incorporated into the project's updated oak mitigation plan.

PRMC Section 10.01.050 requires that any native oak tree 6 inches in diameter or greater that is removed must be replaced with new oak plantings equal to 25 percent of the total diameter removed. The combined diameter of the oak trees previously approved for removal under OTR23-11, plus Oak Tree #13, and minus Oak Tree #3 (which has since fallen), totals 265 inches, 5 inches less than the original approval. Based on this total, the required oak tree replacement diameter is 67 inches, which may be planted onsite or at another location within the City.

As discussed in Section 4.16 above, oak tree mitigation plantings are incorporated throughout the site landscape plan. A total of 34 two-inch-caliper trees are required to mitigate oak tree impacts, and 37 are proposed, thereby exceeding mitigation requirements. Refer to Table 9 for more details.

Table 9: Oak Tree Replacement Calculations

Tree #	DBH	Recommendation
Tree 1	43”	Remove
Tree 2	47”	Remove
Tree 3	47”	Dead (not included in calcs.)
Tree 4	52”	Remove
Tree 9	51”	Remove
Tree 10	51”	Retain and Protect
Tree 11	30”	Remove
Tree 13	42”	Remove
Total inches proposed for removal	265”	
25% of 265”	67”	
Tree replacements @ 2” caliper	34	

Lastly, in October 2025, Heritage prepared a supplemental memo reviewing the updated grading and landscape plans for consistency with the City’s Oak Tree Ordinance. The memo confirmed that the plans incorporate all required tree protection measures and provide adequate mitigation for oak tree impacts in accordance with ordinance standards.

5.3 Noise

An Acoustic Study was completed by 45 dB in March 2023 for the previously approved commercial and light industrial project (P22-20), concluding that noise impacts would be less than significant and consistent with both daytime and nighttime standards in the Municipal Code.

In January 2025, 45 dB prepared a supplemental memo evaluating the conversion of the site to a residential housing development. The memo reconfirmed the ambient noise levels identified in the 2023 study and determined that the proposed residential use would remain compatible

with surrounding conditions, with outdoor noise levels below the 65 dBA threshold and interior levels projected at DNL 36 dBA, well under the 45 dBA interior limit. As a result, no noise mitigation is required.

5.4 Air Quality & Greenhouse Gas Emissions

An Air Quality and Greenhouse Gas Emissions Analysis was completed by LSA in April 2023 for the previously approved project (P22-20). The study found no conflicts with the 2001 Air Plan and determined that construction and operation would not generate air pollutants or GHG emissions exceeding SLO County APCD thresholds, impact sensitive receptors, or create objectionable odors.

In September 2025, LSA prepared a supplemental memo evaluating the proposed residential project and confirmed it would also remain below all significance thresholds. The memo concluded that no significant impacts would occur for a project with fewer than 330 multi-family units; therefore, this project remains consistent with the prior analysis.

5.5 Biological Resources

A Biological Resources Assessment was completed by David Wolff Environmental in July 2023for the previously approved project (P22-20), concluding that with implementation of recommended mitigation measures for nesting birds and San Joaquin Kit Fox, impacts would be less than significant. The proposed project involves an equal amount of site disturbance as the approved project, and with the same mitigation measures, it will result in no significant biological impacts.

5.6 Cultural Resources

A Phase 1 Archaeological Study was completed by Padre Associates in July 2022 for the previously approved project (P22-20) and found no cultural resources within the project area, concluding that no further archaeological work is required. Since the proposed project is within the same study area, no impacts to cultural resources are anticipated. In the unlikely event that buried cultural materials are encountered during construction, all ground disturbances will cease until a qualified archaeologist is contacted to evaluate the nature, integrity, and significance of the deposit.

5.7 Traffic

A Transportation Analysis was completed by CCTC in December 2022 for the previously approved project (P22-0020), concluding the project would generate 1,194 average daily trips, with 117 AM peak hour trips and 158 PM peak hour trips, and that no VMT or intersection impacts would occur.

In September 2025, as part of the Notice of Incomplete Application package for the proposed project, CCTC compared the approved trips to the proposed trips and found that the new project would generate fewer daily and peak hour trips. Consequently, the proposed project would result

in lower traffic impacts than the approved project and would not cause significant impacts on intersection operations or VMTs. Refer to Table 8 for the updated trip generation data.

Table 8: Trip Generation Comparison

Ardmore Trip Generation (2025)								
		Daily	AM Peak Hour			PM Peak Hour		
Land Use	Size Unit	Total	In	Out	Total	In	Out	Total
Total Project Trips from December 2022 TIS		*-1,194*	*-86*	*-31*	*-117*	*-59*	*-99*	*-158*
Townhomes (August 2025 Submittal)[1]	154 DU	1,009	19	57	76	46	34	80
Net New Project Trips		**-185**	**-67**	**26**	**-41**	**-13**	**-65**	**-78**

DU=Dwelling Unit; ITE = Institute of Transportation Engineers.

1. ITE Land Use Code #215, Single Family Attached Housing. Fitted curve equations used.

Source: ITE Trip Generation Manual, 12th Edition and Trip Generation Handbook, 3rd Edition.

Project would produce less trips than the previously approved project and would therefore not significantly impact intersection operations or VMT consistent with the 2022 TIS.

6.0 Zoning Code Analysis

21.10.080 – Special Planned Development (SPD) Overlay

The purpose of the SPD overlay is to provide for innovation and flexibility in the design of residential, mixed-use commercial and industrial developments. Approval of a special planned development zoning overlay can allow modification of certain development standards as specified in PMRC 21.11.050.

The proposed project requests an SPD overlay to provide flexibility in design given the site's unique location, base C-3 zoning, and the City's housing objectives. The project is intended to deliver housing that is affordable by design, featuring smaller lots and attached townhomes, while also providing neighborhood amenities and streetscape enhancements. The SPD overlay is necessary to accommodate modifications to setback standards, frontage design, and wall standards. While some of these modifications could potentially be processed as PD modifications under PRMC 21.16.020, the City directed the applicant to include all proposed changes under the SPD. Modifications that could alternatively be processed as PD modifications are identified in the subsections below.

<u>Setback Modification</u>

A modification from the setback standards outlined in PRMC Section 21.36.050-1 is requested to allow varying reduced front, side, and rear setbacks, including zero-foot setbacks in instances where townhomes feature shared walls along zero-lot lines or alley-loaded designs with zero-foot front setbacks. This modification is necessary to achieve the proposed density while maintaining the project's front- and rear-loaded quad and quasi-plex design concept, which reduces lot sizes and supports the City's goal of providing attainable housing that is affordable by design. **This modification could be processed as a PD modification.**

Special Planned Development Overlay "F" Modification

A modification from the wall and fencing standard outlined in PRMC Section 21.04.070 is requested, which would otherwise require the construction of a solid decorative masonry wall along the portion of the property abutting the residentially zoned land to the south. The original intent of this standard was to provide a buffer between future industrial or commercial uses on the project site and the adjacent residential properties, consistent with the site's C-3 zoning designation. However, since the project has transitioned to a residential use, such buffering is no longer necessary. **This modification cannot be processed as a PD modification.**

Objective Design Standards Modification – Building Orientation Tier 1 Design Strategy

A modification from the Building Orientation Tier 1 Design Strategy outlined in PRMC Section 21.50.050.B.1 is requested to waive the requirement that townhomes along Ardmore Road include pedestrian-oriented entries facing the street. Given the site location's industrial context, direct pedestrian access from Ardmore Road would be incompatible and undesirable for the proposed residential use. Instead, resident access is provided internally within the community.

To address the intent of the standard and maintain a strong streetscape presence, the rear elevations have been enhanced with upgraded frontage treatments, including 3-foot-tall wood fencing (Option A / Figure 14) or 6-foot-tall wood fencing (Option B / Figure 15)[4], dual-sided landscaping, and courtyard-oriented designs featuring covered porches designed to appear as front entries. These elements create the visual impression of pedestrian entryways, strengthening the streetscape and enhancing the overall appearance along Ardmore Road. All mechanical equipment will be fully screened, and a mix of shrubs and trees will further soften and enrich the pedestrian environment. Gates are not proposed. Fence maintenance will be managed by the HOA to ensure routine upkeep and timely repairs, preventing deterioration[5]. Refer to Sheet L8 for the typical backyard landscaping plan and Sheets A27/A28 and Figures 14/15 for a rendering of the rear frontage along Ardmore Road. **This modification could be processed as a PD modification.**

Figure 14: Ardmore Road Rendering – Option A



[4] At the December 16, 2025, Development Review Committee meeting, the Committee directed the applicant to evaluate and include an alternative fencing design to enhance privacy for the affected residences.

[5] Fencing maintenance requirements will be included in the CC&Rs and are requested to be incorporated as a condition of approval

Figure 15: Ardmore Road Rendering – Option B



Objective Design Standards Modification – Roof Tier 4 Design Strategies

A modification to the Tier 4 Design Strategies (Roofs) outlined in PRMC Section 21.50.050.E is requested to allow implementation of one complete strategy, supplemented by portions of other strategies, rather than requiring two complete strategies.

The project fully complies with Strategy 6.c, incorporating gables along at least 40% of all façade lengths. In addition, the design integrates key elements from several other strategies, collectively achieving the intent of promoting architectural variety and visual interest. These elements include:

- Roof height variations exceeding 18 inches on most elevations.
- Dormers provided along certain right-of-way-facing facades in accordance with Sub-Standard 1, though covering less than 50% of those elevations.
- Substantial eave and rake projections consistent with Sub-Standard 2, though slightly less than 2 feet in depth.
- Accent standing seam metal roofing consistent with Sub-Standards 5 and 7, applied to less than 25% of some roof lines and under 50% of the total roof area.

This modification could be processed as a PD modification.

Eave Projection Standards

A modification to the eave projection standards in PRMC Section 21.50.060.C.2.c is requested to allow eaves to project between 0 and 12 inches beyond the roofline, instead of the required 18 inches. Due to the project's affordable design, featuring smaller lot sizes and reduced or zero-lot-line setbacks, eaves extending more than 12 inches would encroach over the exterior property lines. Additionally, in certain instances where interior lot lines terminate at the roof edge, zero-inch eaves are proposed. Because the project provides one complete roof objective design standard along with key elements from five additional objective design standards, the reduction in eave projection would not diminish architectural variety or the overall visual interest of the roof. **This modification cannot be processed as a PD modification.**

Hillside Development Standards – Rear Yard Retaining Wall Height

A modification to PRMC Section 21.81.040.D.1.a is requested to allow rear-yard retaining walls to exceed the six-foot maximum height by two feet or more in limited instances, consistent with PRMC Section 21.81.050. Due to both onsite and offsite topographical and drainage constraints, this modification is necessary to facilitate development and support required drainage basins.

In five locations, retaining walls exceed six feet in height; however, in only two of these instances does the **visible height** exceed six feet (Sections B and F). The applicable section drawings on Sheet A31 are summarized below:

- **Section A:** An eight-foot retaining wall with a concrete bypass channel is proposed along the southern property line behind Lots 88–92. When standing at the adjacent property line, on the opposite side of the four-foot-wide bypass channel, **the exterior visible height of the wall is approximately five feet**. The retaining wall is not visible from within the site.
- **Section B:** A six-foot nine-inch retaining wall is proposed along the eastern property line behind Lot 79 and is visible from the interior of the lot. This condition occurs entirely within the private rear yard, does not result in offsite visual impacts, and is driven by site-grading constraints necessary to accommodate development. The wall configuration will be apparent to future property owners at the time of purchase and does not create an unreasonable visual condition.
- **Section C:** An eight-foot retaining wall is proposed along the east side of Basin C. The wall is only visible from within the site. When standing at the edge of Basin C, which will be fenced, **the visible height is less than six feet**. In addition, when the basin contains water, the visible height of the wall is further reduced.
- **Section F:** A eight-foot six-inch retaining wall is proposed along the north side of Basin C and Lot 17. This wall boarders an agricultural field and will be visible from offsite. Due to onsite and offsite drainage patterns and site-grading constraints, Basin C must be located in this position, and the associated retaining wall is necessary to support the basin and ensure compliance with stormwater performance standards.
- **Section G:** An eight-foot nine-inch retaining wall is proposed along the west side of Lots 106–109. Due to the sloping topography to the west, the visible height of the wall is less than six feet at a distance of approximately ten feet from the wall. This property line is shared with Spurr Construction and is bordered by an existing six-foot-tall chain-link fence with privacy slats, which effectively **reduces the visible height to less than six feet**.
- **Section H:** Similar to Section G, an eight-foot one-inch retaining wall is proposed along the west side of Lots 110–113. While the topography slopes more gently in this area, the wall is adjacent to Spurr Construction and screened by an existing six-foot-tall chain-link fence with privacy slats, which effectively **reduces the visible height to less than six feet**.

This modification cannot be processed as a PD modification.

Findings

Pursuant to PRMC Section 21.11.060, the City Council shall make the following findings to approve or conditionally approve the SPD application:

A. Consistency. The proposed special planned development is consistent with the goals and policies established by the general plan, particularly the purpose of the applicable land use category

Response: The SPD overlay and modifications are consistent with the Paso Robles General Plan and the MU overlay zoning, which encourages compact, infill development and well-designed residential neighborhoods. The project advances the City's housing objectives by providing attainable housing that is affordable by design, with smaller lots and attached townhomes, while offering convenient access to jobs, services, and transit. The SPD overlay allows flexibility to achieve these goals while maintaining consistency with the City's General Plan, Housing Element and Economic Development Strategic Plan.

B. Design or Public Benefit. The proposed special planned development will result in better, more creative, and higher quality architectural and site development design or greater public benefit than would otherwise be allowed under adopted development standards;

Response: The SPD overlay allows for a higher quality, more cohesive neighborhood design than would be achievable under standard development standards. Modifications to setbacks, fencing, building orientation, roof design, and rear yard retaining wall heights enable well-planned open spaces, improved pedestrian streetscapes, and greater affordability by supporting a compact, efficient lot layout. These adjustments enhance design and functionality without compromising other architectural elements or community amenities.

C. Compatibility. The proposed special planned development is compatible with surrounding development;

Response: The proposed project is compatible with surrounding land uses. The site abuts residential zoning to the south, which under the base C-3 zoning could result in incompatible uses; however, with the proposed residential development, the project aligns with adjacent neighborhoods and supports removal of the SPD Overlay "F" wall requirement. Additionally, waiving the pedestrian-entry requirement for the Ardmore Road-facing units allows a functional and logical site layout, concentrating pedestrian access within the community while still enhancing the streetscape and achieving the intent of a pedestrian-oriented frontage. Similarly, allowing a combination of key elements from the Tier 4 Design Strategies results in roof forms that maintain architectural variety and high-quality building design. The requested setback modifications do not adversely affect surrounding properties and, if anything, reinforce a cohesive and context-sensitive site design.

Lastly, the rear-yard retaining walls will have a visible height exceeding six feet in only **two** limited instances. The first instance occurs along the eastern property line behind Lot 79, where the

increased height is visible solely from within the private rear yard. The second instance occurs along the north side of Drainage Basin C, where the increased height is visible from offsite locations. In all other areas, although the structural height of certain retaining walls exceeds six feet, the visible height remains at or below six feet due to sloping topography, intervening drainage features, and fencing.

These limited exceptions are dictated by existing topographic conditions and drainage constraints and are necessary to accommodate required stormwater infrastructure and development. By restricting taller retaining walls to discrete, functionally necessary locations and minimizing their visibility through site design and screening, the project avoids adverse visual or physical impacts on adjacent properties and maintains compatibility with surrounding development.

D. Sensitive to Topography and Natural Resources. The proposed special planned development is sensitive to the natural topography of the site, minimize alterations to the land, and maintain and enhance significant natural resources, including, but not limited to, oak woodlands, natural drainage ways and open space preservation;

Response: The project is sensitive to the site's natural topography and resources. Grading is designed to work with existing landforms where feasible, and retaining walls are located in specific, functionally necessary locations to accommodate slope conditions and support required drainage features and development. Only oak trees identified as safety hazards and in poor condition are proposed for removal, with arborist review supporting their removal. The remaining oak tree will be preserved with appropriate protection measures, and mitigation plantings are included in the landscape plan to ensure compliance with the City's Oak Tree Ordinance.

E. Circulation. The proposed special planned development's vehicular, bikeway, and pedestrian circulation system is designed to be efficient and well-integrated with the overall city circulation system;

Response: The project provides safe and efficient circulation for vehicles, pedestrians, and emergency services. Vehicular access is via a new east-west extension of Ardmore Road, with internal private roads connecting all residences, the clubhouse, and guest parking, meeting the City's minimum 20-foot width and 150-foot maximum hose pull requirements. Pedestrian circulation is continuous and accessible, linking all buildings, open spaces, and parking areas, with sidewalks along internal roads, the Ardmore Road extension, and landscaped pathways.

F. General Welfare. The proposed special planned development does not pose adverse impacts on the public health, safety, and general welfare, nor on neighboring properties in particular.

Response: The project does not pose adverse impacts to public health, safety, or welfare. Environmental and technical studies, including noise, traffic, air quality, biological, and cultural resources, demonstrate that impacts will be less than significant with standard mitigation measures. The design promotes general welfare through thoughtful housing, neighborhood amenities, and streetscape improvements.

21.36.060 – Planned Development (PD) Overlay.

The PD Overlay is applied to properties where a formal Development Plan is required, regardless of whether the project otherwise meets the standard thresholds and would trigger discretionary review. The PD process allows for greater flexibility in design, site planning, and development standards while ensuring a high level of project quality and compatibility with surrounding uses.

The project site is located within a PD Overlay and therefore includes a request for a Development Plan application. The proposed development will comply with the applicable development standards of the C-3 base zone and the MU Overlay designation, as discussed in the sections below.

21.36.050 – Mixed-Use (MU) Overlay Zoning District

The purpose of the MU Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects. The project complies with this Section, as shown in Table 10 below.

Table 10: Development Standards for Mixed-Use Overlay Zoning District

Development Standard	Requirement	Project Compliance
Maximum Height	Per underlying zone (C-3: 50 ft)	Complies; all proposed buildings are two stories, under 50 ft. in height.
Front & Street Side Setbacks	10 ft. (20 ft. for garages)	Varies; 0'-0" – 31'-6" (SPD modification requested)
Side Setbacks	5 ft. (first story); 10 ft. (second story)	Varies; 0'-0" – 20'-0"(SPD modification requested)
Rear Setback	10 ft.	Varies; 9'-0" – 25'-0" (SPD modification requested.
Maximum Density	30 dwelling units per acre	Complies; 11.86 units per acre
Private Open Space	100 sq. ft. per unit	Complies; provides 160 sq. ft. – 390 sq. ft. of private open space per unit for a total private open space area of 37,700 sq. ft.
Common Open Space	100 sq. ft. per unit; or 300 sq. ft. per unit if only common space provided.	Complies; 154 units x 100 sq. ft. = 15, 400 sq. ft. required; 49,834 sq. ft. proposed (includes ~19,872 sq. ft. for flex use recreational basin)
Storage Space	200 cubic feet per unit (not including closets).	Complies; 200 cubic feet of storage are provided within each unit's garage, as shown on the floor plans. Garages will include mounted storage above the

		parking area to maximize usable space and support affordability through efficient design.
Laundry Facilities	1 washer/dryer per 6 units	Complies; in-unit laundry is provided for each residence
Refuse & Recycling Areas	Per PRMC Chapter 21.51	Complies; centralized trash/recycling enclosures included.
Sign Program	Required if more than one commercial space	Not applicable; no commercial signage is proposed

21.50.090 – Transition to Adjacent R-1 Zoning District

Where a side or rear property line abuts a property zoned R-1, specific development standards apply related to setbacks, window and balcony orientation, and landscaping. Although a portion of the southern property line of the project site adjoins an R-1 zoning district, no buildings are proposed in this area (see Figure 13). As such, the setback, window orientation, and balcony orientation standards do not apply.

A landscape buffer is still required along property lines adjacent to the R-1 zone. This buffer must be a minimum of five feet wide and include evergreen screening trees planted at fifteen-foot intervals along the interior property line. The selected species must reach a minimum height of twenty feet at maturity and be at least fifteen gallons in size at the time of planting. The project complies with this requirement by planting six evergreen trees at fifteen-foot intervals along the interior property line. Refer to Sheet L1, Design Key Number 28.

21.50.050 – Building Desing and Articulation

This Section establishes objective design standards (ODS) intended to facilitate high-quality site planning and building design and to accelerate housing production through the clear communication of design objectives and efficient permitting process for qualifying residential and mixed-use development projects. The project must comply with the following standards based on the fact that the proposed buildings contain between 11+ units:

21.50.050-1: Minimum Required Number of Design Strategies by Building Type

Building Type	Minimum Number of Required Design Strategies Incorporated			
	Required Components Tier 1	Wall Plane Tier 2	Fenestration Tier 3	Roofs Tier 4
1 unit	All	0	2	0
2-10 units				
Building façades 100 ft or less in length	All	1	2	1
Building façades more than 100 ft in length	All	2	2	1
11+ units				
Building façades 100 ft or less in length	All	1	3	2
Building façades more than 100 ft in length	All	2	3	2
Mixed-use with at least 1 residential unit				
Building façades 100 ft or less in length	All	1	3	2
Building façades more than 100 ft in length	All	2	3	2

The project has been designed in compliance with all applicable (ie. residential) design strategies, with the exception of the townhomes along Ardmore Road, for which an SPD modification is requested to modify the Building Orientation Tier 1 Design Strategy. A summary of the project's compliance with these strategies is provided in Table 11.

Table 11: Design Strategies Compliance Summary

Design Strategy	Project Compliance
Tier 1 Design Strategies. **1. Building Orientation.** Buildings visible from the public right-of-way shall have at least 1 pedestrian entry oriented toward the primary street. On corner parcels, additional pedestrian entries may be oriented toward both the primary street and a secondary street. (See Section 21.50.070 [Frontage Standards].)	An SPD modification is requested to waive this requirement for the townhomes along Ardmore Road.
3.c. Residential Uses. Windows and openings of residential uses shall constitute a minimum of 15 percent of all building faces.	Windows constitute a minimum of fifteen percent of all building faces. Refer to the building elevations and calculations on Sheets A5, A8, A14, and A16.
4. Blank Walls. The maximum length of any blank wall visible from the public right-of-way, meaning without a window, opening, or other massing break, shall be limited to 20 feet in length.	All building walls incorporate windows, openings, or other architectural breaks in massing, ensuring that no uninterrupted wall plane exceeds 20 feet in length.
5. Building Corner Treatments. For mixed-use and multi-family projects with 11 or more units, the corners of a building on street-facing facades shall incorporate at least one of the following, located within 25 feet of the corner of the building, which may also be used to satisfy wall plane requirements of Subsection 21.50.050.C (Tier 2 Variation Design Strategies: Wall Plane) **e.** A different roof style from the roof style associated with the abutting adjacent façade. **f.** Massing break with minimum dimensions of 1 foot in depth by 3 feet in length by 8 feet in height located within 25 feet of the corner.	The project incorporates two design strategies (e & f). A different roof style, and massing break with minimum dimension of 1 foot by 3 feet within 25' of corner is satisfied with street facing porches.
Tier 2 Variation Design Strategies: Wall Plane. All façades facing the public right-of-way shall include variation that cumulatively equals at least 25 percent of the total façade plane area that faces the public right-of-way. To achieve the 25 percent wall plane variation, projects shall incorporate, at a minimum, the number of design strategies identified in in Table 21.50.050-1 (Minimum Required Number of Design	The project incorporates two design strategies (1.e & 2). Refer to elevation sheets (A5, A8, A14 and A16) for calculations that show the general massing breaks meet Tier 2 Design standards. Additionally, all elevations longer than 100 feet feature at least 1 vertical element (taller than wide). A

Strategies by Building Type) for Tier 2 (Wall Plane), choosing from the list of design strategies in Paragraph 21.50.050.C.1. **1. Menu of Wall Plane Variation Design Strategy Options** **e.** General Massing Break. Provide a general massing break, which may extend the height of a building's façade; extend the height of a building's upper stories; and/or may be recessed or projected from the façade with minimum dimensions of 1 foot in depth by 3 feet in length by 8 feet in height. **2. Vertical Elements on Horizontal Buildings.** Where Tier 2 strategies are required, buildings longer than 100 feet shall include at least 1 design strategy that adds a vertical element to offset the horizontal length of the building. The vertical element shall be taller than it is wide.	gable roof, which creates a form that is taller than it is wide, breaks up the roofline and facade to offset the horizontal length of the building.
Tier 3 Design Strategies: Fenestration and Materials. Projects shall incorporate, at a minimum, the number of design strategies identified in Table 21.50.050-1 (Minimum Required Number of Design Strategies by Building Type) for Tier 3 (Fenestration and Materials), choosing from the list of strategies below. Design strategies shall be applied to all building façades, including those not facing the public right-of-way… **4.** Window trim on all windows, with a minimum width of 3.5 inches. **7.** Windowsills projecting a minimum of 2 inches beyond the building façade on all windows. **9.** Use of a secondary cladding material (per Subsection 21.50.080.A [Exterior Building Wall Materials]) that is different from the primary cladding material (per Section 21.50.080.A [Exterior Building Wall Materials]). Secondary cladding material shall be applied for a minimum of 10 percent of all façade areas, or 3 feet of cladding along the base for the full length of all façades. Exception: where window sills are lower than 3 feet, secondary cladding shall be applied up to the level of the lowest windowsill.	The project incorporates three design strategies (4, 7 & 9). All window trim shall be a minimum of 3.5 inches, sills shall be a minimum of 2" beyond the façade, and secondary cladding material will be used for a minimum of ten percent of the façade. Refer to Sheet A29 for more details.
Tier 4 Design Strategies: Roofs. Projects shall incorporate, at a minimum, the number of design strategies identified in Table 21.50.050-1 (Minimum Required Number of Design Strategies by Building Type) for Tier 4 (Roofs), choosing from the list of strategies below…	The project incorporates one design strategies (6.c) and key elements from other design strategies (1, 2, 5, 6.a & 7). Gables equal at least 40% of the façade length (refer to Sheets A5, A8, A14 and A16 for calculations). Additionally, a combination of strategies 1, 2, 5, 6.c and

1. Dormers applied to at least fifty percent of the windows of an upper floor visible from the public right-of-way, but no less than two windows. **2.** Eaves and rakes, with a twenty-four-inch minimum projection, applied on all roof sections. **5.** Combining more than one roof type; the secondary roof type shall represent at least twenty-five percent of the total roof line. See Subsection 21.50.060(C) (Roofs) for allowed roof types **6.c** Gables equal to at least 40 percent of the façade length. **7.** Installing either clay tile or standing seam metal roof for at least fifty percent of roof area.	7 are deployed (refer to SPD modification above for more details).

Attachment 3

ORDINANCE NO. XXXX N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, ADOPTING ZONING CODE AMENDMENT RZN 25-03 REGARDING UPDATES TO THE EL PASO DE ROBLES ZONING CODE AND ZONING MAP

APPLICANT – COVELOP, INC. & MD3 INVESTMENTS
APN: 025-362-050

WHEREAS, Covelop, Inc. & MD3 Investments ("applicant") have applied for a Zoning Code Amendment ("RZN 25-03) requesting an amendment to the Zoning Map and Zoning Code to revise the designation of the subject property to include the addition of a Mixed-Use ("MU") Overlay and a Special Planned Development ("SPD") Overlay ("Overlay K"); and

WHEREAS, the project site is a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050; and

WHEREAS, in conjunction with the above request, the applicant has also applied for Planned Development 25-14, Modification 26-04, Conditional Use Permit 25-05, Vesting Tentative Tract Map 3255, and Oak Tree Removal 25-09, requesting approval of a 154-unit residential subdivision; and

WHEREAS, on November 4, 2025, the City Council of the City of Paso Robles approved Resolution 25-124, authorizing a reservation of 154-units from the Cycle 2 Surplus Density Unit pool to be applied to this project site; and

WHEREAS, the General Plan designation is Commercial Service (CS) and the zoning designation is Commercial/ Light Industrial with a Planned Development Overlay and special district "F" overlay (C3-PD, District "F" Overlay); and

WHEREAS, as part of RZN 25-03, the applicant is requesting the site be rezoned to include the MU Overlay to allow residential uses by-right. The purpose of the MU Zoning Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects; and

WHEREAS, as part of RZN 25-03, and in accordance with Section 21.11.050 of the Zoning Code, the applicant is also requesting SPD Zoning Overlay "K" be established to allow:

- Reduced setbacks including zero lot line development as part of the associated development plan; and

- Exceptions to the Special Planned Development Overlay "F" designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a solid wall adjacent to residentially zoned land.

- Minimum lot size, parking requirements, and common recreation amenities; and

WHEREAS, RZN 25-03 requests consideration of an amendment to the Zoning Map to amend the zoning designation to include the "MU Overlay" and "SPD Overlay K", as shown in Exhibit A, Zoning Map; and

WHEREAS, RZN 25-03 requests consideration of an amendment to the Zoning Code that would apply special conditions to the property, through a new Section 21.04.120, as shown in Exhibit B, Zoning Code Text; and

WHEREAS, on February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) (SCH No. 2023090132) (2024 MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-0054, Oak Tree Removal 23-11). As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164; and

WHEREAS, on March 24, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed amendments to the Zoning Code and Zoning Map; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. Findings for Approval of RZN 25-03 to Establish a Zoning Map Amendment for the "MU-Overlay". Based upon the facts and analysis presented in the staff report, public testimony received, and the record, and consistent with Paso Robles Municipal Code Section 21.10.070, the City Council finds that the proposed amendments to the Zoning Map are appropriate for the following reasons:

Attachment 3

PRMC Section 21.10.070 Findings for Zoning Code and Zoning Map Amendments.

1. The rezone to include the MU-Overlay is consistent with the General Plan as it is consistent with General Plan Land Use Policy 1A, which is to "provide an appropriate mix and diversity of land uses" and Policy 2I, which is to "Encourage infill development as a means of accommodating growth while preserving open spaces areas, reducing vehicle miles travelled and enhancing livability/quality of live."

2. The rezone to include the MU-Overlay will not be detrimental to the public interest, health, safety, convenience, or welfare, since the General Plan contemplates mixed use and infill opportunities within city limits. Further, concurrent with the request for the MU-Overlay is a development plan for the residential subdivision including a well-designed site plan, new roadways, pedestrian crossings, emergency access, site lighting, and other amenities that will complement the surrounding area.

3. The rezone to include the MU-Overlay is internally consistent with other applicable provisions of this zoning code because other existing development standards will still apply, including the requirement for there to be an approved development plan that will establish setbacks, height, parking, etc. The MU-Overlay simply allows residential uses in addition to the base zoning of C3 (Commercial/Light Industrial). Further, concurrent with the request for the MU-Overlay is a request to adopt SPD Overlay K, which will set forth additional conditions for development at the site with a Development Plan.

4. Specific to the Zoning Map amendment, the affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located, which was thoroughly studies as part of environmental and technical studies performed for the project, including noise, traffic, air quality, biological, and cultural resources, which demonstrate that impacts will be less than significant with standard mitigation measures. The design promotes general welfare through thoughtful housing, neighborhood amenities, and streetscape improvements. The project includes a well-designed site plan, new roadways, pedestrian crossings, emergency access, site lighting, utility access, and other amenities that ensure site compatibility with the proposed use and will complement the surrounding area.

Section 3. Findings for Approval of RZN 25-03 to Establish a Zoning Map and Zoning Code Amendment for "SPD Overlay K". Based upon the facts and analysis presented in the staff report, public testimony received, and the record, and consistent with Paso Robles Municipal Code Section 21.10.070 and Section 21.11.060, the City Council finds that the

proposed amendments to the Zoning Map and Zoning Code (Title 21 of the City Municipal Code) are appropriate for the following reasons:

PRMC Section 21.10.070 Findings for Zoning Code and Zoning Map Amendments.

1. The rezone to include the SPD Overlay "K" is consistent with the General Plan as it is consistent with General Plan Land Use Element which allows for "innovation and flexibility in the design of residential… developments" especially when "(a)pproval of a planned development can allow modification of certain development standards if it results in better design or greater public benefit." SPD Overlay K will allow modification of certain development standards for both commercial and residential uses through a development plan.

2. The rezone to include the SPD Overlay K will not be detrimental to the public interest, health, safety, convenience, or welfare, since General Plan Land Use policy LU-2D recognizes "attractive streetscapes, a pedestrian friendly setting, and coordinated site design, architecture, and amenities" as a means to "create livable, vibrant neighborhoods". The modifications being incorporated into SPD Overlay K are necessary to allow zero-lot line development as part of the design of the project, which results in a thoughtfully designed for-sale townhome style development that includes neighborhood amenities such as open spaces, a tot lot, and clubhouse, and streetscape improvements. The removal of a masonry wall along the south side of the development is not injurious to adjacent parcels, since the requirement was set in place in the event the site is constructed with a commercial land use.

3. The rezone to include the SPD Overlay K is internally consistent with other applicable provisions of this zoning code because other existing development standards will still apply, including the requirement for there to be an approved development plan that will establish site planning design, building height, required onsite parking, architectural review, etc. Further, concurrent with the request for the SPD Overlay K is a request to rezone the site to include the MU-Overlay, which permits mixed-use projects to allow residential uses in addition to the base zoning of C3 (Commercial/Light Industrial).

4. Specific to the Zoning Map amendment, the affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The proposed project was thoroughly studied as part of environmental and technical studies performed for the project, including noise, traffic, air quality, biological, and cultural resources, which demonstrate that impacts will be less than significant with standard mitigation measures. The design promotes general welfare through thoughtful housing, neighborhood amenities, and streetscape improvements.

The project includes a well-designed site plan, new roadways, pedestrian crossings, emergency access, site lighting, utility access, and other amenities that ensure site compatibility with the proposed use and will complement the surrounding area.

PRMC Section 21.11.060 Findings

A. Consistency. The proposed special planned development is consistent with the goals and policies established by the general plan, particularly the purpose of the applicable land use category, because the SPD overlay and created modifications encourages compact, infill development and well-designed residential neighborhoods, which are consistent with Paso Robles General Plan Policy 2I, which is to "Encourage infill development as a means of accommodating growth while preserving open spaces areas, reducing vehicle miles travelled and enhancing livability/quality of live." The project advances the City's housing objectives by providing attainable housing that is affordable by design, with smaller lots and attached townhomes, while offering convenient access to jobs, services, and transit. The SPD overlay also allows flexibility to achieve these goals while maintaining consistency with the City's General Plan, Housing Element and Economic Development Strategic Plan.

B. Design or Public Benefit. The proposed special planned development will result in better, more creative, and higher quality architectural and site development design or greater public benefit than would otherwise be allowed under adopted development standards, because it allows the project to be designed specifically with zero-lot line setbacks, enabling the townhome configuration proposed by the project which is not otherwise achieved under the base zoning development standards.

C. Compatibility. The proposed special planned development is compatible with surrounding development, since the site abuts residential zoning to the south, which under the base C-3 zoning could result in incompatible uses; however, with the proposed residential development, the project aligns with adjacent neighborhoods and creates a well-thought transition point from the other surrounding commercial uses to the west. The project also supports removal of the SPD Overlay "F" wall requirement which was intended to establish a solid, decorative masonry wall between commercial/industrial projects under C-3 zoning and the adjacent residential to the south. By establishing the residential use, the solid masonry wall is no longer necessary.

D. Sensitive to Topography and Natural Resources. The proposed special planned development is sensitive to the natural topography of the site, minimizes alterations to the land, and maintains and enhances significant natural resources, since there is an associated development plan that includes a well-thought grading plan which has been designed to work with existing landforms where feasible, and retaining walls are located in specific, functionally necessary locations to accommodate slope conditions and support required drainage features and development. Only oak trees identified as safety hazards and in poor

condition are proposed for removal, with arborist review supporting their removal. The remaining oak tree will be preserved with appropriate protection measures, and mitigation plantings are included in the landscape plan to ensure compliance with the City's Oak Tree Ordinance.

E. Circulation. The proposed special planned development's vehicular, bikeway, and pedestrian circulation system is designed to be efficient and well-integrated with the overall city circulation system, because as proposed, there will be a new vehicular access point via a new east-west extension of Ardmore Road, with internal private roads connecting all residences, the clubhouse, and guest parking, meeting the City's minimum 20-foot width and 150-foot maximum hose pull requirements. Pedestrian circulation is continuous and accessible, linking all buildings, open spaces, and parking areas, with sidewalks along internal roads, the Ardmore Road extension, and landscaped pathways.

F. General Welfare. The proposed special planned development does not pose adverse impacts on the public health, safety, and general welfare, nor on neighboring properties in particular, as determined by relying on environmental and technical studies, including noise, traffic, air quality, biological, and cultural resources, which demonstrate that impacts will be less than significant with standard mitigation measures. The design promotes general welfare through thoughtful housing, neighborhood amenities, and streetscape improvements.

Section 4. Findings on the Necessity for a Subsequent or Supplemental MND or EIR. Based on the substantial evidence set forth in the record, including but not limited to, the 2024 MND, the Addendum, and all related information presented to the City Council, the City Council finds that the Project necessitates only minor modifications to the 2024 MND. Therefore, pursuant to State CEQA section 15164, an Addendum to the 2024 MND is the appropriate document for the Project.

The City Council further finds that the preparation of a subsequent or supplemental MND or EIR is not required for the Project because the Project:

A. will not result in substantial changes that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2024 MND documents were certified showing any of the following:

(i) the Project would have one or more significant effects not discussed in the 2024 MND;

(ii) that significant effects previously examined would be substantially more severe than shown in the 2024 MND;

(iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) that mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 5. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the 2024 MND and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the 2024 MND and the Addendum. The City Council finds that no new or additional mitigation measures are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the 2024 MND. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

Section 6. Approval. The City Council of the City of El Paso de Robles, based on its independent judgment and analysis, adopts RZN 25-03, as depicted in Exhibit A and Exhibit B of this Ordinance, incorporated herein by this reference.

Section 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City of El Paso de Robles Community Development Department, 1000 Spring Street, Paso Robles, CA 93446. The custodian of the record is the City Clerk.

Section 8. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

INTRODUCED at a regular meeting of the City Council held on April 21, 2026, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Mixed Use Overlay and Special Planned Development Overlay K - Zoning Map Amendments
Exhibit B – Special Planned Development Overlay "K" - Zoning Code Text Amendment

EXHIBIT A

PROPOSED ZONING MAP AMENDMENT

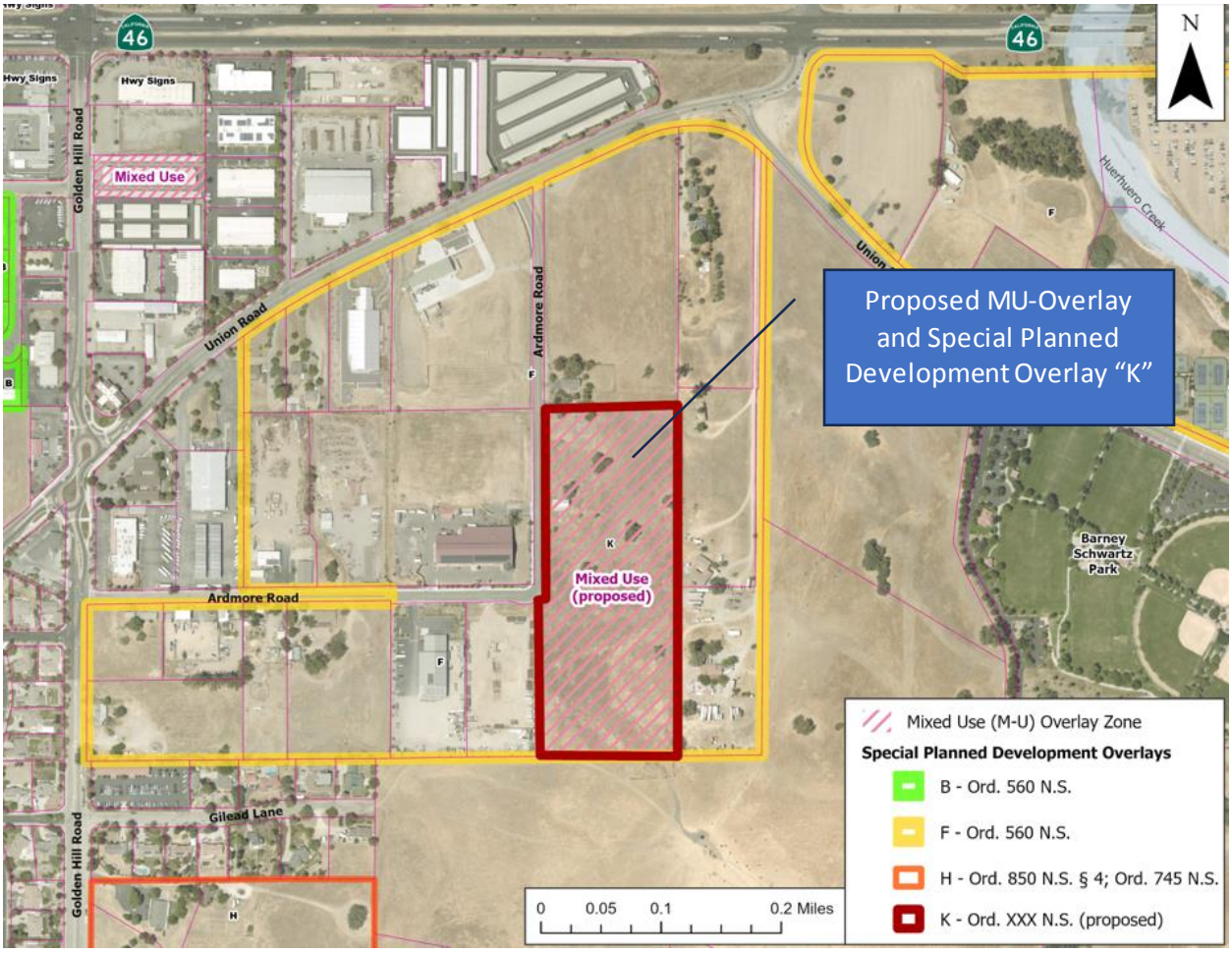


EXHIBIT B

PROPOSED TITLE 21 ZONING CODE TEXT AMENDMENT

Added text is shown as blue underline and deleted text is shown as ~~red strikethrough.~~

SECTION 21.04.120 – ~~Reserved~~ *Special Planned Development Overlay K*

Section 21.04.120 to read as follows:

Special Planned Development Overlay K applies to the +/- 12.98-acre property located at 2930 Union Road, Lots 6 and 13 (originally recorded as part of the Golden Hills Orchard Tract Map in 1919 via Map Book 002-050-001) of APN 025-362-050, as designated on the official Zoning Map and conditioned by Ordinance No. XXXX N.S. as follows:

A. Property setbacks may allow for varying reduced front, side, and rear setbacks, including zero-foot setbacks in instances where townhomes feature shared walls along zero-lot lines or alley-loaded designs with zero-foot front setbacks, as part of a Development Plan.
B. The requirement for the construction of a solid wall of decorative masonry materials, as outlined in Section 21.04.070 as "Special Planned Development Overlay "F", to be located along the southern portion of the project site abutting residentially zoned land is no longer required when accompanied by a residential project and as part of a Development Plan.
C. Minimum residential lot size 1,563 sq. ft.
D. Parking requirement
    a. Minimum 282 garage spaces and 90 driveway spaces totaling 372 spaces
    b. Shared / guest parking requirement 33 spaces
E. Common recreational amenity minimums
    a. Clubhouse building minimum 3,019 sq. ft.
    b. Outdoor covered patio minimum 1,177 sq. ft
    c. Outdoor pool minimum 711 sq. ft.
    d. Playground/tot-lot featuring minimum 15 play equipment features
    e. Shared/common waste enclosures minimum 8

Attachment 4

RESOLUTION 26-XXX(B)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING THE ALLOCATION OF 154 GENERAL PLAN SURPLUS DENSITY UNITS TO PARCEL 025-362-050

WHEREAS, Covelop, Inc. & MD3 Investments ("applicant") have applied for entitlements for a 154-unit residential subdivision ("Project") on a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050; and

WHEREAS, the entitlements associated with the Project request include a Zoning Code Amendment ("RZN 25-03) requesting an amendment to the Zoning Map and Zoning Code to revise the designation of the subject property to include the addition of a Mixed-Use ("MU") Overlay and a Special Planned Development ("SPD") Overlay ("Overlay K"), Planned Development 25-14 ("PD25-14"), Modification 26-04 ("MOD26-04"), Conditional Use Permit 25-05 ("CUP25-05"), Vesting Tentative Tract Map 3255 ("VTTM 3255"), and Oak Tree Removal 25-09 ("OTR 25-09"); and

WHEREAS, the General Plan designation is Commercial Service (CS) and the zoning designation is Commercial/ Light Industrial with a Planned Development Overlay and special district "F" overlay (C3-PD, District "F" Overlay)**.** This zoning does not allow residential uses by-right; and

WHERAS, the applicant is proposing a rezone of the property to include the Mixed-Use ("MU") Overlay zoning designation, which would allow the property to be developed with residential uses; and

WHEREAS, in addition to the rezoning request for the MU Overlay, the project will require an allocation of 154 surplus density units; and

WHEREAS, in 2020, as part of the City's Housing Element update, the City Council adopted amendments to the Zoning Code related to fractional density units, which collectively raised the number of dwelling units that could be built within the 44,000-population planning threshold by 345 surplus units. These units are referred to as Cycle 2 Surplus Density Units; and

WHEREAS, on November 4, 2025, the City Council approved Resolution 25-124 for the Project, which reserved 154 General Plan Surplus Density Units from the Cycle 2 Surplus Density Units Pool; and

WHEREAS, there are currently 246 surplus density units that have yet to be formally allocated from the Cycle 2 Surplus Density Units; and

WHEREAS, on February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) (SCH No. 2023090132) (2024 MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-0054, Oak Tree Removal 23-11). As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the

severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 24, 2026 to consider the request, and to accept public testimony on the allocation of surplus density units.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the substantial evidence set forth in the record, including but not limited to, the 2024 MND, the Addendum, and all related information presented to the City Council, the City Council finds that the Project necessitates only minor modifications to the 2024 MND. Therefore, pursuant to State CEQA section 15164, an Addendum to the 2024 MND is the appropriate document for the Project.

The City Council further finds that the preparation of a subsequent or supplemental MND or EIR is not required for the Project because the Project:

A. will not result in substantial changes that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2024 MND documents were certified showing any of the following:

(i) the Project would have one or more significant effects not discussed in the 2024 MND;

(ii) that significant effects previously examined would be substantially more severe than shown in the 2024 MND;

(iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) that mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 3. Having considered the Addendum, the administrative record, the 2024 MND and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the 2024 MND and the Addendum. The City Council finds that no new or additional mitigation measures are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the 2024 MND. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

Section 4. The City Council of the City of El Paso de Robles hereby allocates 154 surplus units to parcel 025-362-050 as shown below and further described in Exhibit A.

Cycle 2 Surplus Density Unit's Available	246 units
Oak at Ardmore (025-362-050) Requested	-154
Remaining Units	**92 units**

Section 5. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City of El Paso de Robles Community Development Department, 1000 Spring Street, Paso Robles, CA 93446. The custodian of the record is the City Clerk.

Section 6. The Mayor of the City Council shall sign this Resolution and the City Clerk to the City Council shall attest and certify to the passage and adoption thereof.

APPROVED this 21st day of April 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Surplus Density Units Cycle 2

Exhibit A

Surplus Density Units Cycle 2 Tracking Table – 345 Units Total

Project Name	*APN*	*Council Resolution*	*Surplus Units Allocated*	*Surplus Units Remaining*
Highlands Center Site	*009-814-044*	*20-186*	*20*	*325*
Woodland Plaza Pad	*009-814-052*	*20-186*	*79*	*246*
Oak at Ardmore	*025-362-050*	*XX-XXX*	*154*	*92*
Total Remaining				***92***

Attachment 5

RESOLUTION 26-XXX(C)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT 25-14, MODIFICATION 26-04, AND CONDITIONAL USE PERMIT 25-05 (P25-0080)

APPLICANT – COVELOP, INC. & MD3 INVESTMENTS
APN: 025-362-050

WHEREAS, Cove lop, Inc. & MD3 Investments ("Applicant") has applied for entitlements for a 154-unit residential subdivision ("Project") on a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050; and

WHEREAS, the General Plan designation is Commercial Service ("CS") and the zoning designation is Commercial/ Light Industrial with a Planned Development Overlay and Special Planned Overlay "F" (C3-PD, District "F" Overlay); and

WHEREAS, the Applicant has requested Planned Development 25-14 ("PD25-14"), Conditional Use Permit 25-05 ("CUP25-05"), Vesting Tentative Tract Map 3255 ("VTTM 3255"), Modification 26-04 ("MOD26-04"), and Oak Tree Removal 25-09 ("OTR25-09"), which includes the site planning, architecture, subdivision layout, various development standard modifications, and oak tree removals necessary for the project; and

WHEREAS, on November 4, 2025, the City Council of the City of Paso Robles ("City") approved Resolution 25-124 authorizing a reservation of one hundred fifty-four (154) units from the Cycle 2 Surplus Density Unit pool to be applied to this project site; and

WHEREAS, the Applicant also requested RZN 25-03, requesting the site be rezoned to include the MU Overlay to allow residential uses by-right, which would enable an allocation of units to be assigned to the subject property. The purpose of the MU Zoning Overlay is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects; and

WHEREAS, as part of RZN 25-03, and in accordance with Section 21.11.050 of the Zoning Code, the Applicant is also requesting SPD Zoning Overlay "K" be established to allow:

- Reduced setbacks, including zero (0) lot line development as part of the associated development plan; and

- Exceptions to the Special Planned Development Overlay "F" designation, as outlined by Paso Robles Municipal Code ("PRMC") Section 21.04.070, to eliminate the requirement for a solid wall, six (6) to eight (8) feet high, adjacent to residentially zoned land as part of the associated development plan; and

- Minimum lot size, parking requirements, and common recreation amenities; and

WHEREAS, on February 20, 2024, the City adopted a Mitigated Negative Declaration ("MND") for a commercial/industrial project ("Cove lop") consisting of two hundred forty thousand (240,000) square feet of floor area spanning six (6) buildings for this project site (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-0054, Oak Tree Removal 23-11). As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, a supplemental Arborist Report, and a supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines Section 15162 requiring a subsequent or supplemental environmental document to be prepared are triggered. In particular, (1): there have been no substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) there have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) there has been no new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (c) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines Sections 15162 and 15164; and WHEREAS, PD25-14 and CUP25-05 requests consideration to establish a one hundred fifty-four (154) unit residential development as shown in Exhibit "D" ("Project Plans"); and

WHEREAS, MOD26-04 requests consideration of modifications to specific development standards of the Zoning Code, including:

- Objective Design Standard Tier 1 – A portion of the project's frontage along Ardmore Road (facing west) will not have pedestrian-oriented entries along the street frontage;
- Objective Design Standard Tier 4 – The project incorporates only one (1) out of the two (2) required design strategies for roofs;
- Objective Design Standard Eave Projections – The project will have eaves that project between zero (0) and twelve (12) inches beyond the roofline, instead of the required eighteen (18) inches;
- Hillside Development Standards – The project will include retaining walls in five locations throughout the project site in which the heights exceed the six (6) foot maximum height by more than two (2) feet; and

WHEREAS, on March 24, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed Planned Development Conditional Use Permit ("CUP"), and Modification ("MOD"); and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based upon the facts and analysis presented in the staff report and public testimony received, the City Council makes the following findings:

Development Plan Findings

A. The design and intensity (density) of the proposed project is consistent with the goals and policies established by the general plan because the property would be in a Commercial/Light Industrial Planned Development and Mixed-Use Overlay (C3-PD, MU Overlay) and subject to Special Planned Development Overlay K, which would be consistent with the following:
    - General Plan Policy LU-1A, since it would "[p]rovide an appropriate mix and diversity of land uses"
    - General Plan Policy LU-2I, since it would "[e]ncourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life."
    - General Plan Policy LU-2D, since the project includes modifications to allow zero (0) lot line development, which, combined with the site planning of the development, will create more "[a]ttractive streetscapes," "[a] pedestrian friendly setting," and "[c]oordinated site design, architecture, and amenities."

B. The design and intensity (density) of the proposed project is consistent with the policies and development standards established by any applicable specific plan, special planned development, or master development plan because the site will be developed under Special Planned Development K, which is consistent with the General Plan Land Use Element which allows for "innovation and flexibility in the design of residential… developments" especially when "[a]pproval of a planned development can allow modification of certain development standards if it results in better design or greater public benefit." Special Planned Development Overlay "K" will allow:
    - Reduced setbacks including zero (0) lot line development as part of the associated development plan; and
    - Exceptions to the Special Planned Development Overlay "F" designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a six (6) to eight (8) feet high solid wall adjacent to residentially zoned land as part of the associated development plan.

C. The design and intensity (density) of the proposed project is consistent with the Zoning Code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards. The site would be in the designated C3-PD, MU Overlay and subject to Special Planned Development Overlay "K". The project will provide one hundred fifty-four (154) residential units that are subject to a precise development plan to ensure the project meets applicable design and development standards of the Zoning Code,

except those that are being modified as part of Development Plan Modification 26-04, which is allowed under Section 21.16.020 of the Zoning Code.

D. The design and intensity (density) of the proposed project is consistent with all other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by resolution by the Planning Commission, because it incorporates objective design standards, which are applicable to multi-family residential projects and the density of the project is well under the allowed thirty (30) units per acre for the Mixed-Use Overlay.

E. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity because it is a well-designed residential project. The site planning, circulation, and emergency access were reviewed by the City and determined to be sufficient to meet City standards. Further, the adjustments to the objective design standards enhance the design and functionality of the project, are cosmetic only, and do not serve as fire life safety standards under the building code.

F. The proposed project accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors and contributes to the orderly development of the city as a whole because it is a well-designed residential project, and although not in a scenic corridor the majority of the project has enhanced frontage treatments featuring covered porches facing the street which will improve the streetscape quality for this segment of the City.

G. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts because it is a well-designed residential project with buildings in scale with other buildings in the vicinity. Since the project is being rezoned, it will be more compatible with the residentially zoned property to the south.

H. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures because the project proposes to mitigate impacts to the oak trees and to design around oak trees that can be retained and preserved.

I. The proposed project is a special planned development in conformance with the findings listed in Section 21.11.060. Concurrent with the request for a Development Plan, CUP, and Modification is a request to adopt Special Planned Development Overlay “K”. The City Council has considered the request to adopt Special Planned Development Overlay “K” and proposed project’s conformity with Section 21.22.060 concurrently with this Resolution in City Council Ordinance XXX, and adopts the findings made in Ordinance XXX by this reference.

Conditional Use Permit Findings

A. Consistency. The proposed use is consistent with the general plan and any applicable specific plan; and is allowed within the applicable zoning district, subject to the granting of a conditional use permit or development plan, and complies with all other applicable provisions of the Zoning Code and the Municipal Code because as a residential project, it does not present the types of impacts typically associated with commercial uses—such as excessive noise, visual disturbances, or land use conflicts—that would necessitate additional scrutiny under the CUP process. Therefore, no additional conditions of approval are required to satisfy the CUP findings.

B. Compatibility. The design, location, size, and operating characteristics of the project will be compatible with the existing and future land uses in the vicinity because the proposed residential subdivision is of an appropriate scale and density for this part of the City and will provide an effective transition between the established commercial and industrial uses within the C3 zone to the north and west, and the future North Chandler Ranch development to the east.

C. Suitability.
   1. The site is physically suitable in terms of:
      a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking because the site has ample room for vehicle circulation, parking, open space, and stormwater retention areas.
      b. Streets and highways adequate to accommodate public and emergency vehicle (such as fire and medical) access because the site circulation has been designed to accommodate all modes of transportation, ranging from pedestrian, to bicyclists, to emergency services.
      c. Public protection services (such as fire protection, police protection, etc.) because the site is of a sufficient width to accommodate fire apparatus throughout the project site.
      d. The provision of utilities (such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) because water, sewer, and other utilities are available to the site and as part of the application review process for considering the Mixed Use Overlay to allow residential uses, the project was thoroughly reviewed by the City's Utilities Department to ensure there is adequate capacity for the site to be served by the City's water, sewer and solid waste divisions. Conditions of approval have also been added to the project to ensure the utilities are designed to the satisfaction of the City's Utilities Division.

   2. The type, density, and intensity of the residential project will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located because the environmental and technical studies, including noise, traffic, air quality, biological, and cultural resources, demonstrate that potential impacts as a result of the project will be less than

significant with standard mitigation measures. Further, the design promotes general welfare through thoughtful housing, neighborhood amenities, and streetscape improvements.

Development Plan Modification Findings

A. There are no alternatives to the requested modification, such as an incentive or concession allowed through a density bonus (PRMC Chapter 21.61), that could provide an equivalent level of benefit to the Applicant with less potential detriment to surrounding owners and occupants or to the public, as the requested modifications to the objective design standards and retaining wall height would still be necessary even if the project incorporated a density bonus.

B. The modification will not be detrimental to the health, safety, or general welfare of the persons within the vicinity, because the adjustments to the objective design standards enhance the design and functionality of the project, are cosmetic only, and do not serve as fire life safety standards under the building code.

C. The modification results in a superior project, since waiving the pedestrian-entry requirement for the Ardmore Road-facing units allows for a functional and logical site layout, concentrating pedestrian access within the community, while still enhancing the streetscape and achieving the intent of a pedestrian-oriented frontage. Similarly, allowing a combination of key elements from the Tier 4 Design Strategies results in roof forms that maintain architectural variety and high-quality building design. The requested setback modifications do not adversely affect surrounding properties and, if anything, reinforce a cohesive and context-sensitive site design. Lastly, the rear-yard retaining walls will have a visible height exceeding six feet in only two limited instances. The first instance occurs along the eastern property line behind Lot 79, where the increased height is visible solely from within the private rear yard. The second instance occurs along the north side of Drainage Basin C, where the increased height is visible from offsite locations. In all other areas, although the structural height of certain retaining walls exceed six feet, the visible height remains at or below six feet due to sloping topography, intervening drainage features, and fencing. These limited exceptions are dictated by existing topographic conditions and drainage constraints and are necessary to accommodate required stormwater infrastructure and development. By restricting taller retaining walls to discrete, functionally necessary locations and minimizing their visibility through site design and screening, the project avoids adverse visual or physical impacts on adjacent properties and maintains compatibility with surrounding development.

D. The characteristics of the project and the degree of potential for the project to negatively impact neighboring properties justify the modification, because the building orientation, roof design, and rear yard retaining wall heights enable well-planned open spaces, improved pedestrian streetscapes, and greater affordability by supporting a compact, efficient lot layout. These adjustments

enhance design and functionality without compromising other architectural elements or community amenities.

E. The modification does not preclude or prevent adequate fire protection as the requested modifications do not affect emergency access.

F. The modification does not impair the sight distance of vehicles on the street or on the driveway of adjacent lots since the adjustments to the objective design standards are strictly applied to the building's architecture and will not impede sight distance, The retaining wall height modification does not impair the sight distance of vehicles on the street or on the driveway of adjacent lots since the rear-yard retaining walls will have a visible height exceeding six feet in only two limited instances. The first instance occurs along the eastern property line behind Lot 79, where the increased height is visible solely from within the private rear yard. The second instance occurs along the north side of Drainage Basin C, where the increased height is visible from offsite locations. In all other areas, although the structural height of certain retaining walls exceeds six feet, the visible height remains at or below six feet due to sloping topography, intervening drainage features, and fencing. These limited exceptions are dictated by existing topographic conditions and drainage constraints and are necessary to accommodate required stormwater infrastructure and development, but will not pose as physical or visual hindrances to vehicle circulation on the site.

Section 3. Based on the substantial evidence set forth in the record, including but not limited to, the 2024 MND, the Addendum, and all related information presented to the City Council, the City Council finds that the Project necessitates only minor modifications to the 2024 MND. Therefore, pursuant to CEQA Section 15164, an Addendum to the 2024 MND is the appropriate document for the Project.

The City Council further finds that the preparation of a subsequent or supplemental MND or EIR is not required for the Project because the Project:

A. Will not result in substantial changes that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the project is developed that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2024 MND documents were certified showing any of the following:

   a. The Project would have one or more significant effects not discussed in the 2024 MND;

   b. That significant effects previously examined would be substantially more severe than shown in the 2024 MND;

c. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
d. That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Having considered the Addendum, the administrative record, the 2024 MND and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the 2024 MND and the Addendum. The City Council finds that no new or additional mitigation measures are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the 2024 MND. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

Section 5. Given the foregoing, the City Council approves Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04, subject to the following:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval (Planning Division)
B	Site-Specific Conditions of Approval (Engineering/Utilities Divisions)
C	Standard Conditions of Approval
D	Project Plans

Section 6. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the City Council is the custodian of the record of proceedings.

Section 7. This Resolution shall become effective upon its adoption. The Mayor of the City Council shall sign this Resolution and the City Clerk to the Council shall attest and certify to the passage and adoption thereof.

APPROVED this 21st day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A - Site-Specific Conditions of Approval (Planning Division)
Exhibit B - Site-Specific Conditions of Approval (Engineering/Utilities Divisions)
Exhibit C - Standard Conditions of Approval
Exhibit D - Project Plans

Exhibit A

Site Specific Conditions of Approval – PD25-14, MOD 26-04, and CUP 25-05 (P25-0080)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, "Exhibit C".

   NOTE: In the event of conflict or duplication between standard conditions in Exhibit C and site-specific conditions in this Exhibit A, the site-specific condition of this Exhibit A shall supersede the standard conditions of Exhibit C.

2. The project shall be constructed in substantial conformance with the Conditions of Approval and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval (Planning Division)
B	Site-Specific Conditions of Approval (Engineering/Utilities Divisions)
C	Standard Conditions of Approval
D	Project Plans

3. PD25-14 and CUP25-05 shall allow for the development plan and use permit for the construction of a 154-unit residential subdivision, including ten common lots, a private clubhouse, right-of-way dedication for the Ardmore Road extension, subdivision improvements including private access roads, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections.

4. MOD26-04 shall allow for the following modifications from the development standards of the El Paso de Robles Zoning Code:
   a) Objective Design Standard Tier 1 – A portion of the project's frontage along Ardmore Road (facing west) will not have pedestrian-oriented entries along the street frontage;
   b) Objective Design Standard Tier 4 – The project incorporates only one (1) out of the two (2) required design strategies for roofs;
   c) Objective Design Standard Eave Projections – The project will have eaves that project between 0 and 12 inches beyond the roofline, instead of the required 18 inches;
   d) Hillside Development Standards – The project will include retaining walls in five locations throughout the project site in which the heights exceed the six-foot maximum height by more than two feet.

5. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04 shall expire on April 21, 2028 (as measured from final decision by City Council). The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.

6. The Applicant/Developer shall defend, indemnify, protect and hold harmless the City or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City or its agents, officers, attorneys or employees to attack, set aside, void, annul or

seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, design plans, maps, licenses, and amendments. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in the defense. In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

7. Any condition imposed by the Planning Commission in approving this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Planning Commission makes the same findings for the modification as were made for the original approval and that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use.

8. Prior to issuance of the first Certificate of Occupancy for any residential unit within the project, the project applicant shall provide an affordable housing in-lieu contribution in the one-time payment amount of sixty thousand dollars ($60,000) to the City of Paso Robles. The City may deposit the funds into any City-designated affordable housing or housing-related fund, to be used to support the development, financing, or leveraging of income-restricted housing within the City. The obligation established by this condition shall run with the land and shall be binding upon the project applicant and all successors and assigns. Payment of the contribution required by this condition shall satisfy the project's affordable housing contribution associated with this entitlement.

9. Prior to issuance of building permits, the Development Review Committee shall review the following:
    a. Final location of backflow preventer device and screening (if necessary)
    b. Building and/or Monument Signs
    c. Tot lot equipment
    d. Final light fixtures
    e. Final retaining wall heights for retaining walls receiving a Modification to Hillside Development standards

10. The decorative masonry wall to be constructed for the rear-yard of Lots 1-9 of VTTM 3255 shall include pilasters approximately 25-feet on center, based on the rendering below:

Exhibit A



11. Prior to the recordation of the final map, CC&Rs shall be provided for City review and approval to address the following:

    a. Overall site landscaping, irrigation and fencing plans. This plan needs to indicate what is maintained by HOA and what is maintained by individual property owners;
    b. Site lighting plans including decorative pole lights, and wall mounted light fixtures.

12. A disclosure and buyer acknowledgement regarding the zoning and permitted land uses shall be provided to all prospective buyers as soon as practicable and before transfer of title.

13. Installation of the tot lot shall be completed prior to issuance of a Certificate of Occupancy for the 100th unit.

14. Prior to issuance of a grading or building permit, provide owner authorization for work to occur on the adjacent property (APN 025-362-048) related to grading and/or storm drain improvements.

15. Prior to issuance of building permits, a landscape and irrigation plan prepared by a landscape architect that conforms to the water efficiency requirements of the City Landscape and Irrigation Ordinance (Zoning Ordinance Chapter 21.56 or successor) shall be submitted to the Planning Department. As part of this submittal, the applicant shall include a Landscape Documentation Package including a Water Efficient Landscape Worksheet.

16. Prior to final inspection, the application shall submit a Certificate of Completion for the landscaping and irrigation installed.

17. Before final inspection, all exterior lighting shall be shielded so the light source is not visible offsite. Light fixtures shall be dark skies rated.

18. An oak tree removal permit shall be issued prior to removal of an oak tree.

19. Prior to removal of Oak Tree No. 4, provide the written agreement between applicant and adjacent property owner.

20. The following precautions shall be taken to ensure protection of Tree No. 10:
    - Do not till or trench within the TPZ to install landscaping or irrigation.
    - Install only drought tolerant and preferably California native plants beneath the tree canopy.
    - Irrigation shall be drip-type and all supply hoses shall be routed above ground.
    - Do not install overhead sprinkler irrigation because it will introduce too much moisture and potentially rot the tree's roots.
    - Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
    - Allow permeable surface treatments (e.g., mulch, decomposed granite, or permeable pavers) subject to approval by the project arborist.
    - Do not construct permanent concrete or brick patios beneath the canopy of the tree.

21. Prior to any construction or ground disturbing activities, the project arborist shall meet with all contractors involved with the development of this project to review tree protection measures. Any new contractors brought on site shall also meet or communicate with the project arborist by phone or video conference to ensure they are aware of all tree protection measures.

22. If construction occurs during the months of June through November, the TPZ shall be irrigated to a depth of 12 inches 1 time before construction begins, which will ensure the tree is properly hydrated. Additional irrigations during construction may be recommended by the project arborist.

23. Monitoring of tree protection measures and construction around the tree by the project arborist shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.

24. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.

25. Prior to construction activities, install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed. Fencing may be removed upon completion of construction activities.

26. Dust Control Measures:
    The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:

    a. Reduce the amount of the disturbed area where possible;

    b. Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20 percent opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may

be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control;

c. All dirt stock pile areas should be sprayed daily as needed;

d. 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;

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;

f. 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 APCD;

g. 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;

h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;

j. "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 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 require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

k. 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 feasible;

l. All of these fugitive dust reduction measures shall be shown on grading and building plans; and

m. 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 percent opacity, and to

prevent 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 APCD Compliance Division prior to the start of any grading, earthwork or demolition.

27. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.

Mitigation Measures – Conditions of Approval:

MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the CDFW and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.

- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.
- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.

Emergency Services Division Conditions:

GENERAL CONDITIONS

Prior to the start of construction:

GENERAL PERMITS & PLAN REQUIREMENTS

Underground Fire Line, Fire Sprinkler, and Fire Alarm permits are required through PRFES for this project.

28. Civil plans for the underground fire line are for reference only and shall be clearly marked as such on each civil page. A PRFES Underground Fire Line Permit is required, reviewed by the Fire

Protection Engineer, and serves as the primary construction set.

29. Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

Prior to delivery of combustible materials:

FIRE DEPARTMENT CONNECTIONS (FDCS)

30. CFC 903.3.7 – Fire Department Connections:
For clubhouses ≥ 5,000 sq. ft., the FDC shall be located on the addressed side of the building and within 150 feet of a fire hydrant.

31. Final location to be approved by the Fire Marshal during underground and sprinkler plan review.

FIRE SERVICE MAINS & HYDRANTS

32. NFPA 24 §16.9.10.5.1.3 & CFC 6.6.1.3: Sectional control valves shall be located so that no more than five fire appurtenances are affected by shutdown of any single portion of the system. Each fire hydrant, sprinkler riser, and standpipe riser counts as a separate appurtenance.
33. Hydrants shall be spaced a maximum of 400 feet apart and staggered on opposite sides of the roadway.
34. CFC D103.1 – Access Road Width with a Hydrant

    Where a fire hydrant is located on a fire apparatus access road, the road shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.

    This increased width requirement applies only in the vicinity of hydrants (20’ in each linear direction) to ensure fire apparatus can safely position adjacent to the hydrant while still maintaining the ability for other emergency vehicles to pass.

    Plans should clearly indicate where hydrants are placed along access roads and demonstrate that the minimum 26-foot width is provided in those areas.

35. Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.

FIRE APPARATUS ACCESS ROADS

36. CFC 503.1.1 – Approved fire apparatus access roads shall be provided for every facility/building. Roads shall extend to within 150 feet of all exterior walls of the first story.
37. CFC 501.4 – Fire apparatus access roads and water supply shall be installed and serviceable prior to and during construction unless approved alternatives are provided.
38. CFC D102.1 – Access roads shall support fire apparatus up to 75,000 lbs. with approved asphalt, concrete, or equivalent surface.

39. CFC 503.2.1 & 503.4 – Fire apparatus access roads shall have an unobstructed width of at least 20 feet, clear of parking or obstructions, and maintain vertical clearance of 13’-6”.
40. D105.3 – For buildings with eaves ≥ 30 feet:

    Access roads shall be at least 26 feet wide, with 13’-6” vertical clearance.

    Setback shall be a minimum of 15 feet and a maximum of 30 feet.

    D104.1 – Buildings exceeding three stories or 30 feet in height shall provide at least two means of fire apparatus access.
41. Provide temporary turn-around for phased construction streets that exceed 150’ in length. Refer to Paso Robles Standard Details and Specifications.

Provide on address side of building:

ADDRESSING & IDENTIFICATION

42. Address size, location, and color contrast require PRFD approval. Minimum 6-inch height with contrasting color is required.
43. PRMC 17.04.030 – Address Identification (505.1.1):

    Where a building or group of buildings (five units or more) is served by an alley or interior driveway, numbers or alphabetical designation shall be displayed on a directory/annunciator board, approved by the Fire Marshal, at each entrance.

    The property owner, HOA, or responsible party shall maintain the directory.

    Prior to the issuance of Certificate of Occupancy:

FIRE LANES & SIGNAGE

44. Fire lanes shall be painted and signed per 2022 CFC Chapter 5 and Appendix D §D103.6.
45. Fire lane markings and signage shall also comply with California Vehicle Code §21458.

FIRE PROTECTION REQUIREMENTS

46. Knox Box access is required on the addressed/front side of the clubhouse (CFC 506.1).
47. Fire extinguisher locations shall be verified and approved by PRFES prior to installation.
48. Final Fire Inspection is required prior to occupancy.

ENGINEERING CONDITIONS OF APPROVAL (P25-0080)

GENERAL ENGINEERING REQUIREMENTS

1. General Code, Engineering, and Utility Compliance

For each phase of the project, the Applicant/Developer shall design, permit, and construct all required public and private improvements, in accordance with the City of Paso Robles Municipal Code, adopted Ordinances, City Standard Details and Specifications, the approved exhibits, all Engineering Conditions of Approval, and all other applicable local, State and Federal regulations.

2. City Standards

All improvements, both public and private, shall be consistent with the latest edition of the City Standard Details and Specifications except where the Applicant / Developer has requested and been granted a formal design exception by the City Engineer. Design exceptions shall be submitted, as required by the City Engineering Standard Details and Specifications and shall be accompanied by the required application and review fee. The Applicant/Developer shall summarize the need for the request, alternatives, and may be asked to propose final construction details, specifications, and minimum construction tolerances/testing for review and approval by the City Engineer in support of the request. The request shall be approved by the City Engineer prior to submittal of complete improvement plans.

3. Project Phasing and Buildout

The project may be developed in phases, subject to review and approval of each phase by the Director of Community Development and City Engineer prior to issuance of permits. All infrastructure and improvements necessary to serve each phase shall be constructed or otherwise provided as part of that phase. All required off-site improvements, including frontage improvements, shall be completed prior to issuance of the first certificate of occupancy, unless otherwise approved by the City Engineer.

Phasing of public infrastructure improvements shall not be permitted unless a phasing plan has been specifically analyzed and approved by the City Engineer and Utilities Director demonstrating that each phase can be adequately served by all required utilities, access, and public infrastructure. If such phasing analysis has not been prepared and approved to the satisfaction of the City Engineer and Utilities Director, all required public infrastructure and utility improvements necessary to serve the project shall be constructed prior to issuance of any building permits or certificates of occupancy.

4. Substantial Conformance

The project shall be constructed in substantial conformance with these Conditions of Approval, and it shall be constructed in substantial conformance with the following exhibits:

a) Site-Specific Conditions of Approval
b) Site Plan
c) Drainage Study
d) Stormwater Control Plan
e) Landscape Plan
f) Utility Plan

5. Concept Utility Plans

The locations, alignments, and sizes of all utilities shown on the site plan, including but not limited to water, recycled water, sewer, fire lines, and storm drains, are schematic only and subject to change. Final utility design and placement shall be determined upon submittal of improvement plans for review and approval by the City, ensuring compliance with all applicable City standards and requirements.

6. Utilities Serving Property

Separate utilities, including water, sewer, gas, electricity, telephone, and internet shall be served to each parcel / unit facility to the satisfaction of the City Engineer and serving utility companies and Utilities Department. All public and private wet utility mains/laterals shall be shown on the public improvement plans and shall be constructed in accordance with the latest edition of the City Standard Details and Specifications unless a waiver or alternate standard is approved by the City Engineer. The plans shall clearly delineate and distinguish public and private improvements.

7. Public Right-of-Way Encroachment Permit

All work within or affecting the public right-of-way shall require an encroachment permit issued by the City. Such work shall not commence until the required encroachment permit has been obtained and all applicable Improvement Plans have been approved by the City Engineer. All work shall be performed in accordance with the approved permit, City standards, and applicable State and Federal regulations.

8. Insurance – Work Within Public Right-of-Way

Prior to the issuance of any encroachment permit or commencement of work within the public right-of-way, the Applicant/Developer and its contractors shall procure and maintain insurance in forms and amounts acceptable to the City's Risk Manager. Such insurance shall include, at a minimum, commercial general liability, automobile liability,

and workers' compensation coverage, naming the City, its officers, officials, employees, and agents as additional insureds. Certificates of insurance and required endorsements shall be submitted to the City for review and approval prior to permit issuance and shall remain in effect for the duration of the permitted work. Coverage limits, endorsements, and any additional requirements shall be subject to approval by the City and may be adjusted based on the scope and risk of the work consistent with the terms of the City Encroachment Permit.

9. Overhead Utility Service

No new overhead utility lines, facilities, or appurtenances shall be installed within or fronting the project site along Ardmore Road. All new utility installations shall be placed underground to the satisfaction of the City Engineer.

10. Fee Agreement

Prior to the submittal of any plans for City plan review, the Applicant shall enter into a Fee Agreement with the City**,** in a form approved by the City Attorney, to reimburse the City for all costs associated with review, inspection, administration, and implementation of the project.

11. FEMA Flood Zone Compliance

Based on the information available at the time of approval, the project site is not located within a flood hazard area as designated by the Federal Emergency Management Agency (FEMA).

If, at any time during final design, permitting, or construction, any portion of the project is determined to be located within a FEMA-designated flood hazard area, the Applicant/Developer shall demonstrate full compliance with all applicable FEMA requirements, including but not limited to floodplain management standards, elevation requirements, flood-proofing criteria, and any required Letters of Map Revision (LOMR) or Conditional Letters of Map Revision (CLOMR), as applicable, to the satisfaction of the City Engineer and in compliance with the City's adopted floodplain management regulations.

12. Transportation Impact Fee Payment

The Applicant/Developer shall pay all applicable City of Paso Robles Transportation Impact Fees in accordance with the Paso Robles Municipal Code (prior to building certificate of occupancy), the adopted Development Impact Fee Schedule, and any applicable updates or amendments in effect at the time of permit issuance. Fees shall be calculated based on the project's land use, intensity, and anticipated impact on the City's transportation infrastructure, as determined by the City Engineer. Payment of these fees is required to mitigate the project's proportional impact on the City's roadway network and ensure compliance with the City's transportation improvement plans.

13. Community Facilities District Annexation (CFD No. 2005-1 – Public Services)

Prior to approval of any phase of the Final Map by the City Council, the Applicant/Developer shall annex the project site into the City of Paso Robles Community Facilities District No. 2005-1 (Public Services), or successor district, in accordance with the City's established procedures. All required petitions, annexation documents, boundary maps, notices, and associated fees shall be prepared and submitted to the satisfaction of the City Manager, City Attorney, and Finance Director. The Final Map shall not be approved by the City Council until the CFD annexation has been completed or is scheduled for concurrent consideration with the Final Map.

14. Consolidated Improvement Plans

Prior to issuance of any grading permit, encroachment permit, or building permit, the Applicant/Developer shall prepare and submit one consolidated Improvement Plans for review and approval by the City Engineer.

The consolidated Improvement Plans shall integrate and clearly coordinate all on-site improvements, including but not limited to the following:

a. Water systems, including domestic, fire, irrigation, all appurtenances, and any special facilities where applicable.
b. Sanitary sewer systems, including mains, laterals, cleanouts, and appurtenances.
c. Grading and earthwork.
d. Drainage and stormwater management facilities.
e. Paving and site access, including internal drive aisles, parking areas, emergency access, and pedestrian circulation, and clearly identifying which paving and access improvements are constructed with each building or phase of development.
f. Parkway and on-site landscaping and irrigation, including a unified landscape and irrigation plan that coordinates on-site landscaping with any off-site or parkway improvements within the public right-of-way.

g. Utility Plans

The consolidated Improvement Plans shall be prepared by the Engineer of Record and shall demonstrate internal consistency between all disciplines, including but not limited to horizontal and vertical alignment, utility conflicts, drainage flow paths, finished grades, access and circulation, landscaping interfaces, and construction sequencing.

Separate or standalone plan sets for individual on-site disciplines shall not be permitted unless expressly approved in writing by the City Engineer and Community Development Director.

Final Map / Subdivision Requirements

15. Final Map Preparation, Review, and Recordation

Prior to issuance of any building permit, the Applicant/Developer shall cause a Final Tract Map to be prepared by, or under the direction of, a California-licensed Land Surveyor or Civil Engineer authorized to practice land surveying. The Final Map shall be submitted to the City for review and approval, shall be in substantial conformance with the approved Vesting Tentative Map and all applicable Conditions of Approval, and shall comply with the Subdivision Map Act and all applicable City, County, and State requirements.

The Final Map, as approved by the City, shall be filed in the Office of the County Recorder prior to issuance of the first building permit. Any deviations from the approved Tentative Map shall require City review and approval and shall not be permitted unless determined by the City to be in substantial conformance with the approved Tentative Map and Conditions of Approval.

16. Title Report Requirements

The Applicant/Developer shall submit a current preliminary title report as part of the Final Map review for City review. The title report shall be dated within ninety (90) days of submittal, shall be kept current throughout the Final Map review process, and shall be updated as necessary to reflect any changes in title. A current preliminary title report shall be provided in conjunction with the Preliminary Subdivision Guarantee prior to the City Council meeting at which the Final Map is considered for approval.

17. Deed Restriction & Covenant Requirement

Prior to approval and recordation of any phase of the Final Map, the subdivider shall prepare and submit a separate Deed Restriction and Covenant for all parcels designated for non-residential, commercial, or industrial use, including but not limited to open space, drainage facilities, private streets, driveways, public utility parcels, trails,

pedestrian access easements, private driveways, and any other parcels not intended for residential use. The Deed Restriction and Covenant shall be in a form approved by the City and shall be recorded concurrently with the applicable phase of the Final Map. The document shall limit the use of each affected parcel to its designated purpose and shall prohibit any future development or use inconsistent with that intended function without prior City approval.

18. Monumentation

All subdivision monumentation shall be set in accordance with the Subdivision Map Act, the California Land Surveyors Act, and City Survey Standards prior to map recordation unless deferred with security acceptable to the City Engineer.

19. Easement Subordination and Recordation Restrictions

Prior to recordation of the Final Tract Map or Parcel Map, the Applicant/Developer shall not grant or record any easements within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction lines, or other public purposes, unless such easements are expressly subordinated to the proposed grant or dedication in a manner acceptable to the City Engineer.
Any easements created or recorded after approval of the Tentative Map shall be properly subordinated by the easement holder prior to recordation of the Final Map.

20. Off-Site Easements

Prior to approval of the Final Map or issuance of building permits, the Developer shall dedicate to the City any easements required for construction, access, operation, or maintenance of public improvements not shown on the map, in a form acceptable to the City Engineer.

21. Access Restriction to Ardmore Road

Prior to recordation of the Final Map, the Applicant shall dedicate an access restriction along the entire Ardmore Road and Ardmore Road extension frontage for all lots abutting Ardmore Road, as determined by the City Engineer. The access restriction shall prohibit direct vehicular access to Ardmore Road from the affected lots and shall be shown on the Final Map and recorded concurrently with the map.

The form, limits, and extent of the access restriction shall be subject to review and approval by the City Engineer and City Attorney.

22. Bonding of Deferred Improvements

If any required monumentation, public improvements, and/or private street improvements are not fully constructed, completed, and accepted by the City prior to recordation of the Final Map, the Subdivider shall enter into a Subdivision Improvement Agreement (SIA) with the City.

As part of the SIA, and prior to recordation of the Final Map, the Subdivider shall furnish security acceptable to the City Engineer and City Attorney, including but not limited to the following:

a. Faithful Performance Bond - A faithful performance bond in an amount equal to one hundred percent (100%) of the estimated cost of all required but uncompleted monumentation, public improvements, and private street improvements, including appurtenant facilities, as approved by the City Engineer, guaranteeing the full and faithful completion of said improvements in accordance with approved plans, specifications, and City standards.
b. Labor and Materials (Payment) Bond - A labor and materials bond in an amount equal to one hundred percent (100%) of the estimated cost of the required but uncompleted improvements, ensuring payment to contractors, subcontractors, laborers, and material suppliers.
c. Monumentation Security - If survey monumentation has not been fully set prior to Final Map recordation, the Subdivider shall also provide a separate monumentation bond or cash deposit, in an amount and form approved by the City Engineer, to guarantee the setting of all required survey monuments in accordance with the Subdivision Map Act and City requirements.

All bond amounts shall be based on City Engineer–approved cost estimates and shall include all costs associated with construction, inspection, administration, and contingency, as determined by the City.

No Final Map shall be recorded until the Subdivision Improvement Agreement is fully executed and all required bonds and securities have been submitted to and approved by the City.

23. Design Changes and Record Documentation Prior to Bond Release

No material changes or deviations from the City-approved Improvement Plans shall be made without a written plan addendum reviewed and approved by the City Engineer prior to construction of the affected work. Any field changes, design revisions, or modifications shall be documented through City-approved addenda.

Prior to final acceptance of improvements and release of any performance, payment, or monumentation bonds, the Applicant/Developer shall submit to the City complete record drawings (“as-builts”), prepared by the Engineer of Record, reflecting all approved addenda and field changes, along with any required certifications, reports, and documentation, to the satisfaction of the City Engineer.

HOA / POA CC&R’s

24. Formation of Homeowners’ Association and Maintenance Responsibilities

Prior to issuance of the first building permit or Certificate of Occupancy, the Applicant/Developer shall establish a Homeowners' Association (HOA), or other City-approved entity responsible for the ownership, operation, repair, and long-term maintenance of all private and common improvements associated with the project. Private and common improvements subject to this requirement shall include, but not be limited to, shared or private streets and driveways, drainage and stormwater facilities, utilities located on private property, utilities that will be privately owned, operated and maintained, open space and landscaped areas, slope and retaining structures, pedestrian and trail facilities, lighting, signage, and any other private or common improvements not intended to be owned or maintained by the City or another public agency.

The Applicant/Developer shall provide documentation satisfactory to the City demonstrating the establishment of the HOA or approved entity and its responsibility for ongoing maintenance prior to issuance of the first building permit or Certificate of Occupancy, as determined by the City.

25. CC&R Preparation and Recordation

Draft CC&Rs shall be submitted for City review and approval prior to City Council consideration of the first phase of the Final Map. The CC&Rs shall be recorded concurrently with the first Final Map phase unless otherwise approved by the City. Contents and Required Elements - The CC&Rs shall include provisions addressing ownership, operation, funding, and long-term maintenance of all private improvements and facilities, including but not limited to:

a. Private streets and driveways
b. Drainage facilities operations and maintenance
c. Stormwater quality basins operations and maintenance
d. Open space, landscaping
e. Public infrastructure located on private property
f. Private water, sewer, or other private utility facilities
g. Any parcel subject to the required Deed Restriction and Covenant
h. Maintenance Responsibilities - The CC&Rs shall establish a Homeowners Association (HOA) or other approved private entity responsible for the operation, repair, and long-term maintenance of all private/common area improvements. Maintenance obligations shall include routine maintenance, periodic capital replacement, and emergency repairs.
i. City Rights and Remedies - The CC&Rs shall grant the City the right, but not the obligation, to enter private property to correct life-safety hazards or maintenance failures that constitute a public nuisance if the HOA or responsible entity fails to act after written notice. All associated costs shall be reimbursed by the HOA and may be attached as a lien.

j. Consistency With Deed Restriction & Covenant - The CC&Rs shall not conflict with the Deed Restriction & Covenant. In the event of a conflict, the Deed Restriction shall control. The CC&Rs shall cross-reference all restricted-use parcels.
k. Amendment Limitations - Any amendments affecting private streets, drainage facilities, utility parcels, open space, or any restricted-use parcel shall require prior written City approval.
l. Verification Prior to Permit Issuance - Prior to issuance of building permits within any phase, the City shall verify that the recorded CC&Rs reflect all maintenance and use restrictions applicable to that phase.
m. The Applicant/Owner shall include a provision within the recorded Covenants, Conditions, and Restrictions (CC&Rs) stating that, once established and recorded, the CC&Rs shall not be amended, modified, rescinded, or otherwise changed without the prior written approval of the City. The required provision shall further state that any proposed amendment to the CC&Rs shall be submitted to the City for review and approval prior to recordation, and that any amendment made without prior City approval shall be void and of no force or effect.
n. Include a provision that the Homeowners' Association (HOA) acknowledges that all private streets within the project are and shall remain private, and shall not be dedicated to or accepted by the City as public streets, now or in the future.
o. Include a provision stating that the Homeowners' Association (HOA) shall be responsible for restoration and repair of all private street, driveway, and common area surface improvements disturbed by maintenance, repair, or replacement of public utilities. All surface restoration shall be completed in a timely manner and returned to a condition equal to or better than that which existed prior to the disturbance. The City shall have no obligation to repair or restore private surface improvements associated with such work.

PUBLIC IMPROVEMENT PLANS

26. Public Improvement Plans (City Right of Way)

The Applicant/Developer shall prepare Improvement Plans, to the satisfaction of the City Engineer, for all public infrastructure within the public right-of-way and within any separate easement areas on the project site. The Improvement Plans shall include, as applicable, public street frontage improvements, encroachments within the public right-of-way, public utilities, storm drain facilities within or discharging to the public right-of-way, traffic control devices, signing and striping, ADA facilities, and related appurtenances.

The design plans for all public improvements shall be incorporated into the consolidated Improvement Plans and submitted to the City for review and approval by the City Engineer prior to issuance of any grading permit, encroachment permit, or building permit that relies upon or impacts the public right-of-way. No grading, demolition, excavation, utility installation, or construction activities within the public right-of-way, or affecting public streets, sidewalks, drainage facilities, or utilities, shall commence until all applicable public improvement plans, as part of the approved consolidated Improvement Plans, have been approved and all required City permits have been issued.

27. Public Street Improvements

The Applicant/Developer shall design, permit, bond, and construct all public street improvements, including frontage, driveway, and pedestrian improvements shown on the VTTM plans, to the satisfaction of the City Engineer. Such public improvements shall include, but are not limited to, the following:

Street Name	Curb & Gutter	Sidewalk	Paving	Streetlights	Parkway Landscape	Striping, signage and Markings
Ardmore Rd (Frontage)	XX	XX	XX	XX	XX	XX
Ardmore Rd (Extension w/in Project)	XX	XX both sides	XX	XX	XX	XX

a. Public street frontage improvements along Ardmore Road and Ardmore Road extension, including pavement, curb, gutter, sidewalk, parkway landscape including street trees, and related roadway features.
b. Sidewalks, curb ramps, and pedestrian facilities within the public right-of-way, including all ADA-compliant improvements and upgrades required as a result of the project.
c. Signing, striping, pavement markings, traffic control devices, median, and street lighting necessary to serve the project or maintain public safety.
d. Any other frontage or access-related improvements within or affecting the public right-of-way that are shown on the approved plans or determined to be necessary by the City Engineer.
e. Install bulb outs on Ardmore Rd extension on the east side of Ardmore Road and both sides of the project access.
f. Install Street Name Signs at the Ardmore Intersection.
g. Install Stop Sign / Legend at Ardmore Intersection.

All frontage and access improvements shall be included in the consolidated Improvement Plans for the project and shall be constructed prior to occupancy of any building served by such improvements (unless an alternative timing is expressly approved by the City).

28. Proposed Driveways (Ardmore Road and Ardmore Road Extension)
The proposed driveways shall be shown on and constructed in accordance with the public improvement plans, to the satisfaction of the City Engineer. Driveway design and construction shall comply with applicable City standards**,** ADA accessibility requirements**,** and County of San Luis Obispo sight distance requirements**,** as applicable**.**

29. Street Improvement Transition along the Northerly Property Line
The Applicant shall design and construct all required frontage improvements to provide a smooth and functional transition between the proposed project frontage improvements and the existing improvements along Ardmore Road at the northerly property line, to the satisfaction of the City Engineer. The transition design shall be shown on the improvement plans and shall ensure continuity of pavement, curb, gutter, sidewalk, drainage, and grades, as applicable.

30. Public Utility and Storm Drain Improvements within the Public Right-of-Way
The Applicant/Developer shall design, permit, and construct, all public utility and storm drain improvements located within, crossing, or discharging to the public right-of-way, as shown on the approved plans or as required by the City Engineer. Such improvements include, but are not limited to:

a. Public water and sewer facilities within the public right-of-way, including mains, services, valves, manholes, cleanouts, and appurtenances.
b. Public storm drain facilities within or discharging to the public right-of-way, including inlets, laterals, pipes, energy dissipation features, and connections to existing public systems.
c. Utility relocations, abandonments, and protections necessary to accommodate the project and avoid conflicts within the public right-of-way; and
d. Any other public utility improvements required to support the project or protect public infrastructure, as determined by the City Engineer.

All public utility and storm drain improvements shall be shown on the consolidated Improvement Plans. No construction, trenching, or discharge affecting the public right-of-way shall occur until all applicable plans are approved and all required permits are issued.

31. Off-Site Intersection Improvements
The Applicant/Developer shall design, permit, and construct required off-site public intersection improvements, generally consistent with the approved entitlement application plans and applicable City standards, to the satisfaction of the City Engineer.

The locations shall include Ardmore Road Intersection (Project Entrance). Intersection improvements shall include, but are not limited to, the following:

a) Construction of curb extensions (bulb-outs), or similar geometric features, as required.
b) Removal, reconstruction, or modification of existing concrete and crosswalk improvements, including decorative or stamped concrete (if the applicant proposes), as necessary to accommodate the approved intersection geometry and pedestrian facilities.
c) Installation of ADA-compliant curb ramps, bulb outs, crosswalks, and pedestrian improvements, including detectable warning surfaces and associated sidewalk reconstruction.
d) Modifications to signing, striping, and pavement markings necessary to implement the approved intersection configuration and maintain public safety.
e) Coordination with existing street lighting facilities, including protection, relocation, or adjustment, as required.
f) Any additional improvements within the public right-of-way necessary to fully implement the intersection design and ensure safe vehicular and pedestrian operations, as determined by the City Engineer.

The design plans for this required improvement shall be incorporated into the consolidated Improvement Plans. No grading, demolition, excavation, utility installation, or construction activities within the public right-of-way, or affecting public streets, sidewalks, drainage facilities, or utilities, shall commence until approval of the consolidated Improvement Plans.

32. Intersection Street Lighting – Ardmore Road

Prior to approval of off-site improvement plans or issuance of any encroachment permit, the Applicant/Developer shall prepare and submit a photometric lighting analysis for the affected intersection(s) and adjoining roadway segments for review and approval by the City Engineer. The photometric analysis shall demonstrate that proposed and existing street lighting provides illumination levels consistent with City standards and all applicable state and federal requirements for vehicular, bicycle, and pedestrian facilities.

Based on the approved photometric analysis, the Applicant/Developer shall install new street lighting, modify existing lighting, or otherwise implement lighting improvements necessary to adequately illuminate the intersection(s) and pedestrian crossing areas, or alternatively demonstrate, to the satisfaction of the City Engineer, that existing street lighting provides sufficient illumination and that no additional improvements are required.

All work shall be completed to the satisfaction of the City Engineer prior to final inspection or occupancy, unless otherwise approved by the City.

33. Half-Width Resurfacing Public Street

The Applicant/Developer shall resurface one-half (½) of the paved roadway width of Ardmore Road and Ardmore Road extension along the project frontage (including limits

of utility connections to address pavement impacts resulting from project construction activities, including utility trenching, excavation, and heavy construction traffic. The limits of resurfacing shall extend the full length of the project frontage and any additional areas damaged or disturbed by construction, as determined by the City Engineer.

Resurfacing improvements shall be designed and constructed in accordance with City Standard Plans and Specifications and shall include all necessary pavement removal, grinding, leveling course, asphalt concrete paving, and striping and signage, as applicable. Prior to issuance of grading or building permits, the Applicant/Developer shall submit a pavement restoration and resurfacing plan as part of the consolidated improvement plans. All resurfacing work shall be completed to the satisfaction of the City Engineer prior to final inspection or occupancy, unless otherwise approved by the City.

33. Street Lighting Improvements

The Applicant/Developer shall design and install new street lighting improvements along both sides of Ardmore Road along the project frontage and Ardmore Road extension within the project, to the satisfaction of the City Engineer. Streetlights shall be designed and installed in accordance with City Standard Plans and Specifications, applicable lighting standards, and utility provider requirements.

Prior to issuance of grading or building permits, the Applicant/Developer shall submit street lighting plans as part of the consolidated improvement plans and photometric analysis (if required), and related calculations for review and approval by the City Engineer.

Streetlights, conduit, and related wiring shall be dedicated to, owned, and operated by the utility company or other agency subject to the review and approval by the City Engineer.

34. Sidewalk, Curb, and Gutter Improvements

The Applicant/Developer shall complete the missing sidewalk segment at the easterly end of the project frontage to fully close the existing sidewalk gap, in a manner satisfactory to the City Engineer. In addition, the Applicant/Developer shall remove and replace any existing sidewalk, curb, and gutter along the project frontage that is damaged, cracked, displaced, or otherwise impacted by project construction, as determined by the City Engineer. The design for this improvement shall be incorporated into the consolidate improvement plans.

All sidewalk, curb, and gutter improvements shall be designed and constructed in conformance with applicable City standard plans and specifications. The timing and limits of required removal and replacement shall be coordinated with the City Public Works Inspector and shall occur at the completion of building construction or at another time approved by the City Engineer.

35. Future Street Extension Notice Sign – Ardmore Road

Prior to issuance of any Certificate of Occupancy for the project, or prior to acceptance of public improvements (whichever occurs first), the Applicant shall install a temporary sign at the east end of Ardmore Road, at the terminus of the planned construction, stating:

"NOTICE – THIS STREET TO BE EXTENDED IN THE FUTURE."

The sign location, size, materials, mounting method, and final placement shall be subject to review and approval by the City Engineer. The sign shall be maintained by the Applicant until such time as the street extension is constructed or the City Engineer determines the sign is no longer required.

EASEMENTS, DEDICATIONS & CERTIFCATE OF COMPLIANCE

~~**36. Certificate of Compliance for Lot Line Adjustment or Lot Merger**~~

~~The applicant shall submit a Certificate of Compliance for lot mergers or lot line adjustments necessary to relocate property lines outside of proposed building envelopes. The configuration and location of proposed lot lines shall be subject to review and approval by the City Engineer to ensure consistency with approved development plans. The Certificate of Compliance must be recorded in the Office of the County Recorder prior to issuance of any building permit.~~

~~**37. Reciprocal Access and Parking Easement**~~

~~As a condition of approval of the Lot Line Adjustment, the Applicant shall prepare and record a reciprocal access and parking easement across all adjusted lots. The easement shall provide for shared vehicular and pedestrian access, circulation, and parking between the affected parcels, and shall be in a form and substance satisfactory to the City Engineer and City Attorney.~~

~~The easement document shall run with the land, bind all current and future owners of the adjusted parcels, and ensure continued reciprocal access and parking rights consistent with the approved site plan. Evidence of recordation shall be provided to the City prior to Certificate of Compliance approval and recordation.~~

38. Easement Dedications

The applicant must dedicate any necessary easements shown on the project site plans, and tentative map or required by the project. Easements shall be reviewed and approved by the City and dedicated by separate easement document or as part of the final map, prior to issuance of any building permit.

39. Public Easements

All required public street, utility, drainage, access, trail, slope, and open-space easements shall be granted on the Final Map or by separate concurrent instruments

approved by the City and recorded concurrently with the Final Map and shall remain in effect for the life of the Project.

40. Private Access Easements
Private streets and common area parcels shall be clearly labeled on the Final Map and restricted for their intended function consistent with the approved CC&Rs and any applicable Deed Restriction and Covenant, prior to recordation of the Final Map and thereafter maintained in accordance with the recorded documents.

41. Public Utility Easements (PUEs)
PUE's shall be provided at all locations necessary for public water, sewer, storm drain, electric, gas, fiber, and telecommunications infrastructure shown on the approved improvement plans and shall be shown on the Final Map or granted by separate concurrent instruments, prior to and concurrent with recordation of the Final Map.

42. Other easements determined necessary to support the project improvements as shown on the project exhibits and in accordance with the City's adopted codes, ordinances and standards.

43. Existing Easements within Proposed Building Footprint
Prior to issuance of any building permit, the Applicant shall verify the location of all existing utility services within the limits of the planned construction. Any private utility services located within the footprint of a proposed structure shall be relocated outside of the building envelope to the satisfaction of the City. Verification and any required relocations shall be completed prior to issuance of the building permit and shall be at the Applicant's sole cost.

44. This tentative map approval is subject to the applicant / developer's acceptance of the following conditions for acquisition of easements/right-of-way:

A. The applicant / developer must secure, at the applicant / developer's expense, sufficient title, or interest in land to permit construction of any required off-site improvements.
B. If the applicant / developer is unable to acquire sufficient title or interest to permit construction of the required off-site improvements, the applicant / developer must notify the City of this inability not less than six months prior to approval of the Tract/Parcel Map. In such case, the City may thereafter acquire sufficient interest in the land, which will permit construction of the off-site improvements by the applicant / developer.
C. The applicant / developer must pay all of the City's costs of acquiring said off-site property interests pursuant to Government Code Section 66462.5. Applicant / developer must pay such costs irrespective of whether the Tract/Parcel Map is recorded or whether a reversion occurs. The cost of

acquisition may include, but is not limited to, acquisition prices, damages, engineering services, expert fees, title examination, appraisal costs, acquisition services, relocation assistance services and payments, legal services and fees, mapping services, document preparation, expenses, and/or damages as provided under Code of Civil Procedures Sections 1268.510-.620 and overhead.

D. The applicant / developer agrees that the City will have satisfied the 120-day limitation of Government Code Section 66462.5 and the foregoing conditions relating thereto when it files its eminent domain action in superior court within said time.
E. At the time the applicant / developer notifies the City as provided in “B” hereinabove, the applicant / developer must simultaneously submit to the City in a form acceptable to the City all appropriate appraisals, engineering specifications, legal land descriptions, plans, pleadings, and other documents deemed necessary by the City to commence its acquisition proceedings. Said documents must be submitted to the City for preliminary review and comment at least 30 days prior to the applicant / developer's notice described hereinabove at “B”
F. The applicant / developer agrees to deposit with the City, within five days of request by the City, such sums of money as the City estimates to be required for the costs of acquisition. The City may require additional deposits from time-to-time.
G. The applicant / developer must not sell any lot/parcel/unit shown on the Tract/Parcel Map until the City has acquired said sufficient land interest.
H. If the superior court thereafter rules in a final judgment that the City may not acquire said sufficient land interest, the applicant / developer agrees that the City may initiate proceedings for reversion to acreage.
I. The applicant / developer must execute any agreements mutually agreeable prior to approval of the Tract/Parcel Map as may be necessary to assure compliance with the foregoing conditions.
J. Failure by the applicant / developer to notify the City as required by “B” hereinabove, or simultaneously submit the required and approved documents specified in “E” hereinabove, or make the deposits specified in “F” hereinabove, must constitute applicant / developer's waiver of the requirements otherwise imposed upon the City to acquire necessary interests in land pursuant to Section 66462.5. In such event, subdivider must meet all conditions for installing or constructing off-site improvements notwithstanding Section 66462.5

45. New Utility Installation Locations

All utilities shall be installed underground unless otherwise approved by the City Engineer.

46. Parkway Landscape

The Applicant shall design and construct planting and irrigation within the City right-of-way along the project frontage to the satisfaction of the City Engineer and shall be included as part of the on-site landscape improvements, including installation of street trees as required by the Planning Department, and shall be consistent with the Conceptual Landscape Plan. The design for these improvements shall be incorporated into the consolidate improvement plans.

The Applicant shall be responsible for the ongoing maintenance of all landscaping and irrigation improvements located within the public right-of-way, in accordance with City standards and the Project Conditions of Approval.

47. Right-of-Way Landscape Maintenance Agreement

The Applicant/Developer shall enter into an agreement with the City, in a form acceptable to the City Engineer and Community Development Director, to maintain in perpetuity all landscaping installed within the public right-of-way, including but not limited to street trees, irrigation systems, and associated appurtenances.

The agreement shall clearly assign responsibility for ongoing operation, maintenance, repair, and replacement of the landscaping and irrigation improvements, and shall be executed and approved prior to issuance of the first building permit, unless otherwise approved by the City.

48. Sight Distance At Existing and Planned Driveways

All planting adjacent to driveways and intersections shall comply with the County of San Luis Obispo Sight Distance Standards and A-5 Series Drawings. No vegetation, wall, fence, monument, or other sight distance obstruction shall be placed within the restricted area at the corner of any public road intersection, or inside curve of any knuckle. An obstruction is anything higher than 2.5-feet above either the nearest pavement surface or the nearest traveled way (where there is no pavement).

GRADING, GEOLOGY & EARTHWORK

49. Grading Plans, Geotechnical Compliance, and Certifications

No grading activities shall commence until issuance of a grading permit. The Applicant/Developer shall comply with the following requirements to the satisfaction of the City Engineer:

Pre-Grading Requirements (Prior to Grading Permit Issuance)

a. **Grading Plans:** Rough Grading Plans shall be prepared and submitted for review and approval by the City Engineer.

b. **Geotechnical Report:** A geotechnical report prepared by a qualified geotechnical engineer or certified engineering geologist shall be submitted to support the proposed grading and improvements. The report shall address site-specific soil conditions and include recommendations for grading, foundations, slope stability, compaction, drainage, stormwater basin infiltration, and bioretention features, as applicable.
c. **Geologic and Seismic Compliance:** All geologic hazard mitigation measures, over-excavation requirements, seismic hazard mitigation measures, and soils report recommendations identified in the approved Geotechnical/Soils Report shall be incorporated into the grading plans and satisfied prior to issuance of grading permits.
d. **Geotechnical Review:** The grading plan(s) shall be reviewed and approved by the project geotechnical engineer and/or soils engineer. A confirmation letter verifying that all recommendations of the approved Geotechnical/Soils Report have been incorporated into the project shall be submitted to the City Engineer prior to issuance of grading permits.
e. **Haul Route Approval:** If grading operations include import or export of material, a haul route plan shall be submitted and approved by the City prior to issuance of grading permits.
f. **Off Site Grading**: Before the City Engineer, or designee issues a grading permit, the applicant / developer must obtain a notarized Letter of Permission for grading outside of the property lines/tract boundary from the adjacent property owner(s) (If Applicable).

50. Grading Operations and Post-Rough Grading Requirements

All grading activities shall be performed in conformance with the following:

a. Geotechnical Compliance: All grading activities shall be performed in conformance with the recommendations of the approved Geotechnical/Soils Report.
b. Erosion Control and BMPs: Temporary erosion control measures, drainage facilities, and stormwater Best Management Practices (BMPs) shall be implemented and maintained during all grading operations.
c. Rough Grading Certification: Upon completion of rough grading, rough grade certifications and compaction reports prepared by the project engineer and geotechnical consultant shall be submitted to the City Engineer for review and approval.

51. Fine Grade Plans

No building permits shall be issued until a Fine Grading Plan, which may be incorporated into the building plans, has been prepared, submitted, and approved by the City Engineer. The Fine Grading Plan shall be consistent with the approved Improvement Plans and shall be approved prior to issuance of building permits or commencement of construction of site improvements.

52. Final Grading Certifications

Before occupancy the following must be addressed to the satisfaction of the City Engineer.

a. Final grading certifications, prepared by the Applicant/Developer's engineer and geotechnical consultant, shall be submitted to and approved by the City Engineer prior to issuance of Certificates of Occupancy.
b. Final Compaction Report
   A final compaction report, prepared by the project geotechnical consultant, shall be submitted to the City Engineer prior to occupancy.

53. General Construction Activities Stormwater Permit

The Applicant/Developer shall obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the Applicant/Developer shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the Applicant/Developer shall submit a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI. The WDID number shall be included by reference on all construction plan sets. An erosion control plan shall be included with the improvement plans and all building plan submittal for demolitions, grading and new construction. A hard copy of the SWPPP shall be provided to the City Engineer in conjunction with the improvement plans.

54. Tree Protection

Prior to issuance of grading, improvement and building permits, the Applicant/Developer shall implement all tree protection requirements for the Oak Trees onsite that will remain. The Applicant/Developer shall comply with the report during all grading and construction activities.

All applicable tree protection notes and requirements from the Arborist Report shall be incorporated into the consolidated improvement plans, to the satisfaction of the City Engineer and Planning Director.

55. Import - Earthwork

The Preliminary Grading Plan shows an import of approximately 7900 CY of dirt to the project. Before the City Engineer, or designee, issues a grading permit for this project, the applicant / developer must submit a copy of the grading permit for the export/receiving site and an exhibit of the proposed haul route. The applicant / developer is responsible to obtain approval from all applicable agencies for the dirt hauling operation.

The applicant / developer must comply with the following requirements for the dirt hauling operation:

a. Obtain an encroachment permit for the work.
b. The hours of operation shall be between 8:30 am to 3:30 pm.

c. Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the City Engineer.
d. Provide traffic control and flagging personnel along the haul route to the satisfaction of the City Engineer.
e. The applicant / developer must pay a Haul Route Pavement Repair Security Cash Deposit (Deposit) of $50,000/$100,000, which may be increased or decreased based upon an estimated cost to complete the repairs of streets damaged during the dirt hauling operation. The limits and scope of the repairs must be determined by the City Engineer. In order to receive a refund of the Deposit, the applicant / developer or subsequent property owners must complete the pavement repairs to the satisfaction of the City Engineer within one year from the completion of the dirt hauling operation. If the pavement repairs are not completed within one year, the City may use the Deposit to complete the repairs. Any funds remaining at the completion of the repairs will be refunded to the applicant. If the Deposit is insufficient to complete the repairs, the City will seek additional funds from the applicant / developer.
f. Before the issuance of building permits/Tract/Parcel Map approval/building final, the applicant / developer must repair any pavement damaged by the dirt hauling operation to the satisfaction of the City Engineer. The limits of the road repairs must be consistent with the approved haul route.

56. Grading Permissions

Prior to issuance of any grading permit:

a. The Applicant must obtain a notarized Letter of Permission for grading over all existing easements, prior to grading permit issuance.
b. The Applicant must obtain a notarized Letter of Permission for grading outside of the property lines/tract boundary from the adjacent property owner(s).

DRAINAGE REQUIREMENTS

57. Project Drainage Study

Prior to approval of improvement plans and issuance of any grading permit or other construction permit, the Applicant shall amend the approved Drainage Study to include detailed background and analysis of the proposed off-site storm drain improvements for each project discharge point.

The amended Drainage Study shall clearly identify the scope, location, and purpose of the off-site improvements, including any modifications proposed to the existing storm drain facilities located on Parcel Map PR 18-0067.

The Applicant shall be responsible for all communications, coordination, and agreements with the adjacent property owner(s) upon whose property the off-site storm

drain improvements are proposed. All proposed off-site storm drain improvements, including any changes to existing facilities, shall be subject to review and approval by the City Engineer prior to improvement plan approval.

The Applicant shall be solely responsible for the construction of the off-site storm drain improvements and for the restoration of any existing improvements disturbed by the work, to a condition equal to or better than existing, as determined by the City Engineer.

58. Drainage Design and Reports
Drainage facilities shall be designed and constructed in substantial conformance with the approved Drainage Study and any subsequent final hydrology, hydraulic, and stormwater quality reports approved by the City Engineer. The drainage system shall utilize a combination of surface and subsurface retention and detention basins, onsite storm drain facilities, and area inlets designed to convey the 25-year storm event and detain the 100-year storm event in accordance with City of Paso Robles standards unless otherwise approved by the City Engineer.

59. Cross-Lot Drainage Prohibition and Controls
No cross-lot drainage shall be permitted between individual lots unless permanent drainage improvements are designed and constructed to safely collect, convey, and discharge runoff in a controlled manner, to the satisfaction of the City Engineer. Any approved cross-lot drainage shall be accommodated within a recorded drainage easement, in a form approved by the City Engineer and City Attorney, granting the Homeowners' Association (HOA) the right and obligation to access, operate, inspect, and maintain all associated drainage facilities in perpetuity. Private cross-lot drainage without approved improvements and recorded easements is prohibited.

60. Post-Development Runoff and Mitigation
Post-development peak stormwater runoff rates for the 100-year storm event shall not exceed pre-development runoff rates, consistent with the approved drainage analysis. All on-site runoff shall be retained and/or released at pre-development flow rates. No adverse off-site drainage impacts shall occur unless specifically identified and mitigated through measures approved by the City Engineer.

In addition to complying with the requirement to match pre-development Q100 peak stormwater discharge rates, the Applicant/Developer shall design and construct the proposed stormwater management facilities such that the Northeast (NE) drainage basin also matches pre-development stormwater runoff volume for the 100-year design storm event.

Compliance shall be demonstrated through hydrologic and hydraulic analyses prepared by a qualified civil engineer and submitted for review and approval by the City Engineer. Stormwater detention, retention, or infiltration facilities shall be sized and configured to ensure that post-development runoff from the NE basin does not exceed pre-development peak flow rates or total runoff volume for the applicable design storm.

61. Drainage Approvals and Acceptance

Prior to issuance of grading permits and/or final improvement plan approval, as applicable, the Applicant shall obtain all required drainage acceptance letters and approvals for onsite and off-site drainage facilities. Any required agreements or approvals related to drainage facilities shall be completed to the satisfaction of the City Engineer prior to acceptance of public improvements.

62. Discharge to City Streets

Any stormwater discharge to City streets or public right-of-way shall be designed and constructed in a manner that does not create a hazard to public safety, traffic operations, pedestrians, or adjacent properties, as determined by the City Engineer. All such discharge facilities shall be subject to review and approval by the City Engineer and shall comply with applicable City standards.

STORMWATER CONTROL REQUIREMENTS

63. Stormwater Control Plan and NPDES Compliance

All drainage and stormwater improvements shall comply with applicable NPDES, SWPPP, SWCP, erosion control, and stormwater quality requirements of the City of Paso Robles and the Regional Water Quality Control Board. Stormwater quality best management practices and retention features shall be designed, installed, and maintained to meet City standards and permit requirements.

The Applicant/Developer shall prepare a Stormwater Control Plan (SWCP) that meets Post-Construction requirements per https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/hydromod_lid_docs/2013_0032resolution_signed.pdf that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. The Plan shall be submitted in compliance with the Engineering Standard Details and Specifications. An approved SWCP is required prior to grading permit issuance.

64. Stormwater Management Facility Design

Prior to issuance of grading or building permits, the applicant shall submit design plans for the proposed roadside infiltrator located on private property for review and approval by the City Engineer. The infiltrator shall be designed, sized, and constructed in accordance with approved plans, applicable City standards, and the current Small MS4 Permit requirements to treat stormwater runoff from the adjacent public right-of-way.

65. Stormwater Facility Ownership

The infiltration basins shall remain entirely on private property. The private property owner shall be solely and fully responsible, in perpetuity, for the operation, inspection,

maintenance, repair, and replacement of the infiltrator and all associated appurtenances.

The City shall have no responsibility, obligation, or liability whatsoever for the operation, inspection, maintenance, repair, replacement, failure, or performance of the roadside infiltrator. Approval of the infiltrator's placement on private property shall not be construed as acceptance, dedication, or assumption of responsibility by the City.

66. Stormwater Operation and Maintenance Agreement

The Applicant shall prepare and submit a Stormwater Operations & Maintenance Plan (O&M Plan) for review and approval by the City Engineer. The O&M Plan shall identify all onsite stormwater management facilities, including but not limited to drainage pipes, inlets, surface and subsurface retention/detention basins, and stormwater quality best management practices, and shall define inspection schedules, routine and corrective maintenance procedures, and the responsible party for long-term operation and maintenance.

The Applicant shall enter an agreement with the City for ongoing maintenance in a form acceptable to the City and shall run with the land. The Applicant, or a subsequent property owner or owners, shall be responsible for implementing the O&M Plan upon completion of construction and for maintaining all stormwater facilities in good working order for the life of the project to ensure continued compliance with approved drainage, stormwater quality, and NPDES requirements.

The agreement shall acknowledge the City's right to inspect all stormwater facilities to ensure they are operating as permitted.

The O&M Plan shall be approved and the Maintenance Agreement executed prior to final map recordation or issuance of a certificate of occupancy, whichever occurs first.

67. Surface Basin Landscaping and Safety Fencing

The Applicant shall prepare and submit a detailed landscape and irrigation plan for review and approval by the City prior to issuance of grading or improvement plan approval for area surrounding surface basins. The plan shall provide landscaping along the perimeter of all retention/detention basins shown on the approved project exhibits and drainage plans. Landscaping shall be designed to aesthetically integrate the basins with the surrounding development to the satisfaction of the City Engineer and Planning Department. Where required by City standards, safety fencing shall be provided around surface basins and designed to the satisfaction of the City. All required landscaping, irrigation, and safety fencing shall be installed in accordance with the approved plans

prior to issuance of any Certificate of Occupancy and shall be maintained in a healthy, safe, and effective condition by the Applicant or successor property owner thereafter.

On-Site Improvements

68. On-Site Pedestrian Circulation
The Applicant/Developer shall design and construct continuous, safe, and ADA-compliant pedestrian circulation within the project site, including clearly defined pedestrian pathways connecting buildings, parking areas, open spaces, and site access points to the Public Right of Way, to the satisfaction of the Community Development Director and City Engineer.

69. Private Streets and Stormwater Infrastructure
The Applicant/Developer shall design, and construct all required private streets, storm drain facilities, and stormwater detention and/or treatment basins shown on the approved entitlement application and associated exhibits, plans, and conditions of approval.

All such improvements shall be designed and constructed to the satisfaction of the City Engineer and Utilities Director, in conformance with the approved entitlement application, applicable City codes and ordinances, City Standard Plans and Specifications, approved technical studies, and these Conditions of Approval.

Improvement Plans for private streets and stormwater infrastructure shall be included with the consolidated Improvement Plans. Private streets shall comply with applicable Fire Authority emergency access and load requirements.

Construction of the private streets and stormwater infrastructure shall be subject to City plan review, inspection, and approval. No Certificate of Occupancy shall be issued until all required private streets, storm drain facilities, and stormwater basins have been constructed, inspected, and approved by the City, or otherwise secured to the satisfaction of the City Engineer, if deferral is permitted.

On-Site Private Sewer Improvements

70. On-Site Sanitary Sewer System Design Standards
The Applicant/Developer shall design, construct, and maintain the proposed on-site sanitary sewer collection and conveyance system to standards equivalent to public sanitary sewer facilities. All sewer mains, laterals, cleanouts, manholes, pump stations (if applicable), and appurtenances shall be designed in substantial conformance with

the City's Standard Plans and Specifications, the latest City Design Criteria Manual, and applicable California Plumbing Code and State regulations, unless otherwise approved by the City Engineer.

71. Private On-Site Sanitary Sewer System Responsibility
Unless otherwise expressly approved in writing by the City Engineer and Utilities Director, the sanitary sewer system serving the project shall be a private, on-site sanitary sewer system. All on-site sewer mains, laterals, cleanouts, manholes, and appurtenances shall remain in private ownership and shall not be dedicated to or accepted by the City, notwithstanding that such facilities shall be designed and constructed to standards equivalent to public sanitary sewer facilities. Approval of private sewer facilities shall not obligate the City to accept ownership, operation, or maintenance of any portion of the on-site sanitary sewer system now or in the future.

72. Sanitary Sewer System in Ardmore Road Extension Sewer (Public)
Notwithstanding the private on-site sanitary sewer system, the sanitary sewer main proposed within the Ardmore Road extension located within the project boundaries shall be designed, constructed, and dedicated as a public sanitary sewer facility, subject to the review and approval of the City Engineer and Utilities Department. The point of connection between the public sewer main and the private on-site sanitary sewer system shall occur at a sanitary sewer manhole (SMH), with the exact location and configuration subject to approval by the City Engineer and Utilities Director. All facilities upstream of the approved SMH connection point shall remain private unless otherwise approved by the City.

73. On-Site Sanitary Sewer System – HOA Responsibility and CC&R Requirements
The Applicant/Developer shall establish a Homeowners' Association (HOA), or other responsible ownership or maintenance entity approved by the City, which shall be solely responsible for the operation, inspection, maintenance, repair, replacement and all costs associated with the on-site sanitary sewer system for the life of the project.

The HOA shall prepare an On-Site Sanitary Sewer System Operations and Maintenance (O&M) Plan, subject to review and approval by the City Engineer. The O&M Plan shall be consistent with applicable State Sanitary Sewer Overflow (SSO) requirements and the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems and shall, at a minimum, address inspection procedures, routine and corrective maintenance activities, emergency response protocols, spill notification and reporting requirements, and identification of the party responsible for ongoing operation, maintenance, and recordkeeping.

The approved O&M Plan shall be incorporated into the project's Covenants, Conditions, and Restrictions (CC&Rs) and shall be enforceable against the HOA and all subsequent owners. The CC&Rs, including the O&M Plan or an obligation to comply with the approved O&M Plan, shall be submitted to the City for review and approval by the City Engineer prior to issuance of any Certificate of Occupancy or sale of any individual lot or unit, whichever occurs first.

The HOA shall implement and maintain the approved O&M Plan for the life of the project. The City reserves the right to require updates to the O&M Plan to remain consistent with applicable regulatory requirements. If required by the City Engineer, the CC&Rs and/or O&M Plan shall be recorded against the property in a form acceptable to the City.

74. Sewer Improvement Plans

Prior to issuance of grading permits or building permits, the Applicant/Developer shall submit detailed sanitary sewer improvement plans, profiles, calculations, and specifications for the on-site sewer system for review and approval by the City Engineer. Plans shall demonstrate compliance with City design standards, materials, pipe sizing, slopes, cleanout spacing, access requirements, and maintenance provisions. The design plans shall be incorporated into the consolidated improvement plans.

75. Private Sewer Protection / Permeable Pavement Restriction

The Applicant/Developer shall ensure protection of the existing and proposed private on-site sanitary sewer system. Permeable pavement, permeable pavers, infiltration trenches, dry wells, or other stormwater infiltration facilities shall not be installed within twenty-five (25) feet, measured horizontally, of any existing or proposed on-site sanitary sewer main or lateral.

Any permeable pavement or infiltration features shown within this setback on approved plans shall be removed or redesigned to eliminate infiltration within the restricted area, to the satisfaction of the City Engineer, prior to approval of final improvement plans or issuance of grading or building permits, as applicable.

76. Wastewater Connection Fees

Prior to issuance of any building permit for the proposed project expansion, the Applicant/Developer shall pay all applicable sewer capacity, connection, and related wastewater system fees required by the City. Fees previously paid for the existing development or prior use of the site shall not be credited toward, nor satisfy, this requirement, as the proposed expansion constitutes an increase in use and wastewater flow. All fees shall be paid in full to the satisfaction of the City Engineer and the Utilities Director prior to building permit issuance.

PUBLIC IMPROVEMENTS CONSTRUCTION & ACCEPTANCE

77. Pre-Construction Coordination, Traffic Control, and Submittal

Prior to the commencement of any work within or affecting the public right-of-way, the Applicant/Developer shall comply with the following requirements to the satisfaction of the City Engineer:

a. **Pre-Construction Meeting:** A pre-construction meeting shall be conducted with the City prior to the start of construction activities.
b. **Traffic Control Plans:** Traffic control plans shall be prepared and submitted for review and approval by the City Engineer for any work within or affecting public

rights-of-way. All traffic control measures shall conform to the latest adopted edition of the **California Manual on Uniform Traffic Control Devices (CA MUTCD)** and applicable City standards.

c. **Contractor Submittals:** The Applicant/Developer's Engineer of Record shall review and approve all contractor submittals for conformance with the approved plans and specifications prior to submittal to the City for review.

78. Construction Site Maintenance

Dust control, noise control, erosion control, and stormwater BMPs shall be implemented at all times. (Scope: Construction Requirements / Public Improvements; Timing: Ongoing / See condition)

a. No occupancy shall occur within any phase until all required improvements for that phase are completed or secured, and all fire, water, and sewer service tests have passed. (Scope: Phasing / Occupancy; Timing: Ongoing / See condition)
b. Temporary access may be allowed if approved by the City Engineer and Fire Chief. (Scope: Phasing / Occupancy; Timing: Ongoing / See condition)
c. Public improvements shall be inspected and accepted by the City prior to release of performance securities. (Scope: Final Acceptance / Record Drawings; Timing: prior to release of performance securities.)
d. Record drawings (as-builts) shall be submitted and approved prior to City acceptance. (Scope: Final Acceptance / Record Drawings; Timing: prior to City acceptance.)
e. A one-year warranty period shall commence upon City acceptance of public improvements. (Scope: Final Acceptance / Record Drawings; Timing: Ongoing / See condition)
f. Before the City Engineer, or designee, issues grading permit, the applicant / developer must obtain septic system removal permit from Building & Safety Division for any existing septic system(s) onsite. The location of the existing septic system must be shown on the grading plan. Subdivision Requirements (Scope: Grading / Geotechnical / Earthwork; Timing: Before the City Engineer, or designee, issues grading permit, the applicant / developer must obtain septic system removal permit from Building & Safety Division for any existing septic system(s) onsite.)

g. Before the City Engineer, or designee issues a grading permit, the applicant / developer must obtain a notarized Letter of Permission for grading over all easements.

79. Contributary Drainage Acceptance

Prior to issuance of a grading permit by the City Engineer, the applicant/developer shall demonstrate that all upstream and contributory drainage entering the project site from

adjoining properties is properly accommodated and conveyed through the site without creating adverse impacts. All upstream drainage patterns and proposed conveyance facilities shall be clearly shown on the grading, and improvement plans and shall conform to applicable City standards.

Timing: All contributary drainage shall be shown on grading and improvement plans prior to plan approval and permit issuance.

80. Drainage Discharge

Prior to issuance of a grading permit by the City Engineer, the applicant/developer shall demonstrate that all drainage discharged from the project site is properly conveyed to an approved point of discharge without creating adverse impacts to adjacent or downstream properties. The applicant/developer shall obtain and submit written drainage acceptance letters from all affected downstream property owners and shall provide a notarized Acceptance of Drainage Form where drainage is proposed to be diverted onto an adjacent property and the discharge does not match pre-development hydrology characteristics. All proposed drainage patterns, discharge points, and conveyance facilities shall be clearly shown on the grading, and improvement plans and shall conform to applicable City standards.

Timing: All drainage discharge improvements and design details shall conform to the approved drainage study and shall be shown on the grading and improvement plans, subject to approval by the City Engineer, prior to plan approval and grading permit issuance.

80. Before the City Engineer, or designee issues a grading permit, specific recommendations will be required from the consultant(s) regarding the suitability for development of all lots/parcels designed as ungraded site lots. The applicant / developer must file a report with the State Real Estate Commissioner indicating that additional geologic and/or soils studies may be required for ungraded site lots/parcels by the Soils and Geology Section. (Scope: Final Map / Survey / Subdivision; Timing: Before Tract Map /Parcel Map approval, the applicant / developer must submit a notarized affidavit to the City Engineer, signed by all owners of record at the time of filing of the map with the City, stating that any proposed condominium building have not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the County Recorder.)

81. Street and Frontage Restoration

Prior to issuance of any Certificate of Occupancy, the Applicant/Developer shall repair or replace any broken, damaged, or deteriorated curb, gutter, and sidewalk, and shall rehabilitate the half-width pavement section along all streets within or abutting the project, as determined necessary by the City Engineer. All work shall be performed to the satisfaction of the City Engineer and in accordance with applicable City standards.

82. Inspection, Acceptance, As-Builts, and Warranty

All public improvements shall be constructed, inspected, and completed to the satisfaction of the City Engineer. Prior to City acceptance of the public improvements and the release of any performance or payment securities, the Applicant/Developer shall submit record drawings (as-built plans) in PDF format for City review and approval. Upon formal acceptance of the public improvements by the City, a one-year warranty period shall commence, during which the Applicant/Developer shall be responsible for correcting any defective work or materials identified by the City.

83. Contractor Material Submittals

The Applicant/Developer's Engineer of Record shall review, check, and approve all contractor submittals, shop drawings, product data, mix designs, materials certifications, and any other submittals required by the approved improvement plans or project specifications prior to submittal to the City for review. All contractor submittals provided to the City shall include written evidence of the Engineer of Record's review and approval, confirming conformance with the approved plans, applicable City Standards, and project requirements. Submittals lacking Engineer-of-Record approval shall be returned without City review.

Contractor submittals shall be provided to the City for all major materials,

a. Water and Serer pipe materials and appurtenances
b. Valves, hydrants, blow offs,
c. Base and Pavement materials
d. Storm drain components, pipes
e. Streetlights,
f. Signage & striping

Construction shall comply with City Standard Specifications and Details.

84. Traffic Control

Traffic control plans shall be submitted to the City for review and approval prior to issuance of any permit and prior to commencement of construction, for all work occurring within or affecting the public right-of-way. Plans shall be prepared in accordance with City standards and the latest edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).

Water System Improvements

85. Water Service Final Design Standards and Compliance

The details shown on the entitlement-level Preliminary Utility Plans (including utility types, general alignments, connection points, and locations within the public right-of-

way and private streets) are conceptual and intended to demonstrate feasibility only. Final utility locations, sizes, depths, and configurations shall be determined during preparation of the improvement plans and may be modified during plan check, subject to review and approval by the City Engineer and applicable utility agencies.

All construction of water services and related utility improvements shall conform to applicable City standards, Utility Department requirements, and State regulations, and shall be subject to review and approval by the City Engineer and Utilities Director.

Any proposed work not conforming to City standards shall require a formal request for a design exception, subject to review and approval by the City Engineer and Utilities Director. No final water service design shall be approved until all required revisions and comments have been satisfactorily addressed and accepted by the City.

86. Project Water Demand Evaluation / Review

Initial hydraulic modeling indicates the City's water system can currently provide up to 1,500 gallons per minute (gpm) to the Project; however, additional hydraulic analyses may be required if the Project's water demands, phasing, or configuration change, as determined by the City Engineer and Utilities Department.

a. Prior to approval of any final map, or improvement plans, or at an earlier time as determined by the City Engineer and Utilities Department, the Applicant/Developer shall submit the Project's total water demand for City review, including combined fire flow demand and maximum day demand (MDD) for domestic and landscape uses, to demonstrate adequate water supply, pressure, and fire flow to serve the Project is available.
b. A hydraulic analysis will be required if the project's demands differ from those received and reviewed by the City. Analysis may also be required if the project changes phasing or configuration of proposed improvements, or points of connection. The hydraulic analysis shall evaluate potential improvements to the existing water system, including on-site and/or off-site facilities, that would increase available supply and system capacity as necessary to adequately serve the Project's total water demand, including domestic, landscape, and fire flow demands, under ultimate buildout conditions.
c. The Applicant/Developer shall reimburse the City for all costs associated with preparation, review, and administration of the hydraulic analysis, in accordance with the City's adopted fee schedule for actual costs. Review and approval of the hydraulic analysis by the City Engineer and Utilities Department shall be required prior to further City approvals, as determined by the City.

87. Water System Improvements and Mitigation Measures

The Applicant/Developer shall be responsible for designing, permitting, constructing, and/or implementing all necessary improvements necessary to provide adequate water

supply, pressure, and fire protection to the Project. If a hydraulic analysis approved by the City Engineer and Utilities Director identifies improvements beyond those proposed by the Applicant/Developer are necessary to serve the project, Applicant/ Developer shall be responsible for implementing the necessary improvements which may include, but are not limited to:

a. Off-site public water system improvements.
b. On-site or private improvements, including private fire pumps, booster systems, or on-site water storage.
c. Project design modifications, phasing adjustments, or reductions in water demand.

All required improvements or mitigation measures shall be completed, or financial security provided if allowed by the City, prior to approval of any final map, and or issuance of building permits, as determined by the City Engineer and Utilities Department. Approval of this Project does not constitute a determination that adequate water system capacity exists absent full compliance with this condition.

88. Water Service Connections

All water service connections, including City water meters, shall be designed and constructed in accordance with City standards and specifications and shall be subject to review and approval by the City Engineer and Utilities Department. Water service and fire service to all parcels shall be via direct connection to City water mains and shall not cross parcels. Separate, individually metered, and appropriately sized water services shall be provided for each building or tenant, unless otherwise approved by the Utilities Department. The applicant shall evaluate existing water service connections to City mains, meters, and any manifolded service configurations serving the site, and shall modify, upsize, replace, or install additional service connections, meters, and backflow devices as required by the Utilities Department, to meet the demands of the proposed development.

89. Existing Wells and Water Supply

The Applicant shall identify whether any existing groundwater wells are located on the project parcels. If present, the Applicant shall indicate the proposed future use or abandonment of each well and reference the well labeling shown on the project plans (including well numbering where multiple wells exist).

As proposed, the project shall be served exclusively by the City's municipal water system. The use of water supplied from private wells for domestic, irrigation, construction, or any other purposes shall not be permitted. Any existing wells located on project properties shall be subject to a Private Well Agreement with the City or shall be properly abandoned in accordance with applicable City, County, and State requirements, as determined by the City prior to any building permits.

90. Fire Flow and Fire Protection

The project shall be designed to meet all applicable fire flow and fire protection requirements, as determined by the Fire Authority. Fire flow availability shall be demonstrated through the existing water supply and final improvement plans. Any required on-site or off-site improvements necessary to meet fire flow requirements shall be the responsibility of the Applicant/Developer.

91. Water Improvement Plans

Public water improvement plans, including water mains, services, fire lines, meters, valves, appurtenances, and related facilities, shall be submitted to and approved by the City Engineer, and the Utilities Department prior to approval of any final map, issuance of any grading, encroachment, or building permits.

All water facilities shall be designed and constructed in compliance with City standards and the California Division of Drinking Water (DDW) criteria for separation of water and sewer facilities, including horizontal and vertical separation requirements, unless alternative measures are approved by the City Engineer and Utilities Director. The design plans shall be incorporated into the consolidated improvement plans.

92. Easements and Rights-of-Way

The Applicant/Developer shall dedicate or grant all necessary water, access, and utility easements required to install, operate, and maintain public water facilities, to the satisfaction of the City Engineer and Utilities Department. Easements shall be recorded with the final map or prior to issuance of building permits, unless otherwise approved by the City.

93. Water Fees and Charges

All applicable water capacity fees, connection fees, meter fees, inspection fees, and related charges shall be paid prior to issuance of building permits, in accordance with City requirements in effect at the time of permit issuance. Connections, backflow prevention, and meter sizing shall comply with City requirements.

94. Reclaimed Water Service for Landscape Irrigation

If reclaimed water service is available at the time of development, the Applicant / Developer shall provide reclaimed (recycled) water service for on-site landscape irrigation, where reclaimed water is available or planned to be available, to the satisfaction of the City Engineer and Utilities Department. Reclaimed water facilities shall be designed and constructed in accordance with City standards and applicable State regulations, including dual-plumbing requirements, identification standards, and cross-connection control provisions.

If reclaimed water service is not available at the time of development, the project shall be designed to allow for future conversion to reclaimed water, within the project site, as determined by the Utilities Department.

95. Fire Flow and Hydrant Requirements

The Applicant/Developer shall demonstrate, through approved analysis, that the project meets all applicable fire flow and fire protection requirements. Fire hydrants shall be installed or modified as required in conformance with City and Fire Department standards. The water system shall be included in the site improvements plans submitted to the City for review and approval.

96. Testing, Disinfection, and Activation

All newly installed potable and recycled water facilities shall be pressure tested, flushed, and disinfected in accordance with City standards and applicable AWWA requirements prior to being placed into service. Final approval and activation of the water facilities shall be subject to acceptance by the City Engineer and Utilities Director, and shall be completed prior to issuance of a Certificate of Occupancy for any building, tenant, or use that will receive potable or recycled water service from the installed facilities.

97. Surface Restoration / Easements Areas

The Owner shall be solely responsible for the restoration, repair, and replacement of any private enhanced surface improvements impacted by City maintenance activities, related to public waterlines and sewers, including emergency access activities. This responsibility includes, but is not limited to, decorative paving, special concrete treatments, colored or stamped concrete, pavers, hardscape features, non-standard curb, gutter, and sidewalk, and surface drainage improvements that exceed standard City construction requirements. The City's obligation shall be limited to restoration in accordance with applicable City standards, and any restoration beyond those standards shall be completed at the Owner's sole cost and to the satisfaction of the City Engineer. All easements granted to the City as part of the Project shall expressly include this provision and shall acknowledge that the City is not responsible for restoration of improvements beyond standard City facilities within such easements.

Solid Waste

98. Collection Access

The project shall be served by the City's authorized solid waste and recycling service provider and shall comply with all applicable collection requirements and service standards. Applicant/ Developer shall provide adequate access for solid waste

collection vehicles, including turning radii, roadway widths, and vertical clearance, as determined by the City and the solid waste service provider.

99. On-Site Trash Enclosures

The Applicant/Developer shall design the trash enclosures, and the quantity and locations of each trash enclosure to the satisfaction of the Solid Waste & Recycling Manager. To estimate the project's solid waste generation, the Project shall utilize the Enclosure Waste Generation Calculator meeting approval of the Solid Waste Manager. All trash enclosures shall be covered to the satisfaction of the City.

100. Solid Waste Collection – HOA Responsibility and CC&R Requirements

The Applicant/Developer shall ensure that the Homeowners' Association (HOA), contracts with the City's authorized solid waste and recycling service provider to provide adequate solid waste, recycling, and organics collection service for the project.

The level and frequency of service shall be sufficient to prevent overflowing bins, accumulation of trash, or nuisance conditions at any time, as determined by the City. The HOA shall be responsible for adjusting service levels, container sizes, and/or collection frequency as needed to maintain compliance.

These requirements shall be incorporated into the project's Covenants, Conditions, and Restrictions (CC&Rs) and shall be enforceable against the HOA and all subsequent owners. The CC&Rs shall require the HOA to maintain continuous solid waste service and to modify service levels as necessary to prevent overflow and maintain site cleanliness for the life of the project.

101. Food Waste Recycling and Organics Compliance

The Applicant/Developer shall comply with all applicable State and local food waste and organic waste recycling requirements, including but not limited to AB 1273 and SB 1383, as amended. Prior to issuance of certificates of occupancy, the Applicant/Developer shall demonstrate to the satisfaction of the City that adequate facilities, collection areas, and operational procedures are provided to support separation, storage, and collection of organic waste and food waste generated by the project. Ongoing compliance with applicable organic waste diversion requirements shall be maintained for the life of the project.

102. Construction and Demolition (C&D) Waste Management

The Applicant/Developer shall comply with the City of Paso Robles Construction and Demolition (C&D) Waste Management Ordinance in accordance with California Green Building Standards Code (CALGreen) requirements. The Applicant/Developer shall submit a C&D Waste Management Plan to the City for review and approval, identifying how compliance with the required diversion rate will be achieved. Prior to final project approval, the Applicant/Developer shall provide documentation, including weight tickets

or receipts, demonstrating compliance with the recycling requirements. Failure to meet the minimum diversion threshold may result in the withholding of final inspections or other enforcement actions as deemed necessary by the City.

103. CITY RECYCLING AND ORGANIC WASTE

The Applicant/Developer shall comply with the City's Recycling and Organic Waste Collection Ordinance (Municipal Code Chapter 7.40) and State Senate Bill 1383. During demolition, the Applicant/Developer shall separate organic materials—including dimensional lumber, trees, and brush—for delivery solely to the Paso Robles Landfill or with City approval to another approved organics recycling facility.

Exhibit C

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Conditional Use Permit	☒ Development Plan Review
☐ Tentative Parcel Map	☒ Tentative Tract Map
Approval Body: City Council	Date of Approval: April 21, 2026
Applicant: Covelop, Inc. & MD3 Investments	Location: 2930 Union Road
	APN: 025-362-050

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

☒ 1. This project approval shall expire on April 21, 2028, unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.

☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the development review process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

☒ 3. The applicant shall defend, indemnify, and hold harmless the City of El Paso de Robles and its officers, employees, and agents from and against any claim, action, or proceeding against the City of El Paso de Robles, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of El Paso de Robles concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, Development Review Committee, Community Development Director, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. Applicant understands and acknowledges that City is under no

obligation to defend any legal actions challenging the City's actions with respect to the project.

☒ 4. Any site-specific condition imposed by the Review Authority in approving this project **(PD25-14, CUP25-05, MOD26-04, VTTM 3255, P25-0080)** may be amended or eliminated, or new conditions may be added, provided that the Review Authority shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Review Authority finds that such amendment is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

☒ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.

☐ 6. All signs shall be subject to review and approval as required by Paso Robles Municipal Code Chapter 21.52 and shall require a separate application and approval prior to installation of any sign.

☐ 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with Paso Robles Municipal Code Chapter 21.45 and Chapter 21.56, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☐ 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to building occupancy. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).

☐ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences consistent with Paso Robles Municipal Code Section 21.69.170.

☒ 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for garbage, recycling, and green waste bins. The enclosure shall be consistent with Paso Robles Municipal Code 21.51 and shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Size and closure details subject to approval of the City Solid Waste Manager.

☐ 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping consistent with Paso Robles Municipal

Code Chapter 21.47 and subject to approval by the Community Development Director or their designee. Details shall be included in the building plans.

☒ 12. All existing and/or new roof-mounted appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view consistent with Paso Robles Municipal Code Chapter 21.47. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or their designee. Details shall be included in the building plans.

☒ 13. All new lighting shall be dark-sky compliant consistent with Paso Robles Municipal Code Chapter 21.82.

☐ 14. Existing lighting shall be brought into conformance with the standards of Chapter 21.82 as specified in Paso Robles Municipal Code Paragraph 21.82.010.B.2 unless otherwise stated in this resolution. The style, location, and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or their designee.

☐ 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☒ 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.

☒ 17. Any existing oak trees located on the project site shall be protected and preserved consistent with Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☒ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or their designee.

☐ 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

☒ 21. Prior to the issuance of building permits, the

☒ Development Review Committee shall approve the following:
☐ Planning Division Staff shall approve the following:

☒ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
☒ b. A detailed landscape plan plan;
☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments
☒ d. Other: See Site Specific Conditions for additional requirements.

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☒ 1. In accordance with Government Code Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☒ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☒ 3. The owner shall petition to annex the project into the City of Paso Robles Community Facilities District No. 2005-1 for the purpose of mitigation of impacts on the City's Police and Emergency Services Departments.

☒ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

☒ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City: Private Street(s), private driveways, recreational stormwater basins, bioretention areas, recreation club house and pool complex, private utilities serving the site, and other facilities serving the site.

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ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

☒ 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application. The requirement may be waived if compliance with the City's Floodplain Ordinance is demonstrated to the City Engineer's satisfaction.

☒ 2. Any existing oak trees located on the project site shall be protected and preserved as required in Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

☒ 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.

☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Strom Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

☒ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.

☒ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department. The Applicant / HOA shall enter into

an agreement for the long term maintenance of the landscaping in public right of way.

☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

☒ 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.

☒ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
Ardmore Road (frontage)	Section shown on approved entitlement Plans.	
Ardmore Road Extension	Section shown on approved entitlement Plans.	

☐ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

☒ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

☒ 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on

_____ along the frontage of the project.

☒ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

☒ 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- ☒ a. Public Utilities Easement;
- ☒ b. Water Line Easement;
- ☐ c. Sewer Facilities Easement;
- ☐ d. Landscape Easement;
- ☐ e. Storm Drain Easement.

☐ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

- ☐ a. Street lights;
- ☐ b. Parkway/open space landscaping;
- ☐ c. Wall maintenance in conjunction with landscaping;
- ☐ d. Graffiti abatement;
- ☐ e. Maintenance of open space areas.

☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

☒ 12. All final property corners shall be installed prior to final occupancy.

☒ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

☒ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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PASO ROBLES FIRE AND EMERGENCY SERVICES (PRFES) - The applicant shall contact the

Department, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

☐ 1. **Prior to the start of construction:**

- ☐ Plans shall be reviewed, approved, and permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).
- ☐ Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

☐ 2. **Prior to delivery of combustible materials:**

- ☐ Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
- ☐ Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to Paso Robles Municipal Code (PRMC).
- ☐ An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
- ☐ Access roads shall be at least 20’ in width with at least 13’ 6” of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
- ☐ Truck access road shall be minimum 26’ in width with at least 13’ 6” of vertical clearance. Minimum set-back 15’, maximum 30’. Refer to CFC Appendix D.
- ☐ Provide temporary turn-around for phased construction streets that exceed 150’ in length. Refer to Paso Robles Standard Details and Specifications.
- ☐ Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.

☐ 3. **Provide on address side of building if applicable:**

- ☐ Fire alarm annunciator panel location to be approved by PRFES.
- ☐ Knox Box key entry box or system.
- ☐ FDC location and access path must be approved by PRFES.

- ☐ Minimum 6” high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.

- ☐ For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

☐ 4. Provide a central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in the current, adopted edition of the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.

☐ 5. Provide class 1 standpipe system(s) with 2 ½” hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30’. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200’ will compel additional standpipe system(s) in each stairwell.

☐ 6. Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.

☐ 7. Provide permanent turn-around for driveway/access roads that exceed 150’ in length. See Paso Robles Standard Details and Specification Standard.

☐ 8. Fire extinguisher placement shall be approved by PRFES.

☐ 9. Landscape plant selections shall be fire resistive within 30’ of structures.

☐ 10. Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.

☐ 11. Project shall comply with all requirements in current, adopted edition of CFC and PRMC.

☐ 12. **Prior to the issuance of Certificate of Occupancy:**

- ☐ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.

- ☐ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.

Exhibit C

☐ A Final Fire Walk-through inspection shall be completed on all buildings.

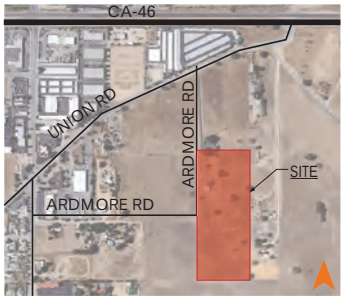
Exhibit D



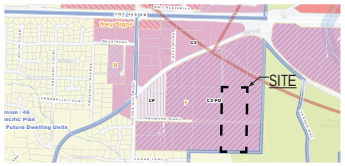
THE OAK AT ARDMORE

PERSPECTIVE VIEW - CLUBHOUSE ENTRANCE

VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

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ARCHITECT: RRM DESIGN GROUP
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PROJECT ADDRESS: 2930 UNION RD, PASO ROBLES, CA 93446

APN: 025-362-050

PROJECT DESCRIPTION

THE OAK AT ARDMORE IS A RESIDENTIAL TOWNHOME DEVELOPMENT LOCATED IN PASO ROBLES, CA OFF ARDMORE ROAD. THE EXISTING ROAD WILL BE EXTENDED THROUGH THE MIDDLE OF THE PROJECT, DIVIDING THE PROJECT INTO TWO RESIDENTIAL PARCELS.

THE PROJECT FEATURES FOUR TOWNHOME BUILDING PROTOTYPES, 2 OF WHICH HAVE ALLEY-FACING GARAGES AND 2 OF WHICH HAVE STREET FACING DRIVEWAYS AND GARAGES. ON-SITE, THERE ARE 34 TOWNHOME BUILDINGS, PROVIDING 154 TWO-STORY RESIDENCES.

ALSO ON SITE IS A COMMON BUILDING CLUBHOUSE AND PLENTY OF OUTDOOR AMENITIES FOR RESIDENTS. 33 OFF-STREET GUEST SPACES ARE PROVIDED IN THE PROJECT. THERE IS ONE PROTECTED OAK TREE ON SITE WHICH BECOMES A CENTERPIECE OF THE PROJECT.

PROJECT STATISTICS

PERMIT NUMBER	P25-0080
ZONING	C-3 (PLANNED DEVELOPMENT F) MUNICIPAL CODE CHAPTER 21.34
PARCEL SIZE:	14.06 ACRES (612,454 SF)
BUILDING GROSS AREA	308,215 SF
RESIDENTIAL GROUND FLOOR	163,264 SF
RESIDENTIAL SECOND FLOOR	141,932 SF
CLUBHOUSE	3,019 SF
MAX LOT COVERAGE:	N/A
PROPOSED LOT COVERAGE:	27.2% [(163,264 + 3,019) / 612,454]
MAX. F.A.R.	N/A
PROPOSED F.A.R.	0.50 (308,215 / 612,454)
LANDSCAPE AREA:	SEE LANDSCAPE SHEETS
IMPERVIOUS SURFACE AREA:	SEE CIVIL SHEETS
MAX. ALLOWED HEIGHT:	50' - 0" (PER TABLE 21.34.030-1)
MAX. PROPOSED HEIGHT:	36' - 4" FROM NATURAL GRADE

YARD SETBACKS (21.36.050-1)	**REQUIRED**	**PROPOSED**
FRONT/STREET SIDE	10' TYPICAL 20' AT GARAGES	VARIES, 0'-0" TO 31'-6"
SIDE	1ST STORY: 5' UPPER STORIES: 10'	VARIES, 0'-0" TO 20'-0"
REAR	10'-0"	VARIES, 9'-0" TO 25'-0"

***REQUESTING A SPD MODIFICATION TO SETBACK REQUIREMENTS**

OCCUPANCY TYPES & AREA:	
RESIDENTIAL	235,257 SF & 154 UNIT COUNT
INDOOR AMENITY	3,019 SF
COMMON OPEN SPACE	49,834 SF
PRIVATE OPEN SPACE	37,700 SF

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:		
RESIDENTIAL	2 SPACES PER UNIT (21.48.030-1) 154 UNITS * (2 SPACE/UNIT)	**308 SPACES**
GUEST PARKING	1 SPACE PER 5 UNITS (21.48.030-1) 154 UNITS * (1 SPACE/5 UNITS)	**31 SPACES**
CLUBHOUSE	AUXILIARY USE TO RESIDENTIAL	-
TOTAL REQUIRED FOR PROPOSED		**339 SPACES**
PARKING PROVIDED:		
RESIDENTIAL	282 GARAGE SPACES 90 DRIVEWAY SPACES	**372 SPACES**
GUEST PARKING		**33 SPACES**
TOTAL AUTO PARKING PROPOSED		**403 SPACES**

MOTORCYCLE PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	1 MOTORCYCLE SPACE / 20 GUEST SPACES (21.48.070) 33 SPACES * (1 MOTO/20 AUTO)	**2 MOTO SPACES**
PARKING PROVIDED:		**2 MOTO SPACES**

BICYCLE PARKING		
PARKING REQUIRED:	2 BIKE RACK SPACES / 10 UNITS (21.48.060) 154 UNITS * (2 SPACES/10 UNITS)	**31 BIKE SPACES**
TOTAL PROVIDED:		**31 BIKE SPACES**

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A5	TOWNHOME A - FRONT LOADED (4 PACK) - ELEVATIONS
A6	TOWNHOME A - FRONT LOADED (5 PACK) - FLOOR PLANS
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C5.6	PRELIM. ROADS 9-10 (PRIVATE) - UTILITY PLAN & PROFILE
C5.7	PRELIM. ROADS 11-12 (PRIVATE) - UTILITY PLAN & PROFILE
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L7	PRELIMINARY IRRIGATION AND HYDROZONE PLAN
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L10	PRELIMINARY FENCING EXHIBIT
L11	PRELIMINARY LIGHTING DESIGN AND PHOTOMETRIC PLAN

PROJECT DENSITY

TOTAL SITE AREA		**14.06 ACRES**
ALLOWABLE DENSITY UNITS	30 DU/ACRE (PER TABLE 21.36.050-1) 30 DU/ACRE * 14.06 ACRES =	**421.8 DU**
DENSITY UNITS PROVIDED	(154) 2+ BEDROOM TOWNHOME UNITS (OVER 1,000 SF) * 1 DU EACH	154 DU
PROPOSED DENSITY		**154 DU (11.86 DU/AC)**

rrm design group

TITLE SHEET

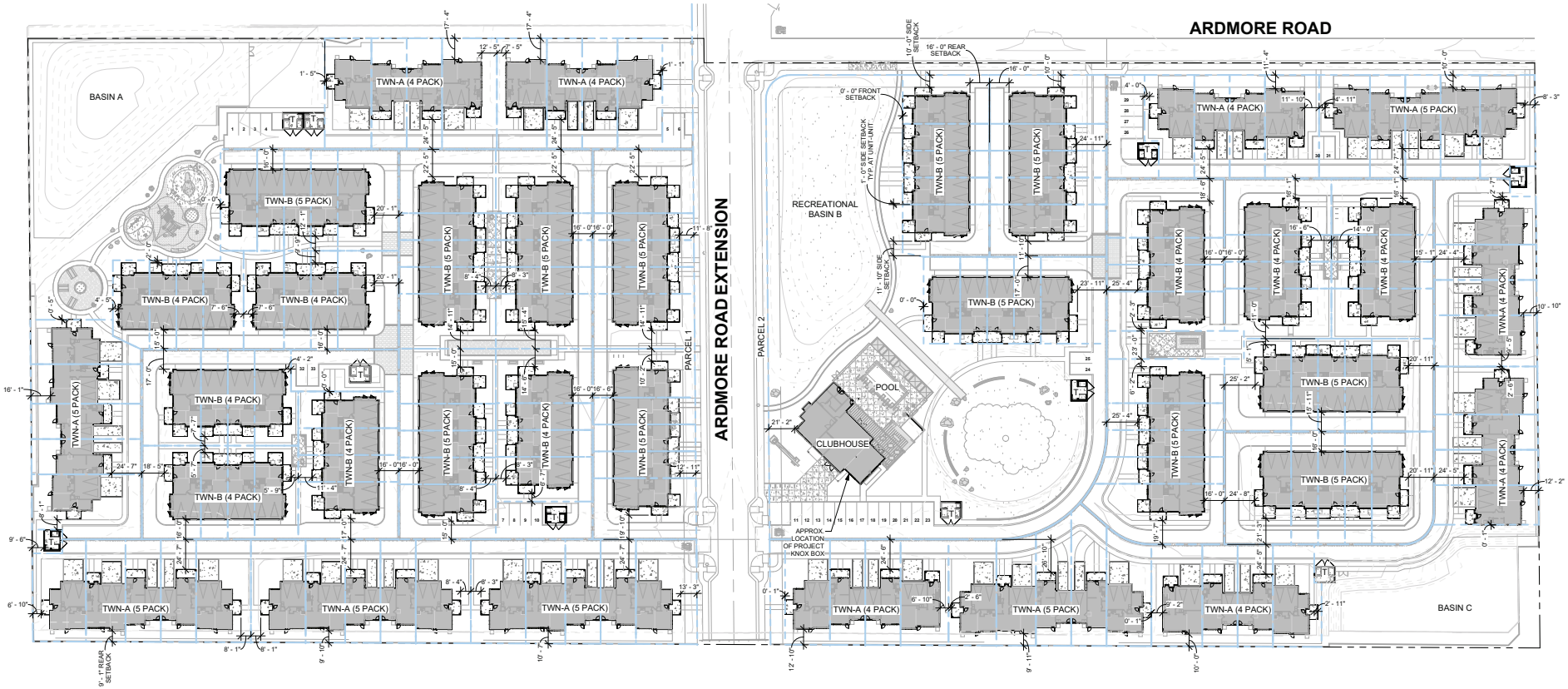
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

T1

Exhibit D



1 **PROPOSED SITE PLAN**
1" = 40'-0" (24 X 36 SHEET)

0 20 40 80
1" = 40'-0" 24X36 SHEET

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PROPOSED SITE PLAN
ARDMORE ROAD

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A2

Exhibit D



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CHARACTER SKETCH - FRONT LOADED TOWNHOMES

ARDMORE ROAD

03 APRIL 2026

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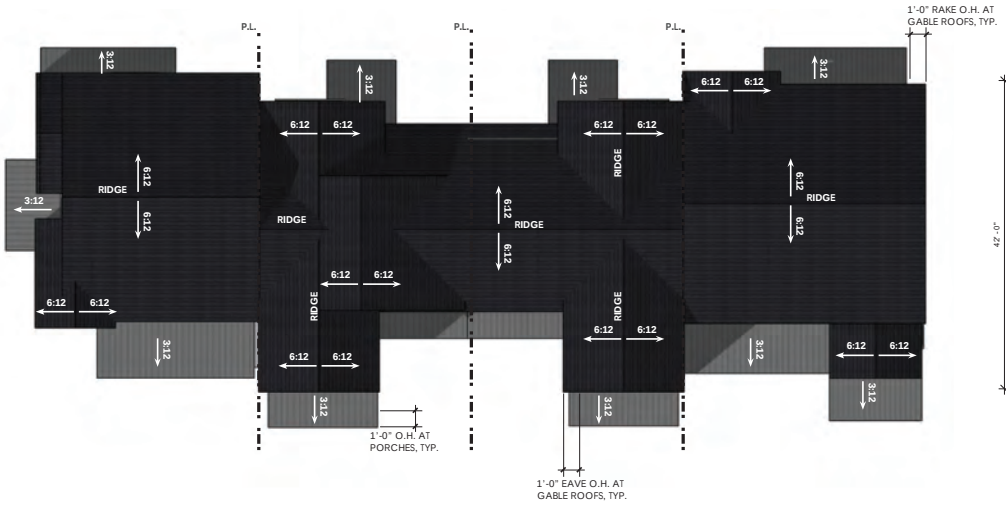
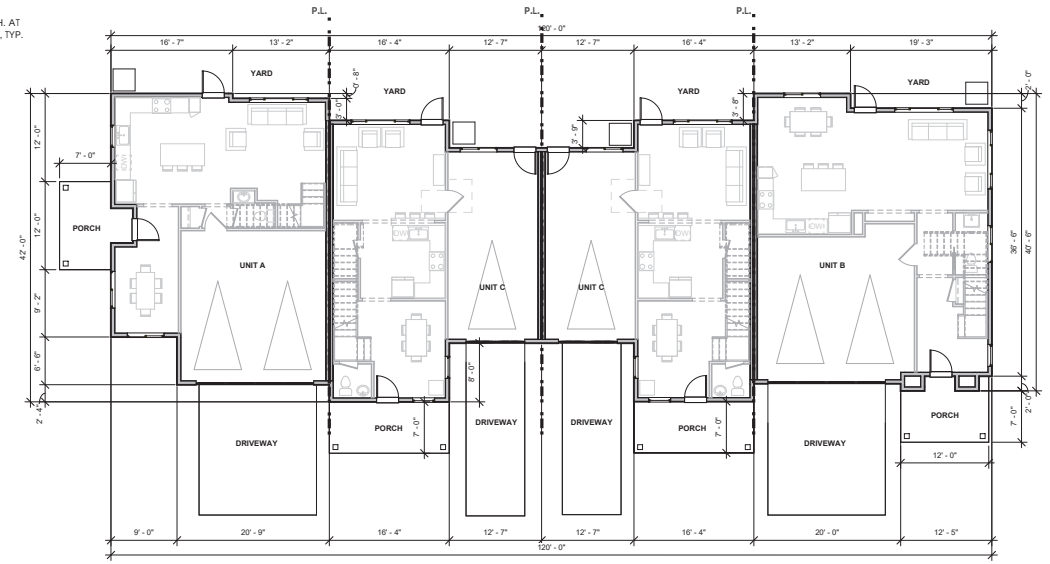
A3

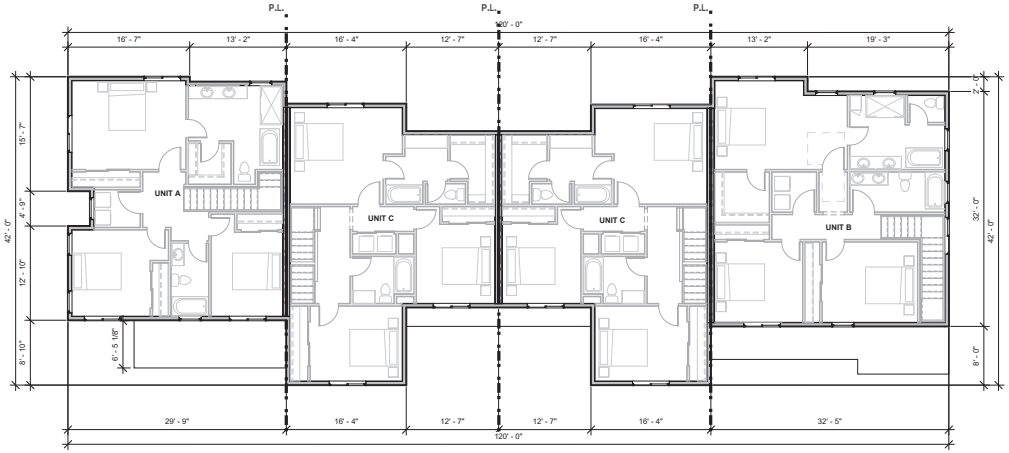
Exhibit D



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

AREAS PER BUILDING (7)

GROUND FLOOR LIVING	2,707 SQFT
GARAGE	1,557 SQFT
UPPER FLOOR LIVING	3,614 SQFT
FOOTPRINT:	4,264 SQFT
TOTAL AREA:	**7,878 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN A (FRONT 4 PACK)	(1) UNIT A (3BD/2.5BA) (1) UNIT B (3BD/2.5BA) (2) UNIT C (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-A (FRONT 4 PACK) (7) BUILDINGS	(7) UNIT A (3BD/2.5BA) (7) UNIT B (3BD/2.5BA) (14) UNIT C (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (4 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A4

Exhibit D



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF

GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2320 SF
15% MINIMUM = 348 SF
WINDOW AREA PROVIDED= 385 SF



2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 735 SF *.25 = 183 SF VARIATION. 210 SF PROVIDED.



3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2317 SF *.25 = 579 SF VARIATION. 1196 SF PROVIDED.

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 780 SF
15% MINIMUM = 117 SF
WINDOW AREA PROVIDED= 139 SF

GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 38'-6"
25% MINIMUM GABLE= 9'-8"
GABLE LENGTH PROVIDED= 31'-3"

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2317 SF
15% MINIMUM = 348 SF
WINDOW AREA PROVIDED= 488 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (4 PACK) - ELEVATIONS

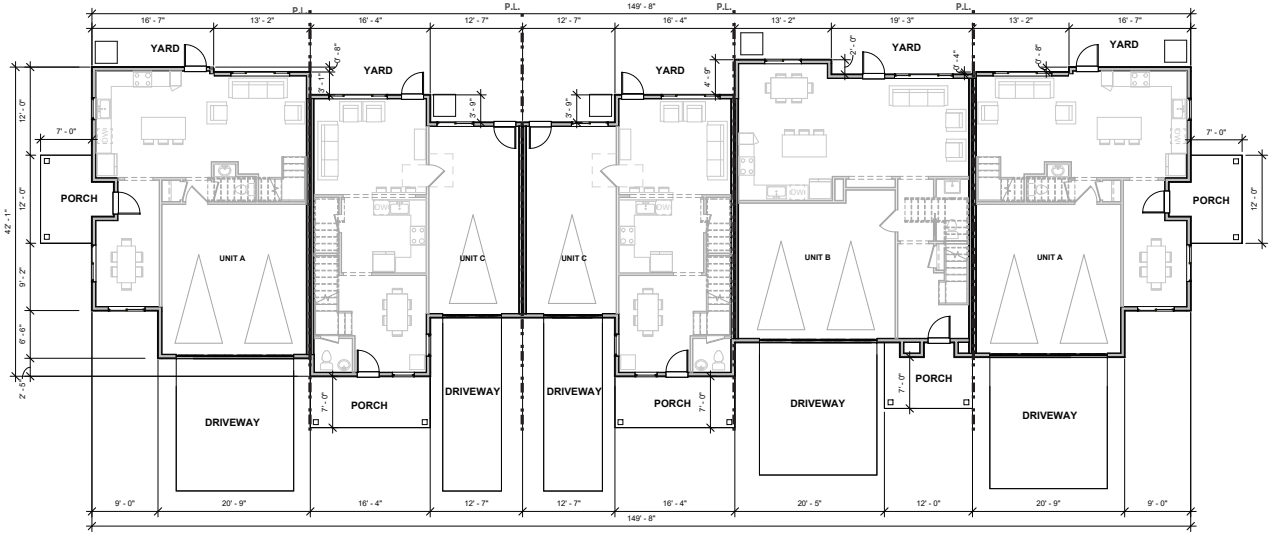
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A5

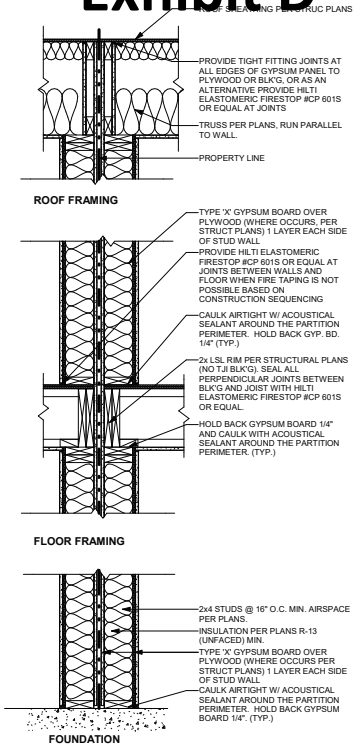
Exhibit D



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



FIRE RATING: 1-HOUR
STC RATING: 55-59
GA FILE NO.: WP 3112

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2X4 STUDS 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. **(LOAD-BEARING)**

PROPRIETARY GYP PANEL: 5/8" PABCO FLAME CURB TYPE X

3 **TYPICAL UNIT-UNIT DEMISING WALL**
N.T.S.

AREAS PER BUILDING (6)

GROUND FLOOR LIVING	3,378 SQFT
GARAGE	1,985 SQFT
UPPER FLOOR LIVING	4,523 SQFT
FOOTPRINT:	5,363 SQFT
TOTAL AREA:	**9,886 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN A (FRONT 5 PACK)	(2) UNIT A (3BD/2.5BA) (1) UNIT B (3BD/2.5BA) (2) UNIT C (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-A (FRONT 5 PACK) (6) BUILDINGS	(12) UNIT A (3BD/2.5BA) (6) UNIT B (3BD/2.5BA) (12) UNIT C (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (5 PACK) - FLOOR PLANS

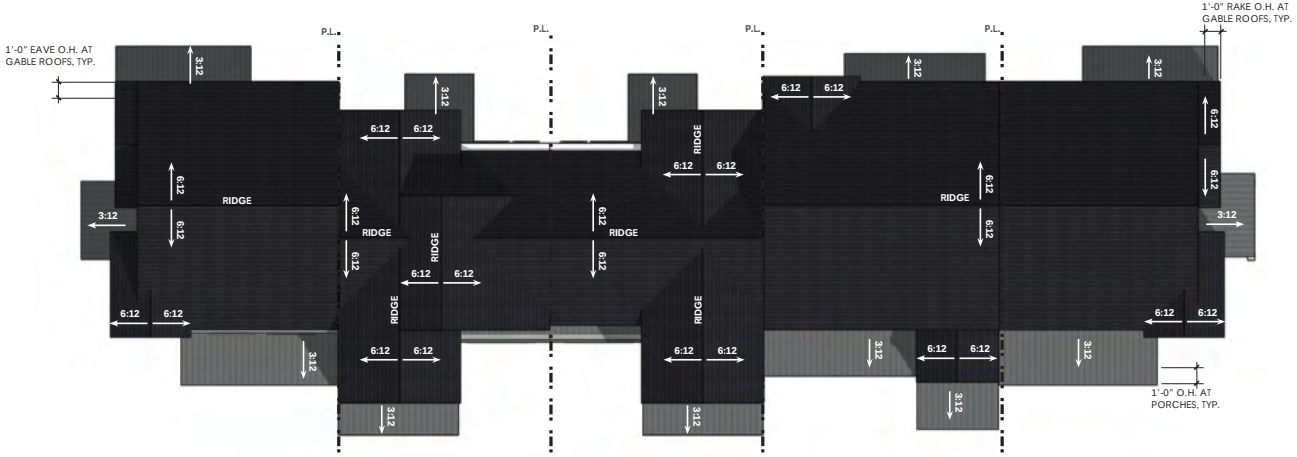
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A6

Exhibit D



3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (5 PACK) - ROOF PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A7

Exhibit D



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 3025 SF
15% MINIMUM = 454 SF
WINDOW AREA PROVIDED= 524 SF



2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF
GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 735 SF *.25 = 183 SF VARIATION. 210 SF PROVIDED.



3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2908 SF *.25 = 727 SF VARIATION. 1456 SF PROVIDED.

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2908 SF
15% MINIMUM = 436 SF
WINDOW AREA PROVIDED= 563 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF
GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - FRONT LOADED (5 PACK) - ELEVATIONS

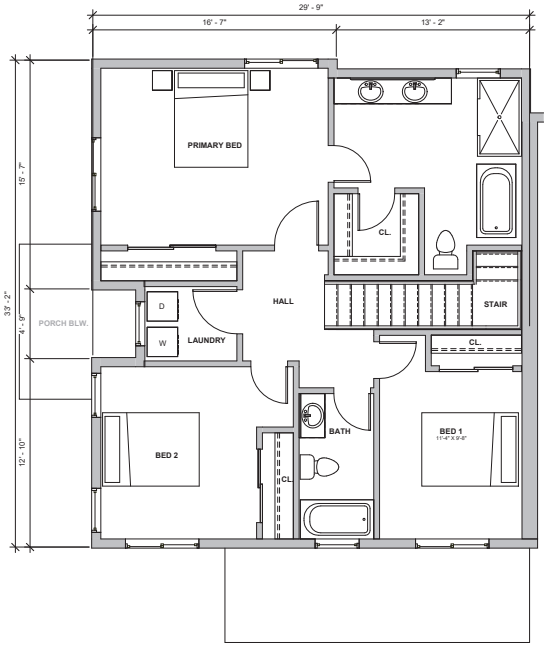
ARDMORE ROAD

03 APRIL 2026

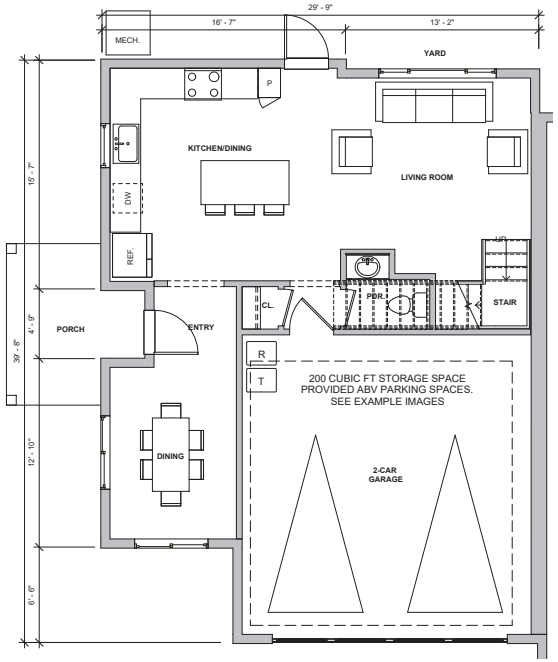
0767-02-HS24

A8

Exhibit D



2 UNIT PLAN A - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN A - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT A (3BD/2.5BA)

GROUND FLOOR LIVING	671 SQFT
GARAGE	428 SQFT
UPPER FLOOR LIVING	909 SQFT

LIVING: 1,580 SQFT
TOTAL: 2,008 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - END UNIT FLOOR PLANS

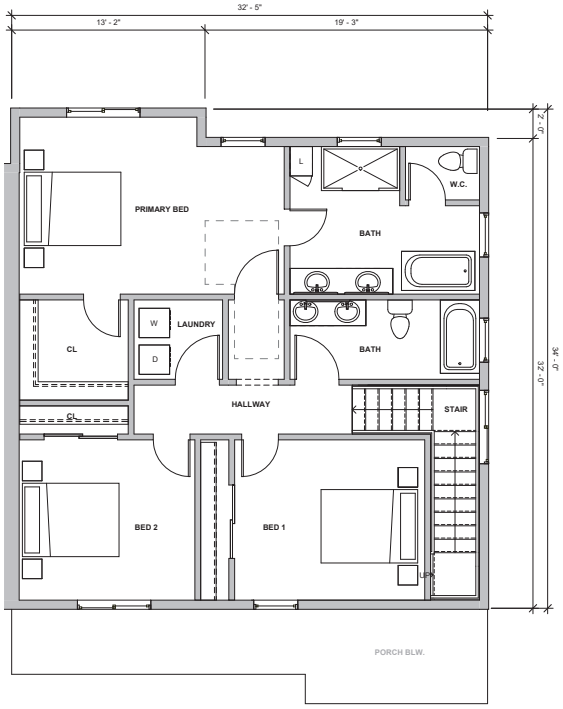
ARDMORE ROAD

03 APRIL 2026

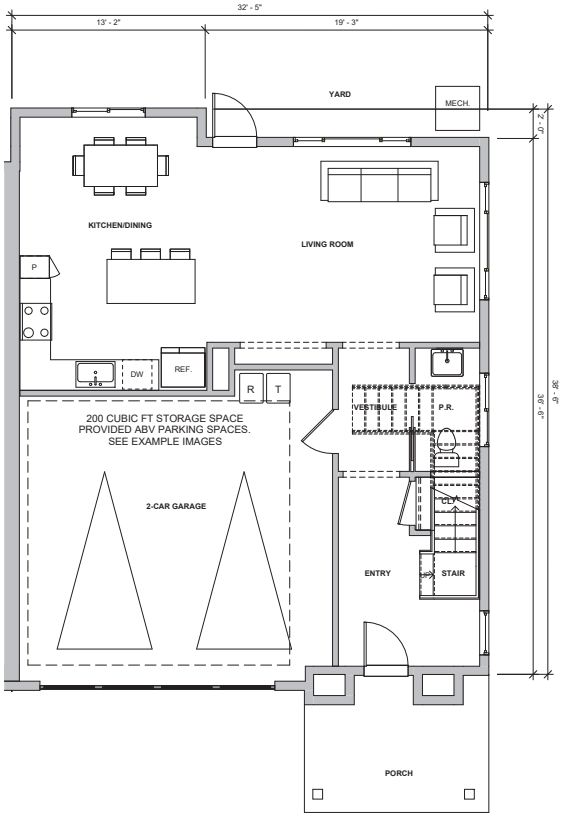
0767-02-HS24

A9

Exhibit D



2 **UNIT PLAN B - SECOND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



1 **UNIT PLAN B - GROUND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT B (3BD/2.5BA)

GROUND FLOOR LIVING	794 SQFT
GARAGE	449 SQFT
UPPER FLOOR LIVING	969 SQFT

LIVING: 1,763 SQFT
TOTAL: 2,212 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

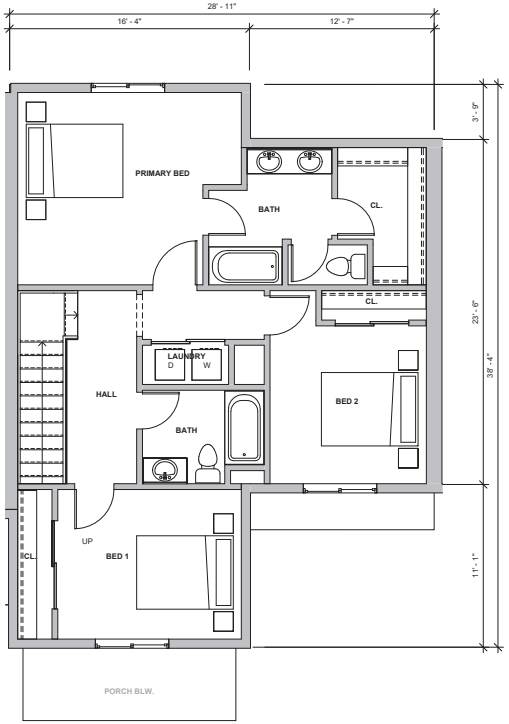
rrm design group

TOWNHOME A - LARGE INTERIOR UNIT FLOOR PLANS

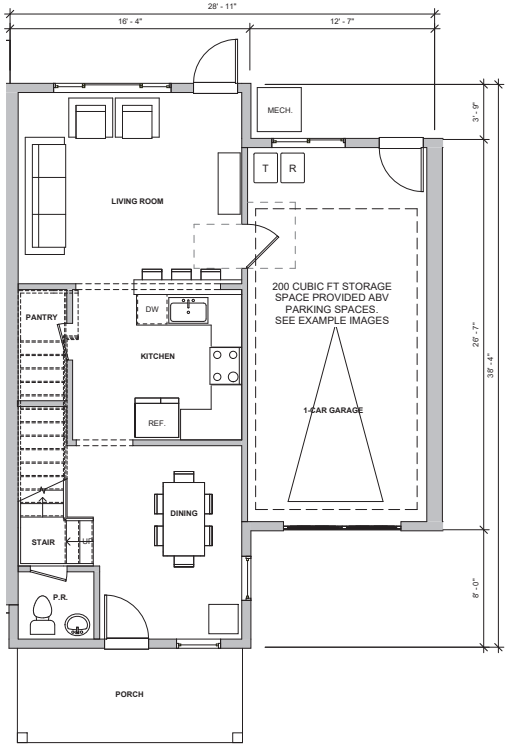
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24
A10

Exhibit D



2 **UNIT PLAN C - SECOND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



1 **UNIT PLAN C - GROUND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT C (3BD/2.5BA)

GROUND FLOOR LIVING	621 SQFT
GARAGE	340 SQFT
UPPER FLOOR LIVING	868 SQFT

LIVING: 1,489 SQFT
TOTAL: 1,829 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - SMALL INTERIOR UNIT FLOOR PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A11

Exhibit D



rrm design group

CHARACTER SKETCH - ALLEY LOAD TOWNHOMES

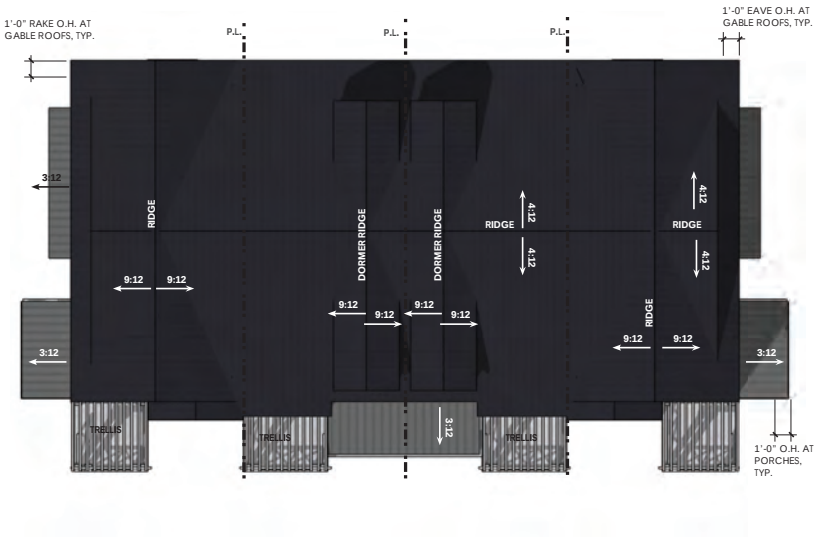
ARDMORE ROAD

03 APRIL 2026

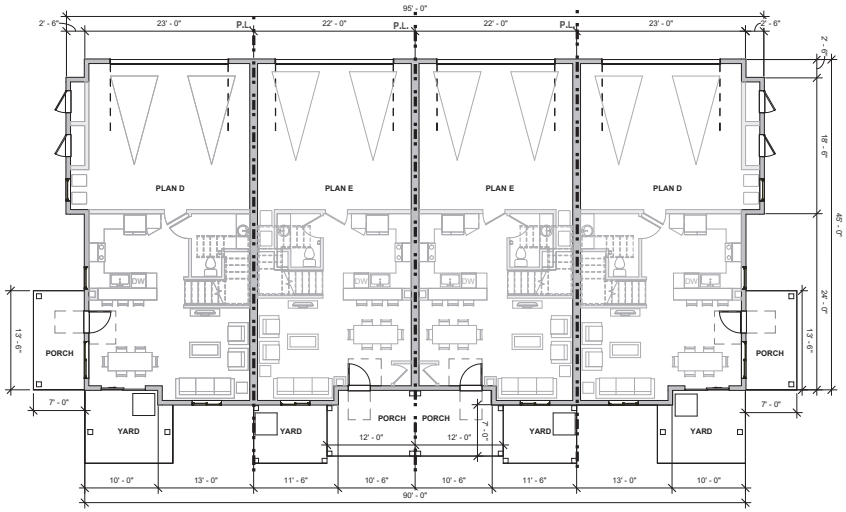
0767-02-HS24

A12

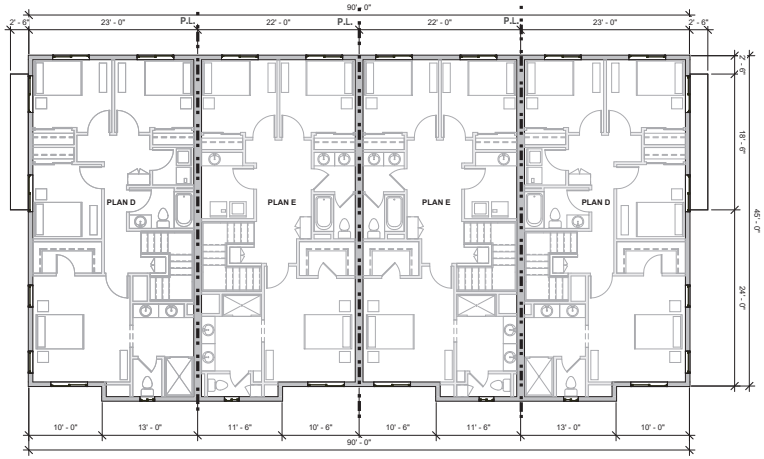
Exhibit D



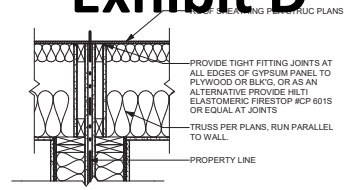
3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)



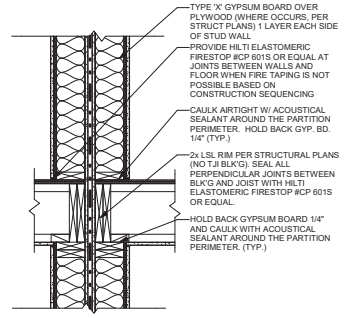
1 GROUND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



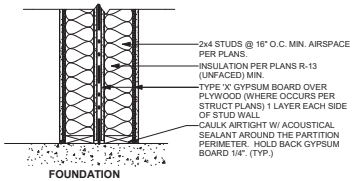
2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



ROOF FRAMING



FLOOR FRAMING



FOUNDATION

FIRE RATING: 1-HOUR
STC RATING: 55-59
GA FILE NO.: WP 3112

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2X4 STUDS 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. **(LOAD-BEARING)**

PROPRIETARY GYP PANEL: 5/8" PABCO FLAME CURB TYPE X

3 TYPICAL UNIT-UNIT DEMISING WALL
N.T.S.

AREAS PER BUILDING (9)

GROUND FLOOR LIVING	2,264 SQFT
GARAGE	1,978 SQFT
UPPER FLOOR LIVING	3,732 SQFT
FOOTPRINT:	4,242 SQFT
TOTAL AREA:	**7,974 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN B (ALLEY 4 PACK)	(2) UNIT D (4BD/2.5BA) (2) UNIT E (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-B (ALLEY 4 PACK) (9) BUILDINGS	(18) UNIT D (4BD/2.5BA) (18) UNIT E (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (4 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A13

Exhibit D



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2064 SF
15% MINIMUM = 309.6 SF
WINDOW AREA PROVIDED= 350 SF



2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

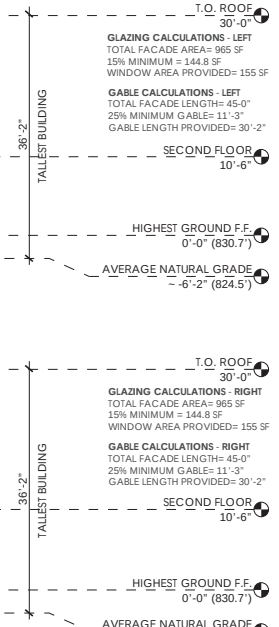


3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2100 SF
15% MINIMUM = 315 SF
WINDOW AREA PROVIDED= 320 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (4 PACK) - ELEVATIONS

ARDMORE ROAD

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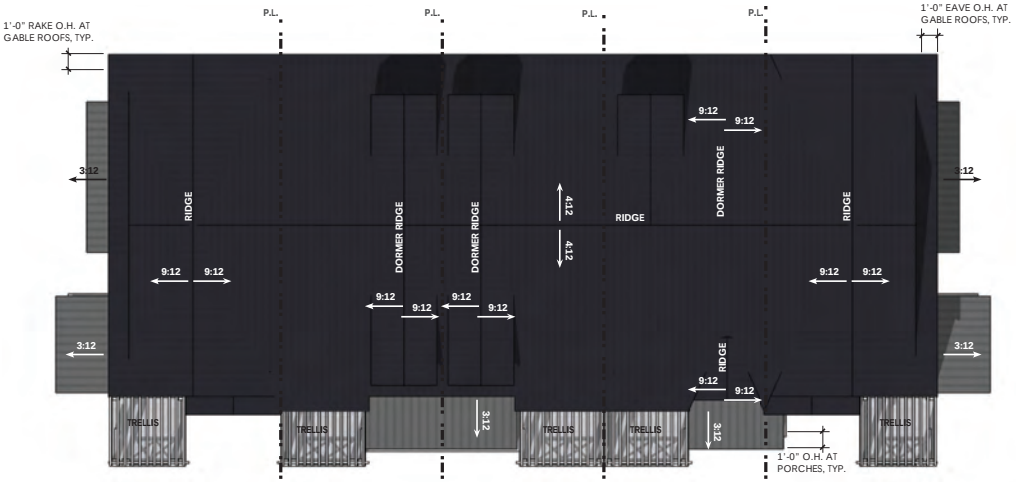
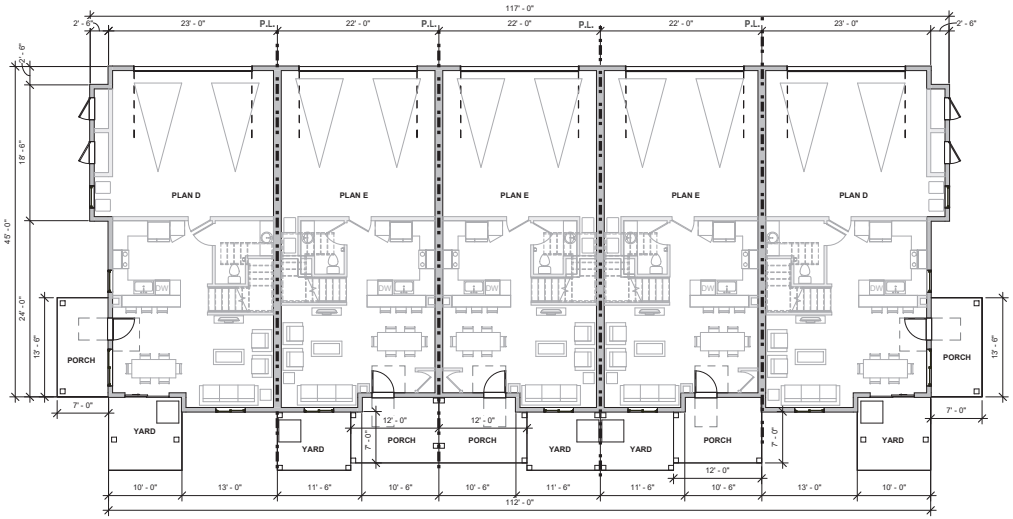
A14

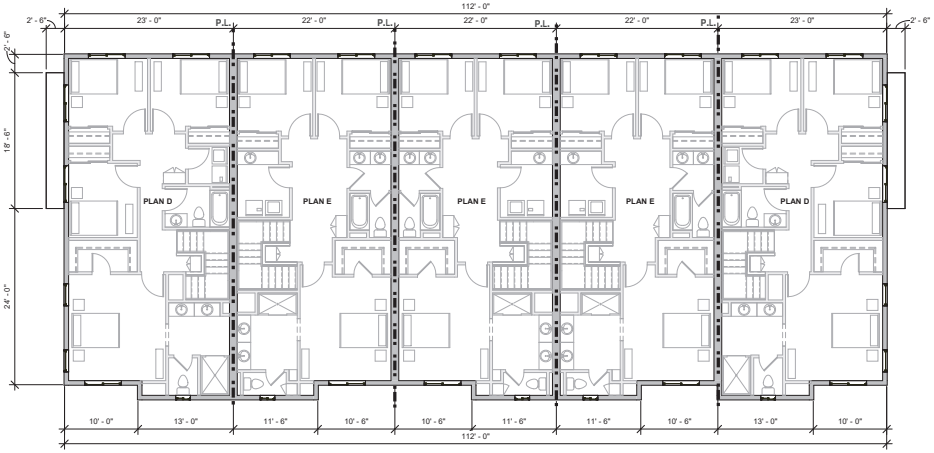
Exhibit D



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

AREAS PER BUILDING (12)

GROUND FLOOR LIVING	2,811 SQFT
GARAGE	2,444 SQFT
UPPER FLOOR LIVING	4,659 SQFT
FOOTPRINT:	5,255 SQFT
TOTAL AREA:	**9,914 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN B (ALLEY 5 PACK)	(2) UNIT D (4BD/2.5BA) (3) UNIT E (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-B (ALLEY 5 PACK) (12) BUILDINGS	(24) UNIT D (4-BED) (36) UNIT E (3-BED)

rrm design group

TOWNHOME B - ALLEY LOADED (5 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

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Exhibit D



STREET VIEW
NTS



1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2550 SF *.25 = 637.5 SF VARIATION. 1288 SF PROVIDED.

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2550 SF
15% MINIMUM = 383 SF
WINDOW AREA PROVIDED= 433 SF



2 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 965 SF *.25 = 241.3 SF VARIATION. 351 SF PROVIDED.

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 965 SF
15% MINIMUM = 144.8 SF
WINDOW AREA PROVIDED= 155 SF

GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 45'-0"
25% MINIMUM GABLE= 11'-3"
GABLE LENGTH PROVIDED= 30'-2"



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

3 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2600 SF
15% MINIMUM = 390 SF
WINDOW AREA PROVIDED= 395 SF



4 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 965 SF *.25 = 241.3 SF VARIATION. 351 SF PROVIDED.

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 965 SF
15% MINIMUM = 144.8 SF
WINDOW AREA PROVIDED= 155 SF

GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 45'-0"
25% MINIMUM GABLE= 11'-3"
GABLE LENGTH PROVIDED= 30'-2"

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (5 PACK) - ELEVATIONS

ARDMORE ROAD

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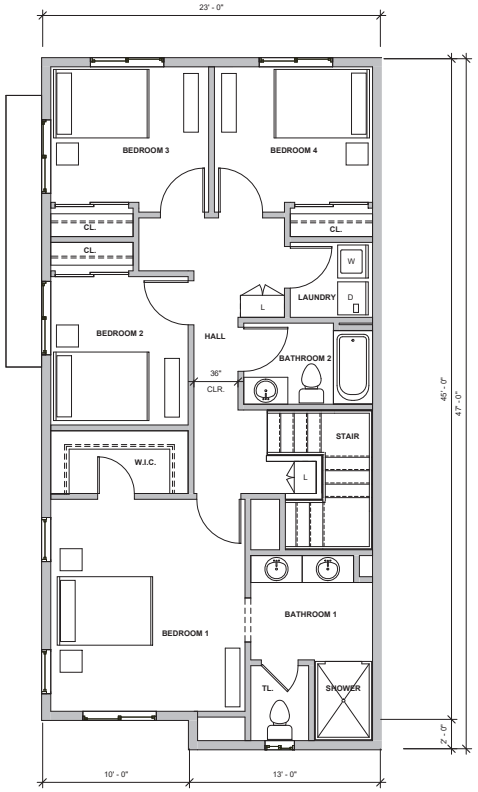
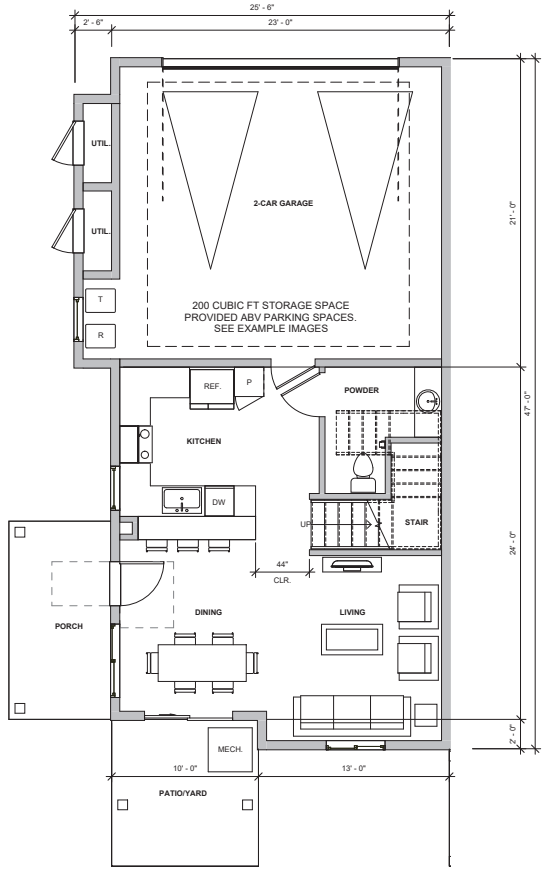
Exhibit D



2 UNIT PLAN D - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN D - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT D (4 BD/2.5 BA)

GROUND FLOOR LIVING	585 SQFT
GARAGE	523 SQFT
UPPER FLOOR LIVING	939 SQFT

LIVING: 1,524 SQFT
TOTAL: 2,047 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

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TOWNHOME B - END UNITS FLOOR PLANS

ARDMORE ROAD

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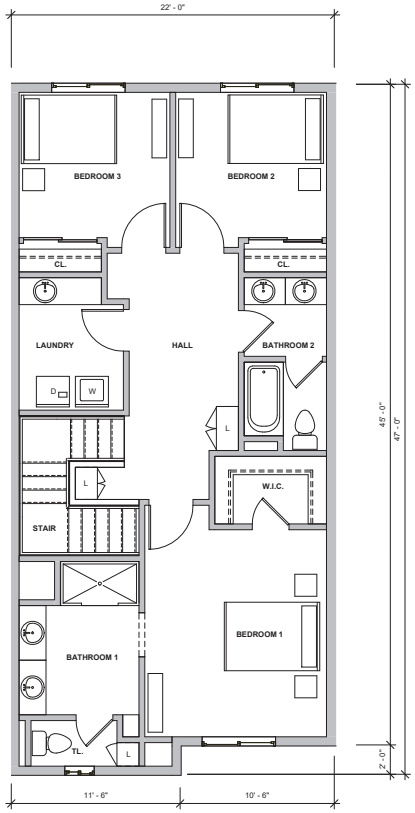
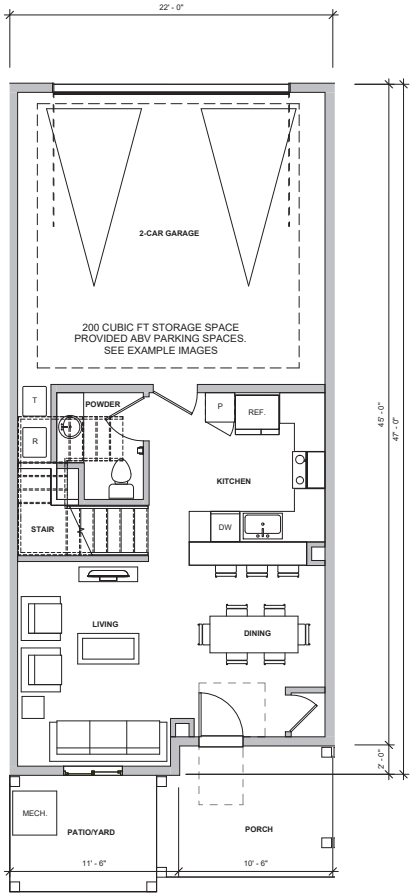
Exhibit D



2 UNIT PLAN E - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN E - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)





EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT E (3BD/2.5BA)

GROUND FLOOR LIVING	547 SQFT
GARAGE	466 SQFT
UPPER FLOOR LIVING	927 SQFT

LIVING: 1,474 SQFT
TOTAL: 1,940 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

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TOWNHOME B - INTERIOR UNITS FLOOR PLANS

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Exhibit D



rrm design group

CHARACTER SKETCH - CLUBHOUSE ENTRANCE

ARDMORE ROAD

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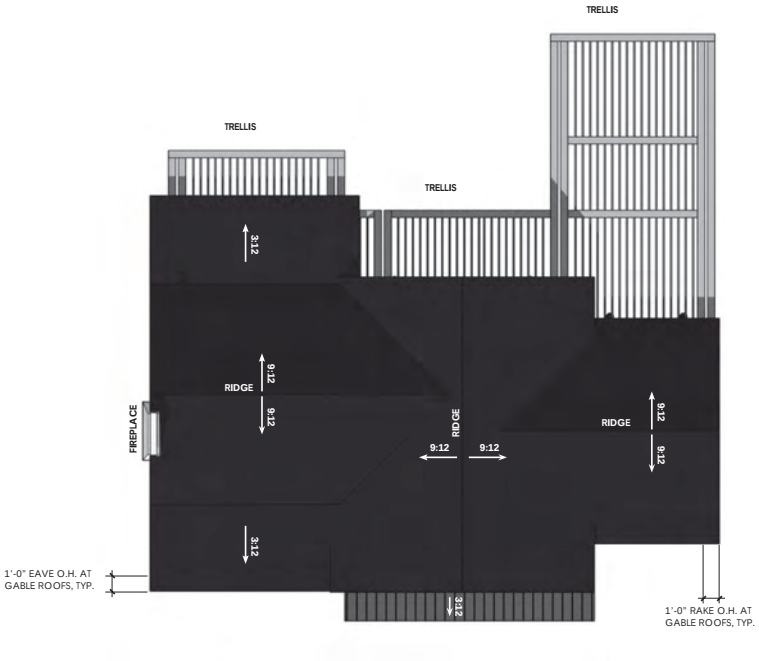
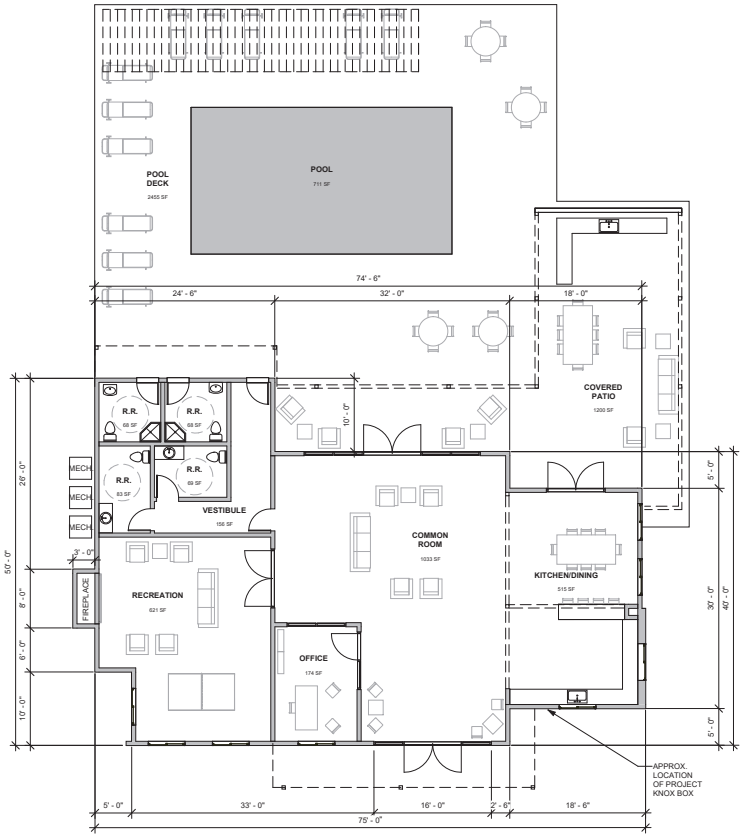
Exhibit D



2 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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CLUBHOUSE - FLOOR PLAN AND ROOF PLAN

ARDMORE ROAD

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0767-02-HS24

A20

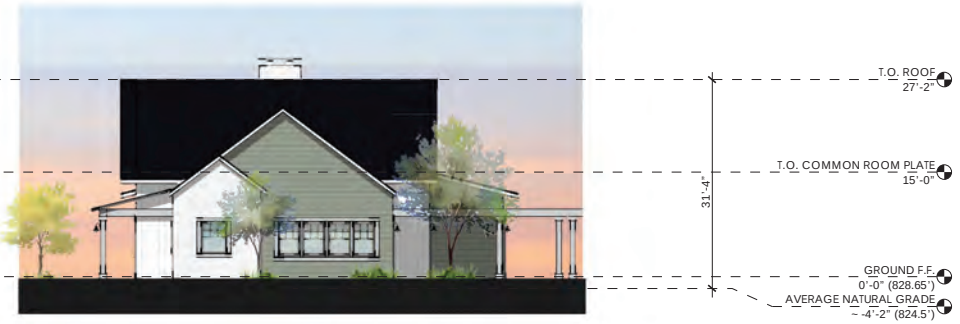
Exhibit D



STREET VIEW
NTS



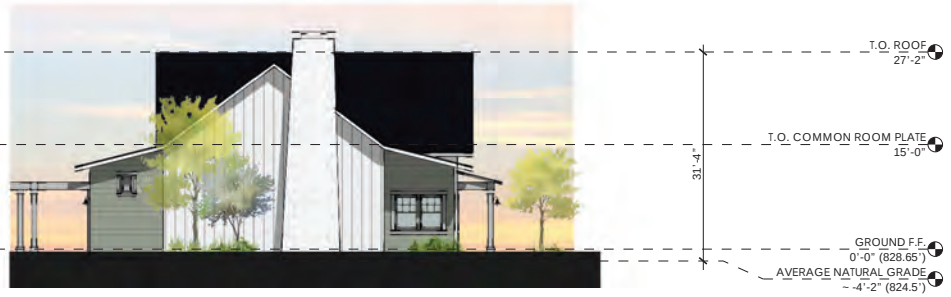
1 SOUTHEAST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



2 NORTHEAST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



3 NORTHWEST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



4 SOUTHWEST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

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CLUBHOUSE - ELEVATIONS

ARDMORE ROAD

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A21

Exhibit D



rrm design group

CHARACTER SKETCH - INTERIOR WALKS

ARDMORE ROAD

03 APRIL 2026

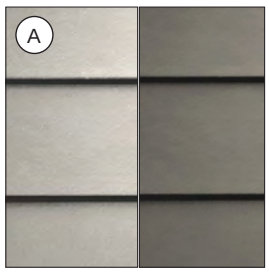
0767-02-HS24

A22

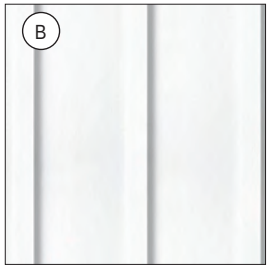
Exhibit D



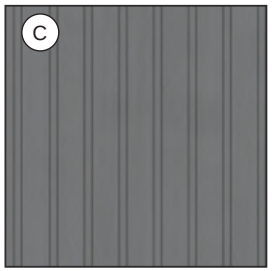
1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER



METAL ROOFING
MCELROY
CHARCOAL



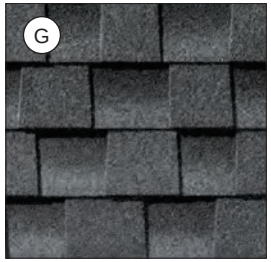
WOOD COLUMN
COLOR TO BE SELECTED BY OWNER



WINDOW TRIM AND FASCIA
FIBER CEMENT
COLOR TO BE SELECTED BY OWNER



DOORS, GARAGE DOORS, AND GARAGE DOOR TRIM
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - TOWNHOME A - FRONT LOADED

ARDMORE ROAD

03 APRIL 2026

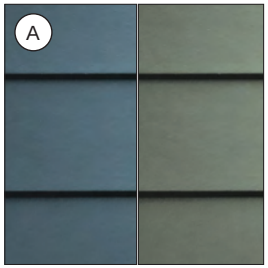
0767-02-HS24

A23

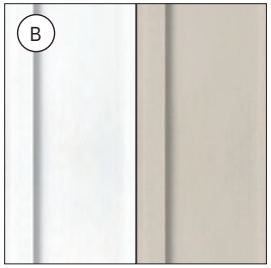
Exhibit D



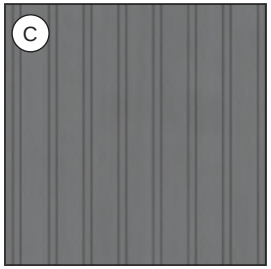
1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER



METAL ROOFING
MCELROY
CHARCOAL



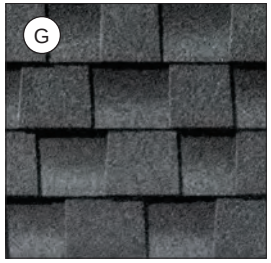
WOOD COLUMN
COLOR TO BE SELECTED BY OWNER



WINDOW TRIM AND FASCIA
COLOR TO BE SELECTED BY OWNER



DOORS, GARAGE DOORS, AND GARAGE DOOR TRIM
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - TOWNHOME B - ALLEY LOADED

ARDMORE ROAD

03 APRIL 2026

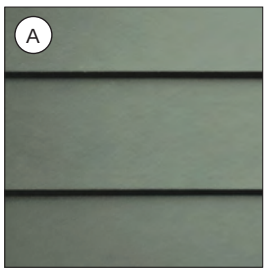
0767-02-HS24

A24

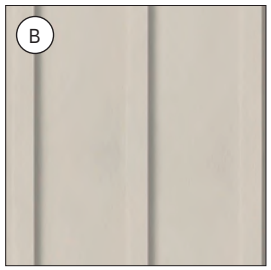
Exhibit D



1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



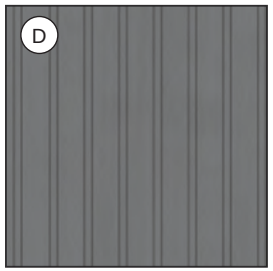
LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER



STONE VENEER
EL DORADO STONE VENEER
FINISH SELECTED BY OWNER



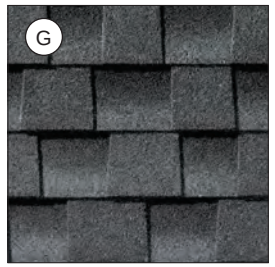
METAL ROOFING
MCELROY
CHARCOAL



WOOD COLUMN
COLOR TO BE SELECTED BY OWNER



WINDOW TRIM AND FASCIA
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING
CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - CLUBHOUSE

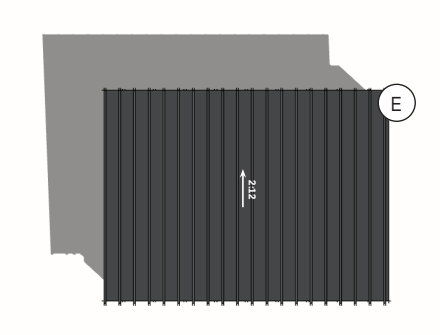
ARDMORE ROAD

03 APRIL 2026

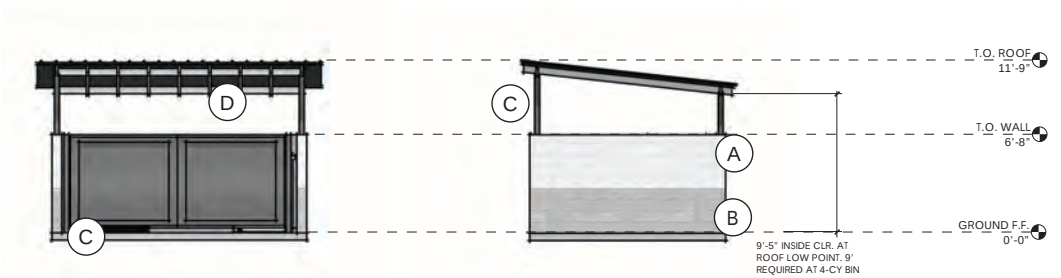
0767-02-HS24

A25

Exhibit D

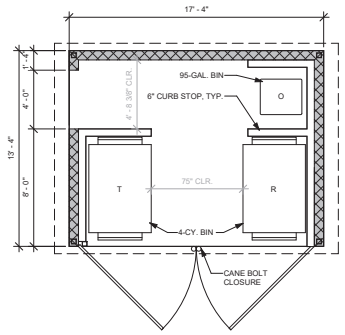


2 ROOF PLAN
1/4" = 1'-0" (24 X 36 SHEET)

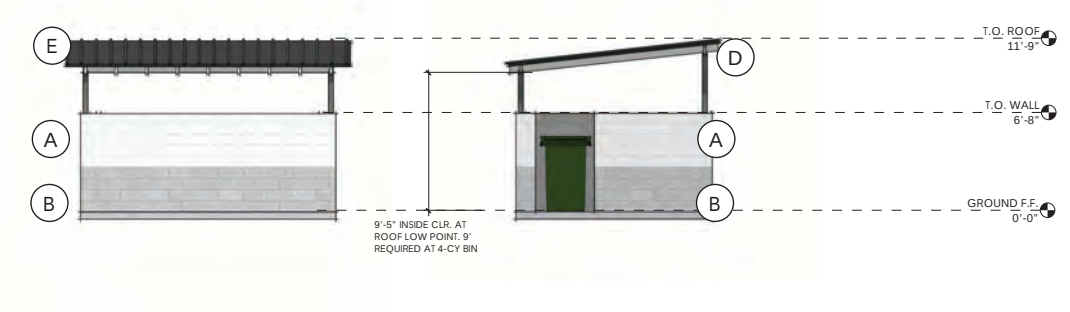


3 FRONT ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)

5 LEFT ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)

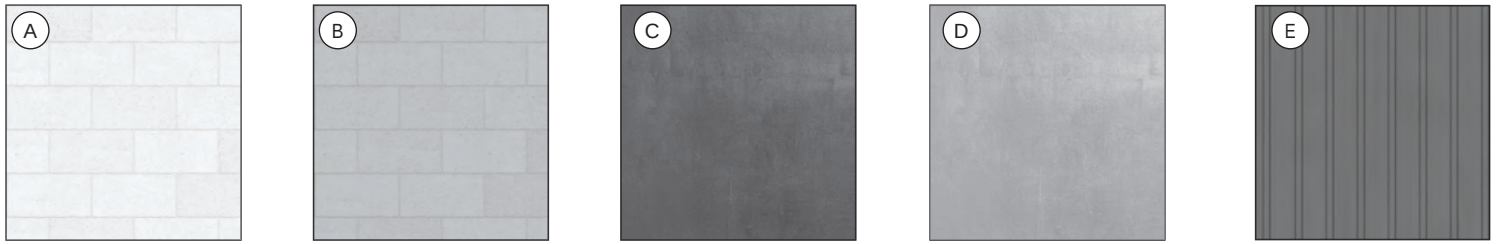


1 FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



4 REAR ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)

6 RIGHT ELEVATION
1/4" = 1'-0" (24 X 36 SHEET)



CMU BLOCK
PAINTED WHITE

CMU BLOCK
PAINTED GRAY

METAL GATES AND POSTS
DARK GRAY

METAL RAFTERS
LIGHT GRAY

STANDING SEAM ROOFING
GRAY

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TRASH ENCLOSURE

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A26

Exhibit D



CHARACTER SKETCH - VIEW FROM ARDMORE ROAD

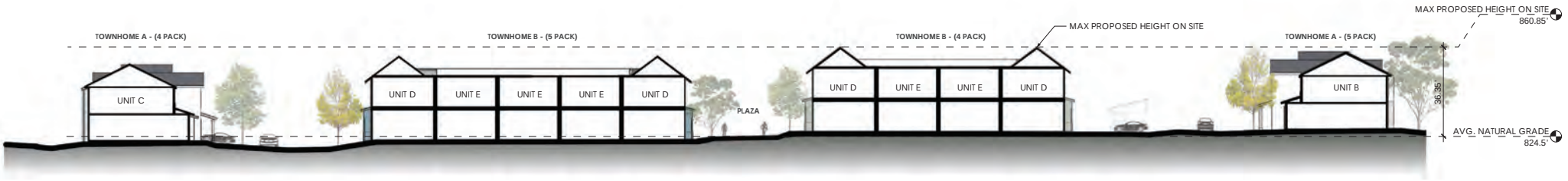
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A27

Exhibit D



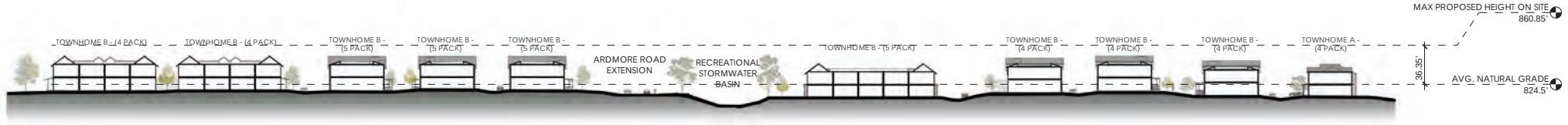
1 CROSS SECTION 1 LOOKING NORTH
1/16" = 1'-0" (24 X 36 SHEET)

0 8 16 32
1/16" = 1'-0" 24X36 SHEET



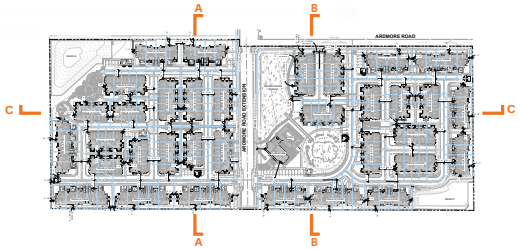
2 CROSS SECTION 2 LOOKING NORTH
1/16" = 1'-0" (24 X 36 SHEET)

0 8 16 32
1/16" = 1'-0" 24X36 SHEET



3 LONGITUDINAL SECTION LOOKING WEST
1" = 40'-0" (24 X 36 SHEET)

0 20 40 80
1" = 40'-0" 24X36 SHEET



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

MAX PROPOSED HEIGHT: 860.85'
HIGHEST ALLEY-LOAD F.F. ON SITE: 830.85'
HEIGHT OF BUILDING = 30'
830.85' + 30' = 860.85'

HIGHEST FRONT-LOAD F.F. ON SITE: 831.23'
HEIGHT OF BUILDING = 25'
831.23' + 25' = 856.23'

rrm design group

SITE SECTIONS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A28

Exhibit D



DETAIL VIGNETTES

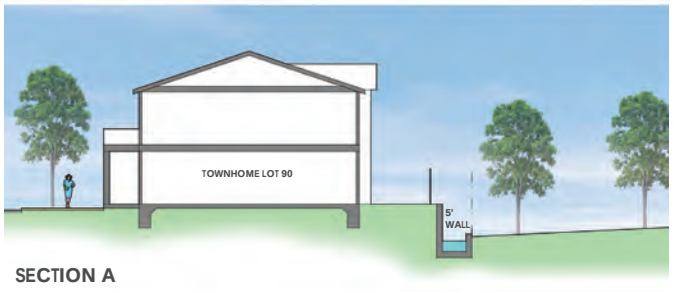
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A29

Exhibit D



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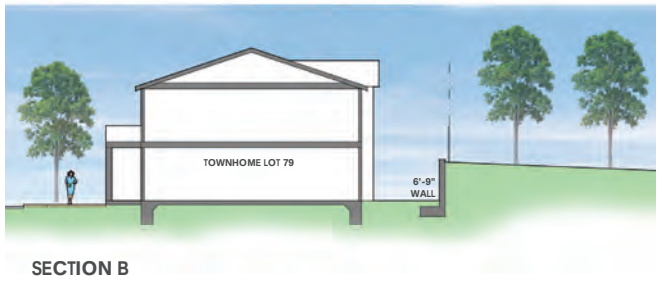

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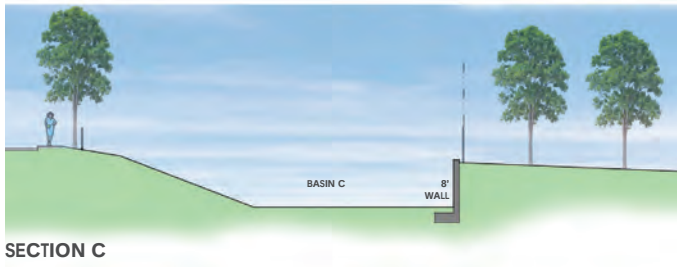

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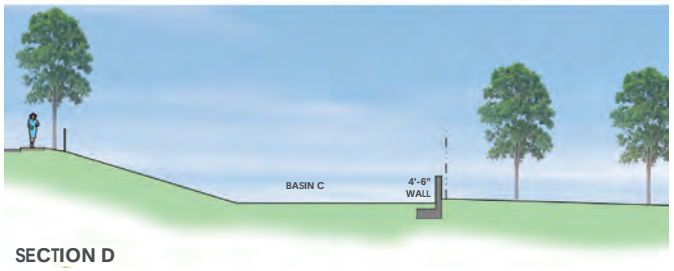

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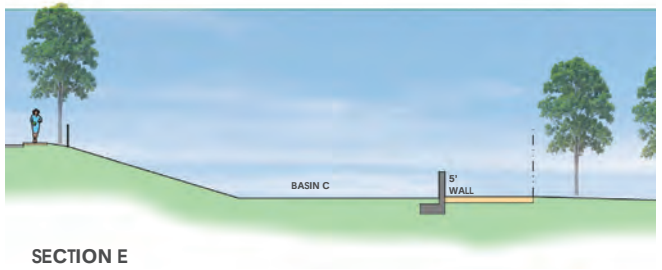
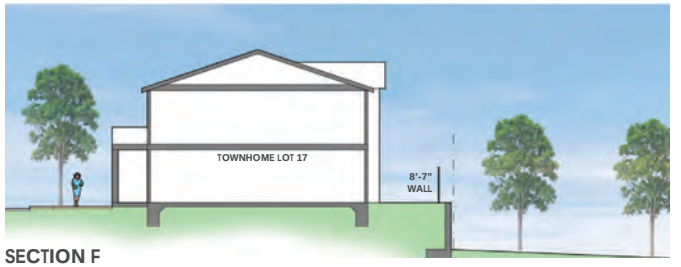


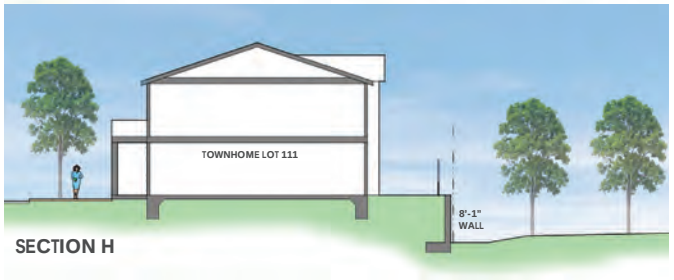
SECTION E



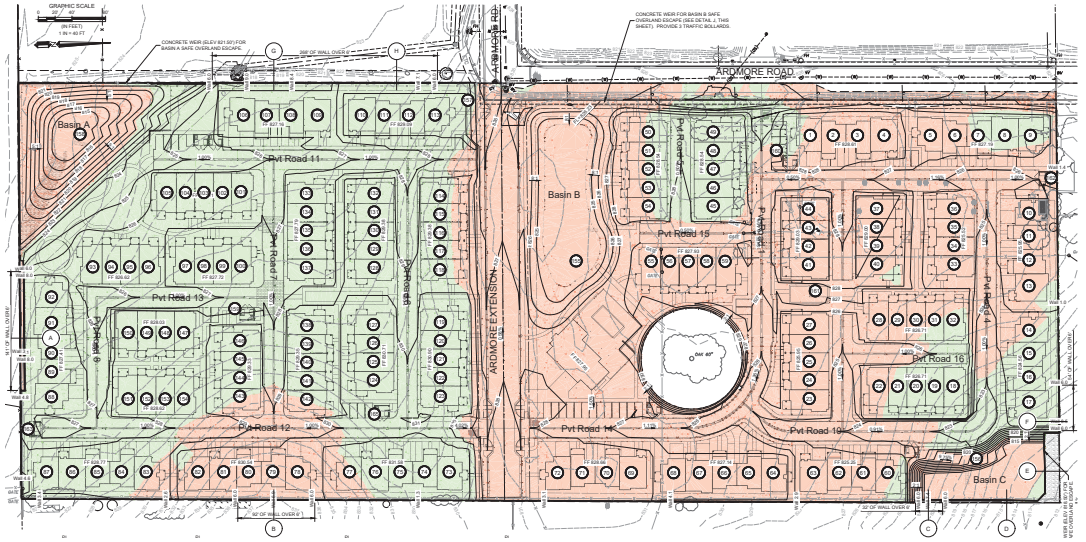
SECTION F



SECTION G



SECTION H



WALL SECTIONS

ARDMORE ROAD

03 APRIL 2026

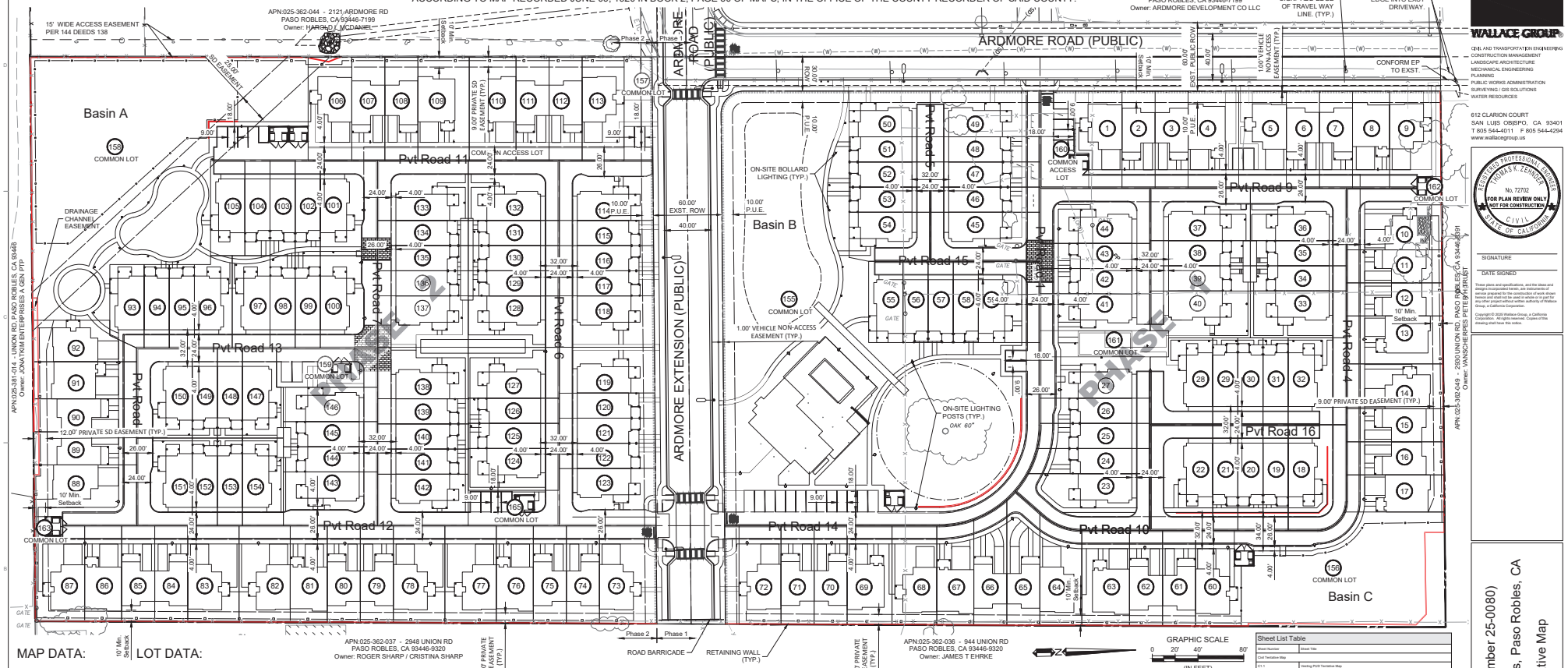
0767-02-HS24

A30

Exhibit D

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

LOTS 6 AND 13 OF GOLDEN HILLS ORCHARD TRACT, IN THE CITY OF PASO ROBLES, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JUNE 09, 1920 IN BOOK 2, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



MAP DATA:

APPLICANT:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
805-781-3133
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

PROPERTY OWNER:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

REPRESENTATIVE:

WALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
805-544-4011
TOM ZENDER
TOMZ@WALLACEGROUP.US

APN: 025-362-050

LOT DATA:

EXISTING BOUNDARY AREA:	14.06 AC.
EXISTING SOUTH PARCEL:	6.52 AC.
EXISTING NORTH PARCEL:	7.54 AC.
PROP. PUBLIC ROAD RIGHT-OF-WAY:	1.12 AC.
OPEN SPACE PARCELS:	3.21 AC.

SURVEYOR'S NOTES:

THE BASIS OF BEARING FOR THIS MAP IS GRID NORTH PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD83(2011) EPOCH 2010, BETWEEN NGS POINT "HPGN D CA 05 ML" (PID FV2070) AND "PRB AP 1965 STA B2" (PID AA4509) HAVING A BEARING OF N 53°41'56" E MEASURED AND CALCULATED PER THE NGS DATA SHEETS.

1. TOPOGRAPHIC SURVEY PROVIDED BY NORTH COAST ENGINEERING DATED 11-09-2021 AND SIGNED BY TUCKER J. SANDERS - LS 9398

GEOTECHNICAL REPORT:

REPORT DATE: OCTOBER 12, 2022
FILE NUMBER: F-103116
BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
GREG McKAY GE 2993

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	3098.88	18	4567.43	35	1848.88	53	1563.62	70	2502.38	87	3375.81	104	1829.27	121	1851.42	138	3572.22	155	68436.87
2	2451.00	19	2032.09	36	3870.82	54	3018.33	71	2498.74	88	4590.09	105	2494.63	122	1857.01	139	1746.65	156	17067.30
3	2450.99	20	2031.97	37	4034.72	55	2132.17	72	4219.07	89	2612.75	106	3467.59	123	4236.52	140	1746.57	157	2241.07
4	3756.77	21	2032.03	38	1926.95	56	1563.68	73	4273.64	90	2619.12	107	2625.10	124	2902.02	141	1746.74	158	39586.94
5	3530.79	22	5051.80	39	1926.88	57	1563.53	74	2475.93	91	2940.71	108	2625.23	125	1745.31	142	3572.62	159	3032.56
6	2451.30	23	5058.85	40	3489.93	58	1563.60	75	2472.39	92	2865.00	109	4076.63	126	1745.45	143	3871.41	160	2983.60
7	2451.30	24	2254.74	41	3111.84	59	3832.74	76	2763.99	93	2062.39	110	3716.86	127	3531.67	144	1812.06	161	2582.37
8	2744.67	25	2137.17	42	2120.62	60	3152.21	77	3839.05	94	1606.54	111	2625.14	128	3566.47	145	1812.15	162	522.23
9	3615.35	26	2120.82	43	2120.82	61	2421.22	78	3832.31	95	1607.60	112	2623.58	129	1746.14	146	2470.98	163	477.19
10	4205.97	27	3486.49	44	4671.87	62	2417.73	79	2453.88	96	2564.08	113	3334.43	130	1744.79	147	2605.58	164	2452.88
11	2426.24	28	3888.47	45	4115.07	63	3481.97	80	2450.36	97	2675.25	114	4314.48	131	1747.25	148	1730.97		
12	2433.82	29	1671.17	46	2111.36	64	3228.08	81	2739.32	98	1777.71	115	1820.35	132	4157.54	149	1731.13		
13	3543.42	30	1672.23	47	2111.30	65	3159.27	82	3783.76	99	1778.92	116	1821.92	133	4159.31	150	3811.96		
14	3332.71	31	1672.40	48	2111.23	66	2887.17	83	3777.06	100	4045.93	117	1827.53	134	1746.71	151	3705.85		
15	2463.01	32	3877.50	49	3837.91	67	2869.05	84	2431.94	101	4161.23	118	3746.66	135	1746.56	152	1686.16		
16	2469.89	33	3445.69	50	2841.01	68	3407.60	85	2428.35	102	1828.17	119	3351.76	136	1746.75	153	1684.78		
17	2784.30	34	1848.70	52	1563.54	69	3403.90	86	2714.72	103	1829.10	120	1845.86	137	3567.39	154	2740.15		

Sheet List Table

Sheet Number	Sheet Title
Civil Tentative Map	
C1.1	Vesting PUD Tentative Map
C1.2	Lot Dimensions and Road Sections
Civil Site Improvement Plans	
C2.1	Demo Plan
C2.2	Existing North Boundary Topo
C2.3	Public Grading Plan
C2.3	Fire Truck Access Exhibit
C3.1	Section Plan View
C3.2	Cross Sections
C3.3	Cross Sections
Civil Improvement Plans	
C4.1	Public Ardmore Rd (Public) - Utility Plan & Profile
C5.2	Public Ardmore Rd Ext. (Public) - Utility Plan & Profile
C5.3	Public Roads 1-3 (Private) - Utility Plan & Profile
C5.4	Public Roads 4-8 (Private) - Utility Plan & Profile
C5.5	Public Roads 7-9 (Private) - Utility Plan & Profile
C5.6	Public Roads 9-10 (Private) - Utility Plan & Profile
C5.7	Public Roads 11-12 (Private) - Utility Plan & Profile
C5.8	Public Roads 13-16 (Private) - Utility Plan & Profile
C5.9	Public Roads 15 (Private) - Utility Plan & Profile
Civil Utility Plans	
C6.1	Public Sewer Mains
C6.2	Public Storm Drains
C6.3	Public Water Mains
C6.4	Public Common Dry Utility Trench
Civil Erosion Control Plans	
C7.1	Public Erosion Control Plan
C7.2	Public Erosion Control Details
C7.3	Public Erosion Control Details
C7.4	Public Erosion Control Details
C7.5	Public Erosion Control Details
C7.6	Public Erosion Control Details

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www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER THOMAS K. ZENDER No. 72702 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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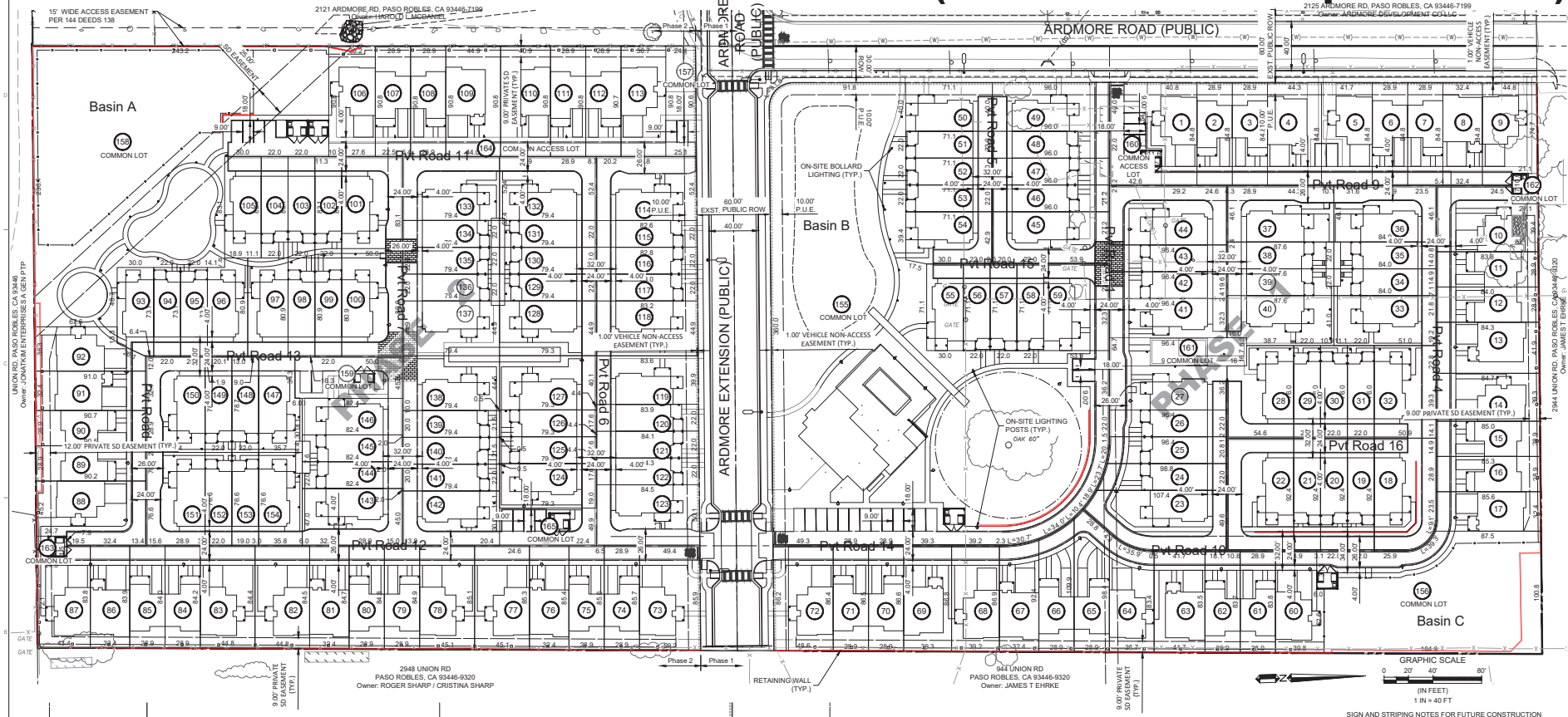
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Vesting PUD Tentative Map

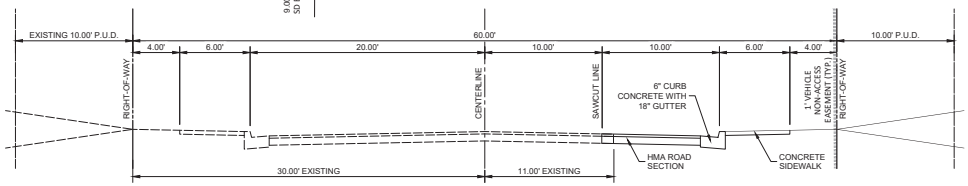
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C1.1
1 OF 27 SHEETS

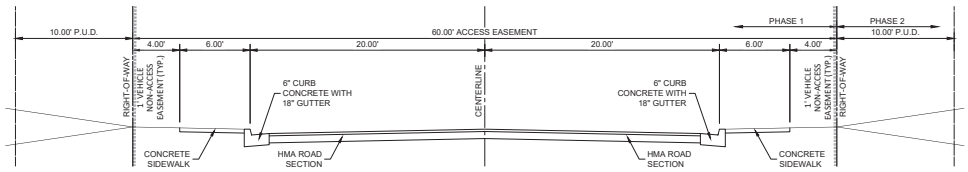
Exhibit D

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

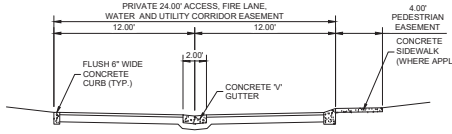




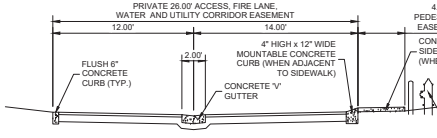
TYPICAL ARDMORE ROAD (PUBLIC) SECTION



TYPICAL ARDMORE EXTENSION PUBLIC) SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION AT FIRE HYDRANT

SIGN AND STRIPING NOTES FOR FUTURE CONSTRUCTION PLANS:

1. ALL SIGNING AND DELINEATION SHALL COMPLY WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.
2. ALL DELINEATION, INCLUDING STRIPING AND MARKINGS, SHALL BE THERMOPLASTIC.
3. ALL SIGNING AND DELINEATION MATERIALS SHALL BE ON THE CALTRANS AUTHORIZED MATERIAL LISTS.
4. ALL STRIPING LAYOUTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO STRIPING.
5. SIGNS SHALL BE FABRICATED PER THE STANDARD HIGHWAY SIGNS AND MARKINGS BOOK USING ALUMINUM SHEETING AND MEET THE CALTRANS GUIDELINES FOR REFLECTIVITY.
6. ALL SIGN MESSAGES, SIGN SIZES, AND SIGN SHEETING TYPE TO BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.
7. SIGNS INSTALLED IN CONCRETE SHALL BE MOUNTED ON A FHWA (BREAKAWAY) APPROVED, TELESPAR SIGN POST, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURES RECOMMENDATIONS. SIGNS ON THE SHOULDER SHALL BE MOUNTED ON 4"X4" WOOD POSTS EMBEDDED 3.5' DEEP.
8. SIGNS SHALL BE INSTALLED PER CAMUTCD FIGURE 2A-2 (CA). ALL AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PATHS SHALL BE MAINTAINED.
9. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO THE CENTERLINE ON THE SIDE OF THE FIRE HYDRANTS.

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

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REGISTERED PROFESSIONAL ENGINEER THOMAS K. ZENNDER No. 72702 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Lot Dimensions and Road Sections

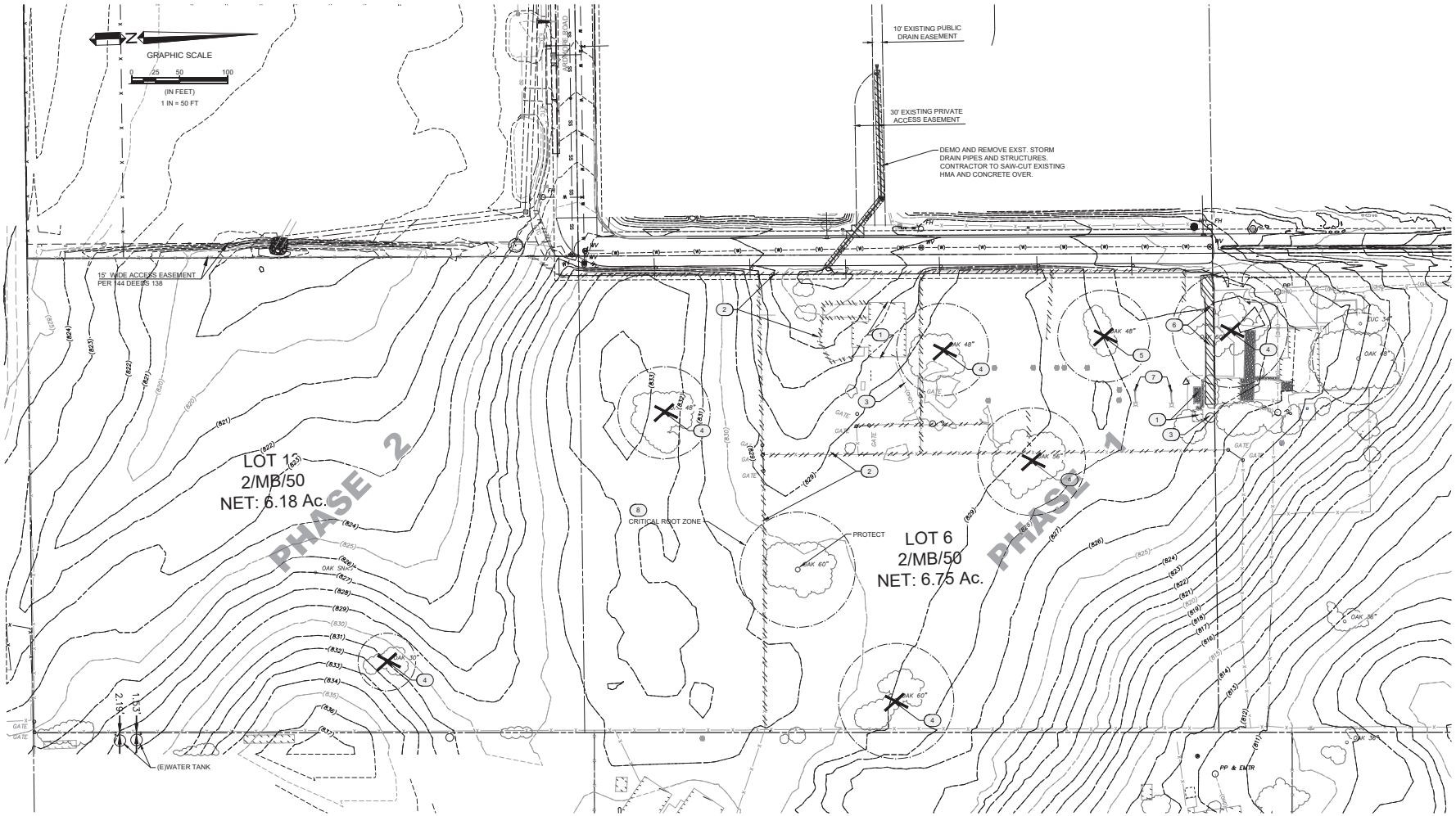
JOB #	0751-05
DESIGNER:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C1.2
2 OF 27 SHEETS

Exhibit D

FILE NAME: 0751-0005-ARDMORE MU DEMO.DWG Plot Date: 12/24/2025

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



REFERENCE NOTES:	
XXX	DEMOLITION
1	EXISTING STRUCTURE TO BE REMOVED AND PROPERLY DISPOSED.
2	EXISTING FENCING TO BE REMOVED AND PROPERLY DISPOSED
3	EXISTING TANK, UTILITIES AND POLES REMOVED AND PROPERLY DISPOSED
4	REMOVE EXISTING TREE
5	REMOVE EXISTING FALLEN TREE
6	EXITING AC PAVEMENT TO BE REMOVED
7	EXITING LIGHT POLES TO BE REMOVED
8	SEE OAK TREE RETENTION NOTES AT RIGHT

DEMOLITION NOTES

1. DEMOLISH DESIGNATED PORTIONS OF STRUCTURES AND APPURTENANCES IN ORDERLY AND CAREFUL MANNER.
2. CONTACT UTILITY COMPANIES 5 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK FOR ANY FACILITIES THAT MAY NEED TO BE SALVAGED BY THE SPECIFIC COMPANY.
3. ASSUME POSSESSION OF DEMOLISHED MATERIALS, UNLESS SPECIFIED OTHERWISE. REMOVE DEMOLISHED MATERIALS FROM SITE AT LEAST DAILY.
4. PREVENT AIRBORNE DUST. USE WATER OR DUST PALLIATIVE WHEN NECESSARY. PROVIDE AND MAINTAIN HOSES AND CONNECTIONS TO WATER MAIN OR HYDRANT.
5. DO NOT BURN MATERIALS ON SITE.
6. IMMEDIATELY UPON DISCOVERY, REMOVE, AND DISPOSE OF CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. ROUGH GRADE AREAS AFFECTED BY DEMOLITION OR GRADE AS SHOWN ON THE DRAWINGS.

OAK TREE RETENTION NOTES

1. INSTALL TREE PROTECTION FENCING AT LIMITS OF GRADING. SET FENCING AT A 60' RADIUS MEASURED FROM THE OUTSIDE OF TRUNK OF TREE AND ENCIRCLE THE ENTIRE TPZ OF THE TREE. FENCING SHALL BE MADE OF CHAIN-LINK FENCE PANELS 6' H X 8' W. AFFIXED PANELS TO DRIVEN STEEL POSTS. PROJECT ARBORIST TO VERIFY ALL ARE CORRECTLY INSTALLED.
2. HAND-DIG OR HYDRO EXCAVATE TRENCH AT LIMITS OF GRADING AROUND TREE TO EXPOSE ROOTS. TRENCH SHALL BE DUG TO A DEPTH OF 2'. IF ANY ROOTS 1" DIAMETER OR LARGER ARE DISCOVERED, THEY SHALL BE CUT WITH A STERILIZED PRUNING SAW OR RECIPROCATING SAW. ALL ROOT CUTTING SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
3. MONITORING OF TREE PROTECTION MEASURES AND CONSTRUCTION AROUND THE TREE A BY THE PROJECT ARBORIST, SHALL OCCUR THROUGHOUT THE CONSTRUCTION OF THE PROJECT ON A WEEKLY BASIS OR AS REQUIRED BY THE CITY OF PASO ROBLES.

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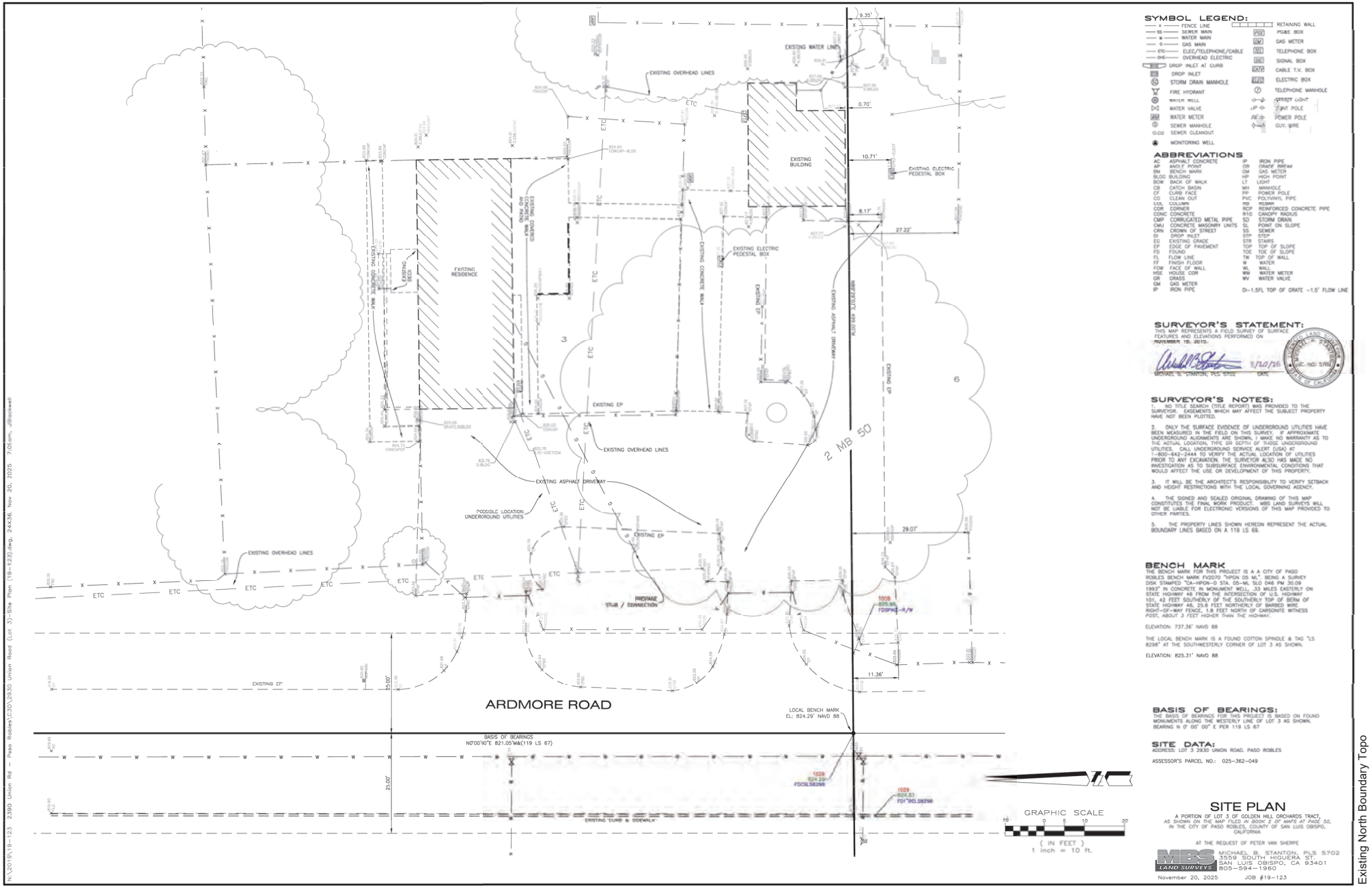
Ardmore MU Preliminary Plans, Paso Robles, CA
Demo Plan

JOB #: 0751-05
DESIGNERS: CD
DRAWN BY: CD
DATE: 12/24/25

DRAWING NO.
C2.1
3 OF 27 SHEETS

Exhibit D



SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- LIGHT POLE
- POWER POLE
- GUY WIRE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI=1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON NOVEMBER 18, 2015.

MICHAEL B. STANTON, PLS 5702 — DATE — LIC. NO. 5702

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A 119 LS 69.

BENCH MARK

THE BENCH MARK FOR THIS PROJECT IS A A CITY OF PASO ROBLES BENCH MARK FV2070 "HPGN 05 ML" BEING A SURVEY DISK STAMPED "CA-HPGN-D FTA 05-ML SLO 046 PM 30.09 1993" IN CONCRETE IN MONUMENT WELL, .33 MILES EASTERLY ON STATE HIGHWAY 46 FROM THE INTERSECTION OF U.S. HIGHWAY 101, 42 FEET SOUTHERLY OF THE SOUTHERLY TOP OF BERM OF STATE HIGHWAY 46, 25.6 FEET NORTHERLY OF BARBED WIRE RIGHT-OF-WAY FENCE, 1.8 FEET NORTH OF CARSONITE WITNESS POST, ABOUT 3 FEET HIGHER THAN THE HIGHWAY.

ELEVATION: 737.36' NAVD 88

THE LOCAL BENCH MARK IS A FOUND COTTON SPINDLE & TAG "LS 8298" AT THE SOUTHWESTERLY CORNER OF LOT 3 AS SHOWN.

ELEVATION: 825.31' NAVD 88

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERLY LINE OF LOT 3 AS SHOWN. BEARING N 0° 00' 00" E PER 119 LS 67

SITE DATA:

ADDRESS: LOT 3 2930 UNION ROAD, PASO ROBLES

ASSESSOR'S PARCEL NO.: 025-362-049

SITE PLAN

A PORTION OF LOT 3 OF GOLDEN HILL ORCHARDS TRACT, AS SHOWN ON THE MAP FILED IN BOOK 2 OF MAPS AT PAGE 50, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF PETER VAN SHERPE

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

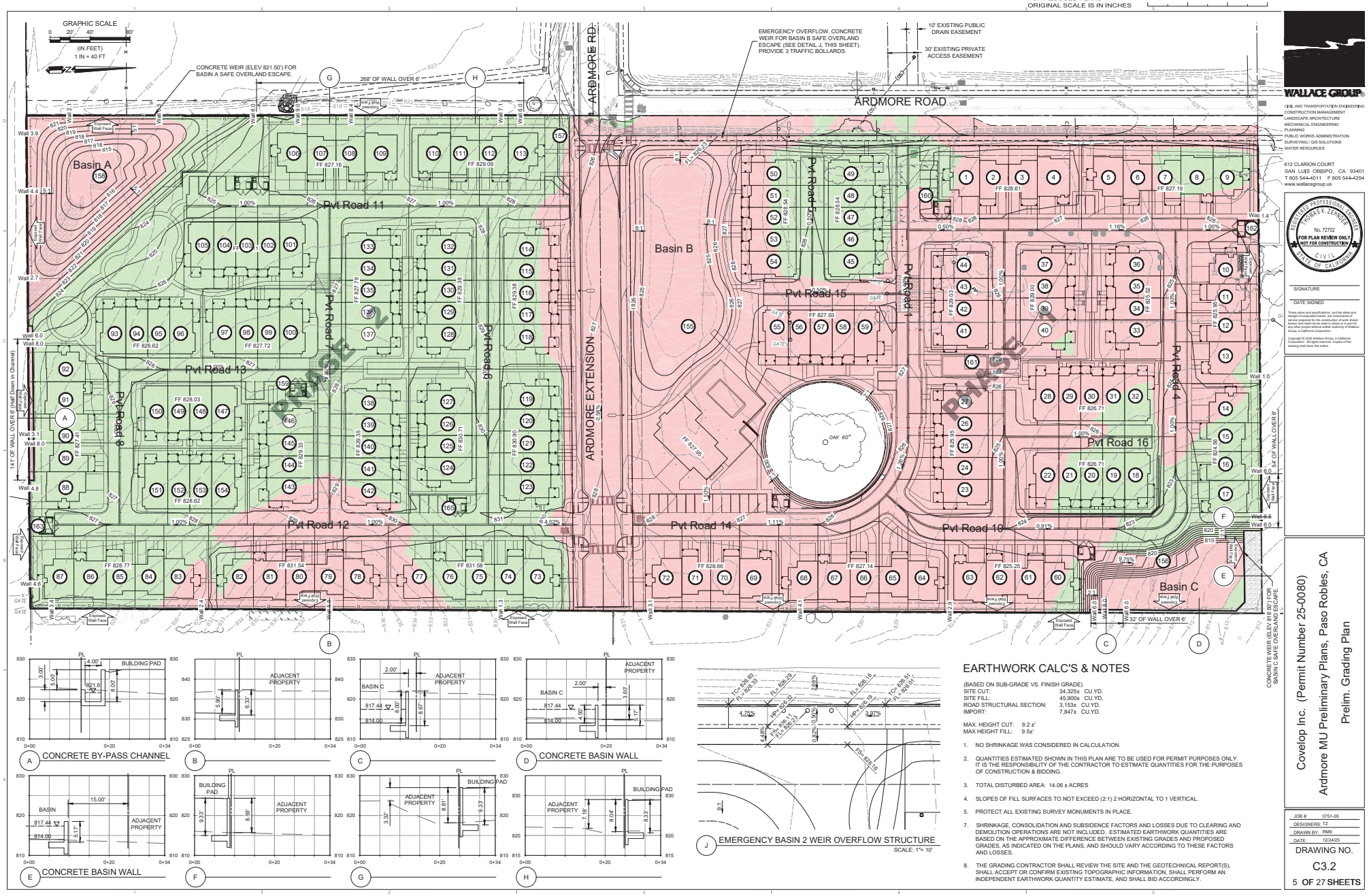
November 20, 2025 JOB #19-123

N:\2019\19-123 2930 Union Rd - Paso Robles\C3D\2930 Union Road (Lot 3)-Site Plan (19-123).dwg, 24X36, Nov 20, 2025 7:05am, JBlaskwell

Existing North Boundary Topo

C2.2

Exhibit D



EARTHWORK CALC'S & NOTES

(BASED ON SUB-GRADE VS. FINISH GRADE)

SITE CUT:	34,325±	CU.YD.
SITE FILL:	45,900±	CU.YD.
ROAD STRUCTURAL SECTION:	3,153±	CU.YD.
IMPORT:	7,847±	CU.YD.

MAX. HEIGHT CUT: 9.2 ±'
MAX HEIGHT FILL: 9.5±'

1. NO SHRINKAGE WAS CONSIDERED IN CALCULATION.
2. QUANTITIES ESTIMATED SHOWN IN THIS PLAN ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTIMATE QUANTITIES FOR THE PURPOSES OF CONSTRUCTION & BIDDING.
3. TOTAL DISTURBED AREA: 14.06 ± ACRES
4. SLOPES OF FILL SURFACES TO NOT EXCEED (2:1) 2 HORIZONTAL TO 1 VERTICAL.
5. PROTECT ALL EXISTING SURVEY MONUMENTS IN PLACE.
7. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED GRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.
8. THE GRADING CONTRACTOR SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL PERFORM AN INDEPENDENT EARTHWORK QUANTITY ESTIMATE, AND SHALL BID ACCORDINGLY.

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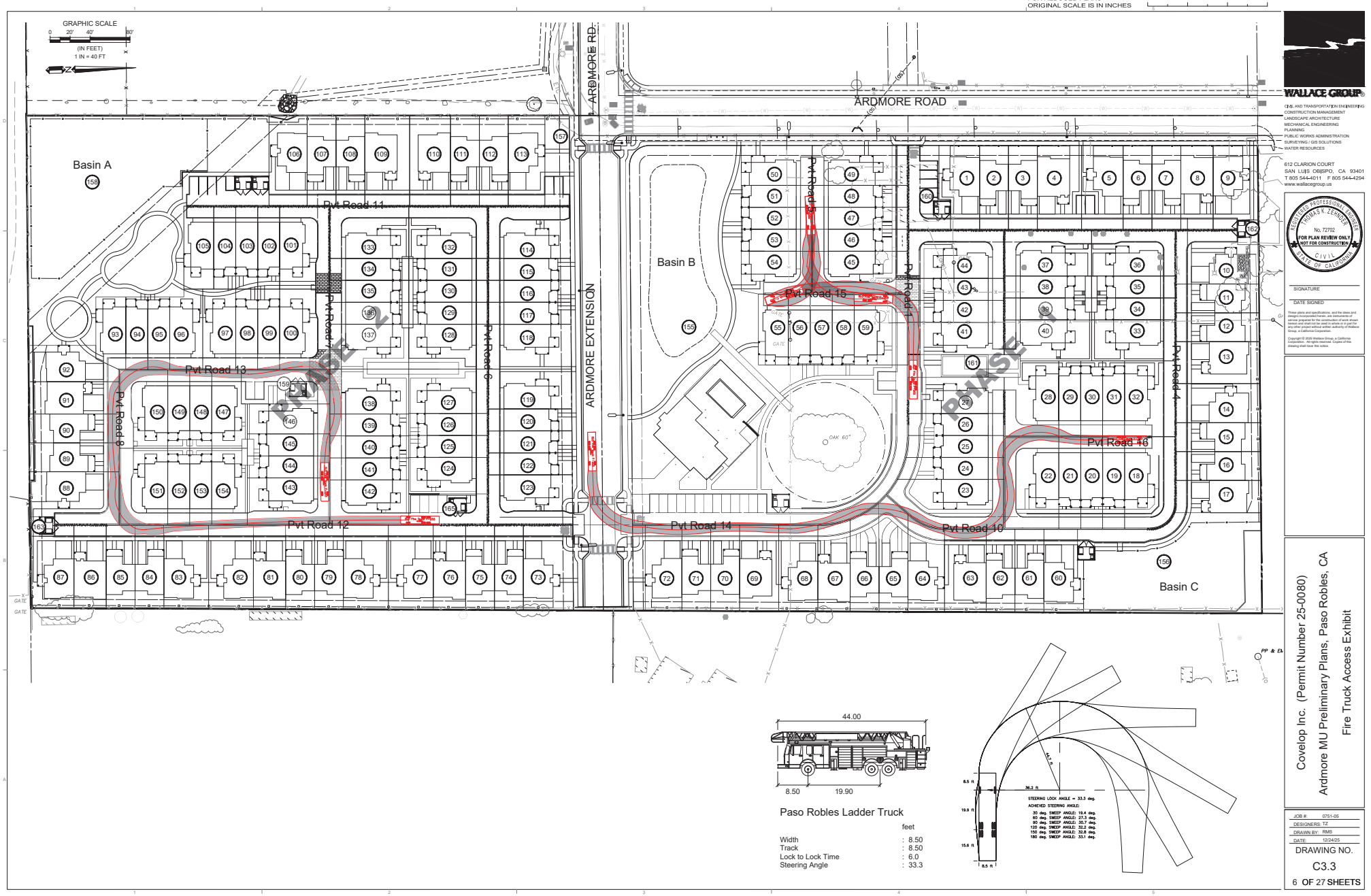
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Grading Plan

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C3.2
5 OF 27 SHEETS

Exhibit D



Paso Robles Ladder Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

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Fire Truck Access Exhibit

JOB #: 0751-05
DESIGNERS: TZ
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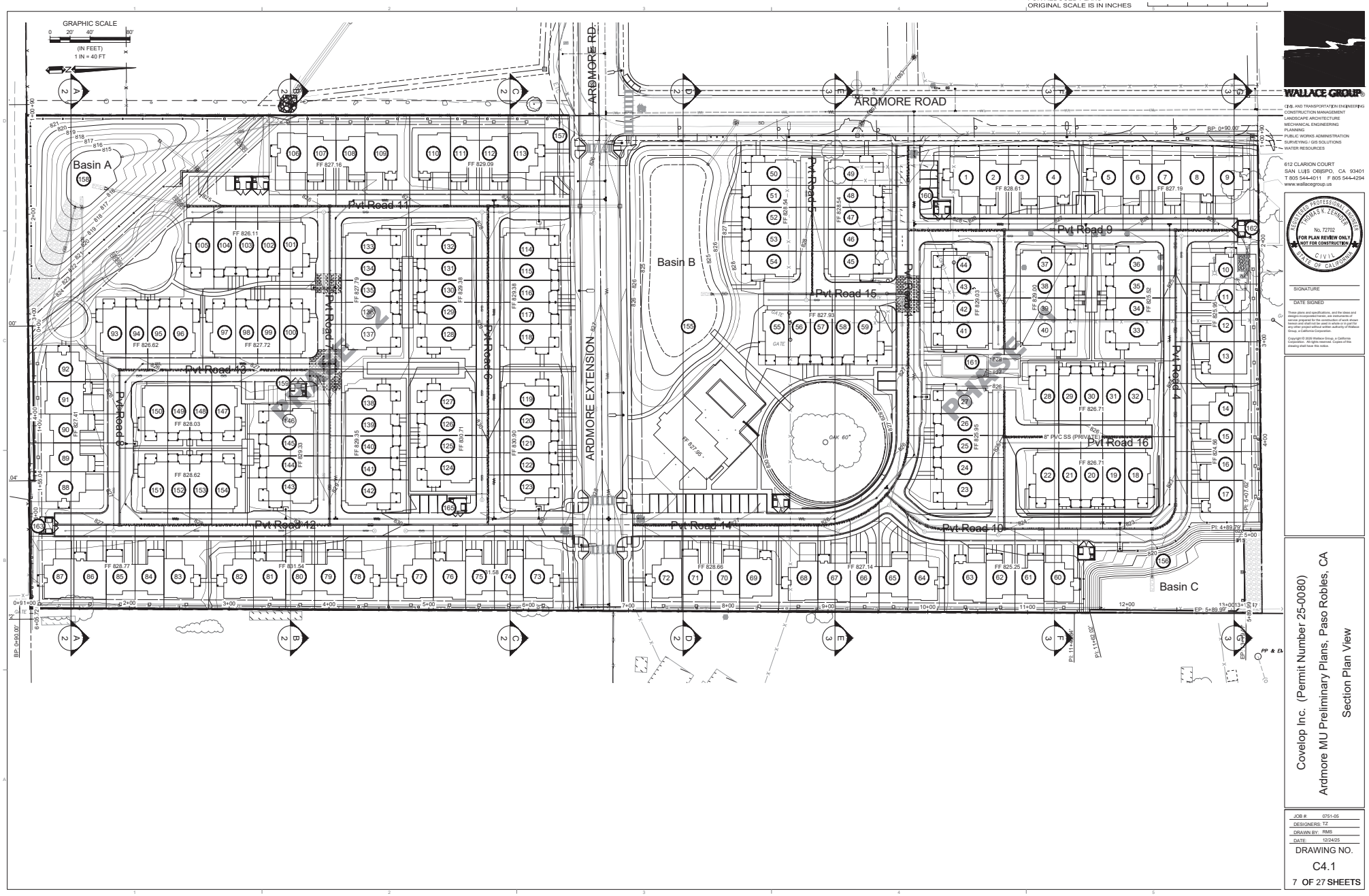
DRAWING NO.
C3.3
6 OF 27 SHEETS

Exhibit D



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Ardmore MU Preliminary Plans, Paso Robles, CA
Section Plan View

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DRAWING NO.
C4.1
7 OF 27 SHEETS

Exhibit D

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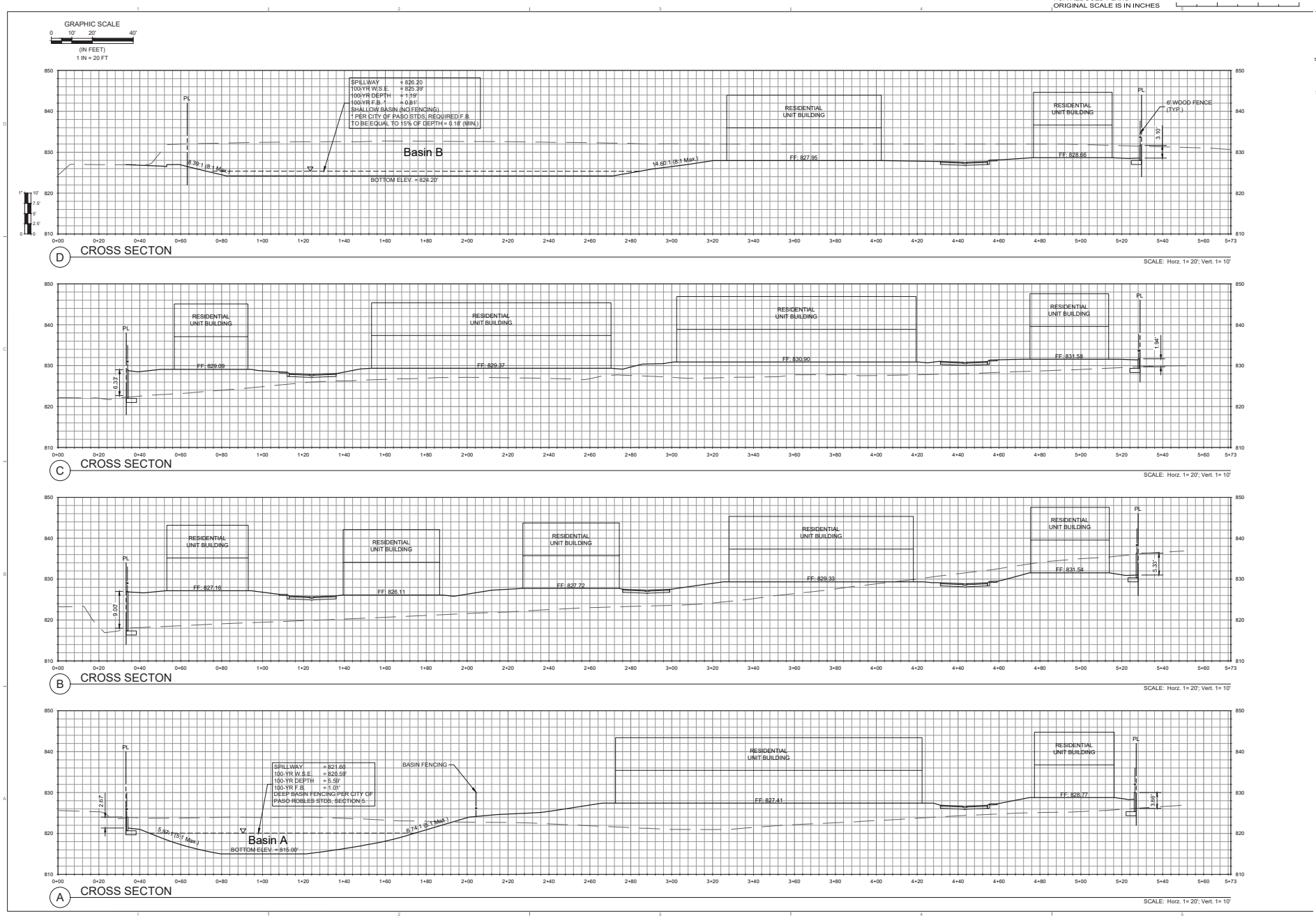

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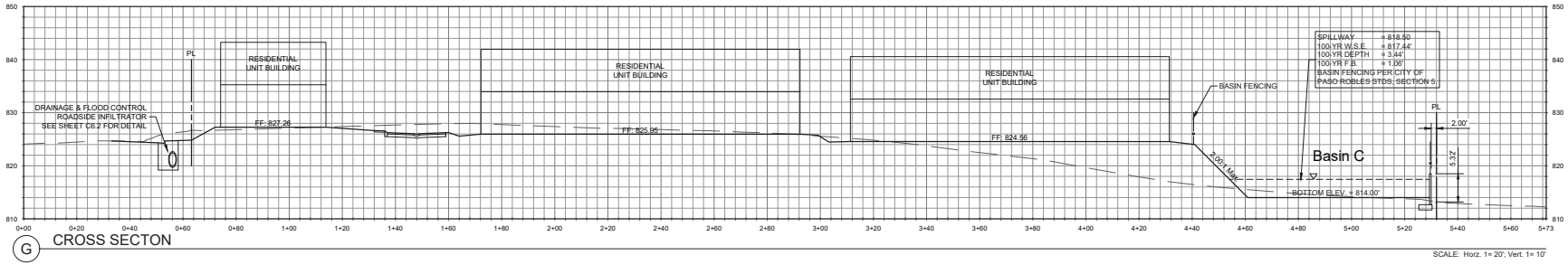
C4.2
8 OF 27 SHEETS

Exhibit D

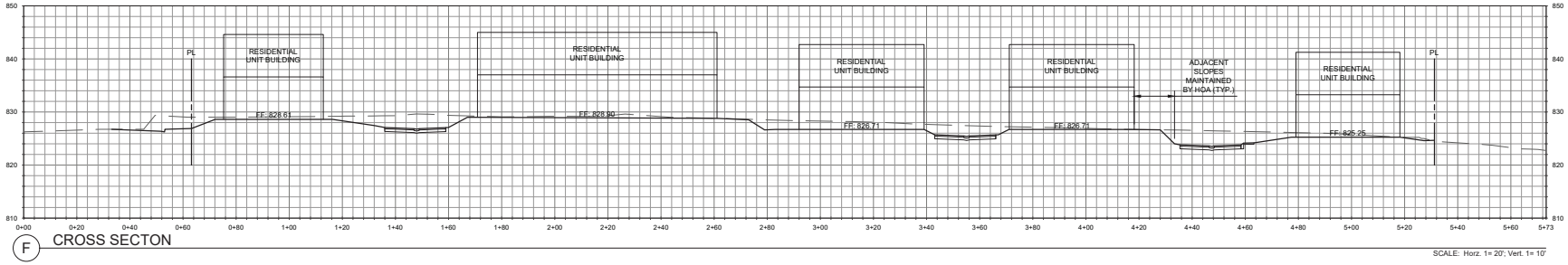
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



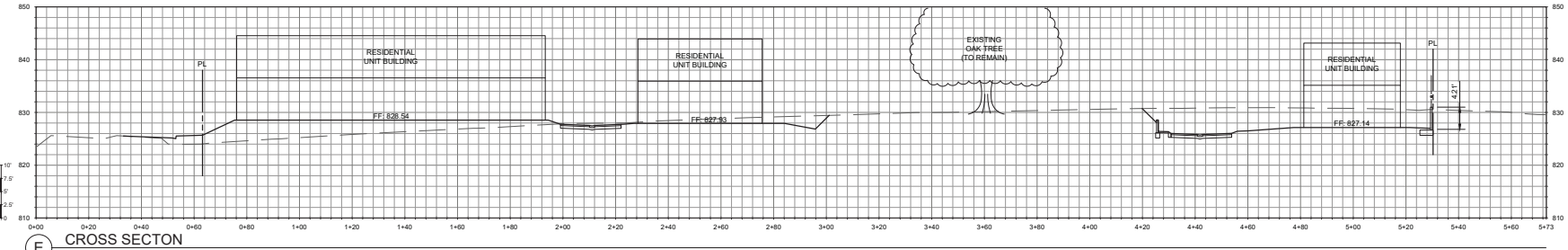
G CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



F CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



E CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'

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C4.3
9 OF 27 SHEETS

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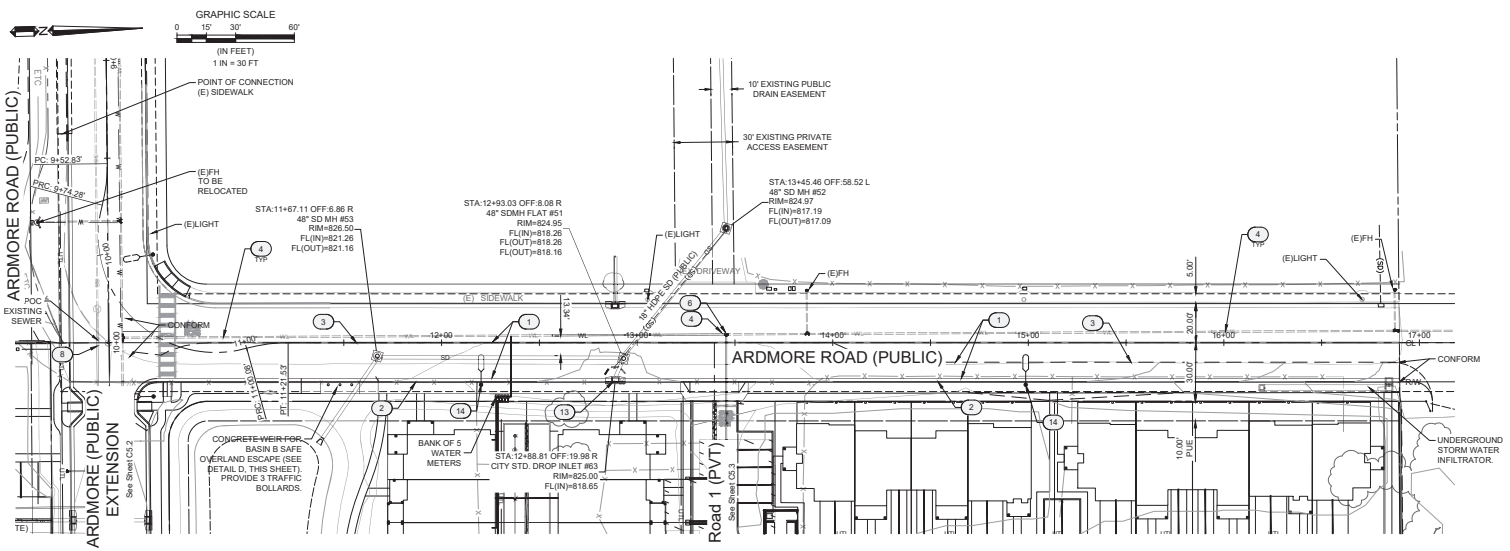
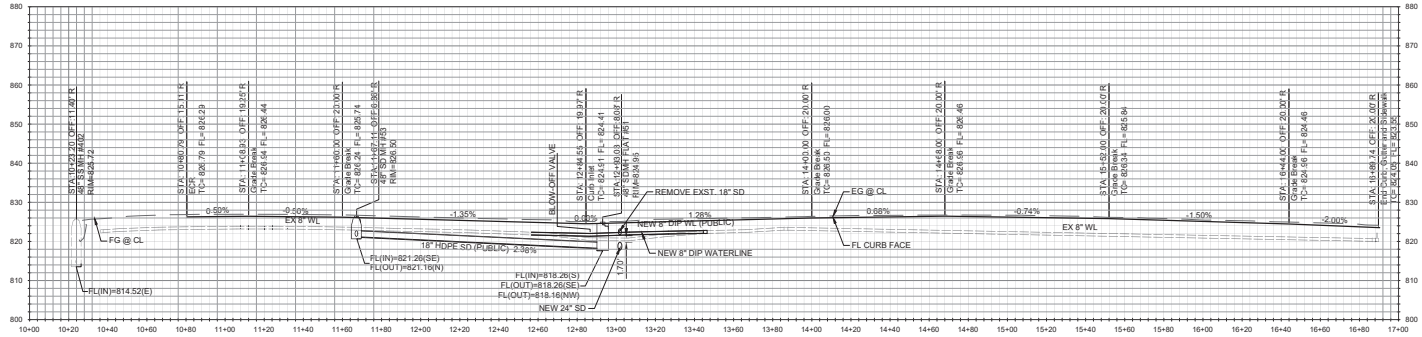


(E) ARDMORE ROAD (PUBLIC) (N-S) PLAN VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD (PUBLIC) EAST TC (N-S) PROFILE VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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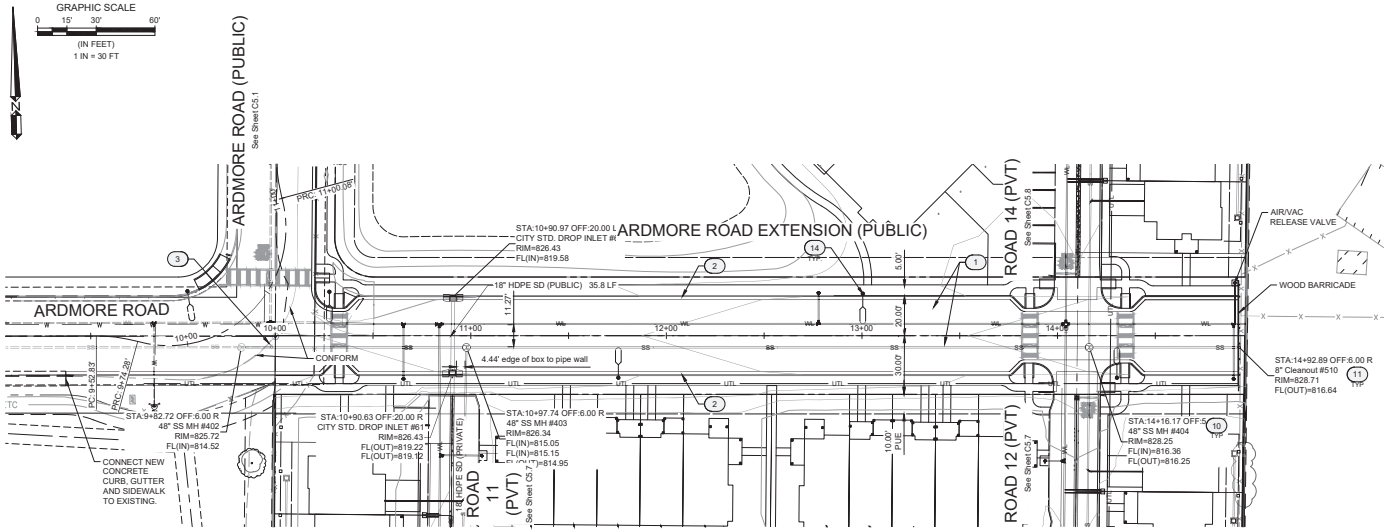
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd (Public) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.1
10 OF 27 SHEETS

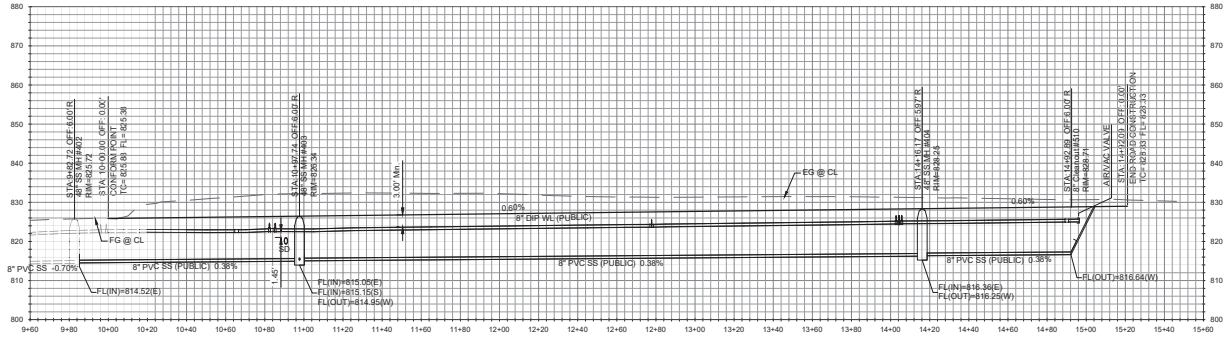
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PLAN VIEW STA 10+00 TO 15+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PROFILE VIEW STA 10+00 TO 1+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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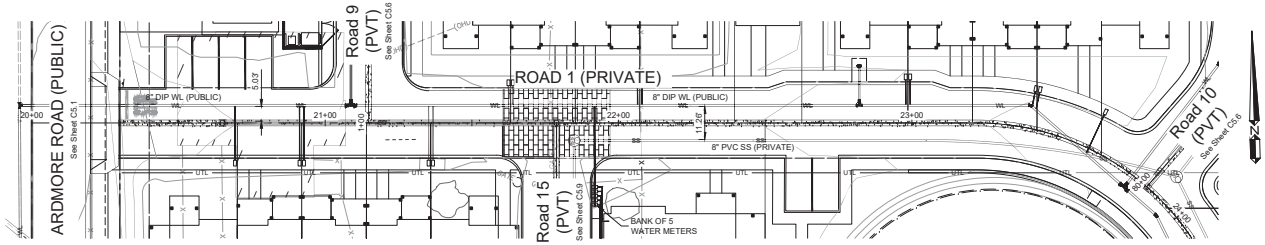
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd Ext. (Public) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.2
11 OF 27 SHEETS

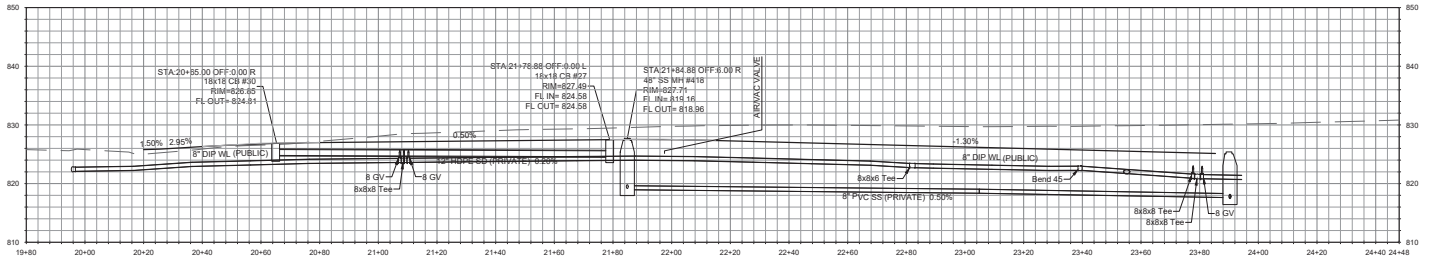
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



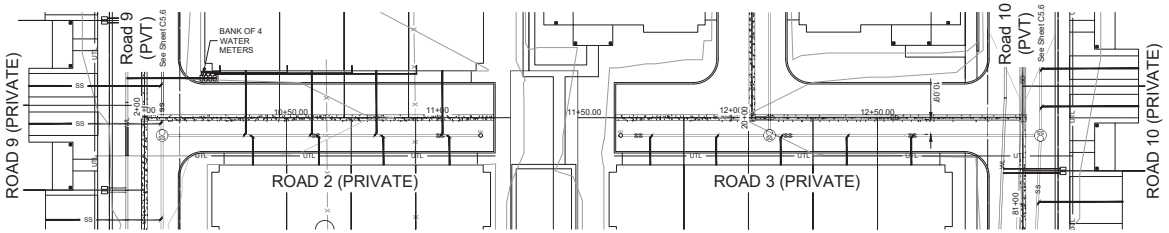
ROAD 1 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



ROAD 1 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

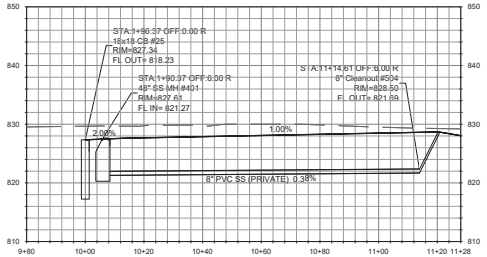


ROAD 2 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'

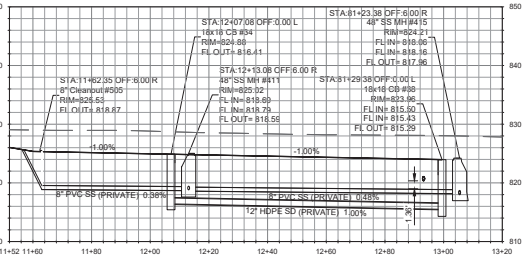
ROAD 3 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 2 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 3 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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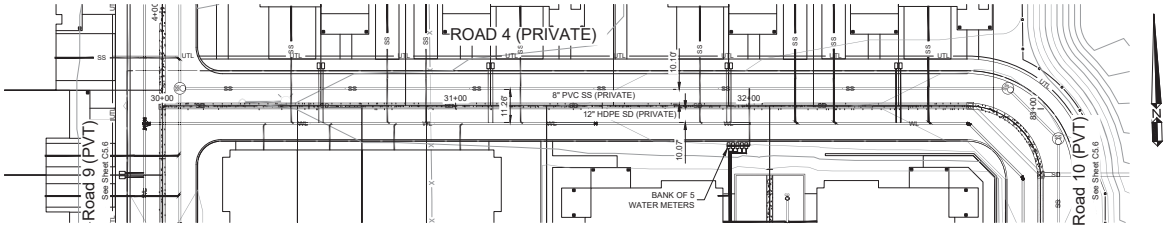
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 1-3 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.3
12 OF 27 SHEETS

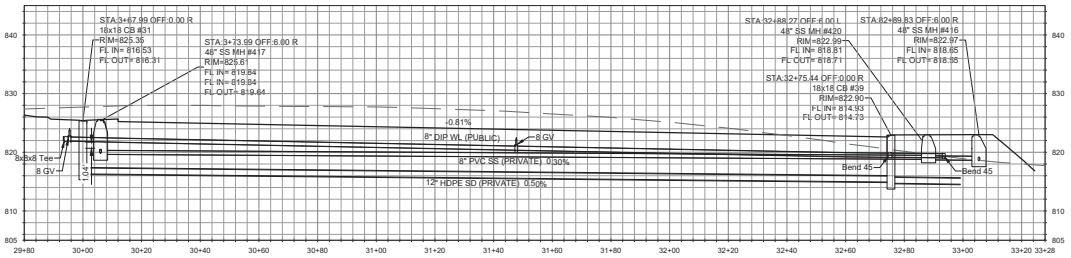
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



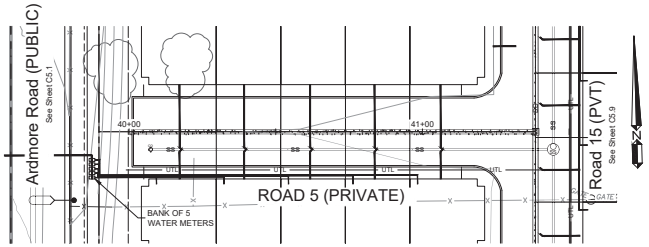
ROAD 4 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



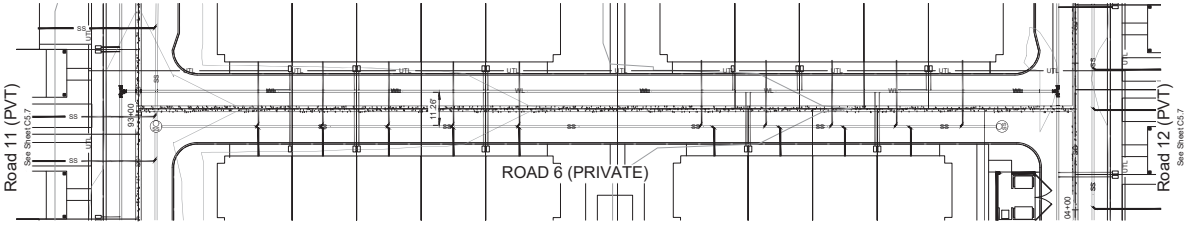
ROAD 4 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



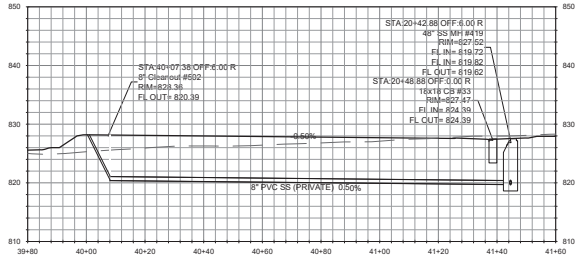
ROAD 5 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



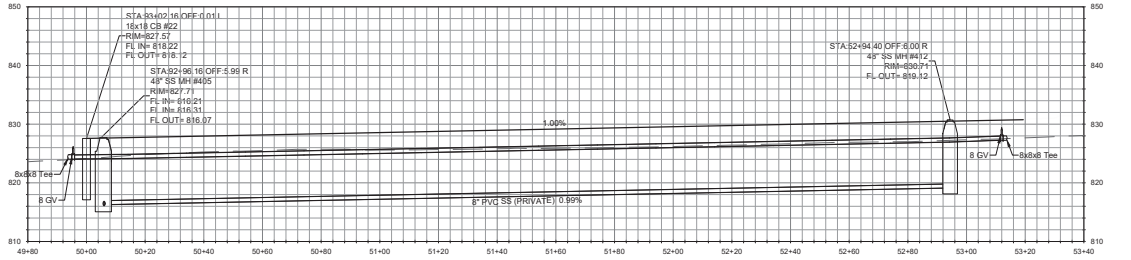
ROAD 6 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 5 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 6 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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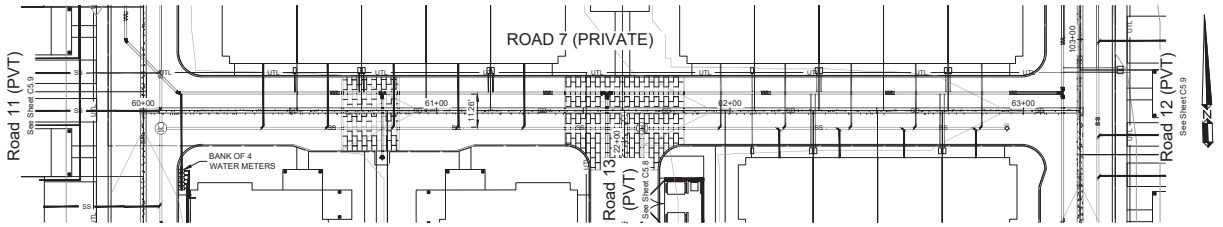
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 4-6 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.4
13 OF 27 SHEETS

Exhibit D

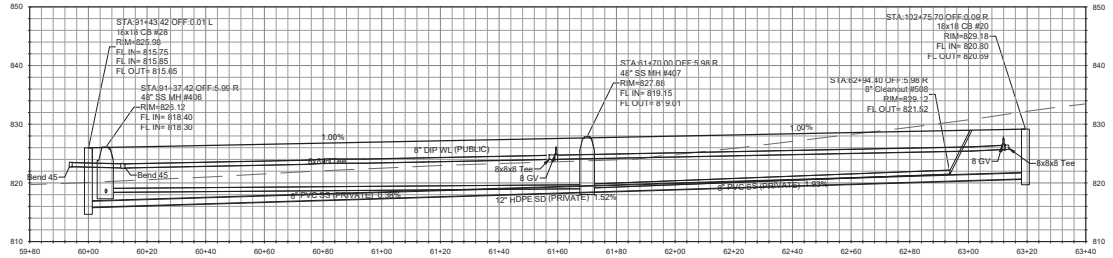
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

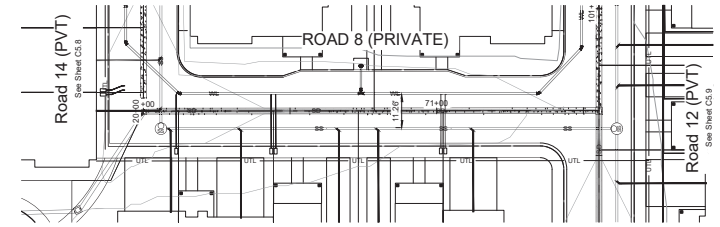
ROAD 7 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 7 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

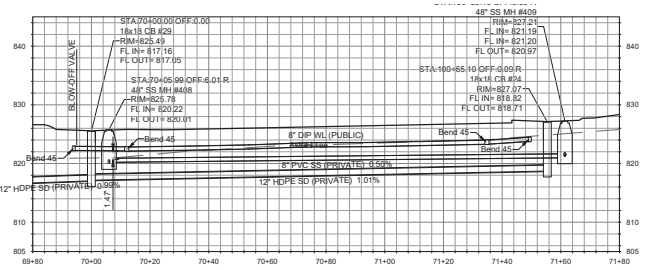
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 8 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 8 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
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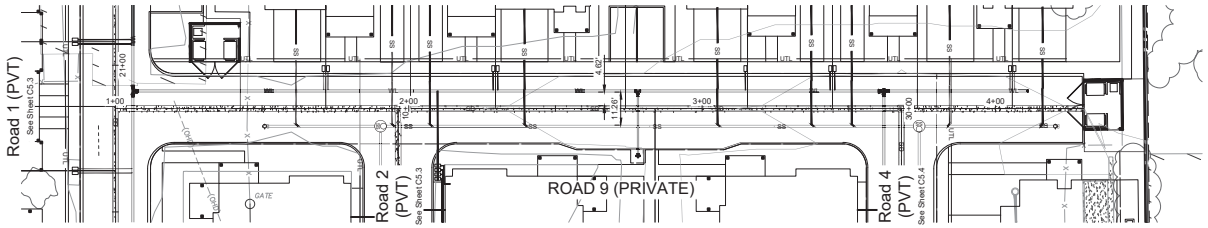
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 7-8 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.5
14 OF 27 SHEETS

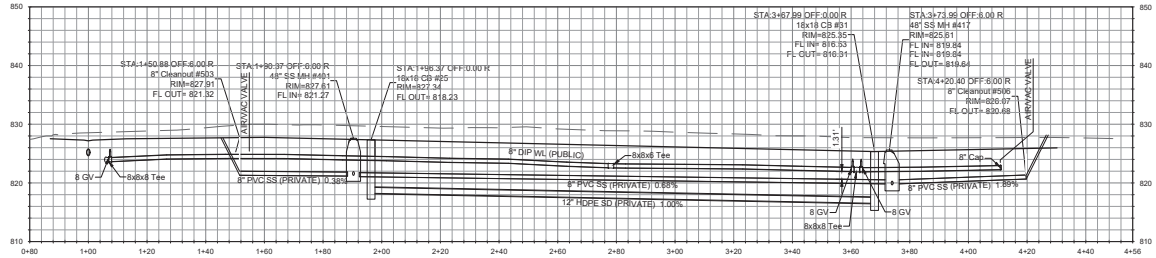
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



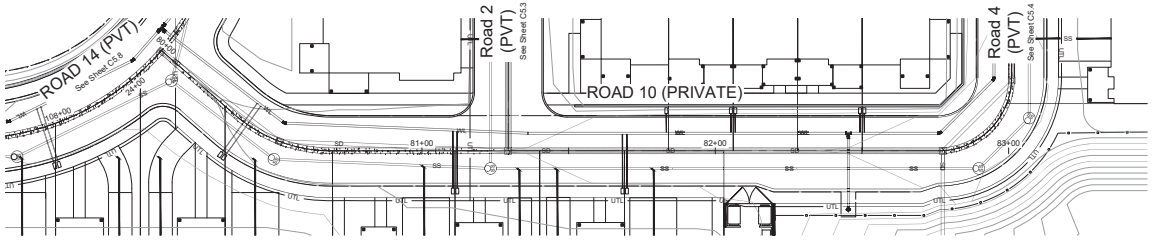
ROAD 9 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



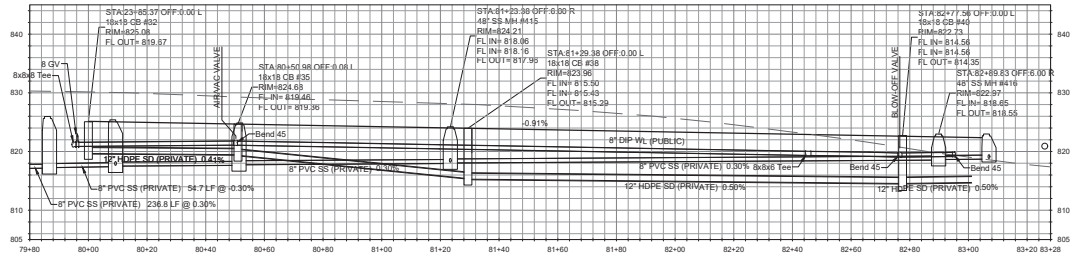
ROAD 9 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 10 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 10 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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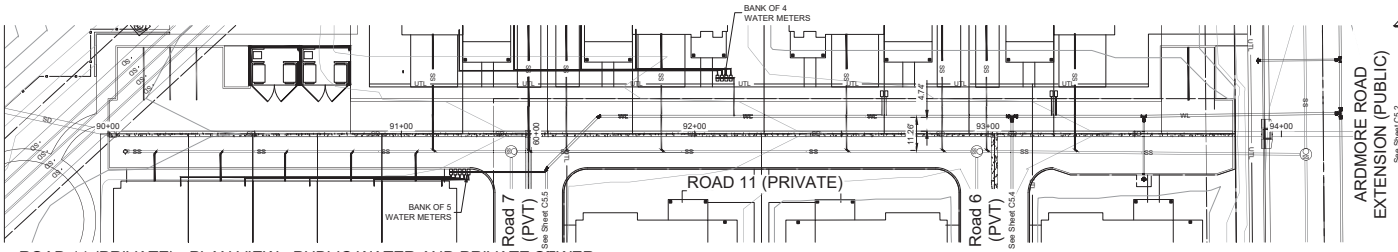
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 9-10 (Private) - Utility Plan & Profile

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C5.6
15 OF 27 SHEETS

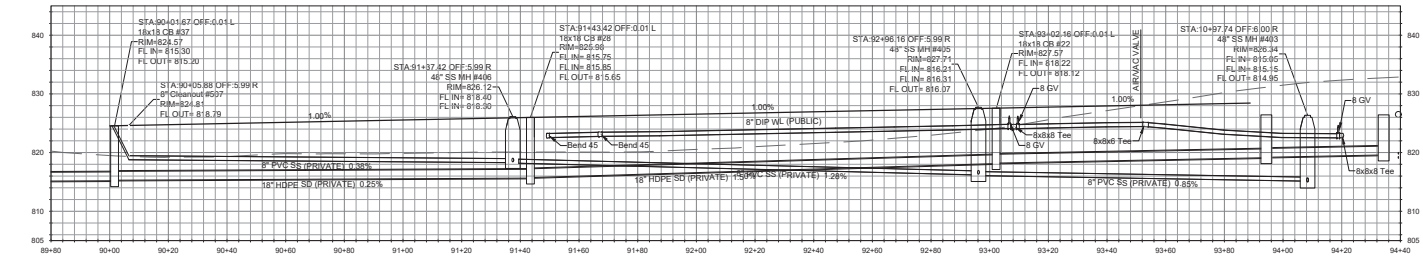
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



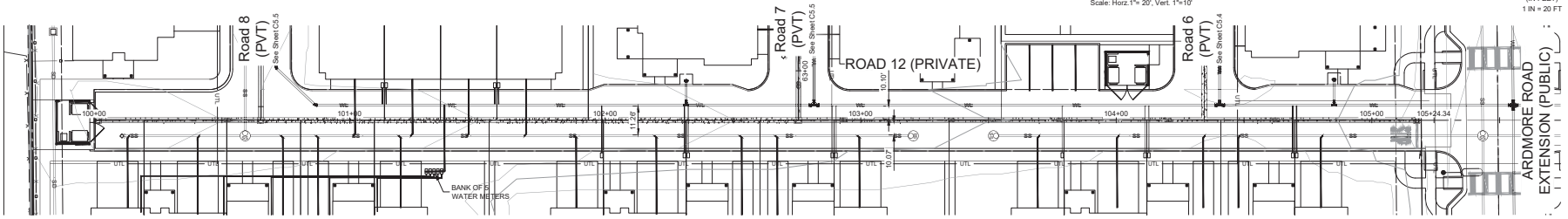
ROAD 11 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



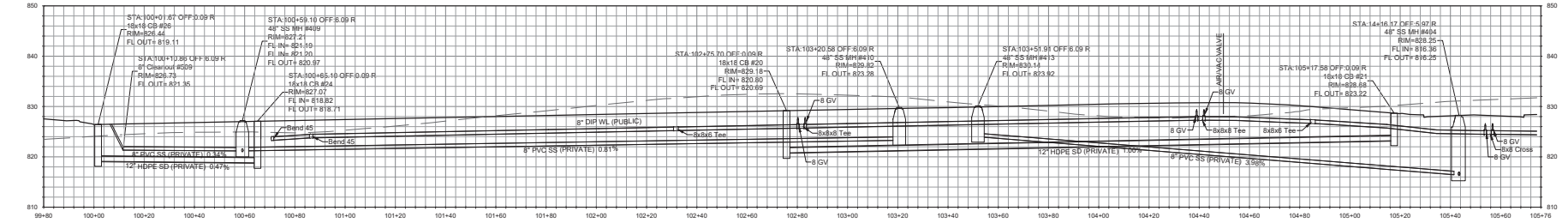
ROAD 11 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 12 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 12 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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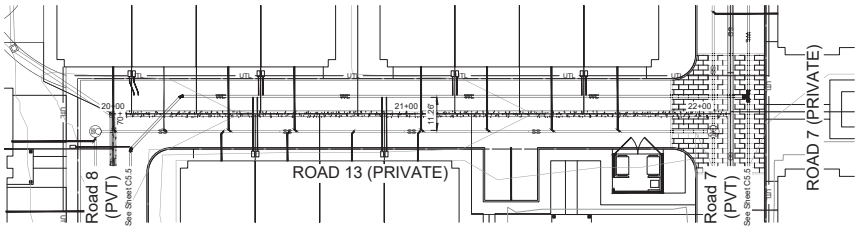
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 11-12 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.7
16 OF 27 SHEETS

Exhibit D

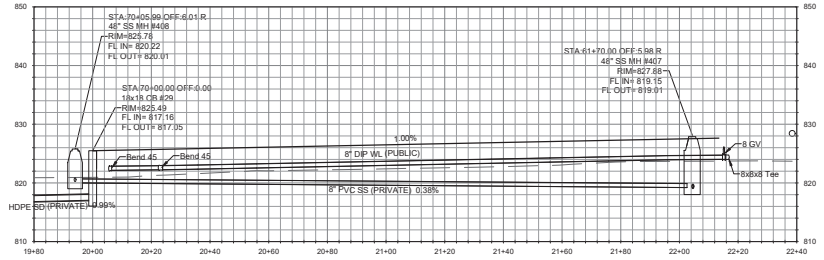
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

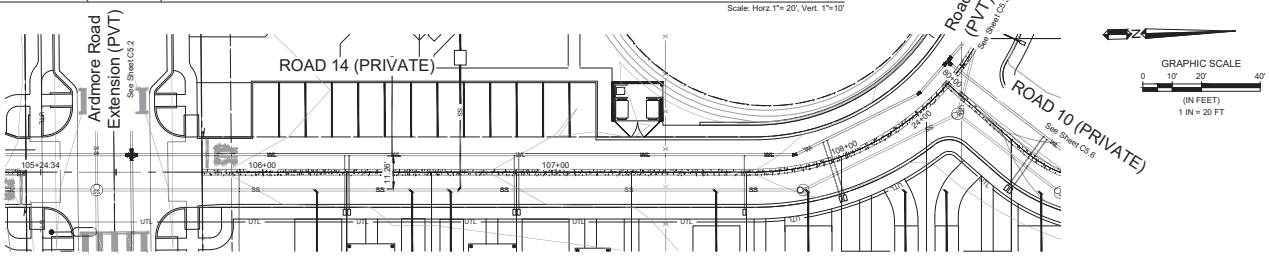
ROAD 13 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 13 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

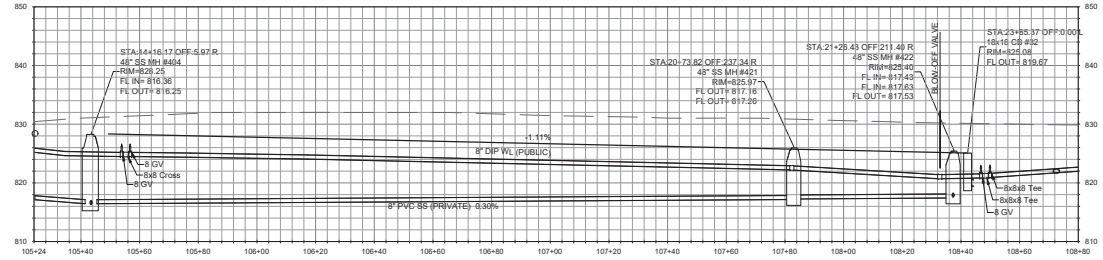
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 14 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 14 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
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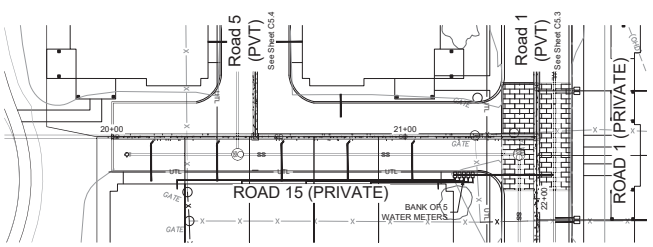
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 13-14 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.8
17 OF 27 SHEETS

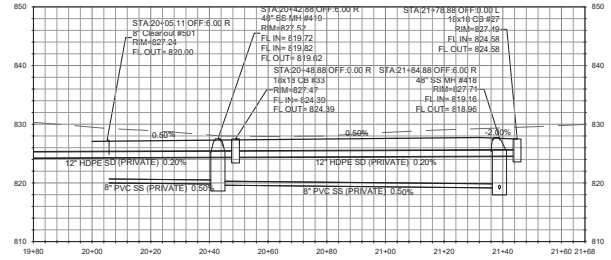
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



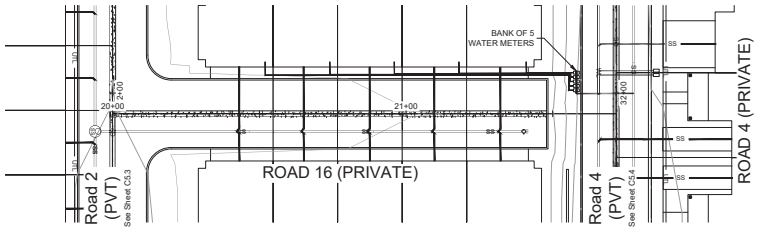
ROAD 15 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



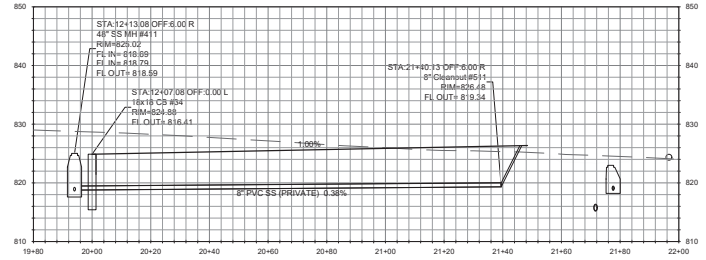
ROAD 15 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 16 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 16 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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THOMAS K. ZEHNDER
No. 72702
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STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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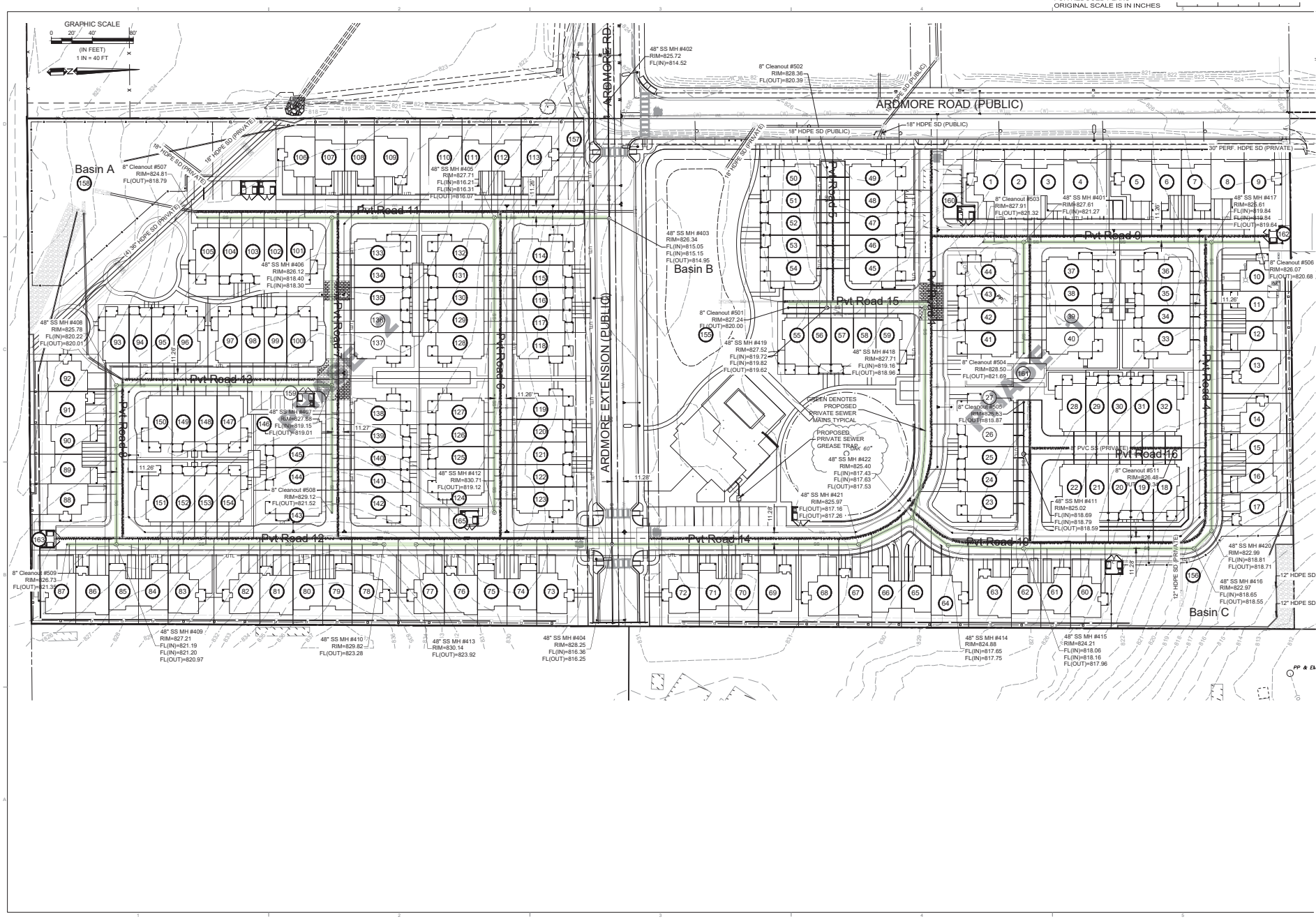
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 15 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.9
18 OF 27 SHEETS

Exhibit D



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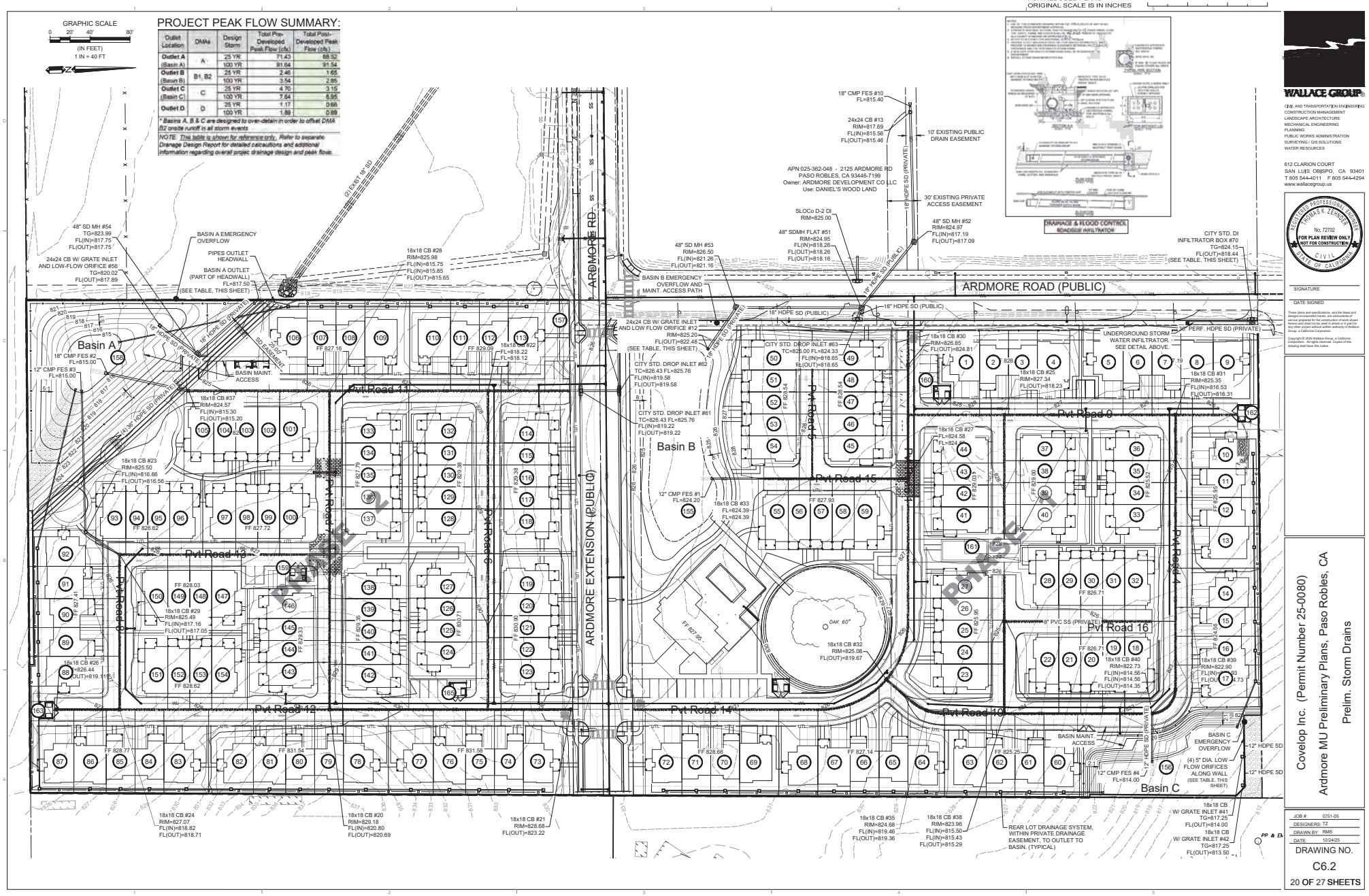
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Sewer Mains

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C6.1
19 OF 27 SHEETS

Exhibit D



PROJECT PEAK FLOW SUMMARY:

Outlet Location	DMAs	Design Storm	Total Pre-Developed Peak Flow (cfs)	Total Post-Developed Peak Flow (cfs)
Outlet A (Basin A)	A	25 YR	71.43	68.52
		100 YR	91.64	91.54
Outlet B (Basin B)	B1, B2	25 YR	2.46	1.65
		100 YR	3.54	2.85
Outlet C (Basin C)	C	25 YR	4.70	3.15
		100 YR	7.64	6.95
Outlet D	D	25 YR	1.17	0.66
		100 YR	1.89	0.89

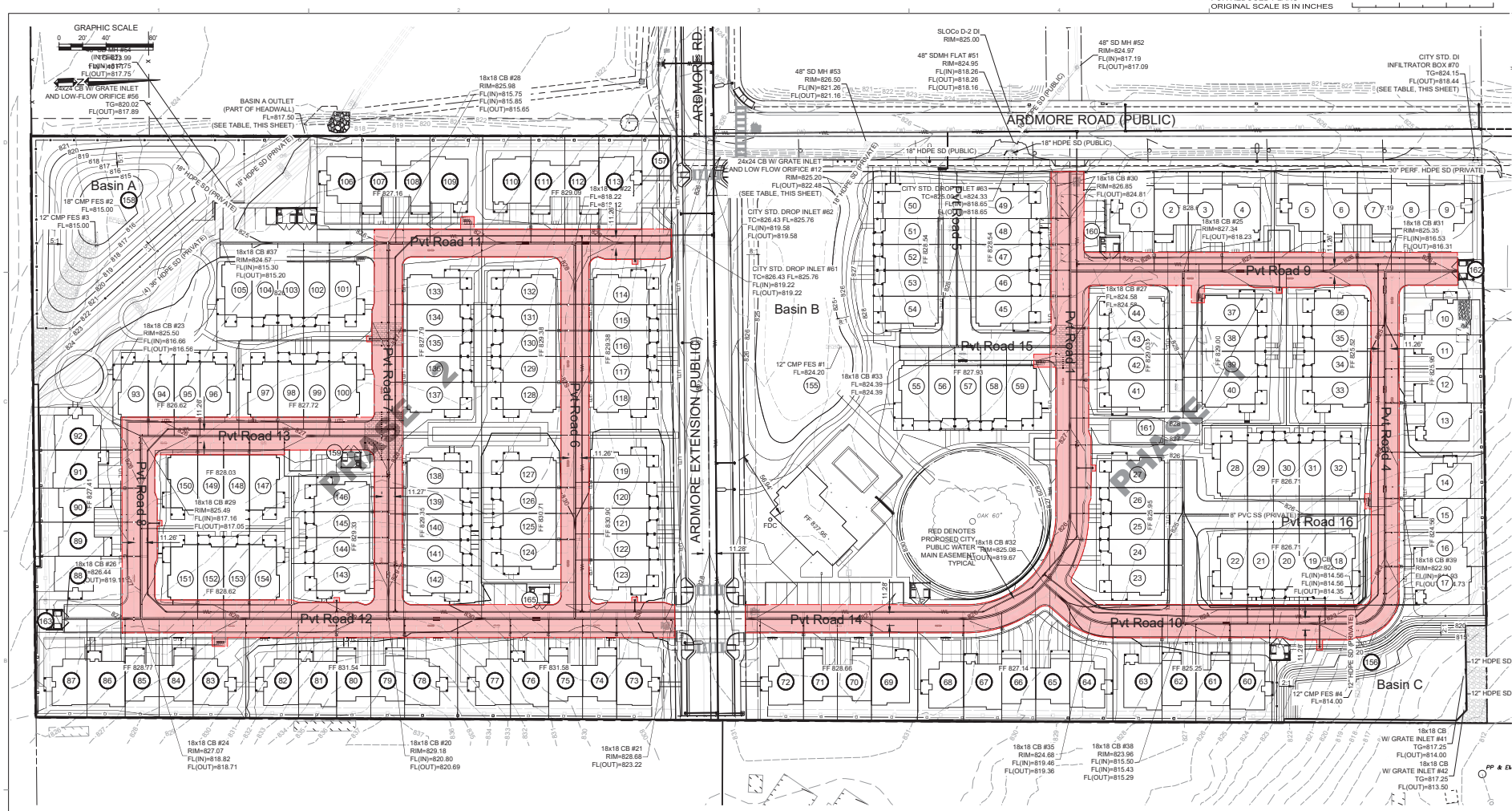
* Basins A, B & C are designed to over-detain in order to offset DMA B2 onsite runoff in all storm events

NOTE: This table is shown for reference only. Refer to separate Drainage Design Report for detailed calcaultions and additional information regarding overall projec drainage design and peak flows.

City Council Agenda April 21, 2026

Page 1162 of 1344

Exhibit D



NOTES:

1. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC UON
2. SHOWN UNDERGROUND FIRE LINES ARE FOR REFERENCE ONLY.
3. FIRE LANES SHALL BE PAINTED AND SIGNED PER 2022 CFC CHAPTER 5 AND APPENDIX D §D103.6.
4. FIRE LANE MARKINGS AND SIGNAGE SHALL ALSO COMPLY WITH CALIFORNIA VEHICLE CODE §21458.
5. UTILITIES SHALL COMPLY WITH CURRENT CITY STANDARDS AT THE TIME OF CONSTRUCTION.

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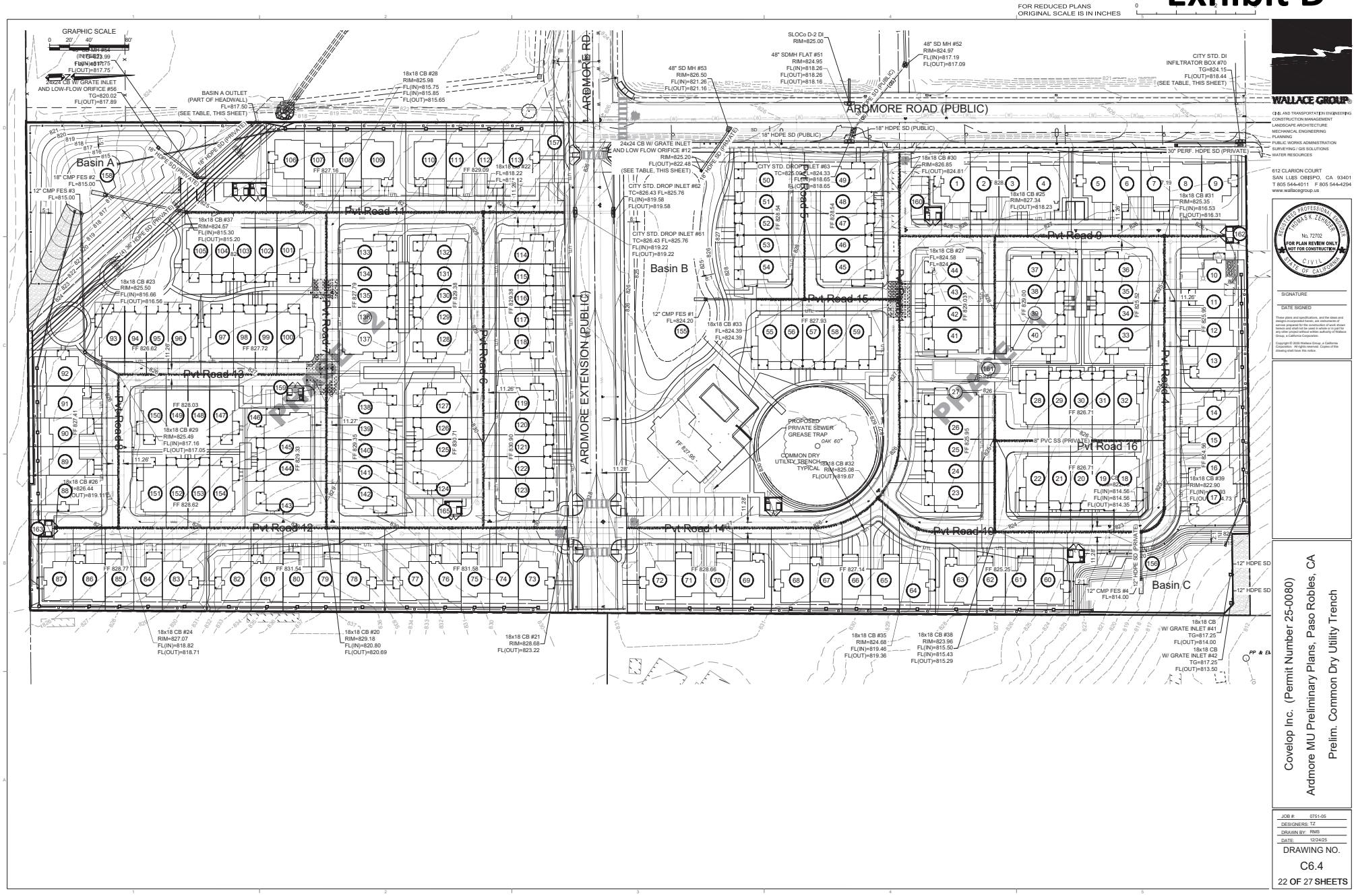
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Water Mains

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C6.3
21 OF 27 SHEETS

Exhibit D


FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
GRAPHIC SCALE
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
Basin A
Basin B
Basin C
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
Pvt Road 8
Pvt Road 9
Pvt Road 10
PHASE II
PHASE I
BASIN A OUTLET (PART OF HEADWALL) FL=817.50 (SEE TABLE, THIS SHEET)
24x24 CB W/ GRATE INLET AND LOW-FLOW ORIFICE #56 TG=820.02 FL(OUT)=817.89
18x18 CB #28 RIM=825.98 FL(IN)=815.75 FL(IN)=815.85 FL(OUT)=815.65
24x24 CB W/ GRATE INLET AND LOW-FLOW ORIFICE #12 RIM=825.20 FL(OUT)=822.48 (SEE TABLE, THIS SHEET)
CITY STD. DROP INLET #62 TC=826.43 FL=825.76 FL(IN)=819.58 FL(OUT)=819.58
CITY STD. DROP INLET #61 TC=826.43 FL=825.76 FL(IN)=819.22 FL(OUT)=819.22
CITY STD. DROP INLET #63 TC=826.09 FL=824.33 FL(IN)=818.65 FL(OUT)=818.65
SLOCo D-2 DI RIM=825.00
48" SD MH #52 RIM=824.97 FL(IN)=817.19 FL(OUT)=817.09
48" SDMH FLAT #51 RIM=824.95 FL(IN)=818.26 FL(OUT)=818.26 FL(OUT)=818.16
48" SD MH #53 RIM=826.50 FL(IN)=821.26 FL(OUT)=821.16
CITY STD. DI INFILTRATOR BOX #70 TG=824.15 FL(OUT)=818.44 (SEE TABLE, THIS SHEET)
18" HDPE SD (PUBLIC)
30" PERF. HDPE SD (PRIVATE)
18x18 CB #30 RIM=826.85 FL(OUT)=824.81
18x18 CB #25 RIM=827.34 FL(OUT)=818.23
18x18 CB #31 RIM=825.35 FL(IN)=816.53 FL(OUT)=816.31
18x18 CB #27 FL=824.58 FL=824
18x18 CB #32 RIM=825.08 FL(OUT)=819.67
18x18 CB #33 FL=824.39 FL=824.39
12" CMP FES #1 FL=824.20
PROPOSED PRIVATE SEWER GREASE TRAP
OAK 60"
COMMON DRY UTILITY TRENCH TYPICAL
8" PVC SS (PRIVATE)
18x18 CB #39 RIM=822.90 FL(IN)=814.56 FL(IN)=814.56 FL(OUT)=814.35
18x18 CB #41 W/ GRATE INLET #41 TG=817.25 FL(OUT)=814.00
18x18 CB W/ GRATE INLET #42 TG=817.25 FL(OUT)=813.50
12" CMP FES #4 FL=814.00
18x18 CB #35 RIM=824.68 FL(IN)=819.46 FL(OUT)=819.36
18x18 CB #38 RIM=823.96 FL(IN)=815.50 FL(IN)=815.43 FL(OUT)=815.29
18x18 CB #24 RIM=827.07 FL(IN)=818.82 FL(OUT)=818.71
18x18 CB #20 RIM=829.18 FL(IN)=820.80 FL(OUT)=820.69
18x18 CB #21 RIM=828.68 FL(OUT)=823.22
12" CMP FES #3 FL=815.00
18" CMP FES #2 FL=815.00
18x18 CB #37 RIM=824.57 FL(IN)=815.30 FL(OUT)=815.20
18x18 CB #23 RIM=825.50 FL(IN)=816.66 FL(OUT)=816.56
18x18 CB #29 RIM=825.49 FL(IN)=817.16 FL(OUT)=817.05
18x18 CB #26 FL=826.44 FL(OUT)=819.11
18" HDPE SD (PRIVATE)
12" HDPE SD
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DATE SIGNED
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Common Dry Utility Trench
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.4
22 OF 27 SHEETS

Exhibit D

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 2

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. INSTALLATION OF EROSION CONTROL MEASURES AND DEVICES SHALL BE IMPLEMENTED "YEAR-ROUND".
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID NO.:_____

PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER): _____ PHONE NO: _____

PRE-CONSTRUCTION

1. THE PROJECT QSP MUST ATTEND THE PRECONSTRUCTION MEETING. THE PROJECT SWPPP MUST BE ON THE SITE AND THE EROSION CONTROL SITE PLAN SHALL BE REVIEWED AT THIS MEETING.
2. PRIOR TO ANY SITE WORK, INSTALL THE CONSTRUCTION SITE-RESOURCE PROTECTION FENCING AS SHOWN ON THE EROSION CONTROL PLAN AND ENSURE EROSION AND SEDIMENTATION CONTROL MATERIALS ARE ON SITE AND READY FOR INSTALLATION.
3. INSTALL ORANGE PLASTIC-WEB FENCING ALONG THE CONSTRUCTION SITE BOUNDARY AND IN AREAS DESIGNATED ON PLAN PRIOR TO ANY SITE DISTURBANCE. NO CONSTRUCTION UNDER THIS PERMIT IS TO OCCUR OUTSIDE OF THE SITE BOUNDARY.

DURING CONSTRUCTION

1. DURING CONSTRUCTION, PROTECTION MEASURES INCLUDE BMPS SHOWN ON THESE PLANS. THE PROJECT SITE SHALL BE ACCESSED ONLY VIA THE PROJECT ENTRANCE OFF OF THE MAIN PAVED PUBLIC ROAD. CONTRACTOR SHALL PREVENT MULTIPLE CONSTRUCTION ACCESS POINTS DIRECTING ACCESS TO A SINGLE POINT THROUGH THE USE OF FENCING OR OTHER OBSTACLES.
2. CONSTRUCTION STAGING AREAS SHALL BE WITHIN THE SITE BOUNDARY AND ONLY AND PER THE DESIGNATED AREA ON THE EROSION CONTROL PLAN. THE CONTRACTOR CAN CHANGE THE LOCATION AFTER REVIEW AND APPROVAL WITH THE QSP TO ENSURE THE NEW LOCATION COMPLIES WITH ALL CITY AND STATE CODES. (MUST BE 100' FROM SENSITIVE RESOURCES AND DRAINAGE WATER COURSES).
3. ALL PORTABLE TOILETS MUST BE LOCATED MORE THAN 50' FROM ANY STORM DRAIN INLET OR DRAINAGE.
4. DURING CONSTRUCTION, REGULAR STREET SWEEPING ALONG ARDMORE ROAD SHALL OCCUR AS NEEDED TO MINIMIZE SEDIMENT AND DEBRIS BUILD-UP AND MOVEMENT FROM SITE.

SLOPE PROTECTION: PROTECT ALL GRADED CUT AND FILL SLOPES WITHIN 14 DAYS OF INITIAL GRADING PER PROJECT PLANS AND AS FOLLOWS FOR ANY FIELD CHANGES:

INSTALL FIBER ROLLS ON SLOPES ALONG THE CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF EACH ROW TO PREVENT PONDING AT THE MIDSECTION (CALIFORNIA STRAW WORKS, 2005). TURN THE ENDS OF EACH FIBER ROLL UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ROLL.

INSTALL FIBER ROLLS IN SHALLOW TRENCHES DUG 3 TO 5 INCHES DEEP FOR SOFT, LOAMY SOILS AND 2 TO 3 INCHES DEEP FOR HARD, ROCKY SOILS. DETERMINE THE VERTICAL SPACING FOR SLOPE INSTALLATIONS ON THE BASIS OF THE SLOPE GRADIENT AND SOIL TYPE.

FIBER ROLL SLOPE PLACEMENT
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART

FOR SOFT, LOAMY SOILS, PLACE THE ROWS CLOSER TOGETHER. FOR HARD, ROCKY SOILS, PLACE THE ROWS FARTHER APART. STAKE FIBER ROLLS SECURELY INTO THE GROUND AND ORIENT THEM PERPENDICULAR TO THE SLOPE. BIODEGRADABLE WOOD STAKES OR WILLOW CUTTINGS ARE RECOMMENDED. DRIVE THE STAKES (24-INCH STAKE IS RECOMMENDED FOR USE ON SOFT, LOAMY SOILS. AN 18-INCH STAKE IS RECOMMENDED FOR USE ON HARD, ROCKY SOIL) THROUGH THE MIDDLE OF THE FIBER ROLL AND DEEP ENOUGH INTO THE GROUND TO ANCHOR THE ROLL IN PLACE. ABOUT 3 TO 5 INCHES OF THE STAKE SHOULD STICK OUT ABOVE THE ROLL, AND THE STAKES SHOULD BE SPACED 3 TO 4 FEET APART.

2. STABILIZE ALL GRADED SLOPES AFTER 14 DAYS OF INACTIVITY. VEGETATE SLOPES BY EITHER:
   a. HYDROSEED AND PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED; OR
   b. DRY SEED AND COVER WITH WEED FREE STRAW, TRACKED UP AND DOWN SLOPE TO TACK INTO THE SOIL (USING TRACKED CONSTRUCTION EQUIPMENT Or
   c. PLACE JUTE NETTING OR EROSION CONTROL BLANKETS ON ALL GRADED SLOPES THAT DO NOT HAVE ESTABLISHED VEGETATION BY SEPTEMBER 1.

POST CONSTRUCTION

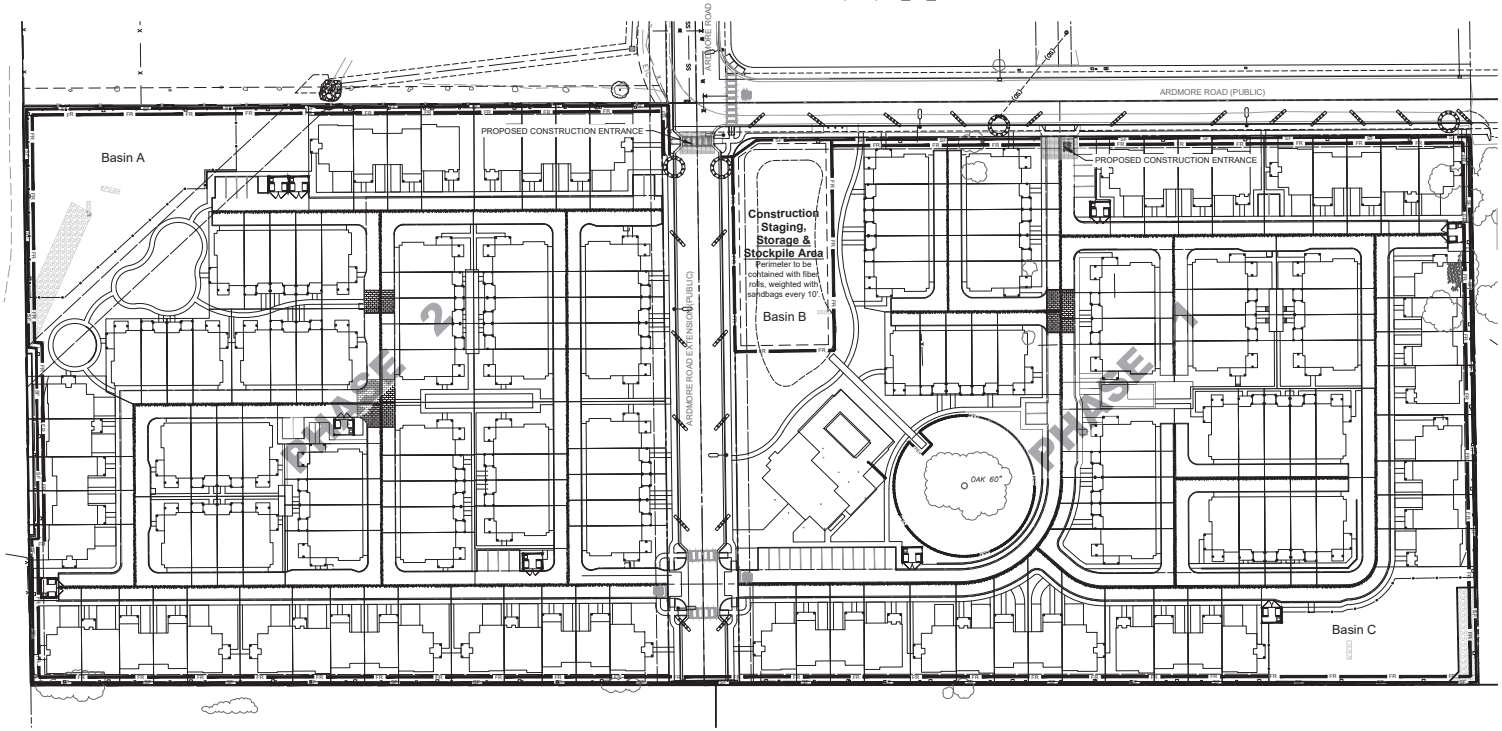
1. AT PROJECT COMPLETION, REMOVE ALL TEMPORARY BMP'S NOT INTENDED TO BE LEFT IN PLACE (JUTE AND SEEDING)
2. OBTAIN FINAL STABILIZATION OF ALL DISTURBED AREAS (70% VEGETATIVE COVER)
3. INSTALL ALL DRAINAGE FEATURES IN ACCORDANCE WITH THE PROJECT SWCP
4. NOTIFY QSD TO REVIEW FOR SITE COMPLETION THEY WILL FILE AND OBTAIN APPROVAL OF A NOTICE OF TERMINATION (NOT) FOR THE PROJECT SWPPP.
5. CONSTRUCTION OF ALL STORM WATER CONTROL MEASURES SHALL BE COMPLETED PRIOR TO INSPECTION BY THE CITY AND PRIOR TO ENGINEER OF RECORD FINAL SIGN-OFF.

SWPPP AS APPLICABLE

1. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT.
2. THE WDID IDENTIFICATION FOR THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ---_TBD__.
3. THE SWPPP MUST BE KEPT ONSITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY BOARD AND/OR THE LOCAL AGENCY.
4. A CALIFORNIA STATE CERTIFIED QSP MUST INSPECT THE SITE ACCORDING TO THE STATE ISSUED SWPPP REQUIREMENTS FOR THE DURATION OF THE PROJECT

DUST CONTROL NOTES:

1. REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
2. USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
3. ALL DIRT STOCK-PILE AREAS MUST BE SPRAYED AS NEEDED.
4. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
5. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
6. ALL DISTURBED AREAS NOT SUBJECT TO REVEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS APPROVED IN ADVANCE BY THE APCD.
7. ALL ROADWAYS SHOULD BE PAVED AS SOON AS POSSIBLE.
8. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
9. ALL TRUCKS HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
10. ALL AREAS DISTURBED BY GRADING ACTIVITIES SHALL BE HYDROSEEDED WITH AN APPROVED HYDROSEED MIX.
11. EFFECTIVE SOIL COVER SHALL BE IMPLEMENTED FOR AREAS SCHEDULED TO BE INACTIVE FOR AT LEAST 14 DAYS.



REFERENCE NOTES:	
200	**WATER POLLUTION AND EROSION CONTROL MEASURES**
201	FIBER ROLLS IN ACCORDANCE WITH CALTRANS STANDARD T56. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING GRADING ACTIVITIES. FIBER ROLLS SHALL BE MADE OF 100% BIODEGRADABLE MATERIALS.
202	INSTALL ORANGE CONSTRUCTION FENCING TO PROTECT EXISTING TREES AND PLANTS IN ACCORDANCE WITH CASQA STANDARD EC-2.
203	STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED IN ACCORDANCE WITH CALTRANS STANDARD T58.
204	TEMPORARY DRAINAGE INLET PROTECTION TYPE 3A - GRAVEL BAG BERM PER CALTRANS BMP SC-10 AND T62
205	CONCRETE WASH OUT IN ACCORDANCE WITH CALTRANS STANDARD T59.
206	SILT FENCING IN ACCORDANCE WITH CALTRANS STANDARD T51.
207	PROPOSED STAGING AREA. CONTRACTOR SHALL PROVIDE DRIP PANS, BMPs, AND SECONDARY CONTAINMENT FOR FUELING CONSTRUCTION VEHICLES. SEE STAGING ARE DETAIL THIS SHEET
208	GRAVEL BAG CHECK DAM IN CHEVRON FORMATION IN ACCORDANCE WITH CALTRANS STANDARD T57.
209	INSTALL FILTER FABRIC INSERT BELOW EXISTING GRADE FOR DI'S IN CONCRETE.

LEGEND:	
	DESCRIPTION
	STORMDRAIN INLET PROTECTION
FR	FIBER ROLLS
TEV	TEMPORARY EXCLUSIONARY FENCING FOR ENVIRONMENTALLY SENSITIVE AREAS
SF	SILT FENCE
	GRAVEL BAG CHECK DAM

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 IN = 50 FT

ECP SHOWN ON THIS SHEET IS FOR PHASE 1

PROJECT INFORMATION:

RISK LEVEL: _____

LEGALLY RESPONSIBLE PERSON(LRP):

OWNER: DAMIEN MAVIS
COVELOP
PO BOX 12910
SAN LUIS OBISPO, CA 93406

PREPARED BY:

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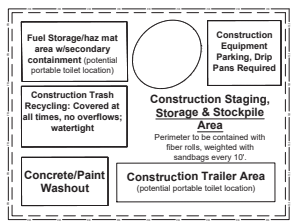
WDID NO.: _____ RISK LEVEL: _____



STAGING AREA DETAIL

NTS

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CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	ZKP/ RMS
DATE:	12/24/25

DRAWING NO.
C7.1
23 OF 27 SHEETS

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
STORM WATER SPECIAL PROVISIONS for MINIMAL or NO IMPACT
TR-0400 (Rev 08/2012) Page 1 of 2

1. GENERAL: The purpose of these Special Provisions is to *prescribe the Permittee with specifications for water pollution control* to minimize, prevent, or control the discharge of material into the air, surface waters, groundwater, and storm sewers owned by the State or local agencies. These provisions are not intended to take the place of the Caltrans Water Pollution Control Program (WPCP) for projects where soil disturbance from work activities less than one acre, or work activities of one acre or more subject to the preparation of the Caltrans Storm Water Pollution Prevention Plan (SWPPP) that would require a waste discharge identification number or coverage under the California Construction General Permit (Order No. 2009-0009-DWQ, NPDES No. CAS000002). The Permittee shall comply with the following Special Provisions and the direction of the State Representative.

2. NPDES REQUIREMENTS: The Permittee shall be responsible for full compliance with the Caltrans Storm Water Program and the Caltrans National Pollutant Discharge Elimination System (NPDES) Permit requirements. It is the Permittee's responsibility to install, inspect, and repair or maintain facilities and devices used for water pollution control practices before performing daily work activities. Installation and maintenance responsibilities on the job site include: 1) soil stabilization materials in work areas that are inactive or prior to storm events, 2) water pollution control devices to control sediment and erosion, 3) implementation of spill and leak prevention procedures for chemical and hazardous substances stored on the job site, 4) material storage, 5) stockpile management, 6) waste management, 7) *non-stormwater management*, 8) *water conservation*, and 9) illicit connection, illegal discharge detection and reporting. The Permittee shall report to the state representative when discharges enter into receiving waters, adjacent property, drainage systems or when discharges could be a cause or a threat for water pollution. The Permittee shall also control illicit discharges or illegal dumping prior to start of daily work schedule. Copies of written notices or orders from the Regional Water Quality Control Board or other regulatory agency shall be provided to the State representative within 48 hours of reported activity. For additional information on storm water compliance, visit the State Water Resources Control Board's storm water Website at http://www.waterboards.ca.gov/water_issues/programs/stormwater/.

3. RESPONSIBILITY FOR DEBRIS REMOVAL: The Permittee shall be responsible for preventing sediment, trash, debris, and other construction waste from entering the storm drain system, local creeks, or any other bodies of water.

4. SPOILS AND RESIDUE: The Permittee shall remove any construction waste material, debris, residue, etc. No spoils, debris, residue, etc. shall be washed into a drainage system.

5. SWEEPING: Sweep paved roads at construction entrances and exit locations and surrounding paved areas daily within the job site during: 1) cleaning and grubbing, 2) earthwork, 3) trenching, 4) soil disturbance, 5) pavement grinding and/or cutting, and 6) after observing marking of material onto or off the State property. Keep dust to a minimum during sweeping activities. Use vacuum whenever dust generation is excessive or sediment pickup is ineffective. Roadways or work areas shall not be washed down with water. Street sweeping equipment must conform to Section 13 Water Pollution Control of the State of California standard specifications for construction (most current version): http://www.dot.ca.gov/hq/esc/oe/specifications/2006%20std%20spec

6. VEHICLES AND EQUIPMENT: Prevent, trap, and contain all vehicle, equipment, etc. fluid leakage to avoid tracking onto roadways. If leaks cannot be repaired immediately, remove the *vehicle or equipment from the job site.*

7. MAINTENANCE AND FUELING OF VEHICLES AND EQUIPMENT: Maintenance and fueling of equipment shall not result in any pollution at the job site. The Permittee shall immediately clean up spills/leaks, and properly dispose of contaminated soil and materials.

8. CLEANING VEHICLES AND EQUIPMENT: Limit vehicle and equipment cleaning or washing at the job site except what is necessary to control vehicle tracking or hazardous waste. The Permittee shall clean all equipment within a bermed area or over a drip pan large enough to prevent run-off. N o soaps, solvents, degreasers, etc shall be used in State right of way. Any water from this operation shall be collected and disposed of at an appropriate site. Containment berms or dikes shall be used for fueling, washing, maintaining and washing vehicles or equipment in roadside areas. Containment must be performed at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain. Keep adequate quantities of absorbent spill-cleanup material and spill kits in the fueling or maintenance area and on fueling trucks.

9. DIESEL FUELS: The use of diesel fuel from petroleum or other fossil fuel as a form of or solvent is not allowed.

10. WEATHER CONDITIONS AT WORKSITE: *Any activity that would generate* fine particles or dust that could be transported off site by stormwater shall be performed during dry weather.

11. HOT MIX ASPHALT: Runoff from washing hot mix asphalt shall not enter into any drainage conveyances.

12. PROTECTION OF DRAINAGE FACILITIES: The Permittee shall protect/cover gutters, ditches, drainage courses, and inlets with gravel bags, fiber rolls, State approved fabric filters, etc., to the satisfaction of the State representative during grading, paving, saw-cutting, etc. and materials must conform to Section 13-4.02 Materials for Water Pollution Control of the State of California standard specifications for construction (most current version). No such protection measures shall cause an obstruction to the traveling public. The Permittee shall implement spill and leak prevention procedures for chemicals and hazardous substances stored on the job site in accordance with 13-4.03B(1-3) Spill Prevention and Control, Water Pollution Control, of the State of California standard specifications for construction (2010 version).

13. PAINT: Rinsing of painting equipment and materials is not permitted in state right-of-way. When thoroughly dry, dispose of the following as solid waste: dry latex paint, paint cans, used brushes, rags, gloves, absorbent materials, and drop cloths. Oil based paint, sludge and anodizer thinner shall be disposed of at an approved hazardous waste site.

14. CONSTRUCTION MATERIALS: Stockpile of all construction materials, including, but not limited to: pressure treated wood, asphalt concrete, cold mix asphalt concrete, concrete, grout, cement containing pozzolocs, and mortar, shall conform to section 13-4.03C Material Management. (Storage & Stockpiles), Water Pollution Control, of the State of California standard specifications for construction (2010 version).

15. CONCRETE EQUIPMENT: *Concrete equipment shall be washed in a designated washing area in a way that does not contaminate soil/ receiving waters, or storm drain systems.*

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
STORM WATER SPECIAL PROVISIONS for MINIMAL or NO IMPACT
TR-0400 (Rev 08/2012) Page 2 of 2

16. EXISTING VEGETATION: Established existing vegetation is the best form of erosion control. Minimize disturbance of existing vegetation. Damaged or removed vegetation shall be replaced as directed by the State Representative.

17. SOIL DISTURBANCE: Soil disturbing activities shall be avoided during the wet weather season. If construction activities during wet weather are allowed in your permit, all necessary erosion control and soil stabilization measures shall be implemented in advance of soil disturbing activity.

18. SLOPE STABILIZATION AND SEDIMENT CONTROL: Consider a certified expert in Erosion and Sediment control in cases where slopes are disturbed during construction. The Permittee is directed to comply with Section 13-7 Temporary Soil Stabilization and Section 21 Erosion Control of the State of California (2010 version) standard specifications for construction during application of temporary soil stabilization measures to the soil surface Fiber rolls or silt fences may be required down slope until permanent soil stabilization is established. Remove the accumulated sediment whenever the sediment accumulates to 1/3 of the linear sediment barrier height.

19. STOCKPILES: Stockpiles containing aggregate and/or soil shall be stored at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain, and shall be covered and protected with a temporary perimeter sediment barrier. Cold mix stockpiles shall be stored on an impermeable surface and covered with Stail plastic to prevent contact with water.

20. DISCOVERY OF CONTAMINATION: The State Representative shall be notified in case any unusual discoloration, odor, or textures of ground water, is found in excavated material or if abandoned, underground tanks, pipes, or buried debris are encountered.

21. SANITARY AND SEPTIC WASTE: Do not bury or discharge wastewater from a sanitary or septic system within the highway. Properly connected sewer facilities are free from leaks. With State Representative approved place portable sanitary facility at least 50 feet away from storm drains, receiving waters, and flow-lines. Permittee must comply with local health agency provisions when setting up an on-site disposal system.

22. LIQUID WASTE: Prevent job site liquid waste from entering storm drain systems and receiving waters. Drilling slurries, grease or oil-free water waste or rinse water, dredging, wash water or rinse water running off a surface or other nonstorm water liquids not covered under separate water waste permits shall be held in structurally sound, leak-proof containers, such as portable bins or portable tanks. Store containers at least 50 feet away from moving vehicles and equipment. Liquid waste may require testing to determine hazardous material content prior to disposal.

23. WATER CONTROL AND CONSERVATION: Manage water use in a way that will prevent erosion and the discharge of pollutants into storm drain systems and receiving waters. Direct runoff water, including water from water line repair from no job site to areas where it can infiltrate into the ground. Direct water from off-site sources around the job site or from contact with offsite water.

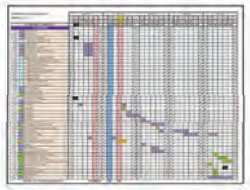
24. PILE DRIVING: Keep spill kits and cleanup materials at pile driving locations. Park pile driving equipment over drip pans, absorbent pads, or plastic sheeting with absorbent material, and away from storm water run-on when not in use.

25. DEWATERING: Dewatering consists of discharging accumulated storm water, groundwater, or surface water from excavations or temporary containment facilities. All dewatering operations shall comply with the latest Caltrans guidelines. Contact State representative for approval of dewatering discharge by infiltration or evaporation, otherwise, any effluent discharged into a permitted storm water system requires approval from the Regional Water Quality Control Board. Prior to the start of dewatering, the Permittee shall provide the State Representative with a dewatering and discharge work plan that complies with section 13-4.03B Submittals, Water Pollution Control, of the State of California standard specifications for construction (2010 version). A copy of the Waste Discharge Permit and a copy of a valid WDID number issued by the Regional Board shall be provided to the State representative.

CALTRANS TR-0400

NTS

SS-1
Scheduling



Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

This BMP involves developing, for every project, a schedule that includes construction activity sequencing with implementation of construction site BMPs such as temporary soil stabilization and temporary sediment control measures. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Appropriate Applications

Construction sequencing should be scheduled to minimize land disturbance during the wettest months for all projects. In addition, any construction windows required by regulatory permits and any winter suspension work, should be described in the schedule. Appropriate BMPs must be implemented year-round.

Limitations

Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Standards and Specifications

General Requirements

- Developing a schedule and planning the project operations to minimize erosion and the potential to discharge pollutants to stormwater are the critical first steps in an effective stormwater program. The construction schedule must be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Program (WPCP). Refer to

SS-2
Preservation of Existing Vegetation



Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Preservation of existing vegetation is the identification and protection of desirable vegetation that provides erosion and sediment control benefits.

Appropriate Applications

- To preserve existing vegetation at areas on a site where no construction activity is planned or will occur at a later date. This BMP is very applicable for multi-year or multiple location projects, or which existing vegetation can be preserved until the area becomes active.
- On a year-round basis, temporary fencing shall be provided prior to the start of clearing and grubbing operations or other soil-disturbing activities in areas.
- Clearing and grubbing operations should be staged to preserve existing vegetation.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, a watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. Clearly marking and leaving a buffer area around these unique areas during construction will help to preserve these areas as well as take advantage of natural erosion prevention and sediment trapping.
- For any trenching or tunneling. Trenching shall be as far away from tree trunks as possible, usually outside of the tree drip line or canopy. Curve trenches around trees to avoid large roots or root concentrations. If roots are encountered, consider tunneling under them.

SS-4
Temporary Hydroseed



Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Temporary hydroseed typically consists of applying a mixture of wood, fiber, seed, fertilizer, and stabilizing emulsion with hydromulch equipment, which temporarily protects exposed soils from erosion by water and wind.

Appropriate Applications

- Hydroseeding is applied on disturbed soil areas that require temporary protection until permanent vegetation is established, or on disturbed soil areas that must be re-disturbed following an extended period of inactivity.
- Can be used in conjunction with other rolled erosion control products.

Limitations

- Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. Otherwise, hydroseeding must be used in conjunction with a soil binder or mulch, such as temporary soil binders (see SS-5) and temporary tacked straw (see SS-6)." Temporary Tacked Straw
- Steep slopes are difficult to protect with temporary seeding.
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation is applied.
- Temporary vegetation is not appropriate for short-term inactivity.
- Hydroseeding should not be used in areas subject to heavy traffic.
- Hydroseeding could trigger non-visible sampling if the appropriate application timeframe (before a rain event) and manufacturer recommendations are not followed.

SS-7
Temporary Cover and Rolled Erosion Control Products



Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

This BMP involves the placement of geosynthetics, turf reinforcement mats, plastic covers, or rolled erosion control products (RECPs), including erosion control blankets, to stabilize disturbed soil areas and protect soils from erosion by wind or water. This is one of several temporary soil stabilization alternatives for consideration.

Appropriate Applications

- These measures are used when disturbed soils may be particularly difficult to stabilize, including the following situations:
  - Steep slopes, generally steeper than 3:1 (H:V)
  - Slopes with high erosion potential
  - Slopes and disturbed soils where mulch must be anchored.
  - Disturbed areas where plants are slow to develop.
  - Channels with flows exceeding 3 ft/s.
  - Channels to be vegetated.
  - Slopes adjacent to receiving waters or ESAs.
- Standards for plastic sheeting used for stockpile covers are provided in Section 14-11.05A of the Standard Specifications.

SS-10
Outlet Protection/Velocity Dissipation Devices



Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

These devices are placed at pipe outlets to prevent scour and reduce the velocity and/or energy of stormwater flows.

Appropriate Applications

These devices may be used at the following locations:

- Outlets of pipes, drains, culverts, slope drains, diversion ditches, swales, conduits, or channels.
  - Outlets located at the bottom of mild to steep slopes.
  - Discharge outlets that carry continuous flows of water.
  - Outlets subject to short, intense flows of water, such as flash floods.
  - Points where lined conveyances discharge to unlined conveyances.

Limitations

- Loose rock may have stones washed away during high flows.
- Grouted rock slope protection may break up in areas of freeze and thaw.
- If there is not adequate drainage and water builds up behind grouted rock slope protection, it may cause the grouted rock slope protection to break up due to the resulting hydrostatic pressure.
- Outlet protection may negatively impact the channel habitat.

SC-5
Temporary Fiber Rolls



Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

A temporary fiber roll consists of wood excelsior, rice or wheat straw, or coconut fibers that are rolled or bound into a tight tubular roll and placed on the toe and face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and remove sediment. Temporary fiber rolls may also be used for drainage inlet protection and as check dams under certain situations.

Appropriate Applications

- This BMP may be implemented on a project-by-project basis with other BMPs when determined necessary and feasible by the Resident Engineer (RE).
- Fiber rolls may be applied as both temporary and permanent sediment controls (after receiving approval from Division of Maintenance).
- Fiber rolls may be used as check dams in unlined ditches or as temporary drainage inlet protection down-slope of exposed soil areas.
- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- Below the toe of exposed and erodible slopes.
- Around temporary stockpiles.
- Along the perimeter of a project.

Limitations

- Runoff and erosion may occur if fiber roll is not adequately trenched in.
- Fiber rolls at the toe of slopes greater than 5:1 (H:V) may require the use of a large sediment barrier as specified in Standard Specifications Section 13 – 10.03D Temporary Large Sediment

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Details

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: ZKP/ RMS
DATE: 12/24/25

DRAWING NO.
C7.2
23 OF 27 SHEETS

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2

SC-7

Street Sweeping



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

BMPs to remove tracked sediment to prevent the sediment from entering a storm drain or receiving waters.

Appropriate Applications

These practices are implemented anywhere sediment is tracked from the project site onto public or private paved roads, typically at jobsite entrances and exits.

Limitations

Sweeping and vacuuming may not be effective when soil is wet or muddy.

Standards and Specifications

General Requirements

- Sweep by hand or mechanical methods, such as vacuuming. Kick brooms or sweeper attachments may not be used.
- At least one street sweeper in good working order must be at the job site at all times when street sweeping work is required.
- Use one of the following types of street sweepers:
  - Mechanical sweeper followed by a vacuum-assisted sweeper
  - Vacuum-assisted, dry, waterless, sweeper
  - Regenerative air sweeper

SC-10

Temporary Drainage Inlet Protection



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Temporary drainage inlet protection consists of devices used at storm drain inlets that detain and/or filter sediment-laden runoff prior to discharge into storm drainage systems. This is achieved by allowing sediment to settle, and/or filtering sediment upstream of a linear sediment barrier.

Appropriate Applications

- Where ponding will not encroach into highway traffic.
- Where sediment-laden surface runoff may enter an inlet.
- Where disturbed drainage areas have not yet been permanently stabilized.
- Where the drainage area is 1 acre or less.
- Can be used year-round.

Limitations

- Requires an adequate area for water to pond without encroaching upon traveled way; it should not present an obstacle to oncoming traffic.
- May require other methods of temporary protection to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Sediment removal may be difficult in high-flow conditions or if runoff is heavily sediment laden. If high-flow conditions are expected, use other on-site sediment trapping techniques, such as SC-4 – "Temporary Check Dams," in conjunction with temporary drainage inlet protection.
- Frequent maintenance is required.

WE-1

Wind Erosion Control



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

- Wind erosion control consists of applying water or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Dust control must be applied in accordance with Caltrans standard practices. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives; see SS-7 for "Temporary Cover and Rolled Erosion Control Products."
- Must comply with local agencies, such as air quality management districts that require dust control plans or dust control permits, as well as any Clean Air Act requirements.

Appropriate Applications

This practice is generally implemented on all exposed soils subject to wind erosion.

Limitations

- Effectiveness depends on soil, temperature, humidity, and wind velocity.
- Chemically treated subgrades could cause soil to become water repellant, preventing infiltration or the long-term re-vegetation of the site.

Standards and Specifications

Standard Specification Section 10-5 contains general requirements for dust control.

- Effective dust control is accomplished by applying dust palliatives, temporary soil stabilization BMPs, and/or tracking controls, and by managing stockpiles.
- Dust palliatives are covered under Section 18 of the Standard Specifications. Acceptable dust palliatives include water, dust-control binders, and dust suppressants. Dust-control binders must comply with specifications for tackifier. Dust suppressants include petroleum-based organic

TC-1

Temporary Construction Entrance



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

A temporary construction entrance is defined as a point of entrance to a construction site that is stabilized to reduce the tracking of mud and sediment onto public roads by construction vehicles.

Appropriate Applications

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Site conditions will dictate design and need.
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.

Standards and Specifications

General Requirements

- Temporary construction entrance must comply with Standard Specification Section 13-7.03 – Temporary Construction Roadways and Entrances."
- Corrugated steel panels must be pressed or shop welded. They should have a slot or hook for coupling the panels together.

NS-1

Water Conservation Practices



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Water conservation practices are construction methods that minimize the use of water on site or use water in a manner that avoids causing runoff, erosion, and/or the discharge of pollutants to the storm drain system or receiving waters. Proper use of this BMP reduces or prevents non-stormwater discharges.

Appropriate Applications

Water conservation practices are implemented on all construction sites wherever water is used.

Limitations

- If not implemented correctly, discharges may trigger reporting and monitoring requirements and delay construction work.

Standards and Specifications

- Keep water equipment in good working condition.
- Ensure tracking controls are implemented in, near, and around water truck filling areas.
- Repair water leaks promptly.
- Authorization is required for activities that could potentially discharge water into a storm drain system or receiving waters.
- Avoid using water to clean construction areas. Do not wash paved areas with water. Paved areas and roadways should be swept and vacuumed in accordance with SC-7, "Street Sweeping."
- Apply water for dust control in accordance with Standard Specifications Section 10-4 – Water Usage and BMP WE-1, "Wind Erosion Control."

NS-3

Paving, Sealing, Sawcutting, Grooving, and Grinding Activities



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices for conducting paving, sealing, sawcutting, and grinding activities to minimize the transport of pollutants to the storm drain system or receiving water body.

Appropriate Applications

These procedures are implemented where operations such as paving, surfacing, resurfacing, grinding, coring, grooving, sealing, or saw cutting generate spoils, residue, or process water that may pollute storm water runoff or discharge to the storm drain system or receiving water body.

Limitations

- Activities related to paving, sealing, sawcutting, grooving, and grinding operations should be limited when precipitation is forecasted to prevent the triggering for visible and non-visible pollutant monitoring.
- Discharges of freshly paved surfaces can raise pH and trigger permit violations.

Standards and Specifications

General Requirements

- Refer to Standard Specifications Section 13-4.03E(7) – "Paving, Sealing, Sawcutting, Grooving, and Grinding Activities."
- Do not allow the following materials to enter the storm drain system or receiving waters: cementitious material, asphaltic material, aggregate or screenings, sawcutting, grooving.

NS-6

Illegal Connection and Illicit Discharge Detection and Reporting



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices designed for construction contractors to recognize illegal connections, illicit discharges, or illegally dumped or discharged materials on a construction site, and for reporting incidents to the Resident Engineer (RE).

Appropriate Applications

- Illegal connection and illicit discharge detection and reporting is applicable anytime an illegal connection or illicit discharge is discovered or illegally dumped material is found on the construction site.
- This BMP applies to all construction projects.

Limitations

- Illegal connections and illicit discharges or dumping, for the purposes of this BMP, refer to discharges and dumping caused by parties other than the Contractor.
- Procedures and practices presented in this BMP are general. Contractor shall use extreme caution, immediately notify the RE when illegal connections or illicit dumping or discharges are discovered, and take no further action unless directed by the RE.
- If pre existing hazardous materials or wastes are known to exist on site, the Contractor's responsibility will be detailed in separate special provisions. The on-site area should be clearly marked and described in the SWPPP or WPCP.

NS-7

Potable Water/Irrigation



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Potable water/irrigation management consists of practices and procedures to manage the discharge of potential pollutants generated during discharges from irrigation water lines, landscape irrigation, lawn or garden watering, planned and unplanned discharges from potable water sources, water line flushing, and hydrant flushing.

Appropriate Applications

Implement this BMP whenever the above activities or discharges occur at or enter a construction site.

Limitations

None identified.

Standards and Specifications

- Inspect irrigated areas within the construction limits for excess watering. Adjust watering times and schedules to ensure that the appropriate amount of water is being used and to minimize runoff. Consider factors such as soil structure, grade, relative compaction, time of year, and type of plant material in determining the proper amounts of water for a specific area.
- Take precautions to prevent irrigation water from eroding soil, wetting vehicles and pavement, or otherwise causing sediment, hydrocarbons, and other non-visible pollutants that accumulate on those surfaces to discharge into a storm drain system or receiving waterbody.
- When possible, discharges from water line flushing, temporary active treatment systems (see Appendix C "Temporary Active Treatment System) should be reused for landscaping purposes.
- Resident Engineer (RE) approval is required before beginning any washing activities that could discharge to the storm drain or receiving waterbody.

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24 OF 27 SHEETS

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FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

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NS-8

Vehicle and Equipment Cleaning



Standard Symbol

Definition and Purpose

Vehicle and equipment cleaning procedures and practices are used to minimize or eliminate the discharge of pollutants from vehicle and equipment cleaning operations to storm drain systems or to watercourses.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment cleaning is performed.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- Generates non-stormwater that requires management and, in some cases, the disposal of hazardous waste.

Standards and Specifications

General Requirements

- Limit vehicle and equipment cleaning or washing at the job site except for the safety and protection of the equipment are as needed to comply with regulatory agency permits and approvals.
- Cleaning of vehicles and equipment with soap, solvents, or steam shall not occur on the job site unless the RE has been notified in advance and the resulting wastes are fully contained in accordance with Standard Specifications Section 14-11 or 13-4.03D(5), whichever is applicable. Do not use diesel to clean vehicles, and minimize the use of solvents.

NS-9

Vehicle and Equipment Fueling



Standard Symbol

Definition and Purpose

Vehicle and equipment fueling procedures and practices are designed to minimize or eliminate the discharge of fuel spills and leaks into storm drain systems or to receiving waters.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment fueling takes place.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment off-site for fueling.

Standards and Specifications

- When fueling must occur on site, the contractor shall select and designate an area or areas to be used, subject to approval of the Resident Engineer.
- Dedicated fueling areas shall be protected from stormwater run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance and fueling areas.

NS-10

Vehicle and Equipment Maintenance



Standard Symbol

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of pollutants to the storm drain systems or to receiving waters from vehicle and equipment maintenance activities.

Appropriate Applications

- These procedures apply on all construction projects where an on-site uncovered yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment off site for fueling.

Standards and Specifications

- When maintenance must occur on site, the contractor shall select and designate an area to be used, subject to approval of the Resident Engineer and implement appropriate controls for the activities to be performed.
- Dedicated maintenance areas shall be on level ground and protected from storm water run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and receiving waters.
- Protect maintenance areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance areas.

NS-12

Concrete Curing



Standard Symbol

Definition and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, and pump houses. Concrete curing includes the use of both chemical and water methods. Proper procedures to minimize any potential for runoff during concrete curing must take place.

Appropriate Applications

All concrete elements of a structure (e.g., footings, columns, abutments, stems, soffit, deck) are subject to curing requirements.

Limitations

None identified.

Standards and Specifications

Chemical Curing

- Avoid over-spray of curing compounds.
- Minimize the drift of chemical cure as much as possible by applying the curing compound close to the concrete surface. Apply an amount of compound that covers the surface but does not flow any compound runoff.
- Use proper storage and handling techniques for concrete curing compounds. Refer to WM-1, Material Delivery and Storage.

NS-14

Concrete Finishing



Standard Symbol

Definition and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high-pressure water blasting. Proper procedures minimize the impact that concrete finishing methods may have on runoff.

Appropriate Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Limitations

Specific permit requirements may be included in the contract documents for certain concrete finishing operations.

Standards and Specifications

General Requirements

- Follow containment requirements stated in the project special provisions.
- Collect and properly dispose of water and solid waste from high-pressure water blasting operations.
- Collect and properly dispose of water from water blasting operations, and sand and solid waste from sandblasting operations.
- Protect drainage inlets within 5 feet of the sandblasting prior to beginning sandblasting operations. Refer to SC-10, "Temporary Drainage Inlet Protection."

WM-1

Material Delivery and Storage



Standard Symbol

Definition and Purpose

Procedures and practices for the proper handling and storage of materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

These procedures are implemented at all construction sites with delivery and storage of the following:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster

WM-2

Material Management



Standard Symbol

Definition and Purpose

These are procedures and practices for use of construction materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

This BMP applies to all construction projects. These procedures apply when the following materials are used or prepared on site:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

WM-3

Stockpile Management



Standard Symbol

Definition and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, and paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), AC rubble, aggregate base, aggregate subbase or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt) and pressure-treated wood.

Appropriate Applications

Implemented in all projects that stockpile soil and other materials.

Limitations

Use of plastic cover might be restricted depending on the location of the site and regulatory permits.

Standards and Specifications

Stockpiles must comply with Standard Specifications Section 13-4.03C(3) – "Stockpile Management."

- Stockpile protection is a year-round requirement.
- Locate stockpiles a minimum of 50 feet from concentrated flows of storm water, drainage courses, and inlets.
- Use run-on and runoff BMPs to ensure stockpile materials are protected and do not have the potential to discharge material.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, "Wind Erosion Control."

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WM-4

Spill Prevention and Control



Standard Symbol

BMP Objectives

Definition and Purpose

These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.

Appropriate Application

- This BMP applies to all construction projects. Spill control procedures are implemented any time chemicals and/or hazardous substances are stored. Substances may include, but are not limited to:
  - Soil stabilizers/binders
  - Dust palliatives
  - Herbicides
  - Growth inhibitors
  - Fertilizers
  - Deicing/anti-icing chemicals
  - Fuels
  - Lubricant
  - Other petroleum distillates
- To the extent that the work can be accomplished safely, spills of oil; petroleum products; substances listed under 40 CFR parts 110, 117, and 302; and sanitary and septic wastes shall be contained and cleaned up immediately.

WM-5

Solid Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to water bodies as a result of the creation, stockpiling, or removal of construction site wastes.

Appropriate Applications

Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.

Solid wastes include but are not limited to:

- Construction wastes, including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, and Styrofoam and other materials used to transport and package construction materials.
- Highway planting wastes, including vegetative material, plant containers, and packaging materials.
- Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

Limitations

None identified.

WM-6

Hazardous Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices to minimize or eliminate the discharge of pollutants from construction site hazardous waste to the storm drain systems or to watercourses.

Appropriate Applications

- This BMP applies to all construction projects.
- Hazardous waste management practices are implemented on construction projects that generate waste from the use of:
  - Petroleum products
  - Asphalt products
  - Concrete curing compounds
  - Pesticides
  - Palliatives
  - Acids
  - Paints
  - Stains
  - Solvents
  - Septic wastes
  - Wood preservatives

WM-7

Contaminated Soil Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices to minimize or eliminate the discharges of pollutants to the drainage system or to receiving waters from contaminated soil.

Appropriate Applications

- Contaminated soil management is implemented on construction projects where soil contamination may have occurred due to spills, illicit discharges, or leaks from underground storage tanks.
- It may also apply to highway widening projects in older areas where median and shoulder soils may have been contaminated by aerially deposited lead (ADL).

Limitations

- The procedures and practices presented in the BMP are general. The Contractor shall identify appropriate practices and procedures consistent with the plans and specifications for the specific contaminants known to exist or discovered on site.

Standards and Specifications

Identifying Contaminated Areas

- Contaminated soils are often identified during project planning and development with known locations identified in the plans and specifications. The Contractor shall review applicable reports and examine applicable cut-outs in the plans and specifications.

WM-8

Concrete Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices that are designed to minimize or eliminate the discharge of concrete waste materials to the storm drain systems or watercourses.

Appropriate Applications

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on site when approved by the Resident Engineer (RE). See also NS-8, "Vehicle and Equipment Cleaning."
- Where mortar-mixing stations exist.

Limitations

- None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.
- The WPC Manager shall oversee and enforce concrete waste management procedures.

WM-9

Sanitary and Septic Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of construction site sanitary and septic waste materials to the storm drain system or to receiving waters.

Appropriate Application

Sanitary/septic waste management practices are implemented on all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on sanitary and septic waste storage and disposal procedures.
- Educate employees, subcontractors, and suppliers of potential dangers to humans and the environment from sanitary/septic wastes.
- Instruct employees, subcontractors, and suppliers in identification of sanitary/septic waste.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings and tailgates).
- Establish a continuing education program to indoctrinate new employees.

WM-10

Liquid Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Procedures and practices to prevent discharge of pollutants to the storm drain system or to receiving waters as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Appropriate Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-storm water liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations, or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Does not apply to dewatering operations (see NS-2, "Dewatering"), solid waste management (see WM-5, "Solid Waste Management"), hazardous wastes (see WM-6, "Hazardous Waste Management"), or concrete slurry residue (see WM-8, "Concrete Waste Management").

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26 OF 27 SHEETS

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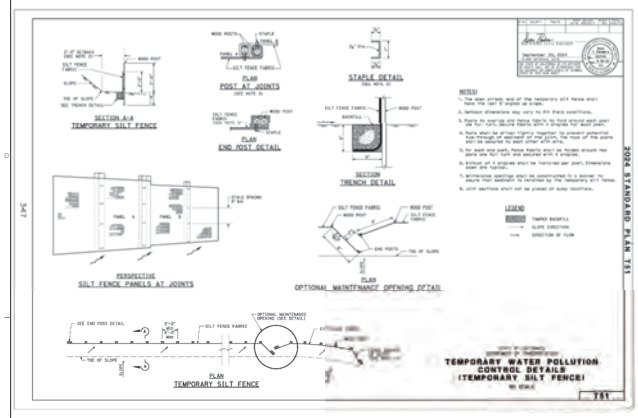

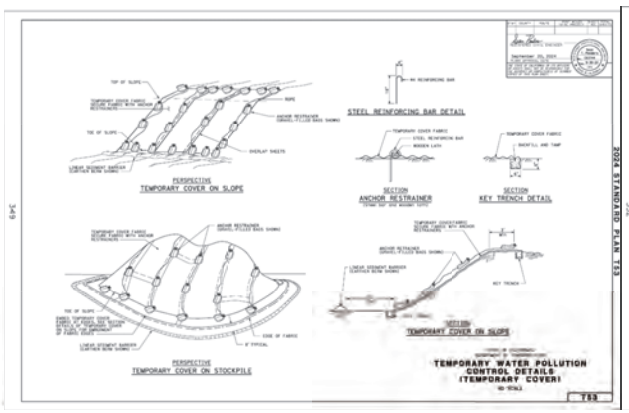

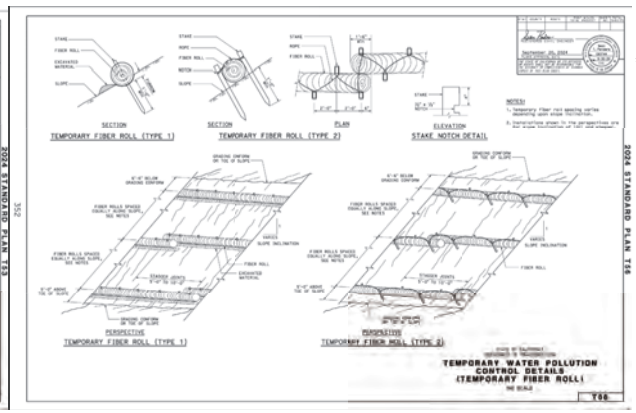

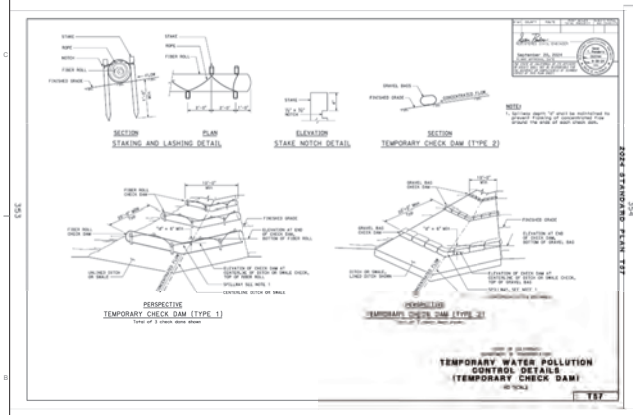

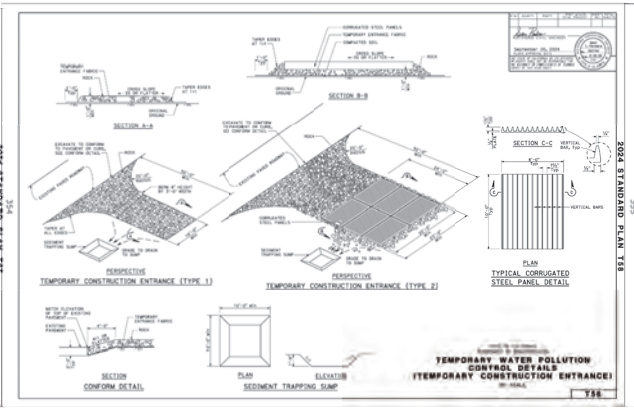

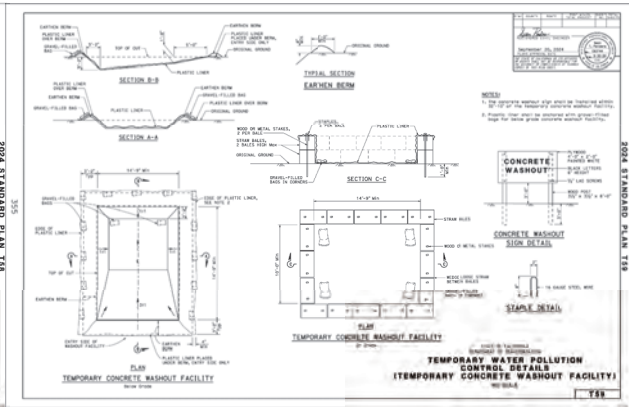

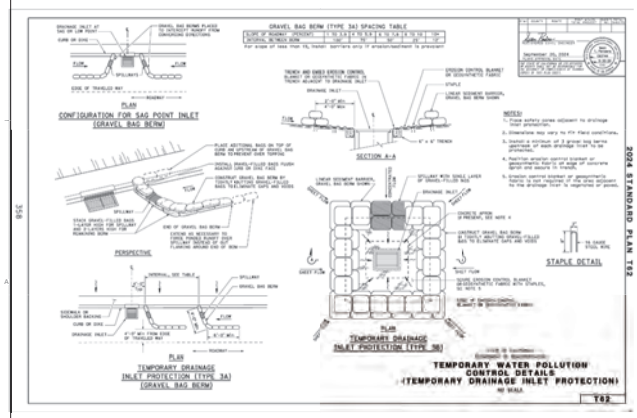

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SITE DESIGN KEY

1. PEDESTRIAN WALKWAY, TYP.
2. CLUBHOUSE - SEE SHEETS A20, A21, ENLARGEMENT L2
3. VEGETATED STORMWATER BASIN FOR RECREATIONAL USE SEE L5 FOR PLANT MATERIALS, L7 FOR IRRIGATION, L4 FOR MWELO CALCS AND GRADING PLANS C3.2 FOR DEPTHS
4. PEDESTRIAN PASEO WITH BBQ, TYP.
5. DECORATIVE PAVING TREATMENT AT CROSSINGS, TYP.
6. COMMUNITY MAILBOXES - SEE ARCH SHEETS
7. SHORT-TERM BIKE PARKING (QTY 36)
8. PLAZA PAVING WITH SCORING, TYP.
9. WOODLAND PLAY AREA - SEE ENLARGEMENT L2, L3
10. COMMUNITY PICNIC AREA, TYP.
11. VEGETATED STORMWATER BASIN, SEE PLANT SCHEDULE L5 FOR SPECIES, LX FOR IRRIGATION, & GRADING PLANS FOR DEPTH
12. WOOD STAMPED CONCRETE BOARDWALK, SEE L3
13. PEDESTRIAN CROSSING, TYP.
14. TRASH ENCLOSURE, TYP, SEE ARCH SHEETS
15. SIDEWALK, TYP.
16. SHADED PEDESTRIAN WALKING LOOP
17. COMMON GATHERING - FIRE TABLE & SEATING
18. EXISTING OAK TO REMAIN & PROTECT, SEE L5-6 & ARBORIST MATERIALS
19. BOCCE BALL COURT WITH ADA ACCESS
20. CURVILINEAR WOOD SLAT SEATING WITH BOULDERS, SEE L3
21. ADAPTIVE DROUGHT TOLERANT PLANTING, SEE L5, L4 FOR MWELO
22. OVERHEAD SHADE STRUCTURE AT COMMUNITY SPACE, TYP; SEE L3
23. FENCING - 6'H DECORATIVE METAL AT POOL, SEE L3 & L10
24. FENCING - 6'H VINYL COATED MICROMESH CHAIN LINK, SEE L3 & L10
25. FENCING - 6'H MAX. PERIMETER PRIVACY WOOD SLAT, SEE L3 & L10
26. PRIVACY WALL AT ARDMORE RD - 6'H MAX. CMU BLOCK, SEE L3, L8
27. MURAL ART LOCATION
28. LANDSCAPE BUFFER WHERE ADJACENT TO R1
29. LANDSCAPE WALL, TYP.
    MAX HEIGHT 42" SEE L3 FOR FINISHES
30. RETAINING WALL AT (E) OAK TO REMAIN
    HEIGHT PER CIVIL, SEE L3 FOR FINISHES
31. SITE RETAINING WALL, TYP.
    EXPOSED HEIGHT PER CIVIL GRADING PLANS & PROFILES
    SEE SHEET C3.2 FOR GRADING PLANS
    SEE SHEETS C4.1 - C4.3 FOR SECTIONS PROFILES
    SEE L5 FOR WALL FINISHES & NOTES, TYP.

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE SITE PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L1

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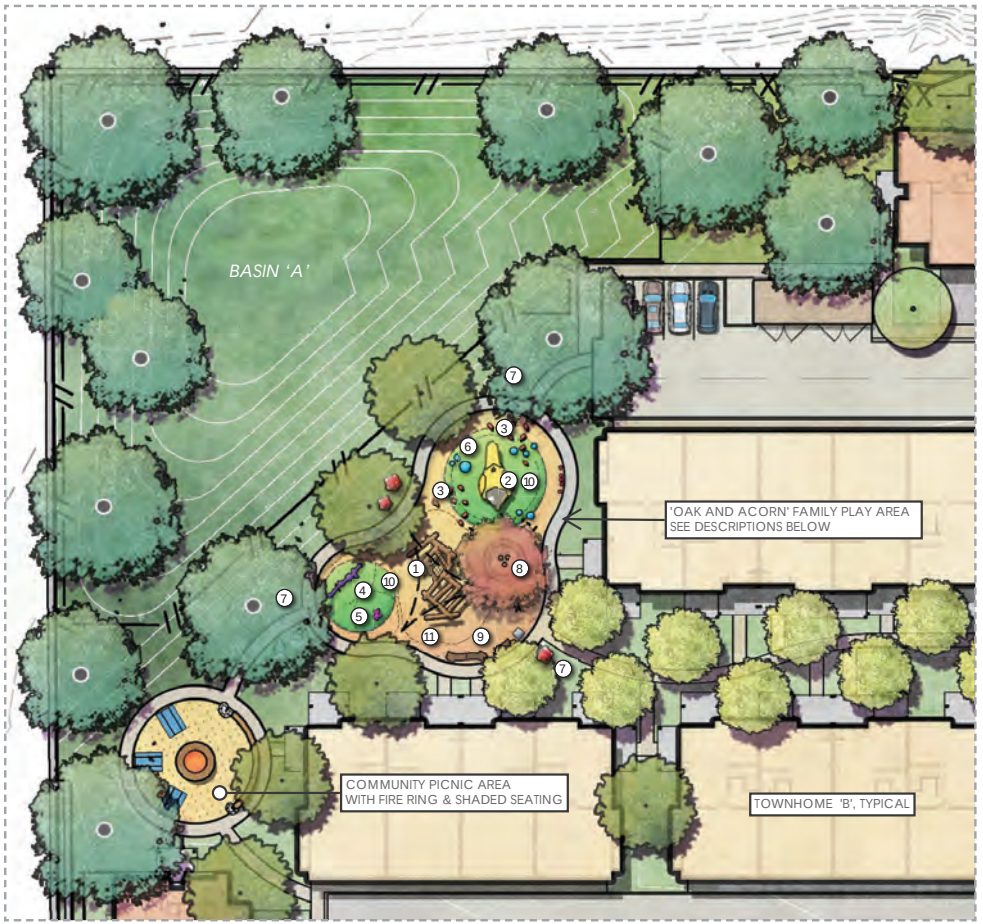
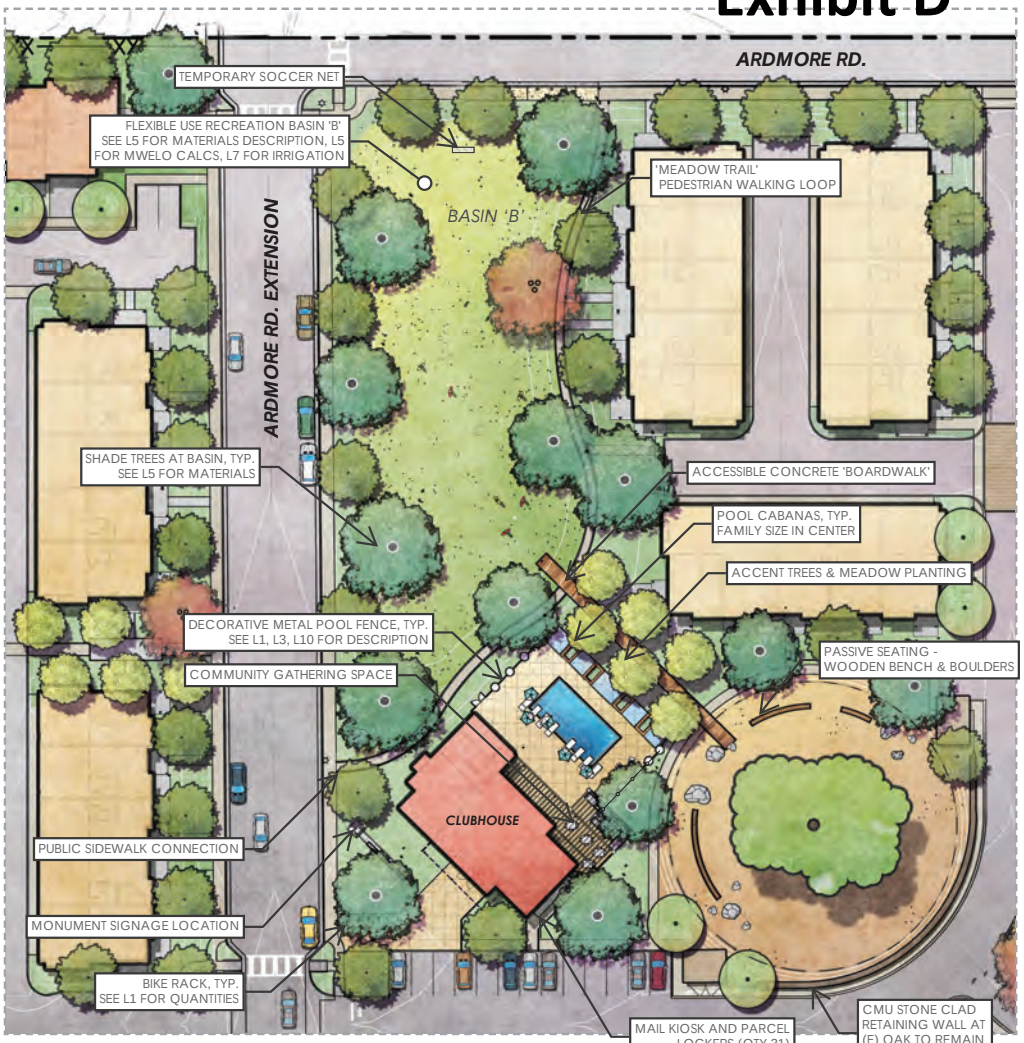


A ***WOODLAND THEMED NATURAL PLAY AREA - PRELIMINARY EQUIPMENT SCHEDULE***

1. LOG PILE - WHITE OAK OR EQUAL BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
2. SCULPTUAL PLAY ELEMENT - 'JUNIOR' SONGBIRD BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
3. GRASS BLADE FOREST CLIMBER - ROBINIA WOOD OR EQ. BY LOCAL MANUF (5-12 YRS) QTY (7 MIN) NO FALL ZONE
4. CATERPILLAR CLIMBER - ROBINIA WOOD OR EQ. BY RICHTER OR LOCAL MANUF (ADA COMPLIANT, 2-12 YRS) QTY (1)
5. CREATURE SPRINGER - BEE, SNAIL, OR ANT ROCKER (2-12 YRS) QTY (1)
6. COLORIZED RUBBER HALF SPHERES - CLIMBERS ON SLOPE (2-12 YRS) QTY (7 MIN)
7. TOADSTOOLS OR BOULDERS AT PLAY AREA ENTRY
8. RAISED PLANTER WITH SHADED SEATING, SEE L3 FOR FINISH OF CMU LANDSCAPE WALLS
9. LOG BENCH SEATING, TYP.
10. SYNTHETIC TURF
11. ENGINEERED WOOD FIBER MULCH PLAY SURFACING (ADA COMPLIANT)



B ***EXTERIOR AMENITIES AND RECREATIONAL AREAS***

SEE L1 FOR LOCATION OF ENLARGEMENT AREAS ON SITE PLAN
SEE L3 FOR MATERIALS SUPPORT IMAGERY
SEE L4-L6 FOR PLANT MATERIAL DESCRIPTIONS AND CALCULATIONS

rrm

COMMUNITY SPACE ENLARGEMENTS - AREAS FOR RECREATION

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L2

Exhibit D

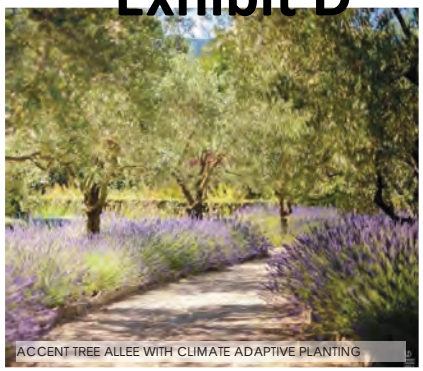

SHADE STRUCTURE AT CLUBHOUSE COMMONS




SYNTHETIC TUF MOUND

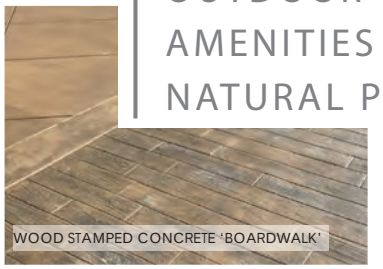

CREATURE SPINNER

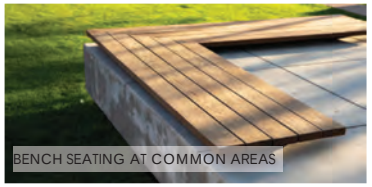



ACCENT TREE ALLEE WITH CLIMATE ADAPTIVE PLANTING

OUTDOOR AMENITIES & NATURAL PLAY


WOOD SLAT BENCH AT EXISTING OAK TO REMAIN


WOOD STAMPED CONCRETE 'BOARDWALK'


BENCH SEATING AT COMMON AREAS


LOG PILE AND SCULPTURAL CLIMBER


NATURAL PLAY ON ENGINEERED WOOD FIBER MULCH (ADA)


LOG PILE AND SCULPTURAL CLIMBER





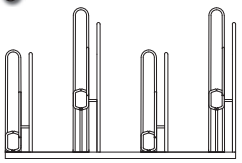





1


2


3


'PEAK' BIKE RACK
POWDERCOATED BRONZE


3



COMPOSITE WOOD BENCH SEATING
NO FOOTING REQUIRED IN TREE PROTECTION ZONE
SEE L1 FOR LOCATIONS

FENCING:
FROM LEFT TO RIGHT - SEE L1 FOR LOCATIONS
1. 6'H VINYL COATED MICROMESH CHAIN LINK (GREEN)

2. 3'H MAX (OPTION A) OR 6'H MAX (OPTION B)
PERIMETER PRIVACY NATURAL WOOD SLAT

3. 6'DECORATIVE METAL AT POOL WITH STEEL PANELS

CMU LANDSCAPE WALLS, TYP.
CMU RETAINING WALL AT (E) OAK TO REMAIN
42" MAX H - STONE FINISH TO MATCH ARCHITECTURE
STONE FINISH AS SHOWN ABOVE LEFT - SEE L1 FOR LOCATIONS

CMU PRIVACY WALL AT ARDMORE RD.
6' MAX H - SPLIT FACE CMU BLOCK, COLOR LIGHT TAN
AS SHOWN ABOVE UPPER RIGHT - SEE L1 FOR LOCATIONS

CMU SITE RETAINING WALLS, TYP.
PERIMETER LOCATIONS WHERE PROPOSED
EXPOSED HEIGHT VARIES - SEE CIVIL GRADING PLANS C3.2, PROFILES C4.1 - C4.3
SHALL BE STANDARD CONCRETE SPLIT FACE BLOCK, AS SHOWN ABOVE LOWER RIGHT

rrm

LANDSCAPE CHARACTER AND MATERIALS
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24
L3

Exhibit D

MWELO IRRIGATION DESIGN CRITERION





















PLANT PALETTE

IRRIGATION STATEMENT OF COMPLIANCE

THE PLANT PALETTE IS COMPRISED OF SPECIES KNOWN TO THRIVE IN THE LOCAL MEDITTERAENEAN CLIMATE AND SOIL CONDITIONS. 90% THE PROPOSED PLANT MATERIAL OUTSIDE OF AREAS ALLOCATED FOR RECREATIONAL USE WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION BASED ON THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PER SLOMC 17.70.220A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE PROVISION OF IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH VEGETATION.

TOTAL ON-SITE LANDSCAPE AREA: 199,841 SF IRRIGATED, 249,675 SF (includes Common Space)

ESTIMATED TOTAL WATER USE: 2,322,599 GAL / YR.
MAXIMUM APPLIED WATER ALLOWANCE: 3,635,125 GAL / YR.

AREAS WITHIN THE PROJECT SITE THAT ARE TO BE USED FOR RECREATIONAL PURPOSES ARE CLASSIFIED AS SPECIAL LANDSCAPE AREAS. SPECIAL LANDSCAPE AREAS HAVE BEEN INCORPORATED INTO THE FOLLOWING CALCULATIONS AND ARE REFLECTED IN THE MAXIMUM APPLIED WATER ALLOWANCE PER CALIFORNIA CODE OF REGULATIONS AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SEE SPREADSHEET BELOW.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 49.0

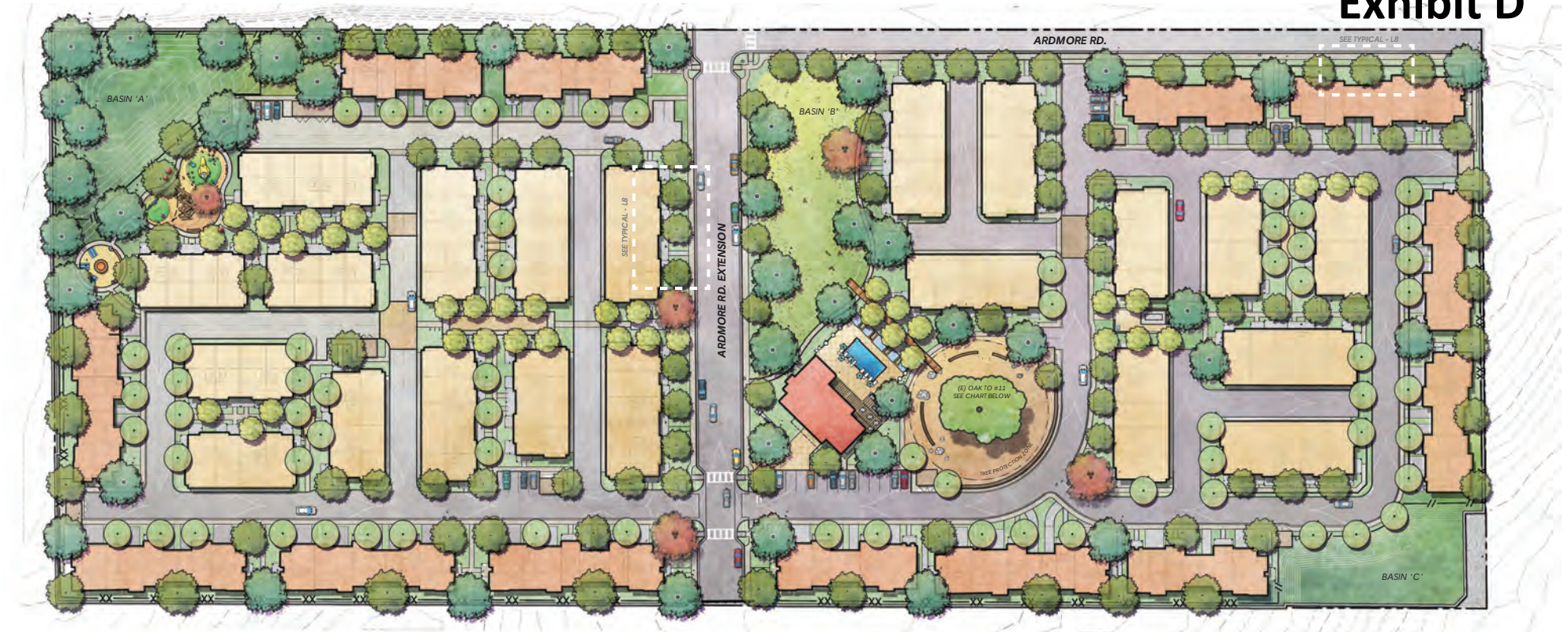
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
						ETWU Total	2,322,599
						Maximum Allowed Water Allowance (MAWA)	3,635,125

Hydrozone #/Planting Description	*Irrigation Method*	*Irrigation Efficiency*	*ETWU (Annual Gallons Required)*
E.G.	*overhead spray or drip*	*0.75 for spray head*	*Eto x 0.62 x (ETAF x Area)*
1.) front lawn		*0.81 for drip*	*where 0.62 is a*
2.) low water use plantings			*conversion factor that*
3.) medium water use planting			*converts acre inches per*
			acre per year to gallo
			per square foot per
			year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)]+[(1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per

Exhibit D



PRELIMINARY PLANT PALETTE

SPECIMEN TREES (24-36" BOX) QTY 39

SUCH AS:

PLATANUS RACEMOSA MULTI-TRUNK
CALIFRONIA SYCAMORE
QUERCUS LOBATA (2" CALIBER DBH MIN)
VALLEY OAK - 34 TOTAL

SEE OAK REPLACEMENT CALCULATIONS AT RIGHT OF THIS SHEET

SHADE TREES (15 GAL - 24" BOX) QTY 112

SUCH AS:

ACER RUBRUM
RED MAPLE
ALNUS RHOMBIFOLIA
WHITE ALDER
GLEDITSIA TIACANTHOS INERMIS 'SHADE MASTER'
SHADEMASTER LOCUST
GINGKO BILOBA 'AUTUMN GOLD'
AUTMN GOLD GINGKO
QUERCUS AGRIFOLIA
COAST LIVE OAK
PISTACHIA CHINENSIS
CHINESE PISTACHE
PLATANUS R. X ACERIFLOIA
LONDON PLANE TREE
PRUNUS X 'SNOW GOOSE'
FLOWERING CHERRY
PYRUS CALLERYANA 'CAPITAL'
COLUMNAR CALLERY PEAR
ROBINIA AMBIGUA 'PURPLE ROBE'
PURPLE ROBE LOCUST
ZELKOVA SERRATA
SAWLEAF ZELKOVA

ACCENT TREES (15 GAL) QTY 103

SUCH AS:

ARBUTUS X 'MARINA'
MARINA ARBUTUS
MAGNOLIA SOULANGIANA 'ALEXANDRINA'
SAUCER MAGNOLIA
CERCIS X 'RISING SUN'
GOLDEN REDBUD
LAGERSTROEMIA SPP.
CRAPE MYRTLE
MYRICA CALIFORNICA
PACIFIC WAX MYRTLE
OLEA EUROPEA 'SWAN HILL' - STERILE
FRUITLESS OLIVE
CHITALPA TASHKENTENSIS
'PINK DAWN'

PROPOSED TREES TO BE PLANTED *QTY 254*
EXISTING TREES TO BE REMOVED *QTY 6*

SHRUBS, GRASSES, AND GROUNDCOVERS (1, 5, 15 GAL) QTY 199,841 SF (INCLUDES BASIN SF)

SUCH AS:

ACHILLEA X 'MOONSHINE'
MOONSHINE YARROW
ARCTOSTAPHYLOS 'HOWARD MCMINN' **
HOWARD MCMINN MANZANITA
CAREX PRAEGRACILIS ***
CALIFORNIA FIELD SEDGE
CAREX TUMULICOLA **
FOOTHILL SEDGE
CAREX DIVULSA **
BERKELY SEDGE
CEANOTHUS GRISEUS HORIZONTALIS **
CALIFORNIA LILAC
CISTUS X HYBRIDUS
WHITE ROCKROSE
CLYTOSTOMA CALLISTEGIOIDES
VIOLET TRUMPET VINE
CARPENTERIA CALIFORNICA **
BUSH ANEMONE
COTINUS COGGYGRIA 'ROYAL PURPLE'
ROYAL PURPLE SMOKE TREE
CORREA 'DUSKY BELLS' **
AUSTRALIAN FUSCHIA
CERCIS OCCIDENTALIS **
WESTERN REDBUD
DRYOPTERIS ERYTHROSORA **
AUTUMN FERN
DROPTERIS ARGUTA **
DRY WOOD FERN
EPILOBIUM CALIFORNICA **
CALIFORNIA FUSCHIA
IRIS DOUGLASIANA ** / ***
DOUGLAS IRIS
ERIOGONUM GRANDE RUBESCENS **
RED BUCKWHEAT
HEUCHERA SANGUINEA SPP. **
CORAL BELLS
FRAGARIA CHILOENSIS 'LIPSTICK'
LIPSTICK STRAWBERRY
HETEROHOMELES ARBUTIFOLIA **
CALIFORNIA TOYON
JUNCUS SPP. ***
CALIFORNIA RUSH YARIETIES
KECKELLIA CORDIFOLIA **
HEART LEAVED PENSTEMON
KNIPHOFIA UVARIA 'ECHO MANGO' ***
REBLOOMING TORCHLILY
LAVANDULA X INTERMEDIA 'HIDCOTE'
HIDCOTE LAVENDER
LEYMUS CONDENSATUS ***
CANYON PRINCE NATIVE BLUE RYE
HARDY LOMANDRA SPP. ** / ***
MAT RUSH
MIMULUS AURANTIACUS **
STICKY MONKEY FLOWER
MAHONIA REPENS **
CREEPING MAHONIA
FESTUCA RUBRA ***
CREEPING RED FESCUE

SUCH AS:

PHLOMIS FRUTICOSA
JERUSALEM SAGE
PHORMIUM X 'SEA JADE'
NEW ZEALAND FLAX
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN TAWHIWHI
POLYSTICHUM MUNITUM **
WESTERN SWORD FERN
PHOTINIA FRASERI 'RED ROBIN'
RED ROBIN PHOTINIA
MUHLENBERGIA RIGENS **
DEER GRASS
NEPETA X FAASSENII 'WALKERS LOW'
WALKERS LOW CATMINT
OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE
PENNISETUM SPATHIOLATUM
RYE PUFFS
PENSTEMON X 'FIREBIRD'
FIREBIRD BEARD TONGUE
PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE
RHUS INTEGRIFOLIA **
LEMONADE BERRY
RIBES SANGUINEUM **
RED FLOWERING CURRANT
RIBES SPECIOSUM FUCHSIA **
FLOWERING GOOSEBERRY
ROMNEYA COULTERI **
MATILIJA POPPY
ROSMARINUS X HUNNINTON CARPET
CREEPING ROSEMARY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
CALIFORNIA COFFEE BERRY
HELIANTHEMUM WHITE
WHITE SUNROSE
SALVIA SPATHACEA **
HUMMINGBIRD SAGE
SALVIA X 'POZO BLUE' **
POZO BLUE SAGE
SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS
VERBENA BONARIENSIS
PURPLETOP VERVAIN
VERBENA LILACINA 'DE LA MINA'
LILAC VERBENA
VERBENA X 'BALENDAKLE'
ENDURASCAPE PURPLE VERBENA
VITIS CALIFORNICA **
CALIFORNIA WILD GRAPE
WOODWARDIA FIMBRIATA **
GIANT CHAIN FERN

** INDICATES SPECIES IS SUITABLE FOR UNDER OAKS

*** INDICATES SPECIES IS SUITABLE TO VEGETATE STORMWATER BASINS

VEGETATED STORMWATER BASINS 'A' AND 'C' QTY 15,901 SF

*** SEE SPECIES SUTIABLE FOR STORMWATER BASINS AT LEFT, PRELIM IRRIGATION PROVIDED ON SHEET L7

VEGETATED STORMWATER BASIN 'B' (RECREATION) QTY 19,817 SF

TO BE VEGETATED WITH MAINTAINABLE NATURAL GRASSES SUCH AS CAREX PRAEGRACILIS OR FESTUCA RUBRA CLASSIFIED AS SPECIAL LANDSCAPE AREA (SLA) FOR RECREATIONAL PURPOSES - SEE MWELO CALCS L4, IRRIGATION L7

OAK TREE REMOVAL AND REPLACEMENT QUANTITIES:

SEE OAK TREE IMPACT AND PROTECTION REPORT FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS. SEE ADDITIONAL TREE PROTECTION NOTES SHEET L6 -OAK TREE REPLACEMENT EXHIBIT

SEE EXISTING SITE SURVEY AND DEMOLITION PLAN FOR LOCATION AND QUANTITIES OF OAKS TO BE REMOVED

REPLACEMENT QUANTITIES PROPOSED SHALL BE IN COMPLIANCE WITH CITY OF EL PASO DE ROBLES MC CH.10.01.50
SEE PRLIMINARY PLANT SCHEDULE, LEFT ON THIS SHEET

TREE #	DBH	RECOMMENDATION
TREE 1	43"	REMOVE
TREE 2	47"	REMOVE
TREE 3	47"	DECEASED (NOT A PART)
TREE 4	52"	REMOVE
TREE 9	51"	REMOVE
TREE 10	51"	REMAIN AND PROTECT
TREE 11	30"	REMOVE
TREE 13	42"	REMOVE
TOTAL = 265" (25%) PER PRMC 10.01.050		
REPLACEMENT QTY	68 INCHES DBH = 34 min	
34 TOTAL QUERCUS LOBATA PROPOSED (SIZE LEFT)		

SCALE: 1"= 40'-0" *(24"X36" SHEET)*
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE AND OAK TREE REPLACEMENT PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L5

Exhibit D



REFER TO SHEET L5 FOR OAK MITIGATION CALCULATIONS BY DBH, SIZE, AND QUANTITIES. OAKS SHALL BE IRRIGATED WITH DEEP ROOT BUBBLERS, SEE L7 FOR PRELIMINARY IRRIGATION EQUIPMENT.
REFER TO OAK TREE IMPACT AND PROTECTION REPORT WITH MEMORANDUM FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS.
REFER TO CIVIL SHEET C2.1 FOR LOCATION AND QUANTITIES OF OAKS TO REMAIN & PROTECT & REMOVE. ADDITIONAL TREE PROTECTION NOTES PROVIDED BELOW.

TREE PROTECTION NOTES

1. Additional monitoring of construction by the project arborist, before and during grading, will be required to ensure large roots are not damaged. The following tree protection measures and over-site shall be completed prior to grading.

2. Install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed.

3. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.

4. Monitoring of tree protection measures and construction around the tree a by the project arborist, shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.

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OAK TREE REPLACEMENT LOCATIONS & PROTECTION NOTES

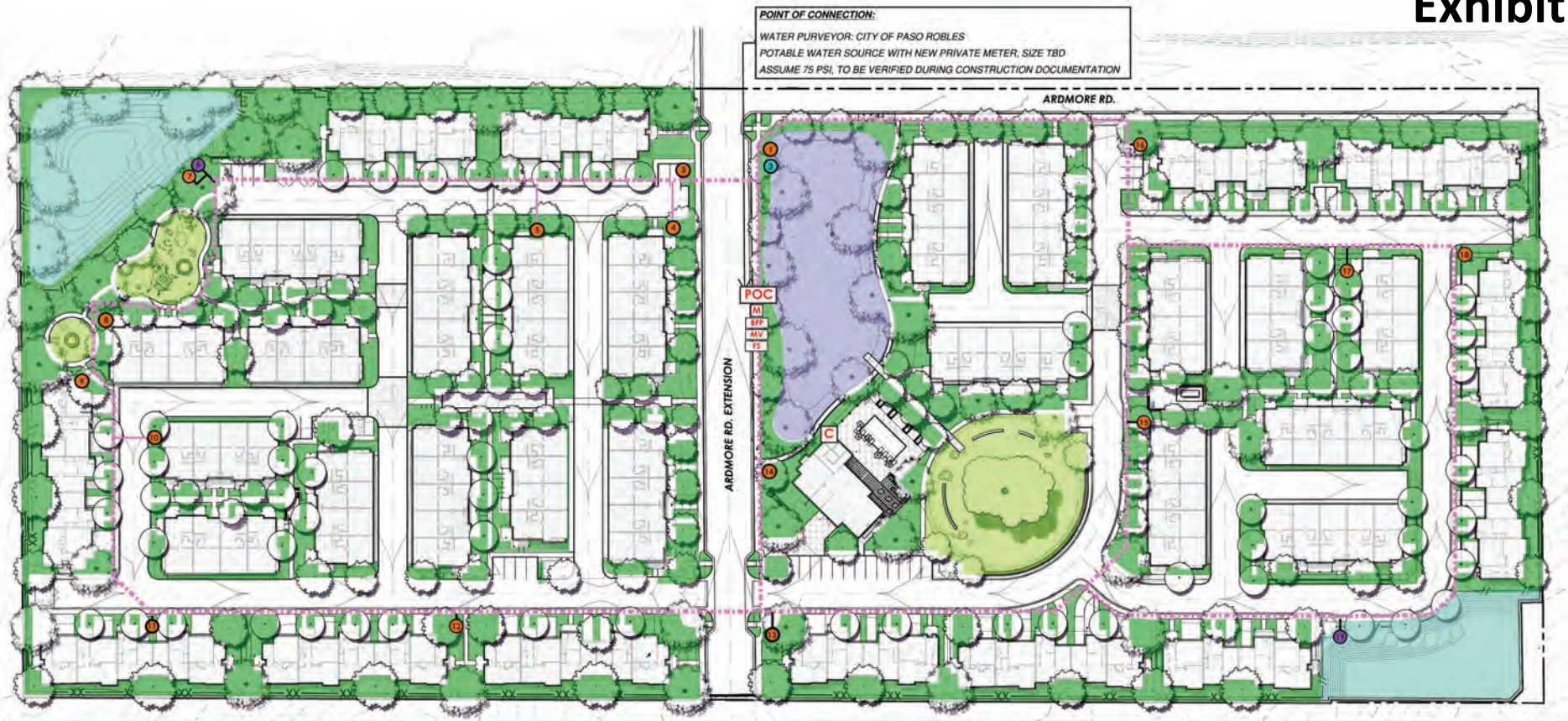
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L6

Exhibit D



PRELIMINARY IRRIGATION SCHEDULE

EQUIPMENT SUCH AS:

TREE BUBBLERS
RAIN BIRD 1400 FLOOD, IN ROOT WATERING SOCK (RWS).

TURF ROTORS
HUNTER I-20, 6" POP-UP, MATCHED PRECIPITATION RATE (MPR) NOZZLE.

DRIP CONTROL ZONE KITS
RAIN BIRD XCZ, COMMERCIAL DRIP CONTROL ZONE KIT INCL. VALVE, AND PRESSURE REGULATING FILTER.

PIPE TRANSITION POINT
FROM PVC LATERAL TO DRIP DISTRIBUTION TUBING.

DRIPLINE FLUSH VALVE
RAIN BIRD MDCF, LOCATED AT ALL DEAD END SECTIONS OF LATERAL PIPING.

AIR RELIEF VALVE
RAIN BIRD ARV, LOCATED AT HIGHEST POINT IN RELATIVE DRIP ZONE.

DRIP EMITTERS
RAIN BIRD XB-PC, PRESSURE COMPENSATING DRIP EMITTERS.

REMOTE CONTROL VALVE, TYP.
RAIN BIRD EFB SERIES, BRASS REMOTE CONTROL VALVE.

QUICK COUPLER VALVE, TYP.
RAIN BIRD, LOCKABLE QUICK-COUPLING VALVE.

SHUT OFF VALVE, TYP.
MATCO NORCA, BRASS SHUT OFF VALVE.

MASTER VALVE
BUCKNER-SUPERIOR 3100 SERIES, NORMALLY OPEN BRASS MASTER VALVE.

BACKFLOW PREVENTER - PROVIDE VEGETATIVE SCREEN
FEBCO 825Y, REDUCED PRESSURE BACKFLOW PREVENTER.

CONTROLLER W/ WIFI CAPABILITIES
HUNTER ACC2 W12-54 STATION EXTERIOR STAINLESS STEEL ENCLOSURE W/ RAIN SENSOR AND FLOW SENSOR.

MAIN LINE PIPE
PVC SCHEDULE 40, AND PVC SCHEDULE 80
LATERAL SHALL BE PVC SCHEDULE 40
LATERALS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION

SYMBOL LEGEND

PROPOSED VALVE BANK LOCATION FOR HYDROZONES (~3000 SF PER ZONE)

- SERVING DRIP IRRIGATED LANDSCAPE AREA (LOW)
- SERVING VEGETATED STORMWATER BASIN FOR RECREATIONAL USE (MOD
- SERVING VEGETATED STORMWATER BASIN (LOW)
- IRRIGATION MAIN LINE ROUTE (SEE EQUIPMENT AT LEFT)
- POC — POINT OF CONNECTION
- M — METER - SIZE PER CIVIL
- BFP — SCREENED BACKFLOW PREVENTER
- MV — MASTER VALVE
- FS — FLOW SENSOR
- C — CONTROLLER LOCATION

IRRIGATED HYDROZONE AREA CALCULATIONS

TOTAL IRRIGATED LANDSCAPE AREA = 199,841 SF
SEE SHEET L4 FOR MWELO WATER USE CALCS & STATEMENT OF COMPLIANCE
SEE L5 FOR LANDSCAPE PLAN, WUCOLS CLASSIFICTIONS, AND PLANT SPECIES

- TOTAL LANDSCAPE AREA TO RECEIVE DRIP IRRIGATION: 164,123 SF
- TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASINS TO RECEIVE SPRAY IRRIGATION: 15,901 SF
- TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASIN (RECREATIONAL USE) TO RECEIVE SPRAY IRRIGATION: 19,817 SF (SLA)
- TOTAL NON-IRRIGATED LANDSCAPE AREA: 18,247 SF

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

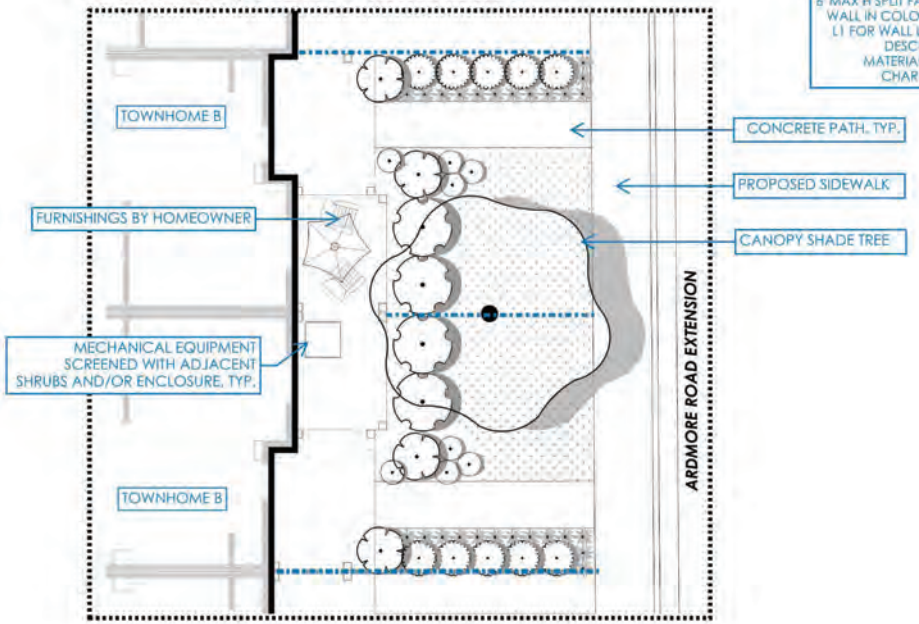
PRELIMINARY IRRIGATION AND HYRDOZONE PLAN
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

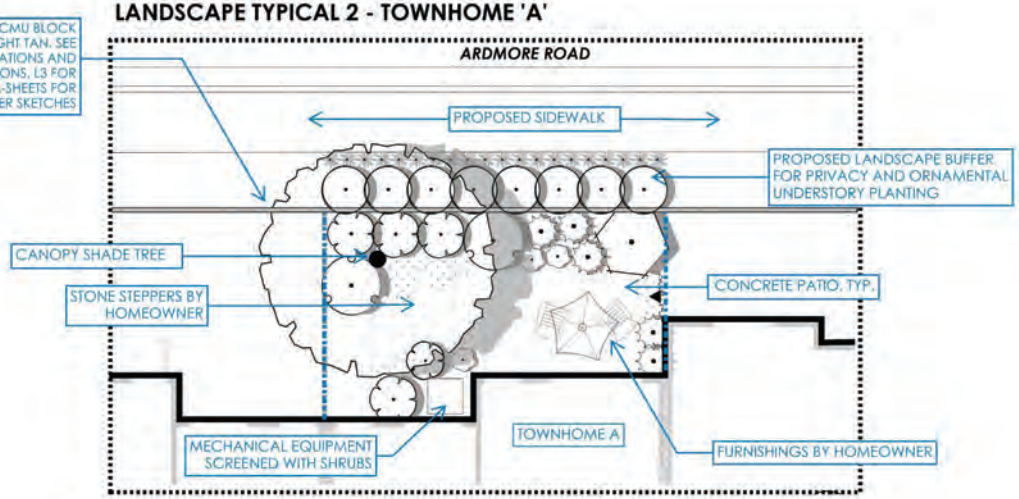
L7

Exhibit D

LANDSCAPE TYPICAL 1 - TOWNHOME 'B'



LANDSCAPE TYPICAL 2 - TOWNHOME 'A'



PLANT SCHEDULE: FRONTYARDS ALONG ARDMORE RD. EXTENSION

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
TREES	SUCH AS:				
	SHADE TREE				1
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE	
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	15 GAL		
SHRUBS	SUCH AS:				
	HEUCHERA SANGUINEA 'FIREFLY'	FIREFLY CORAL BELLS	1 GAL	MODERATE	3
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW	2
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	3
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE	7
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS	SUCH AS:				
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL	MODERATE	18" o.c.

SEE SHEET L5 FOR TYPICAL LOCATIONS ON SITE PLAN
PLANT PALETTE SUPPORT IMAGERY PROVIDED ON L4
PRIVATE YARDS SHALL BE IRRIGATED WITH DRIP ZONES

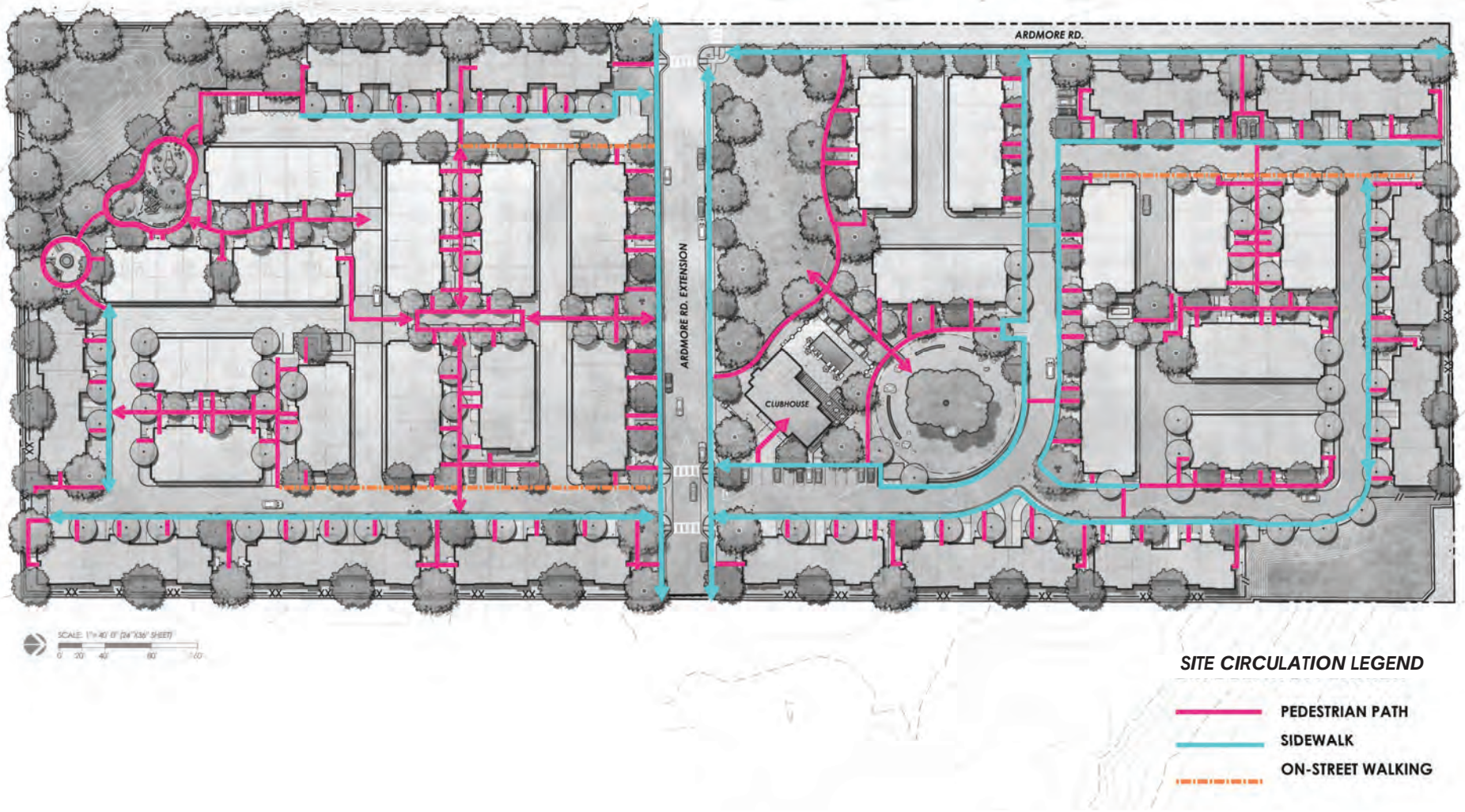
PRELIMINARY PLANT SCHEDULE: PRIVATE YARD AT ARDMORE RD

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
TREES	SUCH AS:			
	SHADE TREE			
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MODERATE
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	LOW
	PRUNUS X 'SNOW GOOSE'	SNOW GOOSE CHERRY	24" BOX	MODERATE
SHRUBS	SUCH AS:			
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL	MODERATE
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW
	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	LOW
	SALVIA X 'POZO BLUE'	POZO BLUE SAGE	1 GAL	LOW

PRELIMINARY PLANT SCHEDULE: SIDEWALK FRONTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS	SUCH AS:			
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL	MODERATE
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE
	HELIANTHEMUM 'THE BRIDE'	THE BRIDE SUNROSE	1 GAL	LOW
	NEPETA 'SIX HILLS GIANT'	NEPETA 'SIX HILLS GIANT'	1 GAL	LOW

Exhibit D



PRELIMINARY CIRCULATION EXHIBIT

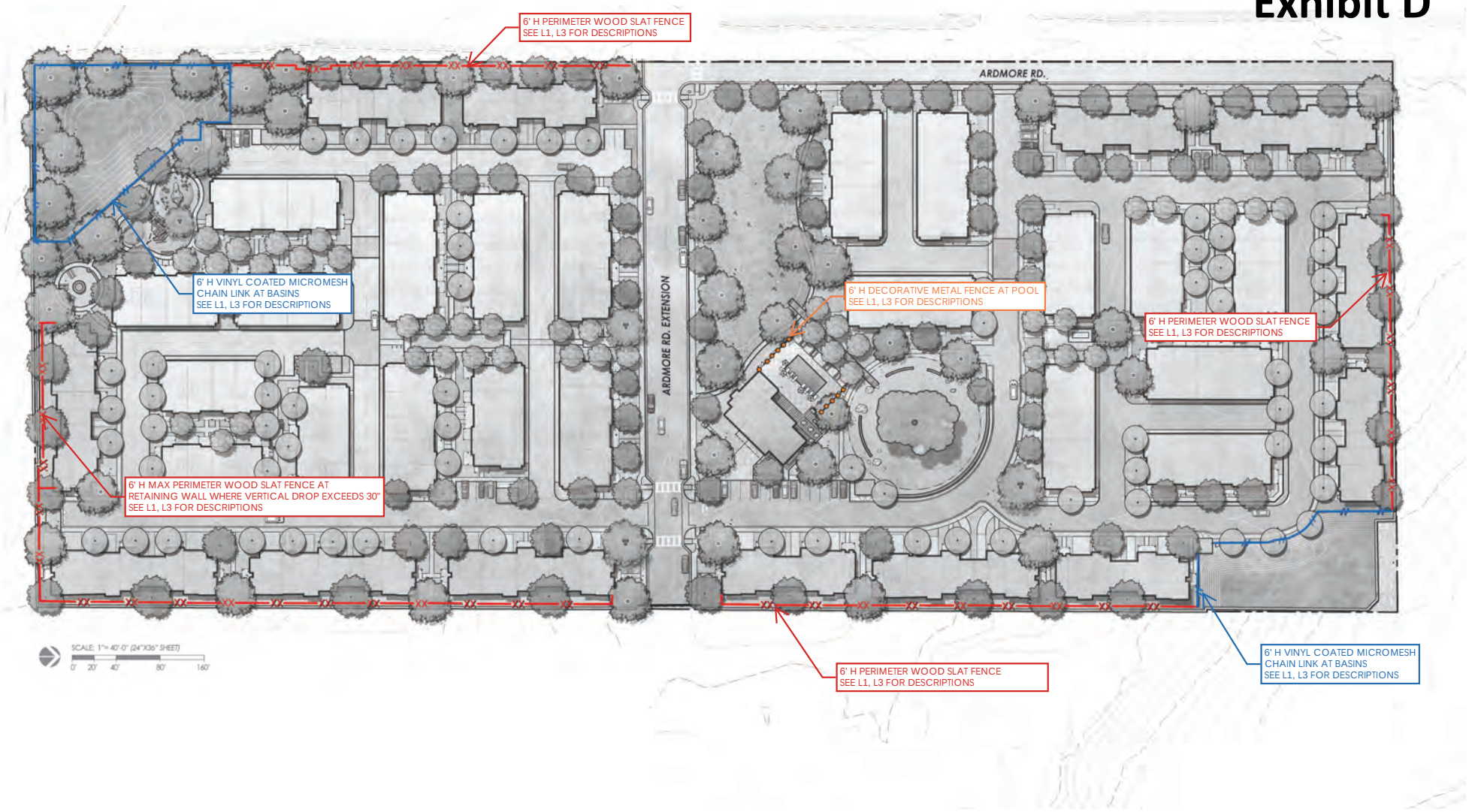
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L9

Exhibit D



PRELIMINARY FENCING EXHIBIT

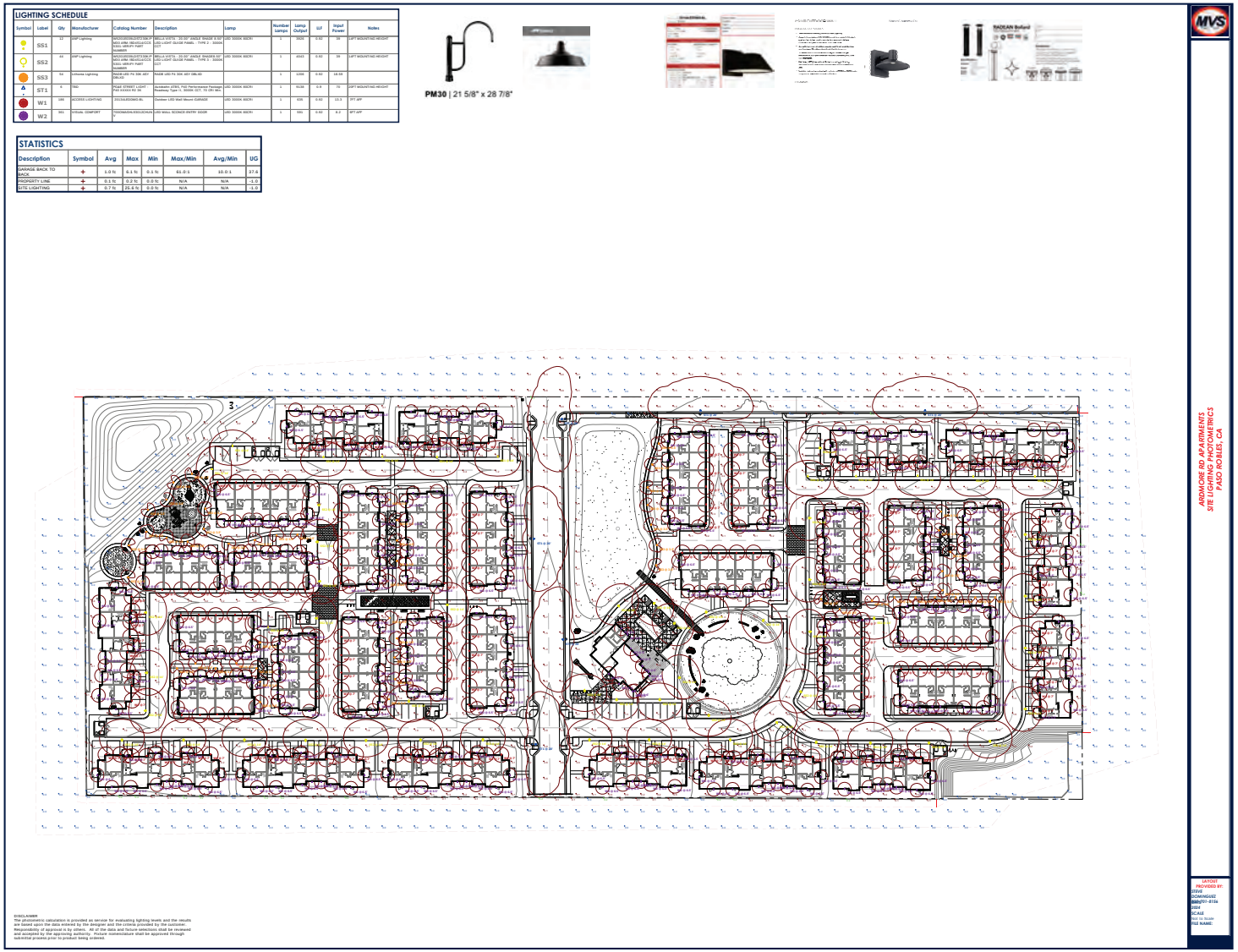
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L10

Exhibit D


LIGHTING SCHEDULE
STATISTICS
PM30 | 21 5/8" x 28 7/8"
ARDMORE RD APARTMENTS
SITE LIGHTING PHOTOMETRICS
PASO ROBLES, CA
PLACEHOLDER - REVIEW #2 IN PROGRESS

Attachment 6

RESOLUTION 26-XXX(D)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING VTTM 3255 (P25-0080)

APPLICANT – COVELOP, INC. & MD3 INVESTMENTS
APN: 025-362-050

WHEREAS, Covelop, Inc. & MD3 Investments ("applicant") have applied for entitlements for a 154-unit residential subdivision on a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050; and

WHEREAS, the General Plan designation is Commercial Service (CS) and the zoning designation is Commercial/ Light Industrial with a Planned Development Overlay and special district "F" overlay (C3-PD, District "F" Overlay); and

WHEREAS, the applicant has requested Planned Development 25-14, Conditional Use Permit 25-05, Vesting Tentative Tract Map 3255, Development Plan Modification 26-04, and Oak Tree Removal 25-09, which includes the site planning, architecture, subdivision layout, various development standard modifications, and oak tree removals necessary for the project; and

WHEREAS, on November 4, 2025, the City Council of the City of Paso Robles approved Resolution 25-124, authorizing a reservation of 154-units from the Cycle 2 Surplus Density Unit pool to be applied to this project site; and

WHEREAS, the applicant has also requested RZN 25-03, requesting the site be rezoned to include the MU Overlay to allow residential uses by-right, which would enable an allocation of units to be assigned to the subject property. The purpose of the MU Zoning Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects; and

WHEREAS, as part of RZN 25-03, and in accordance with Section 21.11.050 of the Zoning Code, the applicant is also requesting SPD Zoning Overlay K be established to allow:

- Reduced setbacks including zero lot line development as part of the associated development plan; and

- Exceptions to the Special Planned Development Overlay "F" designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a solid wall adjacent to residentially zoned land as part of the associated development plan.

- Minimum lot size, parking requirements, and common recreation amenities.

WHEREAS, on February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) (SCH No. 2023090132) (2024 MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-005, Modification 26-04, Oak Tree Removal 23-11). As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis,

supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164; and

WHEREAS, Vesting Tentative Tract Map 3255 requests consideration to subdivide Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots, ten common lots, and the proposed right-of-way for the Ardmore Road extension. Subdivision improvements will include the construction of new private access roads, the Ardmore Road extension, frontage improvements, guest parking, pedestrian walkways, and drainage conveyance; and

WHEREAS, on March 24, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed subdivision map.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based upon the facts and analysis presented in the staff report and public testimony received, the City Council makes the following findings in regard to Vesting Tentative Tract Map 3225:

1. The subdivision and the provisions for its design and improvement are consistent with the general plan for the City of El Paso de Robles ("General Plan"), and the City of El Paso de Robles zoning ordinance (“Zoning Ordinance”), because the Tentative Tract Map provides for land uses compatible with the C3-PD, MU zoning district, and the provisions for design and improvements comply with the implementation policies and objectives of the Zoning Ordinance because the proposed density is within the allotted maximum density established by the overlay zoning district and the map would not create any lots without street frontage.

3. The subject site is physically suitable for the type and density of development proposed in the Tentative Tract Map because the resulting density is within the allotted maximum density established by the overlay zoning district.

4. The subdivision design and improvements proposed in the Tentative Tract Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat because there are no significant drainage features, riparian habitat, or wetlands that were observed on the site, as documented in the Addendum to the 2024 MND.

5. The subdivision design and type of improvements proposed in the Tentative Tract Map are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes.

6. The subdivision design and type of improvements proposed in the Tentative Tract Map will not conflict with easements acquired by the public at large for access through or use of the subject site because the tract map acknowledges existing easements for road purposes.

7. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, the Zoning Ordinance since the map requires all utilities including sewer and water to be extended to serve all parcels.

8. The discharge of waste into an existing sewer system from development proposed in the Tentative Tract Map will not cause a violation of existing requirements prescribed by the local water quality control board because all buildings within the subdivision will be required to hook up to the existing public sewer system that exists in the streets adjacent to this project.

Section 3. Based on the substantial evidence set forth in the record, including but not limited to, the 2024 MND, the Addendum, and all related information presented to the City Council, the City Council finds that the Project necessitates only minor modifications to the 2024 MND. Therefore, pursuant to State CEQA section 15164, an Addendum to the 2024 MND is the appropriate document for the Project.

The City Council further finds that the preparation of a subsequent or supplemental MND or EIR is not required for the Project because the Project:

A. will not result in substantial changes that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2024 MND due to the involvement of new significant environmental effects or a

substantial increase in the severity of the previously identified significant effects; and

C. does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2024 MND documents were certified showing any of the following:

(i) the Project would have one or more significant effects not discussed in the 2024 MND;

(ii) that significant effects previously examined would be substantially more severe than shown in the 2024 MND;

(iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) that mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Having considered the Addendum, the administrative record, the 2024 MND and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the 2024 MND and the Addendum. The City Council finds that no new or additional mitigation measures are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the 2024 MND. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

Section 5. Given the foregoing, the City Council approves Vesting Tentative Tract Map 3255, subject to the following:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

Section 6. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the City Council is the custodian of the record of proceedings.

Section 7. This Resolution shall become effective upon its adoption. The Mayor of the City Council shall sign this Resolution and the City Clerk to the City Council shall attest and certify to the passage and adoption thereof.

APPROVED this 21st day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A - Site-Specific Conditions of Approval
Exhibit B - Standard Conditions of Approval
Exhibit C - Project Plans

Exhibit A

Site Specific Conditions of Approval – VTTM 3255 (P25-0080)

1. The applicant/developer shall comply with the checked standard Conditions of Approval, "Exhibit B".

   NOTE: In the event of conflict or duplication between standard conditions in Exhibit B and site-specific conditions in this Exhibit A, the site-specific condition of this Exhibit A shall supersede the standard conditions of Exhibit B.

2. The project shall be constructed in substantial conformance with the Conditions of Approval and it shall be constructed in substantial conformance with the following Exhibits:

   EXHIBIT DESCRIPTION

   A Site-Specific Conditions of Approval
   B Standard Conditions of Approval
   C Project Plans
   - C1.1 VESTING PUD TENTATIVE MAP
   - C1.2 LOT DIMENSIONS AND ROAD SECTIONS
   - C2.1 DEMO PLAN
   - C2.2 EXISTING NORTH BOUNDARY TOPO
   - C3.2 PRELIM. GRADING PLAN
   - C3.3 FIRE TRUCK ACCESS EXHIBIT
   - C4.1 SECTION PLAN VIEW
   - C4.2 CROSS SECTIONS
   - C4.3 CROSS SECTIONS
   - C5.1 PRELIM. ARDMORE RD (PUBLIC) - UTILITY PLAN & PROFILE
   - C5.2 PRELIM. ARDMORE RD EXTENSION (PUBLIC) - UTILITY PLAN & PROFILE
   - C5.3 PRELIM. ROADS 1-3 (PRIVATE) - UTILITY PLAN & PROFILE
   - C5.4 PRELIM. ROADS 4-6 (PRIVATE) - UTILITY PLAN & PROFILE
   - C5.5 PRELIM. ROADS 7-8 (PRIVATE) - UTILITY PLAN & PROFILE
   - C5.6 PRELIM. ROADS 9-10 (PRIVATE) - UTILITY PLAN & PROFILE
   - C5.7 PRELIM. ROADS 11-12 (PRIVATE) - UTILITY PLAN & PROFILE
   - C5.8 PRELIM. ROADS 13-14 (PRIVATE) - UTILITY PLAN & PROFILE
   - C5.9 PRELIM. ROADS 15 (PRIVATE) - UTILITY PLAN & PROFILE
   - C6.1 PRELIM. SEWER MAINS
   - C6.2 PRELIM. STORM DRAINS
   - C6.3 PRELIM. WATER MAINS
   - C6.4 PRELIM. COMMON DRY UTILITY TRENCH
   - C7.1 PRELIM. EROSION CONTROL PLAN
   - C7.2 PRELIM. EROSION CONTROL DETAILS
   - C7.3 PRELIM. EROSION CONTROL DETAILS
   - C7.4 PRELIM. EROSION CONTROL DETAILS
   - C7.5 PRELIM. EROSION CONTROL DETAILS
   - C7.6 PRELIM. EROSION CONTROL DETAILS

3. Vesting Tentative Tract Map 3255 ("VTTM 3255") coincides with Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04, and authorizes the subdivision of Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots, ten common lots, and the proposed right-of-way for the Ardmore Road extension. Subdivision improvements will include the construction of new private access roads, the Ardmore Road extension, frontage improvements, guest parking, pedestrian walkways, and drainage conveyance.

4. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibit C, Project Plans).

5. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04 and its exhibits.

6. Prior to the recordation of the final map, CC&Rs shall be provided for City review and approval to address the following:

    a. Overall site landscaping, irrigation and fencing plans. This plan needs to indicate what is maintained by HOA and what is maintained by individual property owners;
    b. Site lighting plans including decorative pole lights, and wall mounted light fixtures.

7. A disclosure and buyer acknowledgement regarding the zoning and permitted land uses shall be provided to all prospective buyers as soon as practicable and before transfer of title.

8. The Applicant/ Developer shall defend, indemnify, protect and hold harmless the City or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, design plans, maps, licenses, and amendments. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in the defense. In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

9. **Final Map Preparation, Review, and Recordation**
    Prior to issuance of any building permit, the Applicant/Developer shall cause a Final Tract Map to be prepared by, or under the direction of, a California-licensed Land Surveyor or Civil Engineer authorized to practice land surveying. The Final Map shall be submitted to the City for review and approval, shall be in substantial conformance with the approved Vesting Tentative Map and all applicable Conditions of Approval, and shall comply with the Subdivision Map Act and all applicable City, County, and State requirements.

    The Final Map, as approved by the City, shall be filed in the Office of the County Recorder prior to issuance of the first building permit. Any deviations from the approved Tentative Map shall require City review and approval and shall not be permitted unless determined by the City to be in substantial conformance with the approved Tentative Map and Conditions of Approval.

10. **Title Report Requirements**
    The Applicant/Developer shall submit a current preliminary title report as part of the Final Map review for City review. The title report shall be dated within ninety (90) days of submittal, shall be kept current throughout the Final Map review process, and shall be updated as necessary to reflect any changes in title. A current preliminary title report shall be provided in conjunction with the Preliminary Subdivision Guarantee prior to the City Council meeting at which the Final Map is considered for approval.

11. **Deed Restriction & Covenant Requirement**
    Prior to approval and recordation of any phase of the Final Map, the subdivider shall prepare and submit a separate Deed Restriction and Covenant for all parcels designated for non-residential, commercial, or industrial use, including but not limited to open space, drainage facilities, private streets, driveways, public utility parcels, trails, pedestrian access easements, private driveways, and any other parcels not intended for residential use. The Deed Restriction and Covenant shall be in a form approved by the City and shall be recorded concurrently with the applicable phase of the Final Map. The document shall limit the use of each affected parcel to its designated purpose and shall prohibit any future development or use inconsistent with that intended function without prior City approval.

12. **Monumentation**
    All subdivision monumentation shall be set in accordance with the Subdivision Map Act, the California Land Surveyors Act, and City Survey Standards prior to map recordation unless deferred with security acceptable to the City Engineer.

13. **Easement Subordination and Recordation Restrictions**
    Prior to recordation of the Final Tract Map or Parcel Map, the Applicant/Developer shall not grant or record any easements within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction lines, or other public purposes, unless such easements are expressly subordinated to the proposed grant or dedication in a manner acceptable to the City Engineer.
    Any easements created or recorded after approval of the Tentative Map shall be properly subordinated by the easement holder prior to recordation of the Final Map.

14. **Off-Site Easements**
    Prior to approval of the Final Map or issuance of building permits, the Developer shall dedicate to the City any easements required for construction, access, operation, or maintenance of public improvements not shown on the map, in a form acceptable to the City Engineer.

15. **Access Restriction to Ardmore Road**
    Prior to recordation of the Final Map, the Applicant shall dedicate an access restriction along the entire Ardmore Road and Ardmore Road extension frontage for all lots abutting Ardmore Road, as determined by the City Engineer. The access restriction shall prohibit direct vehicular access to Ardmore Road from the affected lots and shall be shown on the Final Map and recorded concurrently with the map.

    The form, limits, and extent of the access restriction shall be subject to review and approval by the City Engineer and City Attorney.

16. **Bonding of Deferred Improvements**
    If any required monumentation, public improvements, and/or private street improvements are not fully constructed, completed, and accepted by the City prior to recordation of the Final Map, the Subdivider shall enter into a Subdivision Improvement Agreement (SIA) with the City.

    As part of the SIA, and prior to recordation of the Final Map, the Subdivider shall furnish security acceptable to the City Engineer and City Attorney, including but not limited to the following:

    a) Faithful Performance Bond - A faithful performance bond in an amount equal to one hundred percent (100%) of the estimated cost of all required but uncompleted monumentation, public improvements, and private street improvements, including appurtenant facilities, as approved by the City Engineer, guaranteeing the full and faithful completion of said improvements in accordance with approved plans, specifications, and City standards.
    b) Labor and Materials (Payment) Bond - A labor and materials bond in an amount equal to one hundred percent (100%) of the estimated cost of the required but uncompleted improvements, ensuring payment to contractors, subcontractors, laborers, and material suppliers.
    c) Monumentation Security - If survey monumentation has not been fully set prior to Final Map recordation, the Subdivider shall also provide a separate monumentation bond or cash deposit, in an amount and form approved by the City Engineer, to guarantee the setting of all required survey monuments in accordance with the Subdivision Map Act and City requirements.

    All bond amounts shall be based on City Engineer–approved cost estimates and shall include all costs associated with construction, inspection, administration, and contingency, as determined by the City.

    No Final Map shall be recorded until the Subdivision Improvement Agreement is fully executed and all required bonds and securities have been submitted to and approved by the City.

17. **Design Changes and Record Documentation Prior to Bond Release**
    No material changes or deviations from the City-approved Improvement Plans shall be made without a written plan addendum reviewed and approved by the City Engineer prior to construction of the affected work. Any field changes, design revisions, or modifications shall be documented through City-approved addenda.

    Prior to final acceptance of improvements and release of any performance, payment, or monumentation bonds, the Applicant/Developer shall submit to the City complete record drawings (“as-builts”), prepared by the Engineer of Record, reflecting all approved addenda and field changes, along with any required certifications, reports, and documentation, to the satisfaction of the City Engineer.

Mitigation Measures – Conditions of Approval:

MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to

determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the CDFW and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.
- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The

applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.

Exhibit B

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Conditional Use Permit	☒ Development Plan Review
☐ Tentative Parcel Map	☒ Tentative Tract Map
Approval Body: City Council	Date of Approval: April 21, 2026
Applicant: Covelop, Inc. & MD3 Investments	Location: 2930 Union Road
	APN: 025-362-050

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

☒ 1. This project approval shall expire on April 21, 2028, unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.

☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the development review process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

☒ 3. The applicant shall defend, indemnify, and hold harmless the City of El Paso de Robles and its officers, employees, and agents from and against any claim, action, or proceeding against the City of El Paso de Robles, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of El Paso de Robles concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, Development Review Committee, Community Development Director, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. Applicant understands and acknowledges that City is under no

obligation to defend any legal actions challenging the City's actions with respect to the project.

☒ 4. Any site-specific condition imposed by the Review Authority in approving this project **(PD25-14, CUP25-05, MOD26-04, VTTM 3255, P25-0080)** may be amended or eliminated, or new conditions may be added, provided that the Review Authority shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Review Authority finds that such amendment is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

☒ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.

☐ 6. All signs shall be subject to review and approval as required by Paso Robles Municipal Code Chapter 21.52 and shall require a separate application and approval prior to installation of any sign.

☐ 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with Paso Robles Municipal Code Chapter 21.45 and Chapter 21.56, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☐ 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to building occupancy. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).

☐ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences consistent with Paso Robles Municipal Code Section 21.69.170.

☒ 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for garbage, recycling, and green waste bins. The enclosure shall be consistent with Paso Robles Municipal Code 21.51 and shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Size and closure details subject to approval of the City Solid Waste Manager.

☐ 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping consistent with Paso Robles Municipal

Code Chapter 21.47 and subject to approval by the Community Development Director or their designee. Details shall be included in the building plans.

☒ 12. All existing and/or new roof-mounted appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view consistent with Paso Robles Municipal Code Chapter 21.47. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or their designee. Details shall be included in the building plans.

☒ 13. All new lighting shall be dark-sky compliant consistent with Paso Robles Municipal Code Chapter 21.82.

☐ 14. Existing lighting shall be brought into conformance with the standards of Chapter 21.82 as specified in Paso Robles Municipal Code Paragraph 21.82.010.B.2 unless otherwise stated in this resolution. The style, location, and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or their designee.

☐ 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☒ 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.

☒ 17. Any existing oak trees located on the project site shall be protected and preserved consistent with Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☒ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or their designee.

☐ 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

☒ 21. Prior to the issuance of building permits, the

☐ Development Review Committee shall approve the following:
☒ Planning Division Staff shall approve the following:

☒ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
☒ b. A detailed landscape plan plan;
☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments
☒ d. Other: See Site Specific Conditions for additional requirements.

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☒ 1. In accordance with Government Code Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☒ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☒ 3. The owner shall petition to annex the project into the City of Paso Robles Community Facilities District No. 2005-1 for the purpose of mitigation of impacts on the City's Police and Emergency Services Departments.

☒ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

☒ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City: Private Street(s), private driveways, recreational stormwater basins, bioretention areas, recreation club house and pool complex, private utilities serving the site, and other facilities serving the site.

****

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

☒ 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application. The requirement may be waived if compliance with the City's Floodplain Ordinance is demonstrated to the City Engineer's satisfaction.

☒ 2. Any existing oak trees located on the project site shall be protected and preserved as required in Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

☒ 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.

☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Strom Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

☒ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.

☒ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department. The Applicant / HOA shall enter into

an agreement for the long term maintenance of the landscaping in public right of way.

☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

☒ 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.

☒ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
Ardmore Road (frontage)	Section shown on approved entitlement Plans.	
Ardmore Road Extension	Section shown on approved entitlement Plans.	

☐ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

☒ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

☒ 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on

_____ along the frontage of the project.

☒ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

☒ 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- ☒ a. Public Utilities Easement;
- ☒ b. Water Line Easement;
- ☐ c. Sewer Facilities Easement;
- ☐ d. Landscape Easement;
- ☐ e. Storm Drain Easement.

☐ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

- ☐ a. Street lights;
- ☐ b. Parkway/open space landscaping;
- ☐ c. Wall maintenance in conjunction with landscaping;
- ☐ d. Graffiti abatement;
- ☐ e. Maintenance of open space areas.

☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

☒ 12. All final property corners shall be installed prior to final occupancy.

☒ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

☒ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

****

PASO ROBLES FIRE AND EMERGENCY SERVICES (PRFES) - The applicant shall contact the

Department, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

☐ 1. **Prior to the start of construction:**

- ☐ Plans shall be reviewed, approved, and permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).
- ☐ Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

☐ 2. **Prior to delivery of combustible materials:**

- ☐ Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
- ☐ Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to Paso Robles Municipal Code (PRMC).
- ☐ An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
- ☐ Access roads shall be at least 20’ in width with at least 13’ 6” of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
- ☐ Truck access road shall be minimum 26’ in width with at least 13’ 6” of vertical clearance. Minimum set-back 15’, maximum 30’. Refer to CFC Appendix D.
- ☐ Provide temporary turn-around for phased construction streets that exceed 150’ in length. Refer to Paso Robles Standard Details and Specifications.
- ☐ Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.

☐ 3. **Provide on address side of building if applicable:**

- ☐ Fire alarm annunciator panel location to be approved by PRFES.
- ☐ Knox Box key entry box or system.
- ☐ FDC location and access path must be approved by PRFES.

- ☐ Minimum 6” high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.

- ☐ For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

☐ 4. Provide a central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in the current, adopted edition of the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.

☐ 5. Provide class 1 standpipe system(s) with 2 ½” hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30’. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200’ will compel additional standpipe system(s) in each stairwell.

☐ 6. Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.

☐ 7. Provide permanent turn-around for driveway/access roads that exceed 150’ in length. See Paso Robles Standard Details and Specification Standard.

☐ 8. Fire extinguisher placement shall be approved by PRFES.

☐ 9. Landscape plant selections shall be fire resistive within 30’ of structures.

☐ 10. Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.

☐ 11. Project shall comply with all requirements in current, adopted edition of CFC and PRMC.

☐ 12. **Prior to the issuance of Certificate of Occupancy:**

- ☐ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.

- ☐ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.

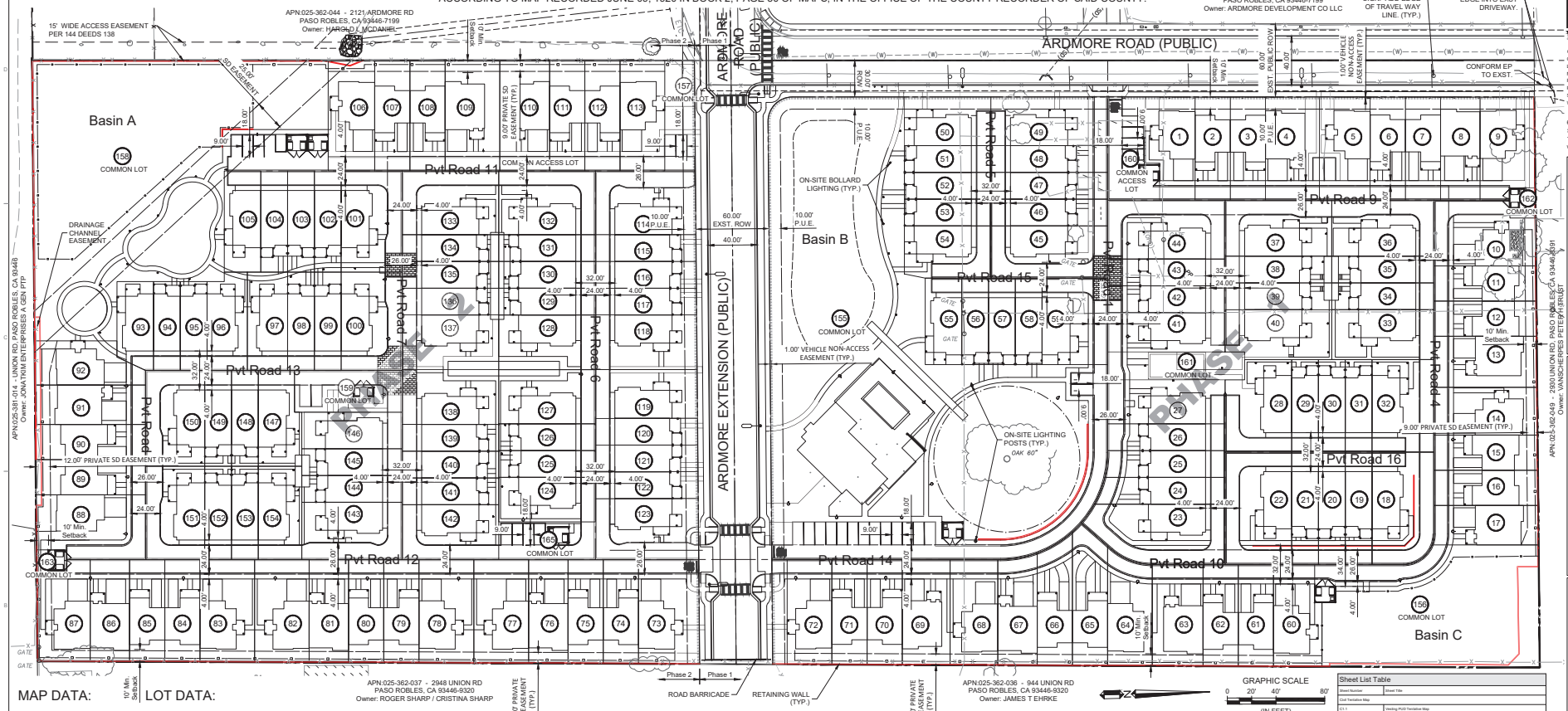
Exhibit B

☐ A Final Fire Walk-through inspection shall be completed on all buildings.

Exhibit C

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

LOTS 6 AND 13 OF GOLDEN HILLS ORCHARD TRACT, IN THE CITY OF PASO ROBLES, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JUNE 09, 1920 IN BOOK 2, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



MAP DATA:

APPLICANT:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
805-781-3133
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

PROPERTY OWNER:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

REPRESENTATIVE:

WALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
805-544-4011
TOM ZENDER
TOMZ@WALLACEGROUP.US

APN: 025-362-050

LOT DATA:

EXISTING BOUNDARY AREA:	14.06 AC.
EXISTING SOUTH PARCEL:	6.52 AC.
EXISTING NORTH PARCEL:	7.54 AC.
PROP. PUBLIC ROAD RIGHT-OF-WAY:	1.12 AC.
OPEN SPACE PARCELS:	3.21 AC.

SURVEYOR'S NOTES:

THE BASIS OF BEARING FOR THIS MAP IS GRID NORTH PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD83(2011) EPOCH 2010, BETWEEN NGS POINT "HPGN D CA 05 ML" (PID FV2070) AND "PRB AP 1965 STA B2" (PID AA4509) HAVING A BEARING OF N 53°41'56" E MEASURED AND CALCULATED PER THE NGS DATA SHEETS.

1. TOPOGRAPHIC SURVEY PROVIDED BY NORTH COAST ENGINEERING DATED 11-09-2021 AND SIGNED BY TUCKER J. SANDERS - LS 9398

GEOTECHNICAL REPORT:

REPORT DATE: OCTOBER 12, 2022
FILE NUMBER: F-103116
BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
GREG McKAY GE 2993

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	3098.88	18	4567.43	35	1848.88	53	1563.62	70	2502.38	87	3375.81	104	1829.27	121	1851.42	138	3572.22	155	68436.87
2	2451.00	19	2032.09	36	3870.82	54	3018.33	71	2498.74	88	4590.09	105	2494.63	122	1857.01	139	1746.65	156	17067.30
3	2450.99	20	2031.97	37	4034.72	55	2132.17	72	4219.07	89	2612.75	106	3467.59	123	4236.52	140	1746.57	157	2241.07
4	3756.77	21	2032.03	38	1926.95	56	1563.68	73	4273.64	90	2619.12	107	2625.10	124	2902.02	141	1746.74	158	39586.94
5	3530.79	22	5051.80	39	1926.88	57	1563.53	74	2475.93	91	2940.71	108	2625.23	125	1745.31	142	3572.62	159	3032.56
6	2451.30	23	5058.85	40	3489.93	58	1563.60	75	2472.39	92	2865.00	109	4076.63	126	1745.45	143	3871.41	160	2983.60
7	2451.30	24	2254.74	41	3111.84	59	3832.74	76	2763.99	93	2062.39	110	3716.86	127	3531.67	144	1812.06	161	2582.37
8	2744.67	25	2137.17	42	2120.62	60	3152.21	77	3839.05	94	1606.54	111	2625.14	128	3566.47	145	1812.15	162	522.23
9	3615.35	26	2120.82	43	2120.82	61	2421.22	78	3832.31	95	1607.60	112	2623.58	129	1746.14	146	2470.98	163	477.19
10	4205.97	27	3486.49	44	4671.87	62	2417.73	79	2453.88	96	2564.08	113	3334.43	130	1744.79	147	2605.58	164	2452.88
11	2426.24	28	3888.47	45	4115.07	63	3481.97	80	2450.36	97	2675.25	114	4314.48	131	1747.25	148	1730.97		
12	2433.82	29	1671.17	46	2111.36	64	3228.08	81	2739.32	98	1777.71	115	1820.35	132	4157.54	149	1731.13		
13	3543.42	30	1672.23	47	2111.30	65	3159.27	82	3783.76	99	1778.92	116	1821.92	133	4159.31	150	3811.96		
14	3332.71	31	1672.40	48	2111.23	66	2887.17	83	3777.06	100	4045.93	117	1827.53	134	1746.71	151	3705.85		
15	2463.01	32	3877.50	49	3837.91	67	2869.05	84	2431.94	101	4161.23	118	3746.66	135	1746.56	152	1686.16		
16	2469.89	33	3445.69	50	2841.01	68	3407.60	85	2428.35	102	1828.17	119	3351.76	136	1746.75	153	1684.78		
17	2784.30	34	1848.70	52	1563.54	69	3403.90	86	2714.72	103	1829.10	120	1845.86	137	3567.39	154	2740.15		

Sheet List Table

Sheet Number	Sheet Title
Cover Sheet	
Cover Tentative Map	
C1.1	Vesting PUD Tentative Map
C1.2	Lot Dimensions and Road Sections
Civil Site Improvement Plans	
C2.1	Demo Plan
C2.2	Existing North Boundary Topo
C2.3	Public Grading Plan
C2.3	Fire Truck Access Exhibit
C3.1	Section Plan View
C3.2	Cross Sections
C3.3	Cross Sections
Civil Improvement Plans	
C4.1	Public Ardmore Rd (Public) - Utility Plan & Profile
C5.2	Public Ardmore Rd Ext. (Public) - Utility Plan & Profile
C5.3	Public Roads 1-3 (Private) - Utility Plan & Profile
C5.4	Public Roads 4-8 (Private) - Utility Plan & Profile
C5.5	Public Roads 9-10 (Private) - Utility Plan & Profile
C5.6	Public Roads 11-12 (Private) - Utility Plan & Profile
C5.7	Public Roads 13-16 (Private) - Utility Plan & Profile
C5.8	Public Roads 15 (Private) - Utility Plan & Profile
Civil Utility Plans	
C6.1	Public Sewer Mains
C6.2	Public Storm Drains
C6.3	Public Water Mains
C6.4	Public Common Dry Utility Trench
Civil Erosion Control Plans	
C7.1	Public Erosion Control Plan
C7.2	Public Erosion Control Details
C7.3	Public Erosion Control Details
C7.4	Public Erosion Control Details
C7.5	Public Erosion Control Details
C7.6	Public Erosion Control Details

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SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER THOMAS K. ZENDER No. 72702 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of professional service prepared by Wallace Group under terms and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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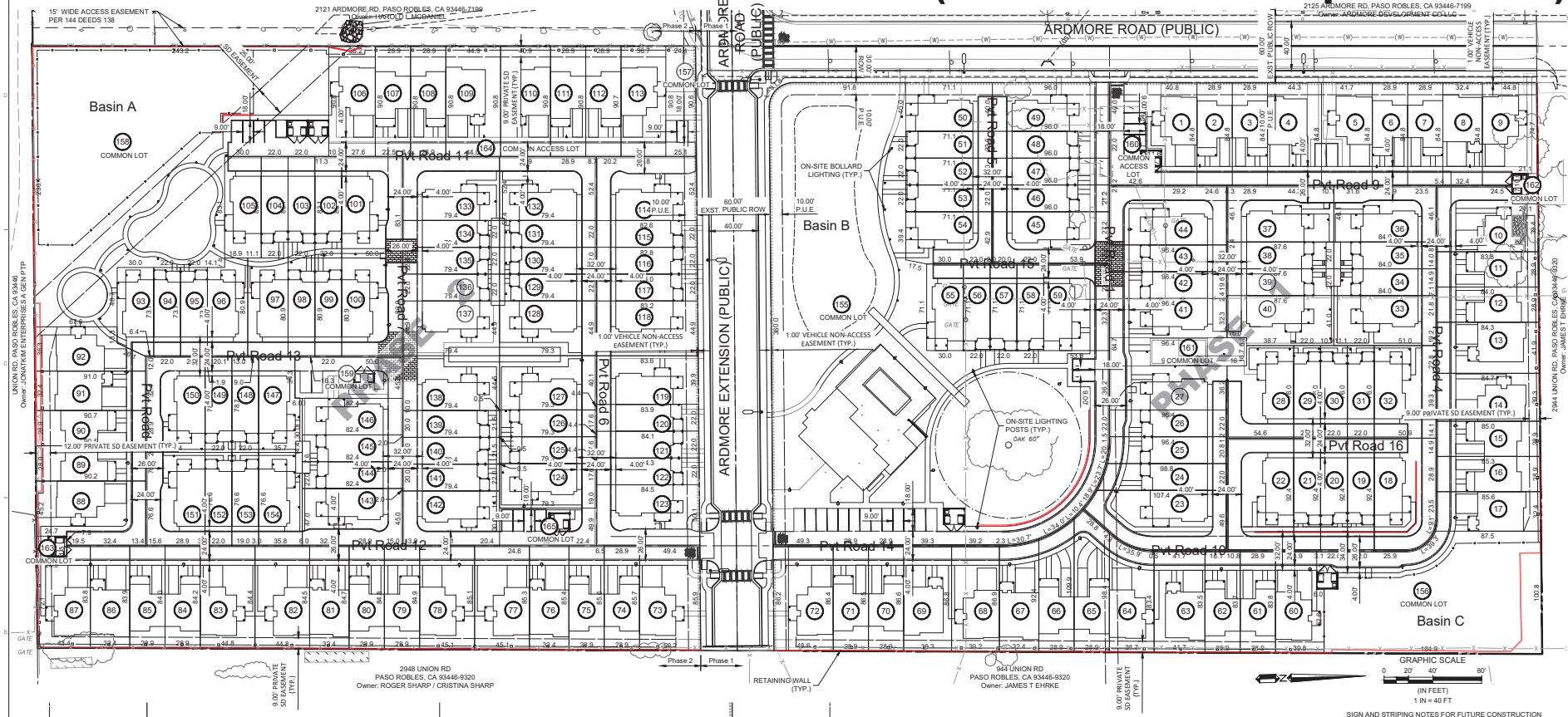
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Vesting PUD Tentative Map

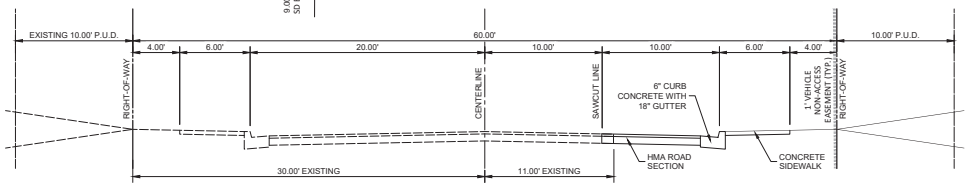
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C1.1
1 OF 27 SHEETS

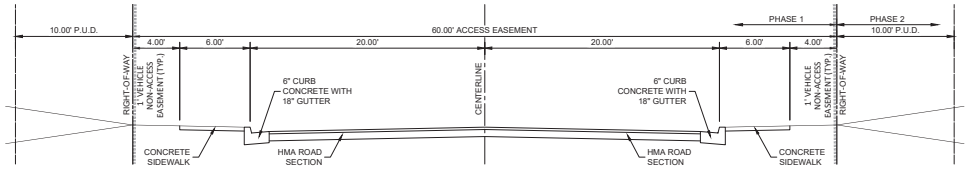
Exhibit C

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

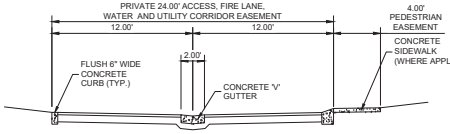




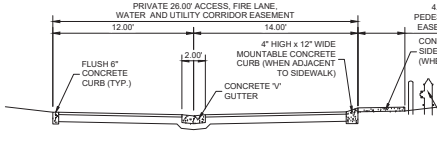
TYPICAL ARDMORE ROAD (PUBLIC) SECTION



TYPICAL ARDMORE EXTENSION PUBLIC) SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION AT FIRE HYDRANT

SIGN AND STRIPING NOTES FOR FUTURE CONSTRUCTION PLANS:

1. ALL SIGNING AND DELINEATION SHALL COMPLY WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.
2. ALL DELINEATION, INCLUDING STRIPING AND MARKINGS, SHALL BE THERMOPLASTIC.
3. ALL SIGNING AND DELINEATION MATERIALS SHALL BE ON THE CALTRANS AUTHORIZED MATERIAL LISTS.
4. ALL STRIPING LAYOUTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO STRIPING.
5. SIGNS SHALL BE FABRICATED PER THE STANDARD HIGHWAY SIGNS AND MARKINGS BOOK USING ALUMINUM SHEETING AND MEET THE CALTRANS GUIDELINES FOR REFLECTIVITY.
6. ALL SIGN MESSAGES, SIGN SIZES, AND SIGN SHEETING TYPE TO BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.
7. SIGNS INSTALLED IN CONCRETE SHALL BE MOUNTED ON A FHWA (BREAKAWAY) APPROVED, TELESPAR SIGN POST, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURES RECOMMENDATIONS. SIGNS ON THE SHOULDER SHALL BE MOUNTED ON 4"X4" WOOD POSTS EMBEDDED 3.5' DEEP.
8. SIGNS SHALL BE INSTALLED PER CAMUTCD FIGURE 2A-2 (CA). ALL AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PATHS SHALL BE MAINTAINED.
9. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO THE CENTERLINE ON THE SIDE OF THE FIRE HYDRANTS.

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Lot Dimensions and Road Sections

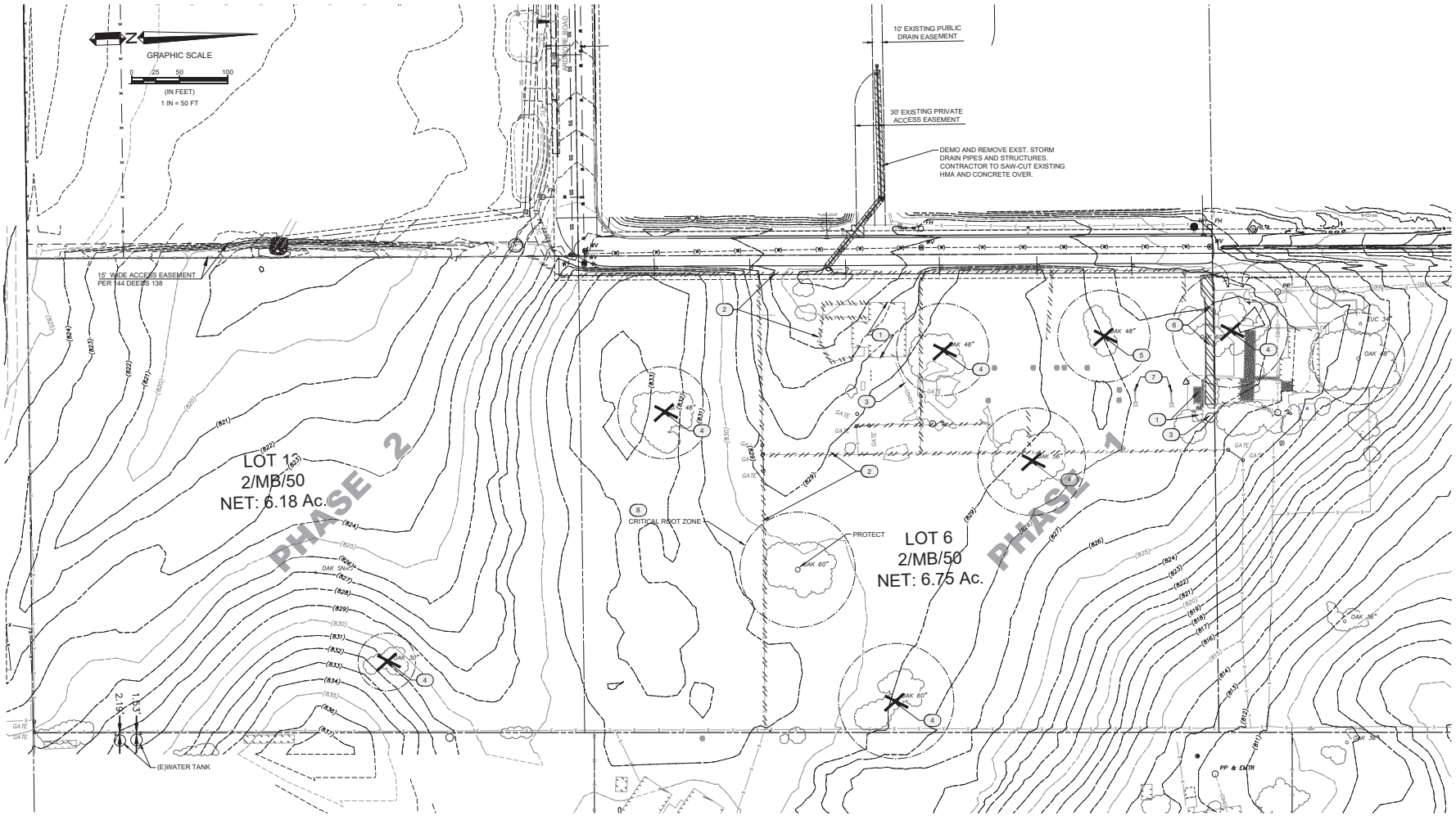
JOB #	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C1.2
2 OF 27 SHEETS

Exhibit C

FILE NAME: 0751-0005-ARDMORE MU DEMO.DWG Plot Date: 12/24/2025

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0



REFERENCE NOTES:	
XXX	DEMOLITION
1	EXISTING STRUCTURE TO BE REMOVED AND PROPERLY DISPOSED.
2	EXISTING FENCING TO BE REMOVED AND PROPERLY DISPOSED
3	EXISTING TANK, UTILITIES AND POLES REMOVED AND PROPERLY DISPOSED
4	REMOVE EXISTING TREE
5	REMOVE EXISTING FALLEN TREE
6	EXITING AC PAVEMENT TO BE REMOVED
7	EXITING LIGHT POLES TO BE REMOVED
8	SEE OAK TREE RETENTION NOTES AT RIGHT

DEMOLITION NOTES

1. DEMOLISH DESIGNATED PORTIONS OF STRUCTURES AND APPURTENANCES IN ORDERLY AND CAREFUL MANNER.
2. CONTACT UTILITY COMPANIES 5 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK FOR ANY FACILITIES THAT MAY NEED TO BE SALVAGED BY THE SPECIFIC COMPANY.
3. ASSUME POSSESSION OF DEMOLISHED MATERIALS, UNLESS SPECIFIED OTHERWISE. REMOVE DEMOLISHED MATERIALS FROM SITE AT LEAST DAILY.
4. PREVENT AIRBORNE DUST. USE WATER OR DUST PALLIATIVE WHEN NECESSARY. PROVIDE AND MAINTAIN HOSES AND CONNECTIONS TO WATER MAIN OR HYDRANT.
5. DO NOT BURN MATERIALS ON SITE.
6. IMMEDIATELY UPON DISCOVERY, REMOVE, AND DISPOSE OF CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. ROUGH GRADE AREAS AFFECTED BY DEMOLITION OR GRADE AS SHOWN ON THE DRAWINGS.

OAK TREE RETENTION NOTES

1. INSTALL TREE PROTECTION FENCING AT LIMITS OF GRADING. SET FENCING AT A 60' RADIUS MEASURED FROM THE OUTSIDE OF TRUNK OF TREE AND ENCIRCLE THE ENTIRE TPZ OF THE TREE. FENCING SHALL BE MADE OF CHAIN-LINK FENCE PANELS 6' H X 8' W. AFFIXED PANELS TO DRIVEN STEEL POSTS. PROJECT ARBORIST TO VERIFY ALL ARE CORRECTLY INSTALLED.
2. HAND-DIG OR HYDRO EXCAVATE TRENCH AT LIMITS OF GRADING AROUND TREE TO EXPOSE ROOTS. TRENCH SHALL BE DUG TO A DEPTH OF 2'. IF ANY ROOTS 1" DIAMETER OR LARGER ARE DISCOVERED, THEY SHALL BE CUT WITH A STERILIZED PRUNING SAW OR RECIPROCATING SAW. ALL ROOT CUTTING SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
3. MONITORING OF TREE PROTECTION MEASURES AND CONSTRUCTION AROUND THE TREE A BY THE PROJECT ARBORIST, SHALL OCCUR THROUGHOUT THE CONSTRUCTION OF THE PROJECT ON A WEEKLY BASIS OR AS REQUIRED BY THE CITY OF PASO ROBLES.

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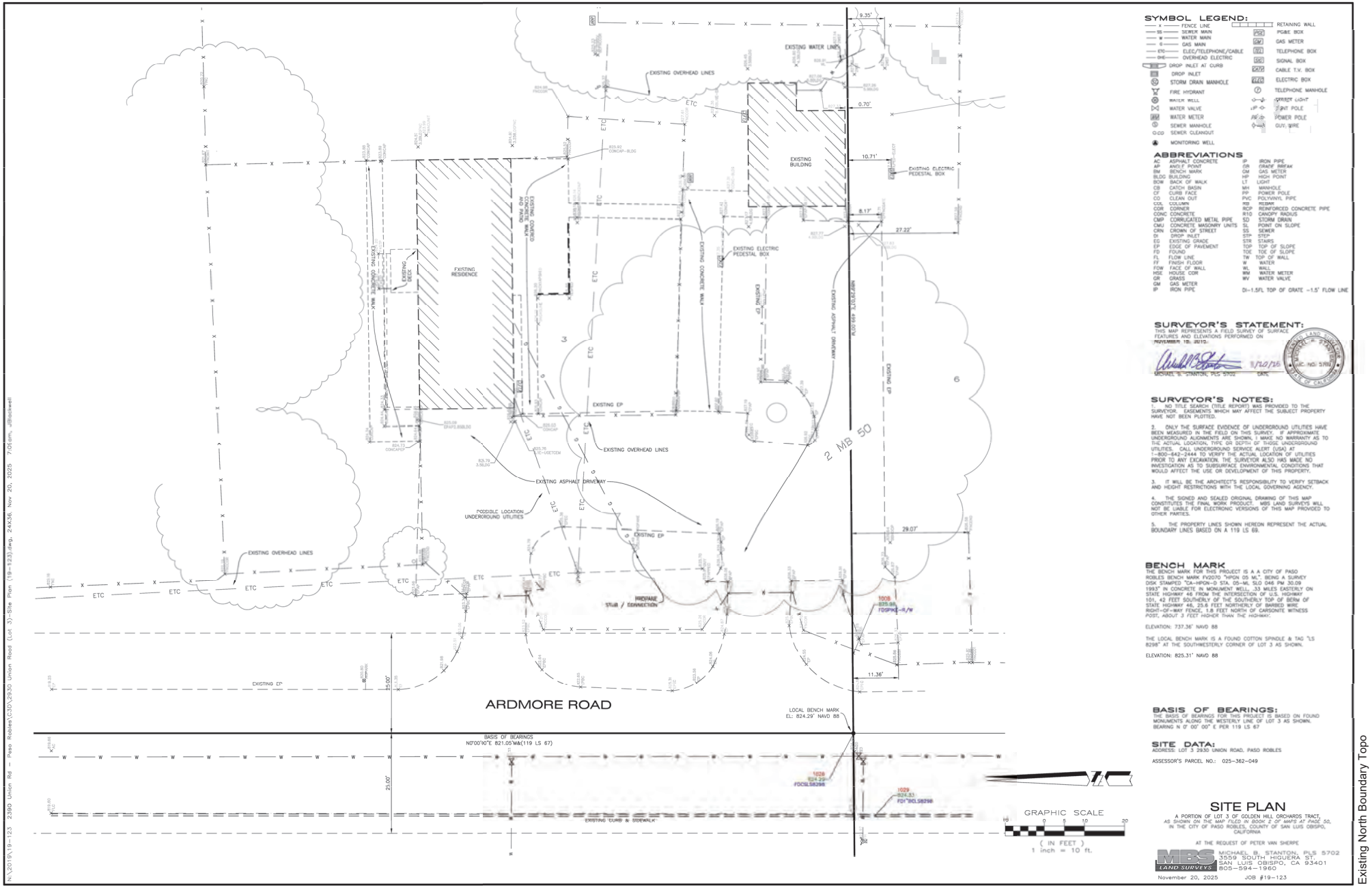
Ardmore MU Preliminary Plans, Paso Robles, CA
Demo Plan

JOB #: 0751-05
DESIGNERS: CD
DRAWN BY: CD
DATE: 12/24/25

DRAWING NO.
C2.1
3 OF 27 SHEETS

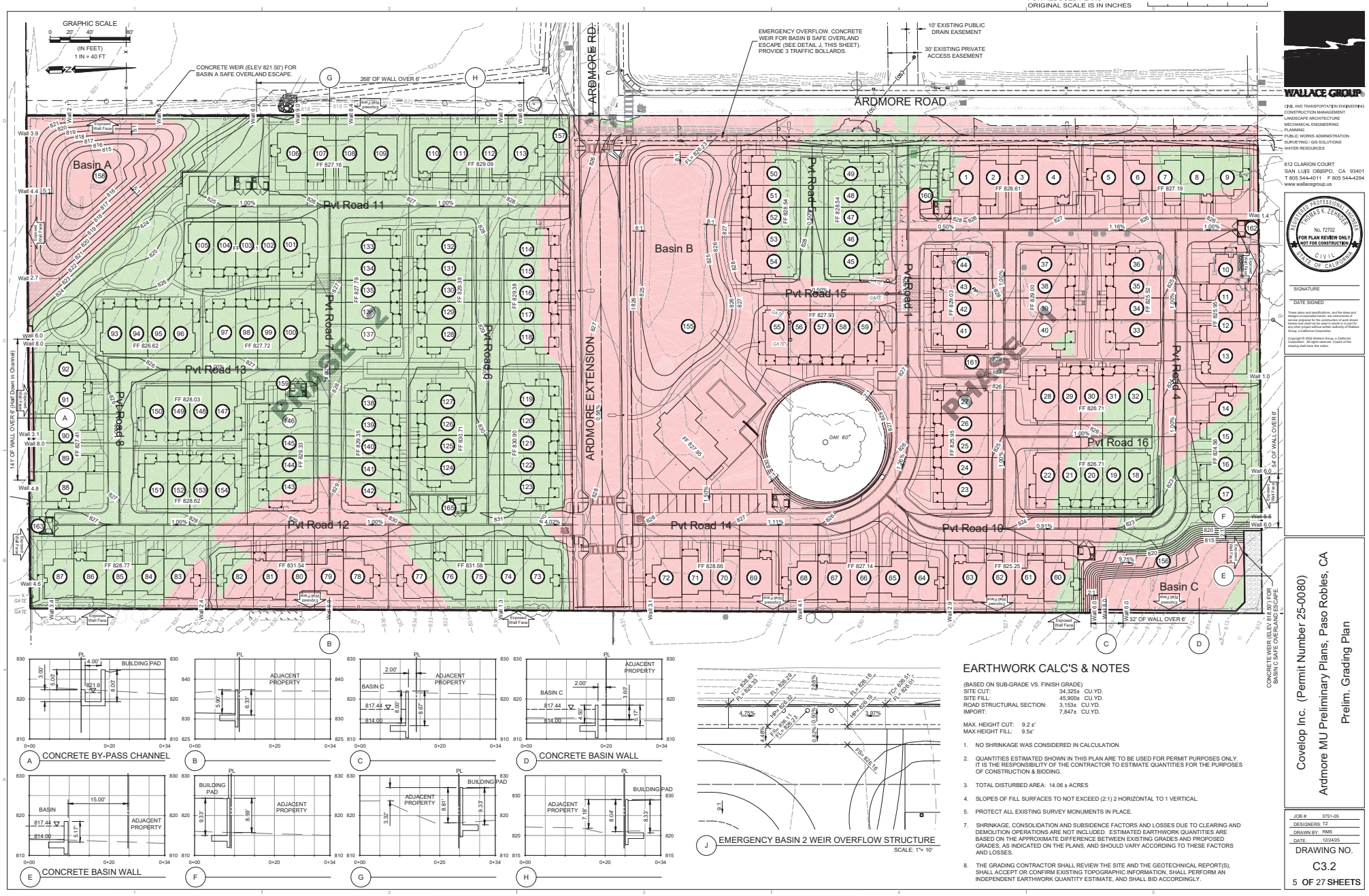
Exhibit C



C2.2

Existing North Boundary Topo

Exhibit C



A CONCRETE BY-PASS CHANNEL

B

C

D CONCRETE BASIN WALL

E CONCRETE BASIN WALL

F

G

H

J EMERGENCY BASIN 2 WEIR OVERFLOW STRUCTURE
SCALE: 1"= 10'

EARTHWORK CALC'S & NOTES

(BASED ON SUB-GRADE VS. FINISH GRADE)

SITE CUT:	34,325± CU.YD.
SITE FILL:	45,900± CU.YD.
ROAD STRUCTURAL SECTION:	3,153± CU.YD.
IMPORT:	7,847± CU.YD.

MAX. HEIGHT CUT: 9.2 ±'
MAX HEIGHT FILL: 9.5±'

1. NO SHRINKAGE WAS CONSIDERED IN CALCULATION.
2. QUANTITIES ESTIMATED SHOWN IN THIS PLAN ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTIMATE QUANTITIES FOR THE PURPOSES OF CONSTRUCTION & BIDDING.
3. TOTAL DISTURBED AREA: 14.06 ± ACRES
4. SLOPES OF FILL SURFACES TO NOT EXCEED (2:1) 2 HORIZONTAL TO 1 VERTICAL.
5. PROTECT ALL EXISTING SURVEY MONUMENTS IN PLACE.
7. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED GRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.
8. THE GRADING CONTRACTOR SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL PERFORM AN INDEPENDENT EARTHWORK QUANTITY ESTIMATE, AND SHALL BID ACCORDINGLY.

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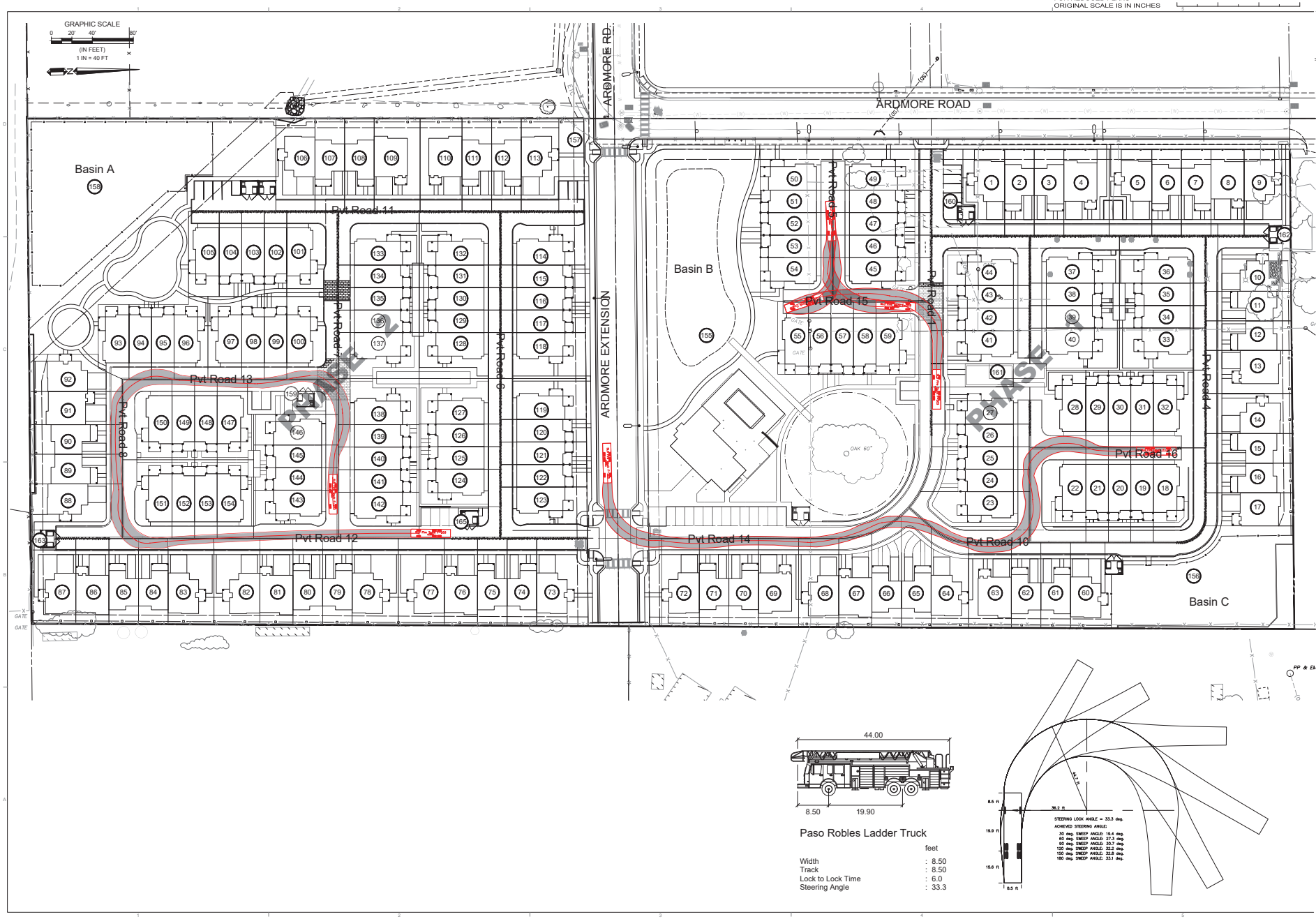
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Grading Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C3.2
5 OF 27 SHEETS

Exhibit C



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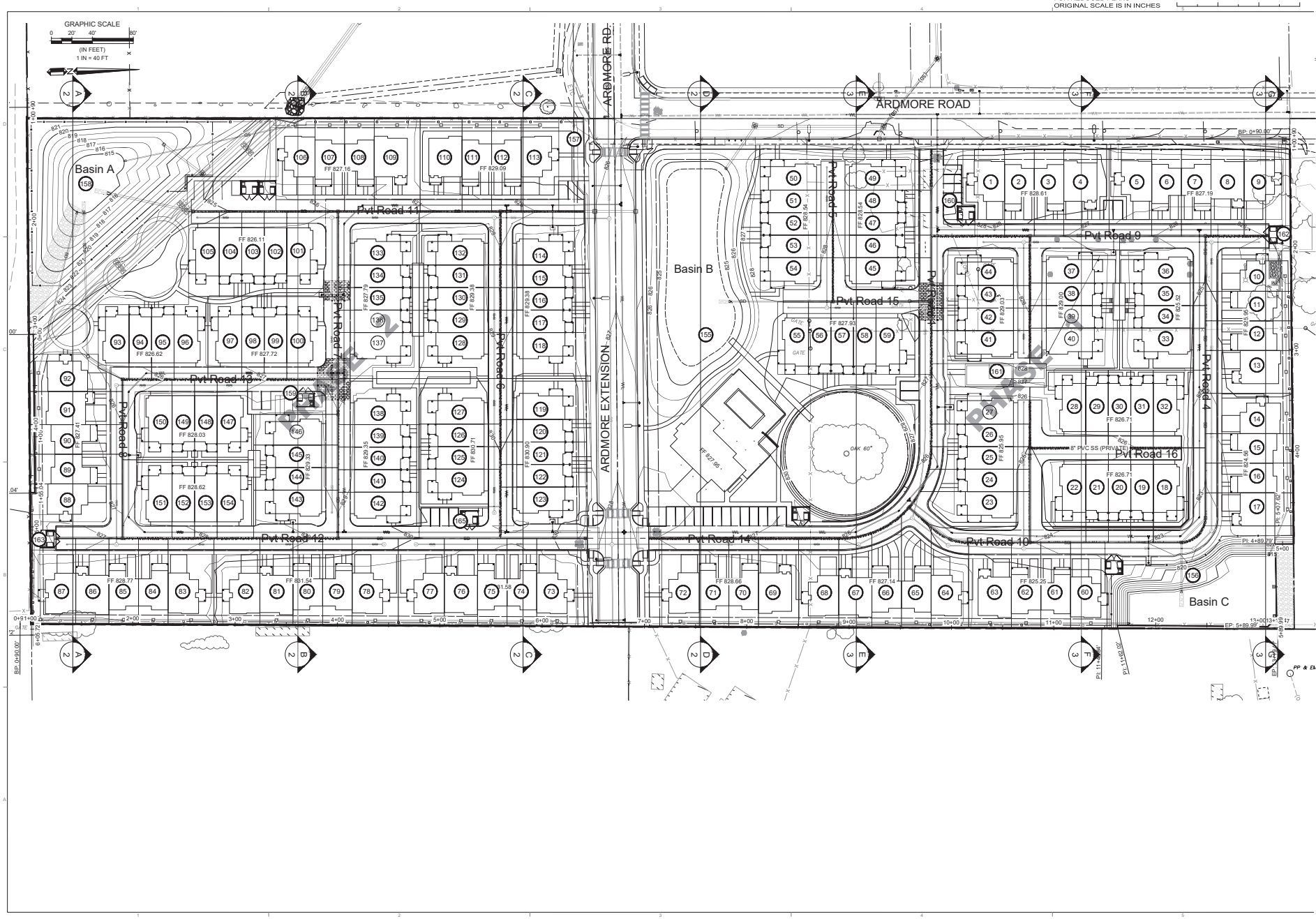
Ardmore MU Preliminary Plans, Paso Robles, CA
Fire Truck Access Exhibit

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C3.3
6 OF 27 SHEETS

Exhibit C



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Ardmore MU Preliminary Plans, Paso Robles, CA
Section Plan View

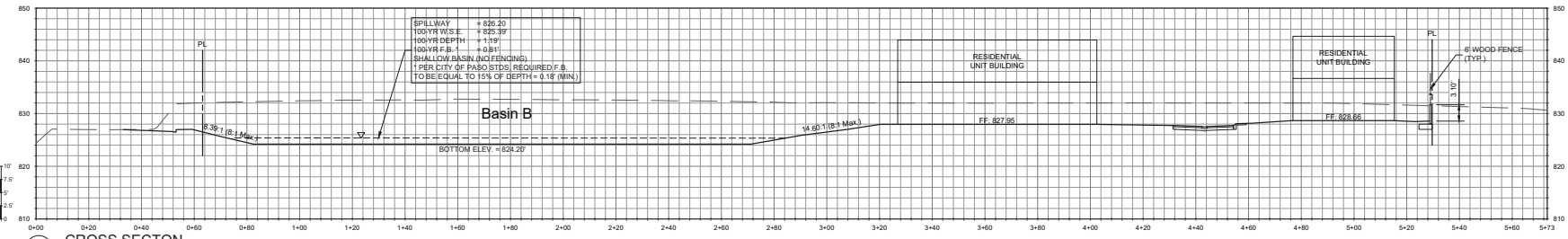
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C4.1
7 OF 27 SHEETS

Exhibit C

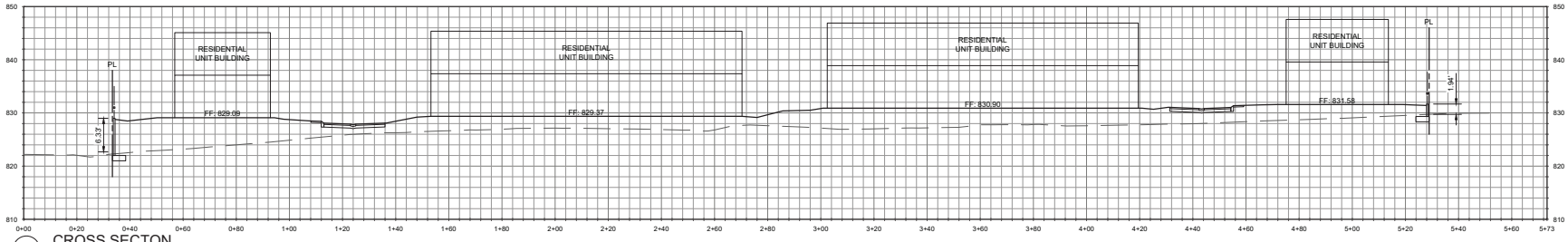
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



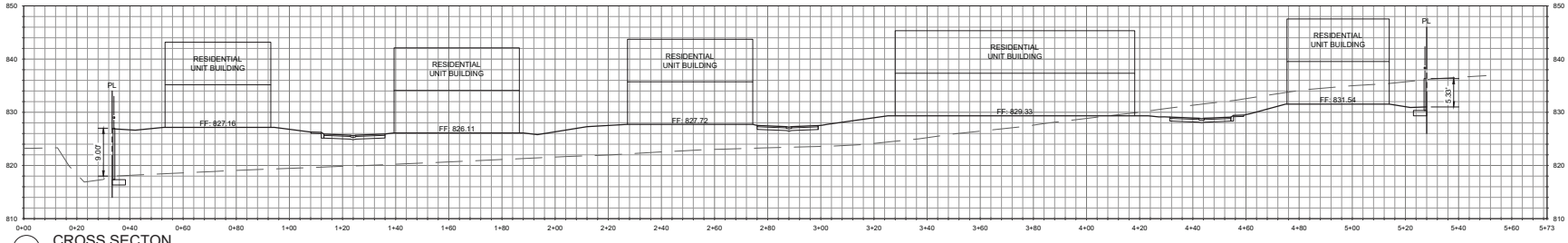
D CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



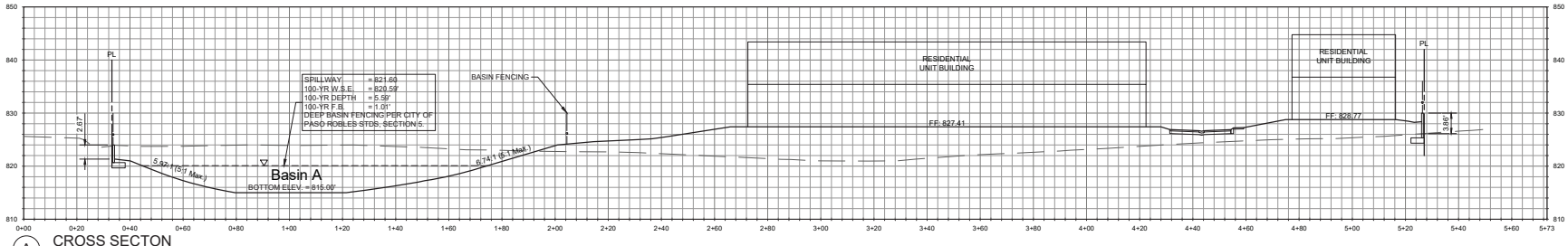
C CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



B CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



A CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'

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Ardmore MU Preliminary Plans, Paso Robles, CA
Cross Sections

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

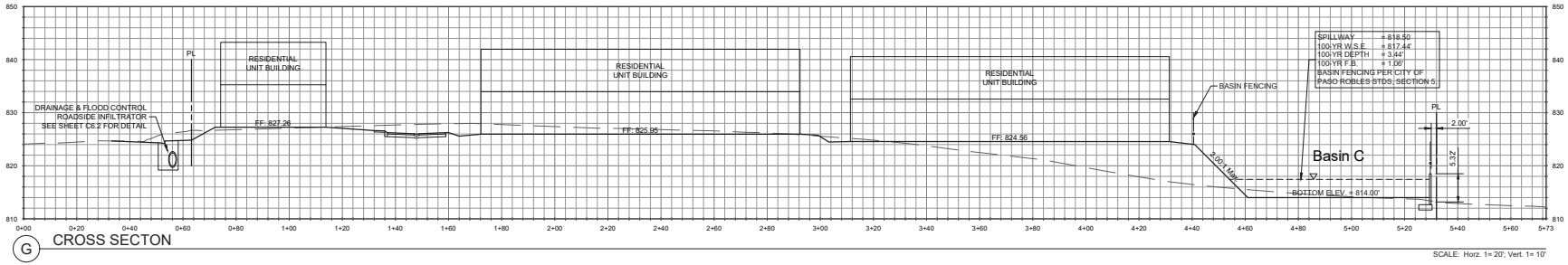
DRAWING NO.
C4.2

8 OF 27 SHEETS

Exhibit C

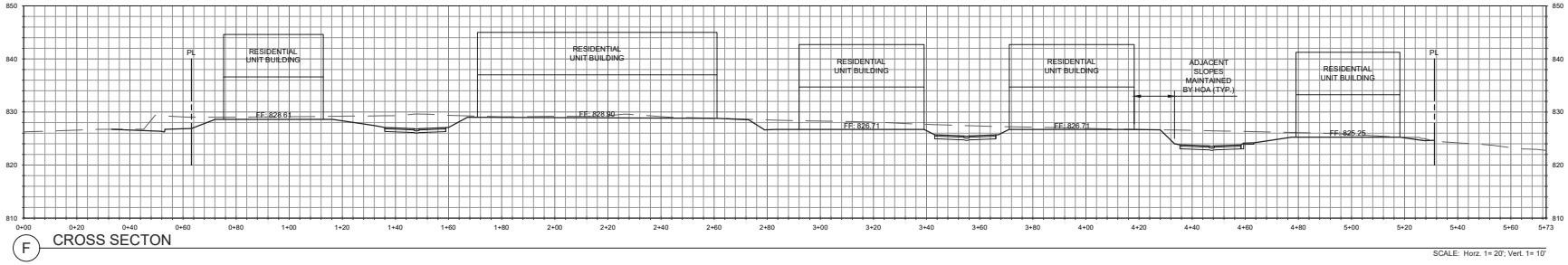
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



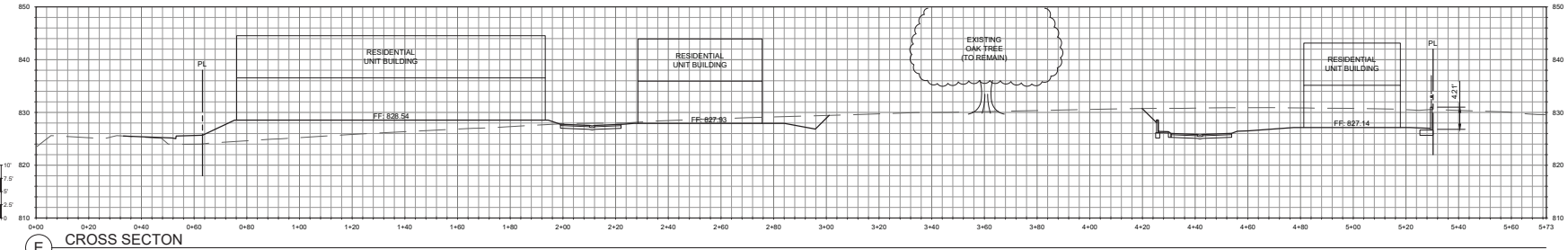
G CROSS SECTON

SCALE: Horz. 1= 20', Vert. 1= 10'



F CROSS SECTON

SCALE: Horz. 1= 20', Vert. 1= 10'



E CROSS SECTON

SCALE: Horz. 1= 20', Vert. 1= 10'

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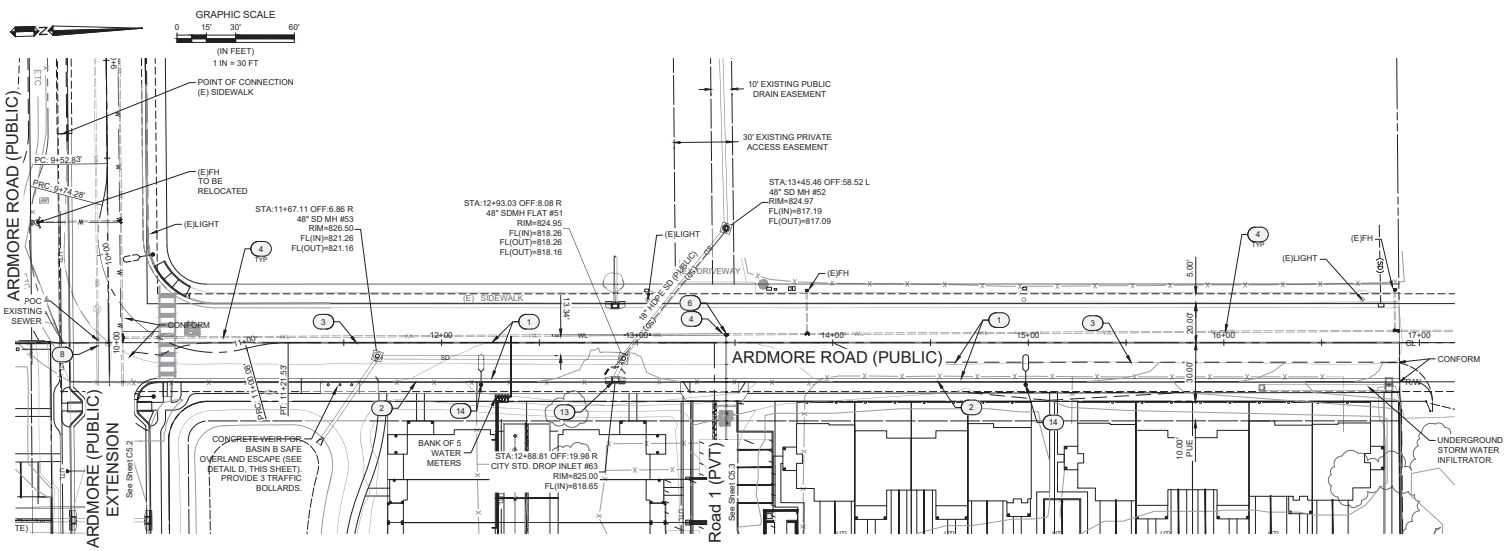
Ardmore MU Preliminary Plans, Paso Robles, CA
Cross Sections

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C4.3
9 OF 27 SHEETS

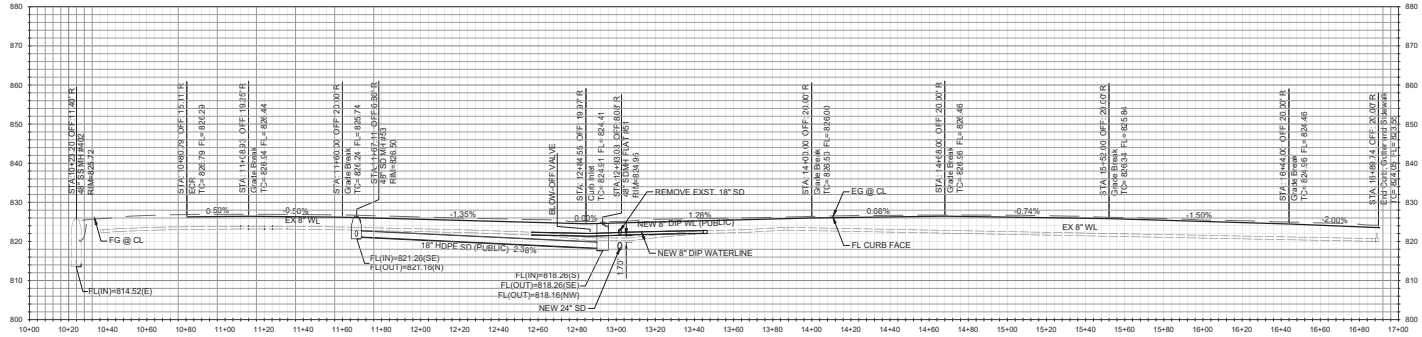
Exhibit C

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0



(E) ARDMORE ROAD (PUBLIC) (N-S) PLAN VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD (PUBLIC) EAST TC (N-S) PROFILE VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd (Public) - Utility Plan & Profile

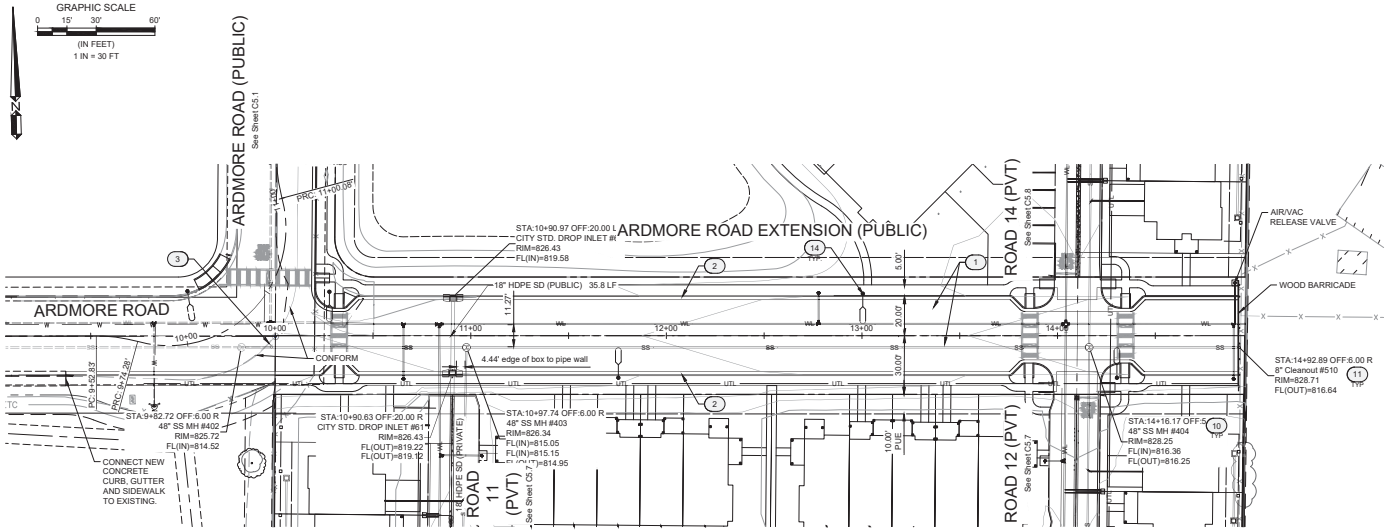
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.1
10 OF 27 SHEETS

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

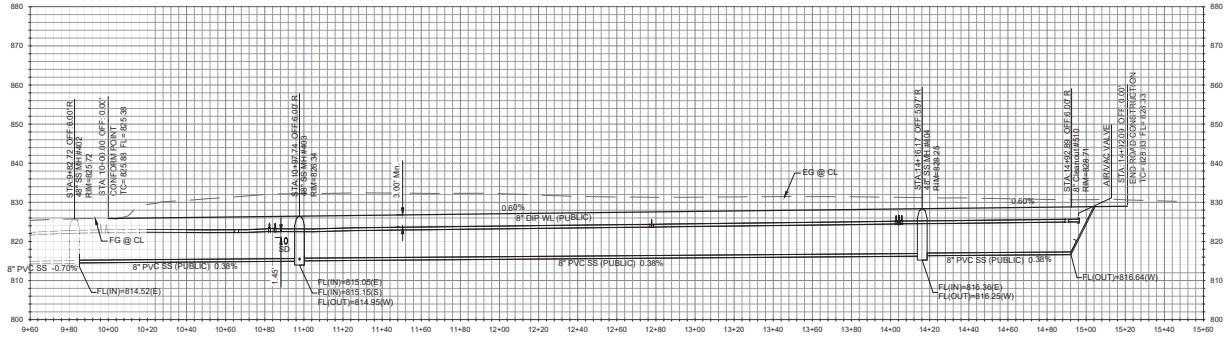
Exhibit C

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PLAN VIEW STA 10+00 TO 15+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PROFILE VIEW STA 10+00 TO 1+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
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9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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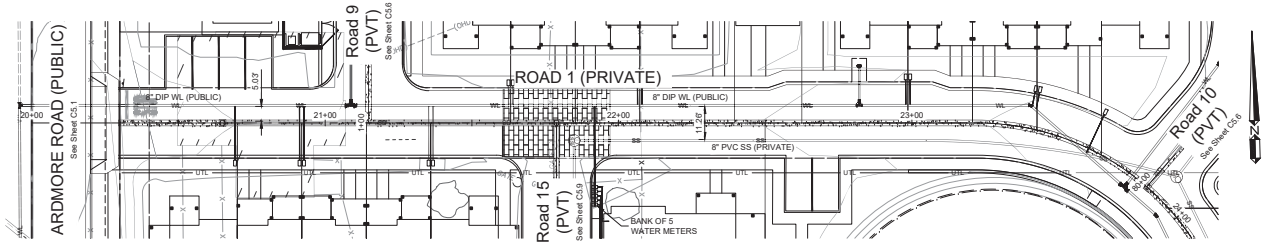
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd Ext. (Public) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.2
11 OF 27 SHEETS

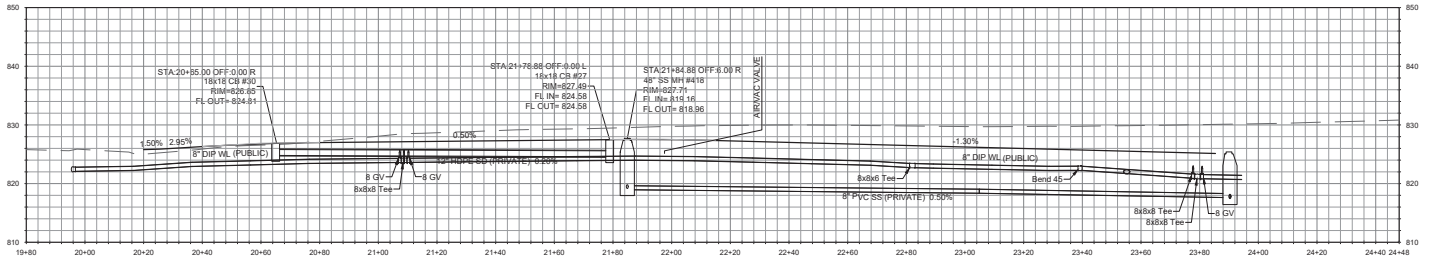
Exhibit C

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



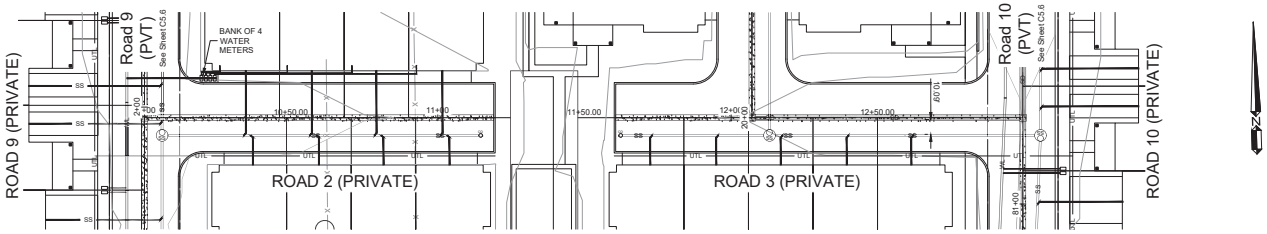
ROAD 1 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



ROAD 1 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

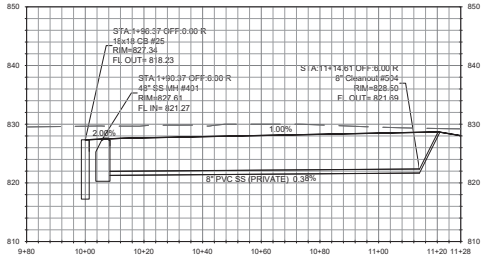


ROAD 2 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'

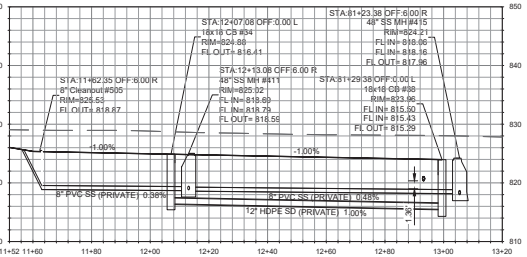
ROAD 3 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 2 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 3 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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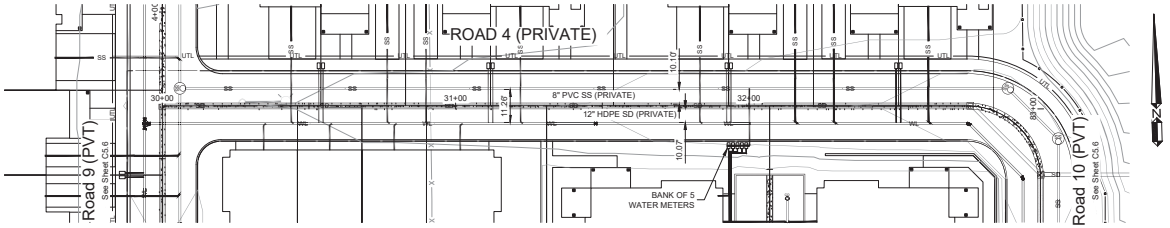
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 1-3 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.3
12 OF 27 SHEETS

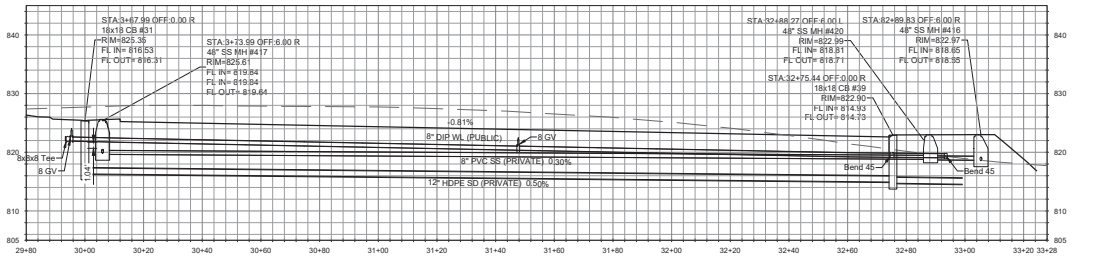
Exhibit C

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0



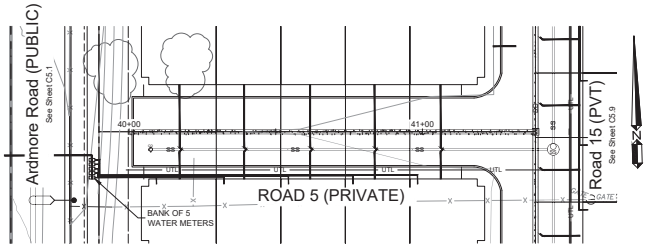
ROAD 4 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



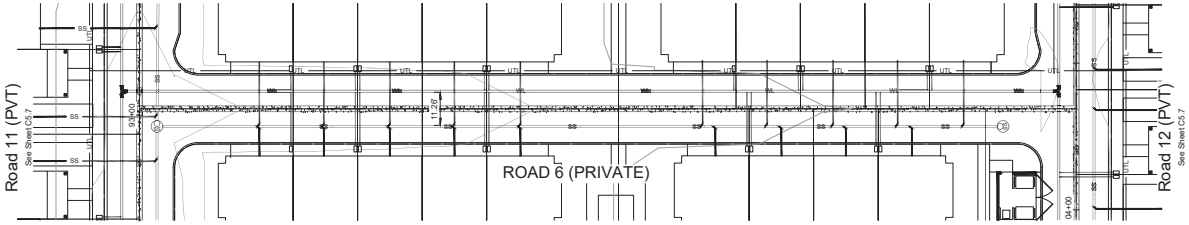
ROAD 4 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



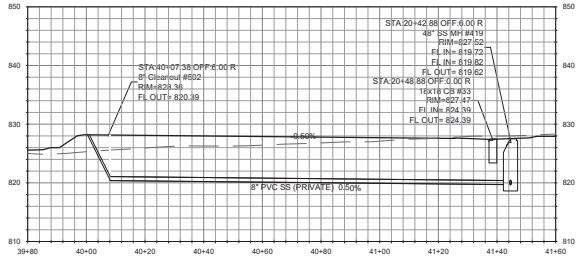
ROAD 5 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



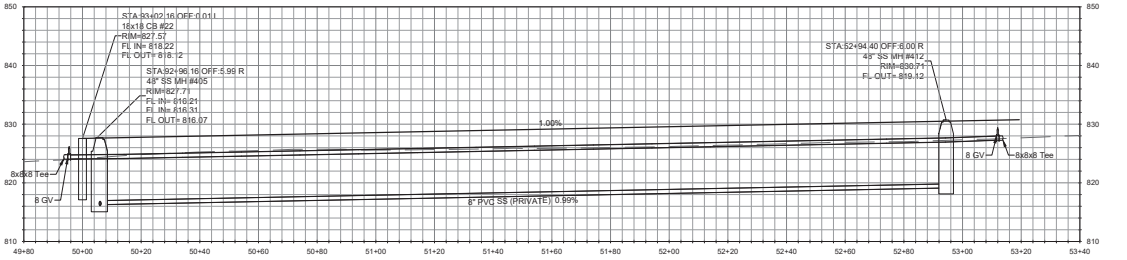
ROAD 6 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 5 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 6 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC UON

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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 4-6 (Private) - Utility Plan & Profile

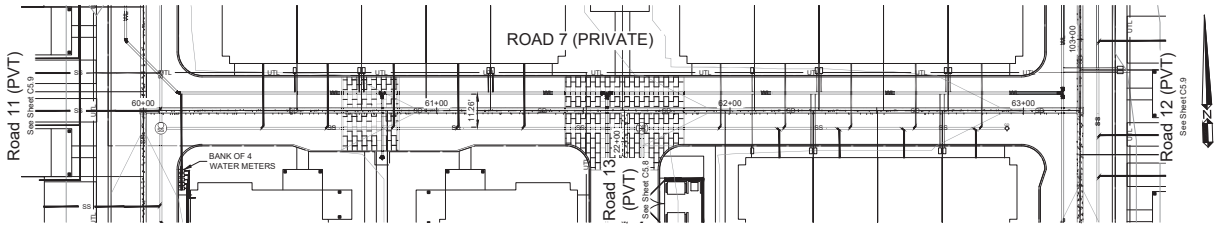
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.4

13 OF 27 SHEETS

Exhibit C

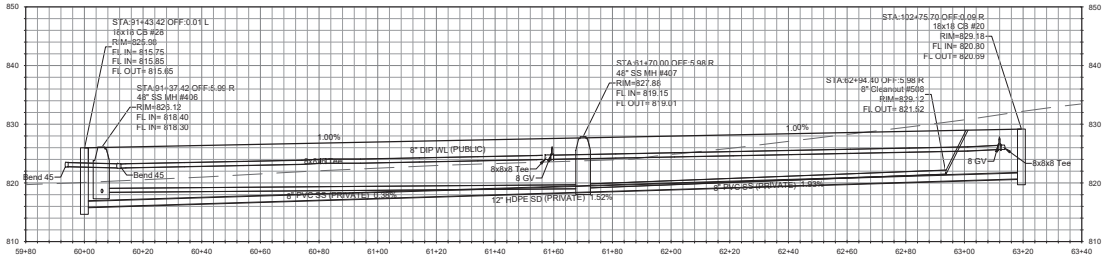
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

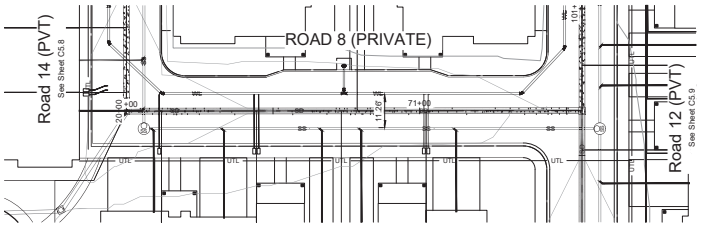
ROAD 7 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 7 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

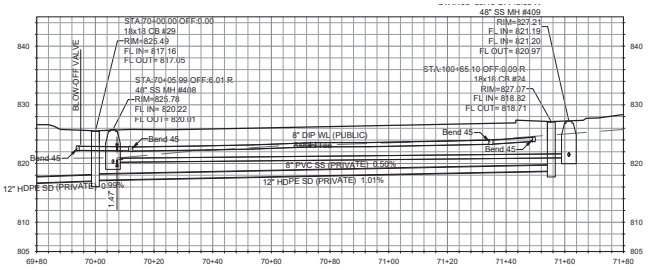
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 8 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 8 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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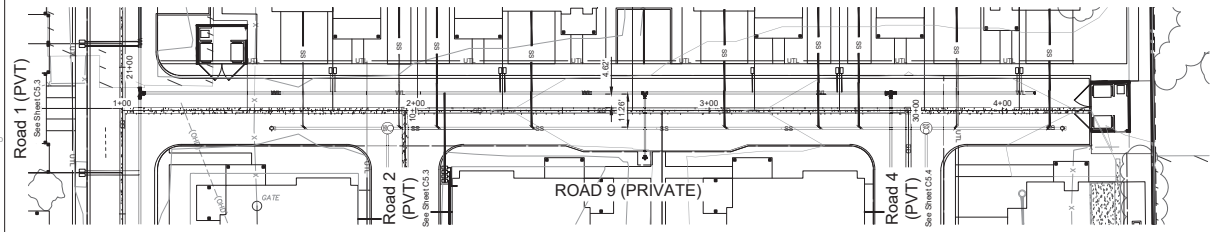
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 7-8 (Private) - Utility Plan & Profile

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C5.5
14 OF 27 SHEETS

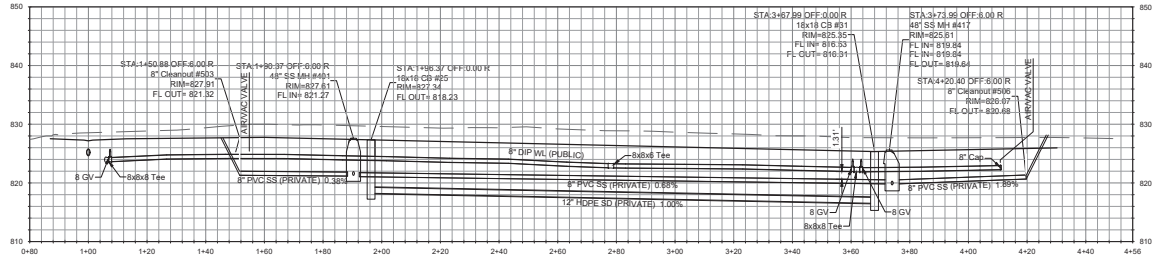
Exhibit C

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



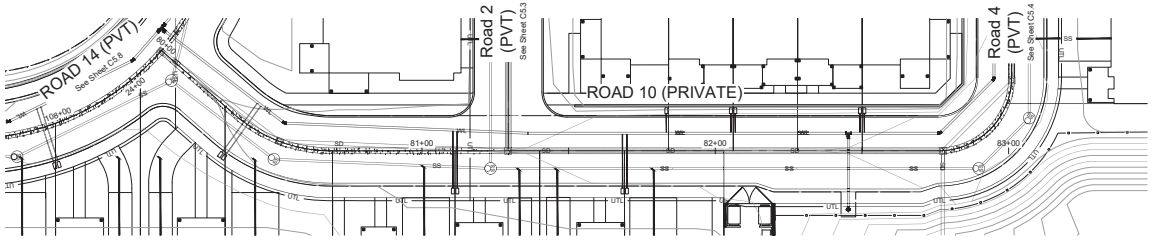
ROAD 9 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



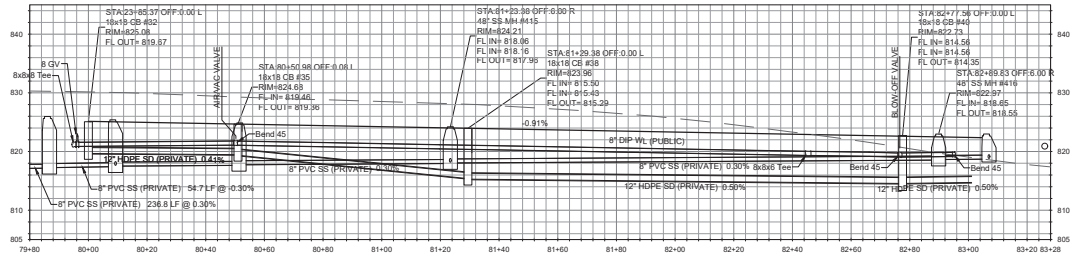
ROAD 9 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 10 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 10 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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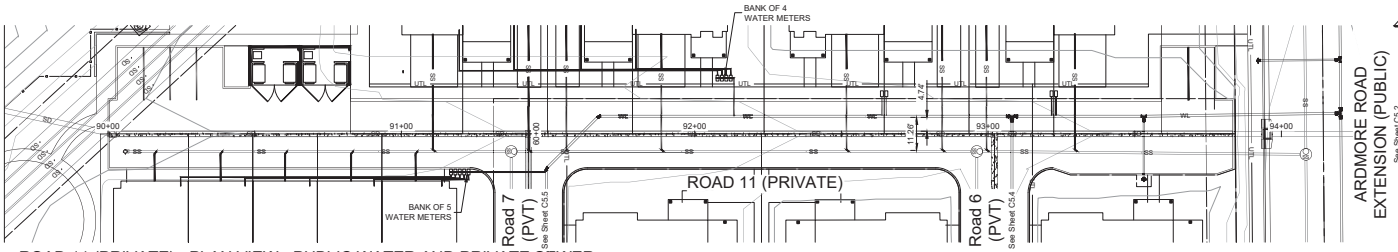
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 9-10 (Private) - Utility Plan & Profile

JOB #:	0751-05
DESIGNER:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C5.6
15 OF 27 SHEETS

Exhibit C

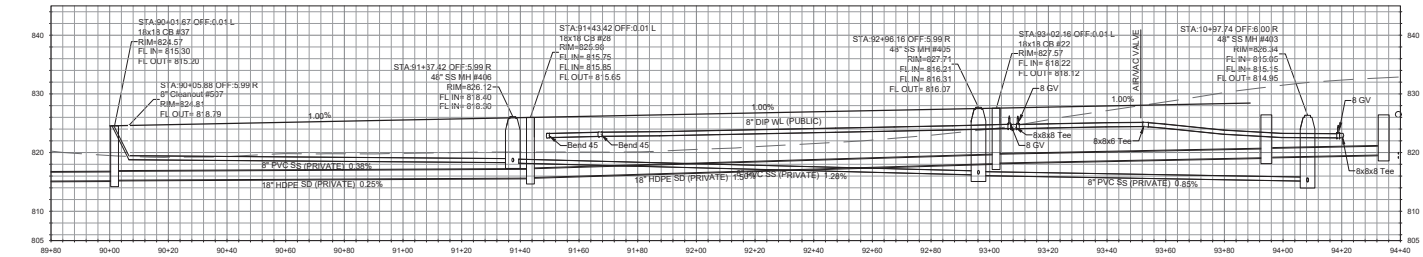
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



ROAD 11 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'

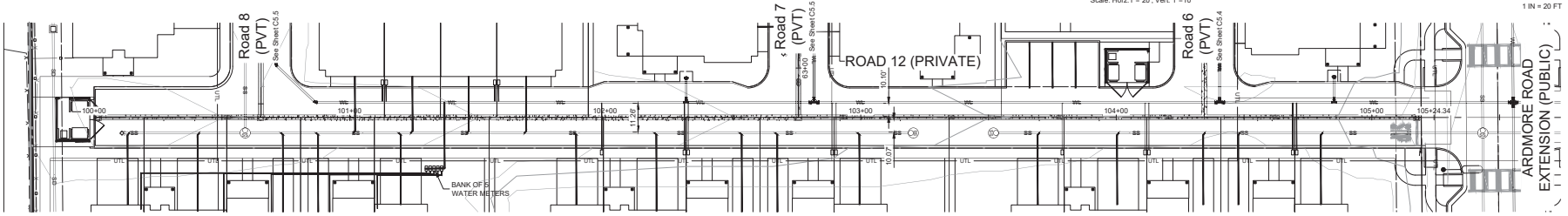
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



ROAD 11 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

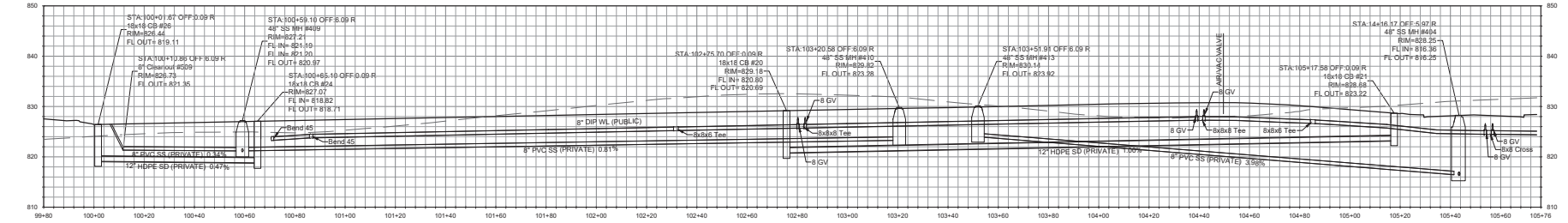
Scale: Horz.1"= 20', Vert. 1"=10'

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



ROAD 12 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 12 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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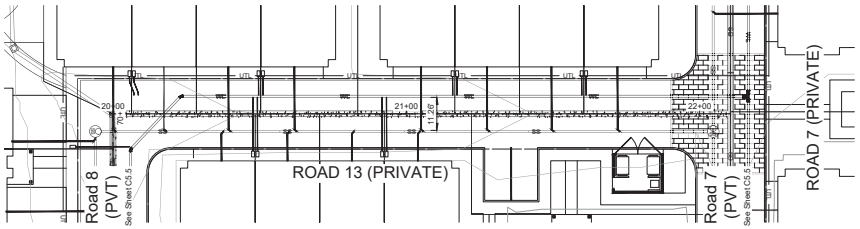
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 11-12 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.7
16 OF 27 SHEETS

Exhibit C

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0



GRAPHIC SCALE
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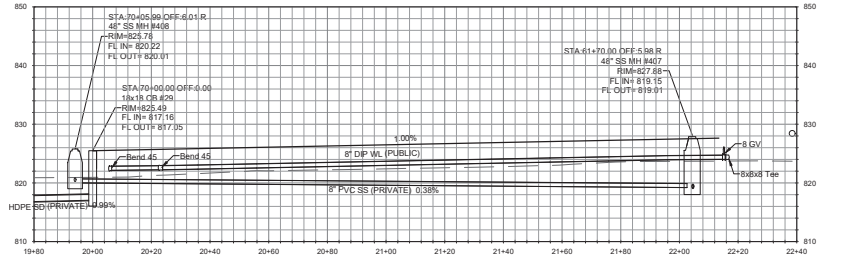
(IN FEET)
1 IN = 20 FT

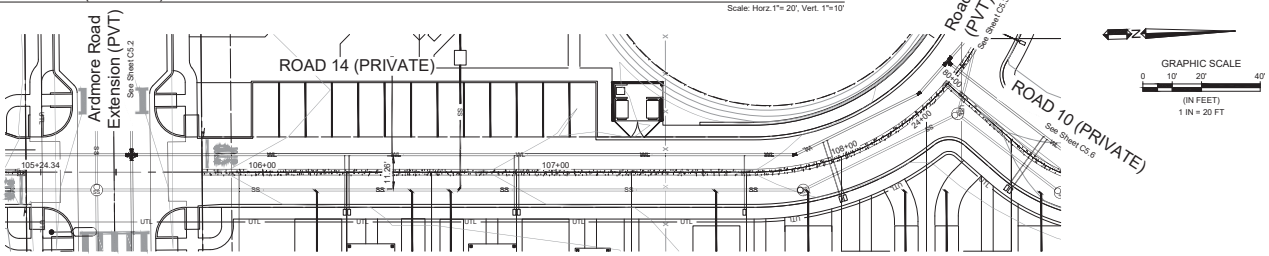
ROAD 13 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 13 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

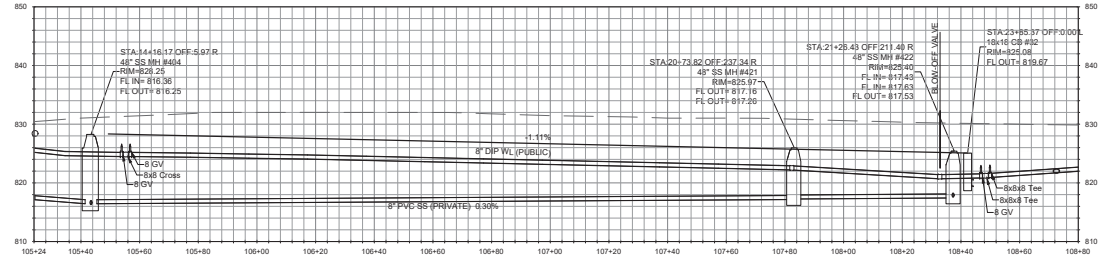
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 14 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 14 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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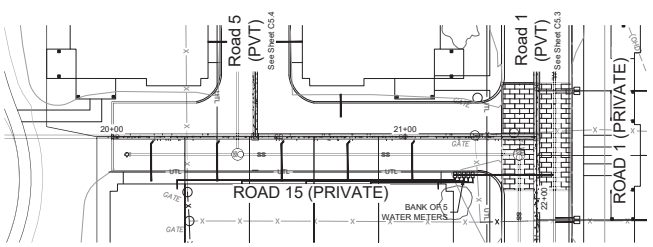
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 13-14 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.8
17 OF 27 SHEETS

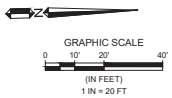
Exhibit C

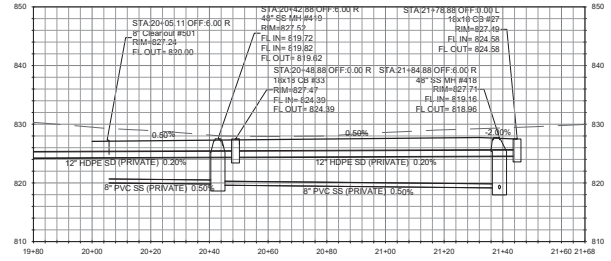
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



ROAD 15 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

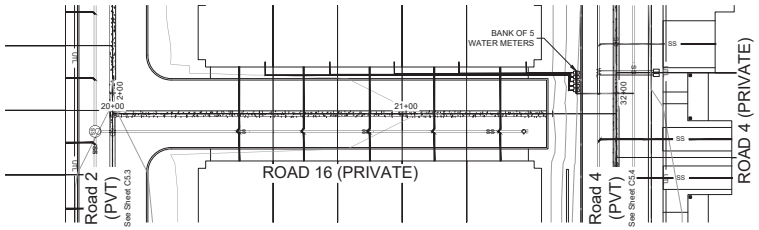
Scale 1"= 30'

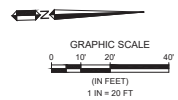




ROAD 15 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

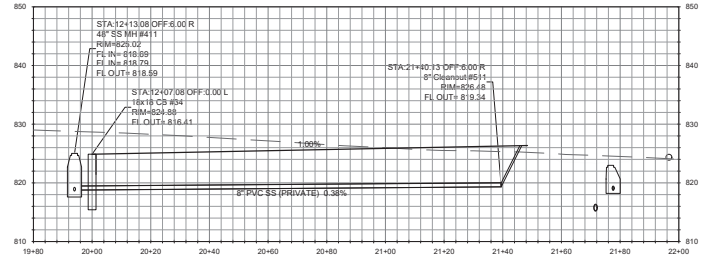
Scale: Horz.1"= 20', Vert. 1"=10'





ROAD 16 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 16 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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No. 72702
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STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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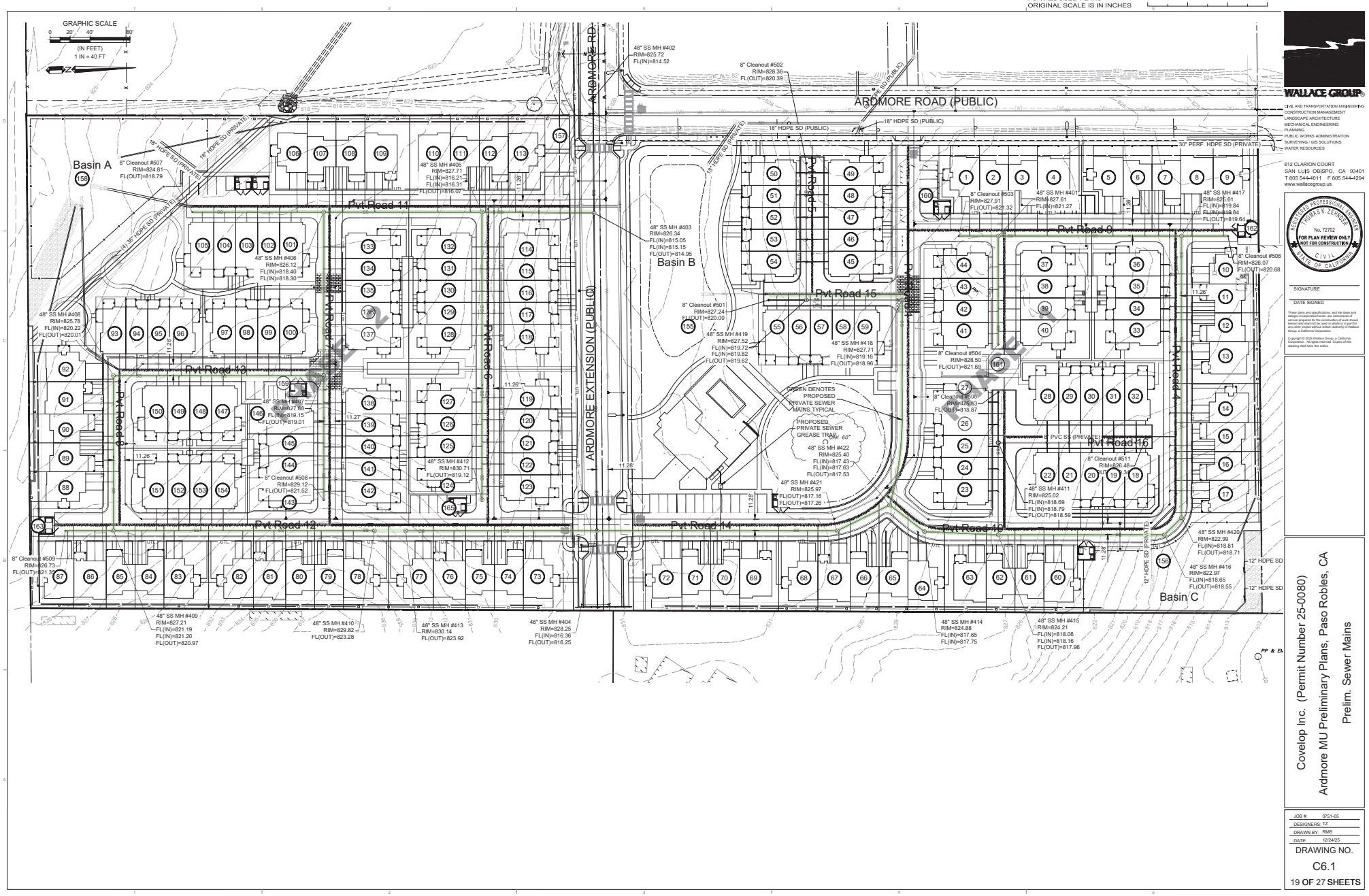
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 15 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.9
18 OF 27 SHEETS

Exhibit C



FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
GRAPHIC SCALE
(IN FEET)
1 IN = 40 FT
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
ARDMORE RD.
Basin A
Basin B
Basin C
Pvt Road 0
Pvt Road 4
Pvt Road 6
Pvt Road 7
Pvt Road 8
Pvt Road 9
Pvt Road 10
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
18" HDPE SD (PUBLIC)
30" PERF. HDPE SD (PRIVATE)
12" HDPE SD
GREEN DENOTES PROPOSED PRIVATE SEWER MAINS TYPICAL
PROPOSED PRIVATE SEWER GREASE TRAP
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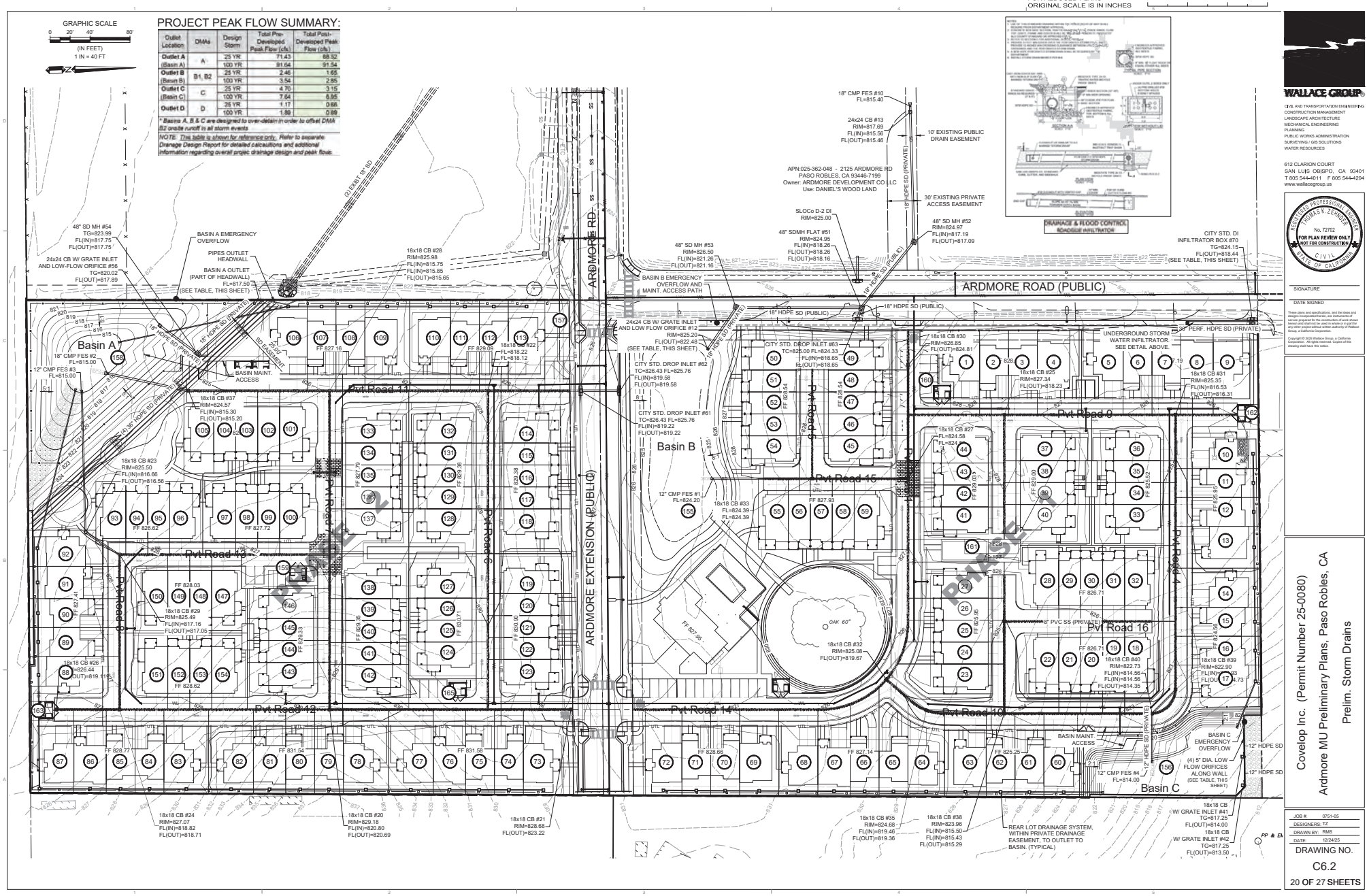
DATE SIGNED
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Sewer Mains
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.1
19 OF 27 SHEETS

Exhibit C


GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
1 IN = 40 FT
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0
PROJECT PEAK FLOW SUMMARY:
Outlet Location | DMAs | Design Storm | Total Pre-Developed Peak Flow (cfs) | Total Post-Developed Peak Flow (cfs)
Outlet A (Basin A) | A | 25 YR | 71.43 | 68.52
100 YR | 91.64 | 91.54
Outlet B (Basin B) | B1, B2 | 25 YR | 2.46 | 1.65
100 YR | 3.54 | 2.85
Outlet C (Basin C) | C | 25 YR | 4.70 | 3.15
100 YR | 7.64 | 6.95
Outlet D | D | 25 YR | 1.17 | 0.66
100 YR | 1.89 | 0.89
* Basins A, B & C are designed to over-detain in order to offset DMA B2 onsite runoff in all storm events
NOTE: This table is shown for reference only. Refer to separate Drainage Design Report for detailed calcualtions and additional information regarding overall projec drainage design and peak flows.
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
PHASE 2
PHASE 1
Basin A
Basin B
Basin C
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
Pvt Road 9
Pvt Road 10
Pvt Road 6
Pvt Road 7
Pvt Road 8
APN:025-362-048 - 2125 ARDMORE RD
PASO ROBLES, CA 93446-7199
Owner: ARDMORE DEVELOPMENT CO LLC
Use: DANIEL'S WOOD LAND
10' EXISTING PUBLIC DRAIN EASEMENT
30' EXISTING PRIVATE ACCESS EASEMENT
DRAINAGE & FLOOD CONTROL ROADSIDE INFILTRATOR
BASIN A EMERGENCY OVERFLOW
PIPES OUTLET HEADWALL
BASIN A OUTLET (PART OF HEADWALL) FL=817.50 (SEE TABLE, THIS SHEET)
BASIN MAINT. ACCESS
BASIN B EMERGENCY OVERFLOW AND MAINT. ACCESS PATH
BASIN C EMERGENCY OVERFLOW
(4) 5" DIA. LOW FLOW ORIFICES ALONG WALL (SEE TABLE, THIS SHEET)
REAR LOT DRAINAGE SYSTEM, WITHIN PRIVATE DRAINAGE EASEMENT, TO OUTLET TO BASIN. (TYPICAL)
UNDERGROUND STORM WATER INFILTRATOR, SEE DETAIL ABOVE.
CITY STD. DI INFILTRATOR BOX #70 TG=824.15 FL(OUT)=818.44 (SEE TABLE, THIS SHEET)
24x24 CB W/ GRATE INLET AND LOW-FLOW ORIFICE #56 TG=820.02 FL(OUT)=817.89
48" SD MH #54 TG=823.99 FL(IN)=817.75 FL(OUT)=817.75
48" SD MH #53 RIM=826.50 FL(IN)=821.26 FL(OUT)=821.16
48" SDMH FLAT #51 RIM=824.95 FL(IN)=818.26 FL(OUT)=818.26 FL(OUT)=818.16
48" SD MH #52 RIM=824.97 FL(IN)=817.19 FL(OUT)=817.09
SLOCo D-2 DI RIM=825.00
18" CMP FES #10 FL=815.40
24x24 CB #13 RIM=817.69 FL(IN)=815.56 FL(OUT)=815.46
24x24 CB W/ GRATE INLET AND LOW FLOW ORIFICE #12 RIM=825.20 FL(OUT)=822.48 (SEE TABLE, THIS SHEET)
CITY STD. DROP INLET #63 TC=825.00 FL=824.33 FL(IN)=818.65 FL(OUT)=818.65
CITY STD. DROP INLET #62 TC=826.43 FL=825.76 FL(IN)=819.58 FL(OUT)=819.58
CITY STD. DROP INLET #61 TC=826.43 FL=825.76 FL(IN)=819.22 FL(OUT)=819.22
18x18 CB #28 RIM=825.98 FL(IN)=815.75 FL(IN)=815.85 FL(OUT)=815.65
18x18 CB #37 RIM=824.57 FL(IN)=815.30 FL(OUT)=815.20
18x18 CB #23 RIM=825.50 FL(IN)=816.66 FL(OUT)=816.56
18x18 CB #29 RIM=825.49 FL(IN)=817.16 FL(OUT)=817.05
18x18 CB #26 RIM=826.44 FL(OUT)=819.11
18x18 CB #33 FL=824.39 FL=824.39
18x18 CB #32 RIM=825.08 FL(OUT)=819.67
18x18 CB #30 RIM=826.85 FL(OUT)=824.81
18x18 CB #25 RIM=827.34 FL(OUT)=818.23
18x18 CB #27 FL=824.58
18x18 CB #31 RIM=825.35 FL(IN)=816.53 FL(OUT)=816.31
18x18 CB #40 RIM=822.73 FL(IN)=814.56 FL(IN)=814.56 FL(OUT)=814.35
18x18 CB #39 RIM=822.90 FL(IN)=814.63 FL(OUT)=814.73
18x18 CB #24 RIM=827.07 FL(IN)=818.82 FL(OUT)=818.71
18x18 CB #20 RIM=829.18 FL(IN)=820.80 FL(OUT)=820.69
18x18 CB #21 RIM=828.68 FL(OUT)=823.22
18x18 CB #35 RIM=824.68 FL(IN)=819.46 FL(OUT)=819.36
18x18 CB #38 RIM=823.96 FL(IN)=815.50 FL(IN)=815.43 FL(OUT)=815.29
18x18 CB W/ GRATE INLET #41 TG=817.25 FL(OUT)=814.00
18x18 CB W/ GRATE INLET #42 TG=817.25 FL(OUT)=813.50
12" CMP FES #1 FL=824.20
12" CMP FES #2 FL=815.00
12" CMP FES #3 FL=815.00
12" CMP FES #4 FL=814.00
18" CMP FES #2 FL=815.00
18" HDPE SD (PRIVATE)
18" HDPE SD (PUBLIC)
36" PERF. HDPE SD (PRIVATE)
8" PVC SS (PRIVATE)
12" HDPE SD
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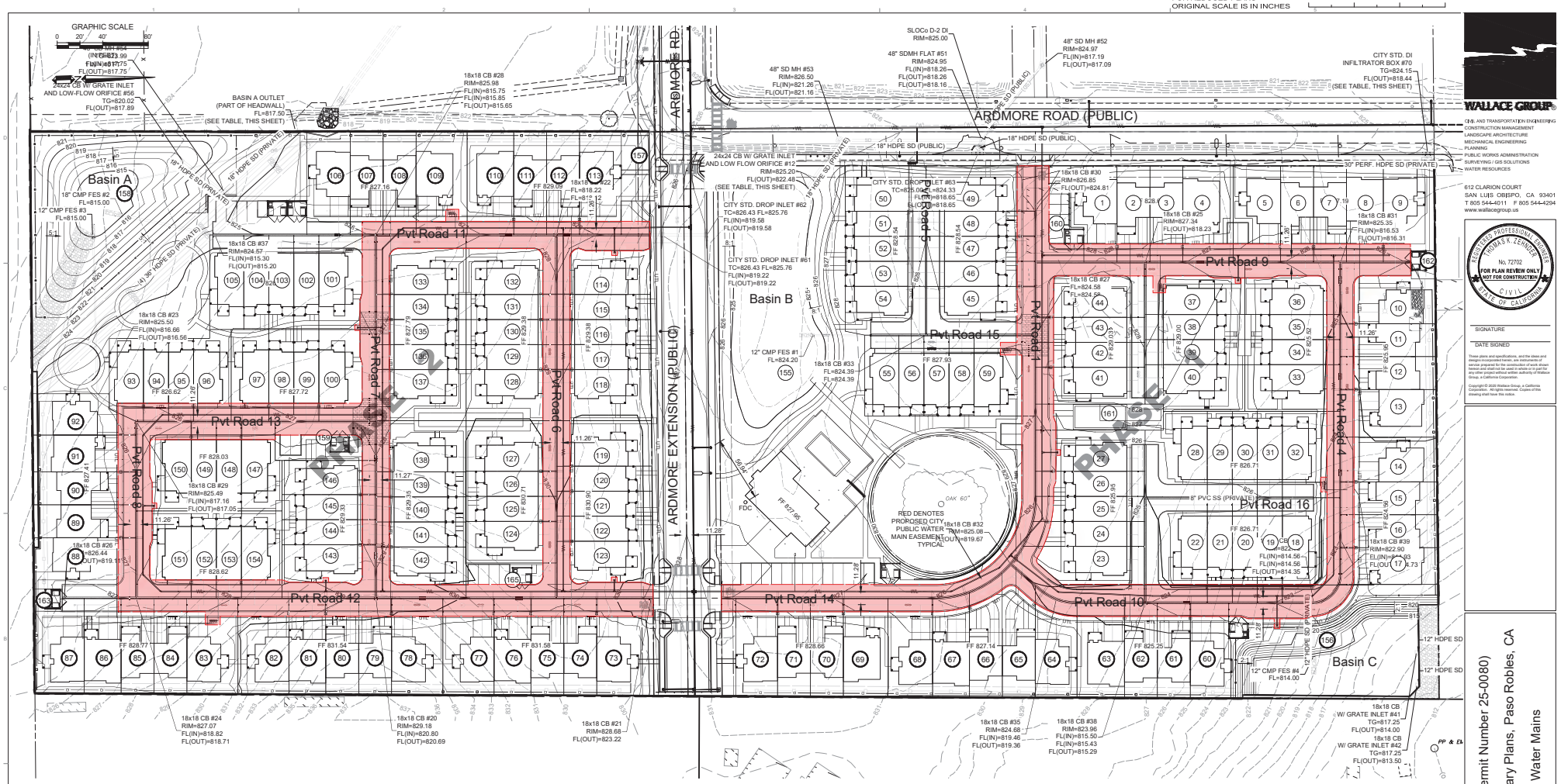
DATE SIGNED
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Storm Drains
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.2
20 OF 27 SHEETS

Exhibit C



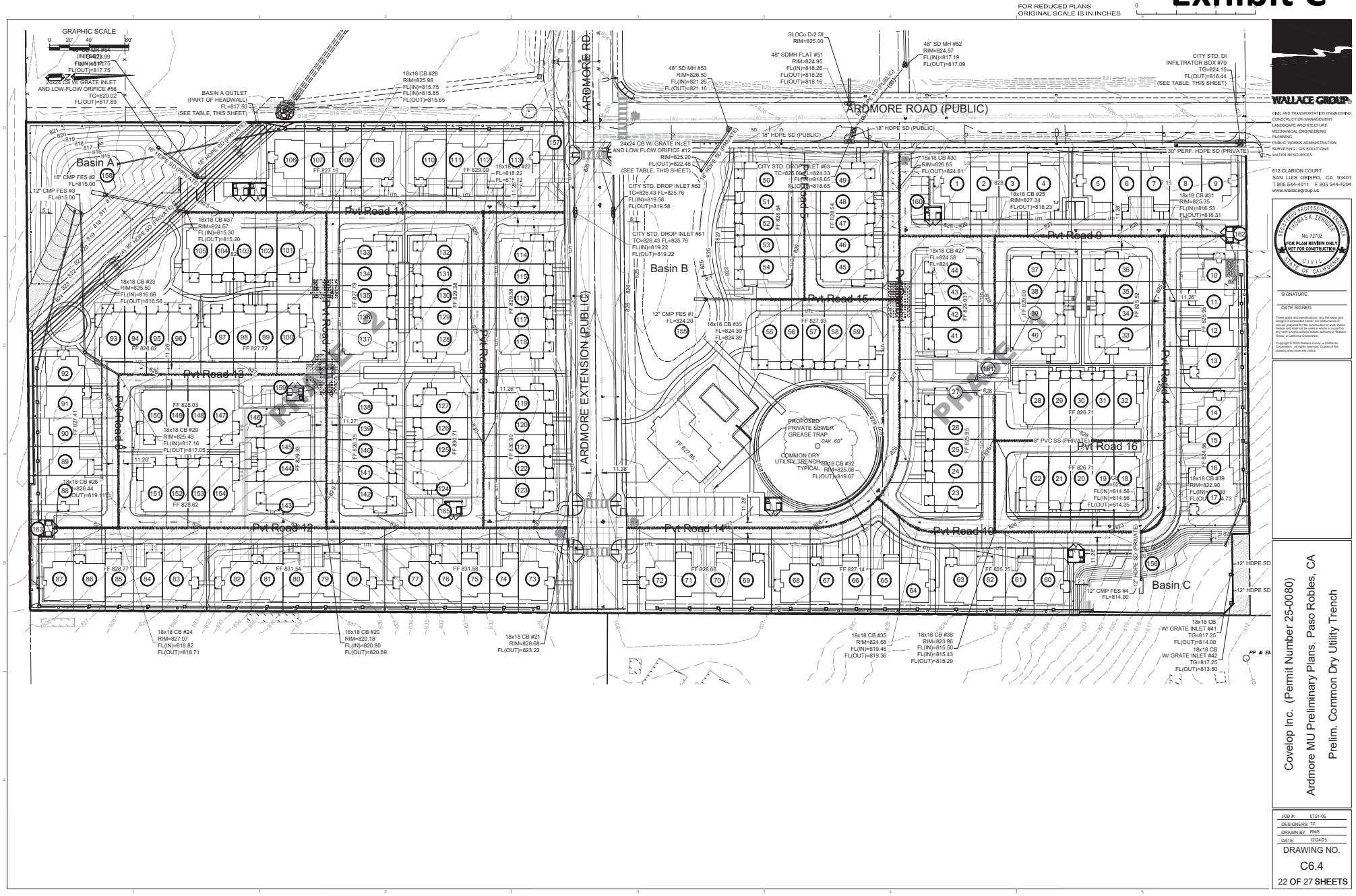
NOTES:

1. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC UON
2. SHOWN UNDERGROUND FIRE LINES ARE FOR REFERENCE ONLY.
3. FIRE LANES SHALL BE PAINTED AND SIGNED PER 2022 CFC CHAPTER 5 AND APPENDIX D §D103.6.
4. FIRE LANE MARKINGS AND SIGNAGE SHALL ALSO COMPLY WITH CALIFORNIA VEHICLE CODE §21458.
5. UTILITIES SHALL COMPLY WITH CURRENT CITY STANDARDS AT THE TIME OF CONSTRUCTION.

Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Water Mains

JOB #: 0751-05
DESIGNER: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.3
21 OF 27 SHEETS

Exhibit C


FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
GRAPHIC SCALE
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
Basin A
Basin B
Basin C
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
Pvt Road 8
Pvt Road 9
Pvt Road 10
PHASE II
PHASE I
PROPOSED PRIVATE SEWER GREASE TRAP
COMMON DRY UTILITY TRENCH
BASIN A OUTLET (PART OF HEADWALL)
CITY STD. DI INFILTRATOR BOX #70
24x24 CB W/ GRATE INLET AND LOW-FLOW ORIFICE #56
24x24 CB W/ GRATE INLET AND LOW FLOW ORIFICE #12
CITY STD. DROP INLET #63
CITY STD. DROP INLET #62
CITY STD. DROP INLET #61
18x18 CB #28
18x18 CB #37
18x18 CB #23
18x18 CB #26
18x18 CB #29
18x18 CB #32
18x18 CB #33
18x18 CB #27
18x18 CB #30
18x18 CB #25
18x18 CB #31
18x18 CB #39
18x18 CB #24
18x18 CB #20
18x18 CB #21
18x18 CB #35
18x18 CB #38
18x18 CB W/ GRATE INLET #41
18x18 CB W/ GRATE INLET #42
12" CMP FES #1
12" CMP FES #2
12" CMP FES #3
12" CMP FES #4
48" SD MH #52
48" SDMH FLAT #51
48" SD MH #53
SLOCo D-2 DI
18" HDPE SD (PUBLIC)
18" HDPE SD (PRIVATE)
30" PERF. HDPE SD (PRIVATE)
8" PVC SS (PRIVATE)
12" HDPE SD
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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Common Dry Utility Trench
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25
DRAWING NO.
C6.4
22 OF 27 SHEETS

Exhibit C

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. INSTALLATION OF EROSION CONTROL MEASURES AND DEVICES SHALL BE IMPLEMENTED "YEAR-ROUND".
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID NO.:_____

PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER): _____ PHONE NO: _____

PRE-CONSTRUCTION

1. THE PROJECT QSP MUST ATTEND THE PRECONSTRUCTION MEETING. THE PROJECT SWPPP MUST BE ON THE SITE AND THE EROSION CONTROL SITE PLAN SHALL BE REVIEWED AT THIS MEETING.
2. PRIOR TO ANY SITE WORK, INSTALL THE CONSTRUCTION SITE-RESOURCE PROTECTION FENCING AS SHOWN ON THE EROSION CONTROL PLAN AND ENSURE EROSION AND SEDIMENTATION CONTROL MATERIALS ARE ON SITE AND READY FOR INSTALLATION.
3. INSTALL ORANGE PLASTIC-WEB FENCING ALONG THE CONSTRUCTION SITE BOUNDARY AND IN AREAS DESIGNATED ON PLAN PRIOR TO ANY SITE DISTURBANCE. NO CONSTRUCTION UNDER THIS PERMIT IS TO OCCUR OUTSIDE OF THE SITE BOUNDARY.

DURING CONSTRUCTION

1. DURING CONSTRUCTION, PROTECTION MEASURES INCLUDE BMPS SHOWN ON THESE PLANS. THE PROJECT SITE SHALL BE ACCESSED ONLY VIA THE PROJECT ENTRANCE OFF OF THE MAIN PAVED PUBLIC ROAD. CONTRACTOR SHALL PREVENT MULTIPLE CONSTRUCTION ACCESS POINTS DIRECTING ACCESS TO A SINGLE POINT THROUGH THE USE OF FENCING OR OTHER OBSTACLES.
2. CONSTRUCTION STAGING AREAS SHALL BE WITHIN THE SITE BOUNDARY AND ONLY AND PER THE DESIGNATED AREA ON THE EROSION CONTROL PLAN. THE CONTRACTOR CAN CHANGE THE LOCATION AFTER REVIEW AND APPROVAL WITH THE QSP TO ENSURE THE NEW LOCATION COMPLIES WITH ALL CITY AND STATE CODES. (MUST BE 100' FROM SENSITIVE RESOURCES AND DRAINAGE WATER COURSES).
3. ALL PORTABLE TOILETS MUST BE LOCATED MORE THAN 50' FROM ANY STORM DRAIN INLET OR DRAINAGE.
4. DURING CONSTRUCTION, REGULAR STREET SWEEPING ALONG ARDMORE ROAD SHALL OCCUR AS NEEDED TO MINIMIZE SEDIMENT AND DEBRIS BUILD-UP AND MOVEMENT FROM SITE.

SLOPE PROTECTION: PROTECT ALL GRADED CUT AND FILL SLOPES WITHIN 14 DAYS OF INITIAL GRADING PER PROJECT PLANS AND AS FOLLOWS FOR ANY FIELD CHANGES:

INSTALL FIBER ROLLS ON SLOPES ALONG THE CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF EACH ROW TO PREVENT PONDING AT THE MIDSECTION (CALIFORNIA STRAW WORKS, 2005). TURN THE ENDS OF EACH FIBER ROLL UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ROLL.

INSTALL FIBER ROLLS IN SHALLOW TRENCHES DUG 3 TO 5 INCHES DEEP FOR SOFT, LOAMY SOILS AND 2 TO 3 INCHES DEEP FOR HARD, ROCKY SOILS. DETERMINE THE VERTICAL SPACING FOR SLOPE INSTALLATIONS ON THE BASIS OF THE SLOPE GRADIENT AND SOIL TYPE.

FIBER ROLL SLOPE PLACEMENT
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART

FOR SOFT, LOAMY SOILS, PLACE THE ROWS CLOSER TOGETHER. FOR HARD, ROCKY SOILS, PLACE THE ROWS FARTHER APART. STAKE FIBER ROLLS SECURELY INTO THE GROUND AND ORIENT THEM PERPENDICULAR TO THE SLOPE. BIODEGRADABLE WOOD STAKES OR WILLOW CUTTINGS ARE RECOMMENDED. DRIVE THE STAKES (24-INCH STAKE IS RECOMMENDED FOR USE ON SOFT, LOAMY SOILS. AN 18-INCH STAKE IS RECOMMENDED FOR USE ON HARD, ROCKY SOIL) THROUGH THE MIDDLE OF THE FIBER ROLL AND DEEP ENOUGH INTO THE GROUND TO ANCHOR THE ROLL IN PLACE. ABOUT 3 TO 5 INCHES OF THE STAKE SHOULD STICK OUT ABOVE THE ROLL, AND THE STAKES SHOULD BE SPACED 3 TO 4 FEET APART.

2. STABILIZE ALL GRADED SLOPES AFTER 14 DAYS OF INACTIVITY. VEGETATE SLOPES BY EITHER:
   a. HYDROSEED AND PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED; OR
   b. DRY SEED AND COVER WITH WEED FREE STRAW, TRACKED UP AND DOWN SLOPE TO TACK INTO THE SOIL (USING TRACKED CONSTRUCTION EQUIPMENT Or
   c. PLACE JUTE NETTING OR EROSION CONTROL BLANKETS ON ALL GRADED SLOPES THAT DO NOT HAVE ESTABLISHED VEGETATION BY SEPTEMBER 1.

POST CONSTRUCTION

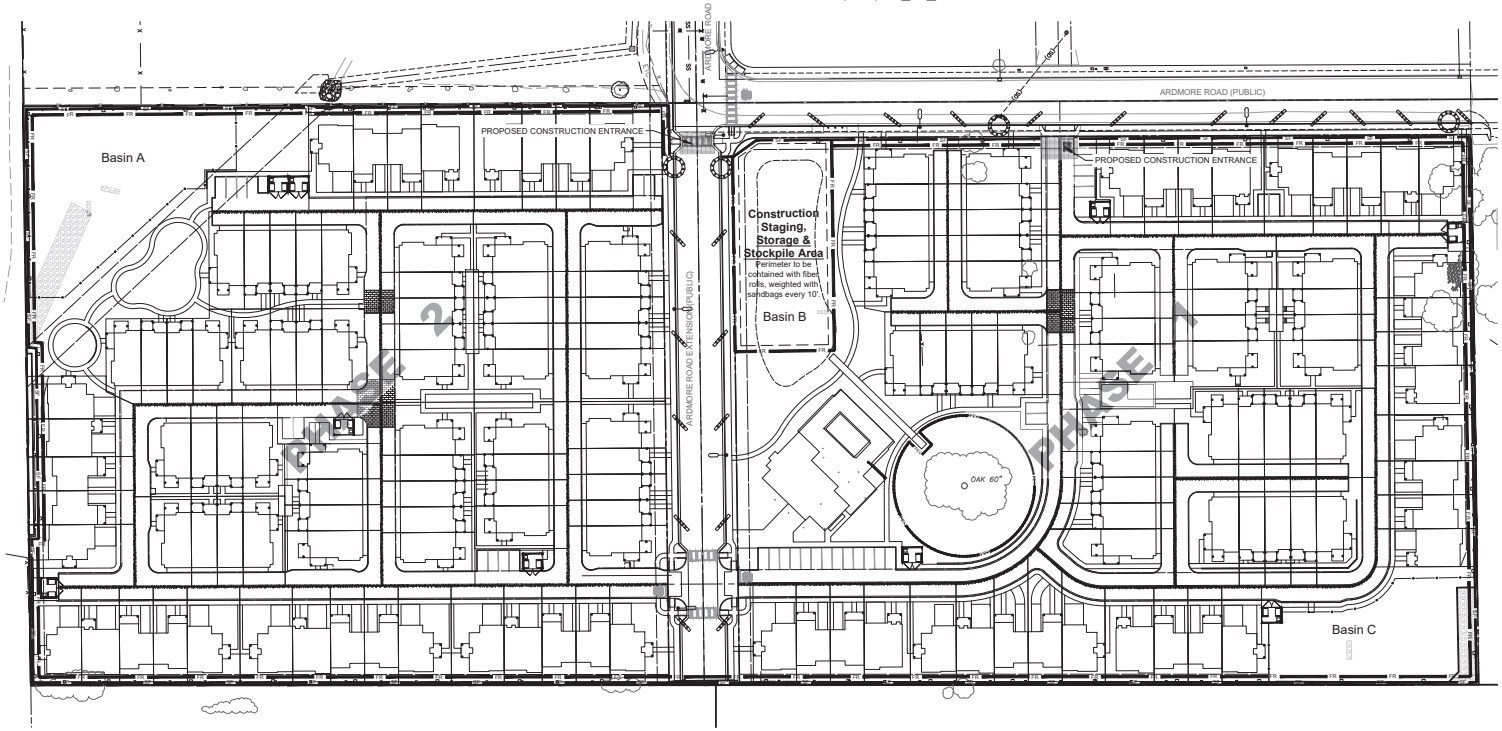
1. AT PROJECT COMPLETION, REMOVE ALL TEMPORARY BMP'S NOT INTENDED TO BE LEFT IN PLACE (JUTE AND SEEDING)
2. OBTAIN FINAL STABILIZATION OF ALL DISTURBED AREAS (70% VEGETATIVE COVER)
3. INSTALL ALL DRAINAGE FEATURES IN ACCORDANCE WITH THE PROJECT SWCP
4. NOTIFY QSD TO REVIEW FOR SITE COMPLETION THEY WILL FILE AND OBTAIN APPROVAL OF A NOTICE OF TERMINATION (NOT) FOR THE PROJECT SWPPP.
5. CONSTRUCTION OF ALL STORM WATER CONTROL MEASURES SHALL BE COMPLETED PRIOR TO INSPECTION BY THE CITY AND PRIOR TO ENGINEER OF RECORD FINAL SIGN-OFF.

SWPPP AS APPLICABLE

1. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT.
2. THE WDID IDENTIFICATION FOR THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ---_TBD__.
3. THE SWPPP MUST BE KEPT ONSITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY BOARD AND/OR THE LOCAL AGENCY.
4. A CALIFORNIA STATE CERTIFIED QSP MUST INSPECT THE SITE ACCORDING TO THE STATE ISSUED SWPPP REQUIREMENTS FOR THE DURATION OF THE PROJECT

DUST CONTROL NOTES:

1. REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
2. USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
3. ALL DIRT STOCK-PILE AREAS MUST BE SPRAYED AS NEEDED.
4. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
5. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
6. ALL DISTURBED AREAS NOT SUBJECT TO REVEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS APPROVED IN ADVANCE BY THE APCD.
7. ALL ROADWAYS SHOULD BE PAVED AS SOON AS POSSIBLE.
8. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
9. ALL TRUCKS HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
10. ALL AREAS DISTURBED BY GRADING ACTIVITIES SHALL BE HYDROSEEDED WITH AN APPROVED HYDROSEED MIX.
11. EFFECTIVE SOIL COVER SHALL BE IMPLEMENTED FOR AREAS SCHEDULED TO BE INACTIVE FOR AT LEAST 14 DAYS.



REFERENCE NOTES:

200	**WATER POLLUTION AND EROSION CONTROL MEASURES**
201	FIBER ROLLS IN ACCORDANCE WITH CALTRANS STANDARD T56. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING GRADING ACTIVITIES. FIBER ROLLS SHALL BE MADE OF 100% BIODEGRADABLE MATERIALS.
202	INSTALL ORANGE CONSTRUCTION FENCING TO PROTECT EXISTING TREES AND PLANTS IN ACCORDANCE WITH CASQA STANDARD EC-2.
203	STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED IN ACCORDANCE WITH CALTRANS STANDARD T58.
204	TEMPORARY DRAINAGE INLET PROTECTION TYPE 3A - GRAVEL BAG BERM PER CALTRANS BMP SC-10 AND T62
205	CONCRETE WASH OUT IN ACCORDANCE WITH CALTRANS STANDARD T59.
206	SILT FENCING IN ACCORDANCE WITH CALTRANS STANDARD T51.
207	PROPOSED STAGING AREA. CONTRACTOR SHALL PROVIDE DRIP PANS, BMPs, AND SECONDARY CONTAINMENT FOR FUELING CONSTRUCTION VEHICLES. SEE STAGING ARE DETAIL THIS SHEET
208	GRAVEL BAG CHECK DAM IN CHEVRON FORMATION IN ACCORDANCE WITH CALTRANS STANDARD T57.
209	INSTALL FILTER FABRIC INSERT BELOW EXISTING GRADE FOR DI'S IN CONCRETE.

LEGEND:

	DESCRIPTION
	STORMDRAIN INLET PROTECTION
FR	FIBER ROLLS
TEV	TEMPORARY EXCLUSIONARY FENCING FOR ENVIRONMENTALLY SENSITIVE AREAS
SF	SILT FENCE
	GRAVEL BAG CHECK DAM

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 IN = 50 FT

ECP SHOWN ON THIS SHEET IS FOR PHASE 1

PROJECT INFORMATION:

RISK LEVEL: _____

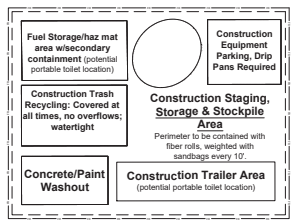
LEGALLY RESPONSIBLE PERSON(LRP):

OWNER: DAMIEN MAVIS
COVELOP
PO BOX 12910
SAN LUIS OBISPO, CA 93406

PREPARED BY:

WALLACE GROUP
QSD/QSP: RONALD (GLENN) RIDER,
QSD/QSP #26736
PHONE: 805-544-4011
EMAIL: GLENNR@WALLACEGROUP.US

WDID NO.: _____ RISK LEVEL: _____



STAGING AREA DETAIL

NTS

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WATER RESOURCES

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REGISTERED PROFESSIONAL ENGINEER
THOMAS K. ZENNER
No. 72702
FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	ZKP/ RMS
DATE:	12/24/25

DRAWING NO.
C7.1
23 OF 27 SHEETS

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
STORM WATER SPECIAL PROVISIONS for MINIMAL or NO IMPACT
TR-0400 (Rev 08/2012)

Page 1 of 2

1. **GENERAL:** The purpose of these Special Provisions is to *prescribe the Permittee with specifications for water pollution control* to minimize, prevent, or control the discharge of material into the air, surface waters, groundwater, and storm sewers owned by the State or local agencies. These provisions are not intended to sidestep the place of the Caltrans Water Pollution Control Programs (WPCP) for projects where soil disturbance from work activities less than one acre, or work activities of one acre or more subject to the preparation of the Caltrans Storm Water Pollution Prevention Plan (SWPPP) that would require a waste discharge identification number or coverage under the California Construction General Permit (Order No. 2009-0009-DWQ, NPDES No CAS000002). The Permittee shall comply with the following Special Provisions and the direction of the State Representative.

2. **NPDES REQUIREMENTS:** The Permittee shall be responsible for full compliance with the Caltrans Storm Water Program and the Caltrans National Pollutant Discharge Elimination System (NPDES) Permit requirements. It is the Permittee's responsibility to install, inspect, and repair or maintain facilities and devices used for water pollution control practices before performing daily work activities. Installation and maintenance responsibilities on the job site include: 1) soil stabilization materials in work areas that are inactive or prior to storm events, 2) water pollution control devices to control sediment and erosion, 3) implementation of spill and leak prevention procedures for chemical and hazardous substances stored on the job site, 4) material storage, 5) stockpile management, 6) waste management, 7) *non-stormwater management*, 8) *water conservation*, and 9) illicit connection, illegal discharge detection and reporting. The Permittee shall report to the state representative when discharges enter into receiving waters, adjacent property, drainage systems or when discharges could be a cause or a threat for water pollution. The Permittee shall also control illicit discharges or illegal dumping prior to start of daily work schedule. Copies of written notices or orders from the Regional Water Quality Control Board or other regulatory agency shall be provided to the State representative within 48 hours of reported activity. For additional information on storm water compliance, visit the State Water Resources Control Board's storm water Website at http://www.waterboards.ca.gov/water_issues/programs/stormwater.

3. **RESPONSIBILITY FOR DEBRIS REMOVAL:** The Permittee shall be responsible for preventing sediment, trash, debris, and other construction waste from entering the storm drain system, local creeks, or any other bodies of water.

4. **SPOILS AND RESIDUE:** The Permittee shall remove any construction waste material, debris, residue, etc. No spoils, debris, residue, etc. shall be washed into a drainage system.

5. **SWEEPING:** Sweep paved roads at construction entrances and exit locations and surrounding paved areas daily within the job site during: 1) cleaning and grubbing, 2) earthwork, 3) trenching, 4) soil disturbance, 5) pavement grinding and/or cutting, and 6) when observing tracking of material onto or off the State property. Keep dust to a minimum during sweeping activities. Use vacuum whenever dust generation is excessive or sediment pickup is ineffective. Washwater or wash areas shall not be washed down with water. Street sweeping operations must conform to Section 13 Water Pollution Control of the State of California standard specifications for construction (most current version) (http://www.dot.ca.gov/hq/esc/oe/specifications/2006/2006-00.htm).

6. **VEHICLES AND EQUIPMENT:** Prevent and prepare all vehicles, equipment, etc. from leakage or road tracking upon

Page 2 of 2

readiness. If leaks cannot be repaired immediately, remove the *vehicle or equipment from the job site*.

7. **MAINTENANCE AND FUELING OF VEHICLES AND EQUIPMENT:** Maintenance and fueling of equipment shall not result in any pollution at the job site. The Permittee shall immediately clean up spills/leaks, and properly dispose of contaminated soil and materials.

8. **CLEANING VEHICLES AND EQUIPMENT:** Limit vehicle and equipment cleaning or washing at the job site except what is necessary to control vehicle tracking or hazardous waste. The Permittee shall clean all equipment within a bermed area or over a drip pan large enough to prevent run-off. N o soaps, solvents, degreasers, etc shall be used in State right of way. Any water from this operation shall be collected and disposed of at an appropriate site. Containment berms or dikes shall be used for flushing, washing, maintaining and washing vehicles or equipment in outside areas. Containment must be performed at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain. Keep adequate quantities of absorbent spill-cleanup material and spill kits in the fueling or maintenance area and on fueling trucks.

9. **DIESEL FUELS:** The use of diesel fuel from petroleum or other fossil fuel as a formwork or solvent is not allowed.

10. **WEATHER CONDITIONS AT WORKSITE:** *Any activity that would generate* fine particles or dust that could be transported off site by stormwater shall be performed during dry weather.

11. **HOT MIX ASPHALT:** Runoff from washing hot mix asphalt shall not enter into any drainage conveyances.

12. **PROTECTION OF DRAINAGE FACILITIES:** The Permittee shall protect/cover gutters, ditches, drainage courses, and inlets with gravel bags, fiber rolls, State approved fabric filters, etc., to the satisfaction of the State representative during grading, paving, saw-cutting, etc. and materials must conform to Section 13-4.02 Materials for Water Pollution Control of the State of California standard specifications for construction (most current version). No such protection measures shall cause an obstruction to the traveling public. The Permittee shall implement spill and leak prevention procedures for chemicals and hazardous substances stored on the job site in accordance with 13-4.03B(1-3) Spill Prevention and Control, Water Pollution Control, of the State of California standard specifications for construction (2010 version).

13. **PAINT:** Rinsing of painting equipment and materials is not permitted in state right-of-way. When thoroughly dry, dispose of the following as solid waste: dry latex paint, paint cans, used brushes, rags, gloves, absorbent materials, and drop cloths. Oil based paint, sludge and anodizer thinner shall be disposed of at an approved hazardous waste site.

14. **CONSTRUCTION MATERIALS:** Stockpile of all construction materials, including, but not limited to: pressure treated wood, asphalt concrete, cold mix asphalt concrete, concrete, grout, cement containing premixes, and mortar, shall conform to section 13-4.03C Material Management. (Storage & Stockpiles), Water Pollution Control, of the State of California standard specifications for construction (2010 version).

15. **CONCRETE EQUIPMENT:** *Concrete equipment shall be washed in a designated washing area in a way that does not contaminate soil/ receiving waters, or storm drain systems.*

16. **EXISTING VEGETATION:** Established existing vegetation is the best form of erosion control. Minimize disturbance of existing vegetation. Damaged or removed vegetation shall be replaced as directed by the State Representative.

17. **SOIL DISTURBANCE:** Soil disturbing activities shall be avoided during the wet weather season. If construction activities during wet weather are allowed in your permit, all necessary erosion control and soil stabilization measures shall be implemented in advance of soil disturbing activity.

18. **SLOPE STABILIZATION AND SEDIMENT CONTROL:** Consider a certified expert in Erosion and Sediment control in cases where slopes are disturbed during construction. The Permittee is directed to comply with Section 13.5 Temporary Soil Stabilization and Section 21 Erosion Control of the State of California (2010 version) standard specifications for construction during application of temporary soil stabilization measures to the soil surface Fiber rolls or silt fences may be required down slope until permanent soil stabilization is established. Remove the accumulated sediment whenever the sediment accumulates to 1/3 of the linear sediment barrier height.

19. **STOCKPILES:** Stockpiles containing aggregate and/or soil shall be stored at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain, and shall be covered with a temporary impervious material or surrounded with a temporary perimeter sediment barrier. Cold mix stockpiles shall be stored on an impermeable surface and covered with final plastic to prevent contact with water.

20. **DISCOVERY OF CONTAMINATION:** The State Representative shall be notified in case any unusual discoloration, odor, or textures of ground water, is found in excavated material or if abandoned, underground tanks, pipes, or buried debris are encountered.

21. **SANITARY AND SEPTIC WASTE:** Do not bury or discharge wastewater from a sanitary or septic system within the highway. Properly connected sewer facilities are first choice. With State Representative approval place portable sanitary facility at least 50 feet away from storm drains, receiving waters, and flow-lines. Permittee must comply with local health agency provisions when using an on-site disposal system.

22. **LIQUID WASTE:** Prevent job site liquid waste from entering storm drain systems and receiving waters. Drilling slurries, grease or oil-free water water or rinse water, dredging, wash water or rinse water running off a surface or other nonstorm water liquids not covered under separate water water permits shall be held in structurally sound, leak-proof containers, such as portable lits or portable tanks. Store containers at least 50 feet away from moving vehicles and equipment. Liquid waste may require testing to determine hazardous material content prior to disposal.

23. **WATER CONTROL AND CONSERVATION:** Manage water use in a way that will prevent erosion and the discharge of pollutants into storm drain systems and receiving waters. Direct runoff water, including water from water line repair from no job site to areas where it can infiltrate into the ground. Direct water from off-site sources around the job site or from contact with offsite water.

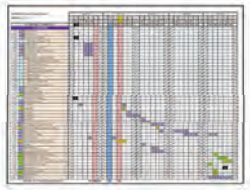
24. **PILE DRIVING:** Keep spill kits and cleanup materials at pile driving locations. Park pile driving equipment over drip pans, absorbent pads, or plastic sheeting with absorbent material, and away from storm water run-on when not in use.

25. **DEWATERING:** Dewatering consists of discharging accumulated storm water, groundwater, or surface water from excavations or temporary containment facilities. All dewatering operations shall comply with the latest Caltrans guidelines. Contact State representative for approval of dewatering discharge by infiltration or evaporation, otherwise, any effluent discharged into a permitted storm water system requires approval from the Regional Water Quality Control Board. Prior to the start of dewatering, the Permittee shall provide the State Representative with a dewatering and discharge work plan that complies with section 13-4.03B Submittals, Water Pollution Control, of the State of California standard specifications for construction (2010 version). A copy of the Waste Discharge Permit and a copy of a valid WDID number issued by the Regional Board shall be provided to the State representative.

CALTRANS TR-0400

NTS

SS-1 Scheduling



Standard Symbol



Definition and Purpose

This BMP involves developing, for every project, a schedule that includes construction activity sequencing with implementation of construction site BMPs such as temporary soil stabilization and temporary sediment control measures. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Appropriate Applications

Construction sequencing should be scheduled to minimize land disturbance during the wettest months for all projects. In addition, any construction windows required by regulatory permits and any winter suspension work, should be described in the schedule. Appropriate BMPs must be implemented year-round.

Limitations

Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Standards and Specifications

General Requirements

- Developing a schedule and planning the project operations to minimize erosion and the potential to discharge pollutants to stormwater are the critical first steps in an effective stormwater program. The construction schedule must be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Program (WPCP). Refer to

SS-2 Preservation of Existing Vegetation



Standard Symbol



Definition and Purpose

Preservation of existing vegetation is the identification and protection of desirable vegetation that provides erosion and sediment control benefits.

Appropriate Applications

- To preserve existing vegetation at areas on a site where no construction activity is planned or will occur at a later date. This BMP is very applicable for multi-year or multiple location projects, or which existing vegetation can be preserved until the area becomes active.
- On a year-round basis, temporary fencing shall be provided prior to the start of clearing and grubbing operations or other soil-disturbing activities in areas.
- Clearing and grubbing operations should be staged to preserve existing vegetation.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, a watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. Clearly marking and leaving a buffer area around these unique areas during construction will help to preserve these areas as well as take advantage of natural erosion prevention and sediment trapping.
- For any trenching or tunneling. Trenching shall be as far away from tree trunks as possible, usually outside of the tree drip line or canopy. Curve trenches around trees to avoid large roots or root concentrations. If roots are encountered, consider tunneling under them.

SS-4 Temporary Hydroseed



Standard Symbol



Definition and Purpose

Temporary hydroseed typically consists of applying a mixture of wood, fiber, seed, fertilizer, and stabilizing emulsion with hydromulch equipment, which temporarily protects exposed soils from erosion by water and wind.

Appropriate Applications

- Hydroseeding is applied on disturbed soil areas that require temporary protection until permanent vegetation is established, or on disturbed soil areas that must be re-disturbed following an extended period of inactivity.
- Can be used in conjunction with other rolled erosion control products.

Limitations

- Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. Otherwise, hydroseeding must be used in conjunction with a soil binder or mulch, such as temporary soil binders (see SS-5) and temporary tacked straw (see SS-6)." Temporary Tacked Straw
- Steep slopes are difficult to protect with temporary seeding.
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation is applied.
- Temporary vegetation is not appropriate for short-term inactivity.
- Hydroseeding should not be used in areas subject to heavy traffic.
- Hydroseeding could trigger non-visible sampling if the appropriate application timeframe (before a rain event) and manufacturer recommendations are not followed.

SS-7 Temporary Cover and Rolled Erosion Control Products



Standard Symbol



Definition and Purpose

This BMP involves the placement of geosynthetics, turf reinforcement mats, plastic covers, or rolled erosion control products (RECPs), including erosion control blankets, to stabilize disturbed soil areas and protect soils from erosion by wind or water. This is one of several temporary soil stabilization alternatives for consideration.

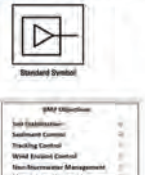
Appropriate Applications

- These measures are used when disturbed soils may be particularly difficult to stabilize, including the following situations:
  - Steep slopes, generally steeper than 3:1 (H:V)
  - Slopes with high erosion potential
  - Slopes and disturbed soils where mulch must be anchored.
  - Disturbed areas where plants are slow to develop.
  - Channels with flows exceeding 3 ft/s.
  - Channels to be vegetated.
  - Slopes adjacent to receiving waters or ESAs.
- Standards for plastic sheeting used for stockpile covers are provided in Section 14-11.05A of the Standard Specifications.

SS-10 Outlet Protection/Velocity Dissipation Devices



Standard Symbol



Definition and Purpose

These devices are placed at pipe outlets to prevent scour and reduce the velocity and/or energy of stormwater flows.

Appropriate Applications

These devices may be used at the following locations:

- Outlets of pipes, drains, culverts, slope drains, diversion ditches, swales, conduits, or channels.
  - Outlets located at the bottom of mild to steep slopes.
  - Discharge outlets that carry continuous flows of water.
  - Outlets subject to short, intense flows of water, such as flash floods.
  - Points where lined conveyances discharge to unlined conveyances.

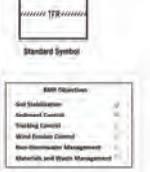
Limitations

- Loose rock may have stones washed away during high flows.
- Grouted rock slope protection may break up in areas of freeze and thaw.
- If there is not adequate drainage and water builds up behind grouted rock slope protection, it may cause the grouted rock slope protection to break up due to the resulting hydrostatic pressure.
- Outlet protection may negatively impact the channel habitat.

SC-5 Temporary Fiber Rolls



Standard Symbol



Definition and Purpose

A temporary fiber roll consists of wood excelsior, rice or wheat straw, or coconut fibers that are rolled or bound into a tight tubular roll and placed on the toe and face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and remove sediment. Temporary fiber rolls may also be used for drainage inlet protection and as check dams under certain situations.

Appropriate Applications

- This BMP may be implemented on a project-by-project basis with other BMPs when determined necessary and feasible by the Resident Engineer (RE).
- Fiber rolls may be applied as both temporary and permanent sediment controls (after receiving approval from Division of Maintenance).
- Fiber rolls may be used as check dams in unlined ditches or as temporary drainage inlet protection down-slope of exposed soil areas.
- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- Below the toe of exposed and erodible slopes.
- Around temporary stockpiles.
- Along the perimeter of a project.

Limitations

- Runoff and erosion may occur if fiber roll is not adequately trenched in.
- Fiber rolls at the toe of slopes greater than 5:1 (H:V) may require the use of a large sediment barrier as specified in Standard Specifications Section 13 – 10.03D Temporary Large Sediment

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Details

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: ZKP/ RMS
DATE: 12/24/25

DRAWING NO.
C7.2
23 OF 27 SHEETS

Exhibit C

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0

SC-7 Street Sweeping



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

BMPs to remove tracked sediment to prevent the sediment from entering a storm drain or receiving waters.

Appropriate Applications

These practices are implemented anywhere sediment is tracked from the project site onto public or private paved roads, typically at jobsite entrances and exits.

Limitations

Sweeping and vacuuming may not be effective when soil is wet or muddy.

Standards and Specifications

General Requirements

- Sweep by hand or mechanical methods, such as vacuuming. Kick brooms or sweeper attachments may not be used.
- At least one street sweeper in good working order must be at the job site at all times when street sweeping work is required.
- Use one of the following types of street sweepers:
  - Mechanical sweeper followed by a vacuum-assisted sweeper
  - Vacuum-assisted, dry, waterless, sweeper
  - Regenerative air sweeper

SC-10 Temporary Drainage Inlet Protection



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Temporary drainage inlet protection consists of devices used at storm drain inlets that detain and/or filter sediment-laden runoff prior to discharge into storm drainage systems. This is achieved by allowing sediment to settle, and/or filtering sediment upstream of a linear sediment barrier.

Appropriate Applications

- Where ponding will not encroach into highway traffic.
- Where sediment-laden surface runoff may enter an inlet.
- Where disturbed drainage areas have not yet been permanently stabilized.
- Where the drainage area is 1 acre or less.
- Can be used year-round.

Limitations

- Requires an adequate area for water to pond without encroaching upon traveled way; it should not present an obstacle to oncoming traffic.
- May require other methods of temporary protection to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Sediment removal may be difficult in high-flow conditions or if runoff is heavily sediment laden. If high-flow conditions are expected, use other on-site sediment trapping techniques, such as SC-4 – "Temporary Check Dams," in conjunction with temporary drainage inlet protection.
- Frequent maintenance is required.

WE-1 Wind Erosion Control



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

- Wind erosion control consists of applying water or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Dust control must be applied in accordance with Caltrans standard practices. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives; see SS-7 for "Temporary Cover and Rolled Erosion Control Products."
- Must comply with local agencies, such as air quality management districts that require dust control plans or dust control permits, as well as any Clean Air Act requirements.

Appropriate Applications

This practice is generally implemented on all exposed soils subject to wind erosion.

Limitations

- Effectiveness depends on soil, temperature, humidity, and wind velocity.
- Chemically treated subgrades could cause soil to become water repellant, preventing infiltration or the long-term re-vegetation of the site.

Standards and Specifications

Standard Specification Section 10-5 contains general requirements for dust control.

- Effective dust control is accomplished by applying dust palliatives, temporary soil stabilization BMPs, and/or tracking controls, and by managing stockpiles.
- Dust palliatives are covered under Section 18 of the Standard Specifications. Acceptable dust palliatives include water, dust-control binders, and dust suppressants. Dust-control binders must comply with specifications for tackifier. Dust suppressants include petroleum-based organic

TC-1 Temporary Construction Entrance



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

A temporary construction entrance is defined as a point of entrance to a construction site that is stabilized to reduce the tracking of mud and sediment onto public roads by construction vehicles.

Appropriate Applications

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Site conditions will dictate design and need.
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.

Standards and Specifications

General Requirements

- Temporary construction entrance must comply with Standard Specification Section 13-7.03 – Temporary Construction Roadways and Entrances."
- Corrugated steel panels must be pressed or shop welded. They should have a slot or hook for coupling the panels together.

NS-1 Water Conservation Practices



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Water conservation practices are construction methods that minimize the use of water on site or use water in a manner that avoids causing runoff, erosion, and/or the discharge of pollutants to the storm drain system or receiving waters. Proper use of this BMP reduces or prevents non-stormwater discharges.

Appropriate Applications

Water conservation practices are implemented on all construction sites wherever water is used.

Limitations

- If not implemented correctly, discharges may trigger reporting and monitoring requirements and delay construction work.

Standards and Specifications

- Keep water equipment in good working condition.
- Ensure tracking controls are implemented in, near, and around water truck filling areas.
- Repair water leaks promptly.
- Authorization is required for activities that could potentially discharge water into a storm drain system or receiving waters.
- Avoid using water to clean construction areas. Do not wash paved areas with water. Paved areas and roadways should be swept and vacuumed in accordance with SC-7, "Street Sweeping."
- Apply water for dust control in accordance with Standard Specifications Section 10-4 – Water Usage and BMP WE-1, "Wind Erosion Control."

NS-3 Paving, Sealing, Sawcutting, Grooving, and Grinding Activities



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices for conducting paving, sealing, sawcutting, and grinding activities to minimize the transport of pollutants to the storm drain system or receiving water body.

Appropriate Applications

These procedures are implemented where operations such as paving, surfacing, resurfacing, grinding, coring, grooving, sealing, or saw cutting generate spoils, residue, or process water that may pollute storm water runoff or discharge to the storm drain system or receiving water body.

Limitations

- Activities related to paving, sealing, sawcutting, grooving, and grinding operations should be limited when precipitation is forecasted to prevent the triggering for visible and non-visible pollutant monitoring.
- Discharges of freshly paved surfaces can raise pH and trigger permit violations.

Standards and Specifications

General Requirements

- Refer to Standard Specifications Section 13-4.03E(7) – "Paving, Sealing, Sawcutting, Grooving, and Grinding Activities."
- Do not allow the following materials to enter the storm drain system or receiving waters: cementitious material, asphaltic material, aggregate or screenings, sawcutting, grooving.

NS-6 Illegal Connection and Illicit Discharge Detection and Reporting



Standard Symbol

BMP Objectives

- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices designed for construction contractors to recognize illegal connections, illicit discharges, or illegally dumped or discharged materials on a construction site, and for reporting incidents to the Resident Engineer (RE).

Appropriate Applications

- Illegal connection and illicit discharge detection and reporting is applicable anytime an illegal connection or illicit discharge is discovered or illegally dumped material is found on the construction site.
- This BMP applies to all construction projects.

Limitations

- Illegal connections and illicit discharges or dumping, for the purposes of this BMP, refer to discharges and dumping caused by parties other than the Contractor.
- Procedures and practices presented in this BMP are general. Contractor shall use extreme caution, immediately notify the RE when illegal connections or illicit dumping or discharges are discovered, and take no further action unless directed by the RE.
- If pre existing hazardous materials or wastes are known to exist on site, the Contractor's responsibility will be detailed in separate special provisions. The on-site area should be clearly marked and described in the SWPPP or WPCP.

NS-7 Potable Water/Irrigation



Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Potable water/irrigation management consists of practices and procedures to manage the discharge of potential pollutants generated during discharges from irrigation water lines, landscape irrigation, lawn or garden watering, planned and unplanned discharges from potable water sources, water line flushing, and hydrant flushing.

Appropriate Applications

Implement this BMP whenever the above activities or discharges occur at or enter a construction site.

Limitations

None identified.

Standards and Specifications

- Inspect irrigated areas within the construction limits for excess watering. Adjust watering times and schedules to ensure that the appropriate amount of water is being used and to minimize runoff. Consider factors such as soil structure, grade, relative compaction, time of year, and type of plant material in determining the proper amounts of water for a specific area.
- Take precautions to prevent irrigation water from eroding soil, wetting vehicles and pavement, or otherwise causing sediment, hydrocarbons, and other non-visible pollutants that accumulate on those surfaces to discharge into a storm drain system or receiving waterbody.
- When possible, discharges from water line flushing, temporary active treatment systems (see Appendix C "Temporary Active Treatment System) should be reused for landscaping purposes.
- Resident Engineer (RE) approval is required before beginning any washing activities that could discharge to the storm drain or receiving waterbody.

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24 OF 27 SHEETS

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NS-8

Vehicle and Equipment Cleaning





Standard Symbol



Definition and Purpose

Vehicle and equipment cleaning procedures and practices are used to minimize or eliminate the discharge of pollutants from vehicle and equipment cleaning operations to storm drain systems or to watercourses.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment cleaning is performed.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- Generates non-stormwater that requires management and, in some cases, the disposal of hazardous waste.

Standards and Specifications

General Requirements

- Limit vehicle and equipment cleaning or washing at the job site except for the safety and protection of the equipment are as needed to comply with regulatory agency permits and approvals.
- Cleaning of vehicles and equipment with soap, solvents, or steam shall not occur on the job site unless the RE has been notified in advance and the resulting wastes are fully contained in accordance with Standard Specifications Section 14-11 or 13-4.03D(5), whichever is applicable. Do not use diesel to clean vehicles, and minimize the use of solvents.

NS-9

Vehicle and Equipment Fueling





Standard Symbol



Definition and Purpose

Vehicle and equipment fueling procedures and practices are designed to minimize or eliminate the discharge of fuel spills and leaks into storm drain systems or to receiving waters.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment fueling takes place.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment off-site for fueling.

Standards and Specifications

- When fueling must occur on site, the contractor shall select and designate an area or areas to be used, subject to approval of the Resident Engineer.
- Dedicated fueling areas shall be protected from stormwater run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance and fueling areas.

NS-10

Vehicle and Equipment Maintenance





Standard Symbol



Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of pollutants to the storm drain systems or to receiving waters from vehicle and equipment maintenance activities.

Appropriate Applications

- These procedures apply on all construction projects where an on-site uncovered yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment off site for fueling.

Standards and Specifications

- When maintenance must occur on site, the contractor shall select and designate an area to be used, subject to approval of the Resident Engineer and implement appropriate controls for the activities to be performed.
- Dedicated maintenance areas shall be on level ground and protected from storm water run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and receiving waters.
- Protect maintenance areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance areas.

NS-12

Concrete Curing





Standard Symbol



Definition and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, and pump houses. Concrete curing includes the use of both chemical and water methods. Proper procedures to minimize any potential for runoff during concrete curing must take place.

Appropriate Applications

All concrete elements of a structure (e.g., footings, columns, abutments, stems, soffit, deck) are subject to curing requirements.

Limitations

None identified.

Standards and Specifications

Chemical Curing

- Avoid over-spray of curing compounds.
- Minimize the drift of chemical cure as much as possible by applying the curing compound close to the concrete surface. Apply an amount of compound that covers the surface but does not flow any compound runoff.
- Use proper storage and handling techniques for concrete curing compounds. Refer to WM-1, Material Delivery and Storage.

NS-14

Concrete Finishing





Standard Symbol



Definition and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high-pressure water blasting. Proper procedures minimize the impact that concrete finishing methods may have on runoff.

Appropriate Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Limitations

Specific permit requirements may be included in the contract documents for certain concrete finishing operations.

Standards and Specifications

General Requirements

- Follow containment requirements stated in the project special provisions.
- Collect and properly dispose of water and solid waste from high-pressure water blasting operations.
- Collect and properly dispose of water from water blasting operations, and sand and solid waste from sandblasting operations.
- Protect drainage inlets within 5 feet of the sandblasting prior to beginning sandblasting operations. Refer to SC-10, "Temporary Drainage Inlet Protection."

WM-1

Material Delivery and Storage





Standard Symbol



Definition and Purpose

Procedures and practices for the proper handling and storage of materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

These procedures are implemented at all construction sites with delivery and storage of the following:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster

WM-2

Material Management





Standard Symbol



Definition and Purpose

These are procedures and practices for use of construction materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

This BMP applies to all construction projects. These procedures apply when the following materials are used or prepared on site:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

WM-3

Stockpile Management





Standard Symbol



Definition and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, and paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), AC rubble, aggregate base, aggregate subbase or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt) and pressure-treated wood.

Appropriate Applications

Implemented in all projects that stockpile soil and other materials.

Limitations

Use of plastic cover might be restricted depending on the location of the site and regulatory permits.

Standards and Specifications

Stockpiles must comply with Standard Specifications Section 13-4.03C(3) – "Stockpile Management."

- Stockpile protection is a year-round requirement.
- Locate stockpiles a minimum of 50 feet from concentrated flows of storm water, drainage courses, and inlets.
- Use run-on and runoff BMPs to ensure stockpile materials are protected and do not have the potential to discharge material.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, "Wind Erosion Control."

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WM-4

Spill Prevention and Control



Standard Symbol

BMP Objectives

Definition and Purpose

These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.

Appropriate Application

- This BMP applies to all construction projects. Spill control procedures are implemented any time chemicals and/or hazardous substances are stored. Substances may include, but are not limited to:
  - Soil stabilizers/binders
  - Dust palliatives
  - Herbicides
  - Growth inhibitors
  - Fertilizers
  - Deicing/anti-icing chemicals
  - Fuels
  - Lubricant
  - Other petroleum distillates
- To the extent that the work can be accomplished safely, spills of oil; petroleum products; substances listed under 40 CFR parts 110, 117, and 302; and sanitary and septic wastes shall be contained and cleaned up immediately.

WM-5

Solid Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to water bodies as a result of the creation, stockpiling, or removal of construction site wastes.

Appropriate Applications

Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.

Solid wastes include but are not limited to:

- Construction wastes, including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, and Styrofoam and other materials used to transport and package construction materials.
- Highway planting wastes, including vegetative material, plant containers, and packaging materials.
- Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

Limitations

None identified.

WM-6

Hazardous Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices to minimize or eliminate the discharge of pollutants from construction site hazardous waste to the storm drain systems or to watercourses.

Appropriate Applications

- This BMP applies to all construction projects.
- Hazardous waste management practices are implemented on construction projects that generate waste from the use of:
  - Petroleum products
  - Asphalt products
  - Concrete curing compounds
  - Pesticides
  - Palliatives
  - Acids
  - Paints
  - Stains
  - Solvents
  - Septic wastes
  - Wood preservatives

WM-7

Contaminated Soil Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices to minimize or eliminate the discharges of pollutants to the drainage system or to receiving waters from contaminated soil.

Appropriate Applications

- Contaminated soil management is implemented on construction projects where soil contamination may have occurred due to spills, illicit discharges, or leaks from underground storage tanks.
- It may also apply to highway widening projects in older areas where median and shoulder soils may have been contaminated by aerially deposited lead (ADL).

Limitations

- The procedures and practices presented in the BMP are general. The Contractor shall identify appropriate practices and procedures consistent with the plans and specifications for the specific contaminants known to exist or discovered on site.

Standards and Specifications

Identifying Contaminated Areas

- Contaminated soils are often identified during project planning and development with known locations identified in the plans and specifications. The Contractor shall review applicable reports and examine applicable call-outs in the plans and specifications.

WM-8

Concrete Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

These are procedures and practices that are designed to minimize or eliminate the discharge of concrete waste materials to the storm drain systems or watercourses.

Appropriate Applications

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on site when approved by the Resident Engineer (RE). See also NS-8, "Vehicle and Equipment Cleaning."
- Where mortar-mixing stations exist.

Limitations

- None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.
- The WPC Manager shall oversee and enforce concrete waste management procedures.

WM-9

Sanitary and Septic Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of construction site sanitary and septic waste materials to the storm drain system or to receiving waters.

Appropriate Application

Sanitary/septic waste management practices are implemented on all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on sanitary and septic waste storage and disposal procedures.
- Educate employees, subcontractors, and suppliers of potential dangers to humans and the environment from sanitary/septic wastes.
- Instruct employees, subcontractors, and suppliers in identification of sanitary/septic waste.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings and tailgates).
- Establish a continuing education program to indoctrinate new employees.

WM-10

Liquid Waste Management



Standard Symbol

BMP Objectives

Definition and Purpose

Procedures and practices to prevent discharge of pollutants to the storm drain system or to receiving waters as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Appropriate Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-storm water liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations, or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Does not apply to dewatering operations (see NS-2, "Dewatering"), solid waste management (see WM-5, "Solid Waste Management"), hazardous wastes (see WM-6, "Hazardous Waste Management"), or concrete slurry residue (see WM-8, "Concrete Waste Management").

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Exhibit C

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

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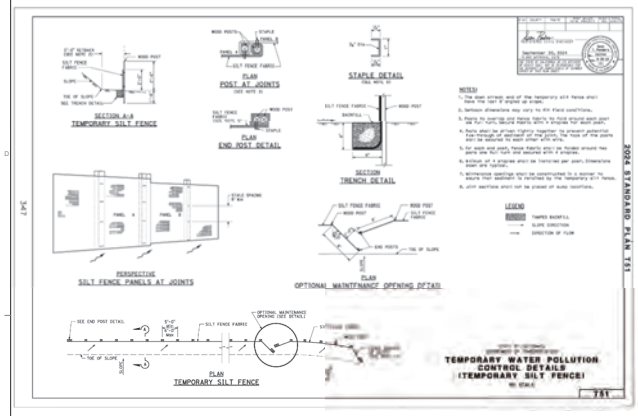

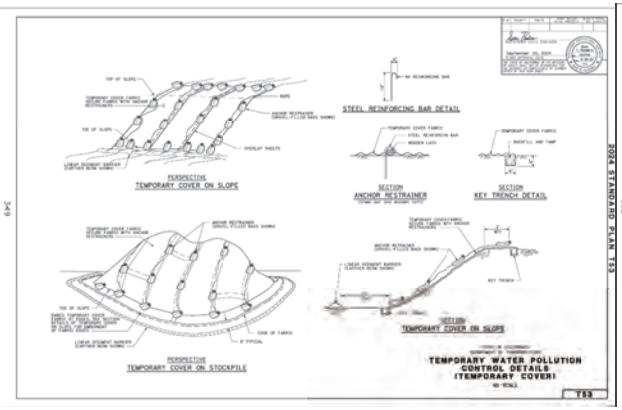

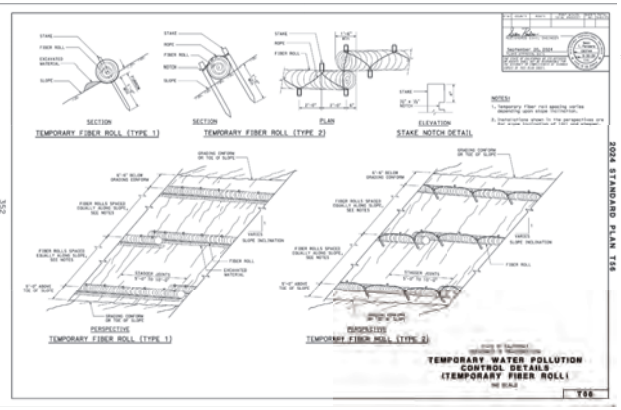

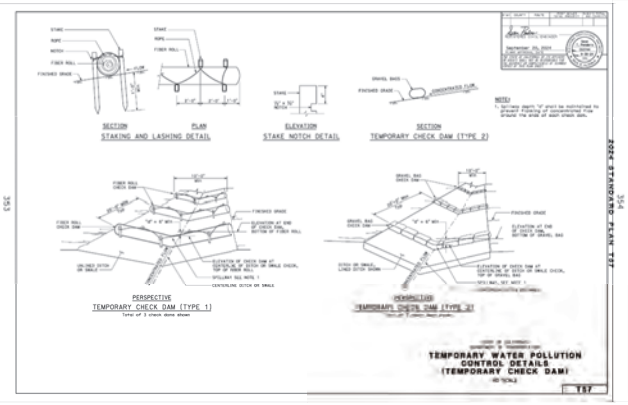

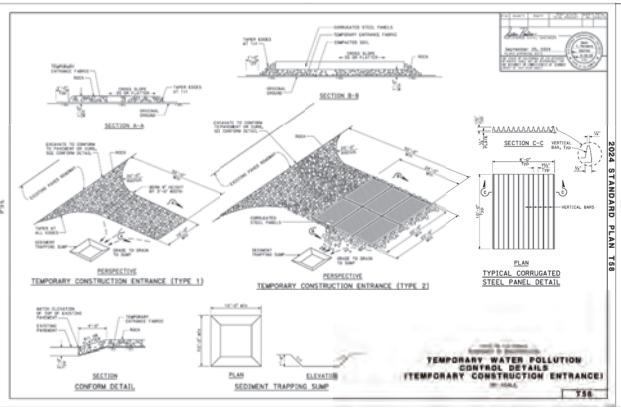

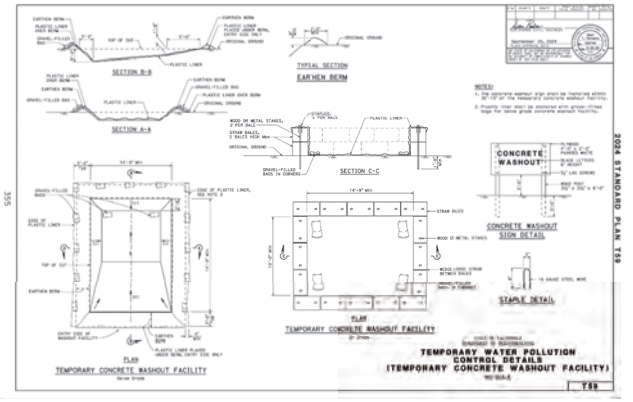

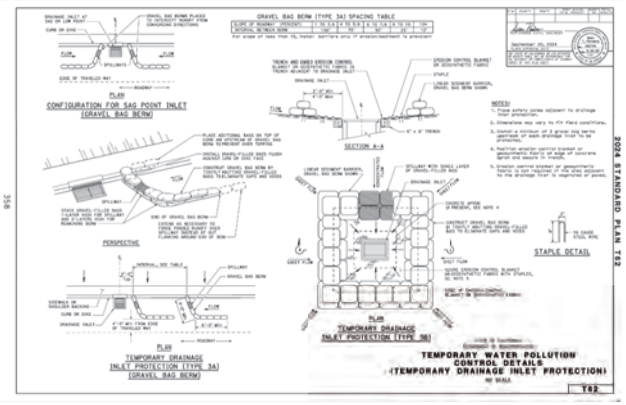

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Exhibit C



SITE DESIGN KEY

1. PEDESTRIAN WALKWAY, TYP.
2. CLUBHOUSE - SEE SHEETS A20, A21, ENLARGEMENT L2
3. VEGETATED STORMWATER BASIN FOR RECREATIONAL USE SEE L5 FOR PLANT MATERIALS, L7 FOR IRRIGATION, L4 FOR MWELO CALCS AND GRADING PLANS C3.2 FOR DEPTHS
4. PEDESTRIAN PASEO WITH BBQ, TYP.
5. DECORATIVE PAVING TREATMENT AT CROSSINGS, TYP.
6. COMMUNITY MAILBOXES - SEE ARCH SHEETS
7. SHORT-TERM BIKE PARKING (QTY 36)
8. PLAZA PAVING WITH SCORING, TYP.
9. WOODLAND PLAY AREA - SEE ENLARGEMENT L2, L3
10. COMMUNITY PICNIC AREA, TYP.
11. VEGETATED STORMWATER BASIN, SEE PLANT SCHEDULE L5 FOR SPECIES, LX FOR IRRIGATION, & GRADING PLANS FOR DEPTH
12. WOOD STAMPED CONCRETE BOARDWALK, SEE L3
13. PEDESTRIAN CROSSING, TYP.
14. TRASH ENCLOSURE, TYP, SEE ARCH SHEETS
15. SIDEWALK, TYP.
16. SHADED PEDESTRIAN WALKING LOOP
17. COMMON GATHERING - FIRE TABLE & SEATING
18. EXISTING OAK TO REMAIN & PROTECT, SEE L5-6 & ARBORIST MATERIALS
19. BOCCE BALL COURT WITH ADA ACCESS
20. CURVILINEAR WOOD SLAT SEATING WITH BOULDERS, SEE L3
21. ADAPTIVE DROUGHT TOLERANT PLANTING, SEE L5, L4 FOR MWELO
22. OVERHEAD SHADE STRUCTURE AT COMMUNITY SPACE, TYP; SEE L3
23. FENCING - 6'H DECORATIVE METAL AT POOL, SEE L3 & L10
24. FENCING - 6'H VINYL COATED MICROMESH CHAIN LINK, SEE L3 & L10
25. FENCING - 6'H MAX. PERIMETER PRIVACY WOOD SLAT, SEE L3 & L10
26. PRIVACY WALL AT ARDMORE RD - 6'H MAX. CMU BLOCK, SEE L3, L8
27. MURAL ART LOCATION
28. LANDSCAPE BUFFER WHERE ADJACENT TO R1
29. LANDSCAPE WALL, TYP.
    MAX HEIGHT 42" SEE L3 FOR FINISHES
30. RETAINING WALL AT (E) OAK TO REMAIN
    HEIGHT PER CIVIL, SEE L3 FOR FINISHES
31. SITE RETAINING WALL, TYP.
    EXPOSED HEIGHT PER CIVIL GRADING PLANS & PROFILES
    SEE SHEET C3.2 FOR GRADING PLANS
    SEE SHEETS C4.1 - C4.3 FOR SECTIONS PROFILES
    SEE L5 FOR WALL FINISHES & NOTES, TYP.

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE SITE PLAN

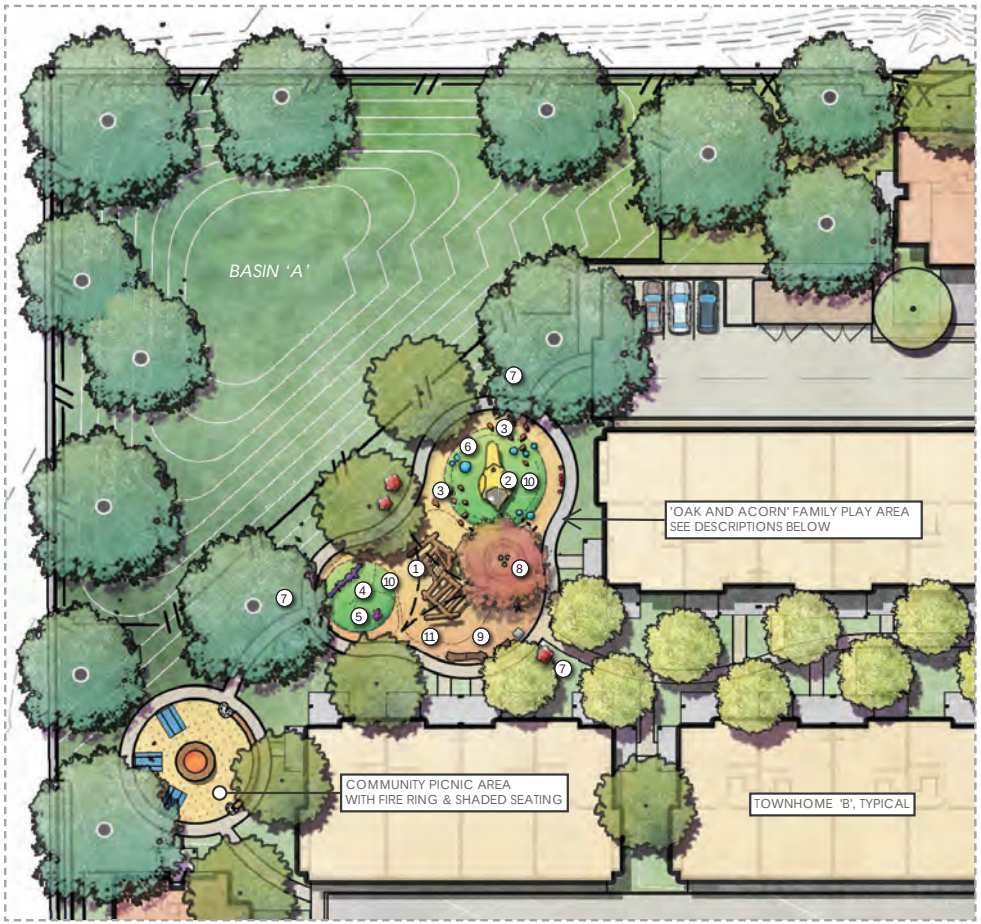
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

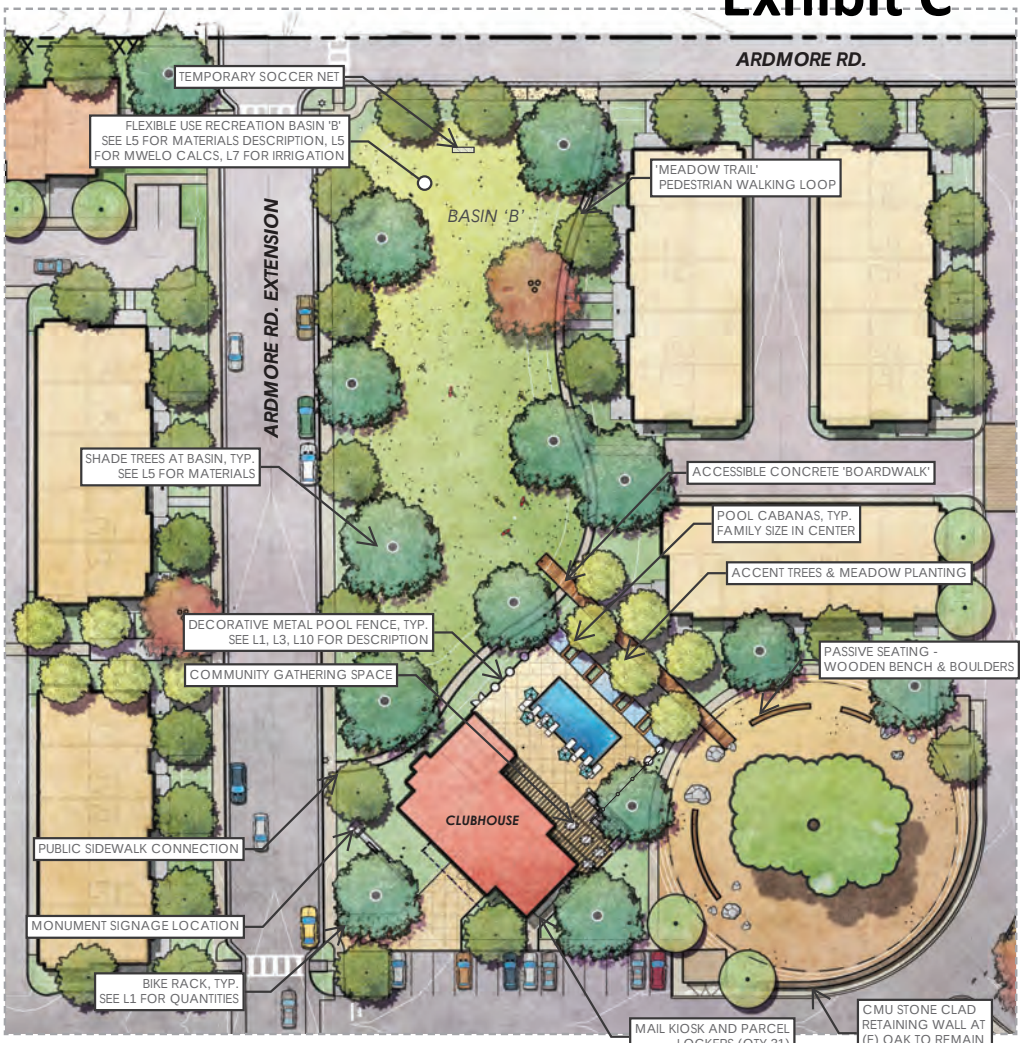
L1

Exhibit C



A ***WOODLAND THEMED NATURAL PLAY AREA - PRELIMINARY EQUIPMENT SCHEDULE***

1. LOG PILE - WHITE OAK OR EQUAL BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
2. SCULPTUAL PLAY ELEMENT - 'JUNIOR' SONGBIRD BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
3. GRASS BLADE FOREST CLIMBER - ROBINIA WOOD OR EQ. BY LOCAL MANUF (5-12 YRS) QTY (7 MIN) NO FALL ZONE
4. CATERPILLAR CLIMBER - ROBINIA WOOD OR EQ. BY RICHTER OR LOCAL MANUF (ADA COMPLIANT, 2-12 YRS) QTY (1)
5. CREATURE SPRINGER - BEE, SNAIL, OR ANT ROCKER (2-12 YRS) QTY (1)
6. COLORIZED RUBBER HALF SPHERES - CLIMBERS ON SLOPE (2-12 YRS) QTY (7 MIN)
7. TOADSTOOLS OR BOULDERS AT PLAY AREA ENTRY
8. RAISED PLANTER WITH SHADED SEATING, SEE L3 FOR FINISH OF CMU LANDSCAPE WALLS
9. LOG BENCH SEATING, TYP.
10. SYNTHETIC TURF
11. ENGINEERED WOOD FIBER MULCH PLAY SURFACING (ADA COMPLIANT)



B ***EXTERIOR AMENITIES AND RECREATIONAL AREAS***

SEE L1 FOR LOCATION OF ENLARGEMENT AREAS ON SITE PLAN
SEE L3 FOR MATERIALS SUPPORT IMAGERY
SEE L4-L6 FOR PLANT MATERIAL DESCRIPTIONS AND CALCULATIONS

rrm

COMMUNITY SPACE ENLARGEMENTS - AREAS FOR RECREATION

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L2

Exhibit C


SHADE STRUCTURE AT CLUBHOUSE COMMONS




SYNTHETIC TUF MOUND

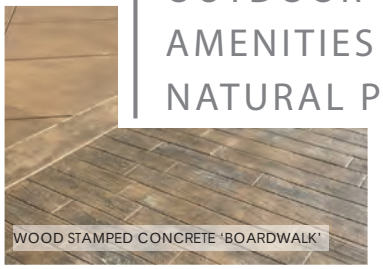

CREATURE SPINNER

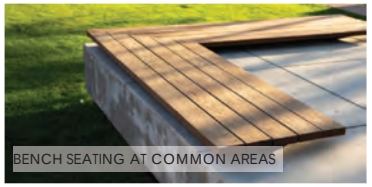



ACCENT TREE ALLEE WITH CLIMATE ADAPTIVE PLANTING

OUTDOOR AMENITIES & NATURAL PLAY


WOOD SLAT BENCH AT EXISTING OAK TO REMAIN


WOOD STAMPED CONCRETE 'BOARDWALK'


BENCH SEATING AT COMMON AREAS


LOG PILE AND SCULPTURAL CLIMBER


NATURAL PLAY ON ENGINEERED WOOD FIBER MULCH (ADA)


LOG PILE AND SCULPTURAL CLIMBER





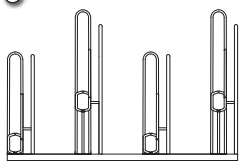





1


2


3


'PEAK' BIKE RACK
POWDERCOATED BRONZE


3



COMPOSITE WOOD BENCH SEATING
NO FOOTING REQUIRED IN TREE PROTECTION ZONE
SEE L1 FOR LOCATIONS

FENCING:
FROM LEFT TO RIGHT - SEE L1 FOR LOCATIONS
1. 6'H VINYL COATED MICROMESH CHAIN LINK (GREEN)

2. 3'H MAX (OPTION A) OR 6'H MAX (OPTION B)
PERIMETER PRIVACY NATURAL WOOD SLAT

3. 6'DECORATIVE METAL AT POOL WITH STEEL PANELS

CMU LANDSCAPE WALLS, TYP.
CMU RETAINING WALL AT (E) OAK TO REMAIN
42" MAX H - STONE FINISH TO MATCH ARCHITECTURE
STONE FINISH AS SHOWN ABOVE LEFT - SEE L1 FOR LOCATIONS

CMU PRIVACY WALL AT ARDMORE RD.
6' MAX H - SPLIT FACE CMU BLOCK, COLOR LIGHT TAN
AS SHOWN ABOVE UPPER RIGHT - SEE L1 FOR LOCATIONS

CMU SITE RETAINING WALLS, TYP.
PERIMETER LOCATIONS WHERE PROPOSED
EXPOSED HEIGHT VARIES - SEE CIVIL GRADING PLANS C3.2, PROFILES C4.1 - C4.3
SHALL BE STANDARD CONCRETE SPLIT FACE BLOCK, AS SHOWN ABOVE LOWER RIGHT

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LANDSCAPE CHARACTER AND MATERIALS
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24
L3

Exhibit C

MWELO IRRIGATION DESIGN CRITERION





















PLANT PALETTE

IRRIGATION STATEMENT OF COMPLIANCE

THE PLANT PALETTE IS COMPRISED OF SPECIES KNOWN TO THRIVE IN THE LOCAL MEDITTERAENEAN CLIMATE AND SOIL CONDITIONS. 90% THE PROPOSED PLANT MATERIAL OUTSIDE OF AREAS ALLOCATED FOR RECREATIONAL USE WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION BASED ON THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PER SLOMC 17.70.220A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE PROVISION OF IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH VEGETATION.

TOTAL ON-SITE LANDSCAPE AREA: 199,841 SF IRRIGATED, 249,675 SF (includes Common Space)

ESTIMATED TOTAL WATER USE: 2,322,599 GAL / YR.
MAXIMUM APPLIED WATER ALLOWANCE: 3,635,125 GAL / YR.

AREAS WITHIN THE PROJECT SITE THAT ARE TO BE USED FOR RECREATIONAL PURPOSES ARE CLASSIFIED AS SPECIAL LANDSCAPE AREAS. SPECIAL LANDSCAPE AREAS HAVE BEEN INCORPORATED INTO THE FOLLOWING CALCULATIONS AND ARE REFLECTED IN THE MAXIMUM APPLIED WATER ALLOWANCE PER CALIFORNIA CODE OF REGULATIONS AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SEE SPREADSHEET BELOW.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 49.0

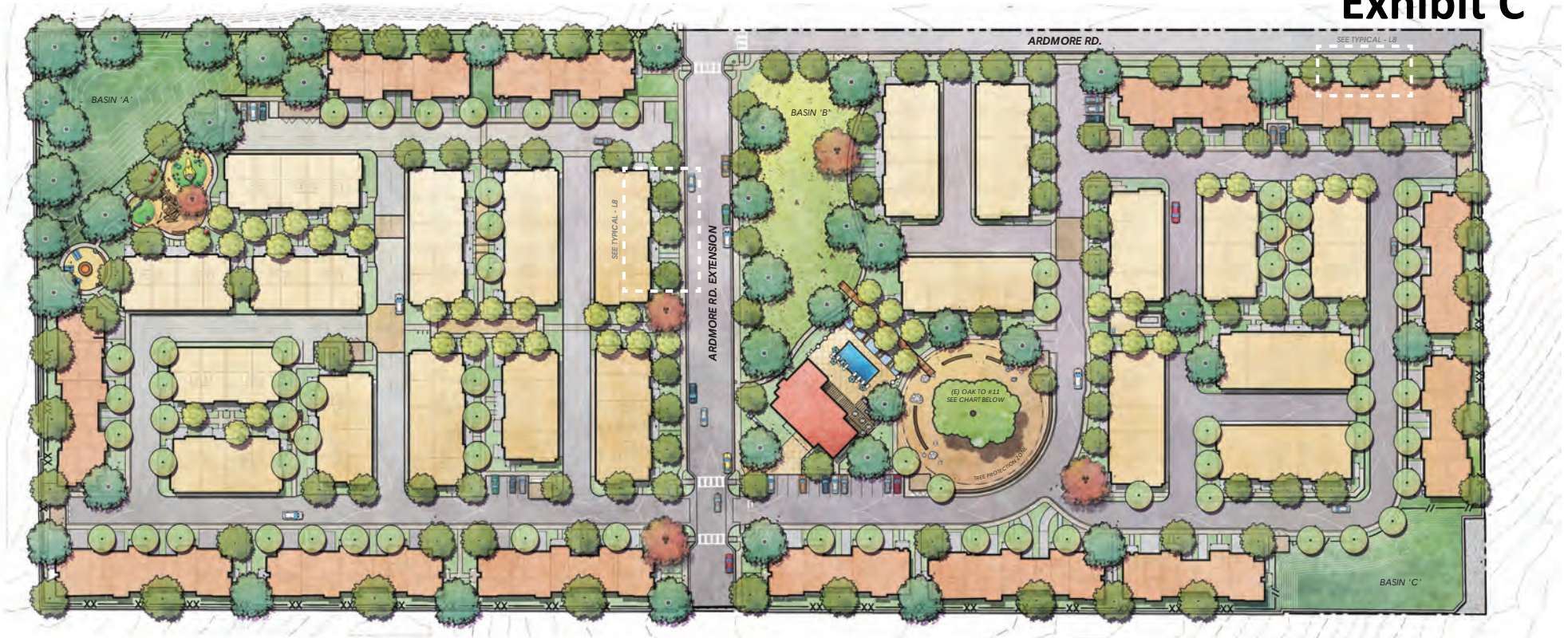
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
						ETWU Total	2,322,599
						Maximum Allowed Water Allowance (MAWA)	3,635,125

Hydrozone #/Planting Description	*Irrigation Method*	*Irrigation Efficiency*	*ETWU (Annual Gallons Required)*
E.G.	*overhead spray or drip*	*0.75 for spray head*	*Eto x 0.62 x (ETAF x Area)*
1.) front lawn		*0.81 for drip*	*where 0.62 is a*
2.) low water use plantings			*conversion factor that*
3.) medium water use planting			*converts acre inches per*
			acre per year to gallo
			per square foot per
			year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)]+((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per

Exhibit C



PRELIMINARY PLANT PALETTE

SPECIMEN TREES (24-36" BOX) QTY 39

SUCH AS:

PLATANUS RACEMOSA MULTI-TRUNK
CALIFRONIA SYCAMORE
QUERCUS LOBATA (2" CALIBER DBH MIN)
VALLEY OAK - 34 TOTAL

SEE OAK REPLACEMENT CALCULATIONS AT RIGHT OF THIS SHEET

SHADE TREES (15 GAL - 24" BOX) QTY 112

SUCH AS:

ACER RUBRUM
RED MAPLE
ALNUS RHOMBIFOLIA
WHITE ALDER
GLEDITSIA TIACANTHOS INERMIS 'SHADE MASTER'
SHADEMASTER LOCUST
GINGKO BILOBA 'AUTUMN GOLD'
AUTMN GOLD GINGKO
QUERCUS AGRIFOLIA
COAST LIVE OAK
PISTACHIA CHINENSIS
CHINESE PISTACHE
PLATANUS R. X ACERIFLOIA
LONDON PLANE TREE
PRUNUS X 'SNOW GOOSE'
FLOWERING CHERRY
PYRUS CALLERYANA 'CAPITAL'
COLUMNAR CALLERY PEAR
ROBINIA AMBIGUA 'PURPLE ROBE'
PURPLE ROBE LOCUST
ZELKOVA SERRATA
SAWLEAF ZELKOVA

ACCENT TREES (15 GAL) QTY 103

SUCH AS:

ARBUTUS X 'MARINA'
MARINA ARBUTUS
MAGNOLIA SOULANGIANA 'ALEXANDRINA'
SAUCER MAGNOLIA
CERCIS X 'RISING SUN'
GOLDEN REDBUD
LAGERSTROEMIA SPP.
CRAPE MYRTLE
MYRICA CALIFORNICA
PACIFIC WAX MYRTLE
OLEA EUROPEA 'SWAN HILL' - STERILE
FRUITLESS OLIVE
CHITALPA TASHKENTENSIS
'PINK DAWN'

PROPOSED TREES TO BE PLANTED *QTY 254*
EXISTING TREES TO BE REMOVED *QTY 6*

SHRUBS, GRASSES, AND GROUNDCOVERS (1, 5, 15 GAL) QTY 199,841 SF (INCLUDES BASIN SF)

SUCH AS:

ACHILLEA X 'MOONSHINE'
MOONSHINE YARROW
ARCTOSTAPHYLOS 'HOWARD MCMINN' **
HOWARD MCMINN MANZANITA
CAREX PRAEGRACILIS ***
CALIFORNIA FIELD SEDGE
CAREX TUMULICOLA **
FOOTHILL SEDGE
CAREX DIVULSA **
BERKELY SEDGE
CEANOTHUS GRISEUS HORIZONTALIS **
CALIFORNIA LILAC
CISTUS X HYBRIDUS
WHITE ROCKROSE
CLYTOSTOMA CALLISTEGIOIDES
VIOLET TRUMPET VINE
CARPENTERIA CALIFORNICA **
BUSH ANEMONE
COTINUS COGGYGRIA 'ROYAL PURPLE'
ROYAL PURPLE SMOKE TREE
CORREA 'DUSKY BELLS' **
AUSTRALIAN FUSCHIA
CERCIS OCCIDENTALIS **
WESTERN REDBUD
DRYOPTERIS ERYTHROSORA **
AUTUMN FERN
DROPTERIS ARGUTA **
DRY WOOD FERN
EPILOBIUM CALIFORNICA **
CALIFORNIA FUSCHIA
IRIS DOUGLASIANA ** / ***
DOUGLAS IRIS
ERIOGONUM GRANDE RUBESCENS **
RED BUCKWHEAT
HEUCHERA SANGUINEA SPP. **
CORAL BELLS
FRAGARIA CHILOENSIS 'LIPSTICK'
LIPSTICK STRAWBERRY
HETEROHOMELES ARBUTIFOLIA **
CALIFORNIA TOYON
JUNCUS SPP. ***
CALIFORNIA RUSH YARIETIES
KECKELLIA CORDIFOLIA **
HEART LEAVED PENSTEMON
KNIPHOFIA UVARIA 'ECHO MANGO' ***
REBLOOMING TORCHLILY
LAVANDULA X INTERMEDIA 'HIDCOTE'
HIDCOTE LAVENDER
LEYMUS CONDENSATUS ***
CANYON PRINCE NATIVE BLUE RYE
HARDY LOMANDRA SPP. ** / ***
MAT RUSH
MIMULUS AURANTIACUS **
STICKY MONKEY FLOWER
MAHONIA REPENS **
CREEPING MAHONIA
FESTUCA RUBRA ***
CREEPING RED FESCUE

SUCH AS:

PHLOMIS FRUTICOSA
JERUSALEM SAGE
PHORMIUM X 'SEA JADE'
NEW ZEALAND FLAX
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN TAWHIWHI
POLYSTICHUM MUNITUM **
WESTERN SWORD FERN
PHOTINIA FRASERI 'RED ROBIN'
RED ROBIN PHOTINIA
MUHLENBERGIA RIGENS **
DEER GRASS
NEPETA X FAASSENII 'WALKERS LOW'
WALKERS LOW CATMINT
OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE
PENNISETUM SPATHIOLATUM
RYE PUFFS
PENSTEMON X 'FIREBIRD'
FIREBIRD BEARD TONGUE
PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE
RHUS INTEGRIFOLIA **
LEMONADE BERRY
RIBES SANGUINEUM **
RED FLOWERING CURRANT
RIBES SPECIOSUM FUCHSIA **
FLOWERING GOOSEBERRY
ROMNEYA COULTERI **
MATILIJA POPPY
ROSMARINUS X HUNNINTON CARPET
CREEPING ROSEMARY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
CALIFORNIA COFFEE BERRY
HELIANTHEMUM WHITE
WHITE SUNROSE
SALVIA SPATHACEA **
HUMMINGBIRD SAGE
SALVIA X 'POZO BLUE' **
POZO BLUE SAGE
SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS
VERBENA BONARIENSIS
PURPLETOP VERVAIN
VERBENA LILACINA 'DE LA MINA'
LILAC VERBENA
VERBENA X 'BALENDAKLE'
ENDURASCAPE PURPLE VERBENA
VITIS CALIFORNICA **
CALIFORNIA WILD GRAPE
WOODWARDIA FIMBRIATA **
GIANT CHAIN FERN

** INDICATES SPECIES IS SUITABLE FOR UNDER OAKS

*** INDICATES SPECIES IS SUITABLE TO VEGETATE STORMWATER BASINS

VEGETATED STORMWATER BASINS 'A' AND 'C' QTY 15,901 SF

*** SEE SPECIES SUTIABLE FOR STORMWATER BASINS AT LEFT, PRELIM IRRIGATION PROVIDED ON SHEET L7

VEGETATED STORMWATER BASIN 'B' (RECREATION) QTY 19,817 SF

TO BE VEGETATED WITH MAINTAINABLE NATURAL GRASSES SUCH AS CAREX PRAEGRACILIS OR FESTUCA RUBRA CLASSIFIED AS SPECIAL LANDSCAPE AREA (SLA) FOR RECREATIONAL PURPOSES - SEE MWELO CALCS L4, IRRIGATION L7

OAK TREE REMOVAL AND REPLACEMENT QUANTITIES:

SEE OAK TREE IMPACT AND PROTECTION REPORT FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS. SEE ADDITIONAL TREE PROTECTION NOTES SHEET L6 -OAK TREE REPLACEMENT EXHIBIT

SEE EXISTING SITE SURVEY AND DEMOLITION PLAN FOR LOCATION AND QUANTITIES OF OAKS TO BE REMOVED

REPLACEMENT QUANTITIES PROPOSED SHALL BE IN COMPLIANCE WITH CITY OF EL PASO DE ROBLES MC CH.10.01.50
SEE PRLIMINARY PLANT SCHEDULE, LEFT ON THIS SHEET

TREE #	DBH	RECOMMENDATION
TREE 1	43"	REMOVE
TREE 2	47"	REMOVE
TREE 3	47"	DECEASED (NOT A PART)
TREE 4	52"	REMOVE
TREE 9	51"	REMOVE
TREE 10	51"	REMAIN AND PROTECT
TREE 11	30"	REMOVE
TREE 13	42"	REMOVE
TOTAL = 265" (25%) PER PRMC 10.01.050		
REPLACEMENT QTY	68 INCHES DBH = 34 min	
34 TOTAL QUERCUS LOBATA PROPOSED (SIZE LEFT)		

SCALE: 1"= 40'-0" *(24"X36" SHEET)*
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE AND OAK TREE REPLACEMENT PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L5

Exhibit C



REFER TO SHEET L5 FOR OAK MITIGATION CALCULATIONS BY DBH, SIZE, AND QUANTITIES. OAKS SHALL BE IRRIGATED WITH DEEP ROOT BUBBLERS, SEE L7 FOR PRELIMINARY IRRIGATION EQUIPMENT.
REFER TO OAK TREE IMPACT AND PROTECTION REPORT WITH MEMORANDUM FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS.
REFER TO CIVIL SHEET C2.1 FOR LOCATION AND QUANTITIES OF OAKS TO REMAIN & PROTECT & REMOVE. ADDITIONAL TREE PROTECTION NOTES PROVIDED BELOW.

TREE PROTECTION NOTES

1. Additional monitoring of construction by the project arborist, before and during grading, will be required to ensure large roots are not damaged. The following tree protection measures and over-site shall be completed prior to grading.

2. Install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed.

3. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.

4. Monitoring of tree protection measures and construction around the tree a by the project arborist, shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.

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OAK TREE REPLACEMENT LOCATIONS & PROTECTION NOTES

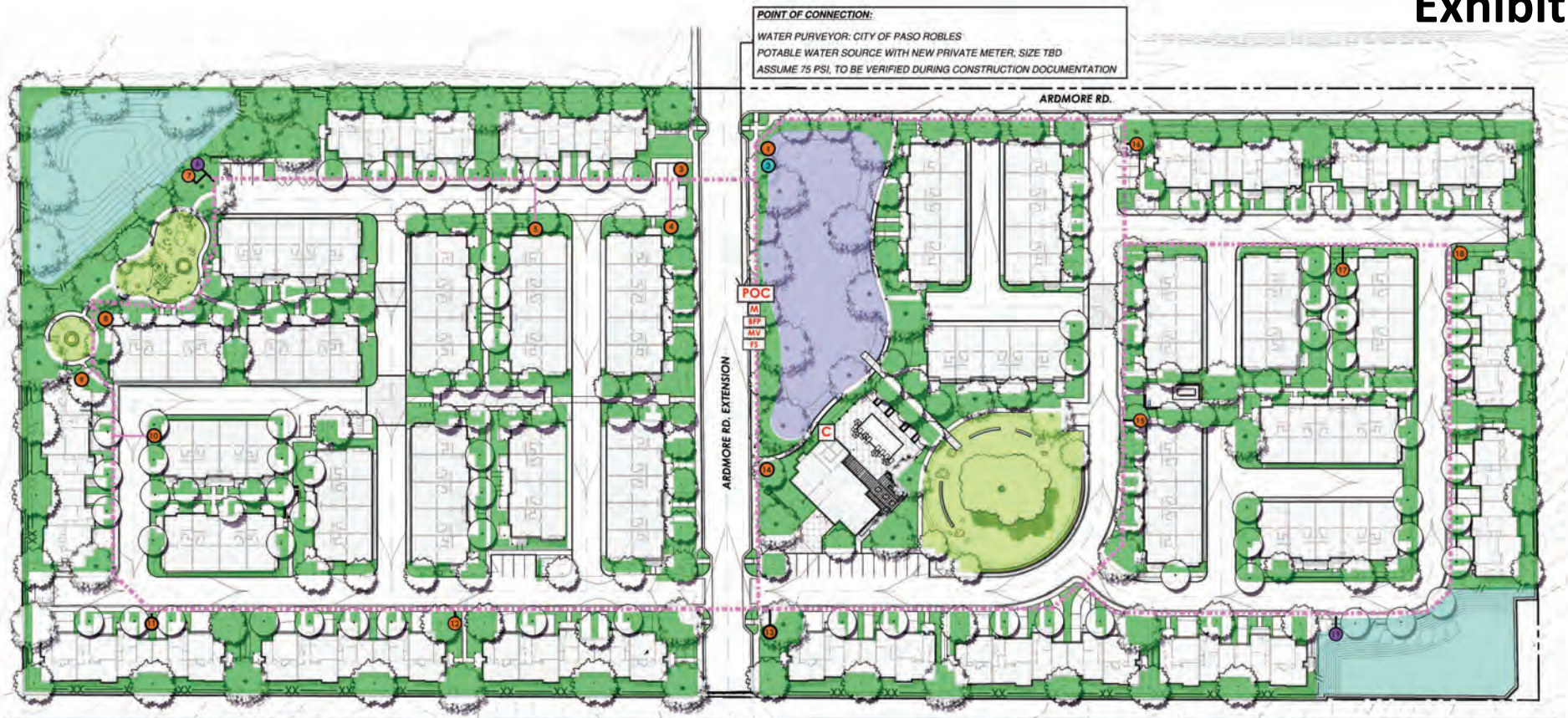
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L6

Exhibit C



PRELIMINARY IRRIGATION SCHEDULE

EQUIPMENT SUCH AS:

TREE BUBBLERS
RAIN BIRD 1400 FLOOD, IN ROOT WATERING SOCK (RWS).

TURF ROTORS
HUNTER I-20, 6" POP-UP, MATCHED PRECIPITATION RATE (MPR) NOZZLE.

DRIP CONTROL ZONE KITS
RAIN BIRD XCZ, COMMERCIAL DRIP CONTROL ZONE KIT INCL. VALVE, AND PRESSURE REGULATING FILTER.

PIPE TRANSITION POINT
FROM PVC LATERAL TO DRIP DISTRIBUTION TUBING.

DRIPLINE FLUSH VALVE
RAIN BIRD MDCF, LOCATED AT ALL DEAD END SECTIONS OF LATERAL PIPING.

AIR RELIEF VALVE
RAIN BIRD ARV, LOCATED AT HIGHEST POINT IN RELATIVE DRIP ZONE.

DRIP EMITTERS
RAIN BIRD XB-PC, PRESSURE COMPENSATING DRIP EMITTERS.

REMOTE CONTROL VALVE, TYP.
RAIN BIRD EFB SERIES, BRASS REMOTE CONTROL VALVE.

QUICK COUPLER VALVE, TYP.
RAIN BIRD, LOCKABLE QUICK-COUPLING VALVE.

SHUT OFF VALVE, TYP.
MATCO NORCA, BRASS SHUT OFF VALVE.

MASTER VALVE
BUCKNER-SUPERIOR 3100 SERIES, NORMALLY OPEN BRASS MASTER VALVE.

BACKFLOW PREVENTER - PROVIDE VEGETATIVE SCREEN
FEBCO 825Y, REDUCED PRESSURE BACKFLOW PREVENTER.

CONTROLLER W/ WIFI CAPABILITIES
HUNTER ACC2 W12-54 STATION EXTERIOR STAINLESS STEEL ENCLOSURE W/ RAIN SENSOR AND FLOW SENSOR.

MAIN LINE PIPE
PVC SCHEDULE 40, AND PVC SCHEDULE 80
LATERAL SHALL BE PVC SCHEDULE 40
LATERALS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION

SYMBOL LEGEND

PROPOSED VALVE BANK LOCATION FOR HYDROZONES (~3000 SF PER ZONE)

- SERVING DRIP IRRIGATED LANDSCAPE AREA (LOW)
- SERVING VEGETATED STORMWATER BASIN FOR RECREATIONAL USE (MOD
- SERVING VEGETATED STORMWATER BASIN (LOW)
- IRRIGATION MAIN LINE ROUTE (SEE EQUIPMENT AT LEFT)
- POC — POINT OF CONNECTION
- M — METER - SIZE PER CIVIL
- BFP — SCREENED BACKFLOW PREVENTER
- MV — MASTER VALVE
- FS — FLOW SENSOR
- C — CONTROLLER LOCATION

IRRIGATED HYDROZONE AREA CALCULATIONS

TOTAL IRRIGATED LANDSCAPE AREA = 199,841 SF
SEE SHEET L4 FOR MWELO WATER USE CALCS & STATEMENT OF COMPLIANCE
SEE L5 FOR LANDSCAPE PLAN, WUCOLS CLASSIFICTIONS, AND PLANT SPECIES

- TOTAL LANDSCAPE AREA TO RECEIVE DRIP IRRIGATION: 164,123 SF
- TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASINS TO RECEIVE SPRAY IRRIGATION: 15,901 SF
- TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASIN (RECREATIONAL USE) TO RECEIVE SPRAY IRRIGATION: 19,817 SF (SLA)
- TOTAL NON-IRRIGATED LANDSCAPE AREA: 18,247 SF

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

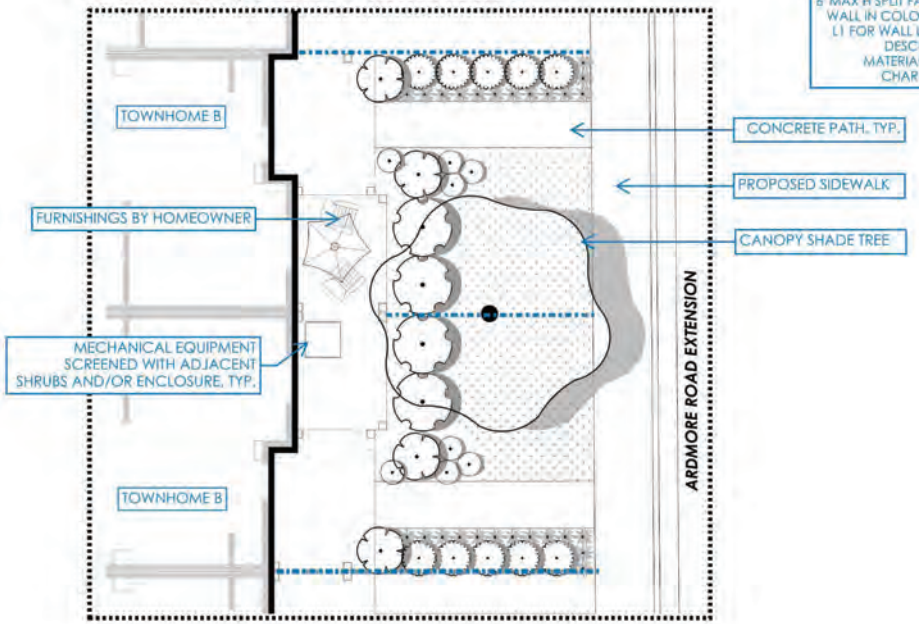
PRELIMINARY IRRIGATION AND HYRDOZONE PLAN
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

L7

Exhibit C

LANDSCAPE TYPICAL 1 - TOWNHOME 'B'

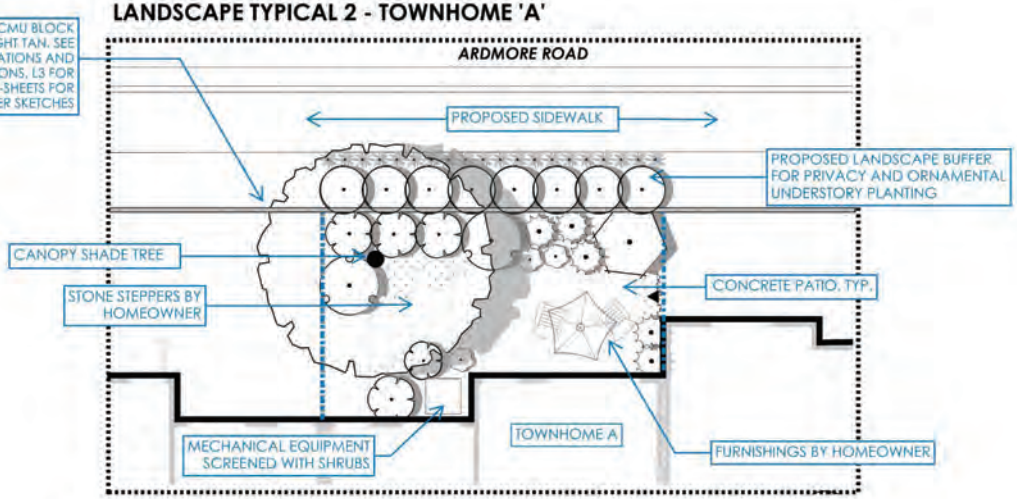


PLANT SCHEDULE: FRONTYARDS ALONG ARDMORE RD. EXTENSION

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
TREES	SUCH AS:				
	SHADE TREE				1
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE	
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	15 GAL		
SHRUBS	SUCH AS:				
	HEUCHERA SANGUINEA 'FIREFLY'	FIREFLY CORAL BELLS	1 GAL	MODERATE	3
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW	2
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	3
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE	7
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS	SUCH AS:				
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL	MODERATE	18" o.c.

SEE SHEET L5 FOR TYPICAL LOCATIONS ON SITE PLAN
PLANT PALETTE SUPPORT IMAGERY PROVIDED ON L4
PRIVATE YARDS SHALL BE IRRIGATED WITH DRIP ZONES

LANDSCAPE TYPICAL 2 - TOWNHOME 'A'



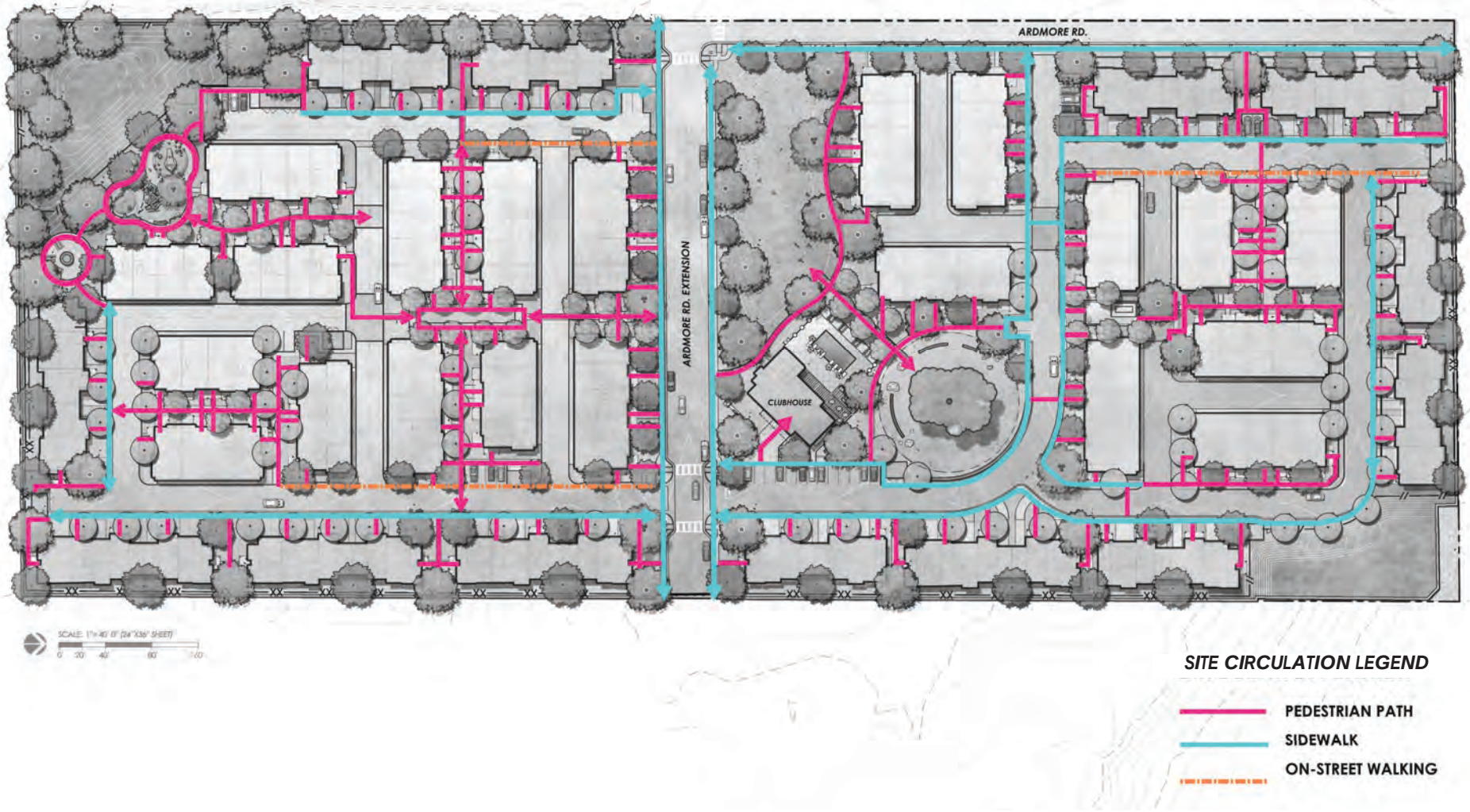
PRELIMINARY PLANT SCHEDULE: PRIVATE YARD AT ARDMORE RD

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
TREES	SUCH AS:			
	SHADE TREE			
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MODERATE
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	LOW
	PRUNUS X 'SNOW GOOSE'	SNOW GOOSE CHERRY	24" BOX	MODERATE
SHRUBS	SUCH AS:			
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL	MODERATE
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW
	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	LOW
	SALVIA X 'POZO BLUE'	POZO BLUE SAGE	1 GAL	LOW

PRELIMINARY PLANT SCHEDULE: SIDEWALK FRONTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS	SUCH AS:			
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL	MODERATE
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE
	HELIANTHEMUM 'THE BRIDE'	THE BRIDE SUNROSE	1 GAL	LOW
	NEPETA 'SIX HILLS GIANT'	NEPETA 'SIX HILLS GIANT'	1 GAL	LOW

Exhibit C



PRELIMINARY CIRCULATION EXHIBIT

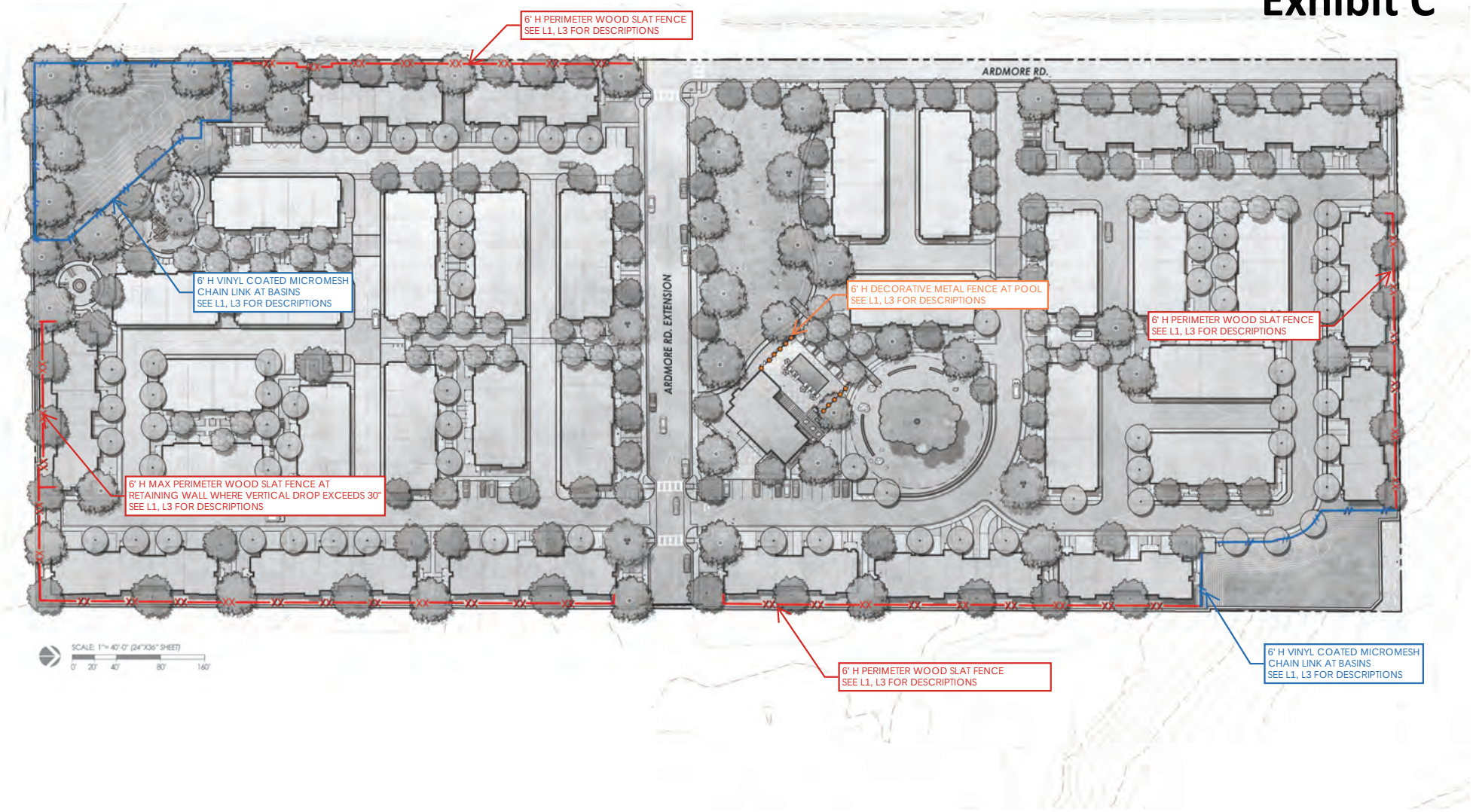
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L9

Exhibit C



PRELIMINARY FENCING EXHIBIT

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L10

Exhibit C

LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lamp Output	LLF	Input Power	Notes
	SS1	12	GAP Lighting	SQUARE/RECESS/CEILING MOUNT/ARM MOUNT/LOCK KEED/ VERIFY PART #'S	SMALL SCETS - 20 DC ANGLE SHADE 6.50 LRG LIGHT GUISE PANEL - TYPE 2 - 3000K	LED 3000K 80CRI	1	3900	0.93	35	LEFT MOUNTING HEIGHT
	SS2	44	GAP Lighting	SQUARE/RECESS/CEILING MOUNT/ARM MOUNT/LOCK KEED/ VERIFY PART #'S	SMALL SCETS - 20 DC ANGLE SHADE 6.50 LRG LIGHT GUISE PANEL - TYPE 3 - 3000K	LED 3000K 80CRI	1	4161	0.93	35	LEFT MOUNTING HEIGHT
	SS3	54	Lithonia Lighting	RADB LED P3 30K 40V DBLXD	RADB LED P3 30K 40V DBLXD		1	1366	0.93	14.58	
	ST1	4	TBD	POLE STREET LIGHT - FIX KAIAS RX 35	Gardbutler (CRE), P&S Performance Package, Roadway Type IV, 3000K CCT, 70 CRI, MV,	LED 3000K 80CRI	1	9138	0.9	70	LEFT MOUNTING HEIGHT
	W1	168	ACCESS LIGHTING	3SCSSLBSDMD-BL	Outdoor LED Wall Mount GARAGE	LED 3000K 80CRI	1	636	0.92	13.3	OFF APP
	W2	161	VISUAL COMFORT	TWOWSMALSSSCSOUNTR	LED Wilco SCONCE ENTRY DOOR	LED 3000K 80CRI	1	591	0.92	8.2	OFF APP

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG
GARAGE BACK TO BACK	+	1.0 fc	9.1 fc	0.1 fc	91.0:1	10.0:1	37.6
PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A	>1.0
SITE LIGHTING	+	0.7 fc	25.6 fc	0.0 fc	N/A	N/A	>1.0



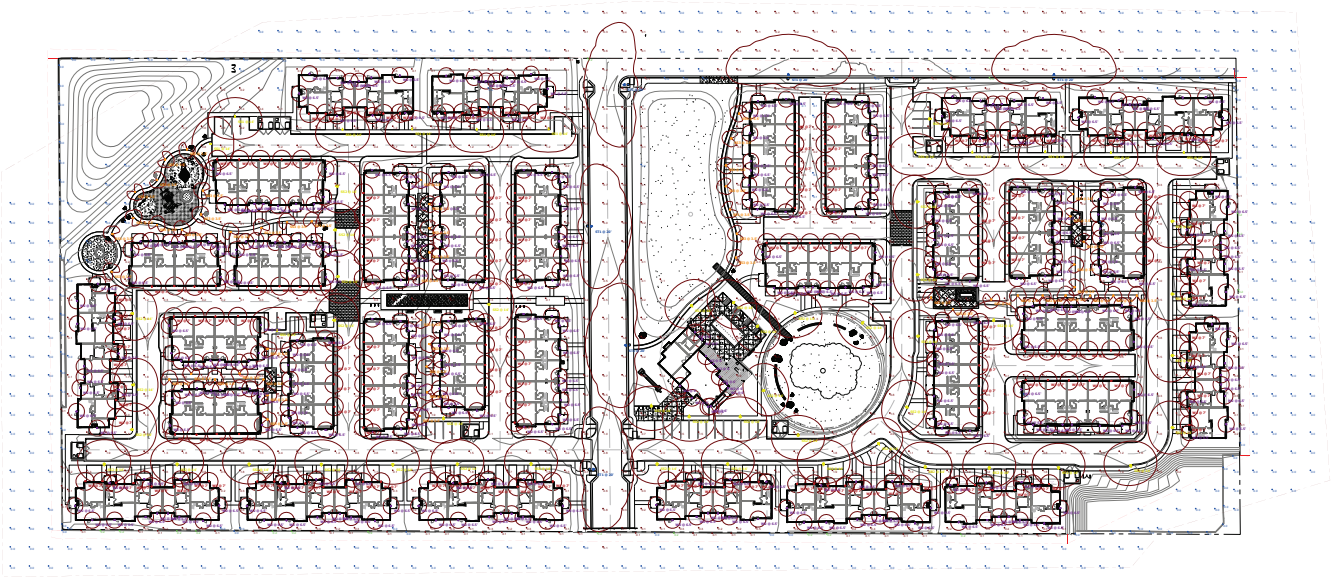
PM30 | 21 5/8" x 28 7/8"











ARDMORE RD APARTMENTS
SITE LIGHTING PHOTOMETRICS
PASO ROBLES, CA

PLACEHOLDER - REVIEW #2 IN PROGRESS

PRELIMINARY LIGHTING DESIGN AND PHOTOMETRIC PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L11

Attachment 7

RESOLUTION 26-XXX(E)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING OTR 25-09

APPLICANT – COVELOP, INC. & MD3 INVESTMENTS
APN: 025-362-050

WHEREAS, Covelop, Inc. & MD3 Investments ("Applicant") have applied for Oak Tree Removal 25-09 for the removal of six (6) Valley Oak trees as part of the entitlements for a 154-unit residential subdivision ("Project") on a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050; and

WHEREAS, the General Plan designation is Commercial Service ("CS") and the zoning designation is Commercial/Light Industrial with a Planned Development Overlay and Special Planned Overlay "F" (C3-PD, District "F" Overlay); and

WHEREAS, the entitlements associated with the Project request include a Zoning Code Amendment ("RZN 25-03) requesting an amendment to the Zoning Map and Zoning Code to revise the designation of the subject property to include the addition of a Mixed-Use ("MU") Overlay and a Special Planned Development ("SPD") Overlay ("Overlay K"), Planned Development 25-14 ("PD25-14"), Modification 26-04 ("MOD26-04"), Conditional Use Permit 25-05 ("CUP25-05"), Vesting Tentative Tract Map 3255 ("VTTM 3255"), and Oak Tree Removal 25-09 ("OTR 25-09"); and

WHEREAS, certified Arborist Rodney Thurman, with Heritage Tree Arboricultural Consulting Inc. ("HTACI"), prepared an Arborist Report in 2022 to evaluate the oak trees on the Project site and provide an evaluation of the trees' health, along with a supplemental memo in 2025 when the Project scope changed from a commercial project to a residential project. As part of both reports, the Arborist found that of the eight (8) existing Valley Oak trees, one (1) tree has since died and has fallen due to internal decay and root rot, six (6) trees remain unhealthy and pose a substantial risk for injuring residents of the development, and one (1) tree is healthy and shall be retained and protected; and

WHEREAS, the Community Development Director could not make the determination that six (6) trees proposed for removal as part of this project area are "clearly dead or diseased beyond correction," and therefore, the trees are "healthy," as defined by Section 10.01.050(C) of the Oak Tree Preservation Ordinance. The City Council must make the determination of whether the trees should be removed or not, after consideration of the factors listed in Section 10.01.050(D); and

WHEREAS, the City's Oak Tree Preservation Ordinance requires replacement of twenty-five percent (25%) of the diameter of the oaks being removed. In this case, removal of the six (6) trees equates to two hundred sixty-five (265) inches being removed and would require the replanting of as many as thirty-four (34) two (2) inch diameter mitigation trees; and

WHEREAS, on March 24, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed Oak Tree Removal request; and

WHEREAS, on February 20, 2024, the City adopted a Mitigated Negative Declaration ("MND") for a commercial/industrial project ("Covelop") consisting of two hundred forty thousand (240,000) square feet of floor area spanning six (6) buildings for this Project site (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-0054, Oak Tree Removal 23-11). As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, a supplemental Arborist Report, and a supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines Section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, (1) there have been no substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) there have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) there has been no new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (c) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines Sections 15162 and 15164; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Pursuant to Paso Robles Municipal Code section 10.01.050.D. and based on the information contained in the staff report, testimony presented during the public hearing, and responses thereto, the City Council finds:

1. Six (6) Valley Oak trees proposed for removal, as shown in Exhibit A, are unhealthy and pose a substantial risk for injuring residents of the development, and one (1) tree is healthy and shall be retained and protected.

Section 3. The City Council of the City of El Paso de Robles does hereby:

1. Approve OTR 25-09, allowing the removal of six (6) Valley Oak trees totaling 265-inches, as shown in Exhibit A;
2. Require the on-site planting of thirty-four (34) 2-inch diameter mitigation Oak trees; and
3. Require the provision of irrigation and protection for the replanted Oak trees until they are established.

Attachment 7

EXHIBIT	DESCRIPTION
A	Oak Tree Location Map
B	Arborist Report, 2022
C	Arborist Supplemental Memo, 2025
D	Site Specific Conditions of Approval

APPROVED this 21st day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

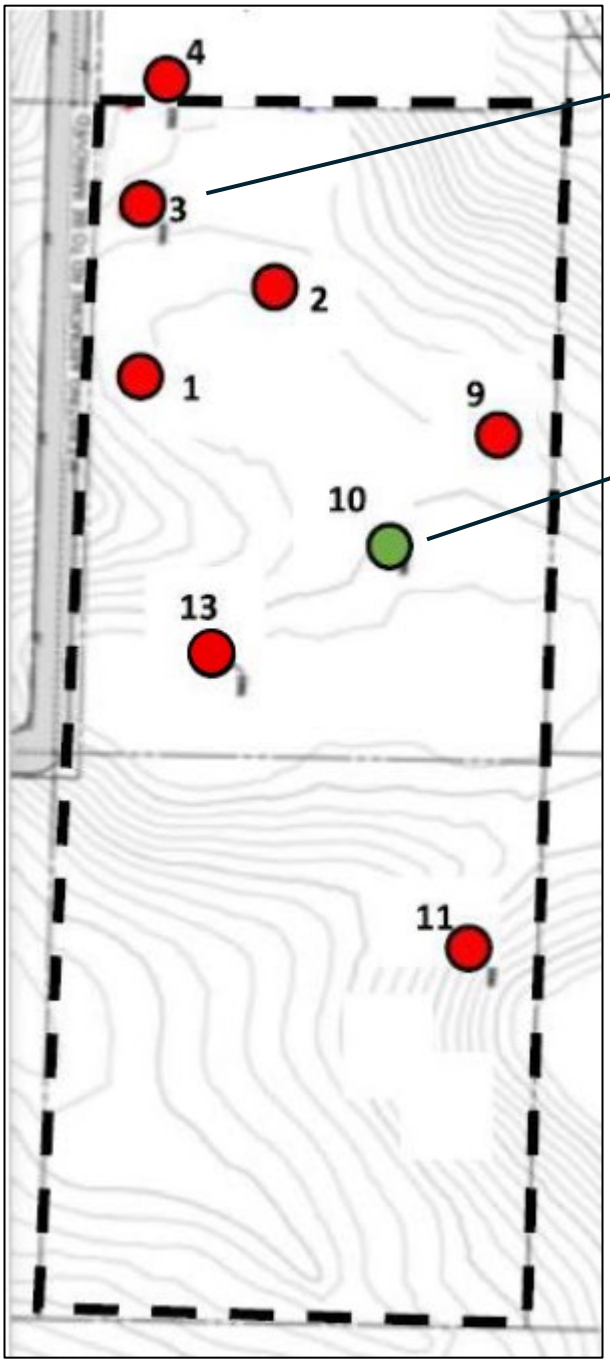
ATTEST:

Melissa Martin, City Clerk

Exhibit A - Oak Tree Location Map
Exhibit B - Arborist Report, 2022
Exhibit C - Arborist Supplemental Memo, 2025
Exhibit D - Site Specific Conditions of Approval

Exhibit A

Oak Tree Location Map



Oak Tree No. 3 has fallen/dead and is not a part of requested action

Oak Tree No. 10 to be protected

Oak tree to be removed unless otherwise noted

Oak tree to be protected

Exhibit B

1343 Bishop Street, San Luis Obispo, CA 93401
Tel: 805 234 8760 Email: rodney@heritagetreeconsulting.com

October 21, 2022

To: Michael Stoltey – MD3 Investments & Damien Mavis – CoVelop

Re: Oak Tree Impact and Protection report for Ardmore Road Project, 2930 Union Rd, Paso Robles, CA 93446

Gentlemen,

In response to your request for an Oak Assessment, Impact and Protection plan for native oaks growing on a lot you intend to purchase and develop at 2930 Union Road, I have produced the following report.

Assignment

- Collect tree data and perform Level 2 inspections on 8 valley oaks *(Quercus lobata)* to determine condition and suitability for retention.
- Perform advanced Level 3 Assessment with Resistograph for 3 valley oaks.
- Provide written summary of condition and suitability for retention for all 8 valley oaks.
- Determine Tree Protection Zones (TPZs) for all trees proposed for retention that will potentially have construction impacts occurring in the Critical Root Zone (CRZ) or within 5 feet of the CRZ per City of Paso Robles requirements.
- Produce written oak tree impact and tree protection report based on the International Society of Arboriculture's (ISA) best management practices for tree protection during construction and City of Paso Robles tree protection requirements.

  Report to include:
  - Inventory of all trees being impacted
  - Critical root zone calculations
  - Tree protection zone calculations
  - Tree impact assessment
  - Tree protection requirements and standards
  - Tree protection map with TPZ fencing delineated
  - Photographs

Summary

The proposed project is for the construction of a multi-unit, mixed-use industrial site.
In total, I recommended six (6) native oak trees for removal based on structural and health issues. Proposed tree removals equate to 75% of all oak trees on site.

Tree replacements are required for all native oak trees removed that are six (6) inch diameter and larger. If all proposed oak tree removals are approved, forty-five (45) native oaks at the minimum 1.5-inch caliper or thirty-four (34) native oaks at 2-inch caliper would be required to be planted on the premises or somewhere in the city, upon the Public Works Director's approval.

An International Society of Arboriculture Certified Arborist shall observe and approve all construction activities that occur within or adjacent to the critical root zone (CRZ) of any trees proposed for retention.

A pre-construction meeting shall be held with the project arborist and all parties involved in the project. All tree protection fencing, and tree protection measures shall be in place before any construction activity begins. All necessary pruning shall also be completed before grading and construction.

Introduction

This project is located on an old cattle ranch. Most of the trees had been heavily impacted by cattle and were in severe decline due to root damage and drought or were structurally unstable. On August 2, 2022, I visited the site and performed a basic assessment on all native oaks 6-inch diameter and greater on the property you intend to develop. Initially, I found 4 trees were in such poor condition that I recommended their removal. One (1) tree was in good condition and deemed fit to retain.

As a result of the defects, I found during my basic inspection, 3 of the 8 trees on site required an advanced inspection with a Resistograph, wood density measuring device to determine their structural integrity. I returned to the site on August 5, 2022, and performed the advanced inspections with a Resistograph. On August 12, 2022, I collected additional data for 1 tree via a climbing inspection. I analyzed data collected during the advanced inspections and made recommendations regarding tree condition, tree risk and potential for retention. Ultimately, I determined 1 of the trees included in the advanced inspection could be retained. Combined with the tree deemed retainable during the basic inspection, I recommended 2 native oaks be retained and incorporated within the project.

All tree inspections were based on the potential for a tree to fail within the next 5 years from the date of this report. Any tree retained should be re-inspected on an annual basis to determine health and structural integrity status.

Methodology and Tools

My initial level 2 inspection consisted of a ground based, visual inspection and full walk around of the tree. I used a rubber mallet to sound the trunk to detect decay. I tagged each tree with an aluminum tag and assigned it a number. Based on a previous arborist's inspection of the trees, I assigned the same number that was listed in their report so we would have consistency when referencing the trees.

Advanced inspections consisted of Resistograph wood density testing, and in one instance, an aerial inspection that consisted of determining the extent of decay with a tape measure.

Tree Diameter Measurements

Diameter at Standard Height (DSH) was measured at 4.5' above ground. For multi-stem trees that divided below 4.5', I measured below the division at the narrowest point on the trunk. If it was not possible to measure below the division, I measured each stem individually, then squared the diameter of each stem. Finally, I summed the squared diameters and took the square root of the sum to get the most accurate diameter of the tree. Diameters were rounded up or down depending on fractions of inches.

Tree Numbering

I numbered all trees in the field with a rectangular metal tag and nailed it to the trunk at approximately 5 feet above ground.

Critical Root Zone Measurements

CRZs were determined by giving a radius of 1-foot per every inch of tree diameter. E.g., a 12-inch diameter tree would have a 12-foot CRZ radius measured from the outside of the trunk.

Tree Protection Zone Measurements

Generally, TPZ distances followed the distances listed for CRZs. The exception is if there were proposed tree-root encroachments into the CRZ of less than 25%. In most cases encroachments of less than 25% were allowed unless the structure or health of the tree would be compromised. TPZ's were also adjusted if the tree would outgrow the space and cause damage to foundations or cause clearance issues from buildings.

Tree Condition Ratings

All trees in the inventory were given a condition rating. The rating was based on the health, structure and presence of disease and insects. See the following definitions:

- **Dead** = Severely declining or no foliage, large dead branches, decay cavities, loss of bark, roots decayed or dead.
- **Very Poor** = Evidence of multiple large past failures, advanced decay, uncontrollable pest infestations or disease infection. Tree in severe decline.
- **Poor** = Tree may be suppressed, drought stressed, or had at least 1 large branch failure. Disease or pest infestations may be present. Can potentially be retained with attention to mitigation pruning, cultural care changes, pest and disease control.
- **Fair** = May have had minor past failures. Some pests or structural defects may be present, small deadwood. Minor to moderate drought stress present. Defects may be mitigated with pruning and pests can be controlled.
- **Good** = A relatively healthy tree with minor to no structural defects with minimal to no pest observed. Defects can be mitigated with pruning and pests can be controlled.
- **Very Good** = Trees that have had professional arboricultural care. No structural defects, disease or pests identified.
- **Excellent** = Specimen tree with superior form, root structure and health. Tree has been regularly cared for by professional arborists over its lifetime, E.g., estate or arboretum tree.

Inspection Levels

Level 1 – Limited Visual Inspection – This is a limited walk-by or drive-by, which does not typically include a complete walk around a tree. The inspection focuses on obvious defects, imminent or probable likelihood of failures. There are generally no tools used at this level. This is the fastest and least thorough assessment.

Level 2 – Basic Assessment – Generally includes a complete walk around inspection. Basic tools such as probes, measuring devices, binoculars, mallet or magnifying glass are used. At this level, an aerial inspection is not included. A Level 2 assessment is usually necessary to establish the need for a Level 3 assessment.

Level 3 – **Advanced Inspection –** Detailed inspection which usually employs the use of special equipment, data collection and analysis. A higher level of training is also required, such as International Society of Arboriculture (ISA) Tree Risk Assessment Qualification. Specialized equipment may include an Air Spade (device that uses compressed air to expose roots or root crown for inspections without causing damage to sensitive plant tissues).
Resistograph (drilling device used to measure and graph wood density) Level 3 inspections may also include sending samples to labs for analysis. A Level 3 inspections will usually take place later because of time needed to perform a Level 2 inspection.

Assessing Tree Structure and Potential to Fail

Estimating the structural integrity of trees is a challenge because, unlike steel I-beams or other construction materials there is no precise engineering standard to help determine the load a tree can withstand. Arborists must use measurement of decay, experience with previous, similar trees as well as factor in the various stressors on the compromised areas within the tree. Trees with thicker outer shells are going to be stronger. Oval internal decay areas and areas of decay that have broken through the outer shell of the trunk or branch will be weaker due to the inconsistency of the cylinder.

Tree Risk

Tree risk is determined by identifying the targets e.g. (people, buildings, cars or property) that could be injured or damaged by a whole or partial tree failure, the occupancy rate, exposure of the target to the tree hazard, the size of part of the tree that may impact the target if it were to fail, the likelihood of impact on the target, and the consequences of failure on the target.

The part of the tree most likely to fail and cause the largest impact is used to determine the highest overall risk for the tree.

When considering likelihood of failure, the definitions are as follows:

- **Imminent** – Failure has started or most likely to occur in the near future. Even if there is no significant wind or increased load. The imminent category overrides the time frame stated in the scope of work.
- **Probable** – Failure may be expected under normal weather conditions within the specified time frame.
- **Possible** – Failure may be expected in extreme weather conditions, but is unlikely during normal weather conditions during a specified time frame.
- **Improbable** – The tree or part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions within the specified time frame.

Risk Matrices

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk. Matrix 1 the "Likelihood Matrix" determines the likelihood of failure and impact. The result is entered into Matrix 2, the "Risk Rating Matrix" which factors uses Consequences of Failure to get the overall risk rating. In the example below, Likelihood of failure of a part was Probable. The Likelihood of Impact was High. The result was Likely. In Matrix 2, I entered the result of Likely and entered Severe in the Consequences of Failure which gave me a risk rating of High. See example chart below.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Mitigation

When assessing risk for a tree, it is important to determine if the risk of tree failure can be reduced through mitigation. Mitigation can be made through pruning, installing cabling or bracing support structures. Moving targets out of the strike zone of a tree or restricting access to a tree are also viable mitigation measures. The recommended mitigation should not be so excessive that they compromise the health of the tree.

Tree Risk Assessments

I performed level 2 assessments on trees 1,2,3,4,9,10,11 & 13. See Tree Map Appendix B. From those assessments, I determined that trees 1, 2 and 13 required level 3 advanced inspections. Each assessment below includes a condition rating as well as potential for retention and mitigation recommendations. For level 3 inspections, I included a tree risk assessment matrix.

Tree 1 – A 43" diameter valley oak was in Very Poor condition. See Appendix A - Photographs - Photo 1.

Basic Level 2 Inspection –

This tree had drought stress which was indicated by dead wood in the canopy. It also had decay throughout its scaffold branches which was evident from the presence of decay cavities and woodpecker nests excavated in dead wood. See Appendix A - Photographs - Photos 1 & 4.

The trunk had an approximate lean to the east of 10 degrees. It also had a horizontal compression bulge on the east side of its trunk approximately 1' above ground. Compression bulges or wrinkles, indicate that wood fibers are being crushed by the weight of the canopy and trunk due to lack of supportive structure in the trunk. Further the tree had a large, decayed, anchor root on its southwest side. The root was on the opposing side of the lean of the tree and is likely to fail as decay advances and stress from the weight of the canopy continues to build. See Appendix A - Photographs - Photos 1-3.

Although this tree had a full canopy it has significant trunk decay. When I sounded the trunk with a rubber mallet, it resounded hollow on all sides. To further confirm the sounding results, I performed an advanced inspection of the decay using a Resistograph.

Advanced Level 3 Inspection -

I took 4 measurements of the wood density of the trunk at 3.5' above ground.

- Sample 1 – west side of tree. Outer shell thickness was 4"
- Sample 2 – south side of tree. Outer shell thickness was 6"
- Sample 3 – east side of tree. Outer shell thickness was 4" with a small 1.25" pocket of sound wood at 8" laterally, then total decay
- Sample 4 – north side of tree. Outer shell thickness was 5.25"

Based on the Resistograph results, it was apparent that the interior wood of the trunk was significantly decayed. The evidence of compression bulges showed that the trunk is losing structural integrity and leaning due to lack of supportive wood fibers.

Armillaria mellea, a.k.a. Oak root fungus is a common disease in valley oaks and is likely the cause of the decay in the roots and the trunk. Christopher J. Luley in his guide *Wood Decay Fungi* calls this fungus *Number one of the "Big Three" of the important decay fungi.* Again, according to Mr. Luley, "Armillaria is a root and butt rot fungus that increases the risk of tree failure and is a pathogen capable of killing cambium of roots and lower trunk of stressed trees". See Appendix A - Photographs - Photos 29 & 30 for example of failed oak due to root and butt rot.

Parts Assessed – Roots and Trunk

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk for this tree. In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the roots and trunk as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" in the Likelihood of Failure and Impact section. For the Consequences of Failure section of Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspection Results and Risk Assessment

The highest risk rating for this tree was High and was associated with root and trunk failure. I found decay in one anchor root and significant decay was detected in the trunk. Buckling of trunk fibers was evident. Based on shell strength measurements, the likelihood of trunk failure was probable, due to lack of structural integrity. Root failure was Probable due to significant decay in the anchor root on the southwest side of the tree. Scaffold failure was also probable with a high likelihood of failure.

Mitigation:

Scaffolds - Reducing the canopy through end weight reduction and removing decayed branches 2" diameter and larger would relieve some stress on remaining scaffold branches and reduce their risk to Moderate.

Roots and Trunk - Reducing the canopy through end weight reduction would relieve some stress on the trunk but not enough to offset the overall stress being exerted on the buckling area on the north side of the tree. No structural support or bracing will help the stability of the tree's trunk or roots. Significant decay has been detected in the roots as well as the trunk. Based on shell strength measurements, lean of the tree and buckling of wood fibers on the east side of the trunk made failure likely due to lack of structural integrity. I recommend removing the tree before commencement of construction.

Tree 2 – A 47" diameter valley oak was in Poor condition. See Appendix A - Photographs - Photo 5.

Basic Level 2 Inspection –

On the south side of the trunk there was a decay cavity originating at the root-crown and extending approximately 5.5' upward. When sounded with a rubber mallet on either side of the cavity, it resounded hollow. Moving around the trunk to the east side, I detected another hollow sounding area with my mallet at approximately 3.5' above ground. See Appendix A - Photographs - Photo 6. Like Tree 1, I suspect *Armillaria mellea* - Oak root fungus, is the cause of the rot.

At approximately 8 feet above ground, on the southwest side of the trunk there was another decay area that was almost closed over with scar tissue. Although almost closed, I suspected a large area of decay behind the scar. See Appendix A - Photographs – Photo 7. There was a large scaffold branch attached to the trunk above the scar. It had a desiccated fungal fruiting body growing on it and cankers had killed strips of bark near the fungus. See Appendix A - Photographs – Photo 8. I identified the fungi genus to be that of *Inonotus*. Jessie A. Glaeser and Kevin T. Smith in the winter 2010 issue of Western Arborist, note this fungus to cause a white rot of heartwood in the trunk of living oaks and also decays strips or sections of sapwood, forming elongate cankers and killing the cambium. According to Swiecki, T. J.; Bernhardt, E. A. 2006, A Field Guide to Insects and Diseases of California Oaks, "*Inonotus dryophilus* is one of the most serious pathogens of living oaks in California associated with decline, failure, and mortality". In this tree, the weakened trunk area at the scar combined with the heavy, decayed scaffold branch make this section of the tree likely to fail.

In the upper canopy at approximately 14' above ground there was another decay cavity in the center of the canopy, where a large scaffold branch had failed many years ago. I suspected advanced decay in the trunk at this location. See Appendix A - Photographs - Photo 9.

Advanced Level 3 Inspection -

During the aerial inspection, I discovered that the opening of the decayed scaffold in the upper canopy was 13" in diameter. The depth of the cavity was 13'2" deep. When I measured the distance to the ground from the outside of the cavity, it was 14'3", which illustrated that the entire trunk of the tree was hollow. See Appendix A - Photographs – Photos 9 -14.

From the cavity opening, the decay continued upward into the scaffold branch growing east. This scaffold is very likely to fail due to weak trunk structure. See Appendix A - Photographs – Photo 12.

Based on the decay detected during mallet sounding, I wanted to investigate the extent of the decay further. I performed an advanced inspection for decay using a Resistograph. I took 6 measurements of the wood density of the trunk at 3.5' above ground unless otherwise indicated.

- Sample 1 – west side of tree. Outer shell thickness was 8"
- Sample 2 – south side of tree, 1' west of decay cavity, outer shell thickness was 8.5"
- Sample 3 – south side of tree at decay cavity seam, outer shell thickness was 3" at 3' above ground.
- Sample 4 – south side of tree, 1' east of decay cavity, outer shell thickness was 7.25"
- Sample 5 – east side of tree, outer shell thickness was 5.5"
- Sample 6 – north side of tree, outer shell thickness was 12"

I have highlighted the tables below to show how risk was determined for the part or parts of the tree that was being considered regarding failure potential.

I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine risk for this tree.

Part Assessed - Trunk

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the trunk as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" in the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of the Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspection Results and Risk Assessment-

The highest risk rating for this tree was High and was associated with trunk and scaffold branch failure. Significant decay was detected in the trunk and eastern scaffold branch.
Based on shell strength measurements, and the void caused by decay on the south side of the tree, the trunk is likely to fail due to lack of structural integrity. In regard to the eastern scaffold branch and other decayed branches, they could be removed, and end-weight could be reduced to relieve some stress on remaining scaffold branches. However, the reduction of the canopy would be close to 50% and would compromise the health of the tree. Further, since the trunk is not structurally sound, this negates the mitigation measure.

Mitigation: Remove tree before commencement of construction. No structural support or bracing will help the stability of the tree's trunk.

Tree 3 – A 47” diameter valley oak was in Very Poor condition. When I sounded the trunk with a rubber mallet, it resounded hollow on the southwest side. A large wound left by a scaffold branch failure in the crown of the tree has since decayed and left a 3’x 4’ hollow at approximately 14’ above ground on the east side of tree. Another decay cavity on the north side of the tree at the same height as the previous, measured approximately 2’ in diameter. Remaining scaffold was overextended and attached to the decaying trunk. The remaining parts of this tree have a high likelihood of failure. See Appendix A - Photographs – Photos 15 & 16.

Mitigation: Remove tree before commencing project.

Tree 4 – A 52” diameter valley oak was in Very Poor condition. The tree was growing off-site but had critical root zone (CRZ) and crown encroachments into your proposed construction area. This tree has had several large scaffold branch failures.
At the failure points, significant decay was visible. The remaining scaffolds were overextended and potentially had similar internal decay and had a high likelihood of failure. See Appendix A - Photographs – Photo 17.

Mitigation: I highly recommend removal of this tree due to the advancement of decay in the scaffold branches which is compromising their structural integrity. Crown reduction needed to reduce the risk of scaffold branches failing would take up to 50% of the live canopy and jeopardize the tree’s health. Because this tree is off site, you will need to coordinate with the owner regarding removal.

At minimum this tree should have all overextended branches reduced to help prevent further failures and protect any buildings or other targets you may place on your property within striking distance of the tree. If the owner of the tree chooses to retain it, you will need to design buildings, service and loading zones outside of the CRZ.

Tree 9 – A 51” diameter valley oak was in Very Poor condition. Multiple large scaffold branches had failed. Extensive decay was present at branch failure points. Only 2 overextended scaffold branches remain, and they are connected to a decaying trunk.

When I sounded the trunk with a rubber mallet, it resounded hollow. A 3’ long by 10” wide decay cavity was on the northeast side of trunk. This tree has a high risk of complete failure. See Appendix A - Photographs – Photos 18 & 19.

Mitigation: Remove tree before commencing project.

Tree 10 – A 51” diameter valley oak was in Good condition. The trunk of the tree resounded solid when sounded with a rubber mallet. Tree form was good, but there was some large dead wood and decaying scaffolds. This tree can be retained, but it should have maintenance pruning performed prior to commencement of your project. See Appendix A - Photographs – Photos 20 & 21.

Mitigation: Reduce end-weight up to 25% on overextended scaffold branches. Remove dead wood 2" diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required.

Tree 11 – A 30" diameter valley oak was in Very Poor condition. The tree was in severe decline due to drought stress and root disease. Many of the smaller branches had died. I detected decay at the root crown on the southwest side of the tree. I found an ant nest at the root-crown decay area indicating ants are excavating and nesting in dead roots and root crown. The dead roots contribute to the decline of the canopy and compromise the stability of the tree. At least five, 12" average diameter scaffolds had extensive decay on the east side of the tree. To reduce scaffold failure risk, up to 50% of the live canopy would need to be removed, which would compromise the health of and already unhealthy tree. See Appendix A - Photographs – Photos 22-24.

Mitigation: Remove tree prior do commencement of project.

Tree 13 – A 42" diameter valley oak was in Poor condition.

Basic Level 2 Inspection –

The tree had a full canopy with a balanced form. On the south side of the tree at the root crown, there was an area of decay in the underside of one of the anchor roots. Like trees 1 and 2, the decay is likely caused by *Armillaria mellea*. I also noted the lower trunk was bulging and larger than normal which may indicate butt-rot caused by A. mellea. Further, I observed that the eastern scaffold branch was decayed, and large dead wood was present throughout the canopy. See Appendix A - Photographs – Photos 25 - 28.

A previous report, by another arborist, expressed concern that a scar at the base of the tree might indicate decay and structural instability. When I sounded the tree's trunk with a rubber mallet, it resounded solid, except on the north side of the trunk. Due to the difference of opinion regarding the structural integrity of the trunk, I performed an advanced inspection for decay using a Resistograph.

Advanced Level 3 Inspection -

I took 5 measurements of the wood density of the trunk at 3.5' above ground.

- Sample 1 – west side of tree. Outer shell thickness was 7"
- Sample 2 – south side of tree. Outer shell thickness was 8.5"
- Sample 3 – east side of tree. Outer shell thickness was 8.5"
- Sample 4 – east side of tree scarred area on east side of trunk approximately 1' above ground. Outer shell thickness was 12".
- Sample 5 – north side of tree. Outer shell thickness was 5"

Like Tree 1, the trunk of this tree had advanced internal decay, however when comparing outer shell thickness, this specimen had thicker walls and did not have indications of trunk fibers buckling, therefore its structural integrity is likely stronger.

Tree Risk - I used the International Society of Arboriculture's Basic Tree Risk Assessment Form to determine the risk. I used Matrix 1 the "Likelihood Matrix" on the form and entered the result into Matrix 2, the "Risk Rating Matrix" to get the overall risk rating.

I have highlighted the tables below to show how risk was determined
for the part or parts of the tree that was being considered regarding failure potential.

Part Assessed - Root

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the roots as Possible. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Somewhat Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of Moderate.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Trunk

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Part Assessed – Scaffold Branches

In Matrix 1 the "Likelihood Matrix" I selected Likelihood of Failure of the scaffold branches as Probable. The Likelihood of impacting a target in a built environment would be High. The resulting Likelihood of Impact was Likely, which I entered into Matrix 2, the "Risk Rating Matrix" for the Likelihood of Failure and Impact section. Under Consequences of Failure in Matrix 2, I entered Severe. The Likelihood of Failure and Impact rating combined with the Consequences of Failure resulted in a risk rating of High.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Combined Inspections Results and Risk Assessment-

The highest risk rating for this tree was High and was associated with scaffold and trunk failure. I found decay in one anchor root and significant decay was detected in the trunk, however no bulging of trunk fibers was evident. Based on shell strength measurements, the likelihood of trunk failure is probable due to lack of structural integrity. Scaffold failure was also probable. Risk of root failure remained moderate.

Mitigation:

Mitigations are meant to reduce risk without compromising the health of the tree. Ultimately, the tree manager, owner or other controlling entity must decide if the residual risk assessed is reasonable.

Scaffold Branches - Reduce end weight on overextended scaffold branches between 25% and 40% to reduce the likelihood of failure. Concentrate reduction more on the northeast and east side of the tree. Remove dead branches 2" diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required. If all pruning recommendations are implemented, the risk of branch failure for the next 12 months will be reduced from High to Moderate.

Roots - Reducing the canopy through end weight reduction will relieve some stress on roots, however due to the overall weight of the canopy and stem, the risk rating for root failure will remain Moderate.

Trunk – Scaffold branch reduction will relieve some stress on the trunk of the tree, however it will not likely be enough to lower trunk failure risk to moderate. If this tree is to be retained, and the goal is to reduce the risk rating, the only reasonable way to achieve that goal will be to restrict access by installing a permanent fence around it. The fence shall be a minimum of 4.5' tall and be built at the limits of the tree protection zone. Once access is restricted, the risk rating will be Moderate. See Trees to be Protected section on page 16 of this report for more detail regarding permanent fencing.

Critical Root Zone Calculations

According to the ISA's definition, the CRZ is an area of soil around a tree where the minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DSH.

Per City of Paso Robles oak tree ordinance and ISA guidance, the CRZ was determined by assigning a radius of 1-foot per every inch of tree diameter. E.g., a 12-inch diameter tree would have a 12-foot CRZ radius measured from the outside of the trunk. Calculations for all oaks with CRZs potentially being impacted are listed in Appendix E - Tree Inventory and are shown in Appendix D - Tree Protection Map.

Tree Protection Zone Requirements

A tree protection zone or TPZ is similar to a CRZ. Ideally it will be the same size as the CRZ, however it can be smaller. The general rule for CRZ encroachments is that they may be allowed if the impact to critical roots is not more than 25% with no disturbance of ***Structural Roots*** *(large roots that provide anchorage and stability to the tree).*

Once the TPZ limits have been established, tree protection fencing shall be provided for all trees listed for protection. See Table 1 - Tree Protection Zone Measurements on page 17 of this report. Tree protection fencing is required to be in place for the duration of the construction project and shall be installed before starting any ground disturbing activities.

- Do not remove any tree protection fencing or enter the TPZ without approval of the project arborist. The fencing shall delineate and protect the tree protection zone.

- The fencing shall at minimum, be 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It shall be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. I **STRONGLY** recommend installing 6' X 8' temporary, chain-link, fence panels secured to driven steel post. This is a more secure and less moveable option than vinyl fencing that can easily be moved by hand or run over by vehicles. See Appendix C - Tree Protection Diagrams & Photos - Diagram 2 – Temporary Chain-link Fence Panel.

- Trunk Protection shall also be provided – Often, the trunk of a tree will be damaged by construction equipment activities. In order to protect as much of the trunk as possible, 2" X 4" wood slats with a minimum height of 8' shall be placed against the trunk of the tree and secured with wire or zip-ties. **DO NOT** use anchors such as screws or nails to connect to the trunk. See Appendix C – Tree Protection Diagrams - Diagram 3- Trunk Protection for more detail.

- Tree protection signs shall be placed on the TPZ fencing and be spaced 10 feet apart. Signs shall be weatherproof, and state, “Tree Protection Zone – Do Not Enter”. The signs shall also include the project manager’s and project arborist’s phone numbers. Signs shall remain in place until completion of the project. See Appendix C – Tree Protection Diagrams - Diagram 1 – Tree Protection Fencing for further detail.

- No construction or ground disturbance shall be allowed inside the fenced TPZ or CRZ without the project arborist’s permission and/or oversite. If you are unsure whether an activity is allowed, refer to Appendix D - Tree Protection Requirements – Quick Reference List or contact the project arborist **Rodney Thurman at 805 234 8760.**

Trees To Be Protected

There were 2 native oaks in this project that were selected for retention and will required protection due to proposed construction encroachments inside the CRZ or within 5 feet of tree canopies. All TPZ fencing shall be set as prescribed in Table 1 - Tree Protection Zone Measurements on page 17 and be completed before construction begins. Trunk protection shall also be installed before construction begins. See Appendix C - Tree Protection Diagrams & Photos- Diagrams 1-3.

If construction occurs during the months of June through November, the TPZs shall be irrigated to a depth of 12 inches 1 time before construction begins, which will ensure the trees are properly hydrated. Additional irrigations during construction may be recommended by the project arborist.

I have recommended retaining and protecting Trees 10 & 13. Refer to Tree Protection Zone map in Appendix B Maps - Map 2.

All work within or adjacent to the CRZs of oak trees will require arborist supervision to ensure that all tree protection measures are implemented. To avoid damage to critical roots, no machine use will be allowed in the TPZ. In order to prevent undue damage to roots when grading, the grading limits along the perimeter of the TPZ shall be **DUG BY HAND** to the final grading depth. If a root 1” diameter or larger is exposed, it shall not be cut without the project arborist’s permission.

If the project arborist determines that a root over 1-inch diameter needs to be cut, it shall be cut by hand with a pruning saw or reciprocating saw. Once the entire perimeter outside the TPZ has been dug and roots are severed, the project arborist can approve use of machinery to complete excavation and grading if work is outside of the TPZ.

Both trees have gravity walls proposed to be built around them to prevent soil erosion. These walls shall be constructed outside the TPZ fencing area.

Tree 13 requires a permanent fence be built at the limits of the tree protection zone to restrict access. I recommend anchoring it on top of the gravity wall. The fence shall be a minimum of 4.5’ tall and be made of ornamental steel or chain-link mounted on anchored fence posts. The fence openings should not be more than 6” wide. A locked access gate shall be provided to allow maintenance personnel to access the tree. See Appendix C - Tree Protection Diagrams & Photos - Photo A, for permanent fence example.

Table 1 - Tree Protection Zone Measurements					
Tree #	**DSH**	**CRZ**	**TPZ Fence Distance from tree trunk**	**% CRZ Impact**	**Specific Protection Requirements**
10	51”	51’	51’ North, 48’ South. 53’ East & West	< 5	Set TPZ fencing according to measurements provided. Refer to Tree Protection Zone map in Appendix B Maps - Map 2
13	42”	42’	42’ all directions	0	Set TPZ fencing according to measurements provided. Refer to Tree Protection Zone map in Appendix B Maps - Map 2

Tree Removals & Tree Pruning

All tree removals and pruning maintenance shall be completed prior to construction activities.

Removals - There were 6 native oak trees that I recommended for removal. They were numbered 1,2,3,4 9 and 11. Reasons for removals are listed in Tree Risk Assessment section of this report. See Appendix A – Photographs for pictures of defects. See Appendix B – Maps - Map 1 for locations.

Tree Pruning - I have recommended that Trees 10 and 13 have mitigation pruning performed. See Appendix B – Maps - Map 1 for locations.

> **Tree 10** - Reduce end-weight up to 25% on overextended scaffold branches. Remove dead wood 2” diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required.
>
> **Tree 13** - Reduce end weight on overextended scaffold branches between 25% and 40% to relieve stress on and reduce the likelihood of failure. Concentrate reduction more on the northeast and east side of the tree. Remove dead branches 2” diameter and larger. Remove decayed and structurally unsound scaffold branches. Supervision of pruning work by the Project Arborist shall be required.

Oak Tree Replacements

The City of Paso Robles requires replacements for any native oak removed that is 6-inches in diameter or greater. This requirement is at the discretion of the Director of Public Works. The following is excerpted from the city’s Oak Tree Ordinance 835 N.S.:

> Replacement oaks being equivalent to twenty-five percent of the diameter of the removed tree(s). (For example, the replacement requirement for removal of two trees of fifteen-inch DBH (thirty total diameter inches), would be seven and one-half inches (thirty inches removed multiplied by twenty-five hundredths replacement factor).

This requirement could be satisfied by planting five, one and one-half inch caliper trees, or three, two-and one-half-inch caliper trees or any other combination totaling seven and one-half inches).
A minimum of two, twenty-four-inch box, one and one-half inch minimum trunk caliper measurement trees shall be required for each oak tree removed.

Replacement trees shall be located on the same property as where the tree is approved for removal or, subject to approval of the director, arrangements can be made to locate the replacement trees on public property. Planting standards for replacement trees shall he consistent with City Standard Details and Specification L-4 except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas. Oak tree preservation and maintenance measures shall be consistent with the provisions of this chapter.

The combined diameter of the oak trees proposed for removal within your project is 270 inches. Twenty-five percent of 270 inches is 67.5 inches. Therefore, forty-five (45) native oaks at the minimum 1.5-inch caliper or thirty-four (34) native oaks at 2-inch caliper would be required to be planted on the premises or somewhere in the city, upon the Public Works Director's approval.

When incorporating new oak trees into your landscape, you will need to allow for at least an 8' x 8' planting area. Curbing for the planting area shall not count as part of the planting area dimensions. Planting areas smaller than 8'x 8' will result in sidewalk and curb buckling when tree roots mature. Distances between oak trees should be no less than 25 feet. If oak trees can be incorporated into open, non-hardscape areas, they will have a higher success rate. Planting trees in groups of 3, in larger landscape planting islands is also a great way to ensure better root health and tree survival rates while maximizing parking lot shade benefits.

Landscaping – Irrigation - Amenities

Tree 10 –

- Do not till or trench within the TPZ to install landscaping or irrigation.
- Install only drought tolerant and preferably California native plants beneath the tree canopy.
- Irrigation shall be drip-type and all supply hoses shall be routed above ground.
- Do not install overhead sprinkler irrigation because it will introduce too much moisture and potentially rot the tree's roots.
- Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
- Provide decorative bark as a top dressing to help retain moisture in the root zone.
- Do not construct permanent concrete or brick patios beneath the canopy of the tree.
- Install Raised deck patios. They are the preferred treatment for seating areas within the critical root zones of trees.

Tree 13 –

- **DO NOT** provide any permanent or temporary amenities such as patios or seating beneath the canopy of this tree.
- Do not till or trench within the TPZ to install landscaping or irrigation.
- Install only drought tolerant and preferably California native plants beneath the tree canopy.
- Irrigation shall be drip-type and all supply hoses shall be routed above ground.

- Do not install overhead sprinkler irrigation because it will introduce too much moisture and potential rot the tree's roots.
- Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
- Provide decorative bark as a top dressing to help retain moisture in the root zone.

Pre-Construction Meeting

Prior to any construction or ground disturbing activities, the project arborist shall meet with all contractors involved with the development of this project to review tree protection measures. Any new contractors brought on site shall also meet or communicate with the project arborist by phone or video conference to ensure they are aware of all tree protection measures.

Conclusion

Although many of the mature trees on site were not safe to retain, two trees were viable and had good potential to be retained as an asset to your project if all site design recommendations and tree protection measures are implemented. With required native oak replacements, you will have the opportunity to build your project while also restoring a native oak forest on site.

Respectfully Submitted,



Rodney D. Thurman
ISA Board Certified Master Arborist PN-2684BUM
ISA Municipal Specialist
ISA Utility Arborist
ISA Tree Risk Assessor Qualification

Appendices: *photographs, maps, tree protection diagrams & photos, tree protection quick reference list*

Appendix A - Photographs



Photo 1 - View of Tree 1 to south. Note lean to east.

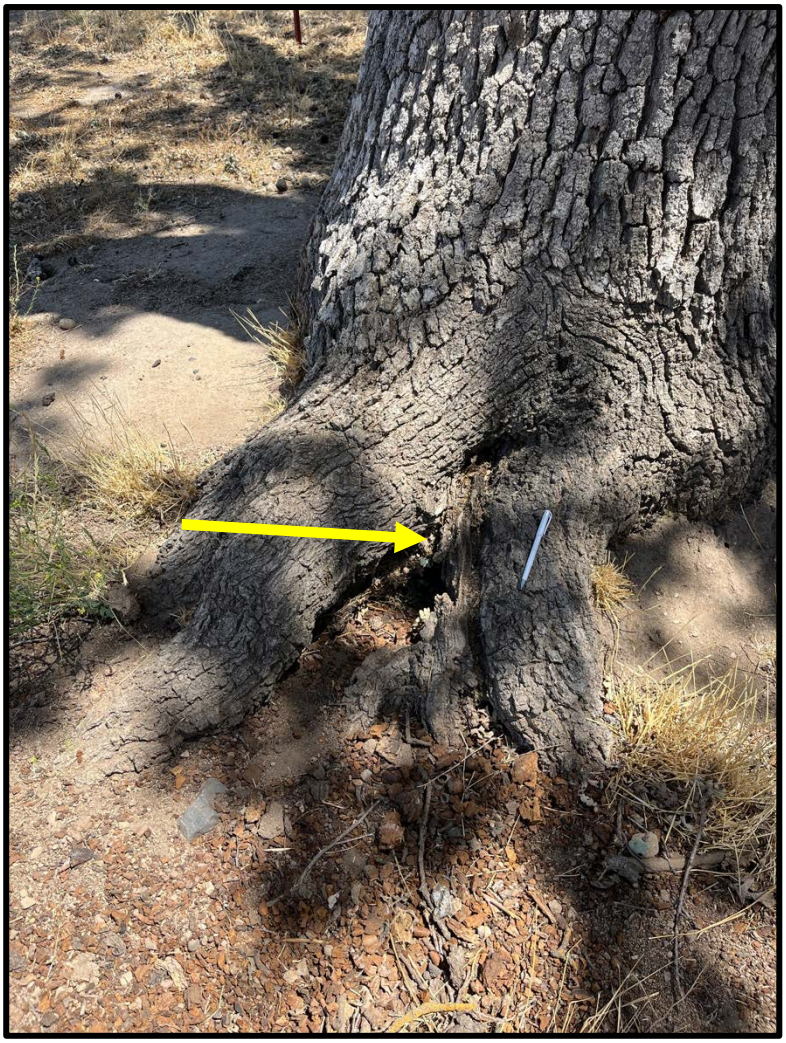


Photo 2 - Tree 1 with decayed anchor root on southwest side, indicated by arrow. Ink pen provided for scale



Photo 3 - Tree 1 with compression bulge east side of trunk indicated by arrow shows lack of structural support.

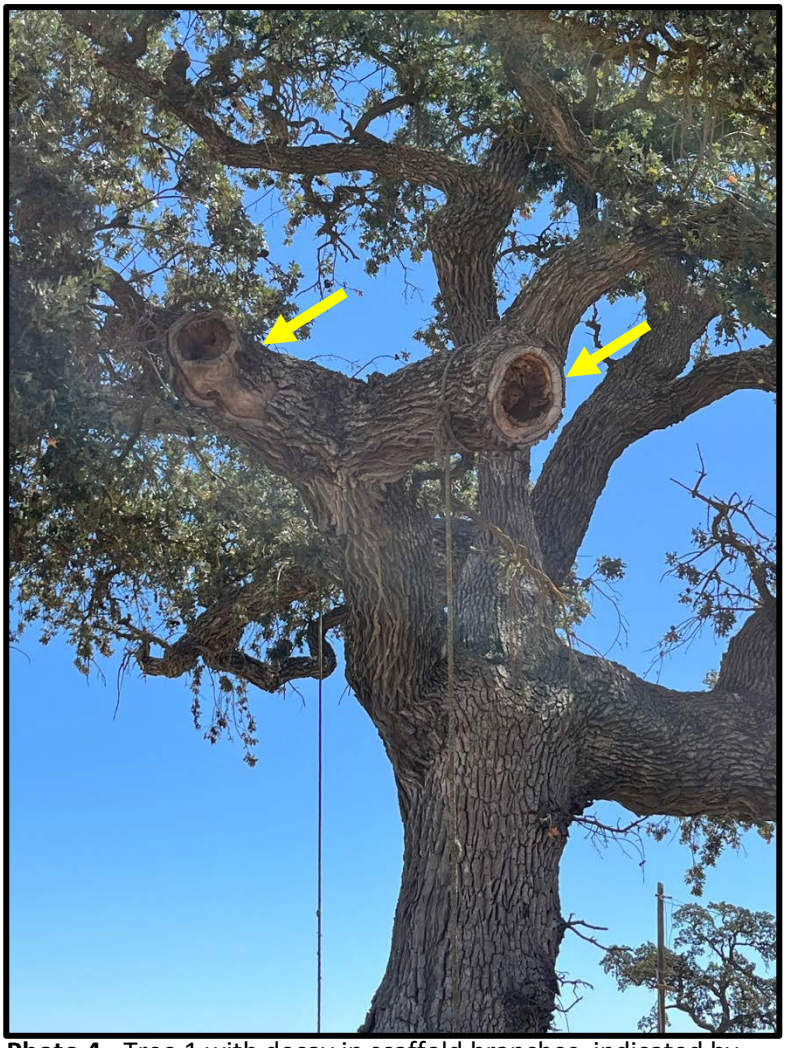


Photo 4 - Tree 1 with decay in scaffold branches. indicated by arrows.



Photo 5 - View of Tree 2 to north

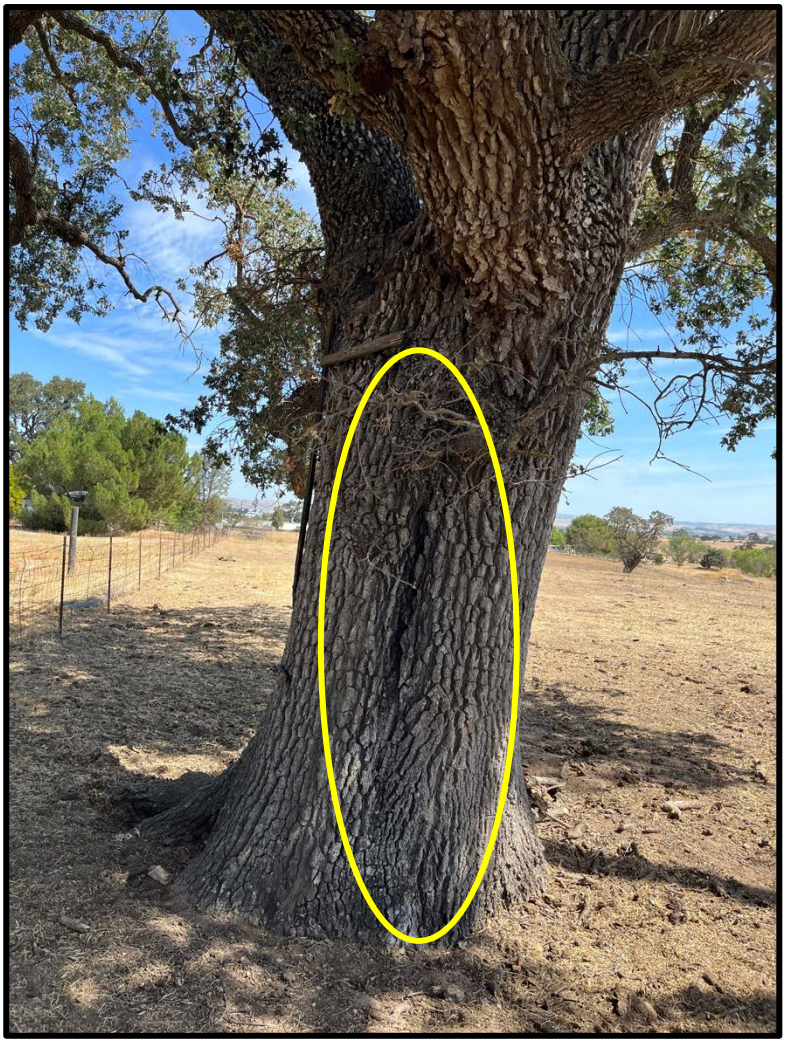


Photo 6 - Tree 2 with decay cavity south side of trunk. Length is approximately 5.5’.



Photo 7 - Tree 2 with decay cavity at scaffold union approx. 8’ above ground on southwest side of tree.



Photo 8 - Tree 2 with fungal fruiting body circled and decay in south scaffold branch indicated by arrow.



Photo 9 - Tree 2 with decay cavity formed by failed scaffold circled at center of tree, approximately 14 feet above ground.



Photo 10 - Tree 2 perspective view of decay cavity formed by failed scaffold circled at center of tree. Cavity is circled. Other decay points below the open cavity are indicated by arrows.

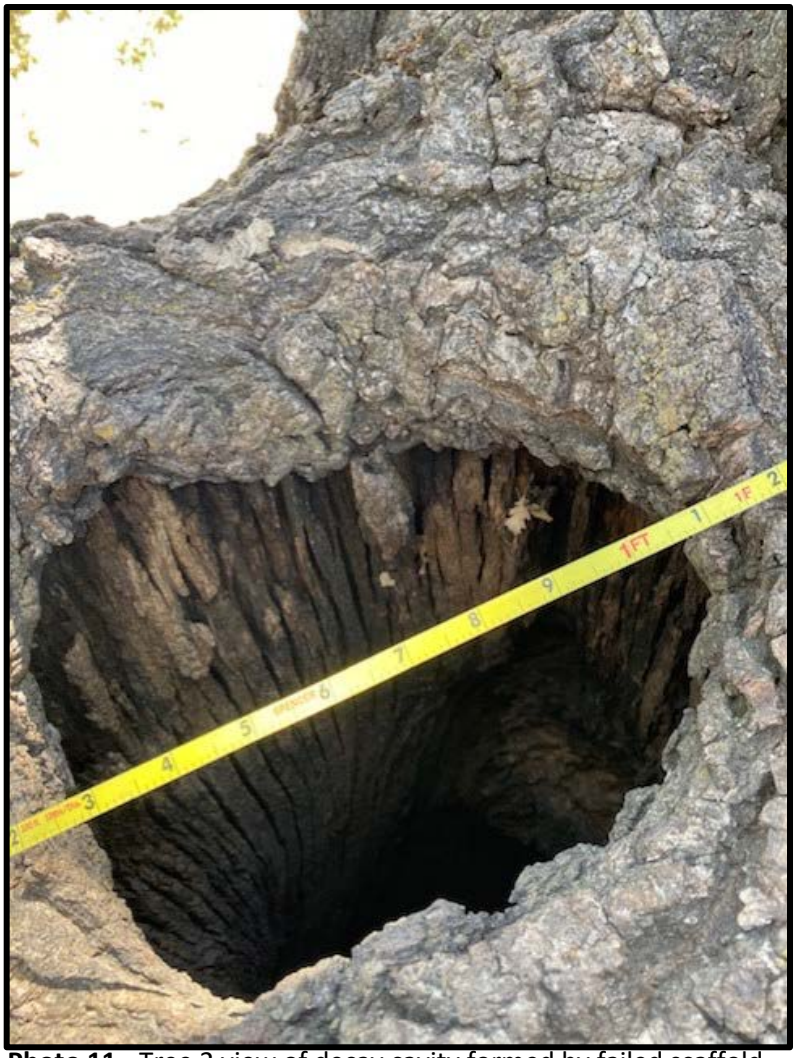


Photo 11 - Tree 2 view of decay cavity formed by failed scaffold. Opening measures 13”

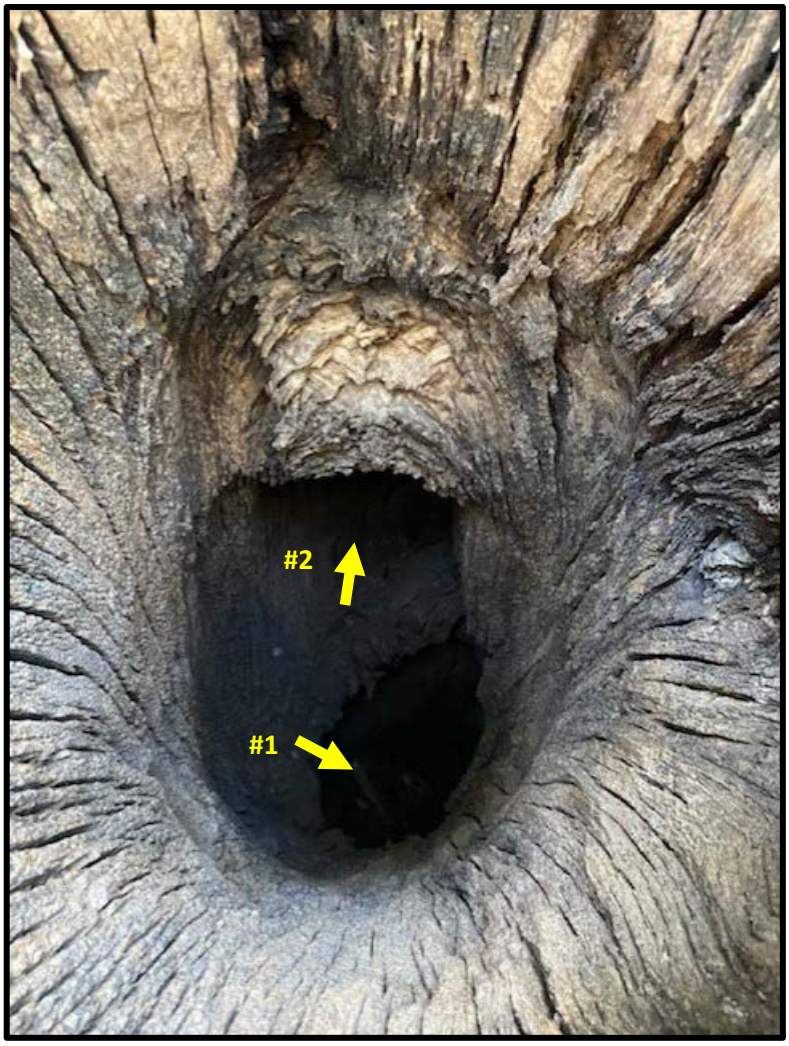


Photo 12 - Tree 2 view of interior decay cavity formed by failed scaffold. Arrow 1 shows depth of cavity down to roots of tree. Arrow 2 shows decay that has advanced into eastern scaffold branch.



Photo 13 - Tree 2 measurement of interior depth of decay cavity formed by failed scaffold. 13’ 2”



Photo 14 - Tree 2 measurement of exterior depth of decay cavity formed by failed scaffold. 14’ 3”



Photo 15 - View of Tree 3 to north. Overextended scaffold to west. Large decay cavity at connection to trunk.



Photo 16 - Tree 3 with large decay cavity at scaffold connection to trunk.



Photo 17 - View of Tree 4 with to northwest. Numerous failed scaffold branches due to overextension and internal decay.



Photo 18 - View of Tree 9 to north. Numerous failed scaffold branches due to overextension and internal decay.

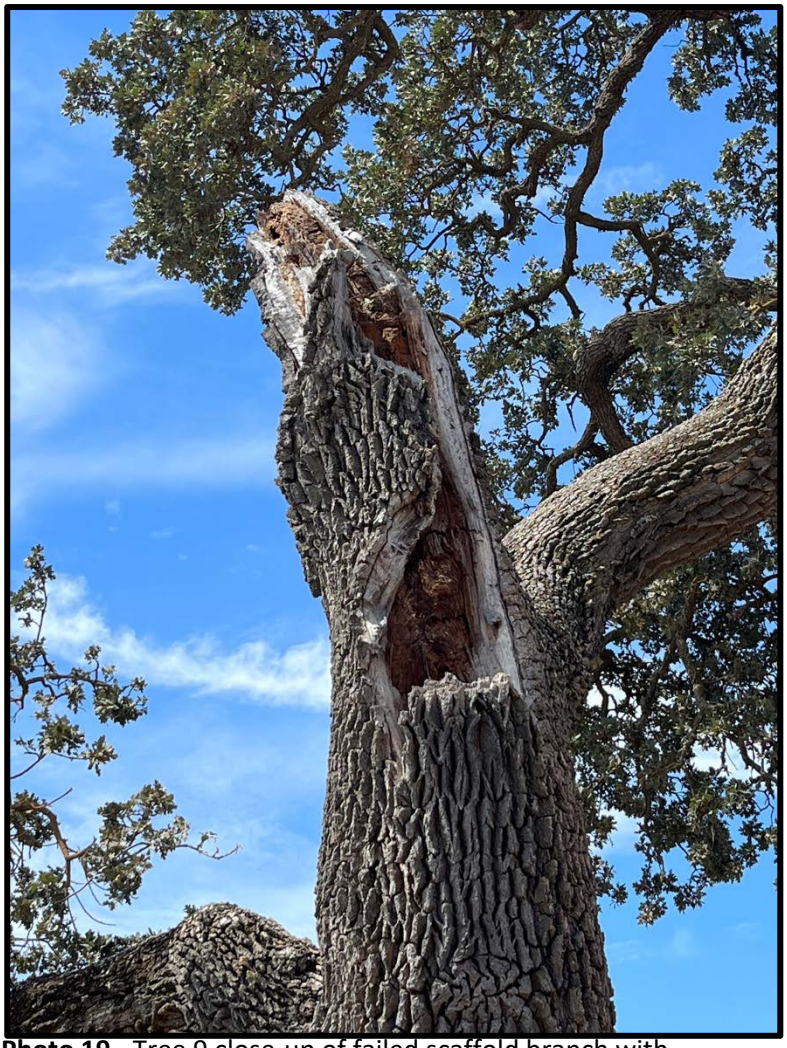


Photo 19 - Tree 9 close-up of failed scaffold branch with internal decay.



Photo 20 - View of Tree 10 to south.

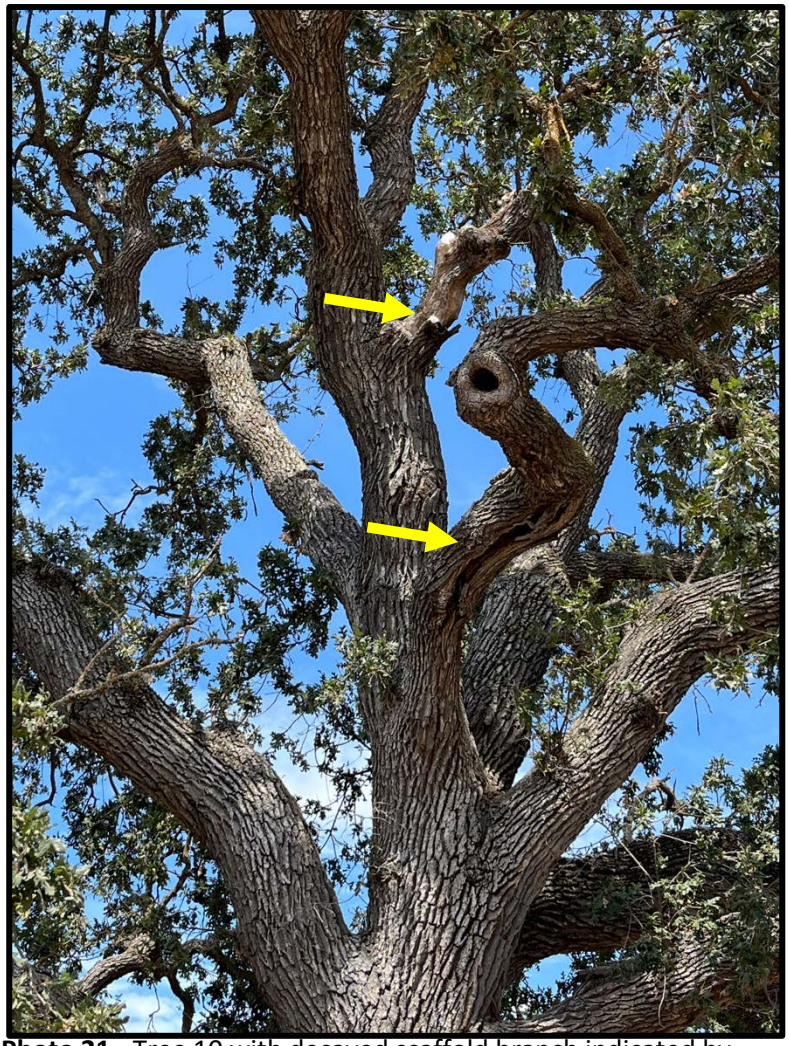


Photo 21 - Tree 10 with decayed scaffold branch indicated by yellow arrows.



Photo 22 - View of Tree 11 to north. At least 5 decayed scaffold branches would be removed which would reduce the tree at least 50%. Arrows indicate branch removal points.



Photo 23 - Tree 11 close up of declining canopy, decayed branches, and dead wood indicated by arrows.



Photo 24 - Tree 11 close up of root crown decay at southwest side of tree indicated by yellow arrow. Ant nest discovered here which indicates dead and rotting wood.

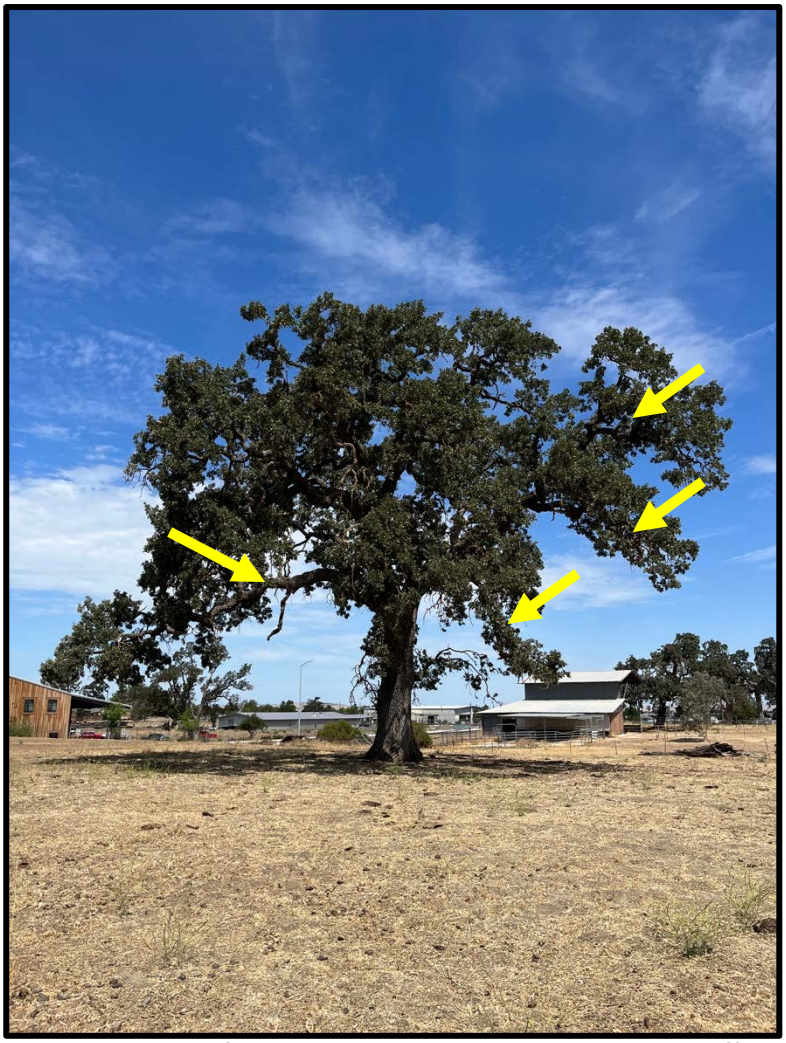


Photo 25 - View of Tree 13 to north. Note overextended scaffold branches indicated by arrows.

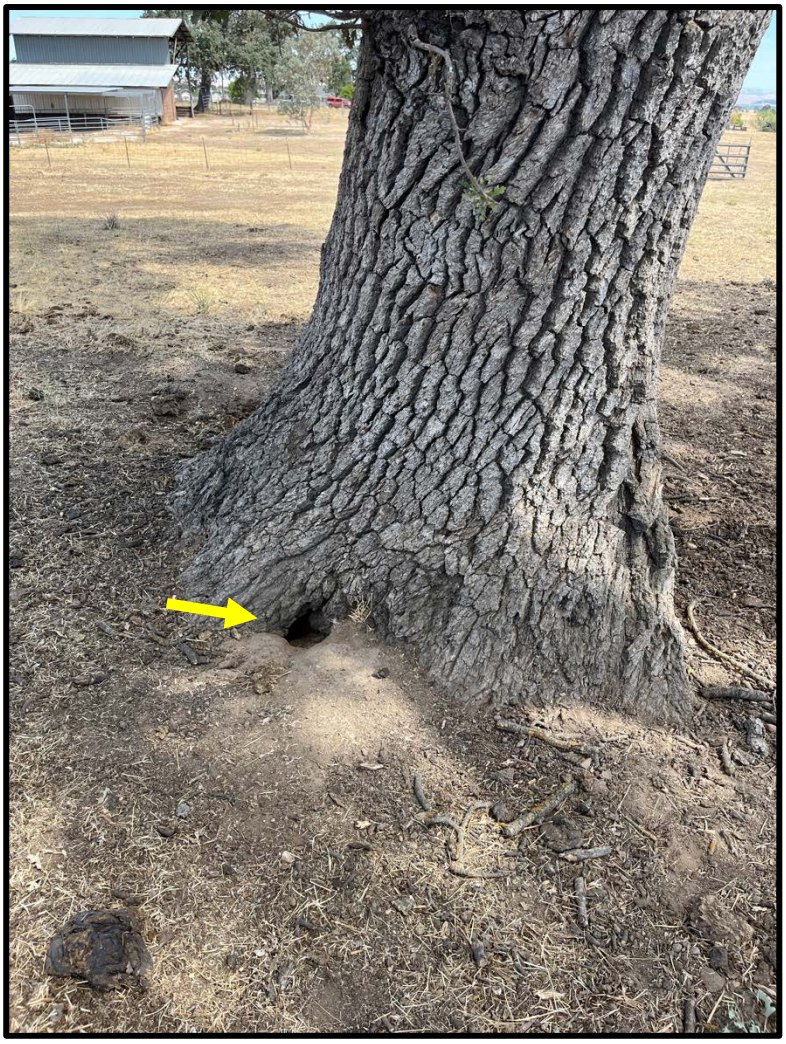


Photo 26 - Tree 13 with root decay cavity on south side of tree indicated by arrow.



Photo 27 - Tree 13 with bulging root-crown indicating possible butt-rot.



Photo 28- Tree 13 with decaying scaffold branch east side of canopy indicated by arrow. Line indicates locations for removal

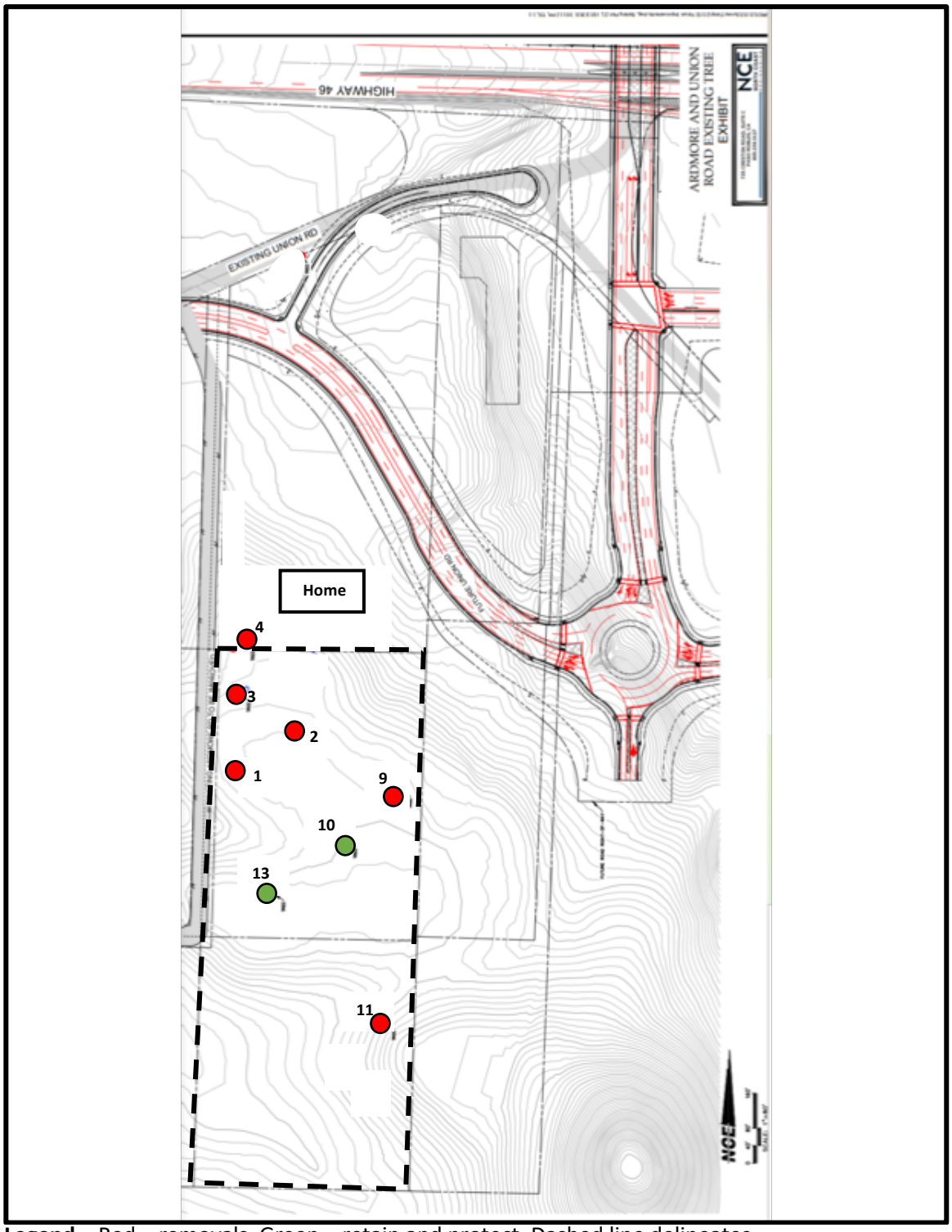




Photos 29 & 30 - Example of oak tree that failed due to root and butt-rot. Photo 29 shows failed roots. Photo 30 shows internal decay of trunk.

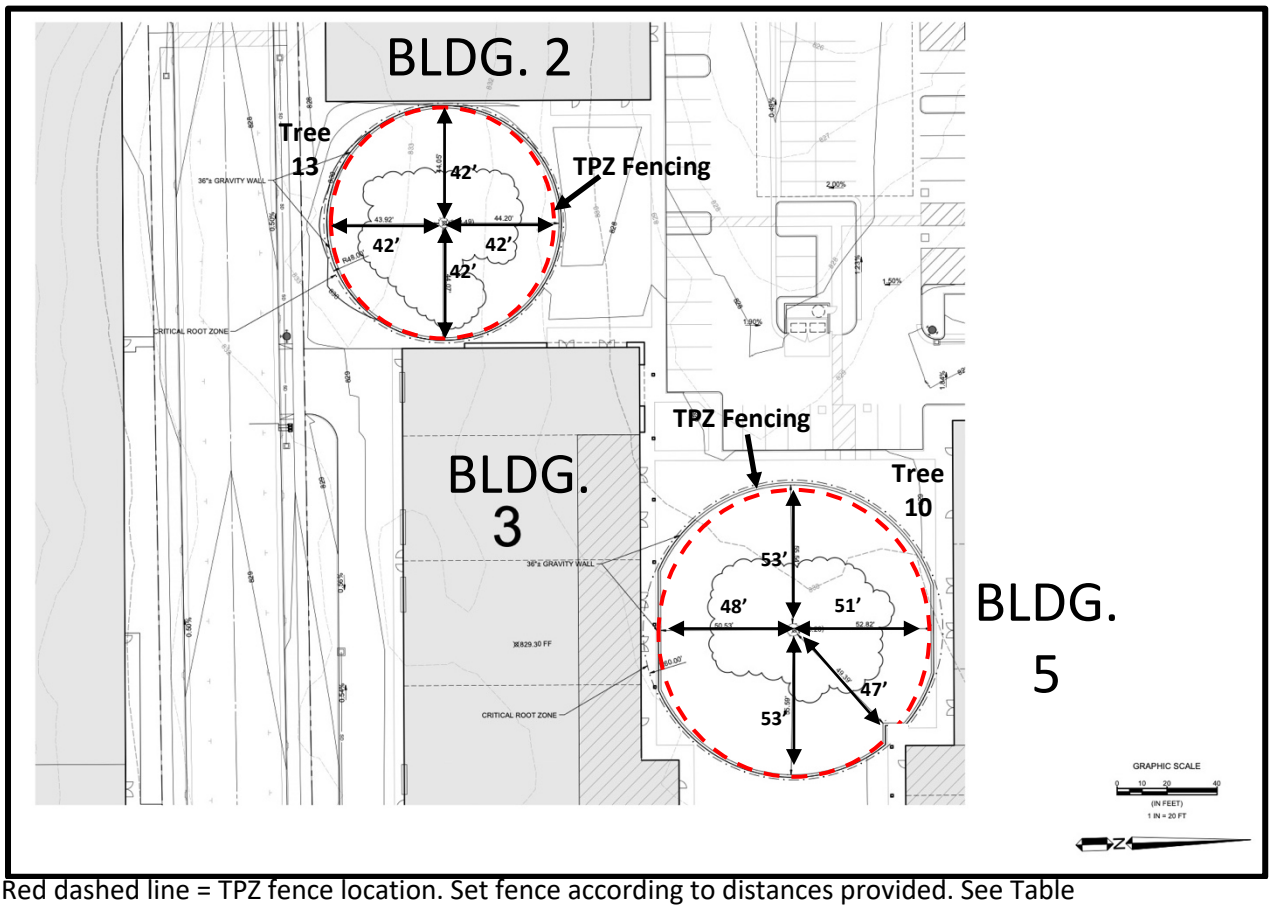
Appendix B – Maps

Map 1 - Tree Locations



Legend – Red = removals, Green = retain and protect, Dashed line delineates property boundaries.

Map 2 - Tree Protection Zones



Red dashed line = TPZ fence location. Set fence according to distances provided. See Table 1 - Tree Protection Zone Measurements in this report as well as full sized Tree Protection Zone Map in plan set for more detail. *This map has been cropped from the original provided by Wallace Group.*

Appendix C – Tree Protection Diagrams & Photos

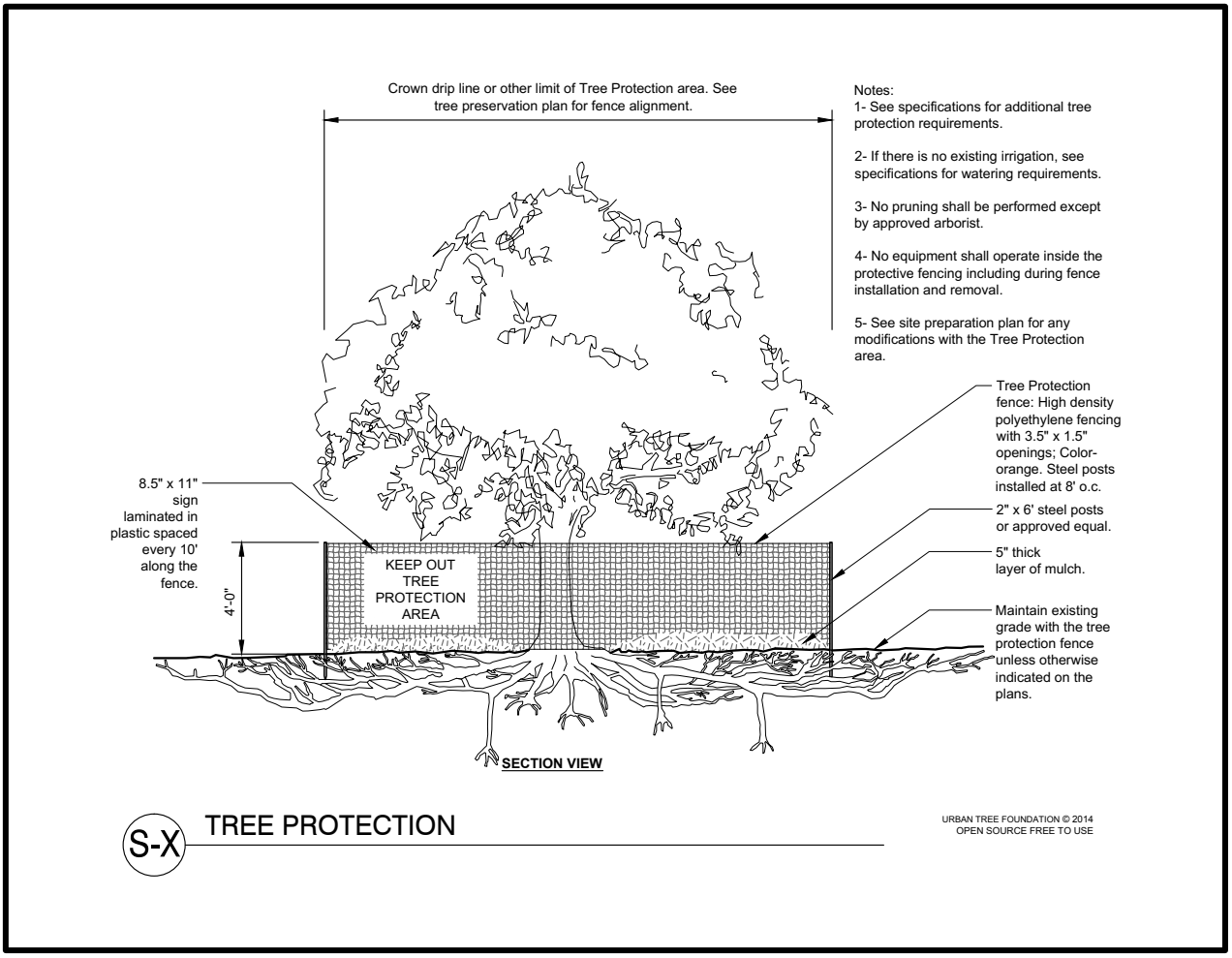


Diagram 1 –Vinyl Tree Protection Fencing

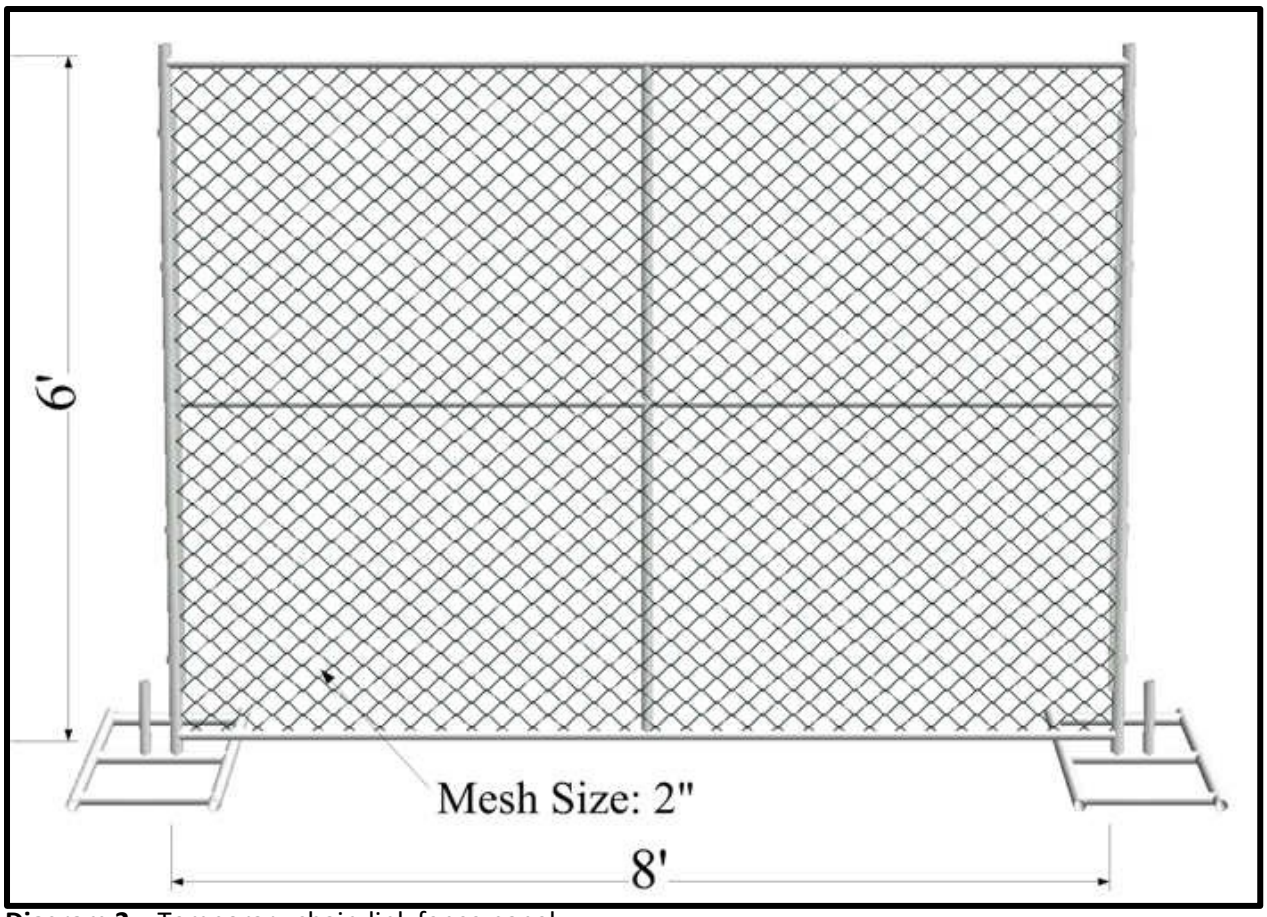


Diagram 2 – Temporary chain-link fence panel

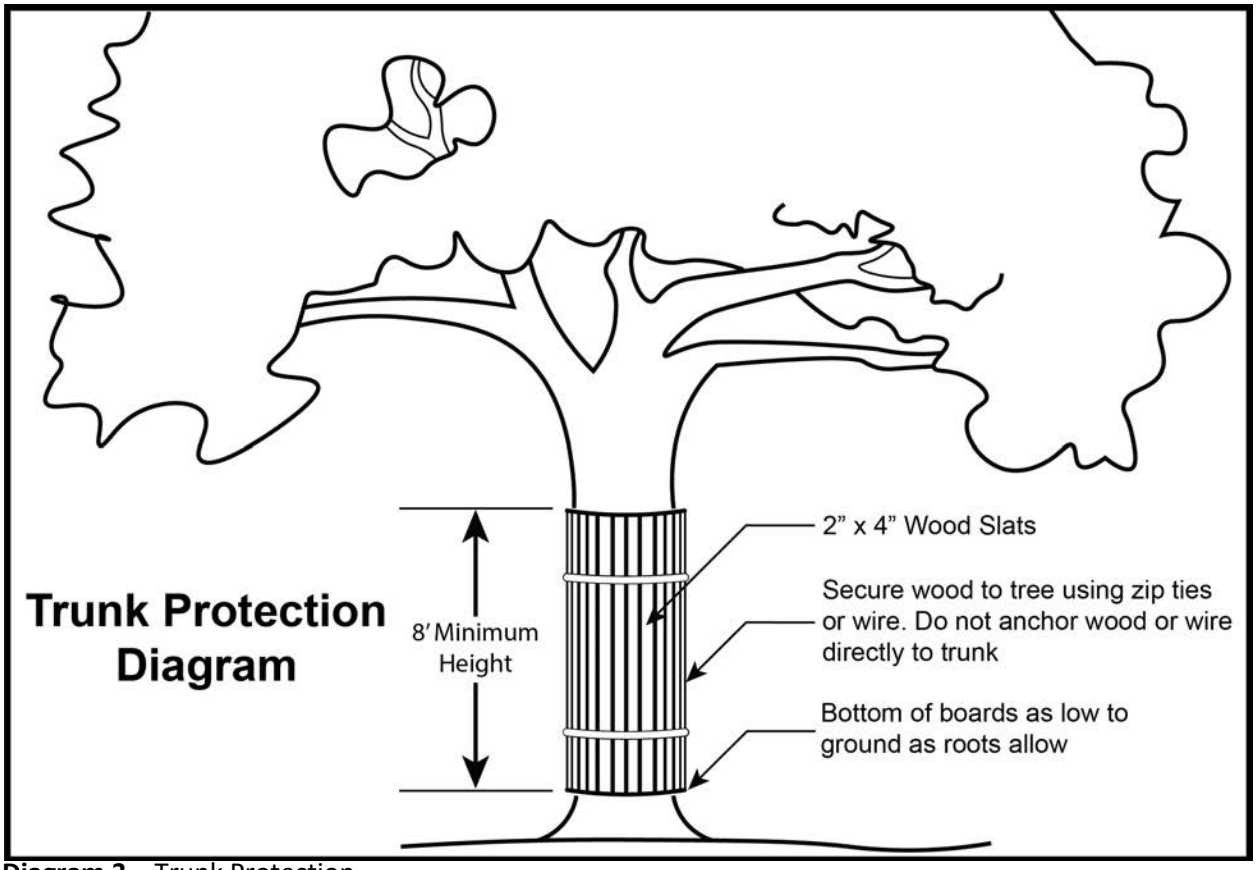


Diagram 3 – Trunk Protection



Photo A – Example of permanent fencing to exclude human activity beneath tree.

Appendix D - Tree Protection Requirements - Quick Reference List

Tree Protection During Construction - Tree protection shall be provided during the entire time construction activities occur. A Tree Protection Zone (TPZ) shall be established and maintained to ensure protected roots remain undisturbed.

Tree Protection Fencing - Tree protection fencing is required to be in place for the duration of the construction project and shall be installed before starting any ground disturbing activities. Do not remove any tree protection fencing or enter the TPZ without approval of the project arborist. The fencing shall delineate and protect the tree protection zone. The fencing shall be at minimum, 4 feet tall and made of orange, high density, polyethylene with 3.5" x 1.5" openings. It shall be installed on steel posts 8 feet on center and tightly stretched to prevent sagging. I **STRONGLY** recommend installing 6' X 8' temporary, chain-link, fence panels secured to driven steel post. This is a more secure and less moveable option than vinyl fencing that can easily be moved by hand or run over by vehicles. See Appendix C - Tree Protection Diagrams & Photos- Diagrams 1 & 2 – Tree Protection Fencing.

Trunk Protection - Trunk protection is required. The trunk shall also be protected by installing 2x4's against the trunk and securing them with zip-ties or wire. Do not anchor wood or wire directly to trunk. See Appendix C - Tree Protection Diagrams & Photos- Diagram 3 – Trunk Protection.

Tree Protection Signage - Weatherproof, tree protection signs stating, "Tree Protection Zone – Do Not Enter" shall be placed on the fencing & be spaced 10 feet apart. The Project Arborist's and General Foreman's contact numbers shall also be included on the sign. Signs shall remain in place until completion of the project. See Appendix C - Tree Protection Diagrams & Photos- Diagram 1 – Tree Protection Fencing.

Pre-Construction Meeting - A meeting with all contractors involved in the project shall occur with the project arborist before beginning construction activities. Any new contractors brought on site shall also meet or communicate with the project arborist to ensure they are aware of tree protection measures.

Preparing Tree Protection Zone - If construction occurs during the months of June through November, the TPZ's shall be irrigated to a depth of 12 inches before construction begins. This will ensure the trees are properly hydrated. Additional irrigations during "heat-waves" may be recommended by the project arborist.

Root Protection - No grading, trenching, paving or any other soil disturbance shall occur within or adjacent to the TPZ of the tree without permission and supervision by the project arborist. No trenching or excavation for footings, foundations, utilities or roadways shall occur within or adjacent to the TPZ without first, hand trenching the location and exposing roots.

If possible, conduit or other utilities shall be "fished" below roots larger than 1-inch diameter. Any roots 1-inch diameter or larger that are approved for pruning shall be hand cut with a clean pruning saw or Sawzall. Once roots are hand cut, machinery can remove the severed roots. Cutting any roots 1-inch diameter or larger requires supervision by the project arborist.

Root Pruning - If the project arborist determines that a root over 1-inch diameter needs to be cut, it shall be cut by hand with a pruning saw or reciprocating saw "Sawzall". After cutting a root, the area shall be backfilled as soon as possible with moist soil or covered with wet burlap until backfill can be completed. Burlap shall be kept wet the entire time it is in use for cut-root protection.

Dumping, Cleanout or Storage of Materials - No construction materials, soils, or debris shall be stored in the TPZ. No concrete, plaster, paint or chemical washout shall be allowed within the Tree Protection Zone (TPZ) or Critical Root Zone (CRZ).

Monitoring - An initial inspection shall be completed by the project arborist prior to commencement of construction activities to ensure that all tree protection measures have been put in place. Weekly inspections of the TPZ and associated fencing shall also be completed by the project arborist until construction is complete. Any root pruning, excavation, grading or filling within 5 feet of the TPZ shall a be monitored by the project arborist.

Project Arborist Contact Information - Rodney Thurman – Heritage Tree Arboricultural Consulting – Cell: 805 234 8760 – Email: rodney@heritagetreeconsulting.com

Exhibit C

1343 Bishop Street, San Luis Obispo, CA 93401
Tel: 805 234 8760 - Email: rodney@heritagetreeconsulting.com

July 31, 2025

To: Michael Stoltey - MD3 Investments, 893 Marsh Street, San Luis Obispo, CA 93401

Mr. Stoltey,

Per your request, the following memo is an update of recommendations regarding two (2) native oaks at your Ardmore Project located at 2930 Union Road, in Paso Robles, California.

You recently communicated to me that your intended use of the property located at 2930 Union Road, in the city of Paso Robles has changed from light industrial to residential.

You have asked me to review the oak impact and tree protection report I prepared for you on October 19, 2022 and update my recommendations regarding Tree 3 due to its failure and Tree #13 based on the new intended use of the property. Further, you have requested that oak mitigation calculations be updated to be consistent with the new assessments and recommendations.

Tree Assessment Updates

Since my original report was submitted to you in October of 2022, Tree #3 has failed to internal decay and root rot that affected its structural integrity. In my original report, I noted that the tree had several decay cavities throughout the trunk as well as in one scaffold branch. My recommendation at the time was for the tree's removal. Now that the tree has failed, this tree should be eliminated from the survey. The failed tree should not count toward the oak tree mitigation replacement calculation since it is no longer alive or standing. See Appendix A- Photographs – Photo 7.

Review of data from the original assessment of Tree 13:

I performed an advanced inspection of the tree's trunk integrity by employing the use of a Resistograph wood density measurement tool. The device measures the density of live wood and detects voids in the tree that are caused by decay.

> *I took 4 measurements of the wood density of the trunk at 3.5' above ground and 1 measurement at approximately 1' above ground. See below.*
>
> - *Sample 1 – west side of tree. Outer shell thickness was 7"*
> - *Sample 2 – south side of tree. Outer shell thickness was 8.5"*
> - *Sample 3 – east side of tree. Outer shell thickness was 8.5"*
> - *Sample 4 – east side of tree at scarred area on east side of trunk approximately 1' above ground. Outer shell thickness was 12".*
> - *Sample 5 – north side of tree. Outer shell thickness was 5".*

The tree had a diameter of 42 inches. The outer shell, live wood thickness of the trunk measured by the Resistograph showed a substantial loss of internal wood that provides structure to the tree. Sample 5 was the thinnest sample measured at 3.5' above ground.

At this location there was an approximate 77% radial loss of wood. Samples 2 and 3 were the thickest samples measured at 3.5' above ground, at these locations there was an approximate 60% radial loss of wood. Essentially all that is left of the trunk is a hollow tube that is supporting multiple tons of canopy weight.

As the decay continues, the wood will lose more structural integrity. Combined with forces from high wind events during winter storms, the tree will be even more likely to fail.

In my report dated October 19, 2022, I concluded through a tree risk assessment, that the risk of Tree #13 failing at the trunk due to advanced internal decay was HIGH.

When the project was planned for light industrial, I asserted that the only way I felt comfortable recommending retention of the tree was to restrict access by installing a permanent fence around the tree at the limits of a tree protection zone. The idea was that once access was restricted, the risk rating could be reduced to Moderate.

Through negotiations with the city planning department, your team agreed that the tree would be retained, but only if a permanent fence were built at the limits of a tree protection zone to restrict access.

Furthermore, no buildings were to be constructed within the strike zone in the event the tree were to fail at the trunk.

The reason for the restriction wase to protect people from being in the strike zone of the tree if it were to fail.

The use of light industrial, likely gives access to the property and the tree for approximately 12 hours per day. The conversion of this property to residential will raise the potential access to the tree to 24 hours per day. People and especially young people are attracted to trees for shade and for recreation. Although a fence could be built around the tree, I am not convinced the access would be restricted to a level high enough to protect the occupants of the proposed residential community.

I recommend to the City of Paso Robles planning department that Tree 13 be removed based on the risk of it failing and potentially severely injuring residents of the development.

See Appendix A Photographs – Photos 1-7 for photos of Tree 13 and for comparison, Trees 2 and 3. Tree 2 had significant internal decay similar to Tree 13 and was approved for removal by the City Council due to internal decay and risk of failure as part of your original oak tree removal permit. Tree 3, addressed earlier in this memo, failed due to internal decay and root rot. This is an example of what to expect as Tree 13 continues to decay.

Mitigation Tree Replacement Updates

In light of the changes of use for this project and the failure of one tree, I have updated oak the tree mitigation calculations. As a review, I have included the City's mitigation requirements below.

Exhibit C

The City of Paso Robles requires replacements for any native oak removed that is 6-inches in diameter or greater. This requirement is at the discretion of the Director of Public Works. The following is excerpted from the city's Oak Tree Ordinance 835 N.S.:

> Replacement oaks being equivalent to twenty-five percent of the diameter of the removed tree(s). (For example, the replacement requirement for removal of two trees of fifteen-inch DBH (thirty total diameter inches), would be seven and one-half inches (thirty inches removed multiplied by twenty-five hundredths replacement factor).
>
> This requirement could be satisfied by planting five, one and one-half inch caliper trees, or three, two- and one-half-inch caliper trees or any other combination totaling seven and one-half inches). A minimum of two, twenty-four-inch box, one and one-half inch minimum trunk caliper measurement trees shall be required for each oak tree removed.
>
> Replacement trees shall be located on the same property as where the tree is approved for removal or, subject to approval of the director, arrangements can be made to locate the replacement trees on public property. Planting standards for replacement trees shall he consistent with City Standard Details and Specification L-4 except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas. Oak tree preservation and maintenance measures shall be consistent with the provisions of this chapter.

The combined diameter of the oak trees proposed for removal within your project is 265 inches. Twenty-five percent of 265 inches is 67 inches. Therefore thirty-four (34) native oaks at 2-inch caliper would be required to be planted on the premises or somewhere in the city if approved by the Public Works Director's. See table below for replacement calculations.

Tree #	DBH	Recommendation
Tree 1	43"	Remove
Tree 2	47"	Remove
Tree 3	47"	Dead (not included in calcs.)
Tree 4	52"	Remove
Tree 9	51"	Remove
Tree 10	51"	Retain and Protect
Tree 11	30"	Remove
Tree 13	42"	Remove
Total inches proposed for removal	265"	
25% of 265"	67"	
Tree replacements @ 2" caliper	34	

Please feel free to contact me with any questions.
Thank you,

Rodney D. Thurman – Owner

ISA Board Certified Master Arborist PN-2684BUM
ISA Tree Risk Assessors Qualification

Appendices: Photographs

Appendix A – Photographs



Photo 1 – Tree 13 with view to northeast. Outwardly, the tree appears to be healthy but internal rot makes it structurally unstable.



Photo 2 – Tree 13 with root decay cavity on south side of tree indicated by arrow.



Photo 3 – Tree 13 with bulging root-crown indicating possible butt-rot.



Photo 4 – Tree 2 in 2022. Outwardly, the tree appears to be healthy but internal rot makes it structurally unstable.

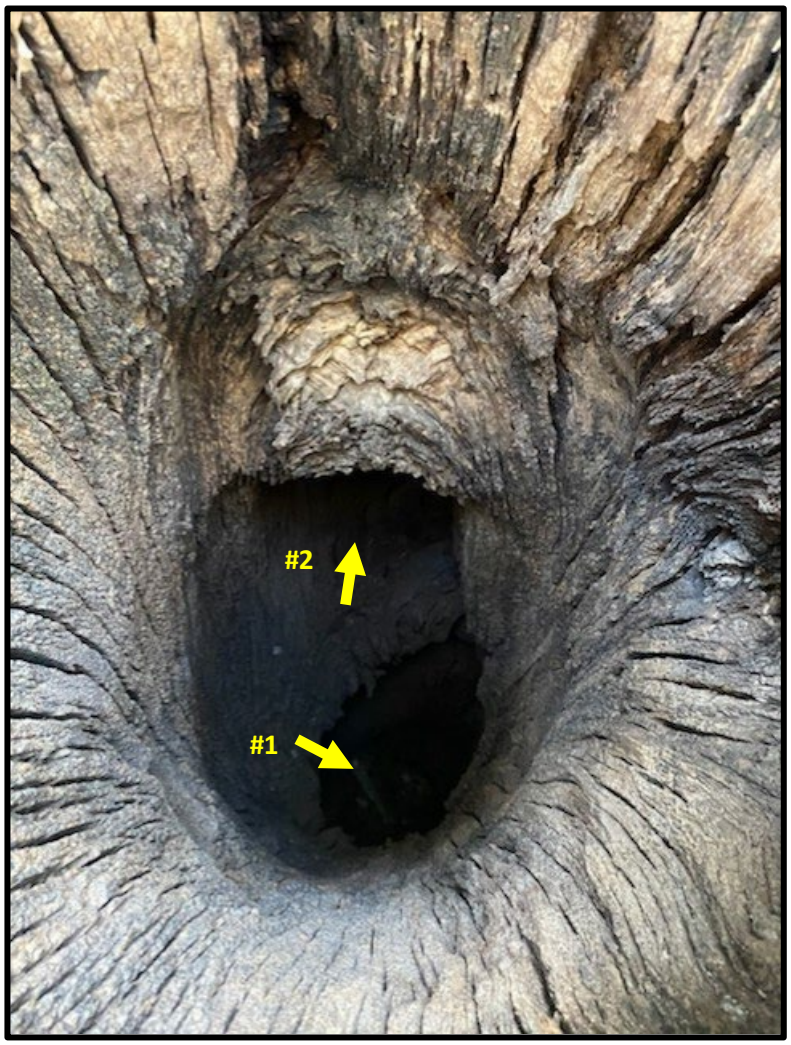


Photo 5 – Tree 2 in 2022. View of interior decay cavity formed by failed scaffold. Arrow 1 shows depth of cavity down to roots of tree. Arrow 2 shows decay that has advanced into eastern scaffold branch. The tree has high potential to fail due to internal decay.



Photo 6 – Tree 3 in 2022. Outwardly, the tree appears to be moderately healthy but internal rot made it structurally unstable.



Photo 7 – Tree 3 – July 2025. The tree has died due to root rot and failed because of internal decay and root rot.

Exhibit D

Site Specific Conditions of Approval – OTR25-09 (P25-0080)

Planning Division Conditions:

1. An oak tree removal permit shall be issued prior to removal of an oak tree.

2. Prior to removal of Oak Tree No. 4, provide the written agreement between applicant and adjacent property owner.

3. The following precautions shall be taken to ensure protection of Tree No. 10:
   - Do not till or trench within the TPZ to install landscaping or irrigation.
   - Install only drought tolerant and preferably California native plants beneath the tree canopy.
   - Irrigation shall be drip-type and all supply hoses shall be routed above ground.
   - Do not install overhead sprinkler irrigation because it will introduce too much moisture and potentially rot the tree's roots.
   - Do not install weed block cloth beneath the canopy of the tree. It restricts rainwater from percolating into the soil.
   - Allow permeable surface treatments (e.g., mulch, decomposed granite, or permeable pavers) subject to approval by the project arborist.
   - Do not construct permanent concrete or brick patios beneath the canopy of the tree.

4. Prior to any construction or ground disturbing activities, the project arborist shall meet with all contractors involved with the development of this project to review tree protection measures. Any new contractors brought on site shall also meet or communicate with the project arborist by phone or video conference to ensure they are aware of all tree protection measures.

5. If construction occurs during the months of June through November, the TPZ shall be irrigated to a depth of 12 inches 1 time before construction begins, which will ensure the tree is properly hydrated. Additional irrigations during construction may be recommended by the project arborist.

6. Monitoring of tree protection measures and construction around the tree by the project arborist shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.

7. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.

8. Prior to construction activities, install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed. Fencing may be removed upon completion of construction activities.

Exhibit D

Mitigation Measures – Conditions of Approval:

MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the CDFW and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.

- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.

New Ti
1010 Marsh St., San Luis Ob
(805) 546-8208 • FAX (8C

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof

STATE OF CALIFORNIA,
County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the **New Times**, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 9

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 9 of April, 2026.

Patricia Horton

Patricia Horton, New Times Legals

Admin & Personal/-NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

NOTICE OF PUBLIC HEARING
CITY OF PASO ROBLES - CITY COUNCIL

NOTICE IS HEREBY GIVEN that the City of Paso Robles City Council will hold a Public Hearing to consider the following project:

Project Description:	The Project is a 154-unit residential subdivision on a vacant property located at 2930 Union Road. The Project is an alternative to the previously approved "Covelop" development at this same location, which was originally entitled in 2024 and consisted of approximately 240,000 square feet of commercial/light-industrial space. The new Project requires approval of a zoning map amendment to apply the Mixed-Use Overlay zoning designation which will allow residential uses, including a request for an allocation of 154 surplus density units; a Special Planned Development overlay zoning designation to accommodate modifications to specific development standards; and an Oak Tree Removal request. (PD25-14, RZN 25-03, VTTM 3255, CUP25-05, OTR 25-09, P25-0080)
Applicant:	Covelop, Inc. & MD3 Investments
Location:	2930 Union Road / APN: 025-362-050
CEQA Determination:	On February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site. The Planning Commission and City staff recommend the City Council approve an addendum to the 2024 MND for the original Covelop project. The Addendum is the appropriate document under CEQA to analyze the consistency of the residential Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.
Hearing Date:	The City Council will hold a Public Hearing on Tuesday, April 21, 2026, at 6:00 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446. The Planning Commission held a Public Hearing on Tuesday, March 24, 2026, to consider the project and on a 5-1-1 vote recommended the City Council approve the project

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at www.prcity.com/youtube, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to planning@prcity.com or US Mail (submit early) to the City Clerk, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the City Council.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website (www.prcity.com/meetings) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

April 9, 2026

AFFIDAVIT

OF MAIL NOTICES FOR

CITY COUNCIL

I, Marci Reynoso, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the April 21, 2026 City Council Meeting for P25-0080 / PD25-14 on this 8th day of April in the year 2026.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:_____
Marci Reynoso

Council Agenda Report

From: Shannon Foutz, Human Resources/Risk Manager

Subject: Second Reading by Title Only and Adoption of Ordinance 1168 Authorizing an Amendment to the CalPERS Contract to Reduce the Cost-Sharing Agreement for Unrepresented Confidential, Professional, and Management Employees in the Police and Fire Safety Member C

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: April 21, 2026

Facts

1. The California Public Employees' Retirement Law (PERL) authorizes public agencies and their employees to participate in the California Public Employees' Retirement System (CalPERS).
2. The City maintains a retirement contract with CalPERS covering three member categories: Police Safety, Fire Safety, and Miscellaneous (non-sworn) employees. Each category includes three benefit levels ("tiers"), with formulas that determine a member's monthly retirement allowance based on factors including years of service, age at retirement, and reportable compensation.
3. The City's contract with CalPERS requires retirement contributions from both employees and the City. Pursuant to California Government Code Section 20516, employees may share in the cost of the employer's CalPERS contributions above the normal member contribution required under PERL.
4. Currently, Unrepresented Confidential, Professional, and Management (MGMT) employees in the fire safety and police safety first and second tier benefit levels contribute an additional ten percent (10%) toward the employer's contribution. Employees in the PEPRA tier contribute an additional six percent (6%).
5. The Wage and Benefit Summary approved by the City Council in December 2025 provides for a reduction in retirement cost-sharing contributions for safety managers of three percent (3%) as soon as administratively feasible, and an additional two percent (2%) effective January 3, 2027.
6. As the first step toward implementing these adjustments, the City Council adopted Resolution 26-002 on January 14, 2026, authorizing initiation of an amendment to the employer contribution cost-sharing agreement with the California Public Employees' Retirement System.
7. On March 17, 2026, City Council approved Resolution 26-025 and introduced by title only, waiving further reading of Ordinance 1168 amending the CalPERS contract.
8. A secret ballot election of affected employees was conducted from March 19, 2026, through March 30, 2026. The proposed amendment received the required simple majority approval to proceed.
9. The contract amendment will become effective thirty (30) days following adoption. The three percent (3%) cost-sharing reduction for safety managers will take effect on May 24, 2026.

Options

1. Take no action;

2. Approve second reading by title only and adopt Ordinance 1168 authorizing an amendment to the contract between the City of Paso Robles and the Board of Administration of the California Public Employees' Retirement System for the MGMT police and fire safety member categories.
3. Provide alternative direction to staff.

Analysis and Conclusions

At present, police and fire managers contribute an additional six percent (6%) to ten percent (10%) above their required employee contribution to the California Public Employees' Retirement System. These additional contributions directly reduce employees' take-home pay and have increasingly been identified as a factor affecting the City's ability to recruit and retain highly qualified public safety management personnel in an increasingly competitive labor market.

In December 2025, the City Council approved a Wage and Benefit Summary that includes a phased reduction in CalPERS cost-sharing for safety managers. Under the approved structure, the additional cost-share will decrease by three percent in the first year and by an additional two percent in the second year, for a total reduction of five percent. This adjustment aligns safety manager contributions with those of POA-represented sworn officers, strengthens the City's competitiveness among peer agencies, and advances the City's goal of remaining an employer of first choice.

Implementation of these changes requires a formal amendment to the City's CalPERS contract and adherence to the procedural requirements established by state law. The actions before the City Council represent the last required steps in that statutory process to effectuate the previously approved compensation adjustments.

Fiscal Impact

The modification of CalPERS cost-sharing contributions for safety managers will decrease employee contributions and proportionately increase the City's employer contribution obligation, as the City will assume the three percent (3%) reduction in the first year and the additional two percent (2%) reduction in the second year that are currently paid by affected employees.

The fiscal impact of this adjustment was incorporated into the recently approved MGMT Wage and Benefit Summary and aligned with the negotiation parameters established by the City Council. The resulting increase in employer retirement costs has been accounted for in the adopted budget.

CEQA

The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 2)

Approve second reading by title only and adopt Ordinance 1168 authorizing an amendment to the contract between the City of Paso Robles and the Board of Administration of the California Public Employees' Retirement System for the MGMT police and fire safety member categories.

Attachments

1. Ordinance 1168 – Authorizing an Amendment to the Contract Between the City of Paso Robles and CalPERS
    a. Exhibit A - CalPERS Amendment to Contract

Attachment 1

ORDINANCE 1168

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF PASO ROBLES AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

WHEREAS, the California Public Employees' Retirement Law (PERL) authorizes public agencies and their employees to participate in the California Public Employees' Retirement System (CalPERS); and

WHEREAS, the City maintains a retirement contract with CalPERS covering three member categories: Police Safety, Fire Safety, and Miscellaneous (non-sworn) employees; and

WHEREAS, each category includes three benefit levels ("tiers"), with formulas that determine a member's monthly retirement allowance based on factors including years of service, age at retirement, and reportable compensation; and

WHEREAS, the City's CalPERS contract requires retirement contributions from both employees and the City. Pursuant to California Government Code Section 20516, employees may share in the cost of the employer's CalPERS contributions above the normal member contribution required under PERL; and

WHEREAS, Unrepresented Confidential, Professional, and Management (MGMT) employees in the Fire and Police Safety first and second tier benefit levels contribute an additional ten percent (10%) toward the employer's contribution. Employees in the PEPRA tier contribute an additional six percent (6%); and

WHEREAS, the Wage and Benefit Summary approved by the City Council in December 2025 provides for a reduction in retirement cost-sharing contributions for safety managers of three percent (3%) as soon as administratively feasible, and an additional two percent (2%) effective January 3, 2027; and

WHEREAS, as the first step toward implementing these adjustments, the City Council adopted Resolution 26-002 on January 14, 2026, authorizing initiation of an amendment to the employer contribution cost-sharing agreement with the California Public Employees' Retirement System.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. That the City Council of the above agency does hereby give notice of intention to approve an amendment to the contract between said public agency and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an Exhibit A and by this reference made a part hereof.

Section 3. The Mayor of the City of El Paso de Robles, or their designee, is hereby authorized, empowered, and directed to execute said amendment for and on behalf of the City.

Section 4. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Publication.

The City Clerk shall certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California, and cause the Ordinance to be published once within 15 days after passage in a newspaper of general circulation published and circulated in the City in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council held on March 17, 2026, for first reading by the City Council of the City of El Paso de Robles, and adopted on the 21st day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – CalPERS Amendment to Contract

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the Board of Administration California Public Employees' Retirement System and the City Council City of Paso Robles

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective March 1, 1974, and witnessed January 28, 1974, and as amended effective July 1, 1983, November 6, 1984, October 30, 1988, February 2, 1991, January 1, 1998, February 17, 2001, June 6, 2001, October 14, 2001, March 27, 2005, January 21, 2007, May 27, 2012, December 17, 2017, March 11, 2018, July 1, 2018, December 16, 2018, August 9, 2020, and June 27, 2021, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 21 are hereby stricken from said contract as executed, effective June 27, 2021, and hereby replaced by the following paragraphs numbered 1 through 21 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members entering membership in the miscellaneous classification on or prior to May 27, 2012, age 60 for classic local miscellaneous members entering membership for the first time in the miscellaneous classification after May 27, 2012, age 62 for new local miscellaneous members, age 50 for classic local police members entering membership in the police classification on or prior to May 27, 2012, age 55 for those classic local police members entering membership for the first time in the police classification after May 27, 2012, and for classic local fire members, and age 57 for new local safety members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after March 1, 1974, making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Fire Fighters (herein referred to as local safety members);

   b. Local Police Officers (herein referred to as local safety members);

   c. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

a. ELECTED OFFICIALS.

6. Prior to January 1, 1975, those members who were hired by Public Agency on a temporary and/or seasonal basis not to exceed 6 months were excluded from PERS membership by contract. Government Code Section 20336 superseded this contract provision by providing that any such temporary and/or seasonal employees are excluded from PERS membership subsequent to January 1, 1975. Legislation repealed and replaced said Section with Government Code Section 20305 effective July 1, 1994.

7. Assets heretofore accumulated with respect to members in the local retirement system have been transferred to the Public Employees' Retirement System and applied against the liability for prior service incurred thereunder. That portion of the assets so transferred which represent the accumulated contributions (plus interest thereof) required of the employees under said local system has been credited to the individual membership account of each such employee under the Public Employees' Retirement System.

8. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment before and not on or after March 27, 2005, shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Supplemental to Federal Social Security).

9. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment on or after March 27, 2005, and not entering membership for the first time in the miscellaneous classification after May 27, 2012, shall be determined in accordance with Section 21354.4 of said Retirement Law (2.5% @ age 55 Supplemental to Federal Social Security).

10. The percentage of final compensation to be provided for each year of credited current service as a classic local miscellaneous member entering membership for the first time in the miscellaneous classification after May 27, 2012, shall be determined in accordance with Section 21353 of said Retirement Law (2% at age 60 Supplemental to Federal Social Security).

11. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Supplemental to Federal Social Security).

12. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local police member entering membership in the police classification on or prior to May 27, 2012, shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50), Supplemental to Federal Social Security.

13. The percentage of final compensation to be provided for each year of credited current service as a classic local police member entering membership for the first time in the police classification after May 27, 2012, shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55), Supplemental to Federal Social Security.

14. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local fire member shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55), Supplemental to Federal Social Security.

15. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Supplemental to Federal Social Security).

16. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 21536 (Local System Service Credit Included in Basic Death Benefit).

    b. Section 20965 (Credit for Unused Sick Leave).

    c. Section 21024 (Military Service Credit as Public Service) for local miscellaneous members and local police members only.

    d. Section 20042 (One-Year Final Compensation) for those classic local miscellaneous members and classic local safety members entering membership on or prior to May 27, 2012.

    e. Section 21547.7 (Alternate Death Benefit for Local Fire Members Credited with 20 or More Years of Service).

    f. Section 20475 (Different Level of Benefits): Section 21353 (2% @ 60 Supplemental formula) and Section 20037 (Three-Year Final Compensation) are applicable to classic local miscellaneous members entering membership for the first time with this agency in the miscellaneous classification after May 27, 2012.

       Section 20037 (Three-Year Final Compensation) is applicable to classic local fire members entering membership for the first time with this agency in the fire classification after May 27, 2012.

Section 21363.1 (3% @ 55 Supplemental formula) and Section 20037 (Three-Year Final Compensation) are applicable to classic local police members entering membership for the first time with this agency in the police classification after May 27, 2012.

g. Section 20516 (Employees Sharing Additional Cost):

From and after December 17, 2017, 3% for second tier classic local miscellaneous members and new local miscellaneous members in the Unrepresented Confidential, Professional and Management Group, Unrepresented Part-Time Group and Service Employees International Union, Local 620.

From and after December 17, 2017, and until July 1, 2018, 3% for second tier classic local miscellaneous members and new local miscellaneous members in the Paso Robles Police Association.

From and after July 1, 2018, 6% for second tier classic local miscellaneous members and new local miscellaneous members in the Paso Robles Police Association.

From and after August 9, 2020, 2% for first tier classic miscellaneous members in the Unrepresented Part-Time Group.

From and after August 9, 2020, 2% for first tier classic miscellaneous members in the Service Employees International Union, Local 620.

From and after August 9, 2020, and until June 27, 2021, 2% for first tier classic miscellaneous members in the Paso Robles Police Association.

From and after June 27, 2021, 4% for first tier classic miscellaneous members in the Paso Robles Police Association.

From and after August 9, 2020, 2% for first tier classic miscellaneous members in the Unrepresented Confidential, Professional and Management Group.

From and after December 17, 2017, and until December 16, 2018, 3% for local police members in the Unrepresented Confidential, Professional and Management Group.

From and after December 17, 2017, and until July 1, 2018, 3% for local police members in the Paso Robles Police Association.

From July 1, 2018, and until August 9, 2020, 6% for classic local police members in the Paso Robles Police Association.

From and after July 1, 2018, 6% for new local police members in the Paso Robles Police Association.

From and after August 9, 2020, and until June 27, 2021, 8% for classic local police members in the Paso Robles Police Association.

From and after June 27, 2021, 10% for classic local police members in the Paso Robles Police Association.

From and after March 11, 2018, and until December 16, 2018, 3% for local fire members in the Unrepresented Confidential, Professional and Management Group.

From and after March 11, 2018, and until July 1, 2018, 3% for local fire members in the Paso Robles Professional Firefighters IAFF, Local 4148.

From July 1, 2018, and until August 9, 2020, 6% for classic local fire members in the Paso Robles Professional Firefighters IAFF, Local 4148.

From and after July 1, 2018, 6% for new local fire members in the Paso Robles Professional Firefighters IAFF, Local 4148.

From and after August 9, 2020, and until June 27, 2021, 8% for classic local fire members in the Paso Robles Professional Firefighters IAFF, Local 4148.

From and after June 27, 2021, 10% for classic local fire members in the Paso Robles Professional Firefighters IAFF, Local 4148.

From and after December 16, 2018, and until the effective date of this amendment to contract, 6% for new local safety members in the Unrepresented Confidential, Professional and Management Group.

From December 16, 2018, and until August 9, 2020, 6% for classic local safety members in the Unrepresented Confidential, Professional and Management Group.

From and after August 9, 2020, and until June 27, 2021, 8% for classic local safety members in the Unrepresented Confidential, Professional and Management Group.

From and after June 27, 2021, and until the effective date of this amendment to contract, 10% for classic local safety members in the Unrepresented Confidential, Professional and Management Group.

From and after the effective date of this amendment to contract, 7% for classic local fire members in the Unrepresented Confidential, Professional and Management group.

From and after the effective date of this amendment to contract, 3% for new local fire members in the Unrepresented Confidential, Professional and Management group.

From and after the effective date of this amendment to contract, 7% for classic local police members in the Unrepresented Confidential, Professional and Management group.

From and after the effective date of this amendment to contract, 3% for new local police members in the Unrepresented Confidential, Professional and Management group.

The portion of the employer's contribution that the member agrees to contribute from his or her compensation, over and above the member's normal contribution ("Cost Sharing Percentage"), shall not exceed the Employer Normal Cost Rate, as that rate is defined in the CalPERS Actuarial Valuation for the relevant fiscal year. If the Cost Sharing Percentage will exceed the relevant Employer Normal Cost Rate, the Cost Sharing Percentage shall automatically be reduced to an amount equal to, and not to exceed, the Employer Normal Cost Rate for the relevant fiscal year.

17. Public Agency, in accordance with Government Code Section 20790, ceased to be an "employer" for purposes of Section 20834 effective on July 1, 1983. Accumulated contributions of Public Agency shall be fixed and determined as provided in Government Code Section 20834, and accumulated contributions thereafter shall be held by the Board as provided in Government Code Section 20834.

18. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

19. Public Agency shall also contribute to said Retirement System as follows:

    a. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

    b. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

20. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

21. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
MELODY BENAVIDES, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF PASO ROBLES

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

Council Agenda Report

From: Ashlee Hernandez, Homeless Services Manager

Subject: Approval for the City to Join the San Luis Obispo County Regional Homelessness and Affordable Housing Compact and Receipt of Regional Homeless Services Inventory

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: April 21, 2026

Facts

1. Homelessness is a complex, countywide challenge and addressing homelessness effectively, requires shared responsibility, coordinated planning, and alignment of local and regional strategies.
2. The County of San Luis Obispo has developed a Regional Homelessness and Affordable Housing Compact ("Compact") to establish a non-binding, collaborative framework among the County and the seven incorporated cities for addressing homelessness and affordable housing at a regional level.
3. The Compact includes shared principles to treat all people with dignity, strengthen regional collaboration, expand housing and services, share responsibility and resources, promote transparency and accountability, and foster community well-being and safety.
4. The Compact aligns with the regional collaboration priorities outlined in the Fiscal Year (FY) 2024-2026 Paso Robles City Council Adopted Goals, the FY 2024-2027 Paso Robles Strategic Plan to Address Homelessness, and the FY 2021-2028 City of Paso Robles Housing Element.
5. Adoption of the Compact is intended to strengthen regional partnerships, improve coordination across jurisdictions, and enhance competitiveness for state and federal funding.
6. In addition to the Compact, the County prepared a Regional Homeless Services Inventory summarizing homelessness-related planning, coordination, funding, land use activities, and direct services throughout the county.
7. Approval of the Compact does not relinquish local control or oblige the City with future expenditures. It formalizes a collaborative framework while preserving each jurisdiction's authority over its own policies, priorities, budget decisions, and implementation actions.
8. The Compact was developed as part of the County's broader effort to implement the FY 2022-2027 San Luis Obispo Countywide Plan to Address Homelessness, which emphasizes regional coordination, improved data systems, housing expansion, reduced barriers to stability, streamlined funding, and public engagement.

Options

1. Take no action;
2. Approve a Resolution approving the City to collaborate the San Luis Obispo County Regional Homelessness and Affordable Housing Compact and receive the Regional Homeless Services Inventory;
3. Provide alternative direction to staff.

Analysis and Conclusions
The SLO County Regional Homelessness and Affordable Housing Compact is a non-binding framework developed through over a year of collaboration among the County of San Luis Obispo and its incorporated cities. The Compact reflects a shared commitment to regional coordination on homelessness and housing challenges and is being considered concurrently by jurisdictions throughout the county. The City of San Luis Obispo recently approved the Compact, and other cities are undertaking similar actions.

The Compact establishes shared principles and supports coordination, but it does not supersede, delegate, restrict, or otherwise impair the City's independent authority over land use, budgeting, or policy decisions. Importantly, the Compact is non-binding and does not define, prescribe, or direct how the City of Paso Robles allocates or utilizes its local funds for homelessness response. All such decisions remain subject to applicable law and future City Council action.

Adoption of the Compact is consistent with the FY 2024–2026 Paso Robles City Council Adopted Goals for homelessness response, including efforts to identify and address gaps in the housing continuum, develop partnerships to expand emergency and affordable housing, and coordinate regularly with regional partners.

Adoption is also consistent with the FY 2024–2027 Paso Robles Strategic Plan to Address Homelessness, including Goal 4.1 to develop partnerships to identify and address gaps in the housing continuum, Goal 4.2 to support countywide efforts to remove local barriers to supportive, transitional, and affordable housing, and Objective 5.2.2 to pursue grant opportunities in partnership with the County that align with the Strategic Plan.

The Compact is further consistent with the FY 2021–2028 City of Paso Robles Housing Element, including Goal H-2 to support development of adequate housing for extremely low-, very low-, low-, and moderate-income households, and Policy H-2.4 supporting regional efforts to address homelessness.

Accordingly, approval of Resolution 26-XXX would strengthen regional alignment, transparency, and intergovernmental coordination in addressing homelessness and affordable housing needs, while fully preserving the City's discretion over future implementation, resource allocation, and policy decisions.

Fiscal Impact
No additional fiscal impacts are associated with approving the Resolution and authorizing the City to sign onto the San Luis Obispo County Regional Homelessness and Affordable Housing Compact.

CEQA
The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 2)
Approve Resolution 26-XXX approving the San Luis Obispo County Regional Homelessness and Affordable Housing Compact and receive the Regional Homeless Services Inventory.

Attachments
1. Resolution 26-XXX
    a. Exhibit A - SLO Countywide Regional Homelessness and Affordable Housing Compact

b. Exhibit B - SLO County Regional Homeless Services Inventory

Attachment 1

RESOLUTION 26-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, APPROVING THE SAN LUIS OBISPO COUNTY REGIONAL HOMELESSNESS AND AFFORDABLE HOUSING COMPACT

WHEREAS, homelessness in San Luis Obispo County is a complex, countywide challenge requiring unified, compassionate, and strategic action; and

WHEREAS, the County of San Luis Obispo and the seven incorporated cities recognize that addressing homelessness effectively requires shared responsibility, coordinated planning, and alignment of local and regional strategies; and

WHEREAS, the County of San Luis Obispo and the seven incorporated cities have collaborated to develop the San Luis Obispo County Regional Homelessness and Affordable Housing Compact ("Compact") which establishes a non-binding, collaborative framework through which participating jurisdictions commit to shared principles to guide individual and collective actions, including treating all people with dignity, strengthening regional collaboration, expanding housing and services, sharing responsibility and resources, promoting transparency and accountability, and fostering community wellbeing and safety; and

WHEREAS, the Compact aligns with the regional collaboration priorities outlined in the Fiscal Year (FY) 2024-26 Paso Robles City Council Adopted Goals and the FY 2024- 27 Paso Robles Strategic Plan to Address Homelessness; and

WHEREAS, adoption of the Compact is intended to strengthen regional partnerships, improve coordination across jurisdictions, and enhance competitiveness for state and federal funding opportunities to address homelessness and affordable housing needs.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby supports the San Luis Obispo County Regional Homelessness and Affordable Housing Compact, attached hereto as Exhibit A and incorporated herein by reference.

Section 3. The City Council authorizes the Mayor to sign the Compact at a future date in collaboration and coordination with the County and the other six incorporated cities.

Section 4. The City Council authorizes the City Manager, or their designee, to coordinate City actions and collaborate with the County, cities, and regional partners to align planning, data sharing and implementation efforts consistent with the Compact, subject to applicable City policies, regulatory restrictions, and budgetary authority.

Section 5. This resolution shall take effect on the date it is approved by City Council.

APPROVED this 21st day of April, 2026, by the following vote:

Attachment 1

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

01a- Exhibit A- SLO Countywide Regional Homelessness and Affordable Housing Compact
01b- Exhibit B- SLO County Regional Homeless Services Inventory

Exhibit A

San Luis Obispo Countywide Regional Homelessness and Affordable Housing Compact

We, the County of San Luis Obispo and the seven incorporated Cities, recognize that homelessness is a complex, countywide challenge that requires unified, compassionate, and strategic action. In San Luis Obispo County, individuals experiencing homelessness are most often long-term community members. According to the 2024 Point-in-Time Count, 81% of respondents reported living in the county for more than five years. This reinforces the importance of viewing people experiencing homelessness not as problems to be solved, but as neighbors and community members to be supported.

Together, our agencies embrace the following shared commitments. We agree to pursue policies that align with these principles and use them to guide future individual and collaborative actions to address homelessness in San Luis Obispo County. By strengthening our partnership, we can better respond to community needs and enhance our competitiveness for funding opportunities.

Our Shared Commitments:

Treat All People with Dignity	We affirm that individuals experiencing homelessness are members of our community and deserve respect, compassion, and equitable access to services.
Strengthen Regional Collaboration	We will coordinate across jurisdictions to align services, share data, and pursue joint funding opportunities that advance local and regional plans.
Expand Housing and Services	We will work to increase access to shelter, supportive housing, affordable housing and essential services, recognizing that housing is foundational to health and stability.
Share Responsibility and Resources	We will equitably share the responsibility of addressing homelessness by advocating for and actively pursuing funding for homelessness and affordable housing and by engaging in collaborative planning.
Promote Transparency and Accountability	We will share data, communicate clearly with the public, and evaluate progress together to ensure effective, responsive action.
Foster Community Well-Being and Safety	We recognize homelessness as both a public health concern and a humanitarian crisis that requires a coordinated and compassionate response. We will manage encampments with empathy and collaboration, balancing the needs of individuals with neighborhood safety, public health, and environmental stewardship.

By signing this compact on this XX day of xxx, we commit to aligning our actions with these shared regional commitments. Through collaborative action we will build a more inclusive, resilient, and hopeful future for all who call San Luis Obispo County home.

X _____
City of Arroyo Grande

X _____
City of Morro Bay

X _____
City of San Luis Obispo

X _____
City of Atascadero

X _____
City of Paso Robles

X _____
County of San Luis Obispo

X _____
City of Grover Beach

X _____
City of Pismo Beach

County of San Luis Obispo Regional Homeless Services Inventory Report

January 2026

City of Paso Robles (PR) PR

City of Atascadero (AT) AT

City of Morro Bay (MB) MB

City of San Luis Obispo (SLO) SLO

City of Pismo Beach (PB) PB

City of Grover Beach (GB) GB

City of Arroyo Grande (AG) AG

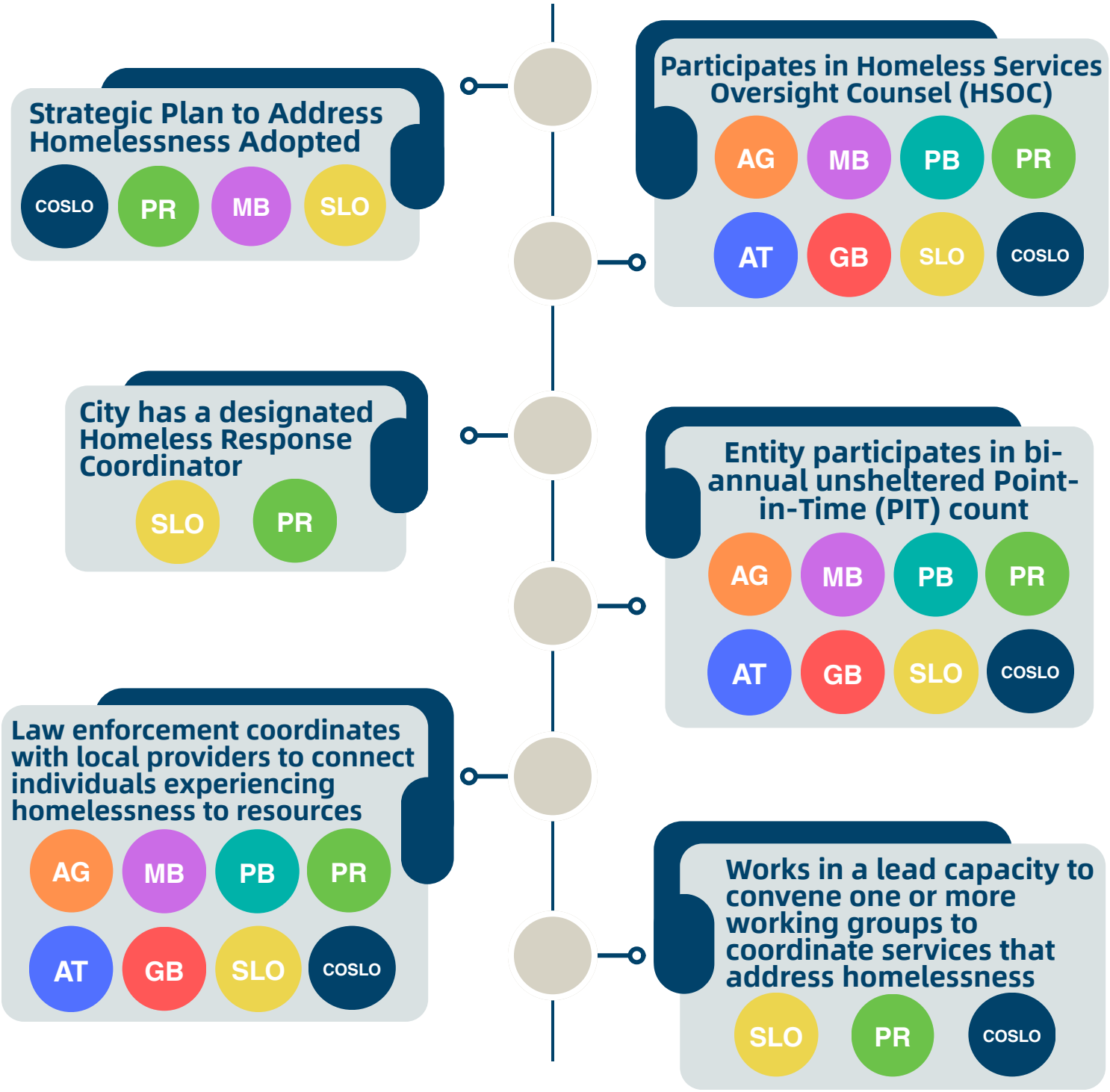
County of San Luis Obispo (COSLO) COSLO

This report summarizes the diverse strategies implemented by the Cities and the County to address the needs of those at risk of or experiencing homelessness. In this report, each entity is represented by a color-coded circle *(shown above)* to highlight the specific programs, services, funding sources, and collaborative partnerships that they participate in.

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF SOCIAL SERVICES
HOMELESS SERVICES DIVISION

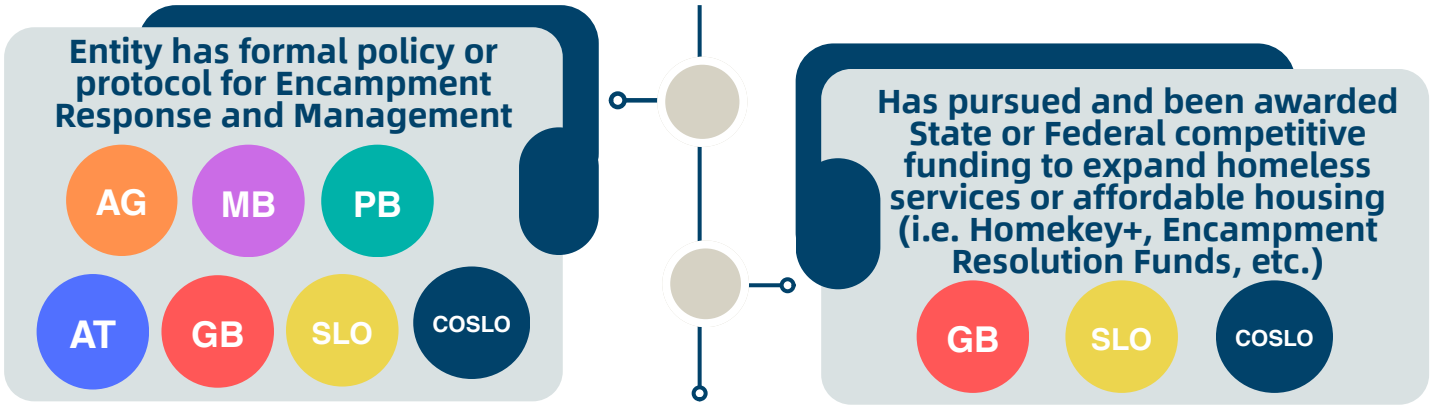
Strategic Planning & Coordination

Entity has taken the following actions



Strategic Planning & Coordination (cont.)

Entity has taken the following actions



The County of San Luis Obispo conducts all of the following activities:

- County established Homeless Services Division
- Lead applicant for State and Federal funding designated for CoC and County organizations
- Conducts annual HUD Community Development Needs Assessment
- Oversight and development of HUD Five Year Action Plan
- Serves as Homeless Management Information System (HMIS) administrator & conducts related activities
- Lead entity to conduct required State and Federal compliance activities.
- Continuum of Care lead entity & related activities
- Coordination of required activities to administer CDBG Urban County Agreement
- Regular review of system performance metrics and collaboration with partners to drive improvements
- Leads bi-annual unsheltered Point in Time Count
- Leads annual sheltered Point in Time Count
- Collaboration with affordable housing providers to increase affordable housing stock countywide
- Annual renewal of declaration of shelter crisis

Funding

Services for persons at risk of or experiencing homelessness supported by entity resources

**Other support includes: Indirect contributions of staff time and use of entity owned land for delivery of services for those experiencing or at risk of homelessness*

	Paso Robles		Atascadero		Morro Bay		San Luis Obispo		Pismo Beach		Grover Beach		Arroyo Grande		County	
Service	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**
Outreach	X		X			X	X	X	X	X		X	X	X	X	X
Prevention	X		X			X	X	X	X			X	X		X	X
Rapid Rehousing	X			X		X	X		X		X		X		X	X
Interim Shelter	X			X		X	X		X		X	X	X		X	X
Warming/Cooling Center		X				X	X		X		X	X	X		X	X
Permanent Supportive Housing		X		X		X	X	X	X	X			X		X	X
Affordable Housing		X	X			X	X	X	X		X	X	X		X	X
Stand Alone Shower Programs					X	X	X									

Funding (cont.)

Services for persons at risk of or experiencing homelessness supported by entity resources (cont.)

**Other support includes: Indirect contributions of staff time and use of entity owned land for delivery of services for those experiencing or at risk of homelessness*

	Paso Robles		Atascadero		Morro Bay		San Luis Obispo		Pismo Beach		Grover Beach		Arroyo Grande		County	
Service	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**
Allocation of entity local funding (General fund) to homeless serving organizations	X		X		X		X		X						X	X
Allocation of entity local funding (General fund) to affordable housing developers	X								X						X	X
Hotel & Motel Programs							X								X	X
Overnight Safe Parking Programs							X	X							X	
Housing Support for Justice Involved Individuals															X	X

Funding (cont.)

Services for persons at risk of or experiencing homelessness supported by entity resources (cont.)

**Other support includes: Indirect contributions of staff time and use of entity owned land for delivery of services for those experiencing or at risk of homelessness*

	Paso Robles		Atascadero		Morro Bay		San Luis Obispo		Pismo Beach		Grover Beach		Arroyo Grande		County	
Service	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**	**Funding**	**Other**
Sober Living support for Justice Involved Individuals															X	
Behavioral Health Bridge Housing															X	X
BHSA Housing Interventions															X	X
Homeless Outreach Team and Full-Service Partnership															X	X
Other community programs serving those experiencing or at risk of homelessness							X		X						X	X

Funding (cont.)

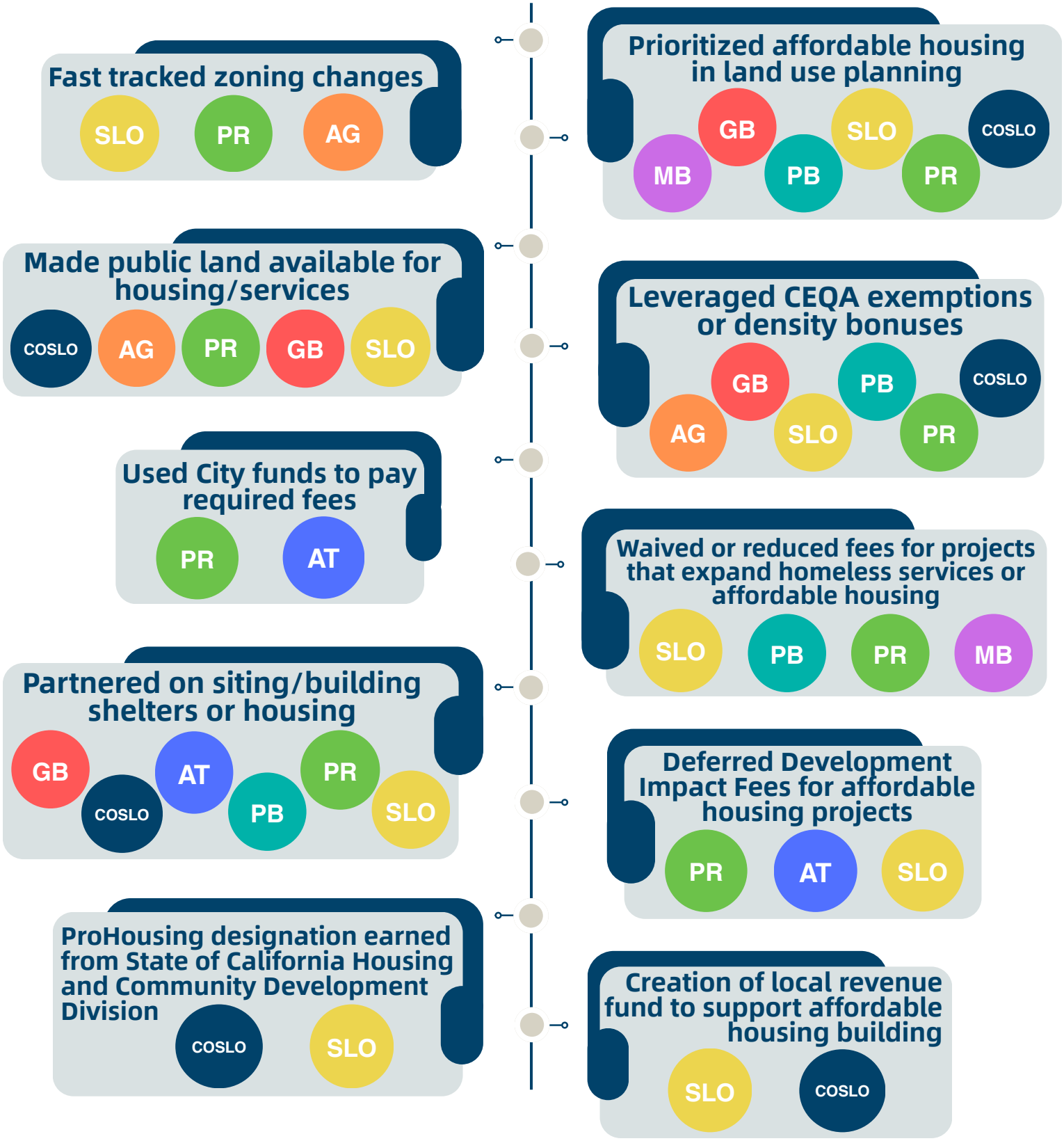
Funding Source Allocated								
Funding Source	**Paso Robles**	**Atascadero**	**Morro Bay**	**San Luis Obispo**	**Pismo Beach**	**Grover Beach**	**Arroyo Grande**	**County**
Community Development Block Grant (Urban County Agreement)	X	X	X	X	X		X	X
Community Development Block Grant (State competition)						X		
State Homeless Housing Assistance and Prevention Grant								X
Permanent Local Housing Allocation (PLHA)								X
Continuum of Care								X
Opioid Settlement Funds				X				X
Diablo Decommissioning Funds (SB1090)								X
HOME Investment Partnership								X

Funding (cont.)

Funding Source Allocated (cont.)								
Funding Source	**Paso Robles**	**Atascadero**	**Morro Bay**	**San Luis Obispo**	**Pismo Beach**	**Grover Beach**	**Arroyo Grande**	**County**
Emergency Solutions Grant (State and Federal)								X
Public Safety Realignment (AB109)								X
Homeless Housing Incentive Program								X
Behavioral Health Bridge Program								X
Behavioral Health Services Act								X
MediCal								X
State Department of Social Services Grant Programs								X
Local Fund Community Service Grants				X			X	X
General Fund	X	X	X	X	X			X

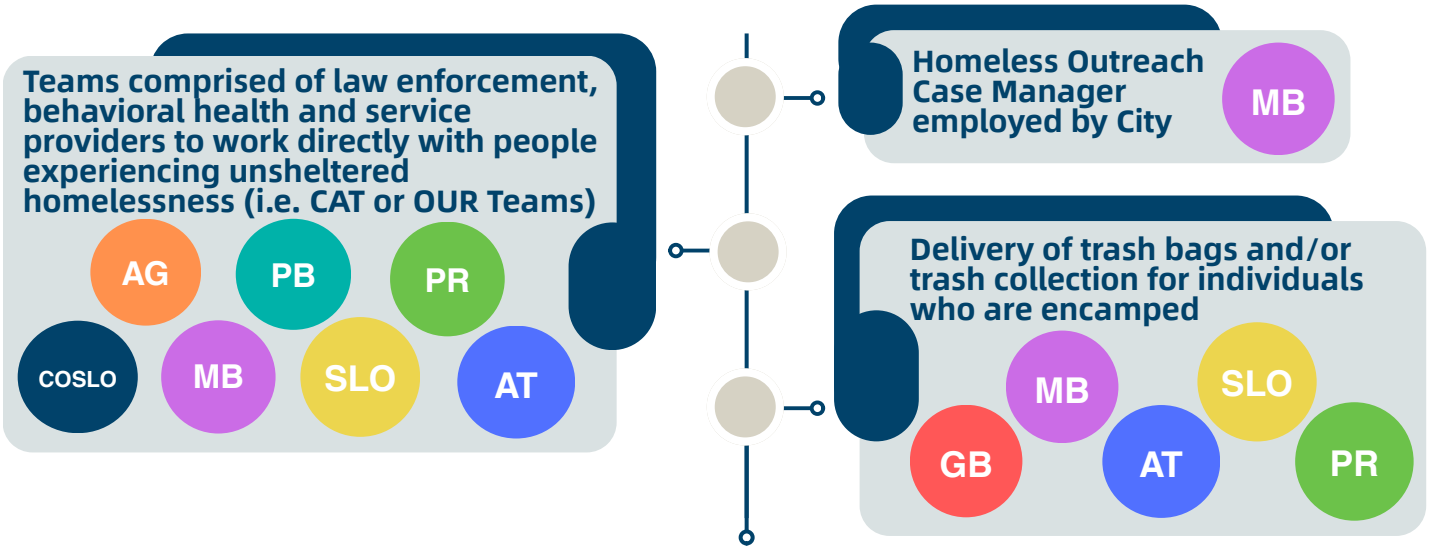
Planning & Zoning

Entity has taken the following actions to support homelessness and/or affordable housing infrastructure



Services

Direct Services for those at risk of or experiencing homelessness provided by entity



The services listed below are provided by various County departments and are either services specifically developed for persons experiencing or at risk of homelessness or are services available to the general public, but which have an identifiable overlap of utilization by persons experiencing or at risk of homelessness

- Mobile Probation Services to connect with justice involved individuals experiencing homelessness
- Dedicated case manager embedded with library to serve needs of unsheltered library patrons
- Public Health services including communicable disease treatment, and enhanced case management
- Conservatorship
- Sobering Center
- 24/7 Mobile Crisis Services
- Outpatient Treatment Centers for specialty behavioral health needs for MediCal insured individuals
- Psychiatric Health Facility
- Treatment Court Programs
- Housing Programs for clients of Social Services (Housing Support Program, Bringing Families Home, Home Safe, Housing Disability and Advocacy Program)
- County General Assistance program

Data & Communication

Entity promotes community awareness of homeless services and affordable housing projects

Uses official entity website to share information about affordable housing

COSLO SLO PR GB

Uses official entity website to share information about homeless services

SLO COSLO PR

Uses official channels of communication to share information about affordable housing through social media or press releases

COSLO AG MB SLO AT PR

Uses official channels of communication to share information about homelessness through social media or press releases

SLO PR MB AT COSLO

Holds at least one annual and ongoing community meeting or neighborhood event to discuss homelessness

PR AT SLO

Has held community forums and/or neighborhood events to discuss homelessness

GB SLO COSLO MB AT PR

Has a process in place to encourage two-way communication between community members and leaders around homelessness and affordable housing issues

COSLO PR SLO AT

Holds regular updates as part of official Board or City Council meetings

GB PR SLO COSLO

Wiberg, Daisy
R3 - Public Comment

Melissa Martin

From: Wiberg, Daisy [redacted] >
Sent: Friday, April 17, 2026 12:19 PM
To: City Clerk
Subject: Item R3 - April 21, 2026 PR City Council Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from [redacted]. Learn why this is important

[EXTERNAL EMAIL]

Mayor & City Council Members,

I am writing in support of the SLO County Regional Homelessness & Affordable Housing Compact, which the City of San Luis Obispo approved in March 2026.

The County's Homeless Services Division, and our respective cities, have made significant progress the last three years to streamline our collective efforts to prevent and address homelessness. This Compact represents a commitment by the County and each of our cities to continue collaborating to advance our shared goals and priorities.

I look forward to continuing to work with your Homeless Services Manager, Ashlee Hernandez, and the City of Paso Robles, on our regional efforts to address homelessness.

Sincerely,
Daisy Wiberg

Daisy Wiberg
pronouns she/her/hers
Homelessness Response Manager

CITY OF SAN LUIS OBISPO

Community Development
919 Palm Street, San Luis Obispo, CA 93401-3218
[redacted]
slocity.org

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