



Air Pollution Control District
San Luis Obispo County

VIA EMAIL ONLY

October 9, 2023

Darren Nash
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SUBJECT: SLO County APCD Comments Regarding the Mitigated Negative Declaration
for the Proposed Covelop Project (Ardmore Industrial Development)

Dear Darren Nash:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 2930 Union Road in Paso Robles.

The project consists of subdividing an existing 7.54-acre lot into two parcels totaling 4.15 acres and 3.39 acres. The proposed project would include phased construction of six buildings totaling 240,327 square feet (sf) of floor area across and the extension of Ardmore Road. One proposed building would be a large warehouse consisting of 116,812 sf and 9,000 sf of office space. The other five buildings (114,515 sf) would consist of a mix of retail, manufacturing, winemaking, and storage uses. The proposed project would result in approximately 14 acres of site disturbance and +/-19,803 cubic yard (CY) cut and +/-43,612 CY fill. The proposed project would include the construction of 310 vehicle parking spaces, 16 motorcycle parking spaces, and 114,529 sf of landscaping.

The following comments are formatted into 3 sections. The **(1) General Comments** section states information pertinent to the applicant, lead agency, and/or public. The **(2) Air Quality** and **(3) Greenhouse Gas Emissions** sections may state mitigation measures and/or rules and requirements which the APCD recommends be set as conditions of approval for the project.

The **applicant** or **agent** should contact the APCD Engineering & Compliance Division about permitting requirements stated in the (1) General Comments section. The **lead agency** may contact the APCD Planning Division for questions and comments related to proposed conditions of approval in the (2) Air Quality and (3) Greenhouse Gas Emission sections. Both Divisions can be reached at 805-781-5912.

Please Note: The APCD recently updated the [Land Use and CEQA Webpage](#) on the slocleanair.org website. The information on the webpage displays the most up-to-date guidance from the SLO County APCD, including the [2023 CEQA GHG Guidance & Threshold Recommendations](#), [Quick Guide for Construction Mitigation Measures](#) and [Quick Guide for Operational Mitigation Measures](#).

(1) General Comments

Nuisance Odors from Wineries

Wine production facilities can generate nuisance odors during various steps of the process. Proven methods for handling wastewater discharge and grape skin waste need to be incorporated into the winery practices to reduce off-site odor. Odor complaints could result in a violation of the SLO County [APCD Rule 402, Nuisance](#).

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive:

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators;
- Internal combustion engines; and
- Tub grinders

For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's [CEQA Air Quality Handbook](#).

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive:

- New wineries or expanding wineries with the capacity of 26,000 gallons (10,000 cases at twelve 750 milliliter bottles per case) year or more require a Permit to Operate for fermentation and storage of wine;
- Portable generators and equipment with engines that are 50 hp or greater;
- Any stationary or portable agricultural engine over 50 hp;
- Electrical generation plants or the use of standby generators;
- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Metal industries, fabrication;
- Small scale manufacturing;
- Boilers;
- Internal combustion engines; and
- Sterilization units using ethylene oxide and incinerators.

For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's [CEQA Air Quality Handbook](#). For information on how to apply for an APCD Authority to Construct or Permit to Operate, [click here](#). Note: Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to complete an additional health risk assessment.

(2) Air Quality

CONSTRUCTION PHASE

Construction Phase Impacts - Exceeds Threshold(s)

The APCD evaluated the construction impacts of this project using the most recent CalEEMod computer model and the inputs the applicant used. The modeling results indicate that the construction phase impacts will likely exceed the APCD's significance threshold values identified in Table 2-1 of the [CEQA Air Quality Handbook](#). However, APCD was able to model ROG plus NOx emissions below the APCD Quarterly Tier 2 threshold of 6.3 tons of ozone precursors/quarter. APCD's results were close to the applicants modeling results when a "Use Low VOC paint" mitigation measure was included.

Therefore, APCD recommends that the City of Paso Robles add a mitigation measure that the project's construction phase will either use low VOC paints (50 g of VOC per liter or lower) or source prefabricated/painted project materials to ensure the project is beneath the APCD's ozone precursor quarterly threshold.

Standard Mitigation Measures for Construction Equipment

This project exceeds the following threshold; therefore the project's construction phase shall implement Standard Construction Mitigation Measures:

- Exceeds ROG+NOx Quarterly Tier 1 threshold

Standard Mitigation Measures include, but are not limited to:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with CARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
- Use on-road heavy-duty trucks that meet the CARB's 2010 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5-minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;

- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Fugitive Dust Mitigation Measures: Expanded List

Construction activities can generate fugitive dust, which could be a nuisance to residents and businesses in close proximity to the proposed construction site. Projects with grading areas more than 4 acres and/or within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit ([APCD Rule 401](#)) and minimize nuisance ([APCD Rule 402](#)) impacts:

- 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% 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. When drought conditions exist and water use is a concern, the contractor or builder should consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: [Products Available for Controlling Dust](#);
- c. All stockpiled dirt should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. 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) or otherwise comply with California Vehicle Code (CVC) Section 23114;
- f. "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 CVC 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 need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
- g. All fugitive dust mitigation measures shall be shown on grading and building plans;
- h. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt

lot). 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 (Contact the Compliance Division at 805-781-5912).

- i. 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;
- j. 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;
- k. 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;
- l. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- m. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and
- n. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

OPERATIONAL PHASE

Operational Phase Impacts - Below Threshold

Based on the APCD's operational phase emission estimates using the most recent CalEEMod computer model, the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook.

(3) Greenhouse Gas Emissions

The project proponent evaluated the greenhouse gas (GHG) impacts of this project using the most recent CalEEMod computer model with the results included in Table L of the Mitigated Negative Declaration (MND). The applicant incorrectly amortized the Operation emissions of 1,875 MT carbon dioxide equivalent (CO₂e)/year, instead of the overall construction emissions of 1,124 MT CO₂e over the four years of construction. Commercial projects use a 25-year project life for amortized construction emissions resulting in 45 MT CO₂e/yr to be added to the operational phase emissions. The applicant removed unnecessary refrigerant emissions (736 MT CO₂e/yr) from the total operational emissions (1,875 MT CO₂e/yr) for a total of 1,139 MT CO₂e/yr. APCD added the applicant's Operational emissions to the amortized Construction phase emissions resulting in 1,184 MT CO₂e/yr.

The 1,184 MT CO₂e per year exceeds the potential interim GHG threshold of 690 metric tons of CO₂e emissions per year the city may find to be applicable for this project. However, when APCD re-ran CalEEMod using Central Coast Community Energy as the energy supplier, the result was 720 MT CO₂e. Using the following mitigation measures, the project proponent could achieve a reduction in greenhouse gas reductions below 690 metric tons of CO₂e per year:

Attachment 4

APCD Comments Regarding MND for the Proposed Paso Robles Covelop Project

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- **The applicant commit to the project receiving power from Central Coast Community Energy;**
- **Construct the project with adequate electrical panel capacity to support an all-electric retrofit of the development; and**
- **Construct project to improve on CALGreen electric vehicle (EV) capable standards by making parking spaces EV ready instead, thus supporting the transition to electric transportation.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 805-781-5912.

Sincerely,



ASHLEY GOLDLIST
Air Quality Specialist

ASG/kaw

cc: Damien Mavis, 3090 Anderson LLC dba Tooth & Nail Winery (dmavis@covelop.net)
Dora Drexler, APCD,(ddrexler@co.slo.ca.us)
Darcy Delgado, The City of Paso Robles, (DDelgado@prcity.com)
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