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Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: Nutwood Self Storage - DRA Commercial, LLC

Lead Agency: City of Paso Robles

Contact Name: Lori Wilson

Email: Lwilson@prcity.com Phone Number: 805-237-3970

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

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

The project includes construction of an approximately 155,231 square foot self-storage facility on a 5.35-acre site (65 Nutwood Circle). The proposed facility will offer climate-controlled units for wine storage, large units for RV storage, and traditional storage units spread amongst four buildings. Most units are comprised of standard indoor mini-storage buildings.

The project also request approval for the removal of one Valley Oak tree with a diameter at breast height (DBH) of 46 inches.

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

Aesthetics - project is adjacent to some surrounding rural uses. Final lighting plans will need to be submitted with backlight, uplight, and glare (BUG) ratings to demonstrate compliance with character of area. One 46-inch diameter valley oak is proposed for removal. Mitigation will require replacement trees equaling 12" in diameter be planted on-site.
Air Quality - particulate matter expected during construction phase, standard air quality mitigation measures required. Operational-increases in emissions predominantly associated with motor vehicle use. Heavy duty diesel limited to 5 min. idle time. Exceed Cal Green Tier 2 standards for recycled water, shading and recycled content materials.
Biological Resources - Pre-construction surveys will determine presence of wildlife and whether additional mitigation needed.Construction related mitigation measures to prevent take during construction. Oak tree protection required.
Cultural - Monitoring required during certain grading activities. Additional mitigation measures would require work to stop if resources uncovered during construction.
GHG Emissions - Mitigation required to establish carbon offset requirements.
Transportation - Less then significant impact however the project is required to install frontage improvements along Nutwood Circle consistent with Circulation Element.
Tribal - same as Cultural above.

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

None

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

City of Paso Robles