

City of Paso Robles Notice of Exemption

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

 County Clerk
 County of San Luis Obispo
 County Government Center
 San Luis Obispo, CA 93408

 File

From: City of Paso Robles
 1000 Spring Street
 Paso Robles, CA 93446

Project Title: Planned Development PD 22-23, Conditional Use Permit 24-02 (P22-0131)

Project Applicant: Mullins Family Trust

Project Location – Specific: 800 11th Street, APN 009-104-001

Project Location - City: Paso Robles **Project Location - County:** San Luis Obispo

Project Description: Development Plan for the redevelopment of a downtown property facing the City Park with a new 3-story building that includes 3 commercial tenant spaces totaling 4,714 square feet on the first floor and 12 hotel suites on the second and third floors; and Conditional Use Permit 24-02 for establishment of a parking facility.

Name of Public Agency Approving Project: City of Paso Robles

Name of Person or Agency Carrying Out Project: Mullins Family Trust

Exempt Status:

- Ministerial (Sec 21080(b)(1); 15268);
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. Class 32, Infill Development; CEQA Guidelines Section 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all requirements of a class 32 exemption.

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The property has a General Plan land use category of Downtown Commercial (DC). The purpose of the DC land use category is “To provide a land use category for the historic downtown, which is to serve as a center for entertainment, culture, the arts, civic facilities and events, education, community, regional, and visitor-serving retail, and offices. In order to enhance the economic vibrancy of the downtown, priority for ground floor space is to be given to uses that generate a substantial amount of pedestrian traffic, such as retail, restaurants, theatres, wine-tasting, and services such as banks, realty offices, and personal services. Offices that do not generate pedestrian traffic and residential uses may be limited to occupying upper floors.” The site is in the Town Center (TC-1) zoning district of the Uptown/Town Centre Specific Plan, which corresponds with the DC land use category. Land Use Element Policy LU21 is to “[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.” Consistent with general

plan policies and the Uptown/Town Centre Specific Plan, the project is a commercial building with ground-floor space for restaurant and retail uses and visitor serving hotel suites on upper floors.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The property is in the downtown core on a site of 20,150 square feet and is surrounded on all sides by urban uses.

- c. *The project site has no value as habitat for endangered, rare or threatened species.*

The property is fully developed with a one-story commercial building and parking lot. The site offers no value as habitat for any special status species.

- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Projects within 1/2-mile of the Paso Robles Intermodal Station are presumed by the City's 2021 updated Transportation Impact Analysis Guidelines to have a less than significant impact on Vehicle Miles Traveled. The project is 1,500 feet walking distance from the intermodal station. The project will include restaurant, retail, and hospitality uses typical for the downtown. No outdoor music or amplified sound is proposed; no significant noise impact is anticipated. The project includes 4,714 sf of restaurant space and twelve 2-room hotel suites. As indicated in the table on the following page (from the San Luis Obispo Air Pollution Control District's 2023 Guidance for screening projects for air quality impacts), the project will have air quality impacts less than the greenhouse gas numerical threshold and the ozone precursor significance threshold for operational year 2025. The project will be required to comply with the Central Coast Regional Water Quality Control Board Post-Construction Stormwater Requirements, which will result in a less than significant impact on water quality.

- e. *The site can be adequately served by all required utilities and public services.*

Water, sewer, electrical and gas services are available to the site. The General Plan anticipates a mixture of commercial and residential uses in this neighborhood, and public utilities and services (including water, sewer, and solid waste) are designed to accommodate build-out of the General Plan.

Lead Agency Contact Person: Katie Banister

Phone: (805) 237-3970

Signature: Katie Banister

Date: February 21, 2024

Signed by Lead Agency

Date received for filing at OPR:

Signature: _____ Date: _____ Title: _____

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code



Air Pollution Control District
San Luis Obispo County

INSTRUCTIONS:

1. Select a year from the "Use Dropdown" cell.
2. Enter project name (for printing purposes)
3. Enter square footage in the Applicable Project Amount column for proposed projects various land use types.
4. Find calculated total project emissions at the bottom.

Contact Info: SLO County APCD Planning Division (805) 781-5912
Version 1.1; 28 Aug 2023

Single & Mixed-Use Operational Emissions Screening Tool (0) (Projects within urban areas) (1, 2)

Enter Project's Operational Year (2020 to 2045)	2025	Selected Year GHG Threshold
(Park View Suites and Commercial)		880 MT CO ₂ e/yr

Land Use	Type of unit to enter	Enter Applicable Project Amount	MT CO ₂ e/yr (3)	lbs/day of ROG + NO _x (4)
COMMERCIAL			MT CO₂e/yr	lbs/day of ROG + NO_x
Bank with a Drive Through	Square Footage		0	0.00
General Office Building	SF		0	0.00
Government Building/Civic Center	SF		0	0.00
Government Office Building	SF		0	0.00
Hospital	SF		0	0.00
Medical Office Building	SF		0	0.00
Office Park	SF		0	0.00
Pharmacy Drugstore w/ Drive Through	SF		0	0.00
Pharmacy Drugstore w/o Drive Through	SF		0	0.00
Research & Development	SF		0	0.00
<i>subtotal</i>			0	0.00
EDUCATIONAL (5)			MT CO₂e/yr	lbs/day of ROG + NO_x
Day Care Center	SF		0	0.00
Elementary School	SF		0	0.00
High School	SF		0	0.00
Junior High School	SF		0	0.00
Library	SF		0	0.00
Place of Worship	SF		0	0.00
Junior College (2 years)	Students		0	0.00
University (4 years)	Students		0	0.00
<i>subtotal</i>			0	0.00
INDUSTRIAL			MT CO₂e/yr	lbs/day of ROG + NO_x
General-Heavy Industrial	SF		0	0.00
General-Light Industrial	SF		0	0.00
Industrial Park	SF		0	0.00
Manufacturing	SF		0	0.00
Mini Storage (6)	SF		0	0.00
Refrigerated Warehouse, No rail	SF		0	0.00
Refrigerated Warehouse, Rail	SF		0	0.00
Unrefrigerated Warehouse, No rail	SF		0	0.00
Unrefrigerated Warehouse, Rail	SF		0	0.00
<i>subtotal</i>			0	0.00
RECREATIONAL			MT CO₂e/yr	lbs/day of ROG + NO_x
Fast Food without Drive Through	SF		0	0.00
Fast Food with Drive Through	SF		0	0.00
Health Club	SF		0	0.00
High Turnover Sit Down Restaurant	SF	5,000	410	6.36
Theater, Movie (No matinee)	SF		0	0.00
Quality Restaurant	SF		0	0.00
Racquet Club	SF		0	0.00
Recreational Swimming Pool	SF		0	0.00
Arena	Acres		0	0.00
City Park	Acres		0	0.00

Golf Course	Acres		0	0.00
Hotel	Rooms	24	301	3.38
Motel	Rooms		0	0.00
subtotal			711	9.74
RESIDENTIAL			MT CO2e/yr	lbs/day of ROG + NOx
Apartment High Rise	Dwelling Units		0	0.00
Apartment Low Rise	Dwelling Units		0	0.00
Apartment Low Rise (Rural)	Dwelling Units		0	0.00
Apartment Mid Rise	Dwelling Units		0	0.00
Condo/Townhouse General	Dwelling Units		0	0.00
Condo/Townhouse General (Rural)	Dwelling Units		0	0.00
Condo/Townhouse High Rise	Dwelling Units		0	0.00
Assisted Living (Congregate Care)	Dwelling Units		0	0.00
Mobile Home Park	Dwelling Units		0	0.00
Mobile Home Park (Rural)	Dwelling Units		0	0.00
Retirement Community	Dwelling Units		0	0.00
Single Family House	Dwelling Units		0	0.00
Single Family House (Rural)	Dwelling Units		0	0.00
subtotal			0	0.00
RETAIL			MT CO2e/yr	lbs/day of ROG + NOx
Auto Care Center	SF		0	0.00
Convenience Market (24 hrs)	SF		0	0.00
Convenience Market with Gas Pumps	SF		0	0.00
Discount Club	SF		0	0.00
Electronic Superstore	SF		0	0.00
Free Standing Discount Store	SF		0	0.00
Free Standing Super Discount Store	SF		0	0.00
Hardware/Paint Store	SF		0	0.00
Home Improvement Super Store	SF		0	0.00
Regional Shopping Center	SF		0	0.00
Strip Mall	SF		0	0.00
Supermarket	SF		0	0.00
Gasoline Service Station (7)See footnote	Pumps			
subtotal			0	0.00
TOTAL PROJECT EMISSIONS			711	9.74

Operational Thresholds	CO	Diesel PM	Diesel PM	Operational Year	ROG + NOx
	(lbs/day)	(tons)	(lbs/day)	2025 GHG Brightline (MT CO2e/yr)	(lbs/day)
	550		1.25	880	25

Applicable GHG Threshold for Year when Project/Phase is to be Operational (MT/yr)	2020 Base Year GHG Threshold (MT CO2e/yr)	Ratio of Operational Year GHG Threshold to 2020 GHG Threshold - Used to Derate the Project Size Needed to Breach Op Yr Threshold
880	1150	0.7652173913

Information Source: SLO County APCD 2023 Interim CEQA GHG Guidance - Updated CEQA Handbook Table 1-1

Table 1.1 Footnotes:

0. This tool was adapted from a Table 1-1 mixed use tool originally created by John McKenzie; now retired from SLO County Planning & Building.
1. Screening levels in this table were created using CalEEMod version 2016.3.2 with default San Luis Obispo County urban settings; some rural setting results are also included and are denoted by parentheses. If the project is not represented well by an urban setting, (e.g., urban fringe development where urban trip lengths are not representative), then the project impacts need to be specifically evaluated in CalEEMod using project specific information. The modeling results, substantiated assumptions, and CalEEMod files need to be presented to SLO County APCD for review and approval.
2. This screening table is based on daily ozone precursor and annual GHG emissions, and is not comprehensive. This table is not applicable for projects that involve heavy-duty diesel activity and/or fugitive dust emissions. For any projects that have sizes greater than the screening criteria values in this table, the SLO County APCD recommends using the current CalEEMod model (CalEEMod.com) and its built-in mitigation measures to complete a more refined air quality and GHG impact analysis for the project. Because this table tiers off an earlier CalEEMod model, SLO County APCD recognizes that its screening criteria values are conservative; i.e., if the project size is below the applicable screening criteria values, SLO County APCD accepts that the project daily ozone precursor and annual GHG emission impacts are less than significant. If the project includes mixed land use types, the APCD recommends screening the project using the SLO County APCD mixed-use screening tool that tiers off of this screening table.
3. Use of this table does not preclude lead agencies from complying with Section 15064.4 of the California Environmental Quality Act ("CEQA") Guidelines which requires that "a lead agency should make a good-faith effort... to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable, notwithstanding compliance with the screening levels in this table, a refined emissions quantification and analysis should be conducted.
4. For ozone precursor evaluations, SLO County APCD considers CalEEMod winter scenario simulations worst case because winter emissions are typically higher than its summer emissions.
5. All projects involving the purchase of a school site, or construction of a new elementary or secondary school, must be referred to SLO County APCD for review and comment. (Pub. Resources Code Section 21151.8, Subd. (a)(2)).
6. CalEEMod does not have mini-storage as a land-use category, however the ITE Trip Generation Manual includes trip rates for this category under Code 151. SLO County APCD used the CalEEMod Unrefrigerated Warehouse-No Rail land-use category as a surrogate for mini-storage, changing the trip rates to those for mini-storage, and to be conservative, made all trip types Primary Trips.
7. For the Gas Station land use categories, please contact APCD Planning staff to help determine the best method for quantifying values with the CalEEMod tool.

Ver 1.0 to 1.1 changes:

- Made Reference tab visible which includes
 - SLO County APCD's Table 1.1 from our [2017 Clarification Memo](#), which provides base project sizes in 2020 that are derated to account for future tighter GHG thresholds
 - Reference tab also includes the look up table of APCD recommended GHG thresholds for 2020 through 2045. The 2045 threshold is also applicable to years beyond 2045
- To Cells G5 and G6, added feature to display the applicable recommended GHG threshold for the project's operational year.
- Minor formatting changes