

City of El Paso de Robles

RESOLUTION NO: 90-82

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR REZONE 90008
(CITY INITIATED)

WHEREAS, the City has initiated the filing of Rezone 90008 to rezone property from R-1 B-2 to R-1 B-2 PD for parcels located in the Cherry and James Street neighborhood and shown on Exhibit A, and

WHEREAS, a Background Information Report and Initial Study were prepared for this project (Attached as Exhibits B and C), and

WHEREAS, a public hearing was conducted by the Planning Commission on April 24, 1990 and by the City Council on May 15, 1990 to consider the initial study prepared for this application, the staff report prepared for this project, and to accept public testimony regarding this proposed rezone, and

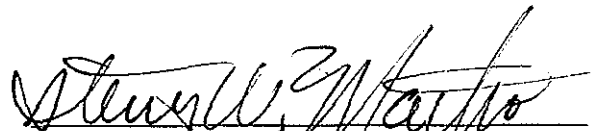
WHEREAS, based on the mitigation measures identified and required within the ordinance granting approval for Rezone 90008, the City Council finds that the project will not have a significant effect in this case because mitigation measures have been included as requirements of project development.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for Rezone 90008 subject to the following mitigation measure:

1. All conditions contained within the City Council ordinance granting approval to Rezone 90008 (on file in the Community Development Department) shall be implemented.

PASSED AND ADOPTED THIS 15th day of May, 1990 by the following roll call vote:

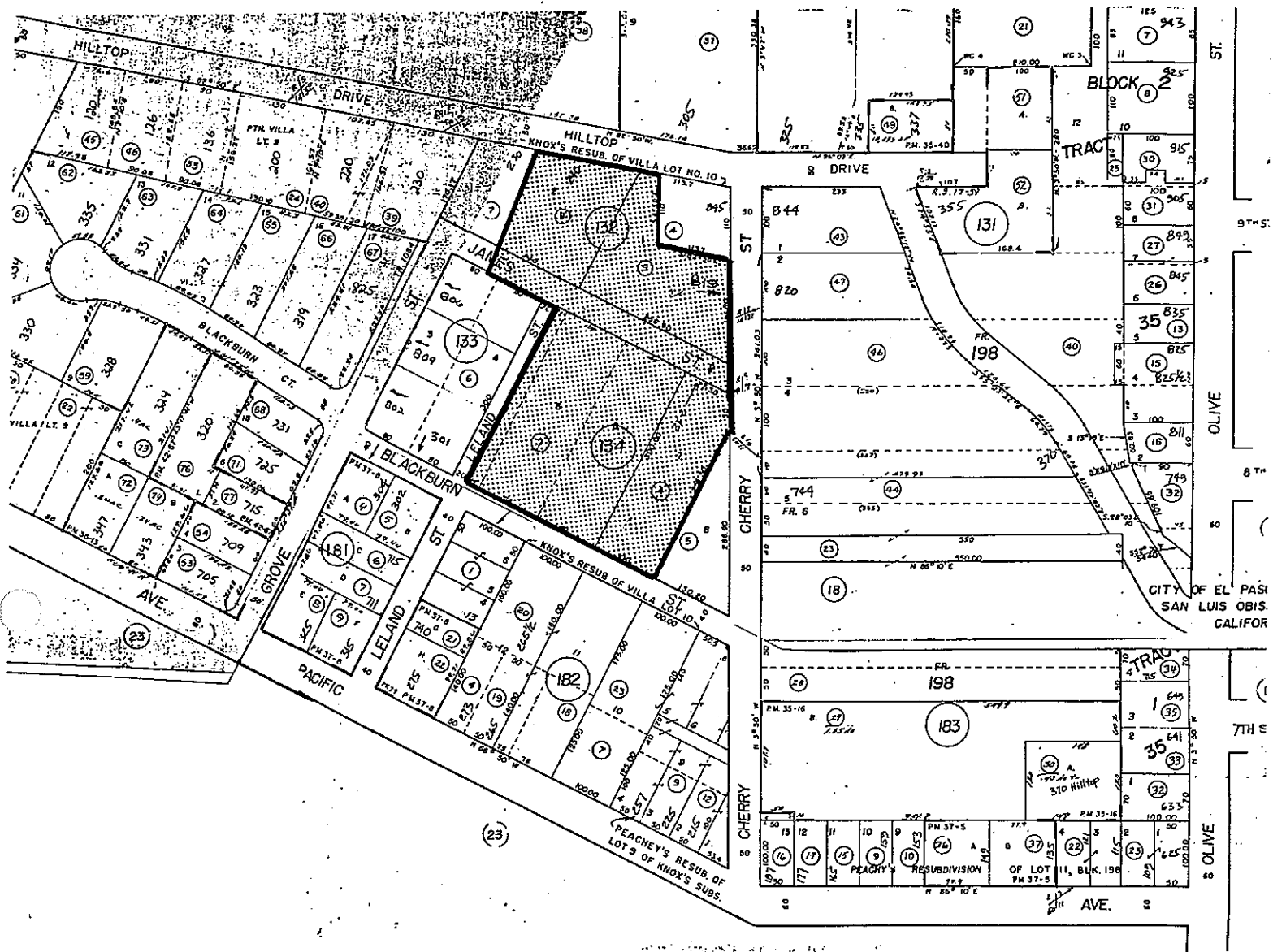
AYES:	Russell, Conway, Cousins and Martin
NOES:	None
ABSTAIN:	None
ABSENT:	Reneau



MAYOR STEVEN W. MARTIN

ATTEST:


JERRY BANKSTON, CITY CLERK

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 Area to be rezoned R-1 B-2 PD



PD 90008
EXHIBIT A

City of El Paso de Robles

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: March 27, 1990
Prepared By: Johannah Varland

FILE #: REZONE 90008
(APPLICANT: CITY INITIATED)

PROJECT DESCRIPTION:

The city is initiating a rezone procedure to create a PD overlay zone for parcels fronting on James and Cherry Streets. The parcels are within the hillside district and have generally moderate to steeply sloping grades. There are several landmark sized Oak trees in the area. The City is seeking the Planned Development zoning to allow site design flexibility to enable the determination of a plan line that is least disruptive to the natural terrain and which would support the pending planning applications from the property owners.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 3.56 acres
2. General Plan Designation/Zoning: Low Density Residential - R-1 B-2 (Single Family Residential with 10,000 square foot minimum lot size)
3. Topography and Flood Zone Status: The site is moderately to steeply sloped and is not located in a 100 year flood zone.
4. Vegetation: Vacant areas are covered with seasonal grasses and many large, mature Oak trees.
5. Existing Land Use and Improvements: Single family residences and vacant lots.
6. Utilities: All utilities are installed and available for new development.
7. Access to Circulation System: James Street is paved for approximately 100 feet south of Hilltop. The remainder of James and all of Cherry Street have no improvements. Hilltop Drive, Merry Hill and Olive Streets provide access to the neighborhood and Pacific Avenue is the closest collector which serves the neighborhood.

City of El Paso de Robles

B. SURROUNDING PROPERTIES (General Plan; Zoning; Land Use)

North: Low Density Residential; R-1 B-2; residential
West: Low Density Residential; R-1 B-2; vacant
(building permits pending)
South: Low Density Residential; R-1 B-2; vacant
East: Low Density Residential; R-1 B-2; residential

C. DEVELOPMENT HISTORY:

This is an older residential neighborhood that dates back to the original township of Paso Robles. Cherry Street is shown on City maps dated as early as 1888. The City currently has three parcel map applications, two street abandonment applications, and two building permits for single family residences pending the determination of a plan line for James, Cherry, Blackburn and Leland Streets.

INITIAL STUDY AND NEGATIVE DECLARATION

DATE: March 27, 1990

FILE #: Rezone 90008

APPLICATION: To rezone parcels fronting on James and Cherry Streets from R-1 B-2 to R-1 B-2 PD

APPLICANT: City Initiated

- 1. PROJECT DESCRIPTION AND LOCATION: Please see attached Development Application Background Information Report.
- 2. ENVIRONMENTAL SETTING: Please see attached Development Application Background Information Report.
- 3. IDENTIFICATION OF ENVIRONMENTAL EFFECTS: Please see attached Initial Study Checklist.
- 4. MITIGATION MEASURES FOR SIGNIFICANT ENVIRONMENTAL EFFECTS:
If any of the items on the Initial Study checklist are marked "Yes/Maybe", please see the attached Discussion of Environmental Evaluation for any mitigation measures for this project.

5. CONSISTENCY OF PROJECT WITH EXISTING GENERAL PLAN, ZONING AND OTHER LAND USE CONTROLS:

This project is consistent with the City's General Plan, Zoning Ordinance and other land use controls.

This project involves a request to change the General Plan, Zoning Ordinance, and/or other land use controls.

6. PERSONS PARTICIPATING IN THE PREPARATION OF THIS INITIAL STUDY:

Ed Gallagher, City Planner

Johannah Varland, Assistant Planner

7. DETERMINATION: On the basis of this Initial Study:

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 the mitigation measures described on the attached sheet have been added to the project. A Negative Declaration will be prepared.



Ed Gallagher
Environmental Coordinator

EXHIBIT C

City Council, 400 W. ...

INITIAL STUDY CHECKLIST

FILE #s: Rezone 90008
 APPLICATION: To rezone parcels fronting on James and Cherry Streets from R-1 B-2 to R-1 B-2 PD.
 APPLICANT: City Initiated

This Initial Study Checklist was completed by reviewing the project application in light of the following:

- a. The City's General Plan, Municipal Code and adopted Standards;
- b. Environmental information and studies maintained by the City;
- c. Consultation, when necessary, with Responsible and Trustee Agencies, as defined by CEQA, and other interested parties;
- d. Observation of the project site in the field.

All items checked "Yes/Maybe" will be discussed in the section entitled "Discussion of Environmental Evaluation" attached to this checklist.

If an item is checked "No", the project will either not have a significant effect on the environment, or, any potential significant effects will be mitigated by standard conditions of development required by the City.

Item	Environmental Impact	Yes/Maybe	No
1.	<u>LAND USE, POPULATION, HOUSING:</u>		
a.	Alteration of present or planned land use in an area.....		X
b.	Compatibility with existing or planned land uses in an area.....		X
c.	Alteration of location, distribution, density or population growth rate of an area.....	X	
d.	Affect existing housing or create demand for additional housing.....		X
e.	Airport Land Use Plan.....		X
2.	<u>CIRCULATION/TRANSPORTATION:</u>		
a.	Traffic generation.....		X
b.	Traffic access, movement, hazards.....		X
c.	Pedestrian, bicycle systems.....		X
d.	Parking facilities.....		X
e.	Emergency vehicle access.....		X
f.	Air, rail operations.....		X

Item	Environmental Impact	Yes/Maybe	No
3.	<u>GEOLOGY AND SOILS:</u>		
a.	Unstable earth, changes in geological substructures.....		X
b.	Changes to soil strata (disruption, displacement, compaction, etc.).....		X
c.	Exposure of people or property to landslides and seismic hazards.....		X
d.	Increase in soil erosion.....		X
4.	<u>SURFACE AND SUBSURFACE WATER:</u>		
a.	Changes to groundwater flows.....		X
b.	Groundwater quality and quantity.....		X
c.	Streamcourse alteration and siltation.....		X
d.	Increase in runoff, storm drainage impact.....		X
e.	Other water-related impacts.....		X
5.	<u>VEGETATION AND ANIMAL LIFE:</u>		
a.	Oak trees.....		X
b.	Other vegetation concerns.....		X
c.	Wildlife habitats.....		X
d.	Other wildlife concerns.....		X
6.	<u>AIR QUALITY:</u>		
a.	Creation of air emmisions.....		X
b.	Creation of objectionable odors.....		X
c.	Alteration of air movement patterns.....		X
d.	Other air quality concerns.....		X
7.	<u>PUBLIC SERVICES AND UTILITIES:</u>		
a.	Fire protection.....		X
b.	Police protection.....		X
c.	Water service.....		X
d.	Sewer service.....		X
e.	Street maintenance.....		X
f.	Other govenmental services.....		X
g.	Public schools.....		X
h.	PG&E.....		X
i.	So. California Gas Co.....		X
j.	Sonic Cable TV, Pacific Bell.....		X
k.	Solid waste disposal.....		X

Item	Environmental Impact	Yes/Maybe	No
8.	<u>HEALTH AND SAFETY:</u>		
a.	Noise: Creation of or exposure to.....		X
b.	Light & Glare: Creation of.....		X
c.	Electromagnetic disturbance, radiation.....		X
d.	Health hazards: Creation of or exposure to.....		X
e.	Fire, Explosion, Chemical spill.....		Y
9.	<u>AESTHETICS:</u>		
a.	Visually-sensitive area or corridor.....		X
b.	Hillside, grading issues.....	X	
c.	Other aesthetic concerns.....		X
10.	<u>PARKS, RECREATION, AND OPEN SPACE:</u>		
a.	Impact on public parks and recreation.....		X
b.	Generates need for private recreation.....		X
c.	Need to maintain open space.....		X
11.	<u>CULTURAL, HISTORICAL, AND ARCHAEOLOGICAL:</u>		
a.	Historic and/or cultural sites.....		X
b.	Archaeological sites.....		X
12.	<u>NATURAL RESOURCES AND ENERGY:</u>		
a.	Natural resources supply.....		X
b.	Energy supply.....		X
13.	<u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>		
a.	Potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threatened to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.....		X
b.	Potential to achieve short-term, to the disadvantage of long-term, environmental goals.....		X
c.	Impacts which are individually limited, but cumulatively considerable.....		X
d.	Substantial adverse effects on human beings, either directly or indirectly.....		X

City of El Paso de Robles

DISCUSSION OF ENVIRONMENTAL EVALUATION

Date of Preparation: March 27, 1990
Prepared by: Johannah Varland

FILE #: REZONE 90008
(APPLICANT: CITY INITIATED)

ITEM 1c. Alteration of location, distribution, density or
population growth rate of an area

The Planned Development overlay zone is being requested, in part, to allow further processing of three pending parcel maps in the proposed PD area. The reason the City is pursuing the rezone is due to the fact that the street dedication required as part of the determination of a plan line in this neighborhood will have the effect of reducing the parcel sizes of the proposed parcel maps to below the minimum lot size for this zone. The PD zone will allow the affected property owners to pool the gross lot area in the neighborhood to determine the overall allowable density. Therefore, the PD rezoning will not alter the location, distribution, density or population growth rate of the area but will simply maintain the existing allowable density for the area.

ITEM 9b. Hillside, grading issues

This area is included in the City's Hillside District. Both the determination of the plan line and new development may require significant grading due to the slopes in the area. The PD overlay is being proposed as a further mitigating measure beyond the normal Architectural Review Committee approval for hillside lots to ensure that new development will protect existing Oak trees and natural terrain.

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