

City of El Paso de Robles

RESOLUTION NO: 90-124
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
TENTATIVE TRACT 1942
(KBAD INVESTORS)

WHEREAS, KBAD Investors has filed Tract 1942 for the subdivision of an approximate 5 acre site into 18 single family residential lots located on the northwest corner of Niblick and Creston Roads, and

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

WHEREAS, a public hearing was conducted by the Planning Commission on May 22, 1990 and June 26, 1990 and by the City Council on July 17, 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 subdivision, and

WHEREAS, based on the mitigation measures identified and required within the resolution granting tentative map approval for Tract 1942, 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 Tentative Tract 1942 subject to the following mitigation measure:

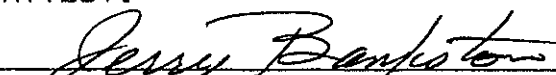
1. All conditions contained within the City Council resolution granting tentative map approval to Tract 1942 (on file in the Community Development Department) shall be implemented.

PASSED AND ADOPTED THIS 17th day of July, 1990 by the following roll call vote:

AYES:	Russell, Martin, Picanco and Reneau
NOES:	Iversen
ABSTAIN:	None
ABSENT:	None


MAYOR CHRISTIAN E. IVERSEN

ATTEST:


JERRY BANKSTON, CITY CLERK

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: May 2, 1990
Prepared By: Meg Williamson

FILE #'s: Tract 1942

APPLICANT: Arciero and Sons

PROJECT LOCATION: Northwest corner of Niblick and Creston
Roads

PROJECT DESCRIPTION:

The applicant desires to subdivide an approximate 5 acre site into 18 single family residential lots. The project is designed to extend an existing stubbed street to create a cul-de-sac bulb design.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 5 acres
2. General Plan Designation: Low Density Residential
3. Zoning: R-1
4. Topography: The site is generally flat with a low drainage swale running the length of the western tract boundary.
5. Flood Zone Status: This site is not subject to flooding
6. Vegetation: There are no oak trees located on this property. The site is covered with native grasses.
7. Existing Land Use and Improvements: The site is vacant land.
8. Utilities:
 - a. Water: A looped water system for the project is proposed. A 10-inch main in Creston Road and an 8-inch main in Katherine Drive are available for domestic hook up.

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- b. Sewer: There is an existing 8-inch sewer main within Katherine Drive available for connection.

9. Access to Circulation System:

a. Katherine: Katherine Street is presently constructed within Tract 1170 to the western boundary of this tract. Its existing right-of-way is 50 feet. The current City standard for local street width is 60 feet. A transition in right-of-way width would have to occur.

b. Creston Road: Creston Road is designated as a 100 foot wide arterial road. The applicant shows dedication to provide the necessary 50 foot half width on the western side. No access is proposed to or from Creston Road.

c. Niblick Road: Niblick Road is designated as an 84 foot arterial road. No additional dedication is necessary from the applicant's site to complete this section of road. No access is proposed to or from Niblick Road.

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

- North: Low Density Residential; R-1; Vacant with a proposed Middle School to be constructed
- South: Low Density Residential; R-1; Single family homes and the Paso Robles Golf Course
- East: Neighborhood Commercial; C-P; vacant across Creston Road right-of-way
- West: Low Density Residential; R-1; Single family homes on lots averaging 7,000 square feet

C. PROJECT HISTORY:

This 5 acre parcel was created via Tract 1170 (in conjunction with EIS 84002) approved in 1984.

In August of 1985, Rezone 85012 was filed, requesting that this 5 acres be rezoned from R-1 to C-1 (Commercial Retail). This rezone request was denied by the Planning Commission on January 14, 1986 which was later ratified by the City Council.

This tract application was filed February 28, 1990.

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B. DISCUSSION OF ENVIRONMENTAL EVALUATION:

1. Item 8a (Noise):

The project is located at the intersection of two heavily traveled arterial streets. The adjoining property which abuts Niblick Road has erected an eight foot tall block wall to attenuate sound impact.

The applicant proposes a six foot masonry wall along each arterial frontage.

It is recommended that an eight foot wall be extended for the length of Niblick Road since the abutting homes would be located on pad elevations which match the street grade. The extra two feet would provide necessary additional sound barrier for these homes. However, along Creston Road, the pad elevations would be approximately two feet lower than street grade. Therefore, it is recommended that a six foot tall masonry wall be constructed. This would effectively provide an eight foot separation between building pad and street, while reducing the visual impact of a taller wall along the arterial.

2. Item 9a (Aesthetics):

As noted, this project is located at the intersection of two heavily traveled arterials. It will be a prominent project when viewed from both these rights of way.

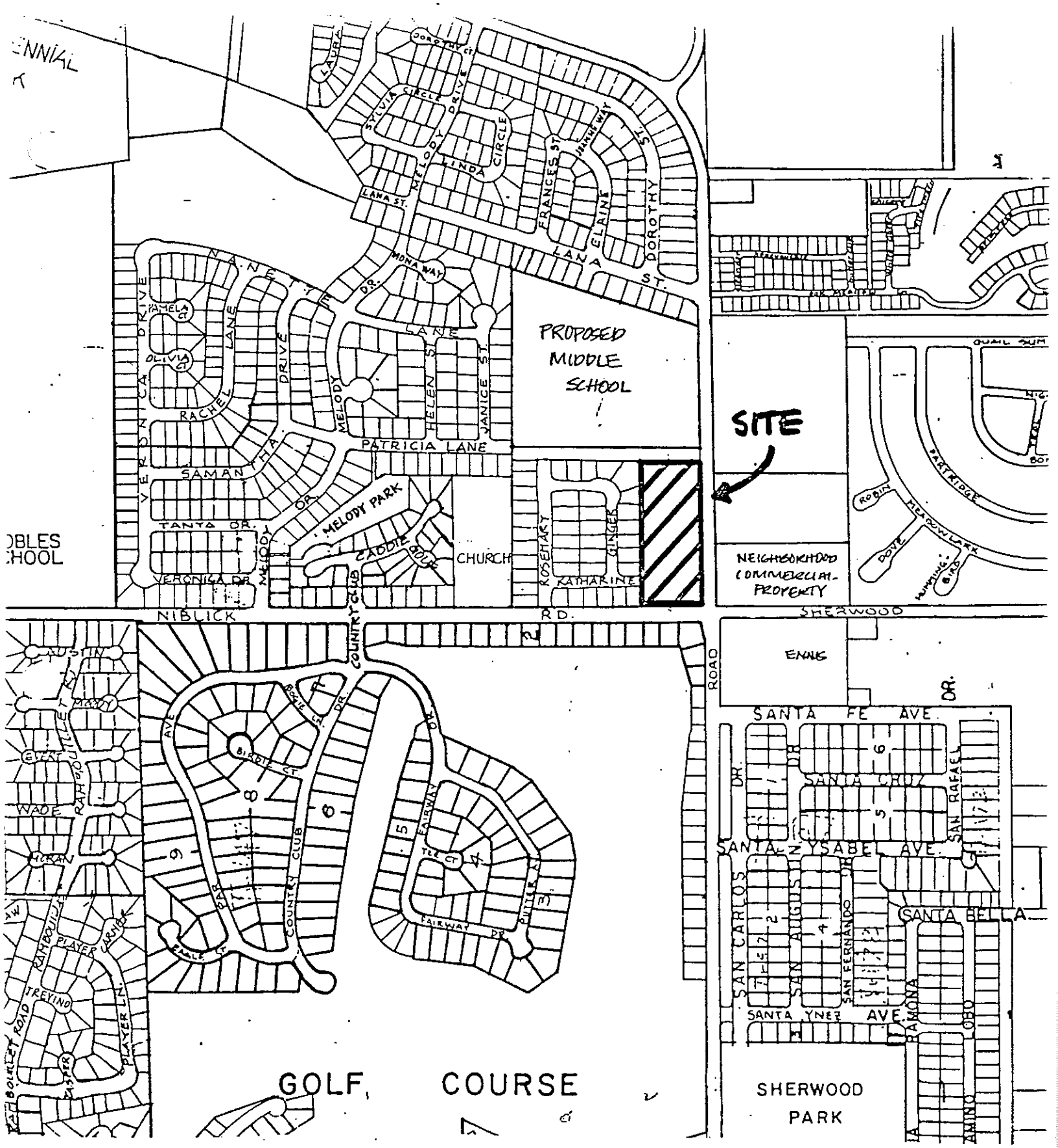
The following mitigation measures for the wall and landscaping treatment along Niblick and Creston Road are recommended:

- o The five foot parkway between back of side walk and the masonry wall must be planted with plant materials of adequate size and species to provide wall screening and horizontal coverage within 1 year of planting.

- o The masonry wall must be designed so as to incorporate various three dimensional elements. This would include but not be limited to pilaster columns and/or recessed areas for additional planting.

- o The corner cut off dedication at the intersection of the streets must be increased so as to provide an attractive planter area for additional screen vegetation. It would be recommended that a minimum of 20 feet of set back be provided.

It is recommended that all these aesthetic mitigation measures be subject to review and approval by the City's Architectural Review Committee.



ENNIAL

OBLES
HOOL

LOCATION MAP
TRACT 1942



INITIAL STUDY AND NEGATIVE DECLARATION

DATE: May 2, 1990

FILE #: Tract 1942

APPLICATION: To subdivide an approximate 5 acre parcel into 18
single family residential lots

APPLICANT: Arciero and Sons

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:
 - Meg Williamson, Associate Planner
 - George Wolfrank, Assistant City Engineer
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

CITY OF LOS ANGELES RECORDS

INITIAL STUDY CHECKLIST

FILE #s: Tract 1942
 APPLICATION: To subdivide an approximate 5 acre parcel into 18 single family residential lots
 APPLICANT: Arciero and Sons

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 governmental 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.....		X
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