

City of El Paso de Robles

RESOLUTION NO: 90-132

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
CONDITIONAL USE PERMIT 89008 AND
PLANNED DEVELOPMENT 89008
(JACK DEWAR)

WHEREAS, Jack Dewar has filed CUP 89008 and PD 89008 to operate a card-lock gas station and fuel storage and delivery service and to construct gas and diesel underground tanks, pump islands, and a 4,000 square foot commercial building located on the west side of Riverside Avenue between 10th and 12th Streets, and

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

WHEREAS, public hearings were conducted by the Planning Commission on November 14, 1989, December 12, 1989, and May 8, 1990, June 12, 1990 and June 26, 1990, and by the City Council on August 7, 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 use permit and planned development, and

WHEREAS, based on the mitigation measures identified and required within the resolution granting approval for CUP 89008 and PD 89008, 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 CUP 89008 and PD 89008 subject to the following mitigation measures:

1. All conditions contained within the City Council resolution granting approval to CUP 89008 (on file in the Community Development Department) shall be implemented.
2. All conditions contained within the City Council resolution granting approval to PD 89008 (on file in the Community Development Department) shall be implemented.

City of El Paso de Robles

PASSED AND ADOPTED THIS 7th day of August, 1990 by the following roll call vote:

AYES: Russell, Picanco Iversen

NOES: Reneau

ABSTAIN: None

ABSENT: Martin


MAYOR CHRISTIAN E. IVERSEN

ATTEST:


JERRY BANKSTON, CITY CLERK

MEG\PD\DEWARE IS.RES

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: November 7, 1989
Prepared by: Johannah Varland

FILE #: PLANNED DEVELOPMENT 89008
CONDITIONAL USE PERMIT 89008
(APPLICANT: JACK DEWAR)

PROJECT DESCRIPTION:

The applicant is requesting approval of a conditional use permit and planned development to allow a card-lock gas station and fuel storage and delivery service on an existing vacant lot on the east side of Riverside between 10th and 12th Streets. The applicant is proposing to improve the site with gas and diesel underground tanks, pump islands, and a 4,000 square foot commercial building.

ENVIRONMENTAL SETTING:

A. SITE:

1. Site size: .63 acres, (27644.4 square feet)
2. General Plan Designation/Zoning: Manufacturing (M)/Manufacturing, Planned Development (M PD)
3. Topography and Flood Zone Status: The site is flat and outside the 100-year flood plain. The site drains naturally to the east. There is an artesian sulphur spring on the site which runs seasonally.
4. Vegetation: The site is a dirt lot covered with seasonal weeds.
5. Existing Land Use and Improvements: The site is vacant and unimproved.
6. Utilities: There is an aerial telephone line. No other utilities are available on site, but all are available to the site.
7. Access to Circulation System: Access to the site is taken from Riverside Avenue, a north/south collector street.

EXHIBIT A 5

B. SURROUNDING PROPERTIES: (General Plan, Zoning, Land Use)

North: Manufacturing; Manufacturing Planned Development;
Commercial Iron Supplier

South: Manufacturing; Manufacturing Planned Development;
Abandoned Grain Elevator

West: Commercial Light Industrial; Service Commercial
Planned Development; Highway 101

East: Manufacturing; Manufacturing; Railroad Tracks

PREVIOUS DEVELOPMENT HISTORY OF SITE:

It appears from a search of the building records that a structure was demolished on the site in 1955. No other evidence of development activity has been found.

INITIAL STUDY AND NEGATIVE DECLARATION

DATE: September 28, 1989

FILE #: CUP 89008

APPLICATION: Construct a self-service, card-lock gas station with an
accessory commercial building

APPLICANT: Jack Dewar

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:
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 R

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