

City of El Paso de Robles

RESOLUTION NO: 90-134
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
PLANNED DEVELOPMENT 90009
(SCRIPPS NEWSPAPER/TELEGRAM TRIBUNE)

WHEREAS, Scripps Newspaper/Telegram Tribune, to construct an approximate 62,000 square foot industrial building which would be built in two development phases and would accommodate offices, manufacturing/printing and warehousing, located on the east side of Ramada Drive, south of Vendels Circle and north of Highway 46 West, 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 July 10, 1990 and by the City Council on August 14, 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 approval for Planned Development 90009, 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 Planned Development 90009 subject to the following mitigation measure:

1. All conditions contained within the City Council resolution granting approval to Planned Development 90009 (on file in the Community Development Department) shall be implemented.

PASSED AND ADOPTED THIS 14th day of August, 1990 by the following roll call vote:

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


MAYOR CHRISTIAN IVERSEN

ATTEST:


JERRY BANKSTON, CITY CLERK

City of El Paso de Robles

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: June 5, 1990
Prepared By: Meg Williamson

FILE #: PLANNED DEVELOPMENT 90009
(APPLICANT: SCRIPPS NEWSPAPER/TELEGRAM TRIBUNE)

PROJECT DESCRIPTION:

The applicant is requesting to construct a two-phased industrial building with approximately 32,000 square feet in the first phase and doubling in size in the second phase. The building is proposed to be used for the printing and manufacturing of newspapers. The project is located on the east side of Ramada Drive, north of Highway 46 West and south of Vendels Circle.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: 9.6 acres
2. General Plan Designation/Zoning: Industrial/M,PD
(Manufacturing/Industrial with a Planned Development Overlay)
3. Topography and Flood Zone Status: The site is relatively flat, dropping approximately 6 feet from the southwest corner of the site to the northeast corner.
4. Vegetation: Wild grasses for the majority of the site with a 30 inch mature oak tree located at the northwestern corner of the site and a 48 inch oak located adjacent to the easterly project boundary, of which the drip line encroaches on the property.
5. Existing Land Use and Improvements: This site is vacant, with the exception of existing, old concrete slabs at the northern portion of the site. (A nonconforming bill board sign was recently removed from the site).
6. Utilities:
 - a. Water: There is a 12-inch water line available within Ramada Drive, and an 8-inch line along the northern project boundary.
 - b. Sewer: There is sewer line which runs along the property's easterly boundary which is available for connection.

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c. Street Lights: There are no street lights existing within this area, along Ramada Drive.

7. Access to Circulation System: The parcel has frontage on and access to Ramada Drive. There is a 16 foot recorded ingress and egress easement along the northern project boundary, but no access is proposed from this easement at this time.

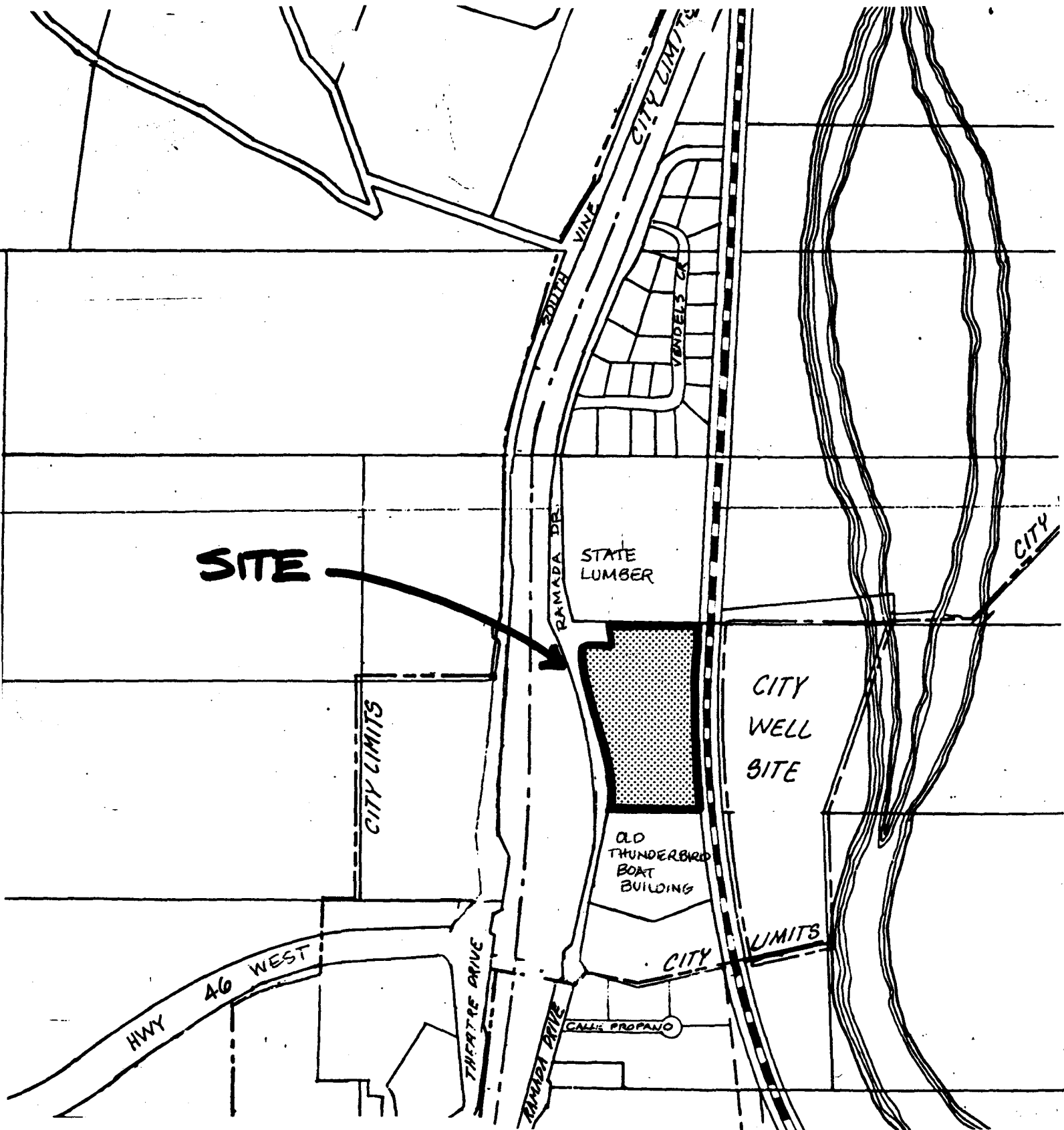
B. SURROUNDING PROPERTIES (General Plan; Zoning; Land Use)

North: Industrial; M,PD; State Lumber building and miscellaneous out buildings, as well as vacant property.

South: Industrial; M,PD; Industrial Building (old Thunderbird Boat building).

East: Industrial; M,PD; Southern Pacific Rail Road tracks and vacant land.

West: Industrial; M,PD; Vacant sliver of land which is bound by Ramada Drive and Highway 101. The Highway is located directly to the west.



PLANNED DEVELOPMENT 90009
LOCATION MAP

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INITIAL STUDY AND NEGATIVE DECLARATION

DATE: JUNE 5, 1990

FILE #: PLANNED DEVELOPMENT 90009

APPLICATION: TO CONSTRUCT 32,000 SQUARE FEET OF INDUSTRIAL BUILDING SPACE
IN TWO DEVELOPMENT PHASES

APPLICANT: SCRIPPS NEWSPAPER/TELEGRAM TRIBUNE

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
TERRY MINSHULL, FIRE MARSHAL
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

INITIAL STUDY CHECKLIST

FILE #s: PLANNED DEVELOPMENT 90009
 APPLICATION: TO CONSTRUCT 32,000 SQUARE FEET OF INDUSTRIAL BUILDING SPACE
IN TWO DEVELOPMENT PHASES
 APPLICANT: SCRIPPS NEWSPAPER/TELEGRAM TRIBUNE

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

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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	X
d.	Increase in runoff, storm drainage impact.....		X
e.	Other water-related impacts.....		
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 emmissions.....	X	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

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Item	Environmental Impact	Yes/Maybe	No
8.	<u>HEALTH AND SAFETY:</u>		
a.	Noise: Creation of or exposure to.....	X	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	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

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PLANNED DEVELOPMENT 90009 (SCRIPPS)

DISCUSSION OF ENVIRONMENTAL EVALUATION:

1. Item 2a and 2b (Circulation): See the section on "Circulation" within the Staff Analysis portion of this report.
2. Item 3b (Soils): See the section on "Grading" within the Staff Analysis portion of this report.
3. Item 4d (Drainage): See the section on "Drainage" within the Staff Analysis portion of this report.
4. Item 5a (Oak Trees): See the section on "Vegetation" within the Staff Analysis portion of this report.
5. Item 6a (Air Quality): See the section on "Air Quality" within the Staff Analysis portion of this report.
6. Item 8b (Light and Glare): See the section on "Lighting" within the Staff Analysis portion of this report.
7. Item 9a (Aesthetics): See the section on "Aesthetics" within the Staff Analysis portion of this report.
8. Item 11b (Archaeological): See the section on "Archaeology" within the Staff Analysis portion of this report.