

RESOLUTION NO: 91-118
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
REZONE 91001 (JOHN SWIFT)

WHEREAS, John Swift, has filed an application to rezone than approximate 21 acre site from R-1 (Residential Single Family) to R-1,PD (Residential Single Family with a Planned Development overlay), located on the northwest corner of Creston Road and Charolais Road, and

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

WHEREAS, a public hearing was conducted by the Planning Commission on August 13, 1991 and by the City Council on September 3, 1991, to consider the initial study prepared for this application, the staff report prepared, and to accept public testimony regarding this proposed rezone request, and

WHEREAS, the City Council finds that the rezone will not have a significant effect in this case based on the analysis provided.

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 91001 subject to the following mitigation measure:

1. Prior to approval of any subsequent tract and final development plan applications, further environmental analysis shall be conducted. The subsequent development of the site shall be subject to the mitigation measures identified through the environmental analysis.

PASSED AND ADOPTED THIS 3rd day of September, 1991 by the following roll call vote:

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



MAYOR CHRISTIAN E. IVERSEN

ATTEST


CITY CLERK, DEPUTY

g:mw\pd\swift\rezone.eis

EXHIBIT "A"

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: July 3, 1991
Prepared By: Meg Williamson

FILE #'s: Rezone 91001 and Planned Development 91005

APPLICANT: John Swift

PROJECT LOCATION: Northwest corner of Charolais Road and Creston Road

PROJECT DESCRIPTION:

The applicant desires to rezone approximately 21 acres of R-1 property with a Planned Development overlay in order to file a development plan for 68 lots and zero lot line setback homes. (A subdivision application is not part of this request at this time).

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 21 acres
2. General Plan Designation: Low Density Residential
3. Zoning: R-1
4. Topography: A majority of the site is gently sloping (0-9 percent slopes), becoming steeper towards the northern boundary where the site slopes to a natural creekway. There are two minor, but defined, swales which run south to north and terminate at the creek.
5. Flood Zone Status: The 100 year flood inundation zone has not been delineated at this time, but runs generally in a parallel fashion to the creekway.
6. Vegetation: Numerous mature oak trees are located on the site, mostly along the creekway. Several specimen oaks are located further to the interior of the parcel in the area where residential lots and streets could affect them. Natural grasses cover the site.

7. Existing Land Use and Improvements: The site is vacant land at this time.

8. Utilities:

a. Water: There is an existing water line within Creston Road just north of the project boundary which could be extended to service this site.

b. Sewer: The Meadowlark Sewer Trunk line has been constructed across this site, running east to west. The trunk line would be available to service this site.

9. Access to Circulation System:

a. Creston Road: Creston Road is designated as a 100 foot arterial road and abuts the project site along its eastern boundary. No additional dedications would be necessary at this time.

b. Charolais Road: Charolais Road is designated as a 100 foot arterial road and abuts this project along its southern boundary. A new plan line has been adopted which would bring Charolais further to the north and bisect the site, creating a remainder triangular piece to the south. Design, dedication and improvement of Charolais Road at the new location would be required in conjunction with future development.

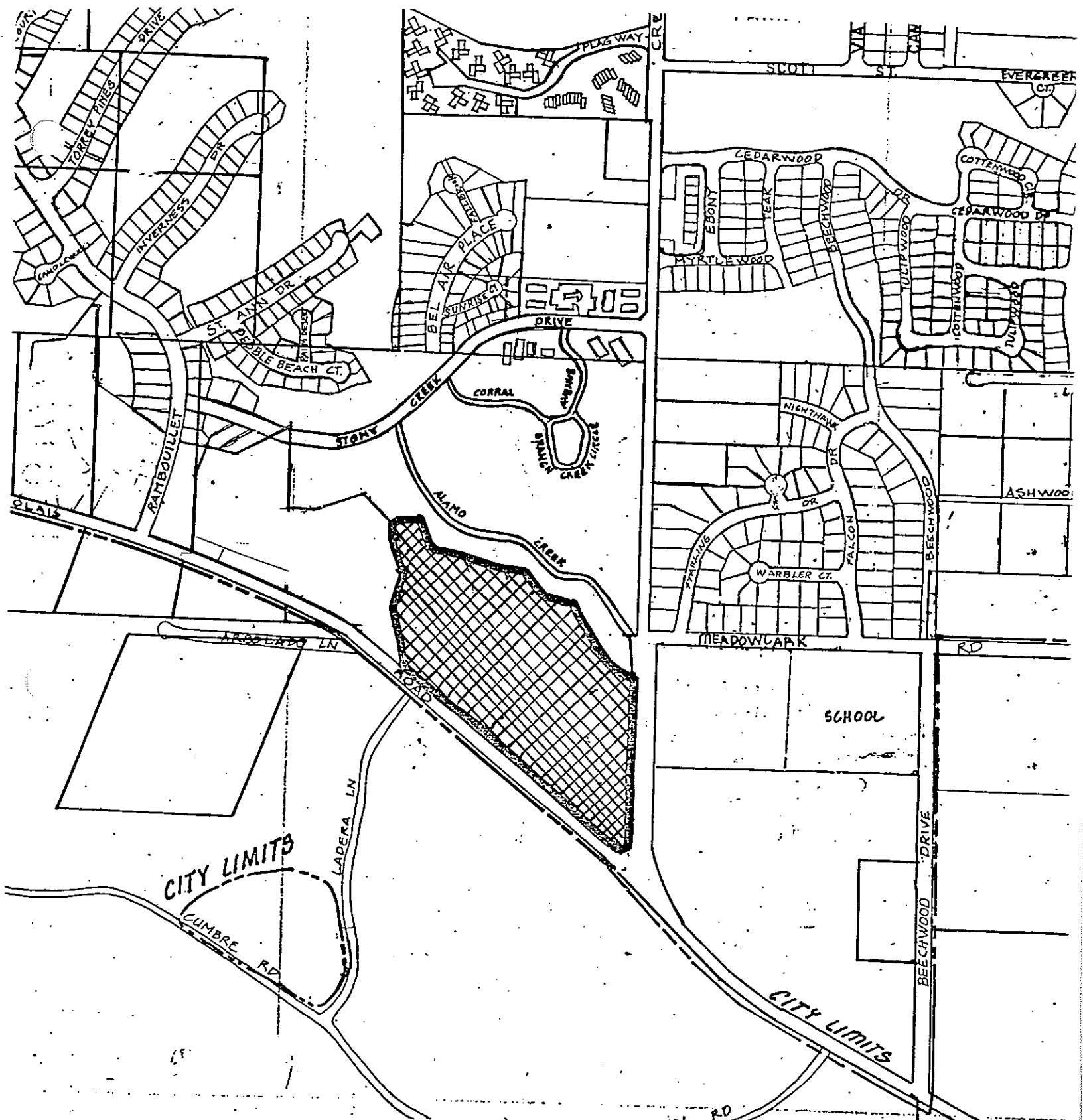
B. SURROUNDING PROPERTIES (General Plan; Zoning; Land Use)

North: Medium High Density; R-3,15; developed with Dry Creek Village Apartments

East: Low Density Residential; R-1,B-2,PD and R-1,B-4; Vacant Property that fronts Creston Road. The R-1,B-2,PD portion is approved for residential lot development.

South: County LUE, Residential Rural, 5-10 acre minimum lots; Spanish Camp residential development

West: Low Density Residential; R-1,PD; Tract 1754 is approved with average lots of 10,000 square feet.



RZ 91001 / PD 91005
 LOCATION MAP



City of El Paso de KOOIES

EXHIBIT "B" INITIAL STUDY

DATE: July 5, 1991

FILE #: Rezone 91001 and Planned Development 91005

APPLICATION: To rezone an approximate 21 acre site with a Planned Development overlay in order to develop 68 lots with zero setback homes

APPLICANT: John Swift

1. PROJECT DESCRIPTION AND LOCATION: Attached.
2. ENVIRONMENTAL SETTING: Attached.
3. IDENTIFICATION OF ENVIRONMENTAL EFFECTS: Please see attached Initial Study Checklist.
4. DISCUSSION OF SIGNIFICANT ENVIRONMENTAL EFFECTS:
If any of the items on the Initial Study Checklist are marked "Yes/Maybe", please see the attached Analysis for discussion and recommendations for mitigation or further environmental study.
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
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 Discussion of Environmental Evaluation have been added to the project. A Negative Declaration will be prepared.
 I find that the proposed project could have a significant effect on the environment, and recommend that an Environmental Impact Report be prepared.

Ed Gallagher
City Planner and Environmental Coordinator

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City of El Paso de Roubles

INITIAL STUDY CHECKLIST

FILE #s: Rezone 91001 and Planned Development 91005
 APPLICATION: To rezone an approximate 21 acre site with a planned development overlay in order to develop 68 lots with zero setback homes
 APPLICANT: John Swift

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 "Analysis" 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
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 emmissions.....		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
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