

City of El Paso de Robles

RESOLUTION NO: 91-155
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 91001
(VINCE LAVORGNA)

WHEREAS, Vince Lavorgna has filed an application to construct two speculative industrial buildings on two adjacent lots. The area for each building is 6,301 and 6,040 square feet. The project is located at the southeast corner of the northernmost intersection of Ramada Drive and Vendels Circle, east of Highway 101, and

WHEREAS, a Negative Declaration/Initial Study was prepared for this project (attached as Exhibit A); and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 8, 1991 and by the City Council on November 5, 1991, to consider the initial study prepared for this application, the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, at its meeting of November 5, 1991, the City Council found that there was no substantial evidence that this project would have significant adverse effects on the environment.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso De Robles to approve a Negative Declaration for Planned Development 91001 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 5th day of November, 1991 by the following roll call vote:

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

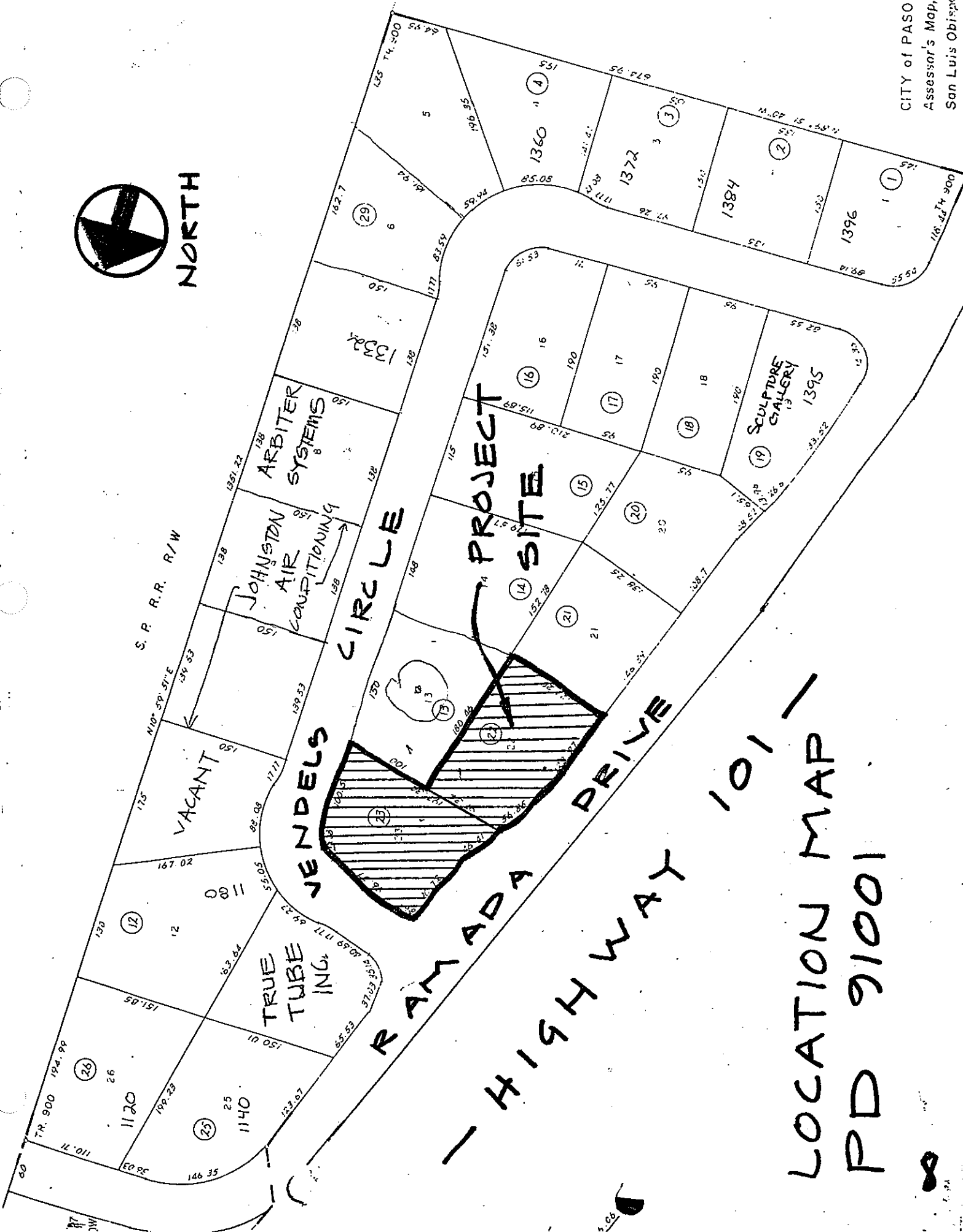

MAYOR CHRISTIAN E. IVERSEN

ATTEST:


DAWN HUDSON, CITY CLERK



NORTH



RAMADA DRIVE
HIGHWAY 101
LOCATION MAP
PD 91001

INITIAL STUDY AND NEGATIVE DECLARATION


DATE: 30 August 1991

FILE #: PD 91001

APPLICATION: Construct 2 Industrial Buildings, total site area
equals .97 acres

APPLICANT: Vince Lavorona

1. PROJECT DESCRIPTION AND LOCATION: Attached.
2. ENVIRONMENTAL SETTING: Attached.
3. IDENTIFICATION OF ENVIRONMENTAL EFFECTS: Please see attached Initial Study Checklist and Discussion of Environmental Evaluation.
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 Analysis 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, Principal Planner
Charles Johnson, Civil Engineer
Colleen Williams, 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 Discussion of Environmental Evaluation have been added to the project. A Negative Declaration will be prepared.


Ed Gallagher
City Planner and Environmental Coordinator

City of El Paso de Robles

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: 26 August 1991
Prepared By: Colleen Williams

FILE #: PLANNED DEVELOPMENT 91001
(APPLICANT: VINCE LAVORGNA)

PROJECT DESCRIPTION:

The applicant is requesting approval to construct two speculative industrial buildings: 6,301 and 6,040 square feet each.

The project site covers two lots and is located at the southeast corner of the northernmost intersection of Ramada Drive and Vendels Circle.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: .97 acres (cumulatively)
2. General Plan Designation: Business Park
3. Zoning: Manufacturing Planned Development (M PD)
4. Topography: The site is relatively flat.
5. Flood Zone Status: This site is not subject to flooding
6. Vegetation: There is a pine tree and coyote brush, all are proposed to be removed. In addition, there are three sycamores, proposed to remain.
7. Existing Land Use and Improvements: The site is vacant land.
8. Utilities:
 - a. Water: An existing 12-inch main in Ramada Drive and an 8-inch main in Vendels Circle are available for service.
 - b. Sewer: There is an existing 8-inch sewer main within Vendels Circle available for connection.
9. Access to Circulation System:

City of El Paso de Robles

PD 91001, (VINCE LAVORGNA)
PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING, Page 2

- a. Ramada Drive: The project takes access from Ramada Drive which parallels Highway 101. One driveway is designated to be accessed from Ramada Drive.
- b. Vendels Circle: There is one driveway that is proposed to take access off of Vendels Circle which takes its access off of Ramada Drive.

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

North: Business Park; M-PD, manufacturing-planned development; True Tube

South: Business Park; M-PD, manufacturing-planned development; vacant land

East: Business Park; M-PD, manufacturing-planned development; Johnstons Air Conditioning and Arbiter Systems

West: Highway 101 (Residential Suburban zoning and land use beynd)

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