

RESOLUTION NO: 91-164  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
GRANTING NEGATIVE DECLARATION STATUS FOR  
PLANNED DEVELOPMENT 91016  
(CITY LIBRARY)

WHEREAS, the City of El Paso de Robles has initiated a project to construct an approximate 28,000 square foot civic building which would house the City Library as well as public offices and places of assembly, located on the city block bordered to the north and south by 11th and 10th Streets and to the east and west by Park and Spring Streets, 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 November 12, 1991 and by the City Council on November 19, 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, based on the current design of the project and the standard conditions of approval required within the resolution granting approval for the Planned Development application (PD 91016), the City Council finds that the project will not have a significant effect in this case.

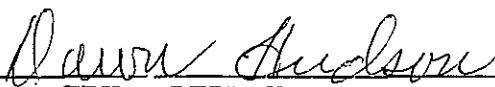
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for Planned Development 91016.

PASSED AND ADOPTED THIS 19th day of November, 1991 by the following roll call vote:

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

  
MAYOR CHRISTIAN IVERSEN

ATTEST:

  
CITY CLERK, DEPUTY

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**DEVELOPMENT APPLICATION  
BACKGROUND INFORMATION**

Date of Preparation: October 30, 1991  
Prepared By: Meg Williamson

FILE #: PLANNED DEVELOPMENT 91016  
(APPLICANT: CITY INITIATED)

PROJECT DESCRIPTION:

It is being proposed that an approximate 28,000 square foot Public Library and civic building be constructed on the full city block which is bordered on the north and south by 11th and 10th Streets, and on the east and west by Park and Spring Streets.

The project is proposed to be two stories, and could potentially accommodate public library facilities, a multi-purpose room, and upstairs offices that could be used as City Hall offices.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: 2 acres.
2. General Plan Designation/Zoning: Public Facilities; C-1, PD (General Commercial with a Planned Development Overlay).
3. Topography and Flood Zone Status: The site is relatively flat, dropping slightly to the east edge of the site.
4. Vegetation: The site is currently landscaped with various plant materials, including lawn, shrubs and a mixed palette of trees. The most prominent vegetation on the site is a large mature live oak tree which is proposed to be preserved.
5. Existing Land Use and Improvements: The project site is currently occupied by City Hall, the Greyhound bus station, and by an empty building which was once the location of the post office. All buildings are proposed to be demolished to make room for the new site improvements.
6. Utilities:
  - a. Water: There are two existing mains within Spring Street; one is a 12 inch and the other a 6 inch main. There is a 4 inch cast iron line in 10th Street which is proposed to be upgraded to a 10 inch line.

- b. Sewer: There are existing 6 inch and 12 inch mains within Spring and 10th Streets, respectively with adequate capacity to serve this project.
  - c. Street Lights: Street lights exist in along the improved street frontages.
  - d. Power: There are existing overhead power lines adjacent to this project which would have to be undergrounded. this site.
7. Access to Circulation System: The parcel has frontage on four public streets, (10th, 11th, Spring and Park Streets). Vehicular ingress and egress to the project is proposed from both 10th and Park Streets. The main pedestrian access and orientation is from 11th Street, facing the City Park.

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

- North: Public Open Space; C-1,PD; City Park
- South: Community Commercial; C-1,PD; Mixed office, retail and vacant property (Paso Robles Land Co., Artworks)
- East: Community Commercial; C-1,PD; Mixed retail and office (Daily Press, Running Studios, Woodcraft business)
- West: Community Commercial; C-1,PD; Paso Robles Inn



SITE

SPRING

CITY PARK

HAYWARD

PASO ROBLES ST.

GARDEN ST.

PIONEER PARK

SCHOOL

School

LOCATION MAP  
PD 911016  
PUBLIC LIBRARY

NORTH

RES.

OLIVE

VINE

OAK

PINE

WALL

GARDEN

ROBLES

RIVER SIDE

NORTH

HILTOP DR.

OLIVE DR.

OAK

PARK

ROBB'S FIELD BALL PARK

GARDEN

ST.

P. VICTORIA ST.  
SAN LOUIS AVE.

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# City of El Paso de Roolles

## INITIAL STUDY CHECKLIST

FILE #s: PLANNED DEVELOPMENT 91016  
 APPLICATION: To construct a 28,000 square foot City Library facility  
and civic use building  
 APPLICANT: City Initiated

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

# CITY OF EL PASO DE KODIES

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

# City of El Paso de Rodres

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



DISCUSSION OF POTENTIALLY SIGNIFICANT  
ENVIRONMENTAL ISSUES

Please see the detailed analysis prepared in conjunction with the Planning Commission meeting of November 12, 1991 for detailed discussion regarding potential impacts and mitigation measures associated with the below listed items which were checked on the initial study checklist:

- o Item 2a (Traffic Generation):  
See Parking and Circulation, Traffic Generation.
  
- o Item 4d (Storm Drainage Impact):  
See Grading and Drainage.
  
- o Item 5a (Oak Trees):  
See Landscaping, Oak Tree Preservation.
  
- o Item 7f (Governmental Services):  
See Land Use, Displacement of Facilities.
  
- o Item 9a and 9c (Aesthetics):  
See Elevations, and Landscaping.