

RESOLUTION NO: 95-87

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
PLANNED DEVELOPMENT 95003
(BARNEY SCHWARTZ PARK)
APN: 25-371-09

WHEREAS, Planned Development 95003 (in conjunction with Conditional Use Permit 95007), to develop Barney Schwartz Park in five development phases which would include four (4) ballfields, snack bar, recreational amenities, and parking lot on approximately 40 acres of land located on the south side of Union Road, approximately 1500 feet east of its intersection with Highway 46 East, and

WHEREAS, an Initial Study was prepared for this project (Attached as Exhibit A), and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 1995 and June 12, 1995 and by the City Council on May 16, 1995 and June 20, 1995, and July 18, 1995, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso De Robles does hereby grant a Negative Declaration status for Planned Development 95003, subject to those conditions contained in the resolution approving that same development plan application.

PASSED AND ADOPTED THIS 18th day of July, 1995, by the following roll call vote:

AYES: HEGGARTY, PICANCO, IVERSEN, MARTIN, MACKLIN

NOES: NONE

ABSENT: NONE


MAYOR WALTER J. MACKLIN

ATTEST:


RICHARD J. RAMIREZ, CITY CLERK

INITIAL STUDY

DATE: May 18, 1995

FILES: Planned Development 95003 & Conditional Use Permit 95007

APPLICANT: City of Paso Robles

APPLICATION: To construct an approximately 40 acre park. The phased project proposes four (4) ballfields, snack bar, recreational amenities and parking lot.

LOCATION: South side of Union Road, approximately 1500 feet east of the Union Road intersection with Highway 46E.

1. BACKGROUND INFORMATION AND PROJECT DESCRIPTION: Attached.
2. INITIAL STUDY CHECKLIST: Attached.
3. DISCUSSION OF POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS:
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.
4. LOCATION MAP: Attached.
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. 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 there is insufficient information to determine whether the proposed project could have a significant effect on the environment and that the applicant needs to provide additional information in the form of an expanded initial study.
 - I find that the proposed project could have a significant effect on the environment, and recommend that an Environmental Impact Report be prepared.

Bruce Buckingham
Associate Planner

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

DATE: May 18, 1995

FILES: Planned Development 95003 & Conditional Use Permit
95007

APPLICANT: City of Paso Robles

APPLICATION: To construct an approximately 40 acre park. The
phased project proposes four (4) ballfields, snack
bar, recreational amenities and parking lot.

LOCATION: South side of Union Road, approximately 1500 feet
east of the Union Road intersection with Highway
46E.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 40 acres
2. General Plan Designation: Parks and Open Space (POS)
3. Zoning: Residential Agriculture (RA)
4. Topography: The site is relatively flat (0-10% slopes).
5. Flood Zone Status: The site is not within the 100 year
flood area, as delineated on Federal Insurance Rate Maps.
6. Vegetation: The site vegetation consists of grasses and
a few oak trees.
7. Existing Land Use: The site is currently dry farmed.
8. Utilities: See the attached Engineering Division staff
report for a detailed analysis.
9. Access to Circulation System: Access to the project is
proposed from Union Road.

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

North: Commercial Service; C-3; existing single family
home

South: Residential Suburban (RS); Residential Agriculture
(RA); vacant

East: Residential Suburban (RS); Residential Agriculture
(RA); vacant

West: Residential Suburban (RS); Residential Agriculture
(RA); vacant

INITIAL STUDY CHECKLIST

DATE: May 18, 1995

FILES: Planned Development 95003 & Conditional Use Permit 95007

APPLICANT: City of Paso Robles

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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..
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..
<u>Item</u>	<u>Environmental Impact</u>	<u>Yes/Maybe</u>	<u>No</u>
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 emissions.....	.....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.	PG&E.....	.....	...X..
h.	So. California Gas Co.....	.....	...X..
i.	Sonic Cable TV, Pacific Bell.....	.....	...X..
j.	Solid waste disposal.....	.....	...X..
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..

Item	Environmental Impact	Yes/Maybe	No
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, threaten 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 IMPACTS
PLANNED DEVELOPMENT 95003
APPLICANT: CITY OF PASO ROBLES

1. LAND USE - Item 1b, 1e

The proposed park would be developed with four athletic fields, a multi-purpose building, picnic benches, barbecues, large turf areas, parking, etc.). In addition, a portion of the park area would remain passive (undisturbed hillsides and oak trees).

The proposed park site is surrounded by vacant land with the exception of a few single family homes. The vacant area to the east, west and south are part of the Chandler Ranch. The City's General Plan places the surrounding area in the Chandler Ranch Specific Plan Overlay. This area is presently zoned Residential Agriculture (one residence per three acres). The development potential of this land will be considered at such time a specific plan is reviewed by the City.

The property on the north side of Union Road area is zoned for commercial and light industrial uses (C-3). There are three non-conforming single family homes within 1000 feet of the site.

The major activity area would be the four athletic fields on the eastern portion of the property. Passive and turf areas would serve as a buffer to the closest residential uses (approximately 800 feet away).

Therefore, the proposed park use should be compatible with existing and planned land uses.

The proposed project is located within Zone 5 of the Airport Land Use Plan. Park uses are compatible and athletic fields are conditionally compatible with the Airport Land Use Plan. The proposed athletic fields are not within the Approach Zone and are on the fringe of Zone 5.

Therefore, the project would be compatible with the Airport Land Use Plan and would not adversely impact airport operations subject to the following conditions: (1) use of nonreflective materials to be used in buildings and signs where reflection would cause a flying hazard; (2) soundproofing of buildings where appropriate to reduce noise to an acceptable level according to State guidelines; (3) no electromagnetic transmissions which would interfere with operation of aircraft; (4) an aviation easement for the site.

2. CIRCULATION/TRANSPORTATION - Item 2a, 2b, 2c, 2d

The General Plan calls for Union Road to be a four lane arterial road to accommodate future traffic. As each phase of the park develops, traffic generation will increase. However, it is not anticipated that the increased traffic would be a significant

impact.

Pedestrian and bicycle trips to the park should be minimal based on the distance to existing residential areas. Therefore, no significant impacts are anticipated.

One access driveway to the site is proposed from Union Road. As each phase develops, ingress and egress from Union Road will increase. Therefore, a second access driveway on the east side of the parking lot should be installed with Phase 2.

Further, a right hand turn pocket (minimum of 100 feet in length) should be installed in Phase 1 to accommodate the deceleration of vehicles turning into the park.

The proposed parking area proposes approximately 320 parking spaces. Therefore, no shortage of parking spaces is anticipated.

3. GEOLOGY AND SOILS - Item 3b

Grading for the athletic fields is primarily to improve drainage and should be minimal. Significant grading is not proposed in the hillside areas adjacent to the southern perimeter of the site. No significant impacts from grading should occur.

4. SURFACE AND SUBSURFACE WATER - Item 4d

As a result of the parking area and other impervious surfaces, increased runoff is expected. Therefore, a preliminary drainage report should be completed prior to Phase 1. Because of the large site, it is expected that an on-site detention basin would accommodate the increased runoff. Therefore, with the proper sizing and location of a detention basin, no significant impacts are expected.

5. VEGETATION & ANIMAL LIFE - Item 5a, 5c

There are several oak trees on the perimeter of the site. No oak trees are proposed to be removed or areas within the dripline graded or irrigated. Therefore, the oak trees would not be impacted.

The site was surveyed for the San Joaquin Kit Fox in 1993. As a result of that survey two potential dens were identified. Further observation revealed no Kit Fox on-site.

The City has entered into negotiations with the California Department of Fish and Game and the U.S. Fish and Wildlife Service to enter into a Memorandum of Understanding (MOU) to develop a Habitat Conservation Plan for protection of kit fox habitat. On April 7, 1995, the City received a letter from the Department of Fish and Game authorizing the City to start construction of the park (See attached letter). Prior to grading the site, a pre-

construction survey should be completed. If no kit fix are found on-site, construction may begin. Therefore, no significant impacts are anticipated.

6. AIR QUALITY - 6a

The creation of air emissions would result from an increase in vehicle trips. However, it is not anticipated that air emissions would be significant.

7. PUBLIC SERVICES - 7d

Sewer service is not proposed to be installed in Phase 1. Therefore, the installation of an interim waste disposal system (holding tank or septic system) should meet all requirements of the Regional Water Quality Control Board (RWQCB) as stipulated in the City's Memorandum of Understanding with RWQCB.

8. HEALTH & SAFETY - 8a, 8b

Noise generated from the park will be primarily from the athletic field activity. All public address systems and activities should be in compliance with City adopted noise standards.

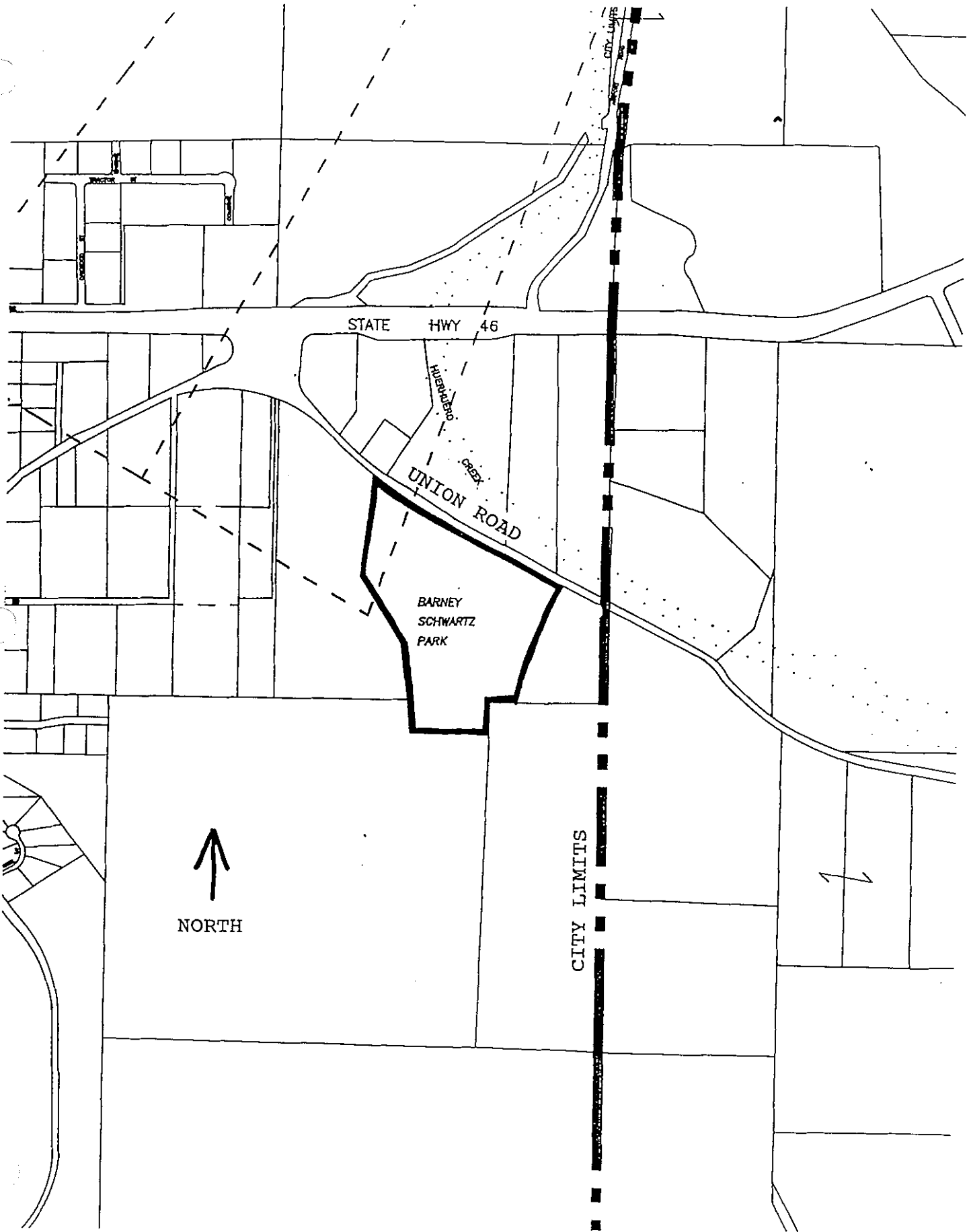
Freestanding lights are proposed for the athletic fields to allow for evening activities. All lights should be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact surrounding properties. The style, location and height of the lights should be submitted to the Community Development Department for review and approval, prior to installation.

9. AESTHETICS - 9a

Union Road is a visually sensitive corridor. All buildings are proposed to be setback a minimum of 100 feet. In addition, street trees are proposed to be planted along the street frontage and the majority of the site landscape or left undisturbed. Therefore, no negative impacts should occur to the visually sensitive corridor.

CONCLUSION:

Based on the implementation of the recommended mitigation measures, all environmental impacts would be mitigated to a less than significant level.



LOCATION MAP