

RESOLUTION NO: 95-113

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
GRANTING NEGATIVE DECLARATION STATUS FOR  
GENERAL PLAN AMENDMENT 95001A  
(EASTER RENTS, INC.)

WHEREAS, the applicant Easter Rents, Inc., has filed General Plan Amendment 95001A to request that the Business Park (BP) land use designation be changed to Commercial Service (CS) for approximately 9 acres of land (three separate parcels) located at the east side of Ramada Drive, south of Vendels Circle and north of Highway 46 East interchange, 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, 1995 and by the City Council on August 15, 1995 and September 5, 1995, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the general plan amendment request, and

WHEREAS, City Council direction at the August 15, 1995 meeting resulted in the reduction of the geographic area of the General Plan Amendment request being limited to only the most southerly 3 acre parcel of the three parcels, and

WHEREAS, based on the existing land use patterns within this City block, this property's suitable accessibility to improved streets for vehicle access, and the need to stimulate reuse of the commercial buildings on this site, the Council finds that this general plan amendment will not have a significant effect in this case.

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for General Plan Amendment 95001A.

PASSED AND ADOPTED THIS 5th day of September, 1995 by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin

NOES: None

ABSTAIN: None

ABSENT: None

  
MAYOR WALTER J. MACKLIN

ATTEST:

  
RICHARD J. RAMIREZ, CITY CLERK

INITIAL STUDY

DATE: JUNE 27, 1995

FILE #: GENERAL PLAN AMENDMENTS 95-01(A&B)

APPLICATION: MODIFY LAND USE DESIGNATION FROM BUSINESS PARK TO COMMERCIAL SERVICE

APPLICANT: EASTER RENTS INC. AND ROSEMARIE VAN RIJN

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, PRINCIPAL PLANNER

ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

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 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.

Meg Williamson  
Principal Planner

DEVELOPMENT APPLICATION  
BACKGROUND INFORMATION

Date of Preparation: June 27, 1995  
Prepared By: Meg Williamson

FILE #'s: General Plan Amendment 95-01(A and B)  
APPLICANTS: Easter Rents Inc. and Rosemarie VanRijn  
PROJECT LOCATION: East side of Ramada Drive, south of  
Vendels Circle and north of Highway 46  
West interchange

PROJECT DESCRIPTION:

The applicants desire to modify the Business Park (BP) land use designation of an approximate 12 acre site area to Commercial Service (CS).

ENVIRONMENTAL SETTING:

A.- SITE

1. Site Size: Four (4) separate parcels totaling approximately 12 acres
2. General Plan Designation: BP (Business Park)
3. Zoning: M-PD
4. Topography: The site is generally flat with no significant topographical features.
5. Flood Zone Status: The project site is not located within any flood zones as indicated on FEMA maps.
6. Vegetation: There are various grasses and shrubs.
7. Existing Land Use and Improvements: There are a number of existing commercial buildings on the most southerly of the four parcels which was previously used by State Lumber Company. There are construction offices operating in one of the rear buildings on this parcel.

8. Utilities:

a. Water: Water is available to this area.

b. Sewer: Sewer is available to this area.

9. Access to Circulation System: The site has frontage on Ramada Drive which is designated as a Frontage Road. There is partially dedicated right-of-way existing along the southern boundary of this project site.

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

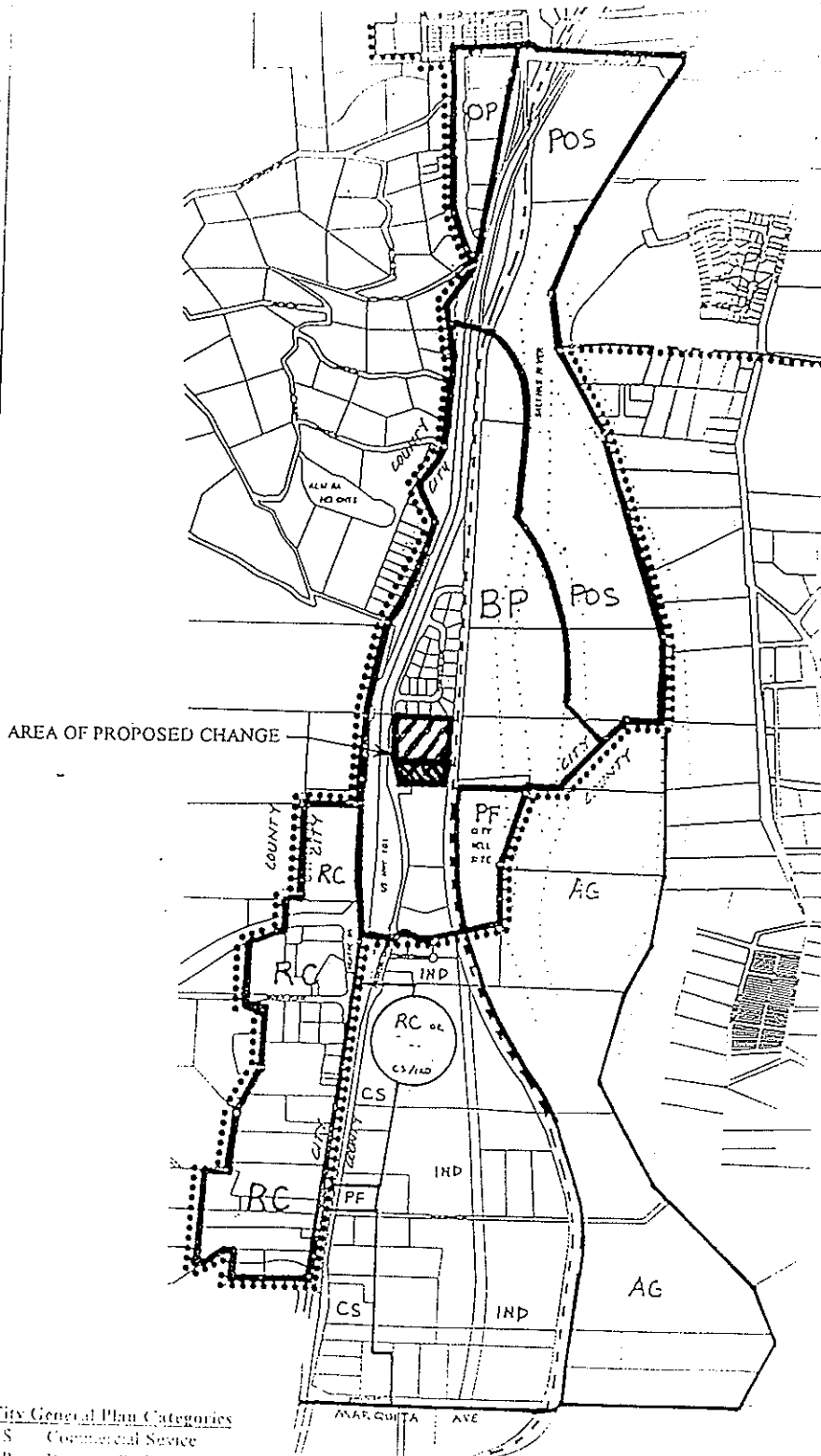
North: Business Park; M-PD; Vacant parcels and developed parcels which are part of the Vendels Subdivision and development.

East: Business Park; M-PD; Vacant with no direct access onto a public street.

South: Business Park; M-PD; Vacant larger parcels.

West: Business Park; M-PD; Vacant and Highway 101.

mw\gpa\easter\bgi



 Location of reduced area

- City General Plan Categories
- CS Commercial Service
  - BP Business Park
  - RC Regional Commercial
  - PF Public Facility
  - POS Parks and Open Space

GENERAL PLAN AMENDMENTS 95-01 (A&B)  
EASTER RENTS/VAN RIJN

LOCATION MAP

INITIAL STUDY CHECKLIST

FILE #s: GENERAL PLAN AMENDMENT 95-01 (A AND B)  
 APPLICATION: TO MODIFY LAND USE DESIGNATION FROM BUSINESS PARK TO COMMERCIAL SERVICE  
 APPLICANT: EASTER RENTS INC. AND ROSEMARIE RAN RIJK

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

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 govenmental services.....		..X.
g.	PG&E.....		..X.
h.	So. California Gas Co.....		..X.
i.	Sonic Cable TV, Pacific Bell.....		..X.
j.	Solid waste disposal.....		..X.



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