

RESOLUTION NO: 96-45

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
GENERAL PLAN AMENDMENT 96001
(CHARLES GERBER)

WHEREAS, the applicant, Charles Gerber, has filed General Plan Amendment 96001 to request that the Open Space (OS) land use designation of a portion of an approximate .75 acre lot, located at the southwest corner of Rambouillet Road and Snead Street, to residential single family (RSF), 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 March 25, 1996 and by the City Council on April 16, 1996, 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, based on the configuration of existing land use patterns within this City block, this property's suitable accessibility to improved streets for vehicle access, and the required future City review of new commercial development on this site, the Council finds that this general plan amendment will not have a significant effect in this case.

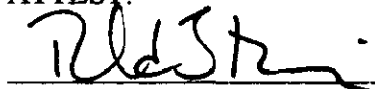
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, in their independent judgment, does hereby grant a Negative Declaration status for General Plan Amendment 96001.

PASSED AND ADOPTED THIS 16th day of April, 1996 by the following roll call vote:

AYES: Iversen, Martin, Picanco, and Macklin
NOES: None
ABSTAIN: None
ABSENT: Heggarty


MAYOR WALTER J. MACKLIN

ATTEST:



RICHARD J. RAMIREZ, CITY MANAGER / CITY CLERK
MW\GPA\GERBER\ENV.RES

4. Item 10c (Need to Maintain Open Space):

The Open Space land use designation sets the stage for future rezoning of this property to Open Space. If this general plan amendment is approved, the amount of area designated for Open Space would be reduced. However, it appears that it is only the lower portion of the site that has community value as open space.

The property in open space will remain in private ownership until there is negotiated change to that status. If it is ever dedicated to the City, this area would be incorporated into the open space belt already maintained by the City. Under private ownership, general plan policies would not permit development on this portion of the site, and would require that the property owner maintain the site for weed abatement and general upkeep.

Conclusion:

Based on the lower portion of the site remaining in an OS designation, there would not appear to be any adverse environmental impacts associated with this request.

INITIAL STUDY

DATE: MARCH 1, 1996
FILE #: GENERAL PLAN AMENDMENT 96001
APPLICATION: MODIFY LAND USE DESIGNATION FROM OPEN SPACE (OS) TO RESIDENTIAL
SINGLE FAMILY (RSF) - WHERE EXISTING ZONING IS R-1
APPLICANT: CHARLES GERBER

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
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: March 1, 1996
Prepared By: Meg Williamson

FILE #s: General Plan Amendment 96001

APPLICANT: Charles Gerber

PROJECT LOCATION: Southwest corner of Sneered Street and Rambouillet Road

PROJECT DESCRIPTION:

The applicant desires to modify the Open Space (OP) land use designation of an approximate .75 acre site to Residential Single Family (RSF), where the existing zoning is R-1.

ENVIRONMENTAL SETTING:

A. SITE

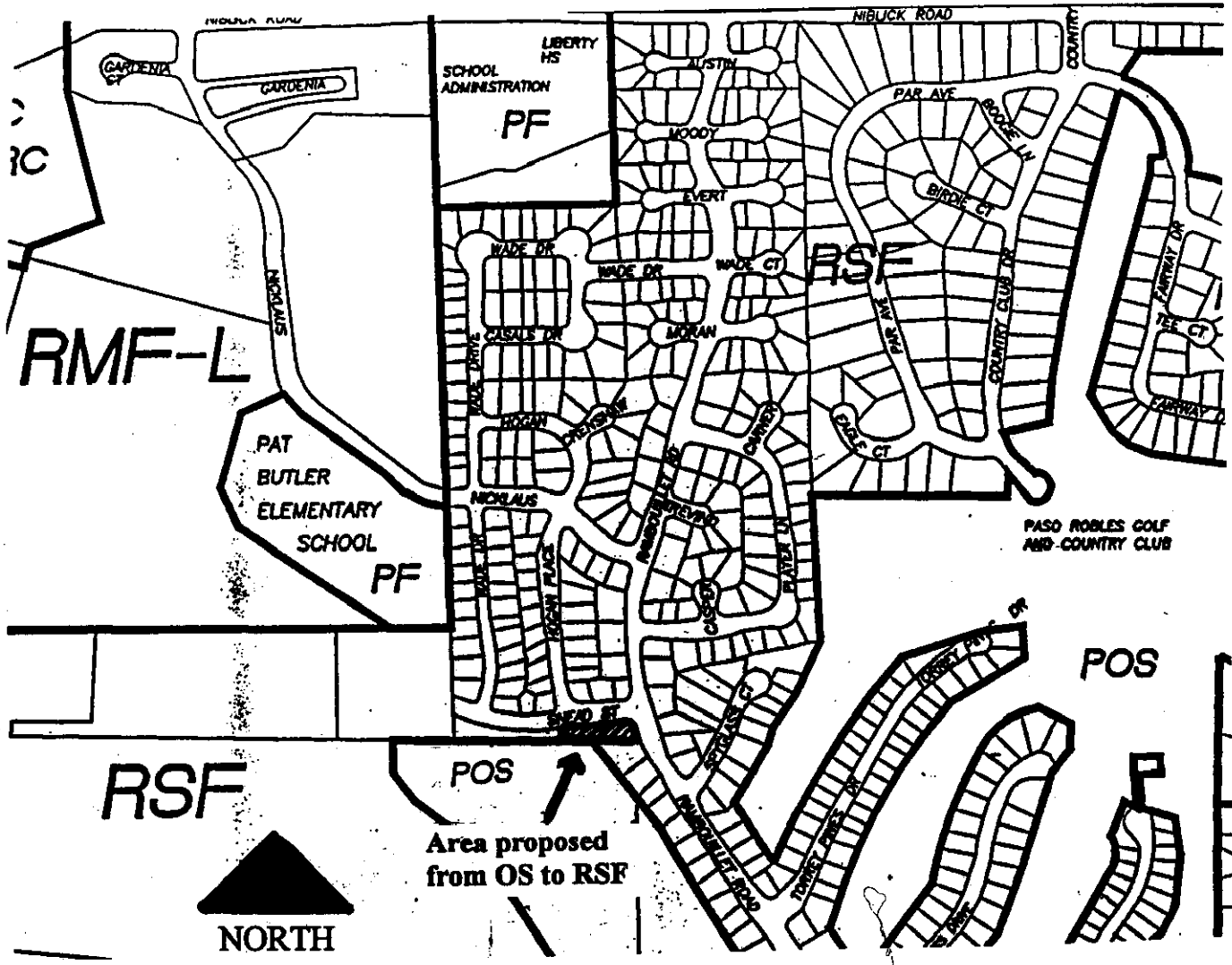
1. Site Size: One long narrow parcel of approximately .75 acres in size
2. General Plan Designation: OS (Open Space)
3. Zoning: R-1
4. Topography: The portion of the site at the intersection of Rambouillet and Snead Street is relatively flat. The site drops abruptly, with additional level creek bed area at the base of the small bluff.
5. Flood Zone Status: Portions of the project site in the vicinity of the unnamed blue line creek are potentially within the 100 year flood zone. There is no FEMA information available for this site. The portion of the site which is proposed to be modified to RSF is located outside of any flood areas.
6. Vegetation: There are various grasses on the portion of the site proposed to become RSF. The remaining portion of the open space lot and the bluff are covered with various grasses, shrubs and oak trees.

7. Existing Land Use and Improvements: The site is currently vacant, surrounded on the north, south and east by residential single family development. There appears to be a stockpile of dirt accumulated on the portion of property proposed for the RSF designation.
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 Rambouillet Road which is designated as a collector street. It also has frontage on Snead Street which is a dedicated local street.

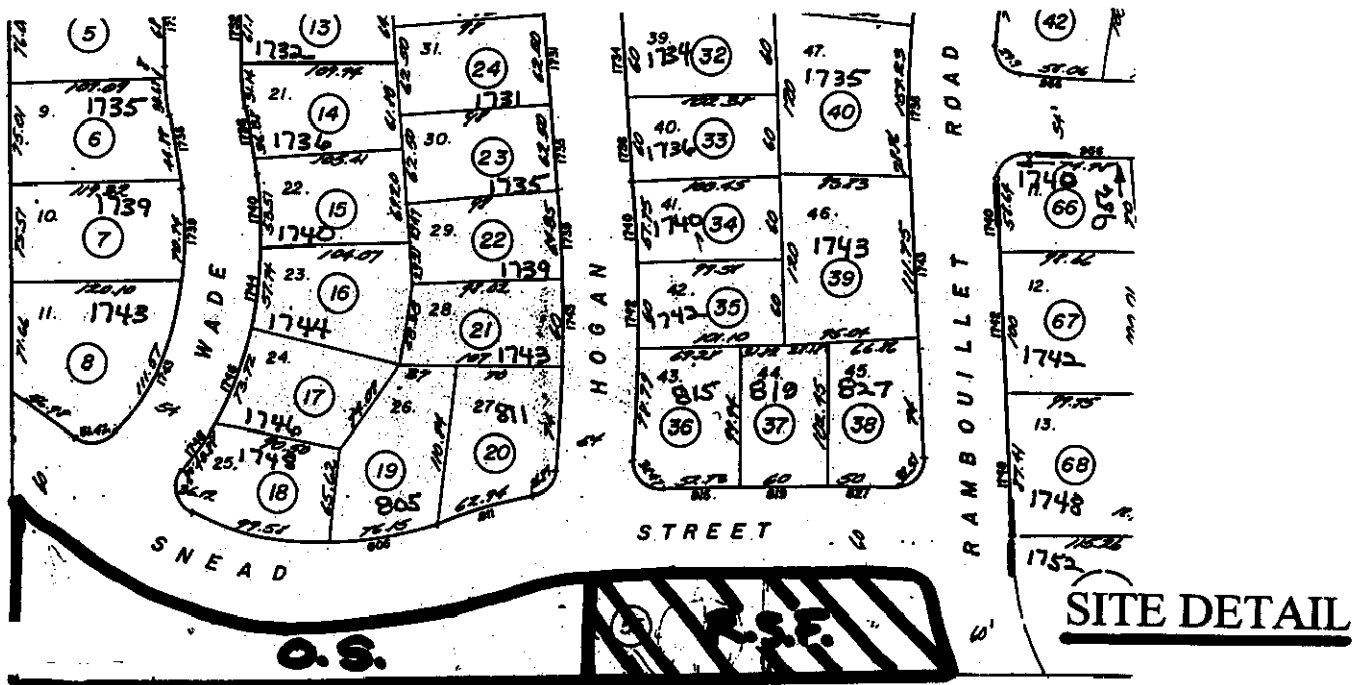
B. SURROUNDING PROPERTIES (General Plan; Zoning; Land Use)

- North: Residential Single Family; R-1; Single family homes.
- East: Residential Single Family; R-1; Single Family homes.
- South: Residential Single Family; R-1; Single family homes.
- West: Open Space; R-1; Vacant, with a parcel at the terminus of Snead Street being approved for a four parcel residential lot split.

mw\gpa\gerber\bgi



GENERAL LOCATION MAP



INITIAL STUDY CHECKLIST

FILE #s: GENERAL PLAN AMENDMENT 96001
 APPLICATION: TO MODIFY LAND USE DESIGNATION FROM OPEN SPACE (OS) TO
RESIDENTIAL SINGLE FAMILY (RSF)
 APPLICANT: CHARLES GERBER

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.	Compatiblity 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 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.	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

DISCUSSION OF POTENTIALLY SIGNIFICANT
ENVIRONMENTAL EFFECTS

GENERAL PLAN AMENDMENT 96001
(CHARLES GERBER)

1. Item 1a (Change in Land Use and Land Use Compatibility):

The applicant is interested in changing only the upper portion of the lot from the current OS designation. The change to RSF would allow for the future development of one (1) single family residence, while preserving the integrity of the open space area at the west end of the parcel.

The change to RSF and the construction of a single family home would be compatible with surrounding residential development patterns, with no anticipated negative impacts.

2. Item 5a and 5b (Oak trees and Wildlife Habitat):

This long narrow lot is "split" in two portions by the natural topographical feature of an existing bluff which has been carved out over time by a small seasonal creek.

The lower half of the lot (the western portion located below the bluff), is contiguous to a dedicated open space corridor that extends out to the southeast. This existing open space corridor functions as not only a greenbelt and natural animal habitat, but also as a potential future connection for bike path access.

The upper portion of this site (approximately 7,000 square feet), is contiguous only to single family homes and does not possess the same animal and vegetative habitat character as the lower portion of the lot.

The Open Space designation across this parcel was initially established with the intent to preserve, enhance and maintain the concentrated area of linear open space and vegetative/wildlife habitat. Provided the lower half of the lot remains in Open Space designation, as proposed, there would be no anticipated negative impact to the existing open space corridor and its habitat (meeting the original intent of the OS designation being established).

3. Item 9a (Aesthetics):

Similar to the above noted discussion on the value of the open space area as vegetative and wildlife habitat, there is also value in its being part of contiguous undeveloped green belt area. This value would be maintained as the general plan amendment is proposed.