

RESOLUTION NO: 96-104

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
PARCEL MAP PR 96-031 (HAMON)
APN: 09-021-045

WHEREAS, John Hamon has filed Parcel Map PR 96-031 to divide 9.6 acres of R-1 zoned property into 4 residential lots, located at the terminus of Terrace Hill Drive, 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 8, 1996 to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the tentative parcel map, and

WHEREAS, on July 8, 1996 the Planning Commission adopted Resolution 96-038 granting a negative declaration status to Parcel Map PR 96-031, and

WHEREAS, on July 17, 1996 the applicant filed an appeal of one of the conditions of approval of that same parcel map, and

WHEREAS, a public hearing was conducted by the City Council on August 20, 1996 to consider the content of the appeal application, and to accept public testimony regarding the map and this environmental determination, and

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 Tentative Parcel Map PR 96-031 subject to the applicant complying with the mitigation measures contained in the City Council Resolution of Approval for Parcel Map PR 96-031.

RIMC CODE:
DATE:
FILE PLAN/GE CAT.:
SUBJECT:
LOCATION:
RETENTION:
OTHER:

PASSED AND ADOPTED THIS 20th day of August 1996 by the following roll call vote:

AYES: Heggarty, Picanco, and Macklin

NOES: None

ABSTAIN: Martin

ABSENT: Iversen


MAYOR, WALTER J. MACKLIN

ATTEST:


RICHARD J. RAMIREZ, CITY MANAGER / CITY CLERK

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INITIAL STUDY

DATE: June 14, 1996
FILE #: Parcel Map PR 96--031
APPLICATION: To subdivide an approximate 9.6 acre site into 4 single family residential lots
APPLICANT: John Hamon

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 and Ditas Esperanza, City Engineer
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 14, 1996
Prepared By: Meg Williamson

FILE #: Parcel Map PR 96-031

APPLICANTS: John Hamon

PROJECT LOCATION: Terminus of Terrace Hill Drive

PROJECT DESCRIPTION:

The applicant desires to subdivide an approximate 9.6 acre site into 42 single family residential lots for future home development.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 9.6 acres
2. General Plan Designation: Residential Single Family
3. Zoning: R-1
4. Topography: The portion of the site which is directly accessible from Terrace Hill Drive is relatively flat (0-4% slope). This flat area forms a terrace and is approximately 1 acre in area. The remainder of the site drops off quickly in slopes ranging from 20% to 42%. The average slope across the entire site is 22.5%.
5. Flood Zone Status: This property is not shown to be subject to flood inundation on existing FIRMA maps.
6. Vegetation: The site is covered with seasonal grasses and a combination of shrubs and trees remaining from the landscaping associated with previous site development (oleander shrubs, pine, mulberry and sycamore trees). There are numerous mature oak trees located across the 9.6 acre site, with the highest concentration being in the lower portions of proposed parcels 1 and 2. There are four (4) oak trees located in the grading limit line area (potential area for future home development). These trees are not proposed for removal.

7. Existing Land Use and Improvements: The site is essentially vacant, with remnant infrastructure occurring in various portions of the site (e.g. wharf-head fire valve, sewer and water lines).

8. Utilities:

- a. Water: There is an existing 8-inch water main within Terrace Hill Drive available for connection.
- b. Sewer: There is existing public sewer within Terrace Hill Drive. The applicant proposes to sewer the four parcels to an existing public sewer line within 12th Street.
- c. Other: There are existing utilities (power/cable) available for extension from Terrace Hill Drive.

9. Access to Circulation System:

Terrace Hill Drive: Terrace Hill Drive is a 50 foot wide Hillside Standard Street which was constructed at the time that Tract 1079 was developed. There is a sidewalk improved along the north side of Terrace Hill Drive and only curb and gutter along the south side. On-street parking is provided for on one side of the street only.

Private Street/Drive: The applicant proposes to access the four parcels with a 24 foot wide access drive/private street. A hammerhead turn around area is proposed on parcel four.

Emergency Access Road: There is an existing dedicated fire access road that runs along the base of the site (not created for general public use). This access road has connection points on 15th Street, Chestnut Street and 12th Street. It is unimproved and not proposed to be used for access to any of the four parcels.

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

North: Residential Single Family; R-1; Single family residences

South: Residential Single Family; R-1; Single family residences

East: Residential Single Family; R-1; Single family residences

West: Residential Single Family; R-1; Single family residences