

RESOLUTION NO: 96-156

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
PLANNED DEVELOPMENT 96006 AND PRAL 96-091
(ANDREWS)
APN: 09-314-47 & 48

WHEREAS, Jay Andrews has filed Planned Development 96006 to construct an approximately 58,000 square feet of industrial building space (three individual buildings) in three development phases on property located on the southwest corner of Linne and Airport Roads, and

WHEREAS, Lot Line Adjustment PRAL 96-091 was filed in conjunction with this development plan request to move the existing lot line between two parcels further to the east to better accommodate the proposed development plan, 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 October 7, 1996 and again on November 12, 1996, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan and lot line adjustment applications, and

WHEREAS, on November 12, 1996, the Planning Commission adopted Resolution 96-065, granting a Negative Declaration Status for Planned Development 96006, and

WHEREAS, on November 26, 1996, the applicant filed an appeal of conditions attached to Planned Development 96606 by the Planning Commission, and

WHEREAS, a public hearing was conducted by the City Council on December 17, 1996 to consider the initial study prepared for this application in conjunction with the appeal that has been filed, and to accept public testimony regarding this proposed environmental determination on the development plan and lot line adjustment applications,

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 96006 and Lot Line Adjustment PRAL 96-091 subject to the applicant complying with the following mitigation measures contained in the Resolution approving Planned Development 96006:

Item	Environmental Impact	Yes/Maybe	No
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

PLANNED DEVELOPMENT 96006 AND PRAL 96-091
(JAY ANDREWS)

1. Item 1b (Land Use Compatibility):

This project site is bordered on three sides by industrial park designated properties. The project design is consistent with properties already developed to the east. Although not directly adjacent to the south and southeast of this site, there is existing residential development which faces towards this proposed development. Therefore, the design and landscaping treatment along the southern portion of this site is important. The use of trees and shrubs which have screening qualities reduce the visual, noise and dust control compatibility issues to a point of insignificance.

2. Item 2b (Circulation):

The project is located at the southeast corner of Airport Road and Linne Road. Because of the off-set alignment of Linne Road, there is a significant jog in the intersection of Linne and Airport Road at the southeast corner of this site. The Engineering Division has identified this existing alignment and the proposed location of the service entrance drive on Airport Road as a potential circulation conflict. However, it has been determined that an intersection design could be developed which would insure traffic safety. The project is conditioned to provide such an alignment study and to devise a solution acceptable to the Engineering Division staff.

3. Item 4d (Drainage):

The entire vacant 3.5 acre site is proposed to be developed over time, in three phases. Such development will increase storm water drainage generated historically by this site. Therefore, it will be necessary for the applicant to detain their increased flow, on site, and meter it out at the historic flow rates. The project has incorporated a drainage detention basin at its southwest corner to mitigate the drainage impacts to a point of insignificance.

4. Item 6a (Air Quality):

This project was referred to the San Luis Obispo County Air Pollution Control District (APCD) for review and comment (their response is attached). The APCD recommends several mitigation measures to increase opportunity to reduce vehicle miles traveled. Beyond the provision of shade producing plant species which will provide shade and some off-set in air quality impacts, it is recommended that the applicant provide for an outdoor employee break area and a minimum of 17 bike rack spaces spread through the site. It appears that with the implementation of these design mitigation measures that the project would adequately mitigate the potential impacts of concern to the County's Air Pollution Control District (APCD).

Additionally, as the tenant spaces are occupied, it may be necessary for those users to individually obtain permits from APCD for their operations. The need for such permits would be determined in accordance with APCD requirements prior to the business commencing on site.

5. Item 8a-e (Health and Safety):

Because these three buildings are proposed to be constructed as speculative industrial user space, the nature of the tenants and their business operations are unknown at this time. There is the potential that a future user may have health and safety related impacts. The City has Performance Standards in place within the Zoning Code which regulate the levels of noise, vibration, odor and other nuisance factors which a business can possess. Additionally, the City, County, State and Federal entities have adequate permit controls as a condition of issuing a Certificate of Occupancy for new users. The health and safety review conducted by the Building and Fire Division staff at time of Certificate of Occupancy would off-set the potential impacts of health and safety to a point of insignificance.

<u>Condition No.</u>	<u>Topic of Mitigation</u>
3(e) and 10	Air Quality Impacts
3(b)	Landscaping Requirements
27	Performance Standards

PASSED AND ADOPTED THIS 17th day of December, 1996, by the following roll call vote:

AYES: BARON, IVERSEN, MACKLIN, SWANSON AND PICANCO

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



MAYOR, DUANE PICANCO

ATTEST:



MADELYN PAASCH, CITY CLERK

mwpd\andrews\ocenv.res

EXHIBIT "A" TO ENVIRONMENTAL RESOLUTION

INITIAL STUDY

DATE: October 23, 1996

FILE #: PLANNED DEVELOPMENT 96006 AND PRAL 96-091

APPLICATION: To construct approximately 58,000 square feet of industrial building space spread out over three buildings and potentially three development phases. Also, to adjust the common lot line between two parcels to better accommodate the development proposal.

APPLICANT: Jay Andrews

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; Terry Minshull, Fire Marshal; 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.

**DEVELOPMENT APPLICATION
BACKGROUND INFORMATION**

Date of Preparation: October 23, 1996
Prepared By: Meg Williamson

FILE #: PLANNED DEVELOPMENT 96006 and LOT LINE ADJUSTMENT PRAL 96-091
(APPLICANT: JAY ANDREWS)

PROJECT DESCRIPTION:

The applicant is requesting to construct approximately 58,000 square feet of manufacturing, office and warehouse area in two or more development phases. Three buildings are proposed, along with parking, landscaping and detention basin area. The applicant also proposes to adjust the existing lot line further to the east in order to better accommodate the development proposal.

ENVIRONMENTAL SETTING:

A. SITE

1. **Site Size:** Approximately 3.52 acres (153,449 s.f.). Two existing parcels are 2.24 and 1.27 acres each. Proposed lot sizes are 1.79 and 1.72 acres respectively.
2. **General Plan Designation:** Business Park (BP)
3. **Zoning:** Planned Industrial (PM)
4. **Topography:** The site is flat with portions sloping 1% to the southwest.
5. **Flood Zone Status:** The property is not within the 100 year flood areas, as delineated on Federal Insurance Rate Maps.
6. **Vegetation:** The site vegetation consists of grasses, with no other significant vegetation or oak trees.
7. **Existing Land Use:** The site is currently vacant with no history of past buildings. This parcel was a portion of a previously used government aircraft landing area.
8. **Utilities:** There is an existing 12 inch line at the westerly property boundary and an 8 inch sewer line sewer main on the south side of the project, and west of the parcel(s). Both lines are available to be extended for connection to the project.

9. Access to Circulation System: The project fronts onto Linne Road which is classified as a local street. It also has frontage on Airport Road which is classified as a future 100 foot wide arterial road on the City's Master Circulation Plan. The project proposes two driveways along the Linne Road frontage and an ancillary/service vehicle entrance along the Airport Road frontage.

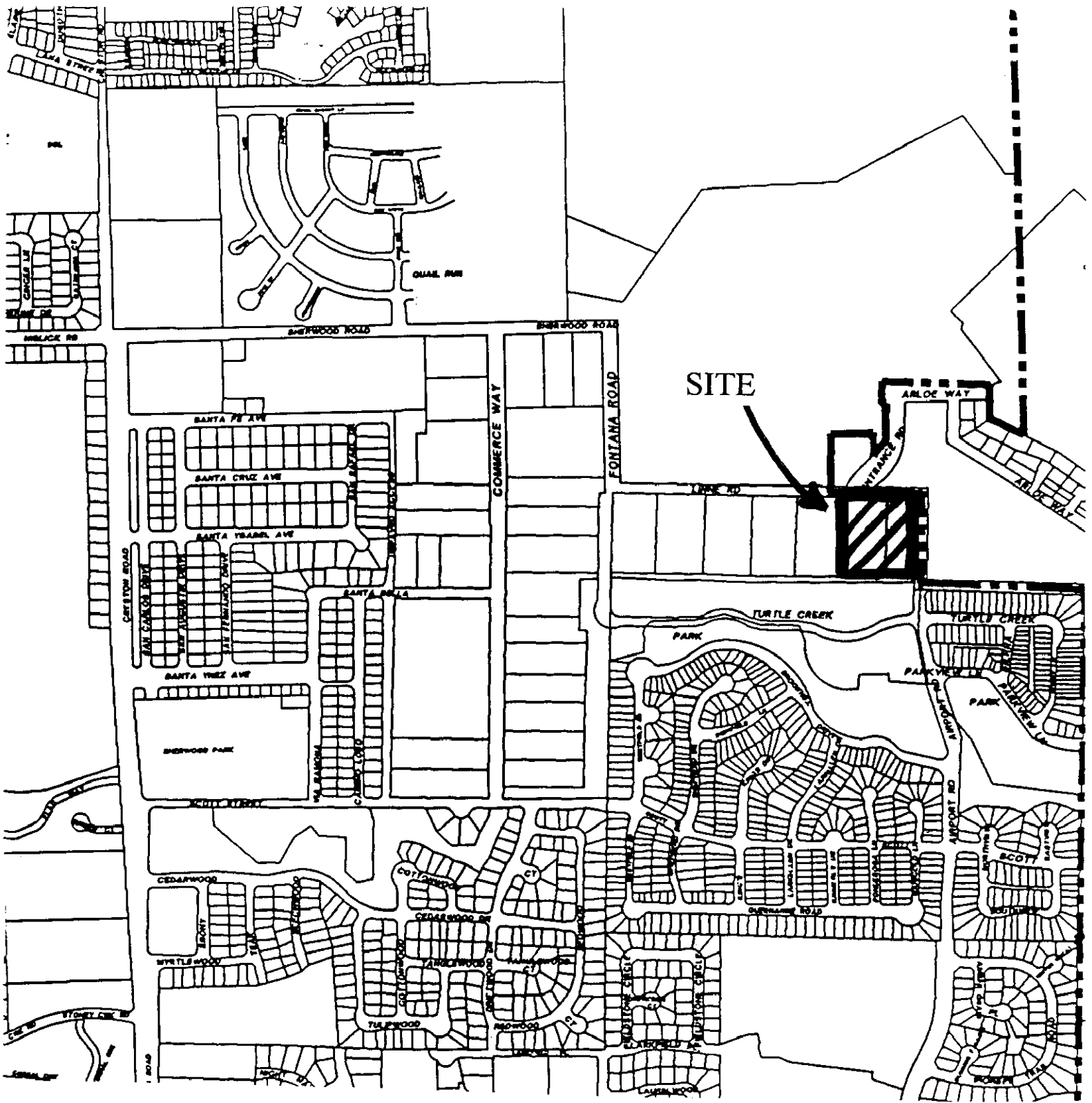
B. SURROUNDING PROPERTIES (General Plan; Zoning; Land Use)

North: Business Park (Proposed Chandler Ranch Specific Plan); Planned Industrial (PM) ; Vacant

South: Business Park; Planned Industrial (PM); Vacant (with POS and RS beyond)

East: County LUE - Low Density Residential ("Our Town" development); and City Residential Single Family (RSF); R-1PD; Royal Oaks subdivision.

West: Business Park; Planned Industrial (PM); Existing industrial building (Howard Products with Hogue Grips and Linne Industrial Park further to the west)



PLANNED DEVELOPMENT 96006/PRAL 96-091
 (ANDREWS)



NORTH

LOCATION MAP

INITIAL STUDY CHECKLIST

FILE #s: PLANNED DEVELOPMENT 96006 AND LOT LINE ADJUSTMENT PRAL 96-091

APPLICATION: To construct approximately 58,000 square feet of industrial building space (3 buildings) in 3 phases. Also, to adjust the common lot line between two parcels to accommodate the project's design.

APPLICANT: Jay Andrews

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..

Item	Environmental Impact	Yes/Maybe	No
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..
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

Item	Environmental Impact	Yes/Maybe	No
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..
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