

RESOLUTION NO: 97-92

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 97-03(A) AND REZONE 97-003
(DANLEY AND ERSKINE)
APN: 025-421-018

WHEREAS, Bill Danley and Tom Erskine have filed the following applications:

- To change the land use category for a 74 acre parcel located on the east side of Golden Hill Road, approximately 1/4 mile north of Highway 46 east from AG Agriculture (AG) to Business Park (BP).
- To change the zoning for the same property from Residential Agriculture Planned Development (RA PD) to Planned Industrial (PM).
- A request to City Council to allow the applicant to file development applications in advance of the completion of the Airport Specific Plan; and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), which proposed that a Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on June 10, 1997 and by the City Council on June 17, 1997, and July 1, 1997, to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the general plan amendment and rezone of the property described above, and

WHEREAS, based on the information contained in the Initial Study prepared for this rezone and general plan amendment, the proposed mitigation measures, the mitigation contract signed by the applicant, the staff report, and testimony received as a result of the public notice, the City based on its own independent and objective judgment found that all potentially significant effects of the project, on the environment can and will be avoided or mitigated to a level of insignificance by:

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

Community Development Department
July 1, 1997
Current Planning/Planned Developments
GPA 97-03/RZ 97003 ZC ND resolution
Development Services File Room
Permanent

1. Imposing the approved mitigation measures on future development; and
2. Compliance with the Mitigation contract that allows for further, development specific, CEQA review.

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 for General Plan Amendment 97-03(A) and Rezone 97003 in accordance with the California Environmental Quality Act, subject to the implementation of the following mitigation measures provided as Exhibit "A."

PASSED AND ADOPTED THIS 1st day of July, 1997, by the following roll call vote:

AYES: Baron, Iversen, Macklin, Swanson, and Picanco

NOES: None

ABSENT: None

ABSTAIN: None


DUANE J. PICANCO, MAYOR

ATTEST:


MADELYN PAASCH, CITY CLERK

Exhibit A

IMPACT	MITIGATION MEASURE
Land Use	
Compatibility	Development plans shall be designed to be compatible with the neighboring residential agriculture and approved golf course. Outdoor storage and activities shall be screened from view and noise must be mitigated to an insignificant level.
Airport Land Use Plan	<p>Within Area 3, Approach and Climbout Extensions, of the Paso Robles Municipal Airport Land Use Plan, industrial uses are permitted conditionally. The conditions for Area 3 are:</p> <ul style="list-style-type: none"> • Soundproofing where appropriate to reduce noise to acceptable level according to State guidelines and the City's Noise Element; • No electro-magnetic transmissions which would interfere with operation of aircraft; • All bulk storage of volatile or flammable liquid be underground; • An Avigational Easement shall be required for uses; • Use non-reflective materials in new buildings and signs; • Number of persons using the facility kept to a minimum;
Hydrology	
Surface Water	Final improvement plans for any industrial, business park, commercial, recreational or office development in the subject area shall accompanied by detailed storm drainage facility plans. Accompanying such plans shall be an engineer's analysis of the adequacy of downstream stormwater conveyance facilities (e.g., culverts, detention basins, improved channels, etc.) to accommodate projected runoff from the development.
Vegetation and Animal Life	
Oaks	Potential dislocation of any mature oak tree should be discouraged by the City, in favor or redesigning proposed development plans to avoid the necessity for such dislocation
	Final approved development plans for any parcel in the subject area shall include designation of public or common lots around such trees of sufficient size to preclude the encroachment of urban improvements, including irrigation systems, into the area of effect for each tree. Alternatively, such trees may be incorporated into approved landscaped, recreational and/or open space amenities incorporated into project designs, subject to the approval of the City, with care taken to ensure that disturbance of the tree's drip lines does not occur and that irrigation of landscaping will not adversely affect the trees.
Animal Life	As individual projects are proposed, site-specific field investigations shall be conducted by a qualified biologist to confirm the presence or absence of endangered species.
Air Quality	

IMPACT	MITIGATION MEASURE
Dust Control	Title 20 (Grading) of the Municipal Code requires that all graded surfaces and materials shall be wetted and treated or contained in such a manner to prevent dust from leaving the site. At the completion of grading, site shall be thoroughly wetted in order to form a crust over the exposed dirt surfaces.
Emissions	<p>Projects generating 25 lbs./day or more of emission should select and implement all feasible measures from the discretionary list, in addition to the standard measures. Further mitigation may be necessary, including off-site measures, depending on the nature and size of the project.</p> <p><u>Standard Site Design Measures</u></p> <ul style="list-style-type: none"> • Orient buildings toward streets with convenient pedestrian and transit access; parking in rear. • If the project is located on an established transit route, a turnout and shelter should be constructed with direct pedestrian access to and from the facility. • provide on-site bicycle parking. One bicycle parking space for every 10 car parking spaces is considered appropriate. • Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips. • Provide preferential carpool parking. • Provide shower and locker facilities to encourage employees to bike and/or walk to work, typically one shower and three lockers for every 25 employees. <p><u>Standard Energy Efficiency Measures</u></p> <ul style="list-style-type: none"> • Increase walls and attic insulation beyond Title 24 requirements. • Orient buildings to maximize natural heating and cooling. <p><u>Discretionary Transportation Demand Management Measures</u></p> <ul style="list-style-type: none"> • Employ a transportation/rideshare coordinator • Implement a ride share program • Implement a parking surcharge for single occupant vehicles • Provide a shuttle/mini bus service • Provide incentives to employees to carpool/vanpool or take public transportation • Increase number of bicycle routes/lanes • Implement telecommuting program • Develop park-and-ride lots • Provide on-site banking (ATM) and postal services • Provide an on-site child care facility • Implement a lunch-time shuttle to reduce single occupant vehicle trips <p><u>Discretionary Energy Efficiency Measures</u></p> <ul style="list-style-type: none"> • Shade tree planting along southern exposures of building s to reduce

IMPACT	MITIGATION MEASURE
	<p>summer cooling needs</p> <ul style="list-style-type: none"> • Shade tree planting in parking lots to reduce evaporative emissions from parked vehicles • Use built-in energy efficient appliances, where applicable • Use double-paned windows • Use sodium parking lot and street lights • Use energy efficient interior lighting
Public Services	
Police Protection	<ul style="list-style-type: none"> • During the permit review process for projects located within the subject area, the City should request as a condition of approval, that stricter security and crime prevention measures be incorporated into the design of the project. Large developments should provide security systems to protect tenants. These techniques would reduce the number of calls for service.
	<ul style="list-style-type: none"> • All new construction must comply with Chapter 17.30 Building Security of the Municipal Code.
Health and Safety	
Light & Glare	<ul style="list-style-type: none"> • Night lighting sources shall be restricted to fixtures which can be focused and directed downward and shall be prevented from "spilling" onto adjacent properties. Direct views of light sources from adjacent or off-site properties shall be eliminated or reduced to the maximum extent possible through direction and shielding.
	<ul style="list-style-type: none"> • Street lighting accompanying the development plan or subdivision shall be fully shielded and streets signs, if lighted, shall be lighted only if such lighting is shielded and focused. Pedestrian pathways shall be illuminated only by ground level lighting.
	<ul style="list-style-type: none"> • Nonreflective materials shall be used in buildings and signs where reflection would cause a flying hazard.
Archaeological	<p>Archeological studies of the property shall be required as part of development applications for the subject property.</p>