

RESOLUTION NO.: 02-073

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR
CONDITIONAL USE PERMIT 02-023
(East Village Associates)

APN: 009-571-020

WHEREAS, Conditional Use Permit 02-023 has been filed by East Village Associates to construct an approximate 2,700 square foot fast food restaurant with drive through, within the East Village Shopping Center, and

WHEREAS, the Shopping Center is currently under construction at the northeast corner of Creston Road and Sherwood Road, and

WHEREAS, the Planning Commission on August 13, 2002, via Resolutions 02-043, 02-044 & 02-045, approved Planned Development 02-003 & Conditional Use Permit 02-009 allowing the construction of a 52,400 square foot Food 4 Less grocery store, an approximate 18,400 square foot Drug Store and approximately 20,000 square feet of other retail uses including fuel sales with the possibility of a accessory car wash, and

WHEREAS, the subject restaurant would be considered part of the 20,000 square foot of retail uses, and

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

WHEREAS, a public hearing was conducted by the Planning Commission on November 12, 2002,

to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Negative Declaration for Conditional Use Permit 02-023.


PASSED AND ADOPTED THIS 12th day of November 2002, by the following roll call vote:

AYES: Warnke, McCarthy, Steinbeck, Johnson, Calloway, Kemper

NOES: None

ABSENT: Ferravanti

ABSTAIN: None



CHAIRMAN ED STEINBECK

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION

1. **PROJECT TITLE:** Conditional Use Permit 02-023
- Concurrent Entitlements:** None
2. **LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact/Prepared by:** Darren R. Nash, Associate Planner
Phone: (805) 237-3970
3. **PROJECT LOCATION:** Northeast corner of Creston Road and Sherwood Road, Paso Robles, California
4. **PROJECT PROPONENT:** East Village Associates, LLC
- Contact Person:** T. Newlin Hastings
Phone: (805) 237-4040
5. **GENERAL PLAN DESIGNATION:** Community Commercial (CC)
6. **ZONING:** General Commercial - Planned Development (C1,PD)
7. **PROJECT DESCRIPTION:**
Conditional Use Permit application, to construct an approximate 2,631 square foot fast food restaurant with drive through.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. ENVIRONMENTAL SETTING:

The proposed restaurant would be located within a 9-acre site that fronts along Creston Road and Sherwood Road (arterial streets). The 9-acre site is currently being graded for the development of the East Village Shopping Center which will consist of to construction of an approximate 52,400 square foot Food 4 Less grocery store, an approximate 18,400 square foot Drug Store and approximately 20,000 square feet of other retail uses including fuel sales with the possibility of a accessory car wash. The 2,631 square foot restaurant would be a portion of the 20,000 square feet of "other retail uses".

The area of the site where the proposed fast food restaurant would be located is near the southwest corner of the site where there a newly created pad has recently been established.

Neighboring Properties:

North: R4,PD zoned, vacant multi-family residential zoned property **South:** PM zoned, industrial zoned land, Lockhead Vanilla Factory **West:** Creston Road, R1 zoned residential land west of Creston Road. **East :** R4 zoned, Quail Run Mobile Home Park.

9. RELATED ENVIRONMENTAL DOCUMENTATION:

The Planning Commission adopted a Negative Declaration for the East Village Shopping Center Project (Resolution 02-043).

10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:

Darren Nash: Associate Planner & John Falkenstien, City Engineer

11. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT:

This environmental initial study analyzes the potential impacts associated with the proposed fast food restaurant with drive through. The East Village Shopping Center project (PD 02-002 & CUP 02-009 established the entitlement for the shopping center, but specifically not a drive through restaurant since the zoning designation that was established at the time did not permit drive through restaurants. Since the approval of the shopping center, the City Council did adopt a rezone to change the zoning of the shopping center site from Neighborhood Commercial (NC) to General Commercial (C1, PD).

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

ISSUES (and Supporting Information Sources):

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DETERMINATION

(To be completed by the Lead Agency)

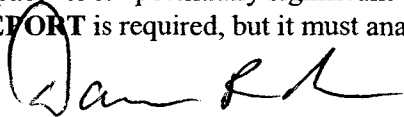
On the basis of this initial evaluation:

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 an attached sheet have been added to the project. **A NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed.



Signature

10/23/02

Date

Darren R. Nash

Printed Name

Associate Planner

Title

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the proposal result in or expose people to potential impacts involving:

Landslides or Mud flows? (Sources: 1, 6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

I. LAND USE AND PLANNING. Would the Proposal:

a) Conflict with general plan designation or zoning? (Source: 1,2)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Both the general plan designation (Community Commercial, CC) and the zoning designation (General Commercial, C1) permit the proposed land use subject to a Conditional Use Permit. The applicant has submitted Conditional Use Permit 02-023, where this environmental study will analyze any potential environmental impacts that the subject use may have.

Anticipated impacts that could occur from the proposed use above and beyond uses that have already been established with the shopping center (which include non-drive through fast food restaurants) would be the possibility of noise, traffic and aesthetics. See those particular sections within this checklist for specific analysis.

With the approval of a Conditional Use Permit, there would not be a significant impact on general plan and zoning designations.

b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no other environmental plans currently in place for the property by other agencies.

c) Be incompatible with existing land use in the vicinity? (Source: 1,2)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project would be a permitted use with the approval of a Conditional Use Permit, according to both the General Plan and the Zoning Code. This initial study will address issues such as noise, aesthetics and traffic, and the necessary mitigation measures if any. See the following sections regarding noise, traffic and light.

d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is currently under excavation and the installation of utilities. There is not a conflict with agricultural resources.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The property is surrounded by property designated with different zoning and general plan designations. The proposal would not disrupt established community in this area of the City. The shopping center would meet the General Plans intent for Community Commercial land use designations.

II. POPULATION AND HOUSING. Would the proposal:

a) Cumulatively exceed official regional or local population projections? (Source: Paso Robles General Plan.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There is no residential development proposed with this project. This project would not exceed and regional or local population projections.

b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There would not be a substantial growth in this area of the City with the proposed.

c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is currently vacant and not zoned for residential use. There would not be a displacement of existing residential.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: This portion of San Luis Obispo County (generally the Paso Robles area) is located at the far southerly end of the Salinas Valley which also extends up into Monterey County. There are two known fault zones on either side of this valley. The San Marco-Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standardly applied conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant.

b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: See the response to Section III(a). Based on that response, the potential for exposure of persons or property to seismic hazards is not considered significant.

c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The City's General Plan contains public safety policies that would require special attention to projects with potential for liquefaction. Also, see the response to Section III(a). Based on the above discussion, the potential for exposure of persons or property to seismic hazards, including liquefaction is not considered significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Seiche, tsunami, or volcanic hazard? Discussion: The project site is not located in an area identified at risk for seiche, tsunami, or volcanic hazards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or Mud flows? Discussion: See discussion for III (f).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? Discussion: See the discussion in Section III(a). In addition to standard erosion control measures being part of a future development, all grading would be subject to standard conditions of approval ensuring that soils conditions are suitable for the proposed structures and improvements. As such, no significant impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Subsidence of the land? Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expansive soils? Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 6,7,9) Discussion: A standard condition of approval would be added to the project that would require the applicant to submit a complete grading and drainage plan prepared by a registered civil engineer with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer. The preliminary grading and drainage plans does show the use of on-site detention basins to handle the increase run-off.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? Discussion: See comment for IV.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body? Discussion: See Sec. IV a, discussion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Changes in currents, or the course or direction of water movement? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? Discussion: The project would be required to hook up to existing City water services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (source: 7) Discussion: There is no development proposed with this application. Upon reviewing a future development plan specific environmental impacts will be further reviewed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. AIR QUALITY. Would the proposal:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 9,10)

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. To aid in the assessment of project impacts subject to CEQA review, the APCD published the "CEQA Air Quality Handbook" in August, 1995. This handbook establishes screening thresholds for measuring the potential of projects to generate air quality impacts. Generally, any project that generates less than 10lbs./day of emissions would "qualify" for a Negative Declaration determination, and a project that generates between 10 and 24lbs./day of emissions would "qualify" for a Mitigated Negative Declaration.

The development Plan for the East Village Shopping Center was reviewed by the APCD where mitigation measures were suggested and incorporated into the project as mitigation measures. The proposed fast food restaurant was shown on the previous site plans for the shopping center and analyzed. The mitigation measures established by the previous development plan (PD 02-003 & CUP 02-009) are in full effect and will be required to be completed as part of the construction of the shopping center including the subject drive through restaurant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? (Source: 10) Discussion: See discussion for Section Va. Above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature? (Source: 10) Discussion: N/A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors? (Source: 10) Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a) Increased vehicle trips or traffic congestion? (Source 14) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The subject property is located on the corner of two arterial streets and is in the vicinity of existing residential and industrial/manufacturing uses. The enhanced uses would provide services to the neighboring residential and business that could reduce the number of trips in the area.

A traffic study was performed by Associated Transportation Engineers (ATE) for PD 02-003, which established the entitlement for the shopping center where street designs were suggested and incorporated into the shopping center project.

ATE has prepared a letter (attached to this initial study) that acknowledges that the original traffic study done for the shopping center did analyze the drive through restaurant since the restaurant was originally shown on the plans. The report states that trip generation was based on shopping center rates published by ITE Manuals, where drive through fast food restaurants was included. Access to the restaurant would be via connections to the parking drive aisles within the site, and would not directly effect operations to Creston Road or Sherwood Road.

b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Discussion: There are no hazards to safety from design features or incompatible uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or inadequate access to nearby uses? Discussion: The site has been designed to accommodate emergency access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site? Discussion: Sufficient parking has been designed on site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Hazards or barriers for pedestrians or bicyclists? Discussion: The drive through has been designed to not interrupt pedestrian paths or bike paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Discussion Bike racks and a bus stop will be provided with the development of the whole shopping center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? Discussion: The proposed restaurant would be constructed within a shopping center that has been graded and is currently under construction. There are two oak trees on site that are being protected and are not in the vicinity of proposed restaurantl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)? Discussion: There are two oak trees on the site that are being protected, they are not in the vicinity of the proposed restaurant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian and vernal pool)? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Use non-renewable resource in a wasteful and inefficient manner? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential hazards? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Increased fire hazard in areas with flammable brush, grass, or trees? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. NOISE. Would the proposal result in:

a) Increases in existing noise levels? (source 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Gordon Bricken & Associates performed a noise study for the East Village Shopping Center. The report dated March 7, 2002, included analysis of the proposed restaurant with drive through.

The noise study states the following:

The fast food store is most likely to affect the homes across Creston Road. This is a distance of 160 feet from the speaker board and the building. The mechanical equipment is assumed to be on the roof at ten feet from a four-foot parapet. The speaker board will experience no noise reduction.

The noise study concluded that proposed restaurant noise levels would only be higher than the allowed levels at the sidewalk on the west side of Creston Road. When the existing eight-foot property line wall is taken into account, the levels will fall below the allowed levels as described in the Noise Element of the General Plan.

In addition, the applicant is showing a 3-foot high screen wall and screening landscaping. With the screening and taking in consideration the existing 8-foot sound wall along the east boundary of the residential that backs up to Creston Road, the

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noise impacts from the proposed restaurant would be less than significant.

Regarding roof mounted equipment; the noise study states that the equipment would be screened by a four-foot parapet wall. An existing mitigation measure on the entire shopping center would require that low profile units that do not exceed 8.5 bels.

- b) Exposure of people to severe noise levels?

Discussion: There would not be an exposure of people to severe noise levels.

PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection?

Discussion: Standard conditions have been added by the Fire Marshall addressing fire hydrants, sprinklers and access.

- b) Police Protection?

Discussion: The proposed restaurant would be consistent with the development plan for the shopping center.

- c) Schools?

Discussion: The project is in the vicinity of schools. Both an elementary school and the high school are within a mile away from the site. The proposed restaurant would be consistent with the development plan for the shopping center.

- d) Maintenance of public facilities, including roads?

Discussion: The developer would be required install the curb, gutter and sidewalk improvements along the property frontage. These improvements would have to be constructed per City Standards, and would eventually be accepted and cared for by the City.

- e) Other governmental services?

Discussion: N/A

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a) Power or natural gas?

Discussion: Southern California Gas Company provides service to the Paso Robles area. The project is not anticipated to interfere with gas services or create an unmet demand.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Communication systems?

Discussion: The Pacific Bell Company provides service to the Paso Robles and County areas. The project is not anticipated to interfere with phone/communication services.

- c) Local or regional water treatment or distribution facilities?

Discussion: N/A

- d) Sewer or septic tanks? (Source: 7)

Discussion: The project will be required to hook up to City sewer and water.

- e) Storm water drainage? (Source: 6)

Discussion: A standard condition of approval will be added to the project at the time of development that would require the applicant to submit a complete grading and drainage plan prepared by a registered civil engineer with the improvement plans. Drainage calculations will need to be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer

- f) Solid waste disposal?

Discussion: Trash enclosures have been provided through out the site and will be constructed on a phase by phase basis. As discussed in the noise section of this study, trash pick up on the east side of the building adjacent to the Quail Run community will be limited between 7:00AM and 10:00PM.

- g) Local or regional water supplies? (source: 3)

Discussion: It would appear that project would not have a significant impact on the City's water supply. The size of the water lines in this area of the City are sufficiently sized to accommodate the future development.

XIII.AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway? (Source: 1,9)

Discussion: The Development Review Committee (DRC) has reviewed the project and recommended that the Planning Commission approve the project. The architecture as presented was acknowledged by the DRC as being a good addition to the area and be consistent with the materials and colors approved for the East Village Shopping Center. A 25 foot landscaped setback is required along arterial roads and has been incorporated into the project design.

The applicants are proposing to install a 3-foot high screen wall and landscape berm to help screen the views of the cars waiting in the drive through lane from Creston and Niblick Roads.

All roof-mounted equipment would be located behind a four-foot parapet wall. Also the pad where the restaurant would be located is elevated approximately 5-feet from the adjacent streets. There would not appear that any roof mounted equipment would be seen from the adjacent public streets.

There does not appear to be a significant impact to a scenic vista or highway.

- b) Have a demonstrable negative aesthetic effect? (Source: 1,9)

Discussion: See comments in Section XIIIa.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Create light or glare? (Source: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: A standard condition that will apply to the project is that exterior light fixtures will need to be reviewed by City Staff with the building plans and prior to installation. Fixtures will be required to be fully shielded, where there is no exposed lens.

XIV.CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: N/A

- b) Disturb archaeological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The Paso Robles area has been classified as territory occupied by the Migueleno Salinan and the Obispeno Chumash Native California populations. Past community populations have been evidenced at several sites within the Paso Robles area and unincorporated portions of the surrounding County.

- c) Affect historical resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See XIV b.

- d) Have the potential to cause a physical change which would affect unique ethnic cultural values?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: N/A.

- e) Restrict existing religious or sacred uses within the potential impact area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: N/A

XV.RECREATION. Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: N/A

- b) Affect existing recreational opportunities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion N/A.

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: N/A

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?
Discussion: N/A | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
Discussion: N/A | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
Discussion: N/A | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
13	Acoustical Analysis for the East Village Shopping Center. Gordon Bricken & Associates, March 7, 2002.	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
14.	Traffic and Circulation Study, ATE, April 1, 2002 with accompanying letter dated October 22, 2002	Attached

Summary of Mitigation Measures

Description of Impact

N/A

Mitigation Measure

N/A