

RESOLUTION NO: 94-52
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
CODE AMENDMENT 94001
(DRIVE-THROUGH FACILITIES IN C-1 ZONES AND
ACCESSORY CROP PRODUCTION IN R-1 ZONES)

WHEREAS, the City has initiated Code Amendment 94001 which proposes to amend the Zoning Regulations to permit drive-through facilities within the C-1 zoning district and to allow accessory crop production within the R-1 zoning district, and

WHEREAS, an Initial Study was prepared for this project (Attached as Exhibit A), and

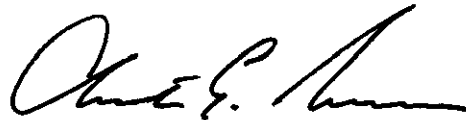
WHEREAS, a public hearing was conducted by the Planning Commission on March 21, 1994, and by the City Council on April 19, 1994 to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the code amendment, and

WHEREAS, the City Council finds that the code amendment will not have the potential to create significant environmental impact/effect.

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 Code Amendment 94001.

PASSED AND ADOPTED THIS 19th day of April, 1994 by the following roll call vote:

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



MAYOR CHRISTIAN E. IVERSEN

ATTEST:


RICHARD J. RAMIREZ, CITY CLERK

INITIAL STUDY

DATE: March 9, 1994
FILE #: CODE AMENDMENT 94001
APPLICATION: To amend the District Use Tables (Chapters 21.16 and 21.16E) as they apply to drive-thru restaurants and crop production uses
APPLICANT: City initiated

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:
Mec 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.

Ed Gallagher,
City Planner and Environmental Coordinator

INITIAL STUDY CHECKLIST

FILE #s: CODE AMENDMENT 94001
 APPLICATION: To amend the District Use Tables (Chapters 21.16 and 21.16E) as they apply to drive-thru restaurants and crop production uses
 APPLICANT: City initiated

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..
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 emmisions.....	.....	...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