

RESOLUTION NO: 94-53

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF PASO ROBLES  
GRANTING NEGATIVE DECLARATION  
STATUS FOR REZONE 94001  
(BOTTS/CITY OF PASO ROBLES)  
APN: 9-261-10, 13, 14 & 15

WHEREAS, Joseph Botts has filed Rezone 94001 to rezone a 75 foot by 140 foot parcel from Planned Industrial-Planned Development (PM PD) to Commercial/Light Industrial-Planned Development (C-3 PD) located at 525 Pine Street, and

WHEREAS, in conjunction with the above request, the City of Paso Robles initiated a rezone of the adjacent property to the north, 527 Pine Street, a 75 foot by 140 foot parcel, from Planned Industrial-Planned Development (PM PD) to Commercial/Light Industrial-Planned Development (C-3 PD), and

WHEREAS, in August 1991, the City Council of Paso Robles updated the Land Use Element of the General Plan for both these parcels to the Commercial Service land use designation, and

WHEREAS, the Commercial/Light Industrial Zone (C-3) is consistent with the Commercial Service land use designation of the General 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 April 11, 1994 to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the rezone of the property described above, and

WHEREAS, a public hearing was conducted 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 for the rezone of the property described above, and

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 Rezone 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

ABSENT: None

ABSTAIN: None

  
MAYOR CHRISTIAN E. IVERSEN

ATTEST:   
RICHARD J. RAMIREZ, CITY CLERK

INITIAL STUDY

DATE: March 25, 1994  
FILE #: Rezone 94001  
APPLICATION: Request to rezone six lots from PM PD to C-3 PD  
LOCATION: 525 and 527 Pine Street (southwest corner of 6th & Pine)  
APPLICANT: Joseph Botts/City of Paso Robles

1. BACKGROUND INFORMATION AND PROJECT DESCRIPTION: Attached.
2. INITIAL STUDY CHECKLIST: Attached.
3. DISCUSSION OF POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS:  
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.
4. LOCATION MAP: Attached.
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. 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

**BACKGROUND INFORMATION AND PROJECT DESCRIPTION**

FILE: Rezone 94001  
APPLICANT: Joseph Botts/City of Paso Robles  
LOCATION: 525 and 527 Pine Street (southwest corner of 6th & Pine)  
PROJECT DESCRIPTION: Request to rezone six lots from PM PD to C-3 PD  
DATE PREPARED: March 25, 1994  
PREPARED BY: Bruce Buckingham, Associate Planner

**ENVIRONMENTAL SETTING:**

**A. SITE**

1. Site Size: 10,500 square feet
2. General Plan Designation: Commercial Service (CS)
3. Current Zoning: Planned Industrial Planned Development (PM-PD)
4. Proposed Zoning: Commercial/Light Industrial Planned Development (C-3 PD)
5. Topography: Flat
6. Flood Zone Status: The site is not within the 100 year flood areas, as delineated on Federal Insurance Rate Maps
7. Vegetation: Portions of site are landscaped.
8. Existing Land Use: Office, retail and light industrial
9. Utilities: Site is serviced by all utilities
10. Access to Circulation System: Access to the site is taken from Pine and 6th Streets

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

North: Parks & Open Space; C-2 PD; Robbins Field  
South: Community Commercial; Planned Industrial (PM PD); mini-storage  
East: Commercial Service; Planned Industrial (PM PD); Southern Pacific Railroad  
West: Public Facilities; C-2 PD; Post Office

**INITIAL STUDY CHECKLIST**

FILE: Rezone 94001  
 APPLICANT: Joseph Botts/City of Paso Robles  
 APPLICATION: Request to rezone six lots from PM PD to C-3 PD  
 LOCATION: 525 and 527 Pine Street (southwest corner of 6th & Pine)

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.. |
| 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.. |

| Item | Environmental Impact                             | Yes/Maybe | No     |
|------|--|-----------|--------|
| 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.. |
| 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.. |

| Item | Environmental Impact   | Yes/Maybe | No     |
|------|--|-----------|--------|
| 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.. |
| 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.. |