



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Environmental Impact Statement (EIS)

Project Information

Name JUAN BLANCO'S		
Description of Proposed Project The scope of this project is a renovation of an existing building with two small additions (located at the rear of the existing building) and a front facade improvement.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Institutional/Public/Quasi-Public	

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by *Section 138-2.204* of the [zoning ordinance](#)

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed	File #	Date Completed

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or inadequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</p> <p>The area of the proposed project is located in a downtown zoned area. The plant life in the area is minimal and is mainly located in landscaping beds along Auburn Road. The soils as described in the Geotechnical report are silty sands with traces of gravel at a depth of 3' and compact brown sand with trace of silt and gravel to a depth of 15'.</p> <p>2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more</p> <p>The vegetation on-site is very limited in this area. Currently there are not any trees on-site. There are trees and shrubs in the R.O.W. of E Auburn Rd.</p> <p>3. Describe the ground water supply & proposed use</p> <p>The on-site storm water system proposes a dry-well catch basin in the proposed parking lot that will recharge the existing ground water during rainfall events. Ground water was found at a depth of 12'. We plan to service the building with a 2" domestic water service that will tap the existing 8" water main along Longview Ave.</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p>There are no identified wetlands or floodplain that would be of concern.</p> <p>5. Identify watersheds & drainage patterns</p> <p>The proposed dry-well catch basin, located in the gutter line will drain the parking area. The back of the building will surface drain into a green area where there will be 6" edge drains that will tap into the proposed dry-well catch basin. The front of the building will maintain existing drainage patterns that flow towards the street catch basins and landscape beds along E Auburn Rd.</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>No.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>There is a 3,018 SF building on-site with associated circulation paving.</p>



D.	Are there important scenic features? No.
E.	What access to the property is available at this time? Currently there are two parking spaces located along Longview Ave. and three parking spaces located along Auburn Road dedicated for this site. Pedestrian circulation is currently provided along these same roads with sidewalks and hard surfaces to the existing building. Auburn Road Alley runs across the rear of the property to provide future access.
F.	What utilities are available? Currently there is an existing sanitary lead that is to be reused which connects to the existing sanitary sewer running along the Auburn Road Alley. The kitchen waste from the proposed development will pass through an outdoor proposed grease trap. There is also an existing 8" water main on the west side of Longview Ave and off-site storm sewer along Longview Ave and E. Auburn Rd.

Part 2. The Plan

A.	Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1.	Type(s) of unit(s)
2.	Number of units by type
3.	Marketing format, i.e., rental, sale or condominium
4.	Projected price range
B.	Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1.	Anticipated number of employees (8 - 10) Employees (per shift at normal and peak loads)
2.	Hours of operation/number of shifts Monday-Thursday: 11am – 11pm (2 shifts) Friday-Saturday 11am - 2am (2-3 shifts) Sunday: 10am – 11pm (2 shifts)
3.	Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Daily operational schedule is consistent, may experience seasonal peaks during holidays and special events.
4.	Description of outside operations or storage Exterior dining and game areas are identified - No outside storage is planned. There is a screened dumpster area.



5. Delineation of trade area City of Rochester Hills - Major collectors are from Auburn Road, Dequindre Road and M-59
6. Competing establishments within the trade area (<i>document sources</i>) Sit down restaurants serving adult beverages in immediate area (Johnny Blacks Public House, Tapper's Pub, Muldoon's, CK Diggs) - Google Maps
7. Projected growth (physical expansion or change in employees) Proposed new design incorporates (2) small additions which will cap any planned physical footprint expansion.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	The entire property will be developed
2. Number of acres of wetland or water existing	None
3. Number of acres of water to be added	None
4. Number of acres of private open space	0.13 acres
5. Number of acres of public open space	n/a
6. Extent of off-site drainage	Proposed patio located in the front of the building is to maintain existing drainage patterns flowing to the Auburn Road R.O.W.
7. List of any community facilities included in the plan	n/a
8. How will utilities be provided?	Public Water and Sewer.
B. Current planning status	Zoned - CI
C. Projected timetable for the proposed project	Start - Projected July 2023 Finish - Projected December 2023 / January 2024
D. Describe or map the plan's special adaptation to the geography	On-site storm sewer dry well catch basin which will re-charge the ground water system.
E. Relation to surrounding development or areas	Restaurants and commercial buildings in a downtown like setting.



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F. Does the project have a regional impact? Of what extent & nature? Customer transprotation (public / private)
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Normal construction activity which will be mitigated by current city construction ordinance.
H. List any possible pollutants n/a
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality Cooking hood b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) The dry well catch basin will re-charge the ground water in the area. c. Wildlife habitat (<i>where applicable</i>) Few animal life in the area. d. Vegetative cover Proposed green area located in the back of the property. e. Night light Atomspheric outdoor dining / Parking space lighting 2. Social a. Visual Exterior dining experience in front of existing building along Auburn Road b. Traffic (<i>type/amount of traffic generated by the project</i>) (11) parking spaces imediately around the site and near a public parking lot c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Access to the site can be via automotive and public sidewalk system d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Site is in a downtown like atmosphere and has accessibility for residents via public roads and sidewalk systems



3. Economic

a. Influence on surrounding land values

Will increase with a popular restaurant

b. Growth inducement potential

Will provide new employment opportunities and a popular restaurant will stimulate economic activity within the region.

c. Off-site costs of public improvements

None that are anticipated at this time

d. Proposed tax revenues (*assessed valuation*)

e. Availability or provisions for utilities

Utilizing existing taps for all utilities

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

The proposed use is permitted in the current zoning criteria

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

There is little existing vegetative cover - an irrigation system is planned

L. What beautification steps are built into the development?

A new building facade with outdoor dining and new landscaping

M. What alternative plans are offered?



Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

Juan Blanco's Tacos + Tequila is a new and updated restaurant venue to complement the City's Master Plan CI zoning district and Brooklands District zoning overlay. The project updates an existing vacant building along the "downtown like" corridor and provides an exciting new, locally owned, restaurant establishment with engaging architectural and public amenities. The site is very compact with existing parameters and has little negative environmental impact. The current abandoned building detracts from the good character of the community, and this improvement will provide the neighborhood a rejuvenated and prosperous dining experience. The project strives to stimulate community participation by utilizing the existing utilities, sidewalks, and vehicular networks. A popular restaurant in this location will encourage pedestrian circulation with community growth, bring economic stimulus to the area and compliment the neighborhood by providing a sense of place within the community.