

RESOLUTION NO. 99-039

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO REACTIVATE APPROVALS FOR PLANNED DEVELOPMENT 96002
AND CONDITIONAL USE PERMIT 96004
HUERHUERO GOLF COURSE PROJECT
(APPLICANT: KENNETH H. HUNTER, JR.)

WHEREAS, in July of 1995, Kenneth H. Hunter filed applications for the development of approximately 221 acres of land as an 18 hole championship golf course with driving range, parking lot, clubhouse/pro-shop, snackbar/restaurant, man-made lake, and maintenance/caretaker's facility, and

WHEREAS, the project is located to the west of Airport Road, to the north of Highway 46 East and straddles the Huerhuero River, and

WHEREAS, a Draft Environmental Impact Report was prepared in 1996 to address potential project impacts and that document was circulated for public comment, and responses to public comments were generated, and a Final Environmental Impact Report was subsequently certified by both the Planning Commission and City Council for this project on November 12, 1996 and December 6, 1996, respectively, and

WHEREAS, at those hearings the Planning Commission and City Council adopted findings in accordance with the California Environmental Quality Act and adopted a statement of overriding consideration based on benefits of the proposed project, and

WHEREAS, the Planning Commission held a public hearing on November 12, 1996 and at that meeting adopted Resolutions granting approval to Planned Development 96002 and Conditional Use Permit 96004 along with an environmental mitigation monitoring program, and

WHEREAS, the City Council held a public hearing on December 6, 1996 and at that meeting approved the General Plan and Rezone applications that established the Parks and Open space land use and zoning designations necessary to conditionally allow the golf course development and operation, and

WHEREAS, the Planned Development and Conditional Use Permit entitlements were approved for a two year period of time, and

WHEREAS, the applicant did not exercise the entitlements within the initially approved two year time frame and the project approvals expired, and

WHEREAS, the applicant, Kenneth H. Hunter, Jr., has filed an application requesting to reactivate the original Planned Development and Conditional Use Permit entitlements for the aforementioned golf course project, and

WHEREAS, the applicant's request for reactivation of approvals states his intent to proceed with project development within a two year time frame and that no changes to the original project description are proposed, and

WHEREAS, there have not been any significant changes to the City's codes, to the environmental setting, or to the project itself, that would warrant new environmental analysis or change and/or additions to previously established environmental mitigation measures and project conditions, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 8, 1999 to consider facts as presented in the staff report prepared for the request to reactivate this project, and to accept public testimony regarding this proposed development plan and conditional use permit applications, and

WHEREAS, based upon the facts and analysis presented in the staff reports and public testimony received, the Planning Commission makes the following findings:

1. There have been no significant changes to the project description or the environmental setting of the project that would affect the accuracy and adequacy of the certified Environmental Impact Report previously prepared for this project, and therefore no additional or supplemental environmental documentation is required in conjunction with the project reactivation request.
2. All findings contained in the attached resolutions 96-068, 96-069 and 96-070 are still appropriate and applicable for this project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 96002 and Conditional Use Permit 96004 subject to the following conditions:

1. The applicant shall comply with all environmental mitigation measures contained in Planning Commission Resolution 96-068, attached as exhibit "A" to this resolution.

2. The applicant shall comply with all standard and site specific conditions contained in Planning Commission Resolution 96-069, attached as exhibit "B" to this resolution.
3. The applicant shall comply with all standard and site specific conditions contained in Planning Commission Resolution 96-070, attached as exhibit "C" to this resolution.

PASSED AND ADOPTED THIS 8th day of June, 1999 by the following Roll Call Vote:

AYES: NEMETH, FINIGAN, JOHNSON, WARNKE, STEINBECK, FERRAVANTI,
TASCONA

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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