

RESOLUTION NO: 99-088

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A NEGATIVE DECLARATION FOR  
TENTATIVE TRACT 2350 AND PLANNED DEVELOPMENT 99021  
(Weyrich Development Company)  
APN: 009-361-012

WHEREAS, Tentative Tract 2350 has been filed by Weyrich Development Company, a proposal to subdivide an approximate 90-acre site into 175 single family residential lots (38 lots to be within a gated community with private streets and 137 lots to be a conventional subdivision), and

WHEREAS, the proposed subdivision would be located west of Golden Hill Road, east of Rolling Hills Road and north of Creston Road, adjacent to the Williams Plaza commercial center, and

WHEREAS, Planned Development 99021 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, and

WHEREAS, the Planned Development application proposes to pad grade the site to create lots ranging in size from 11,250 to 26,000 square feet in exchange for increasing common open space area in the form of a 30 to 50 foot wide landscape perimeter buffer, an approximate 5-acre passive detention basin park site, and an approximate 7-acre active park in the vicinity of the existing water tank site, and

WHEREAS, an Expanded Initial Study was prepared for this project (attached as exhibit A, but with Appendices on file with the Community Development Dept.) and a mitigated Negative Declaration in accordance with the California Environmental Quality Act, and

WHEREAS, that Initial Study identified the following environmental topics as having the potential for significant impacts as a result of this project:

Air Quality  
Transportation/Circulation  
Biological Resources  
Noise  
Utilities and Service Systems  
Aesthetics

WHEREAS, the Initial Study identified a series of environmental mitigation measures that are contained in the Project Mitigation Table attached to the Initial Study, and if which implemented, the Initial Study concludes will reduce said impacts to a less than significant level, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 23, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development and the environmental Initial Study, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles based on its independent judgment, does hereby approve a mitigated Negative Declaration for Tentative Tract 2350 and Planned Development 99021 subject to the applicant complying with the following mitigation measures contained in the Resolutions approving Tentative Tract 2350 and Planned Development 99021:

<u>Condition No.</u>	<u>Topic of Mitigation</u>
Tentative Tract 2350 Resolution:	
11, 12	Short/Long Term Air Quality
13	Traffic and Circulation
14, 15, 16, 17	Biological / Wildlife
18, 19, 20	Oak Tree Preservation
21, 22, 23	Noise
24	Cultural
32, 33, 34	Utilities/Water Service

<u>Condition No.</u>	<u>Topic of Mitigation</u>
Planned Development 99021 Resolution:	
2, 5 - 15	Aesthetics

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of November, 1999, by the following roll call vote:

AYES: FERRAVANTI, FINIGAN, STEINBECK, TASCONA, WARNKE  
 NOES: JOHNSON  
 ABSENT: NEMETH  
 ABSTAIN: NONE

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 CHAIRMAN ED STEINBECK

ATTEST:

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 ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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