

RESOLUTION NO.: 00-039

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR
TENTATIVE TRACT 2374 AND PLANNED DEVELOPMENT 00-005
(JM Wilson Development)

APN: 009-611-042

WHEREAS, Tentative Tract 2374 has been filed by JM Wilson Development, a proposal to subdivide an approximate 23-acre multiple family zoned site into 55 residential lots for the construction of 55 residential units, and

WHEREAS, the proposed subdivision would be located west of South River Road at its intersection with Navajo Avenue, east of and adjacent to the Salinas River and north of the Woodland Plaza Shopping center, and

WHEREAS, this subject parcel is zoned R-2, PD (Residential Multiple Family Low Density, with Planned Development Overlay), and

WHEREAS, this project site was previously developed with a Meat Packing / Slaughterhouse facility that was demolished in 1995 and was the subject of remedial environmental work, and

WHEREAS, Planned Development 00-005 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 create individual residential lots for single family home development with a minimum size of 6,000 square feet on the 13-acre portion of the site, in fee, a 10-acre portion of the site as permanent open space, and

WHEREAS, the Planned Development application proposes to create a single family-like residential product with individual private rear yard space and individual garages with front yards at a lesser density than normally permitted within the R-2 district, in exchange for the following reductions in zoning standards:

- a) The reduction of the set back from an Arterial Road (South River Road) for four (4) lots from 25 feet to: 13 feet, 17 feet and two lots of 19 feet;
- b) Elimination of 2 Tot-lots in exchange for providing larger private rear yard space than called for in the RMF district;

WHEREAS, an Expanded Initial Study was prepared for this project (On File with the Community Development Dept.) and a mitigated Negative Declaration was prepared 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
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 July 25, 2000, 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 2374 and Planned Development 00-005 subject to the applicant complying with the following mitigation measures contained in the Resolutions approving Tentative Tract 2374 and Planned Development 00-005:

Condition No.	Topic of Mitigation
Tentative Tract 2374 Resolution:	
10, 11	Short/Long Term Air Quality
12, 13, 14, 15	Traffic and Circulation
16 through 19	Biological / Wildlife
20, 21	Oak Tree Preservation
22, 23, 24	Noise
25	Cultural
29	Water/Utilities

Condition No.	Topic of Mitigation
Planned Development 00-005 Resolution:	

5, 9 13, 19

Aesthetics

PASSED AND ADOPTED THIS 25th day of July, 2000, by the following roll call vote:

AYES: FINIGAN, JOHNSON, NEMETH, MCCARTHY, TASCONA, WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: STEINBECK

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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