

RESOLUTION NO: 00-078

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A NEGATIVE DECLARATION FOR  
TENTATIVE TRACT 2373, PLANNED DEVELOPMENT 00-006  
(GEARHART)

APN: 025-362-016

WHEREAS, Cannon Associates on behalf of Kelly Gearhart have filed an application for Tentative Tract 2373 which proposes to subdivide an approximate 14.5 acre site into 21, single family residential parcels and one open space lot, located on the southwest corner of Golden Hill and Union Roads, and

WHEREAS, Planned Development 00-006 has been filed in conjunction with this tentative map request, and

WHEREAS, Tract 2373 and PD 00-006 would replace the existing 21 lot tentative map and the related development plan (Tract 2286 & PD 98007), and

WHEREAS, Rezone 00-002 was approved by the City Council at their hearing of July 5, 2000, which changed the zoning for the 14.5 acre site from R1,B3 to R1,PD-2 which would allow the lots to be clustered and vary in size from a minimum of 7,000 square feet, and

WHEREAS, Rezone 00-002 did not increase the density, 21 residential lots is the maximum density for the site, and

WHEREAS, public notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code, and

WHEREAS, based on the information contained in the Initial Study prepared for this parcel map and development plan applications, the proposed mitigation measures, the mitigation contract signed by the applicant, the staff report, and testimony received as a result of the public notice, the City, using its own independent judgement, finds that all potentially significant effects of the project on the environment can and will be avoided or mitigated to a level of insignificance by:

1. Imposing the mitigation measure on future development; and
2. Compliance with the Mitigation Contract that allows for further, development specific, CEQA review.

WHEREAS, a public hearing was conducted by the Planning Commission on November 14, 2000,

to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Mitigated Negative Declaration for Tentative Tract 2373 & Planned Development 00-006 subject to the applicant complying with the following mitigation measures contained in the Resolution approving Planned Development 00-006 & Tentative Tract 2373:

<u>Condition No.</u>	<u>Topic of Mitigation</u>
Tentative Tract 2373 Resolution:	
5	Noise
PD 00-006 Resolution:	
9	Noise

PASSED AND ADOPTED THIS 14<sup>th</sup> Day of November, 2000 by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Nemeth, Tascona, Finigan

NOES: None

ABSENT: None

ABSTAIN: Steinbeck

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CHAIRMAN GARY NEMETH

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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