

RESOLUTION NO.: 02-037

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR PLANNED DEVELOPMENT 02-001
(PEOPLES' SELF-HELP HOUSING CORP./CREEKSIDE GARDENS)

WHEREAS, Planned Development 02-001 has been filed by Peoples' Self-Help Housing Corp., and is a proposal to develop 29 apartment units for low income seniors on a 7 acre site located on the northwest corner of Nicklaus Drive and Oak Hill Road; and

WHEREAS, the site is designated by the General Plan for Residential Multiple Family Low Density land use and is zoned R-2, PD; and

WHEREAS, an Expanded Initial Study was prepared for this project (on file in the Community Development Department), and it identifies the following environmental topics as having the potential for significant impacts as a result of this project:

- Geology;
- Water;
- Transportation/Circulation;
- Biological Resources;
- Hazards;
- Archaeology; and

WHEREAS, the Expanded Initial Study concludes that the project must be revised to incorporate several mitigation measures in order to avoid significant environmental impacts and adopt a Negative Declaration; and

WHEREAS, a Mitigation Monitoring Plan, listing all of the mitigation measures is attached as Exhibit "A"; and

WHEREAS, the applicants have signed an agreement to implement the mitigation measures, a copy of this agreement is attached to this resolution as Exhibit "B"; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on July 9, 2002, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the proposed planned development application and Negative Declaration; and

WHEREAS, based on the information contained in the Initial Study prepared for this code amendment and testimony received as a result of the public notice, and subject to implementation of the mitigation measures listed in Exhibit "A", the Planning Commission finds no substantial evidence that the project would have a significant impact on the environment;

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 Planned Development 02-001 in accordance with the California Environmental Quality Act subject to implementation of the mitigation measure listed in Exhibit "A".

PASSED AND ADOPTED THIS 9th day of July, 2002, by the following roll call vote:

AYES: Calloway, Ferravanti, Johnson, Kemper, McCarthy, Steinbeck, Warnke

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

ED\PSH\CREEKSIDE GARDENS\PD APPLICATION\NEG DEC RESO