

RESOLUTION NO.: 03-053

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING A NEGATIVE DECLARATION FOR THE TENTATIVE TRACT 2529 AND  
PLANNED DEVELOPMENT 03-001  
(Wittstrom / Cagliero)  
APN: 008-381-001

WHEREAS, Chad Wittstrom and Pete Cagliero have filed an application for Tentative Tract 2529 a subdivision that would subdivide the 28.4-acre site into 21 residential lots for 21 single family residences and 1 open space lot; and

WHEREAS, the project is located on the west side of Vine Street in the vicinity of its intersection with 36<sup>th</sup> Street; and

WHEREAS, the General Plan land use designation for the subject site is Residential Single Family, one unit to the acre (RSF-1); and

WHEREAS, the Zoning designation for the subject site is R1, PD 1.1; and

WHEREAS, Planned Development 03-001 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, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, at its June 24, 2003 meeting, the Planning Commission held a noticed public hearing on the proposed subdivision and planned development, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

WHEREAS, public notice of intent to adopt a Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, based on the information and analysis contained in the Initial Study and the

attachments thereto, a determination has been made that the proposed Tract 2529 and PD 03-001 qualifies for adoption of a Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that the proposed project will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).
2. Adopt a Negative Declaration for the proposed subdivision and Planned Development.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of June, 2003, by the following roll call vote:

AYES: Flynn, Ferravanti, Johnson, Steinbeck, Calloway, Kemper

NOES: None

ABSENT: Warnke

ABSTAIN: None

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CHAIRMAN JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY