

RESOLUTION NO.: 03-081

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
GRANTING A MITIGATED NEGATIVE DECLARATION STATUS
FOR PLANNED DEVELOPMENT 02-007 AND CONDITIONAL USE PERMIT 02-012

(APPLICANT: PETE LAUGHLIN)

WHEREAS, Planned Development 02-007 has been filed by Dutch Sawyer on behalf of Pete Laughlin to construct an 85 space RV park with ancillary administrative building, community recreation facility and pool/spa; and

WHEREAS, the subject site is located on the 6.3-acre site located at 390 Gahan Place; and

WHEREAS, in conjunction with PD 02-007, Conditional Use Permit 02-012 has been filed in order to comply with Section 21.13.030 of the Zoning Code which requires that all C-2, PD-zoned properties in the Theatre Drive area be conditioned to require a Conditional Use Permit to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, an Initial Study was prepared for this project (and on file in the Community Development Department) which concludes and proposes that a Mitigated Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Mitigated 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 November 12, 2003 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination, and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission action on the Negative Declaration) that establishes obligation on the part of the property owner to mitigate potential future impacts as identified within the environmental document; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that there would be a significant impact on the environment based on the attached Mitigation Agreement and its

attached Mitigation Summary Table that are also described in the initial study and contained in the resolution approving PD 02-007 as site specific conditions summarized below.

| <u>Topic of Mitigation</u> | <u>Condition #</u> |
|-----------------------------------|--------------------|
| Air Quality (Short and Long Term) | 10 |
| Traffic and Circulation | 9B & 9I |
| Biological (Oak Tree) | 11 |

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, to approve a Mitigated Negative Declaration for Planned Development 02-007 and Conditional Use Permit 02-012 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 12th day of November, 2003 by the following roll call vote:

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

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:\darren\pd\LaughlinRV\neg dec reso