

RESOLUTION NO.: 04-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM
FOR PLANNED DEVELOPMENT 01-025 AND CONDITIONAL USE PERMIT 01-017
BLACK RANCH RESORT PROJECT
(RRM DESIGN GROUP FOR MATT MASIA, BLACK'S HATCHERY & TURKEY FARM)
APN: 025-431-044, -045, AND -049

WHEREAS, Planned Development 01-025 has been filed by RRM Design Group on behalf of Mr. Matt Masia for Black's Hatchery & Turkey Farm; and

WHEREAS, Planned Development 01-025 is a proposal to establish a Master Development Plan for the proposed Black Ranch resort project on an approximately 386-acre site north of Highway 46 East, south of Dry Creek Road, and west of Airport Road; and

WHEREAS, Conditional Use Permit 01-017 has been filed in conjunction with the Planned Development application to allow a resort hotel with a golf course and other ancillary facilities in the Parks and Open Space (POS) Zoning District; and

WHEREAS, the proposed Black Ranch resort includes a 200 room hotel with an additional 80 casitas (detached hotel rooms), an 18-hole golf course, a 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities; and

WHEREAS, the development project applications for the proposed Black Ranch resort would establish the following:

- The Planned Development would establish the site plan, development standards, architectural theme, landscaping, and required infrastructure for the Black Ranch resort; and
- The Conditional Use Permit would establish the allowable land uses for the Black Ranch resort, including authorizing development and operation of a resort hotel and a restaurant with greater than 5,000 square feet of area if determined not to have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, the General Plan land use designation is POS (Parks and Open Space) and the Zoning Ordinance designation is POS (Parks and Open Space), 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 and a DRAFT Mitigation Monitoring/Reporting Program/Plan was prepared and circulated for public review and comment; and

WHEREAS, based on the written responses received and the information and analysis contained in the Initial Study, a determination has been made that the proposed Black Ranch resort project qualifies for adoption of a Mitigated Negative Declaration and establishment of a Mitigation Monitoring/Reporting Program/Plan; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration and affiliated Mitigation Monitoring/Reporting Program/Plan was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a FINAL Mitigation Monitoring/Reporting Program/Plan for the Black Ranch resort project was prepared in response to comments received and made available for public review and comment; and

WHEREAS, this item is an open public hearing that was continued from the meeting on January, 27, 2004; and

WHEREAS, the continued open public hearing was conducted by the Planning Commission on February 10, 2004 to consider the Initial Study, the proposed Mitigated Negative Declaration, and the affiliated Mitigation Monitoring/Reporting Program/Plan prepared for the proposed Black Ranch resort project, and to accept public testimony on the Planned Development, Conditional Use Permit, and environmental determination therefore, and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City, which is labeled as Exhibit "A" (attached hereto and incorporated herein) that establishes obligation on the part of the property owner to mitigate the identified environmental effects as set forth therein; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project. This finding is based on the signed Mitigation Agreement and the Mitigation Monitoring/Reporting Program/Plan prepared for the proposed Black Ranch resort, as summarized below.

Topic of Mitigation	Condition #
Water Quality	Planned Development Site Specific Condition 11
Air Quality	Planned Development Site Specific Condition 11
Traffic and Circulation	Planned Development Site Specific Condition 11
Biological Resources	Planned Development Site Specific Condition 11

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program/Plan for Planned Development 01-025 and Conditional Use Permit 01-017 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 27th day of January 24, 2004 by the following roll call vote:

- AYES: Johnson, Ferravanti, Mattke, Kemper, Flynn, Steinbeck
- NOES: None
- ABSENT: Hamon
- ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

TRYDER\CURRENT PLANNING\BLACK RANCH MND