

RESOLUTION NO.: 04-018

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION
TENTATIVE TRACT 2521, PLANNED DEVELOPMENT 04-001
(JOHN & JUNE BERTONI)

APN: 008-381-001

WHEREAS, Tract 2521, an application filed by EMK and Associates on behalf of John and June Bertoni, to divide two parcels of approximately 12.4 acres site into nine (9) individual lots located at 75 21st Street; and

WHEREAS, in conjunction with Tract 2521, the applicant submitted an application for Planned Development PD 04-001, to establish guidelines for the construction of the homes for the lots including the ability to pad grade the lots in accordance with Section 21.16E of the Zoning Code; and

WHEREAS, Section 21.16E of the Zoning Code would allow the lots to be pad graded since the lot size is one acre or larger with approval by the DRC, 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 February 24, 2004 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 therefor; 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 on file in the Community Development Department), a determination has been made that the proposed Tract 2521 and PD 04-001 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 24th day of February, 2004, by the following roll call vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY