

RESOLUTION NO.: 04-037

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING A MITIGATED NEGATIVE DECLARATION  
ADDRESSING TRACT 2593, REZONE 03-008, PLANNED DEVELOPMENT PD 03-019  
(CHARTER PACIFIC GROUP, INC.)

APN: 009-511-016

WHEREAS, Tract 2593, an application filed by Vaughan Surveys on behalf of Charter Pacific Group, Inc., to divide a 23.3 acre parcel into fifty-five (55) single-family residential lots; and

WHEREAS, Tract 2593 is located at the terminus of Red Cloud Road and Navajo Avenue; and

WHEREAS, in conjunction with Tract 2593, the applicant submitted an application for Rezone 03-008, to establish Planned Development Overlay zoning over the site; and

WHEREAS, with PD Overlay zoning (PD 03-019), the applicant is requesting the Planning Commission allow for reduced lot sizes in order to reduce the amount of grading necessary to construct the development as well as reduce the impacts to oak trees; 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 March 23, 2004 meeting, the Planning Commission held a duly noticed public hearing on the project, 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 Mitigated 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 project qualifies for adoption of a Mitigated 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, Tract 2593, Rezone 03-008, PD 03-019, 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 Mitigated Negative Declaration for the proposed Planned Development.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of March, 2004, by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

---

CHAIRMAN TOM FLYNN

ATTEST:

---

ROBERT A. LATA, PLANNING COMMISSION SECRETARY