

RESOLUTION NO.: 04-042

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A MITIGATED NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 00-023 and CONDITIONAL USE PERMIT 00-020
(Ravine Water Park)
APN: 025-431-023

WHEREAS, Planned Development 00-023, the Ravine Waterpark has been filed by Brett Butterfield, John Pehl, and J. Walsh, for the development of a water park / amusement park situated on a 15 acre parcel located on the northwest corner of Highway 46 East and Airport Road, and

WHEREAS, the site is zoned C2,PD, according to Table 21.16.200 of the Zoning Code, amusement parks are permitted in the C2 zone subject to the approval of a Conditional Use Permit, and

WHEREAS, in conjunction with PD 00-023, the applicants have submitted an application for Conditional Use Permit 00-020, and

WHEREAS, this items is a continued open public hearing from the Planning Commission meeting on March 23, 2004, and

WHEREAS, public notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code, and

WHEREAS, based on the information contained in the Initial Study prepared for this parcel map and development plan applications, the proposed mitigation measures, the mitigation contract signed by the applicant, the staff report, and testimony received as a result of the public notice, the City, using its own independent judgment, finds that all potentially significant effects of the project on the environment can and will be avoided or mitigated to a level of insignificance by:

1. Imposing the specified mitigation measures on future development; and
2. Compliance with the Mitigation Contract that allows for further, development specific, CEQA review.”

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 2004, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Mitigated Negative Declaration for Planned Development 00-023

and CUP 00-020 subject to the applicant complying with the following mitigation measures contained in the Resolution approving Planned Development 00-023:

<u>Condition No.</u>	<u>Topic of Mitigation</u>
----------------------	----------------------------

PD 00-023 Resolution:

12	Air Quality
13	Biological (Kit Fox)
14	Biological (Oak Trees)
15	Traffic
21	Water

Exhibit A – Standard Conditions

E.2	Water
-----	-------

PASSED AND ADOPTED THIS 13th day of April, 2004, by the following roll call vote:

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

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren\pd\00-023Ravine\ND res.