

TO: Planning Commission

FROM: Warren Frace, Community Development Director

SUBJECT: River Oaks II Expansion –Request for a continuance of the public hearing for General Plan Amendment 13-002, Rezone 13-001, Specific Plan Amendment 13-001, and a Mitigated Negative Declaration - Applicant: Wes Willhoit/Estrella Associates, Assessor Parcel Number: 025-390-009

DATE: May 10, 2016

NEEDS: For the Planning Commission to continue a noticed public hearing for the River Oaks II Expansion project, (noted above), to a “date uncertain”.

FACTS:

1. The project site is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area, north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River. See Attachment 1 – Project Location Map.
2. This project includes re-designating the General Plan Land Use Designation and Zoning of property from Agriculture to Residential Single Family, modifications to the Circulation Element of the General Plan, and several amendments to the Borkey Area Specific Plan, to provide for the future development of 271 residential lots. In accordance with the California Environmental Quality Act (CEQA), a draft Mitigated Negative Declaration (MND) was prepared for this project.
3. the project is not ready for public hearing, and the Planning Commission should continue it until a future date, not yet determined, to allow additional time to review the draft conditions of approval and draft mitigation measures proposed by City staff for the project.
4. The public review period for the MND was April 11, 2016 through May 10, 2016, however, the review period can be continued until such time as the Planning Commission reviews the project and draft MND. At the time of preparing this staff report, no comments from the public or other public agencies have been received on the draft MND.
5. When the project is ready for consideration by the Planning Commission, the City will resend public hearing notices to surrounding property owners, and will re-publish a public hearing notice in the newspaper.

ANALYSIS &

CONCLUSION: The proposed project has been reviewed by the Development Review Committee (DRC). The DRC also conducted a site tour with the applicant. The DRC recommended the project be forwarded to the Planning Commission for review.

The draft MND has been circulated for public review for 30 days. The applicant was provided draft conditions of approval on April 20, 2016. The applicant requests additional time to review the draft conditions and mitigation measures before consideration of the project by the Planning Commission at a public hearing.

Policy

Reference: City of Paso Robles General Plan Update and EIR, Economic Strategy, Zoning Ordinance, Borkey Area Specific Plan, Urban Water Management Plan, and CEQA.

Fiscal

Impact: No fiscal impacts identified.

Options: The Planning Commission is requested to take one of the actions listed below:

- a. Continue consideration of this project to a date uncertain; or
- b. Amend, modify, or reject the above-listed action;

Attachments:

1 – Vicinity Map

