

RESOLUTION NO: 02-078  
A RESOLUTION OF THE PLANNING COMMISSION  
OF  
THE CITY OF EL PASO DE ROBLES

ADOPTING A NEGATIVE DECLARATION FOR THE BASTIDE VILLAGE PROJECT, ADDRESSING SPECIFIC PLAN AMENDMENT 02-004, ZONE CHANGE 02-007, PLANNED DEVELOPMENT 02-014, CONDITIONAL USE PERMIT 02-025, TENTATIVE TRACT MAP NO. 2504 AND OAK TREE REMOVAL PERMIT

WHEREAS, applications have been filed by North Coast Engineering on behalf of Beatrice and Didier Cop seeking approval of the Bastide Village Project; and

WHEREAS, the Bastide Village Project is designed as a French village resort with an 80-room, 93,003 square foot destination resort/spa hotel and 38,400 square feet of ancillary/related land uses, including conference facilities, meeting rooms, a Parisian bakery, a cooking/bakery school, retail shops, a spa, and caretaker housing; and

WHEREAS, the main resort complex is to be surrounded by 17 single-family residential homes on half acre and one-acre sites (with a minimum lot size of 20,000 square feet); and

WHEREAS, the Bastide Village Project site is located at the northeast corner of Buena Vista Drive and Experimental Station Road in Subarea D of the Borkey Area Specific Plan; and

WHEREAS, the applicants are seeking approval to develop and operate the Bastide Village Project and have submitted the following applications: Specific Plan Amendment 02-004, Zone Change 02-007, Planned Development 02-014, Conditional Use Permit 02-025, Tentative Tract Map No. 2504, and an Oak Tree Removal Permit; 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 December 10, 2002 meeting, the Planning Commission held a duly noticed public hearing on the Bastide Village Project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefor.

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, a determination has been made that the proposed Bastide Village Project 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 Bastide Village 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 Planned Development, Conditional Use Permit, and Tentative Tract Map.
3. Recommend to the City Council that a Negative Declaration be adopted for the proposed Specific Plan Amendment, Zone Change, and Oak Tree Removal Permit.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of December, 2002, by the following roll call vote:

AYES: Calloway, Ferravanti, Johnson, Kemper, McCarthy, Steinbeck, Warnke

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY