

RESOLUTION NO.: 03-022  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A MITIGATED NEGATIVE DECLARATION FOR  
PLANNED DEVELOPMENT 02-002 AND CONDITIONAL USE PERMIT 02-027  
(Vina Robles, Inc.)  
APN: 026-191-023

WHEREAS, Planned Development 02-002 and Conditional Use Permit 02-027 have been filed by Vina Robles, Inc. to construct a Hospitality Center of approximately 1,400 square feet and a hotel of approximately 51,800 square feet, bungalow suites for overnight lodging use, wine storage and tasting and other ancillary uses, and

WHEREAS, the proposed project would be built on the vacant 28.5 acre parcel located on the southeast corner of Mill Road and Highway 46 East, and

WHEREAS, Planned Development 02-002 has been filed to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for all projects subject to environmental review and commercial buildings with ten thousand or more gross square feet, and

WHEREAS, Conditional Use Permit 02-027 has been filed to meet the requirements of Table 21.16.200.F.15 of the Zoning Ordinance, which requires Planning Commission approval of a Conditional Use Permit for development of wineries and hotels in POS (Parks and Open Space) zoning districts, and

WHEREAS, an Initial Study was prepared for this project and a Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act, and

WHEREAS, the Initial Study identified the following environmental topics as having the potential for significant impacts as a result of this project:

- Land Use and Planning (impacts to Agricultural resources)
- Geology
- Air Quality
- Water
- Transportation/Circulation
- Biological Resources
- Hazards

WHEREAS, the Initial Study identified a series of environmental mitigation measures that are contained in the conditions of approval for the proposed project, and when implemented, the Initial Study concludes these measures will reduce said impacts to a less than significant level, and

WHEREAS, public notice of the proposed 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 development plan application, 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 January 28, 2003, to open the public hearing and continue this item to the February 11, 2003 meeting, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 11, 2003, to open the public hearing and continue this item to the March 11, 2003 meeting, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 11, 2003 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed negative declaration for a Planned Development and associated Conditional Use Permit, 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 02-002 and Conditional Use Permit 02-027 subject to the applicant complying with the following mitigation measures contained in the Resolutions approving Planned Development 02-002 and Conditional Use Permit 02-027:

<u>Condition No.</u>	<u>Topic of Mitigation</u>
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Planned Development 02-002 Resolution:

11, 12, 14, 53	Land Use & Planning
55	Geology
15-32	Air Quality
59-61	Water
33-37	Transportation/Circulation
13, 38-52	Biology
56-58	Hazards

PASSED AND ADOPTED THIS 11th day of March, 2003, by the following roll call vote:

AYES: FLYNN, STEINBECK, FERRAVANTI, KEMPER, WARNKE, JOHNSON

NOES: NONE

ABSENT: CALLOWAY

ABSTAIN: NONE

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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