

RESOLUTION NO: 03-035
A RESOLUTION OF THE PLANNING COMMISSION
OF
THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION FOR THE MARKETPLACE AT RIVER OAKS,
A NEIGHBORHOOD COMMERCIAL CENTER
(MR. DICK WILLHOIT, ESTRELLA COMMUNITIES LLC)

WHEREAS, a Borkey Area Specific Plan Amendment, Planned Development 02-005, Lot Line Adjustment 02-133, and Conditional Use Permit 03-004 have been filed by Mr. Dick Willhoit on behalf of Estrella Communities, LLC; and

WHEREAS, these applications are seeking authorization to construct and operate a Neighborhood Commercial Center with up to 50,000 square feet of leasable space; and

WHEREAS, the Neighborhood Commercial Center is to be comprised of a Service Station, Retail Uses, Office Uses, and a Gourmet Market on an approximately 5.45-acre site at the northwest corner of Buena Vista Drive and Experimental Station Road; and

WHEREAS, the Neighborhood Commercial Center (also known as “The MarketPlace at River Oaks”) is designed to conform to the design and development standards of the Borkey Area Specific Plan (BASP); and

WHEREAS, the Neighborhood Commercial Center contains three (3) buildings as follows:

- Service Station - 2,180 square feet;
- Commercial/Office Building - 27,655 square feet, two-story; and
- Gourmet Market - 18,809 square feet.

WHEREAS, the Neighborhood Commercial Center is designed to be an integral part of the River Oaks Mixed-Use Conceptual Master Plan (“Plan”), which Plan provides for a mix of single-family and multi-family housing products, a school, a linear park, a golf course, a community recreational facility, a neighborhood commercial center, and enhanced landscape areas and entrances; and,

WHEREAS, the General Plan and Borkey Area Specific Plan land use designation of the site is NC (Neighborhood Commercial); and

WHEREAS, the site is zoned CP (Neighborhood Commercial); and

WHEREAS, at its May 13, 2003 meeting, the Planning Commission held a duly noticed public hearing on the Neighborhood Commercial Center Project, to accept public testimony on the proposal and the environmental review thereof; 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, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Neighborhood Commercial Center Project qualifies for adoption of a Negative Declaration; and

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 Neighborhood Commercial Center 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 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, Lot Line Adjustment, and Conditional Use Permit.
3. Recommend to the City Council that a Negative Declaration be adopted for the proposed Borkey Area Specific Plan Amendment

PASSED AND ADOPTED THIS 13th day of May, 2003, by the following roll call vote:

AYES: Ferravanti, Calloway, Flynn, Kemper, Warnke, and Johnson
NOES: None
ABSTAIN: None
ABSENT: Steinbeck

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY