

RESOLUTION NO.: 06-0074

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
RECOMMENDING ADOPTING A MITIGATED NEGATIVE DECLARATION
TO THE CITY COUNCIL FOR A GENERAL PLAN AND ZONING MAP AMENDMENT
FOR PROPERTY LOCATED ON AIRPORT ROAD (APNs 025-436-029 AND 025-436-030)

WHEREAS, the City Council of the City of El Paso de Robles adopted an updated General Plan in December 2003; and

WHEREAS, these General Plan and Zoning Map amendments are proposed to amend the land use designation and zoning of the subject property from Agriculture with an Airport Overlay (AG-AP), to Parks and Open Space with Resort Lodging and Airport Overlays (POS-R/L-AP); and

WHEREAS, the proposed amendments may allow for a broader range of land uses than currently allowed in the AG zone; and

WHEREAS, future development that may be proposed in compliance with the land uses permitted and applicable development standards and regulations, in the Zoning Ordinance and Airport Land Use Plan, will be evaluated to determine specific development project impacts; and

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that this project, which is a legislative amendment, will not result in significant environmental impacts if mitigation measures included with the Initial Study that establish the scope of issues for any future development of this property, in addition to project specific development impacts are applied; 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 and a Draft Mitigated Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, comments were received from Caltrans which suggested minor clarifications in the Traffic Impact Study be incorporated to address potential traffic impacts for any future development project on the subject property, however, Caltrans did not find that this project (a legislative amendment) would result in significant environmental impacts; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 12, 2006 to consider the Initial Study, the proposed Mitigated Negative Declaration prepared for the

proposed project, and to accept public testimony on the General Plan and Zoning Map Amendments and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the proposed project. This finding is based on the Mitigation Monitoring Program included in the General Plan Environmental Impact Report and Mitigation Measures incorporated into the Initial Study prepared for this project.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration and in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 12th day of September, 2006 by the following roll call vote:

AYES:	Commissioners Menath, Johnson, Steinbeck, Flynn, Withers, and Chair Hamon
NOES:	None
ABSENT:	None
ABSTAIN:	Commissioner Holstine

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY