

RESOLUTION NO: 07-0045

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
RECOMMENDING ADOPTION TO THE CITY COUNCIL
OF A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 07-001(a), REZONE 06-006,
AND BORKEY SPECIFIC PLAN AMENDMENT 07-001
BUENA VISTA DRIVE AND EXPERIMENTAL STATION ROADS, APN 025-391-014
APPLICANT – DAN LLOYD, BUENA VISTA PLACE LLC**

WHEREAS, General Plan Amendment 07-001, Rezone 07-001 and Borkey Specific Plan Amendment 07-001 has been filed by Buena Vista Place LLC; and

WHEREAS, General Plan Amendment 07-001 is a request to amend the land use designation from Residential Single Family (RSF 1) with Resort/Lodging (RL) and Specific Plan (SP) Overlay Districts to Residential Multiple Family, 8 units per acre (RMF 8) with Planned Development, Resort/Lodging, and Specific Plan overlays; Rezone 07-001 is a request to rezone property from Single- Family Residential to Multi-Family Residential (RMF 8) with Resort/Lodging and Specific Plan Overlay (R/L-SP), and Borkey Specific Plan Amendment 07-001 is a request to amend the Borkey Area Specific Plan to reflect the proposed changes in the General Plan and Zoning designations of the subject project site; and

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

WHEREAS, this General Plan Amendment and Zoning Map Amendment is consistent with the General Plan; and

WHEREAS, the General Plan Environmental Impact Report (EIR) considered and evaluated potential impacts that may result from implementation of the General Plan, and includes mitigation measures as appropriate; and

WHEREAS, the proposed amendments may allow for urban infill and more compact development than currently allowed in the RSF-1 land use category and R-1 zoning district; 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, General Plan, and Borkey Specific 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 Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study prepared for these amendments; and

WHEREAS, Public Notice of the proposed Draft 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 April 10, 2007 to consider the Initial Study, the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the General Plan Amendment, Rezone, Specific Plan Amendment, 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 Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed 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 recommend the City Council adopt a Mitigated Negative Declaration for GPA 07-001, Rezone 07-001 and Borkey SPA 07-001 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 10th day of April, 2007, by the following roll call vote:

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

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY