

**RESOLUTION NO. 14-033**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF PASO ROBLES  
ADOPTING A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE  
HILTON GARDEN INN  
2348 GOLDEN HILL ROAD, APNs: 025-403-003 AND 025-403-011  
APPLICANT – ROUTE 19, LLC**

**WHEREAS**, an application for Planned Development 14-004 and a Lot Merger 14-004 has been filed by Route 19, LLC; and

**WHEREAS**, Planned Development 14-004 and a Lot Merger 14-004 were filed for development of a Hilton Garden Inn hotel with 166 rooms (in 2 phases, with Phase 1 providing 127 rooms and Phase 2 providing 39 rooms), and ancillary site improvements; and

**WHEREAS**, the project is consistent with the applicable policy and regulatory documents of the City, including the following:

- **General Plan Commercial Service (CS) land use designation** – the project would “*provide areas for highway-related, commercial services...*”; and
- **General Plan, Conservation Element** – the project is designed to, “*...enhance/upgrade the City’s appearance*”, and it is, “*...designed to make a positive visual impression...*”
- **Zoning District of Commercial/Light Industrial (C3)** – the project is a “*permitted*” use in the C3 District, and
- **Economic Strategy** – the project advances tourism and employment goals of the Economic Strategy to, “*Improve quality of place to attract investment and knowledge workers stimulate investment by establishing distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome industry, commerce, tourism, employment, and wealth necessary to maintain and enhance quality of life.*”

**WHEREAS**, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City’s Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration (MND) was prepared and circulated for a 30-day public review period beginning on November 10, 2014 and concluding December 9, 2014. The Draft MND/Initial Study dated November 10, 2014 is incorporated by reference into this Resolution, and is on file at the Paso Robles Community Development Department and available on line at <http://www.prcity.com/government/departments/commdev/>; and

**WHEREAS**, mitigation measures have been incorporated into the MND and will be imposed on the project through the City’s adoption of a

Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed on the project to address potential environmental effects from: air quality; traffic; and greenhouse gas emissions. With the implementation of this mitigation, all potential environmental effects will be reduced to a less than significant level. The Mitigation

Monitoring and Reporting Program in Exhibit A to this Resolution, are hereby incorporated herein by reference; and

**WHEREAS**, mitigation measures set forth in the MMRP are specific and enforceable. The MMRP adequately describes implementation procedures, monitoring responsibility, reporting actions, compliance schedule, and verification of compliance in order to ensure that the Project complies with the adopted mitigation measures; and

**WHEREAS**, the mitigation measures contained in the MMRP will also be imposed as enforceable conditions of approval; and

**WHEREAS**, the applicant has executed a Mitigation Agreement whereby the applicant has agreed to incorporate all of the mitigation measures listed in Exhibit A into the project. A copy of the executed Mitigation Agreement is on file in the Community Development Department; and

**WHEREAS**, public notice of the proposed Draft MND was posted as required by Section 21092 of the Public Resources Code; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on December 9, 2014 to consider the Initial Study and the draft MND prepared for the proposed project, and to accept public testimony on the Planned Development 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 supporting a fair argument that there would be a significant impact on the environment with mitigation measures imposed on the project; and

**WHEREAS**, pursuant to CEQA the Planning Commission has independently reviewed the Initial Study, the Mitigated Negative Declaration, and all comments received regarding the Mitigated Negative Declaration, and based on the whole record before it finds that the Mitigated Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment with the incorporation of mitigation, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED**, as follows:

Section 1. The recitals above are true and correct and incorporated herein in this Resolution.

Section 2. The Planning Commission of the City of El Paso de Robles, based on its independent judgment and analysis, adopts the Mitigated Negative Declaration for the Hilton Garden Inn Project, adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A, and imposes each mitigation measure as a condition of approval, 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 9th day of December, 2014, by the following roll call vote:

AYES: Vanderlip, Garcia, Barth, Cooper, and Donaldson  
NOES:  
ABSENT: Rollins  
ABSTAIN:



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DOUG BARTH, CHAIRMAN

ATTEST:



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ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION