

RESOLUTION NO. 03-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION FOR SPECIFIC PLAN
AMENDMENT 03-001 - BORKEY AREA SPECIFIC PLAN
(ESTRELLA ASSOCIATES/DICK WILLHOIT)

WHEREAS, an Application to amend the Borkey Area Specific Plan (BASP) has been filed by Mr. Dick Willhoit of Estrella Associates seeking approval of:

- ✓ Modified standards for the landscaped greenbelt/pedestrian corridor along the Salinas River bluffs (Subarea B); and,
- ✓ A reduced rear yard setback of 20-feet instead of 30-feet for lots abutting River Oaks Drive (Subarea F); and

WHEREAS, the basis for the applicant's request seeking approval of these BASP Amendments is to facilitate implementation of Planned Development 02-006 and Tentative Tract 2457 for an Active Adult Lifestyle Community for adult 55 years or older, complete with administrative and recreational amenities; and

WHEREAS, Specific Plan Amendment 03-001 covers Subarea B and F of the BASP, which Subareas are located generally north of River Oaks Drive and east of the Salinas River; 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, at its April 22, 2003 meeting, the Planning Commission held a duly noticed public hearing to accept public testimony on Specific Plan Amendment 03-001 to the BASP and the environmental determination therefor.

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 Specific Plan Amendment 03-001 qualifies for adoption of a Negative Declaration; and

WHEREAS, at its April 22, 2003 meeting, the Planning Commission held a duly noticed public hearing on Specific Plan Amendment 03-001, including the environmental determination therefor; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission recommended to the City Council that the Specific Plan Amendment 03-001 be approved and that a Negative Declaration be adopted.

NOW, THEREFORE, the City Council of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that Specific Plan Amendment 03-001 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 Specific Plan Amendment 03-001.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of May 2003 by the following vote:

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| AYES: | Finigan, Heggarty, Nemeth, Picanco and Mecham |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | None |

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk