

RESOLUTION NO. 03-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ADOPTING A NEGATIVE DECLARATION FOR SPECIFIC PLAN AMENDMENT 03-002 FOR THE
MARKETPLACE AT RIVER OAKS, A NEIGHBORHOOD COMMERCIAL CENTER
(DICK WILLHOIT - ESTRELLA COMMUNITIES, LLC)

WHEREAS, Specific Plan Amendment 03-002 has been filed by Mr. Dick Willhoit on behalf of Estrella Communities, LLC in connection with applications for Planned Development 02-005, Lot Line Adjustment 02-133, and Conditional Use Permit 03-004; and

WHEREAS, the Specific Plan Amendment seeks authorization for a 10-foot building setback along Experimental Station Road in connection with the neighborhood commercial center; and

WHEREAS, the Neighborhood Commercial Center includes up to 50,000 square feet of leasable space; and

WHEREAS, the Neighborhood Commercial Center contains 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 referred to 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; and

WHEREAS, at its May 13, 2003 meeting, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis:

1. Found and determined 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. Adopted a Negative Declaration for the proposed Planned Development, Lot Line Adjustment, and Conditional Use Permit.
3. Recommended to the City Council that a Negative Declaration be adopted for the proposed Borkey Area Specific Plan Amendment.

NOW, THEREFORE, the City Council of the City of El Paso de Robles, using its independent judgment and analysis does hereby adopt a Negative Declaration for Specific Plan Amendment 03-002 after having found and determined that the proposed reduction in the building setback along Experimental Station Road will not have a significant effect on the environment.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of June 2003 by the following vote:

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

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk