

**RESOLUTION NO: 07-0042**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF PASO ROBLES  
RECOMMENDING ADOPTION TO THE CITY COUNCIL  
OF A MITIGATED NEGATIVE DECLARATION FOR MISCELLANEOUS 07-001  
THE 4<sup>TH</sup> STREET MASTER PLAN AND PINE STREET REALIGNMENT  
APNS: 009-291-008 THROUGH -018, AND 009-261-002 AND -003  
APPLICANT – PACIFIC MANAGEMENT DEVELOPMENT CORPORATION**

**WHEREAS**, Miscellaneous 07-001 has been filed by Pacific Management Development Corporation; and

**WHEREAS**, the proposed project is a collaboration between the applicant and the City to prepare a Master Development Plan for the subject site and to realign Pine Street; and

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

**WHEREAS**, this Master Development Plan and Pine Street Realignment are consistent with the Land Use and Circulation Elements of 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 Master Plan includes preliminary Site Plan and Building Elevations that are consistent with the Commercial Highway Mixed Use (C-2 MU) zoning district, and the Community Commercial Mixed Use (CC-MU), and the Commercial Service Mixed Use (CS-MU) land use category in the General Plan; 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 General 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 Master Development Plan and the 4<sup>th</sup> Street Realignment project 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**, no public comments or responses were received in regard to the Draft Mitigated Negative Declaration and Initial Study prepared for these amendments; and

**WHEREAS**, Public Notice of the proposed Draft 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 April 10, 2007 to consider the Initial Study, the proposed Mitigated Negative Declaration prepared for the proposed project, and to accept public testimony on the Master Development Plan and 4<sup>th</sup> Street Realignment, 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 Miscellaneous 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, Treach, Steinbeck, Flynn, Johnson, and Chair Holstine  
NOES: None  
ABSENT: Commissioner Withers  
ABSTAIN: None

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CHAIRMAN MARGARET HOLSTINE

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY