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RESOLUTION 26 -XXX (A)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN
AMENDMENT 25-02, REZONE 25-02, BORKEY SPECIFIC PLAN AMENDMENT 26-01, PLANNED
DEVELOPMENT 25-06, AND CONDITIONAL USE PERMIT 26-03
2700 BUENA VISTA DRIVE, APNs 008-121-021**

WHEREAS, Ayres Paso Robles, Ltd, (applicant) has applied for entitlements to expand the existing Allegretto Resort at 2700 Buena Vista Drive (project) to the neighboring 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021)(the property); and

WHEREAS, the applicant is currently under contract with Cuesta College to purchase the 10.8-acre site, also known as the “Bow-Tie” site; and

WHEREAS, the property is in Public Facilities (PF) General Plan land use classification and the Public Facilities (PF) Zoning classification that “provides for facilities owned by public agencies, including public schools”; and

WHEREAS, the applicant has requested General Plan Amendment 25-02 and Rezone 25-02 to amend the Land Use and Zoning Maps from PF to Parks and Open Space land use classification with a Resort Lodging Overlay (POS/RL), the purpose of which is to “provide a land use category for public and private properties that are used for only open space and recreation”; and

WHEREAS, the RL Overlay can be applied to any property and is “intended to provide a means through which the city can consider and selectively provide appropriate locations for hotels, motels, bed and breakfasts inns, and similar forms of visitor-serving lodging (along with related accessor / ancillary land uses); and

WHEREAS, the applicant has additionally requested Specific Plan Amendment 26-01 to amend the Borkey Area Specific Plan, to amend Map D-1 Proposed General Plan Designations and Map D-2 Proposed Zoning Designations, to change the designations of the 10.8 acre bow tie site from Public Facilities to Parks and Open Space, Resort Lodging Overlay (POS/RL); and

WHEREAS, the applicant has requested Planned Development 25-06 and Conditional Use Permit 24-10 to establish and operate an expansion to the existing Allegretto Resort, consisting of multiple new buildings totaling 172,000 square feet that includes 93 new hotel keys, a spa, a conference center, viticulture building, and various other ancillary buildings; and

WHEREAS, in 2012 the City Council, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (CEQA), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) determined that a Mitigated Negative Declaration (MND) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of General Plan Amendment 12-001, Rezone 12-001, Tentative Parcel Map 12-004, Planned Development 12-001, and Conditional Use Permit 12-003. In July 2012, the City Council approved an MND (SCH No. 2012051069) for the project; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an MND has been certified, the lead agency is required to review any changed circumstances to

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determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, it has been determined that an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the 2012 MND as provided for in CEQA Guidelines section 15162 and 15164. The Addendum is attached as Exhibit A; and

WHEREAS, by way of preparation of an addendum for the Project, staff evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, and State CEQA Guidelines section 15162 by preparing an Initial Study and accompanying technical reports (Addendum) including an updated Archaeological Survey (Exhibit B), Air Quality and Greenhouse Gas assessment (Exhibit C), Biological Resource Assessment (Exhibit D), and Transportation Analysis (Exhibit F); and

WHEREAS, based on that evaluation, staff concluded that the 2012 MND fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the Project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be included within the public record with the final MND; and

WHEREAS, on February 24, 2026, the Planning Commission held a duly-noticed public hearing to consider the project, including General Plan Amendment 25-02, Specific Plan Amendment, 26-01, Rezone 25-02, Conditional Use Permit 26-03, and Planned Development 25-06. The Planning Commission adopted Resolution PC26-007 to recommend the City Council approve an Addendum to the Mitigated Negative Declaration for the project, Resolution PC26-008 to recommend the City Council approve General Plan Amendment 25-02, Specific Plan Amendment 26-01 for the project, Resolution PC26-009 to recommend the City Council approve Rezone 25-02 for the project, and Resolution PC26-010 to recommend the City Council approve Planned Development 25-06 and Conditional Use Permit 26-03 for the project; and

WHEREAS, the City Council held a duly noticed public hearing on March 17, 2026 to consider the Addendum to the adopted 2012 MND prepared for the Project.

WHEREAS, based on the information and analysis contained in the Addendum prepared for the Project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that the Project would result in significant effects on the environment with mitigation measures implemented.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the 2012 MND and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Project. The City Council finds that the Addendum and 2012 MND contain a complete and accurate

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reporting of all the environmental impacts associated with the Project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines.

Section 3. Findings on the Necessity for a Subsequent or Supplemental MND or EIR. Based on the substantial evidence set forth in the record, including but not limited to, the 2012 MND, the Addendum, and all related information presented to the City Council, the Council finds that the Project necessitate only minor modifications to the 2012 MND. Therefore, pursuant to State CEQA section 15164, an Addendum to the 2012 MND is the appropriate document for the Project.

The City Council further finds that the preparation of a subsequent or supplemental MND or EIR is not required for the Project because the Project:

A. will not result in substantial changes that would require major revisions of the 2012 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2012 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2012 MND documents were certified showing any of the following:

- (i) the Project would have one or more significant effects not discussed in the 2012 MND;
- (ii) that significant effects previously examined would be substantially more severe than shown in the 2012 MND;
- (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
- (iv) that mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the 2012 MND and all written and oral evidence presented to the City Council, the Council finds that all environmental impacts of the Project have been addressed within the 2012 MND and the Addendum. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of the Addendum to the 2012 MND. The City Council of the City of El Paso de Robles, based on its independent judgment, does hereby adopt a resolution approving an Addendum to the previously adopted 2012 Mitigated Negative Declaration for Planned Development 25-06, Conditional Use Permit 26-03, Rezone 25-02, Specific Plan Amendment 26-01, and General Plan Amendment GPA 25-02, in accordance with the Statutes and Guidelines of CEQA and the City's Procedures for Implementing CEQA.

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Section 6. Adoption of Revised Mitigation Monitoring and Reporting Program. The City Council does hereby adopt the Revised Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A-1.

Section 7. Notice of Determination. Staff is hereby authorized and directed to prepare, execute, and file a Notice of Determination pursuant to CEQA (including its implementing guidelines) within five working days of project approval.

Section 8. Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 1000 Spring Street, Paso Robles, CA 93446. The City Clerk is the custodian of the record of proceedings. This information is provided in compliance with Public Resources Code Section 21081.6.

APPROVED this 17th day of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Addendum

Exhibit A-1 - Revised Mitigation Monitoring and Reporting Program

Exhibit B – Archaeological Survey

Exhibit C – Air Quality and GHG Assessment

Exhibit D – Biological Resource Assessment

Exhibit E – Transportation Analysis

Exhibit F – 2012 Mitigated Negative Declaration