

# Attachment 6

## RESOLUTION 26-XXX(D)

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING VTTM 3255 (P25-0080)

#### APPLICANT – COVELOP, INC. & MD3 INVESTMENTS APN: 025-362-050

WHEREAS, Covelop, Inc. & MD3 Investments (“applicant”) have applied for entitlements for a 154-unit residential subdivision on a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050; and

WHEREAS, the General Plan designation is Commercial Service (CS) and the zoning designation is Commercial/ Light Industrial with a Planned Development Overlay and special district “F” overlay (C3-PD, District “F” Overlay); and

WHEREAS, the applicant has requested Planned Development 25-14, Conditional Use Permit 25-05, Vesting Tentative Tract Map 3255, Development Plan Modification 26-04, and Oak Tree Removal 25-09, which includes the site planning, architecture, subdivision layout, various development standard modifications, and oak tree removals necessary for the project; and

WHEREAS, on November 4, 2025, the City Council of the City of Paso Robles approved Resolution 25-124, authorizing a reservation of 154-units from the Cycle 2 Surplus Density Unit pool to be applied to this project site; and

WHEREAS, the applicant has also requested RZN 25-03, requesting the site be rezoned to include the MU Overlay to allow residential uses by-right, which would enable an allocation of units to be assigned to the subject property. The purpose of the MU Zoning Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects; and

WHEREAS, as part of RZN 25-03, and in accordance with Section 21.11.050 of the Zoning Code, the applicant is also requesting SPD Zoning Overlay K be established to allow:

- Reduced setbacks including zero lot line development as part of the associated development plan; and
- Exceptions to the Special Planned Development Overlay “F” designation as outlined by PRMC Section 21.04.070, to eliminate the requirement for a solid wall adjacent to residentially zoned land as part of the associated development plan.
- Minimum lot size, parking requirements, and common recreation amenities.

WHEREAS, on February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) (SCH No. 2023090132) (2024 MND) for a commercial/industrial project (“Covelop”) consisting of 240,000 square feet of floor area spanning six buildings for this project site (Planned Development 22-20, Conditional Use Permit 22-20, Vesting Tentative Parcel Map 22-005, Modification 26-04, Oak Tree Removal 23-11). As lead agency, and as part of the City’s due diligence, the City required a supplemental Noise Analysis,

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supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, 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 MND as provided for in CEQA Guidelines section 15162 and 15164; and

WHEREAS, Vesting Tentative Tract Map 3255 requests consideration to subdivide Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots, ten common lots, and the proposed right-of-way for the Ardmore Road extension. Subdivision improvements will include the construction of new private access roads, the Ardmore Road extension, frontage improvements, guest parking, pedestrian walkways, and drainage conveyance; and

WHEREAS, on March 24, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed subdivision map.

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

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based upon the facts and analysis presented in the staff report and public testimony received, the City Council makes the following findings in regard to Vesting Tentative Tract Map 3225:

1. The subdivision and the provisions for its design and improvement are consistent with the general plan for the City of El Paso de Robles ("General Plan"), and the City of El Paso de Robles zoning ordinance ("Zoning Ordinance"), because the Tentative Tract Map provides for land uses compatible with the C3-PD, MU zoning district, and the provisions for design and improvements comply with the implementation policies and objectives of the Zoning Ordinance because the proposed density is within the allotted maximum density established by the overlay zoning district and the map would not create any lots without street frontage.

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3. The subject site is physically suitable for the type and density of development proposed in the Tentative Tract Map because the resulting density is within the allotted maximum density established by the overlay zoning district.
4. The subdivision design and improvements proposed in the Tentative Tract Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat because there are no significant drainage features, riparian habitat, or wetlands that were observed on the site, as documented in the Addendum to the 2024 MND.
5. The subdivision design and type of improvements proposed in the Tentative Tract Map are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes.
6. The subdivision design and type of improvements proposed in the Tentative Tract Map will not conflict with easements acquired by the public at large for access through or use of the subject site because the tract map acknowledges existing easements for road purposes.
7. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, the Zoning Ordinance since the map requires all utilities including sewer and water to be extended to serve all parcels.
8. The discharge of waste into an existing sewer system from development proposed in the Tentative Tract Map will not cause a violation of existing requirements prescribed by the local water quality control board because all buildings within the subdivision will be required to hook up to the existing public sewer system that exists in the streets adjacent to this project.

Section 3. Based on the substantial evidence set forth in the record, including but not limited to, the 2024 MND, the Addendum, and all related information presented to the City Council, the City Council finds that the Project necessitates only minor modifications to the 2024 MND. Therefore, pursuant to State CEQA section 15164, an Addendum to the 2024 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 2024 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 2024 MND due to the involvement of new significant environmental effects or a

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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 2024 MND documents were certified showing any of the following:
- (i) the Project would have one or more significant effects not discussed in the 2024 MND;
  - (ii) that significant effects previously examined would be substantially more severe than shown in the 2024 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. Having considered the Addendum, the administrative record, the 2024 MND and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the 2024 MND and the Addendum. The City Council finds that no new or additional mitigation measures are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the 2024 MND. 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. Given the foregoing, the City Council approves Vesting Tentative Tract Map 3255, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

Section 6. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the City Council is the custodian of the record of proceedings.

Section 7. This Resolution shall become effective upon its adoption. The Mayor of the City Council shall sign this Resolution and the City Clerk to the City Council shall attest and certify to the passage and adoption thereof.

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APPROVED this 21<sup>st</sup> day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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John R. Hamon, Jr., Mayor

ATTEST:

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Melissa Martin, City Clerk

Exhibit A - Site-Specific Conditions of Approval

Exhibit B - Standard Conditions of Approval

Exhibit C - Project Plans