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RESOLUTION 23-XXX (D)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING TENTATIVE PARCEL MAP NO. PR 22-0022, A 2-LOT SUBDIVISION

WHEREAS, the City of Paso Robles has received applications from SDG Paso Robles 413, LLC and Daou Vineyards, LLC to subdivide a single parcel located at 5175 Airport Road (APN 025-434-002) into two parcels, which will be built in two phases: Parcel 1 being Phase 1 and Parcel 2 being Phase 2; and

WHEREAS, Phase 1 would accommodate the SDG Paso Robles 413, LLC proposal to construct a 196,000 square-foot building for wine storage and distribution; and

WHEREAS, Phase 2 would accommodate the Daou Vineyards, LLC proposal to construct an approximately 157,220 square foot wine production facility; and

WHEREAS, Phase 1 and Phase 2 are collectively referred to as the “Project” for purposes of the California Environmental Quality Act (CEQA), and

WHEREAS, as part of the entitlements required for Phase 1, an application for Planned Development 22-04, Oak Tree Removal 22-06, and Tentative Parcel Map PR22-0022 has been filed by SDG Paso Robles 413, LLC to subdivide a single parcel into two parcels and construct a 196,000 square-foot building for wine storage and distribution at 5175 Airport Road (P22-0015); and

WHEREAS, the site has a General Plan land use designation of Business Park (BP) and is in the Industrial zoning district, Planned Development zoning overlay (M-PD); and

WHEREAS, wine storage and distribution are an allowed use in the M zoning district; and

WHEREAS, Tentative Parcel Map PR 22-0022 would subdivide the 19.75-acre lot into two roughly equal parcels, each approximately 9.87-acres in size; and

WHEREAS, the purpose and intent of the planned development (PD) district zoning overlay is to provide for innovation and flexibility in the design of residential, commercial and industrial developments. Approval of a development plan is required for all development in the planned development (overlay) district; and

WHEREAS, the site is in Safety Zone 5 of the Airport Land Use Plan, the Traffic Pattern Zone, where warehouse and distribution facilities are compatible land uses; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2022120593) were prepared for the project and was circulated between December 23, 2022 and January 24, 2023.

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, public testimony received, and subject to the conditions listed below, the City Council make the following findings:

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1. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities because both lots are substantial in size and provide opportunities for the building to be designed in a manner that achieves passive heating or cooling. All buildings will be required to meet the energy efficiency requirements of the California Building Codes for light industrial and warehouse type buildings.
2. 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:
 - a. The Tentative Parcel Map provides for land uses compatible with the Business Park General Plan land use classification, and the provisions for design and improvements promote the goals and objectives of the General Plan because it provides for two large parcels that can accommodate campus-like industrial development in an area for attractive businesses and industries; and
 - b. The Tentative Parcel Map provides for land uses compatible with the M zoning district, and the provisions for design and improvements comply with the implementation policies and objectives of the Zoning Ordinance because the proposed parcels meet the minimum lot size requirement and would not create any lots without street frontage.
3. The subject site is physically suitable for the type and density of development proposed in the Tentative Parcel Map because the resulting parcels would meet the minimum lot size requirement of the zoning district.
4. The subdivision design and improvements proposed in the Tentative Parcel 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.
5. The subdivision design and type of improvements proposed in the Tentative Parcel 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 Parcel Map will not conflict with easements acquired by the public at large for access through or use of the subject site because the parcel 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 both parcels.
8. The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel 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. In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the

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“CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2022120593) (“MND”) that analyzed the proposed Project’s environmental impacts. The MND was made available to the public review from December 23, 2022 through January 24, 2023. On January 24, 2023, the Planning Commission recommended to City Council approval of the Project and adoption of the MND. On February 21, 2023, City Council conducted a duly noticed public hearing and considered the entire record of proceedings, including staff reports and their attachments, the MND, MMRP, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. Resolution No. 2023-__ recommends adoption of the MND and MMRP, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. 2023-__, including the MND, as if fully set forth herein.

Section 4. The City Council approves Tentative Parcel Map PR 22-0022, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Tentative Parcel Map PR 22-0022

APPROVED this 21st day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Melissa Boyer, City Clerk

Exhibits: A-C (attached)