

# Attachment 3

## DRAFT RESOLUTION PC 25-XXX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES GRANTING A TWO-YEAR TIME EXTENSION FOR PLANNED DEVELOPMENT 22-21 AND CONDITIONAL USE PERMIT 22-21

NORTHERN END OF RAMADA DRIVE/EAST OF US HWY 101, APN: 009-631-018

APPLICANT – REC SOLAR

WHEREAS, REC Solar has applied for TEX 25-03, a request for approval of a two-year extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21 (P22-0128 / TEX 25-03); and

WHEREAS, the project consists of a ground mount solar system proposed on an approximately 4.84-acre site located east of Firestone's main building operations, near the water treatment ponds; and

WHEREAS, the General Plan land use designation is Business Park (BP) and the zoning is Planned Industrial (PM), which conditionally allows electrical generation facilities such as solar systems; and

WHEREAS, on June 13, 2023, the entitlements for Planned Development 22-21 and Conditional Use Permit 22-21 were approved by the Planning Commission via Resolution 23-033. The entitlements were due to expire on June 13, 2025; and

WHEREAS, the applicant, REC Solar, has requested a two-year extension of these entitlements, requesting the Planning Commission extend the entitlements to June 13, 2027. The time extension request is being made due to delays with PG&E that impacted the project moving forward; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (SCH No. 2023040553) was adopted on June 13, 2023, via Resolution 23-032. All mitigation measures set forth in the MND and MMRP shall remain in effect. For the current time extension, Staff recommends the Planning Commission find this action is not a project under the California Environmental Quality Act (CEQA) to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), §§ 15060, subd. (c)(2)-(3), 15378.; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 8, 2025 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension.

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

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

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Section 2: Findings. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

## Time Extension Findings

1. There have been no changes in circumstances that would preclude the review authority from making the findings upon which the original approval was based:

There are no changes to the project being requested as part of the time extension. Therefore, the time extension would not change the findings made upon the original approval of the project. There have been no changes to the General Plan or Zoning Code that would affect the circumstances of the project approval.

2. There have been no changes to the provisions of the General Plan, Zoning Code, or other laws or policies applicable to the project since the original approval:

There have been no changes in the General Plan since the approval of the project that would impact the prior approval of this project or the conditions that were imposed with it. The time extension has been analyzed using the updated Paso Robles Zoning Code, updated in October 2024 and remains consistent with all applicable development standards and zoning regulations in effect at the time this project was originally approved.

3. There have been no changes in the character of the site or its surroundings that affect how the standards of the General Plan or Zoning Code apply to the project:

There has been no substantial change in the character of the site or surroundings that would affect the standards of the General Plan or Zoning Code to the project. The parcel has maintained the same use and zoning since the project was approved in 2023.

4. Appropriate evidence has been provided by the applicant to document that the extension is required due to a hardship that was not the result of personal action(s) undertaken by the applicant:

The applicant, REC Solar, submitted a request for a time extension due to delays with other outside agencies such as PG&E that impacted the original project timeline.

Section 3: Environmental Determination. In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., “CEQA”), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the “CEQA Guidelines,”) the City prepared an Initial Study/Mitigated Negative Declaration (“MND”) that analyzed the proposed

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Project's environmental impacts. The MND was made available to the public for review from April 24, 2023 to May 23, 2023. On June 13, 2023, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the MND, MMRP, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. Planning Commission Resolution No. 23-032 was approved including adoption of the MND and MMRP. This Resolution incorporates by reference the environmental findings and analysis set forth in Planning Commission Resolution No. 23-032.

Section 4: Approval. Based on the entire record before the Planning Commission, all written and oral evidence presented, and the findings set forth in this Resolution, the Planning Commission does hereby grant a two-year extension to Planned Development 22-21 and Conditional Use Permit 22-21, subject to the following conditions:

1. All conditions adopted within Planning Commission Resolutions 23-032 and Resolution 23-033 shall remain in full force and effect (on file in the Community Development Department) and are hereby incorporated by this reference.
2. Planned Development 22-21 and Conditional Use Permit 22-21 shall expire on July 13, 2027, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of July 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY