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DRAFT RESOLUTION NO. PC 25-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT AMENDMENT PD 25-03, AMENDING PD 01-025, AND
FINDING THAT NO ADDITIONAL ENVIRONMENTAL ANALYSIS IS NECESSARY UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE
CEQA GUIDELINES SECTION 15162

4380 HIGHWAY 46 EAST / APNs 025-436-047, -048, & -049

APPLICANT – ENTRADA DE PASO ROBLES

WHEREAS, the project site is located at 4380 Highway 46 East; and

WHEREAS, the project site is approximately 386 acres in size, of which 131.9 acres has an existing master development plan in place; and

WHEREAS, the existing entitlement (PD 01-025) consists of the Sensario lights exhibit areas on the western portion of the site and a future hotel, resort, convention center for the east and northern portions of the site; and

WHEREAS, Entrada de Paso Robles (“applicant”) has applied for PD 25-03 to amend PD 01-025, to establish two ancillary support uses within the overall project site that were not initially shown on the master development plan. These include a storage laydown yard southwest of the main parking lot and a solar array system west of the main entrance roundabout (collectively, the “project”); and

WHEREAS, a storage laydown yard is a permanent storage yard on site where materials and equipment will be stored to support the on-going construction and maintenance of the Sensario/Entrada facility; and

WHEREAS, the project is consistent with the General Plan land use designation and Zoning of Parks and Open Space (POS) and Agriculture (AG), the Paso Robles Airport Land Use Plan, Economic Strategy, and the Gateway Design Standards. The ancillary support uses fit into the overall project as back of house operations under the original entitlement; and

WHEREAS, the project was reviewed by the Development Review Committee on June 16, 2025, which referred the project for Planning Commission consideration; and

WHEREAS, an Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015; and

WHEREAS, after evaluating the proposed amendment, it has been determined that the proposed Development Plan Amendment does not require additional review under CEQA pursuant to and CEQA Guidelines section 15162 (no subsequent or supplemental MND is required, as further detailed below; and

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WHEREAS, a public hearing was conducted by the Planning Commission on August 26, 2025 to consider facts as presented in the staff report prepared for this Development Plan amendment request, and to accept public testimony.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, as follows:

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

Section 2: Findings. Based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings consistent with Section 21.16.010(C) of the El Paso de Robles Municipal Code:

Development Plan Findings:

1. The design and intensity (density) of the proposed project is consistent with the following:
 - a. The goals and policies established by the General Plan because the overall project would provide a variety of commercial and hospitality uses and other amenities which aids in tourism; and
 - b. The policies and development standards established by any applicable Specific Plan, Special Planned Development, or Master Development Plan because the project is not subject to a specific plan, special development plan or master development plan; and
 - c. The Zoning Code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards because the POS and AG zoning district permits the various uses for the Entrada development, and the site will be enhanced by a mixture of quality materials and landscaping with the addition of the two ancillary uses; and
 - d. All other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by Resolution by the Planning Commission, since the project complies with all applicable development standards, including setbacks, screening, and landscaping.
2. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity. In particular, the project is fully consistent with the zoning designation for the site. Further, the project complies with all requirements of the Zoning Code, and it would not be contrary to the public health, safety and welfare.
3. The proposed project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic

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corridors and contributes to the orderly development of the City as a whole since it proposes to utilize existing berms and trees for screening of ancillary uses, and will provide attractive views as would be seen from surrounding properties and streets.

4. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts, since it is proposed to be setback from the highway and relies on the existing rural landscape to conceal the proposed improvements.
5. The proposed Development Plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures because it proposes to utilize existing berms and trees to screen the ancillary uses.

Section 3: Environmental Determination. An Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared and adopted as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. Because the proposed project's modifications remain within the scope of the original project's permanent disturbance footprint evaluated in the Initial Study/MND and the proposed activities are consistent with the project's original description, the Planning Commission finds that this project is within the scope of the MND, which adequately describes the activity for the purposes of CEQA such that no additional environmental assessment is required. More specifically, the Planning Commission finds that no subsequent MND is required under State CEQA Guidelines section 15162 because, on the basis of substantial evidence in the light of the whole record:

- There are no substantial changes proposed in the project requiring major revisions of the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects,
- There have been no substantial changes that have occurred with respect to the circumstances under which the project will be undertaken which will require major revisions of the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and
- There is no new information of substantial importance that has become available that would trigger the need for a subsequent MND under State CEQA Guidelines section 15162.

This Resolution further incorporates by reference the environmental findings and analysis set forth in Resolution No. 14-015.

Section 4: Approval. Development Plan amendment (PD 25-03 / amending PD 01-025) is approved subject to the following Exhibits attached hereto and incorporated herein by reference:

EXHIBIT	DESCRIPTION
A	Site Specific Conditions of Approval
B.1-B.4	Storage Laydown Yard Plans
C	Storage Laydown Yard Gate Detail

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D.1-D.5 Solar Array Plans

PASSED AND ADOPTED THIS 26th day of August 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION