

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*
SUBJECT: RESOLUTION OF APPLICATION, VINA ROBLES ANNEXATION
DATE: JANUARY 18, 2000

Needs: For the City Council to consider approving a Resolution of Annexation and authorizing the City to act as Lead Agency for the Vina Robles Annexation.

- Facts:
1. Attached is a letter from Pults & Associates, on behalf of Vina Robles, Inc., requesting the City to act as Lead Agency for the annexation of property located on the south side of Highway 46 East.
 2. The subject property is located east of the intersection of Mill Road and Highway 46 East, within the LAFCO adopted Sphere of Influence for the City of Paso Robles.
 3. Attached to the letter is a conceptual site plan. The proposed land uses would be consistent with the City's Parks and Open Space (POS) Land Use and Zoning Designations.
 4. Attached is a proposed "Resolution of Annexation" for Council consideration.

Analysis
and
Conclusion:

Support for the annexation application would be consistent with the City's Economic Development Strategy. As with prior applications (e.g. Munde, Kiessig, Black Ranch) where the City has been the Lead Agency, the applicant would prepare all support materials and pay LAFCO application fees and the City's processing costs.

In conjunction with the application, it would be necessary to amend the City's General Plan and Zoning from Agriculture (AG) to Parks and Open Space (POS), and to process the required environmental documentation. Based on the process that the City undertook for the Black Ranch Annexation, it is anticipated that a Mitigated Negative Declaration would be proposed for Council consideration.

In order to provide a more logical boundary for the Annexation (in relation to the City's adopted Sphere of Influence), the City Council may wish to include additional properties as a part of the same Annexation proposal. The additional properties would be designated AG (Agriculture) because there are no alternative land uses identified at this point in time.

The crosshatched area illustrated on the attached exhibit map shows the proposed annexation area. Please note that the Airport Area Annexation application that is pending before the Local Agency Formation Commission (LAFCO) would, if approved, eliminate any "island" of County unincorporated area.

Policy
Reference: General Plan, Zoning, Economic Development Strategy

Fiscal
Impact: None

- Options:
- a. Approve the attached Resolution of Application for the Vina Robles Annexation and authorize the City to act as Lead Agency.
 - b. Amend, modify or reject Option a.

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December 29, 1999

RECEIVED
DEC 29 1999

Mayor Duane Picanco
Council Member Tom Baron
Council Member Walt Macklin
Council Member Frank Mecham
Council Member Lee Swanson
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

Re: Vina Robles Inc.
Mill Road Vineyard
A.P.N. 026-191-023

I am writing as a follow up to a meeting that Mr. Robert Schiebelhut and I had with the City of El Paso de Robles regarding the Vina Robles Winery and Hospitality Center proposed to be located on Mill Road. Representing the City at the meeting were James App, City Manager; Robert Lata, Community Development Director; and Meg Williamson, Principal Planner.

The site is located approximately 4 miles west of Highway 101, and is bordered by Highway 46, Mill Road, and the Hunter Ranch Golf Course. The property is located within the Paso Robles Sphere of Influence. As a result of our meeting with staff, we feel the time is right to pursue annexation of the referenced parcel to the City of El Paso de Robles. The owners want this project to be a showpiece for the community, located near the city's eastern gateway.

I have attached copies of our site masterplan for your reference. The project components include a small vineyard, a winery and tasting room with event and banquet spaces, and a destination hotel. Secondary project components will include a small lake, amphitheater, formal landscape gardens, as well as a significant open space area. We feel that development within the City gives us design flexibility that is presently not available to us within the County. We also feel that there are advantages to the City if the development occurs within the City. We feel that this project is consistent with City economic development goals, and would be a great addition to the community.

After discussion with your staff, we are in agreement that the best course of action would be for the City to act as the lead agency in the annexation process.

Architecture, Planning & Graphics

3450 Broad Street, Suite 106
San Luis Obispo, California 93401
805/541-5600

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Therefore, we formally request your authorization to proceed on that basis with your staff. Mr. Schiebelhut and I will make ourselves available to discuss this request and our project in further detail at your convenience.

We sincerely look forward to working with the City of El Paso de Robles toward the realization of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Mark Woodle', written over a horizontal line.

Tim Mark Woodle AIA
Principal

- cc: Mr. James L. App, City Manager
✓ Mr. Robert Lata, Community Development Director
Ms. Meg Williamson, Principal Planner
Mr Robert Schiebelhut, Sinsheimer, Schiebelhut and Baggett
Mr. Hans R. Michel, Vina Robles
Mr. Phil Christensen, Vina Robles

Enclo.

VINA ROBLES HOSPITALITY CENTER & WINERY



V.I.P. BUNGALOW WITHIN OAK WOODLAND. V.I.P. SUITES INCLUDE TWO BUNGALOWS, COURT GARDEN, & SPA. TWO SUITES PER BUNGALOW. SEVEN BUNGALOWS TOTAL.

FORMAL HANGING PATH WITH TRELLIS PLANTING & SEATING AREAS

FORMAL HANGING PATH WITH TRELLIS PLANTING & SEATING AREAS

SECONDARY WINERY OPERATIONS ROAD

BANQUET ROOM

TASTING ROOM

TASTING & WINERY COURTYARD

FORMAL GARDENS

WINERY OPERATIONS AREA

WINERY EVENT ROOM

WINERY

FORMAL ACCESS TO LAKE & AMPHITHEATRE

AMPHITHEATRE SEATING

AMPHITHEATRE STAGE

LANDSCAPE SCREEN

LANDSCAPE SCREEN

MONUMENT SIGNAGE

MILL ROAD IMPROVEMENT AREA

PRIMARY WINERY OPERATIONS ACCESS ROAD

ENTRY SIGNAGE

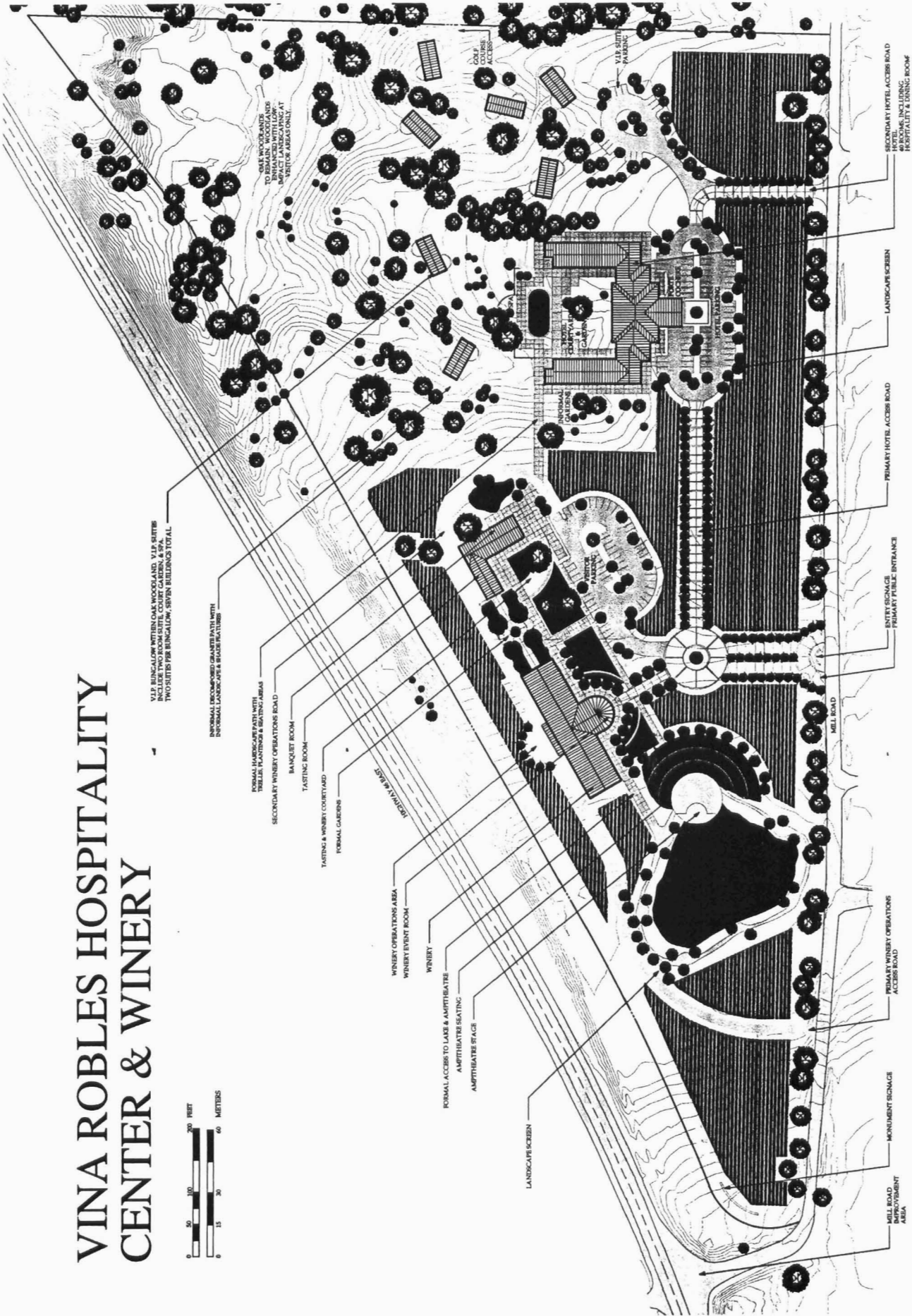
PRIMARY PUBLIC ENTRANCE

PRIMARY HOTEL ACCESS ROAD

LANDSCAPE SCREEN

SECONDARY HOTEL ACCESS ROAD

HOTEL SUITES INCLUDING HOSPITALITY & LINING ROOM



RESOLUTION NO. 00-

A RESOLUTION OF APPLICATION BY THE
CITY COUNCIL OF THE CITY OF PASO ROBLES
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO
INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY
(VINA ROBLES ANNEXATION)

WHEREAS, the City of Paso Robles desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 1985, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the City of Paso Robles and detach territory from the County of San Luis Obispo; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public discussion based on this notification; and

WHEREAS, the principal reasons for the proposed reorganization are as follows: to incorporate property located at the City's eastern gateway and within the LAFCO adopted Sphere of Influence of the City of Paso Robles. Annexation will allow the City to provide infrastructure, facilities and services that will permit development of the subject property in a manner consistent with the City's Economic Development Strategy and as provided for under the City's Parks and Open Space (POS) Land Use designation and Zoning; and

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency:</u>	<u>Nature of Change:</u>
City of Paso Robles	Annexation
County of San Luis Obispo	Detachment

WHEREAS, the territory proposed to be reorganized is not inhabited and a map of the boundaries is attached as Exhibit A and by this reference incorporated herein; and

WHEREAS, the proposed land use of the subject properties will be Parks and Open Space (POS) for the Vina Robles property, and Agriculture (AG) for adjacent intervening properties that are within the adopted Sphere of Influence; and

WHEREAS, this City Council certifies that a Mitigated Negative Declaration of environmental impact is being processed for the Parks and Open Space (POS) and Agriculture (AG) pre-zoning of the subject property and at such time as a Planned Development is filed with precise development details all provisions of the California Environmental Quality Act (CEQA) will be complied with prior to the granting of any additional entitlement; and

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that this Resolution of Application is hereby adopted and approved and the Local Agency Formation Commission of San Luis Obispo County is hereby requested to take the proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox Local Government Act of 1985.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18th day of January 2000 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

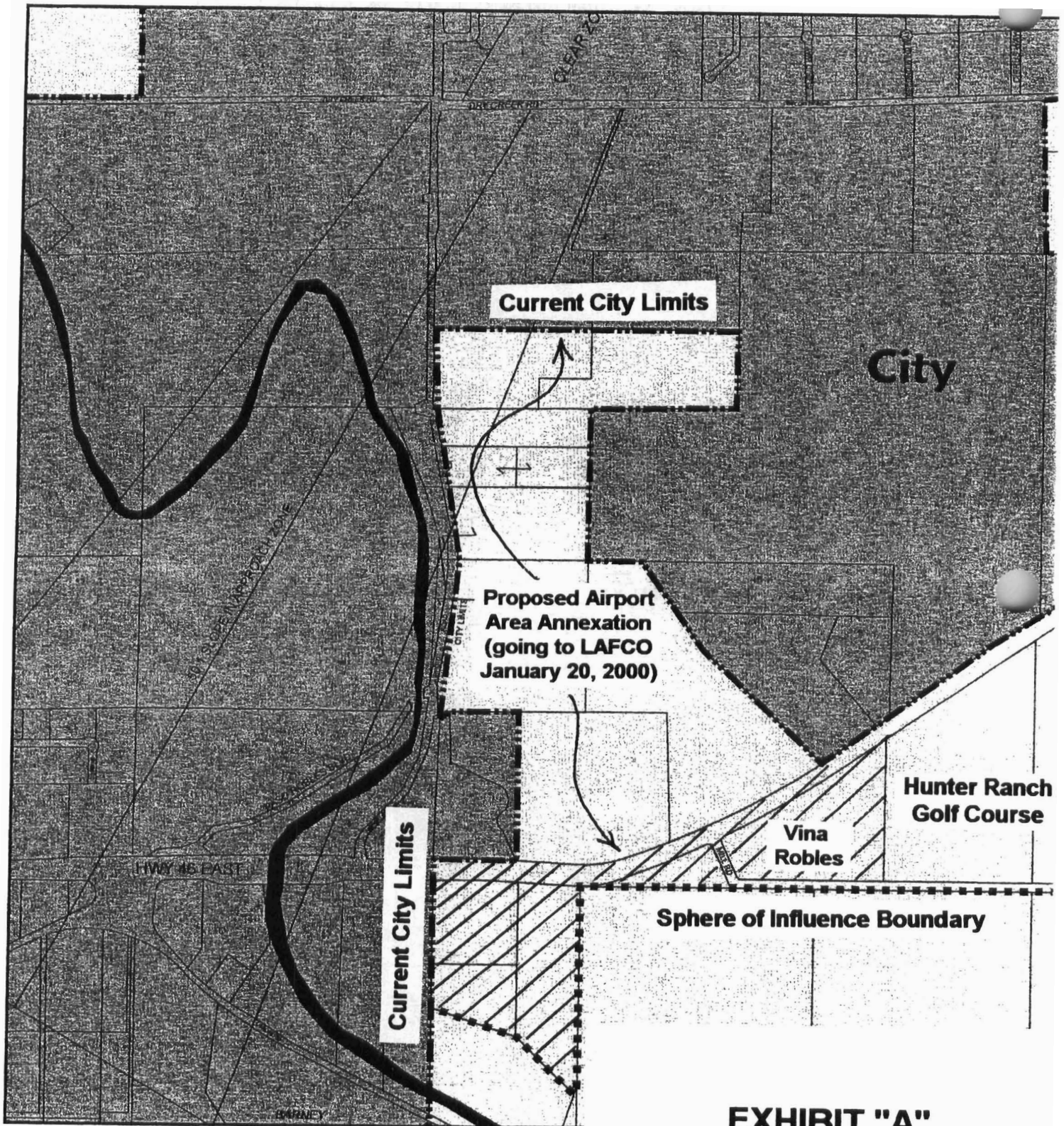


EXHIBIT "A"

**VINA ROBLES
ANNEXATION PROPOSAL**

**Proposed
Annexation Area**

