

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

805/541-5607

13-3

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,

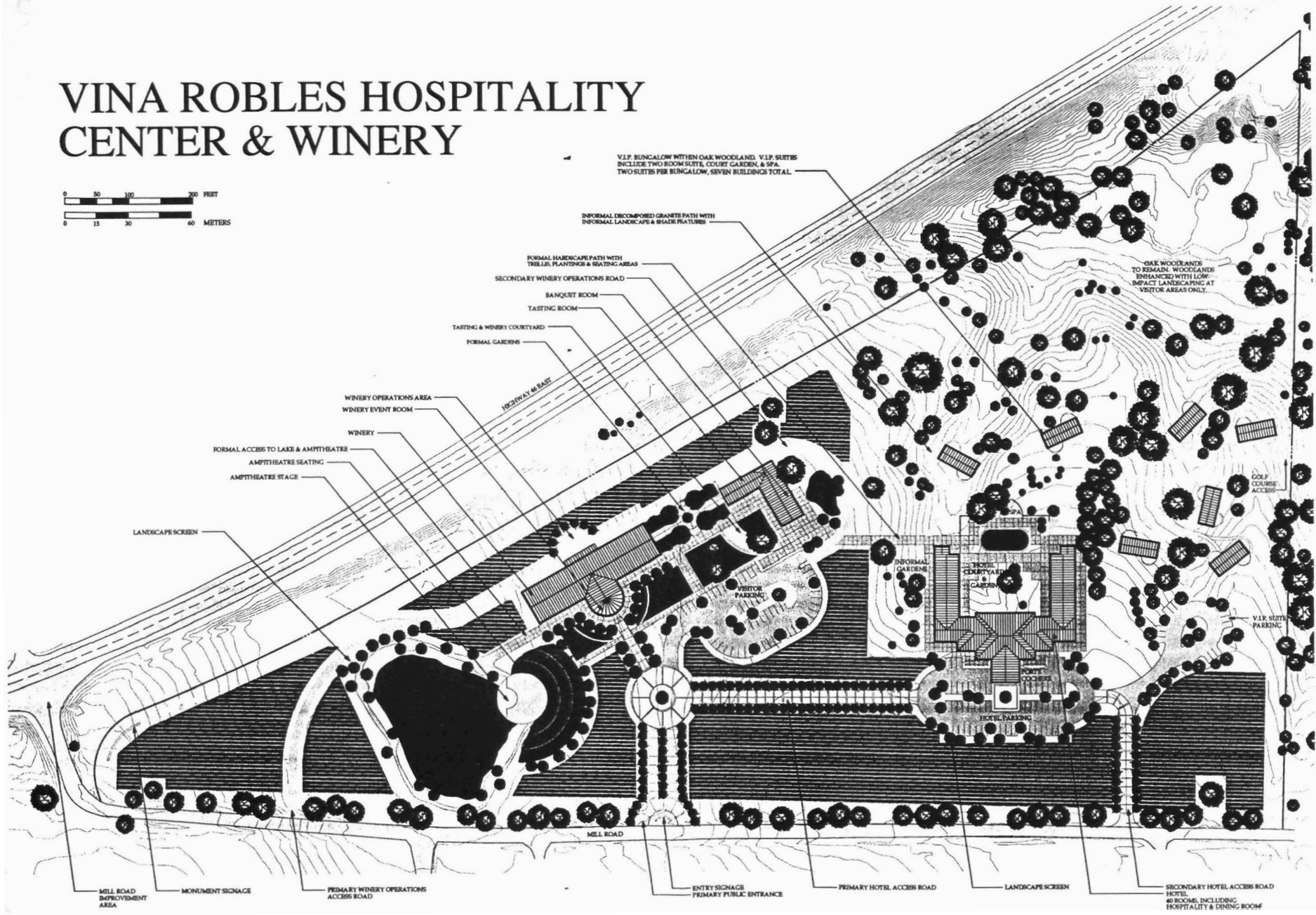
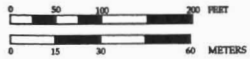
A handwritten signature in black ink, appearing to read 'Tim Mark Woodle', is written over a horizontal line. The signature is stylized with several vertical strokes.

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



13-5

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

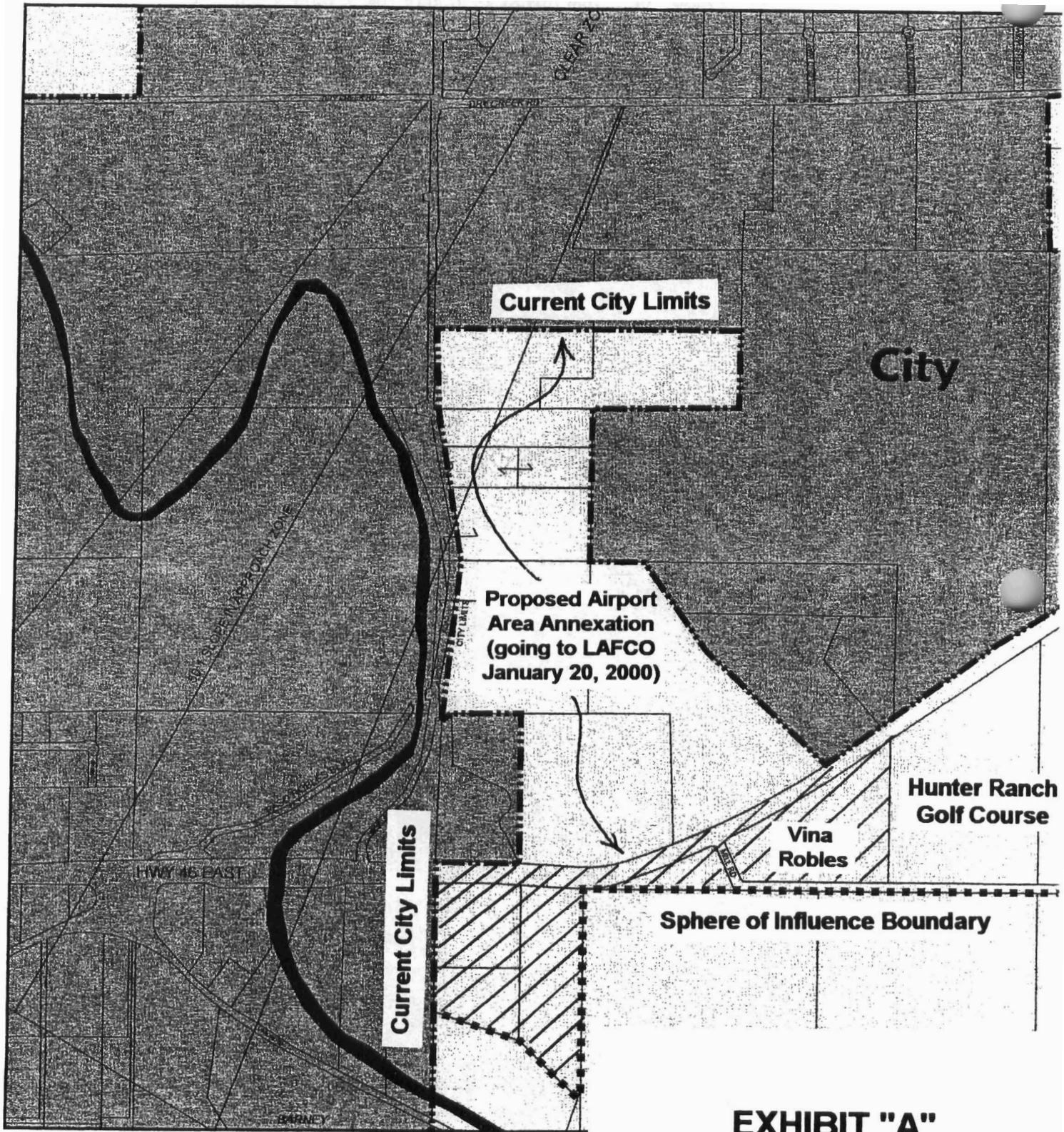
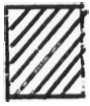



EXHIBIT "A"

**VINA ROBLES
ANNEXATION PROPOSAL**

**Proposed
Annexation Area**



TO: JAMES L. APP, CITY MANAGER
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR 
SUBJECT: REQUEST TO PROCEED WITH DEVELOPMENT PROPOSAL
IN ADVANCE OF THE AIRPORT SPECIFIC PLAN
DATE: JANUARY 18, 2000

Needs: For the City Council to consider a request by Hogue Grips for authorization to file the necessary land use/zoning amendment and development applications to accommodate relocation of their business on land that lies within the Airport Specific Plan Area.

- Facts:
1. The City's General Plan established the Airport Specific Plan Area. Within that area, City Council approval is required for development to proceed in advance of preparation of the Airport Specific Plan.
 2. Attached is a letter from McCarthy and Associates on behalf of Hogue Grips seeking authorization to proceed with the filing of the necessary applications to accommodate future industrial development on portions of this approximate 80 acre site.
 3. The proposed project is located on the west side of Airport Road, south of the State Boys School, north of Highway 46E (See attached Exhibit A).
 4. The General Plan land use designation for the site is Agricultural and the Zoning District is Residential Agricultural (RA). Industrial development is not a permitted use under the current land use designation.
 5. The majority of the subject site is currently being planted in vineyards, and the applicant has future plans to utilize the western portion of the site for construction of an industrial facility to accommodate the relocation of their existing business. A General Plan Amendment, Rezone, and Planned Development applications would be required to achieve their goal.

Analysis
and
Conclusion:

There is no established date for completion of the Airport Specific Plan. Development of parcels within this area would not be in conflict with discussions regarding appropriate land uses within the Airport Specific Plan Area. Therefore, it would seem reasonable to allow Hogue Grips to proceed with the filing of the necessary applications to seek approval of future industrial development.

City Council authorization to proceed with filings would not commit the City to approve or conditionally approve any development applications.

Policy
Reference:

General Plan.

Fiscal
Impact:

None.

Options:

1. Adopt the attached resolution authorizing Hogue Grips to file the necessary applications to pursue partial industrial development of the site.
2. Determine not to authorize the Hunter Living Trust to proceed in advance of the preparation of the Airport Specific Plan.
3. Amend, modify or reject the above options.

Attachments:

1. Resolution
2. Location Map
3. Applicant's Letter

RESOLUTION NO. 00-

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING PERMISSION TO FILE DEVELOPMENT APPLICATIONS
IN ADVANCE OF PREPARING AIRPORT SPECIFIC PLAN
(HOGUE GRIPS)

WHEREAS, the City's General Plan calls for preparation of a specific plan for prior to development of certain properties (Airport Specific Plan Area); and

WHEREAS, the purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport; and

WHEREAS, it is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made; and

WHEREAS, McCarthy and Associates, representing Hogue Grips, has filed a request for the property owners to be permitted to file for a General Plan Amendment, Rezone, Planned Development and related actions leading toward the further development and use of their property on the west side of Airport Road, south of the western extension of Dry Creek Road; and

WHEREAS, the request to proceed with filing of development related applications was considered by the City Council on January 18, 2000; and

WHEREAS, subject to appropriate conditions of approval, development of both agricultural and commercial/industrial land uses could be found to be consistent with the Zoning and General Plan designations for the subject property and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of El Paso De Robles that Hogue Grips is hereby authorized to file development applications relative to the subject property in advance of preparation of the Airport Area Specific Plan.

PASSED AND ADOPTED THIS 18th day of January, 2000 by the following roll call vote:

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:

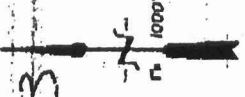
AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

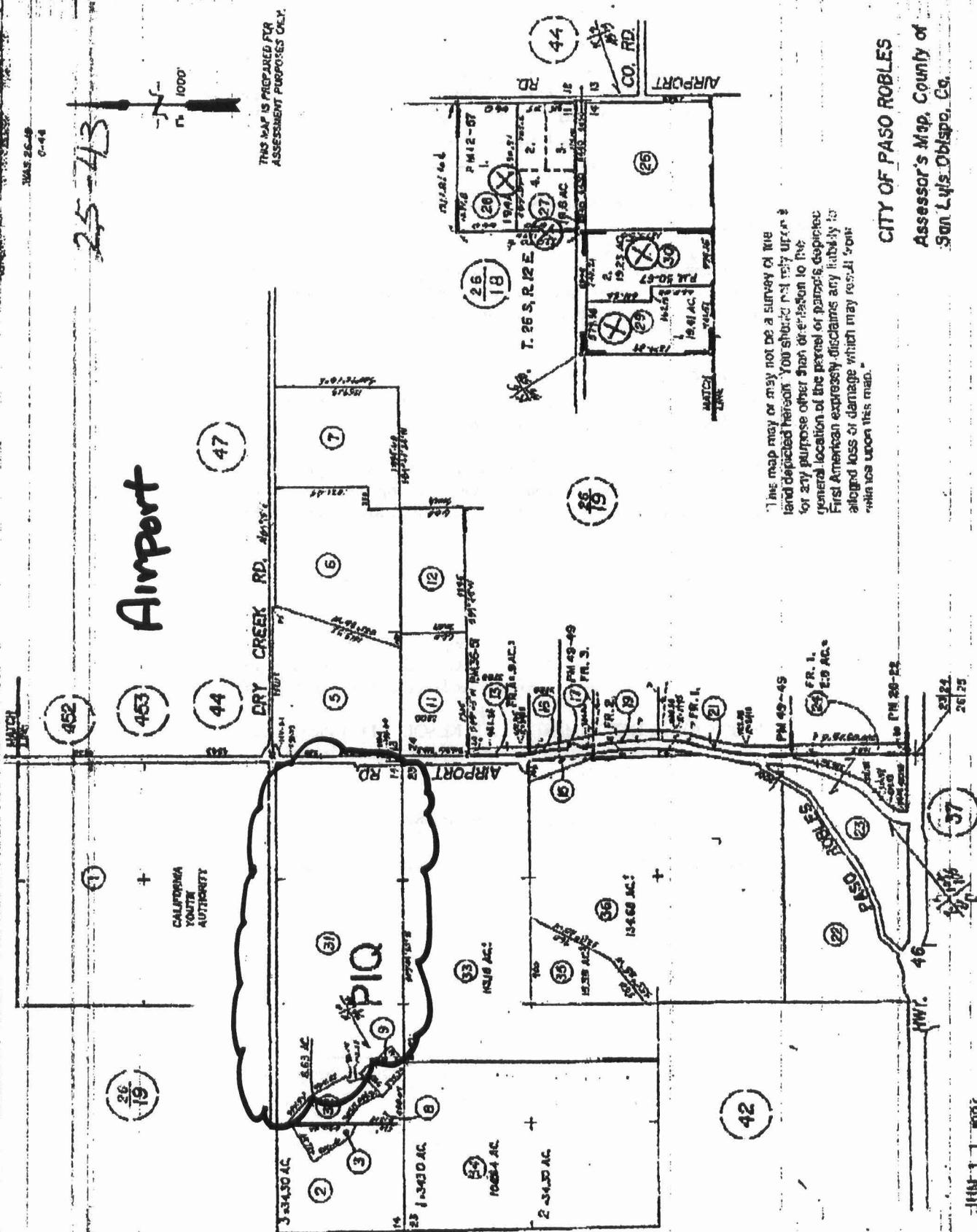
MAS 26-49
C-44



25-43

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

Airport



This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

CITY OF PASO ROBLES
Assessor's Map, County of
San Luis Obispo, Ca.

JUN 17 1996

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MCCARTHY & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

RECEIVED

JAN 4 2000

1/4/00

Ms. Meg Williamson, Principle Planner
City of Paso Robles
1000 Spring Street
Paso Robles, Ca 93446

Re: Request to Proceed with PD ahead of the Airport Specific Plan-Hogue

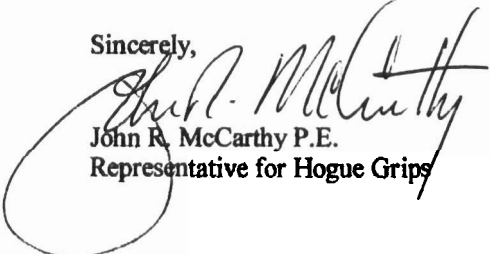
Dear Ms. Williamson:

On behalf of our client, Hogue Grips, we are requesting to proceed with a Planned Development application and processing for the property located south of the Boy's School and west of Airport Road as shown on the attached map.

The reason for the request is to initiate the process for development of the parcel for relocation and expansion of Hogue Grips in the future.

We would appreciate the City's action on this request at your earliest possible time. Please let us know if you need any additional information.

Sincerely,



John R. McCarthy P.E.
Representative for Hogue Grips

Hogue/1-4ltr

737 ORCHARD DRIVE, PASO ROBLES, CALIFORNIA, 93446
(805)238-9585 (805)237-8556 FAX
e-mail mac@tcsn.net

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