

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: AUTHORIZATION TO INITIATE ANNEXATION APPLICATION

DATE: MAY 6, 2003

Needs: For the City Council to consider authorizing staff to initiate and process an annexation application for certain property located on the south side of Highway 46 East, and east of Mill Road.

Facts:

1. Attached is a request letter from Kenneth H. Hunter III of Hunter Ranch Golf Course, along with a location map.
2. The subject property is approximately 202 acres in area, and located within the City's Sphere of Influence as adopted by the Local Agency Formation Commission (LAFCO).
3. The proposal is to maintain the existing Parks & Open Space designation upon annexation to the City of Paso Robles.
4. No specific development projects are being proposed on the subject property at this time. Annexation to the City would, however, provide the property owner with the option of applying for entitlements for land uses that are provided for within the Parks & Open Space General Plan and Zoning designations.

Analysis  
and

Conclusion: The City has historically approached annexations in the following ways; either initiated by the City or a private party. The City most recently agreed to take the Lead Agency role with regards to the annexations being proposed by both Harvey Mundee and the Hansen Farming Trust (Paso Robles Hot Springs).

Based on the applicant's signature on an agreement to take the responsibility for the processing costs, there would be no fiscal impact on the City taking the lead role in processing the annexation application.

With regard to recent annexation applications, the applicants' agents prepared the paperwork required by LAFCO, and the City provided support in terms of staff reports to the Commission and Council. The City was reimbursed for its direct costs on a time and materials basis.

It is recommended that if the City Council agrees that the City would be the Lead Agency for the Hunter Ranch Golf Course Annexation, that the City proceed in a similar manner as the prior recent annexation agreements, with the applicant's representatives preparing the required paperwork.

Annexation of this property to the City of Paso Robles would be governed by the Local Agency Formation Commission (LAFCO). The environmental assessment that is being prepared for the Pre-Zone is intended to be submitted to LAFCO.

Policy

Reference: General Plan; LAFCO regulations governing the annexation process.

Fiscal

Impact: If handled in a manner consistent with other recent annexations, the City would not have a fiscal impact. The Applicant will need to deposit funds to cover the City's costs in processing the subject applications.

Options:

- a. Direct staff to proceed with the steps necessary to file an application with LAFCO for the annexation of the subject property, based on the Applicant's request dated April 16, 2003.
- b. Amend, modify or reject option "a".

# HUNTER RANCH GOLF COURSE

4041 HIGHWAY 46 EAST  
PASO ROBLES, CALIFORNIA 93446

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Paso Robles City Council  
Attention: Mayor Frank Mecham  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA. 93446

**Re: Request for City to Act as Lead Agency for Annexation  
of Hunter Ranch Golf Course**

Dear Mayor Mecham:

My name is Ken Hunter III, the President of the managing partner of the Hunter Ranch Golf Course, a California Limited Partnership.

After much thought, it is our desire to annex the golf course into the City of Paso Robles. Joining the City will allow enhanced land uses (within the existing Park and Open Space land use designation) at the course to complement our existing championship golf facilities. Current city limits are at our westerly property line.

This request is consistent with the City's Economic Strategy Section IV. A. which supports "the annexation of all Highway 46 corridors to include existing golf courses and wineries that are in the City's sphere of influence". Hunter Ranch meets this criteria, and we believe that annexation will be beneficial to both the City and ourselves.

We request that the City act as lead agency for this process.

Thank you for your consideration and assistance.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Kenneth H. Hunter III". The signature is fluid and cursive, with a stylized "H" and "I".

Kenneth H. Hunter III

cc: Steve Sylvester  
Bob Lata ✓