

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PRE-ZONE 03-006 FOR 4041 HIGHWAY 46 EAST, HUNTER RANCH GOLF COURSE
(NORTH COAST ENGINEERING FOR MR. KENNETH H. HUNTER III)

DATE: DECEMBER 2, 2003

Needs: For the City Council to consider adoption of an Ordinance Pre-zoning the site at 4041 Highway 46 East as POS (Parks and Open Space) in conformance with its General Plan land use designation.

Facts:

1. The approximately 220.4-acre site is located at 4041 Highway 46 East. It is south of Highway 46 East and north of Mill Road, immediately east of the City's corporate boundary within the City's adopted Sphere of Influence (see attached map).
2. This Pre-Zone Application was filed by North Coast Engineering on behalf of the property-owner, Hunter Ranch Golf Course, a Limited Partnership (The owner's representative is Mr. Kenneth H. Hunter III, President of the Managing Partner).
3. Pre-zoning of the site as Parks and Open Space (POS) is being sought in connection with a proposal to annex it into the City.
4. The Pre-Zoning is in conformance with the site's designation as Parks and Open Space in the City's General Plan, and is being requested in connection with a proposal to annex the site into the City.
5. The annexation proposal is being processed by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo as LAFCO File 9-R-03, Annexation No. 85.
6. The applicant's reasons for requesting the annexation are: "to obtain City services, police and fire protection services, water and sewer when available, and to expand allowable uses."
7. The General Plan land use designation for the site is POS (Parks & Open Space). Although the Hunter Ranch Golf Course site is located within the City's adopted Sphere of Influence (SOI), it has not been Pre-Zoned as of yet.
8. The site's location in the SOI established by LAFCO for the City is an important step towards its subsequent annexation. The City's SOI identifies the primary geographic area within which urban development is to be encouraged. LAFCO has sole responsibility for establishing the City's SOI.
9. An Initial Study was circulated for review and comment pursuant to the Statutes and Guidelines of California Environmental Quality Act. Based on the information and analysis contained therein, a determination has been made that the Pre-Zone qualifies for issuance of a Negative Declaration.
10. At its November 12, 2003 meeting, the Planning Commission recommended adoption of a Negative Declaration and approval of Pre-Zone 03-006 by a 5-1-1 vote (Commissioner Flynn voting against and Commissioner Munis-Kemper absent).

Analysis

And

Conclusions: Pre-Zoning the site as POS (Parks and Open Space) implements the City's Economic Strategy. A major goal of this Strategy is to develop Paso Robles into an "End-Destination" tourist attraction. This is to be accomplished by:

- Encouraging and supporting the development of "resort quality" golf courses in Paso Robles, and
- Continuing to pursue the annexation of all Highway 46 corridors to include existing golf courses and wineries that are in the City's Sphere of Influence.

The City's POS Zoning District allows public and private properties to be used for parks, open space, and recreational land uses. A Golf course is a permitted land use, as are restaurants as an accessory use. The Hunter Ranch Golf Course site currently contains a golf course, a pro shop, clubhouse, maintenance building, and associated parking lots.

No land use changes or development projects are being proposed as a part of the annexation. The City's POS Zoning District also allows hotel/resort development subject to approval of a Conditional Use Permit. Any future development, redevelopment, or expansion proposal for the site would require separate City review and approval via its development review process.

Pre-Zoning the site as POS is a necessary pre-requisite to annexation and would ensure that the site's zoning is consistent with its General Plan land use designation of POS.

Policy

References: Paso Robles General Plan, Paso Robles Zoning Ordinance, the State California Environmental Quality Act, the State Planning and Zoning Law, Paso Robles Economic Strategy, and the Cortese-Knox Local Government Reorganization Act (California Government Code Section 56000 et seq.)

Fiscal

Impact: No direct fiscal impact attributable to the Pre-Zone. However, should the site be annexed into the City, property and sales tax revenues from the Golf Course will be received.

Options: For the City Council to:

(A). Option A.

1. Adopt a Negative Declaration for Pre-Zone 03-006; and
2. Introduce for First Reading Ordinance No. XXX N.S. amending Title 21 (Zoning) of the Municipal Code, applying POS (Parks and Recreation) zoning to the site at 4041 Highway 46 East (Assessor Parcel No. 015-031-050 and set December 16, 2003, as the date for adoption of said Ordinance.

(B). Option B. Amend, modify, or reject the above-listed actions.

(C). Option C. Request additional information and analysis.

Attachments:

1. Location Map
2. Draft Resolution to Adopt Negative Declaration
3. Draft Ordinance Approving Pre-Zone 03-006
4. Newspaper and Mail Notice Affidavits
5. Initial Study

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE
TO APPROVE A ZONING MAP CHANGE FOR 4041 HIGHWAY 46 EAST (APN 015-031-050)
PRE-ZONE 03-006 (HUNTER RANCH GOLF COURSE, ANNEXATION #85)

WHEREAS, this Pre-Zone application was filed by North Coast Engineering, Inc. on behalf of the property-owner, Mr. Kenneth H. Hunter III in his capacity as President of the Hunter Ranch Golf Course, A California Limited Partnership;

WHEREAS, Pre-Zoning of the approximately 220.4-acre site at 4041 Highway 46 East as POS (Parks and Open Space) is being sought in connection with a proposal to annex the Hunter Ranch Golf Course into the City of El Paso de Robles;

WHEREAS, the site is located within the City's adopted Sphere of Influence, immediately east of the City's easterly boundary, in the County unincorporated area;

WHEREAS, the Pre-Zoning request is in conformance with the site's designation as POS (Parks and Open Space) in the City's General Plan;

WHEREAS, the site contains the Hunter Ranch golf course, a pro shop, clubhouse, maintenance building, and parking lots; and

WHEREAS, the annexation proposal is being processed by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo as LAFCO File 9-R-03, Annexation No. 85;

WHEREAS, the site's location in the SOI established by LAFCO for the City of El Paso de Robles is an important prerequisite for its annexation;

WHEREAS, the City's SOI identifies the primary geographic area within which urban development is to be encouraged;

WHEREAS, Pre-Zoning the site as POS (Parks and Open Space) implements the City's Economic Strategy by continuing to develop Paso Robles into an end-destination tourist attraction with resort quality golf courses;

WHEREAS, an Initial Study was circulated for review and comment pursuant to the Statutes and Guidelines of California Environmental Quality Act, which indicated that Pre-Zoning of the site qualifies for issuance of a Negative Declaration.;

WHEREAS, a resolution was adopted by the City Council approving a Negative Declaration for Pre-Zone 03-006 in accordance with the Statutes and Guidelines of the California Environmental Quality Act;

WHEREAS, at its meeting of November 12, 2003, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for the Pre-Zone.
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance to Pre-Zone the site as POS (Parks and Open Space).

- c. Recommend that the City Council adopt a Negative Declaration for the change to the City's Official Zoning Map.
- d. Recommended that the City Council adopt the proposed ordinance to Pre-Zone the site as POS (Parks and Open Space).

WHEREAS, at its meeting of December 2, 2003, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this Pre-Zone.
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance to Pre-Zone the site as POS (Parks and Open Space).
- c. Considered the recommendation of the Planning Commission that the proposed ordinance be approved to Pre-Zone the site.
- d. Reviewed and considered the Initial Study and adopted a Negative Declaration for the proposed ordinance to Pre-Zone the site.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. The amendment of the Official Zoning Map is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

SECTION 1. The Official Zoning Map of the City of El Paso de Robles (which is a part of Title 21, Zoning of the Paso Robles Municipal Code) is hereby amended for the property at 4041 Highway 46 East (Assessor Parcel No. 015-031-050), as shown on Exhibit A of this ordinance.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on December 2, 2003, and passed and adopted by the City Council of the City of El Paso de Robles on the 16th day of December 2003 by the following vote:

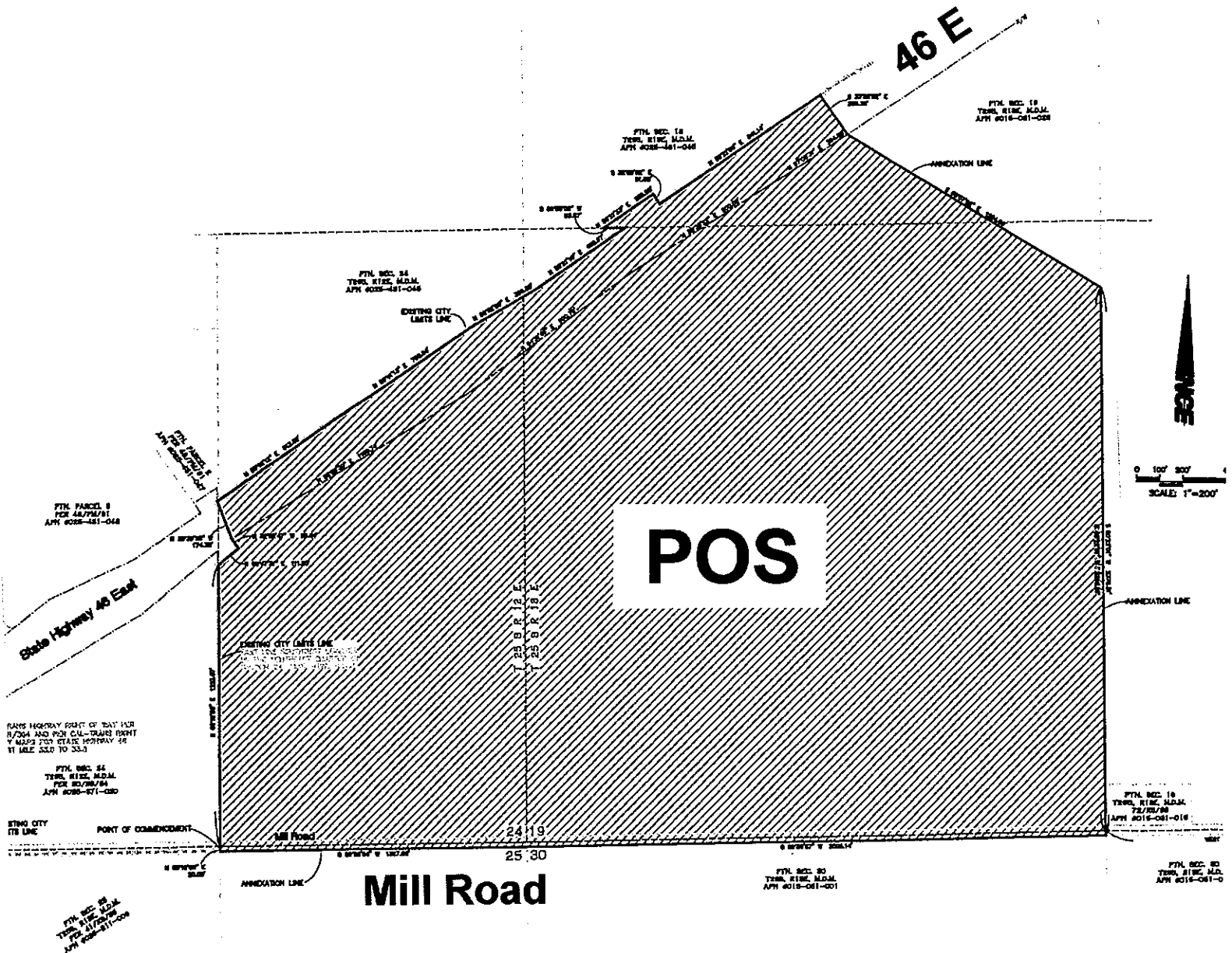
AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT "A"



NCE NORTH COAST ENGINEERING INC.
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT
 725 Creston Rd. - Suite B
 Poso Robles, CA 93448
 (805) 236-3127
 (805) 827-8651



REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROPOSED ANNEXATION No. _____
 TO THE CITY OF MIL PADO DE ROBLES
 BEING PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH,
 RANGE 12 EAST AND SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH,
 RANGE 12 EAST, NECLA, IN THE COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA.

PRE-ZONE 03-006

**CITY OF EL PASO DE ROBLES – PLANNING DIVISION
INITIAL STUDY FOR PRE-ZONE 03-006
HUNTER RANCH GOLF COURSE**

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: Pre-Zone 03-006 for Hunter Ranch Golf Course

LEAD AGENCY: City of El Paso de Robles, 1000 Spring Street, Paso Robles, CA 93446

Lead Agency Contacts: Robert A. Lata, Community Development Director
Tina Ryder, City Planner
Telephone: (805) 237-2970 Facsimile: (805) 237-3904

PROJECT LOCATION: 4041 Highway 46 East (Assessor Parcel No. 015-031-050)
An approximately 220.4-acre site south of Highway 46 East,
North of Mill Road, immediately east of the City’s corporate
boundary, within the City’s adopted Sphere of Influence

PROJECT PROPONENT: Mr. Kenneth H. Hunter, III (805) 969-4703
P.O. Box 5275, Santa Barbara, CA 93108

**INITIAL STUDY
PREPARED BY:** Tina Ryder, City Planner

**GENERAL PLAN
DESIGNATION:** SITE: PARKS & OPEN SPACE (POS)

ZONING: SITE: Not Pre-Zoned

2. PROJECT DESCRIPTION: Pre-Zone Hunter Ranch Golf Course at 4041 Highway 46E as Parks & Open Space (POS)

3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, financing approval, issuance of permits, or participation agreement):

Annexation: Local Agency Formation Commission (LAFCO) of San Luis Obispo County

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the Environmental Impact Report (EIR) for the Land Use and Circulation Element Update of the Paso Robles General Plan (SCH#89032917) as certified by the City Council on August 6, 1991 with adoption of Resolution No. 91-99. The EIR authorizes development of the land uses envisioned in the General Plan, including properties located within the City’s adopted Sphere of Influence.

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

This Initial Study relies in part on the expert opinion supported by the facts, technical studies, and technical appendices of the Final EIR for the 1991 General Plan Update, which is incorporated herein by reference.

6. PURPOSES OF AN INITIAL STUDY: The purposes of an Initial Study are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), a Mitigated Negative Declaration, or a Negative Declaration for a Project;
- B. To enable the Applicant or the City as the lead agency to modify a Project, mitigating potential adverse impacts as part of the Project design so as to avoid the need to prepare an Environmental Impact Report, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a Project;
- D. To eliminate unnecessary Environmental Impact Reports;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared Environmental Impact Report could be used for the Project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for a Project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

The areas of potential environmental effects are limited to a review of three (3) environmental issue areas: (1) Land Use & Planning, (2) Public Services, and (3) Utilities and Service Systems.

The limitation of the scope of the environmental analysis presented in this Initial Study for this Pre-Zone is due to the fact that no change in land use or development project is being sought. The site is currently developed and used as a Golf Course with appurtenant facilities. Each area of potential environmental effect is discussed in further detail in this Initial Study.

B. Evaluation of Environmental Impacts

- 1. A brief explanation is provided for all answers to the questions presented on the Environmental Checklist Form, except where the answer is marked as "No Impact." The "No Impact" answers are adequately supported by the information sources referenced in this Initial Study, the sources cited in the parentheses following each question, or as otherwise explained in the introductory remarks. The basis for the "No Impact" answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).
- 2. All answers on the Environmental Checklist Form take into account the whole action involved with the project, including implementation. The answers provided address on-site, off-site, and cumulative impacts, as well as project-level direct, indirect, construction-related, and operational impacts.

3. “Potentially Significant Impact” applies if an effect is significant or potentially significant, or if the City lacks information to make a finding of insignificance. If the Project could have one or more impacts marked as “Potentially Significant”, an Environmental Impact Report will be required.
4. Potentially Significant Impact Unless Mitigated” is checked whenever the potential impacts have been reduced to acceptable levels as a result of incorporating specified mitigation measures into the project design
5. Earlier analyses is used where an effect has been adequately analyzed in an earlier EIR, mitigated negative declaration, or negative declaration. See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The Environmental Checklist Form is similar to the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City’s needs and requirements.
8. Standard Conditions of Approval: The City imposes standard Conditions of Approval. These Conditions are considered to be components of, and/or modifications, to the Project. They reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers’ information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City’s Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed Pre-Zone may potentially affect the environmental factors checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

There is no substantial evidence that the proposed project would not have a significant effect on the environment.

Therefore, a NEGATIVE DECLARATION will be prepared.



Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheets have been added to the project.

Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.



The proposed project may have a significant effect on the environment.

Therefore an ENVIRONMENTAL IMPACT REPORT is required.



The proposed project may have a significant effect(s) on the environment, but one or more of the significant effects have been:

1. Adequately analyzed in an earlier document pursuant to applicable legal standards; and/or
2. Addressed by mitigation measures based on the earlier analysis as described on attached sheets.

Therefore, an ENVIRONMENTAL IMPACT REPORT is required, but it will analyze only the effect or effects that remain to be addressed.



Signature:

Date:

Tina Ryder, City Planner

October 15, 2003

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning? (Sources: 5, 6, 7, 8, 10)

Discussion: The General Plan land use designation for the site is POS (Parks & Open Space). Although the Hunter Ranch Golf Course site is located within the City’s adopted Sphere of Influence (SOI), it has not been Pre-Zoned as of yet.

The site’s location in the SOI established by LAFCO for the City of El Paso de Robles is an important step towards its subsequent annexation. The City’s SOI identifies the primary geographic area within which urban development is to be encouraged. LAFCO has sole responsibility for establishing a City’s SOI.

The proposed Pre-Zoning of the site is a necessary pre-requisite to annexation. In accordance with state law, Pre-Zoning of a site is to be consistent with its General Plan land use designation. Pre-zoning the site as POS (Parks and Open Space) would ensure that its zoning is consistent with its General Plan land use designation of POS (Parks and Open Space).

The City’s POS Zoning District allows public and private properties to be used for parks, open space, and recreational land uses. A Golf course is a permitted land use, as are restaurants as an accessory use. The Hunter Ranch Golf Course site currently contains a golf course, a pro shop, clubhouse, maintenance building, and associated parking lots. No land use changes or development projects are being proposed as a part of the annexation proceedings. The City’s POS Zoning District also allows hotel/resort development subject to approval of a Conditional Use Permit.

Any future development, redevelopment, or expansion proposal for the site would require separate City review and approval via its development review process.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (Sources: 5, 6, 7, 8, 9)

The proposed Pre-Zoning is not in conflict with any environmental plans or policies of other agencies.

- c) Be incompatible with existing land use in the vicinity? (Sources: 5, 6, 7, 8)

The proposed Pre-Zoning is compatible with area development.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)? (Sources: 5, 6, 7, 8)

The proposed Pre-Zoning will not have an affect on agricultural resources or operations.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (Sources: 5, 6, 7, 8, 10)

The proposed Pre-Zoning and associated Annexation would not disrupt or divide the physical arrangement of an established community. Rather, it represents a logical extension of the City’s corporate boundaries to the immediate east of its eastern terminus to include an existing developed area within the City’s corporate limits.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 5, 6)

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Discussion: There are no land use changes or development projects included as part of the proposed Pre-Zoning to POS (Parks and Open Space). As a result, the proposed Pre-Zoning will not affect population projections for this area.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 5, 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no land use changes or development projects included as part of the proposed Pre-Zoning to POS (Parks and Open Space). The existing Golf Course and appurtenant facilities will continue to be used as they are now. As a result, the Pre-Zoning will not induce substantial growth in an area either directly or indirectly. No extension of major infrastructure is proposed.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace existing housing, especially affordable housing? (Sources: 5, 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no existing residential housing on this property. Thus, Pre-Zoning the site as POS (Parks and Open Space) will not displace any dwelling units or their residents.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fault rupture? (Sources: 5 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific report will be prepared to the satisfaction of the City, addressing fault rupture, seismic ground shaking, ground failure, etc...

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Seismic ground shaking? (Sources: 5 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific report will be prepared to the satisfaction of the City, addressing fault rupture, seismic ground shaking, ground failure, landslide/mudslide potential, land subsidence, etc...

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Seismic ground failure, including liquefaction? (Sources: 5 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific report will be prepared to the satisfaction of the City, addressing fault rupture, seismic ground shaking, ground failure, landslide/mudflow potential, land subsidence, etc...

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Seishi, tsunami, or volcanic hazard? (Sources: 5 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not located in an area identified at risk for Seishi, tsunami, or volcanic hazards.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Landslides or Mudflows? (Sources: 5 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific report will be prepared to the satisfaction of the City, addressing fault rupture, seismic ground shaking, ground failure, landslide/mudflow potential, land subsidence, etc...

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Erosion, changes in topography or unstable soil conditions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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from excavation, grading, or fill? (Sources: 5 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific soils engineering report, as well as grading and drainage plans, will be prepared to the satisfaction of the City. Grading will be subject to professional standards, conditions, and requirements per the Uniform Building Code and the City of El Paso de Robles Standard Specifications and Details.

- g) Subsidence of the land? (Sources: 5 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific report will be prepared to the satisfaction of the City, addressing fault rupture, seismic ground shaking, ground failure, landslide/mudflow potential, land subsidence, etc...

- h) Expansive soils? (Sources: 5 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific soils engineering report, as well as grading and drainage plans, will be prepared to the satisfaction of the City. Conformance with recommendations therein is to be demonstrated to the satisfaction of the City during the review/approval of the construction drawings.

- i) Unique geologic or physical features? (Sources: 5 & 7)

Discussion: The site contains is not known to contain any unique geologic or physical features. The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. If a development application is submitted in the future, a site specific review will be conducted to determine if there are any unique geologic or physical features to be retained.

IV. WATER. Would the proposal result in:

- a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources: 3 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would result in changes in absorption rates, drainage patterns, or the rate and amount of surface runoff.

If a development application is submitted in the future, a site specific drainage study and drainage plans will be prepared to the satisfaction of the City.

- b) Exposure of people or property to water related hazards such as flooding? (Sources: 3, 5, 7, & 11)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would result in exposing people or property to water related hazards. If a development application is submitted in the future, a site specific drainage study and drainage plans will be prepared to the satisfaction of the City addressing the potential for flooding impacts.

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would result in discharges or alteration of surface water quality. If a development application is submitted in the future, a site specific drainage study and drainage plans will be prepared to the satisfaction of the City.

- d) Changes in the amount of surface water in any water body? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would result in changes in the amount of surface water in a water body. If a development application is submitted in the future, a site specific drainage study and drainage plans will be prepared to the satisfaction of the City.

- e) Changes in currents, or the course or direction of water movement? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would result in changes in currents or the course or direction of water movement. If a development application is submitted in the future, a site specific drainage study and drainage plans will be prepared to the satisfaction of the City.

- f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would result in changes in the quantity of ground waters or intercept an aquifer. If a development application is submitted in the future, the City may require that a site specific hydro-geology study be prepared to evaluate the potential for changes in groundwater quantity, groundwater recharge, or the normal functioning of the aquifer.

- g) Altered direction or rate of flow of groundwater? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would alter the direction or rate of flow of groundwater. If a development application is submitted in the future, the City may require that a site specific hydro-geology study be prepared to evaluate the potential for altering the direction or rate of groundwater flows.

- h) Impacts to groundwater quality? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would have an affect on groundwater quality. If a development application is submitted in the future, the City may require that a site specific hydro-geology study be prepared to evaluate the potential for altering groundwater quality.

- i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 3, 5,& 7)

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development that would have an affect on the amount of groundwater otherwise available for public water supplies. If a development application is submitted in the future, the City may require that a site specific hydro-geology study be prepared to evaluate the potential for altering the amount of groundwater available for public water supplies.

V. AIR QUALITY. Would the proposal:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, no additional impacts to air quality are anticipated.

- b) Expose sensitive receptors to pollutants? (Sources: 3, 5, & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, no additional impacts to air quality are anticipated.

- c) Alter air movement, moisture, or temperature? (Sources 3 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, no additional impacts to air quality are anticipated.

- d) Create objectionable odors? (Sources: 3 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, no additional impacts to air quality are anticipated.

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- a) Increased vehicle trips or traffic congestion? (Sources: 3 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, no additional transportation/circulation impacts are anticipated other than those associated with normal use and operation of the Hunter Ranch Golf Course.

- b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 3 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, no hazards to safety from design features or incompatible land uses are anticipated.

- c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 3 & 7)

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. Therefore, emergency access provisions will not be affected.

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Insufficient parking capacity on-site or off-site? (Sources: 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, no parking capacity problems are anticipated to occur.				
e) Hazards or barriers for pedestrians or bicyclists? (Sources: 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, no hazards or barriers for pedestrians or bicyclists will be created.				
Conflicts with adopted policies supporting alternative transportation? (Sources: 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, continued operation and use of the Hunter Ranch Golf Course is not in conflict with alternative transportation policies.				
g) Rail, waterborne or air traffic impacts? (Sources: 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. There are no land use compatibility impacts between continued use and operation of the golf course and the Paso Robles Municipal Airport.				

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, continued operation and use of the Hunter Ranch Golf Course will not have an effect on endangered, threatened, or rare species or their habitats.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Locally designated species? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, continued operation and use of the Hunter Ranch Golf Course will not have an effect on locally designated oak trees.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, continued operation and use of the Hunter Ranch Golf Course will not have an effect on locally designated oak forest communities.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, continued operation and use of the Hunter Ranch Golf Course will not effect wetland habitat.

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pre-Zoning and associated Annexation do not include any proposed changes to existing land uses or any proposed new development. As a result, continued operation and use of the Hunter Ranch Golf Course is not anticipated to have an effect on wildlife dispersal or migration corridors.

VIII. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? (Sources 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed Pre-Zoning is not in conflict with any documented policies or adopted energy conservation plans

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Use non-renewable resource in a wasteful and inefficient manner? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed Pre-Zoning will not have an effect on non-renewable resources.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed Pre-Zoning will not result in the loss of available known mineral resources.

IX. HAZARDS. Would the proposal involve:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) The creation of any health hazard or potential hazards? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Increased fire hazard in areas with flammable brush, grass, or trees? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact.

X. NOISE. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Expose people to severe noise levels? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact.

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection? (Sources: 3 & 7)

Discussion: Pre-zoning the site will not have an effect upon, or result in the need for new or altered emergency services for fire protection. Annexation of the Hunter Ranch Golf Course and appurtenant facilities would have an incremental, albeit minor, effect on fire protection services

- b) Police Protection? (Sources: 3 & 7)

Discussion: Pre-zoning the site will not have an effect upon, or result in the need for new or altered emergency services for police protection. Annexation of the Hunter Ranch Golf Course and appurtenant facilities would have an incremental, albeit minor, effect on police protection services:

- c) Schools? (Sources: 3 & 7)

Discussion: None. Neither this Pre-Zone nor the proposed Annexation is growth inducing. There would not be an increased demand placed on public or private schools as a result of this project.

- d) Maintenance of public facilities, including roads? (Sources: 3 & 7)

Discussion: Pre-zoning the site will not have an effect upon, or result in the need for new or altered services for maintenance of public facilities (including roads). Annexation of the Hunter Ranch Golf Course and appurtenant facilities would have an incremental, albeit minor, effect on public facility maintenance responsibilities and services:

- e) Other governmental services? (Sources: 3 & 7)

Discussion: Pre-zoning the site will not have an effect on other governmental services. However, annexation of the site would have an effect on other governmental services if annexation is approved by LAFCO. Along with any annexation proposal, LAFCO will conduct a service level and financial review to ensure the provision of necessary governmental services, facilities, and utilities.

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a) Power or natural gas? (Sources: 3 & 7)

Electrical power is provided by PG&E. There is adequate service.
Natural gas service is provided by Southern California Gas Company. There is adequate service.

- b) Communication systems? (Sources: 3 & 7)

Telephone and cable services are provided by Pacific Bell and Charter CATV.

- c) Local or regional water treatment or distribution facilities?

Discussion: Pre-Zoning is a major step towards annexation. If the site is annexed to the City, water service would be provided at the time that it was available to this area of the City. The City's Master Plans address incorporation of properties within the Sphere of Influence into the City-maintained system.

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- d) Sewer or septic tanks? (Sources: 3 & 7)

Discussion: Pre-Zoning is a major step towards annexation. If the site is annexed to the City, sewer service would be provided at the time that it was available to this area of the City. The City's Master Plans address incorporation of properties with the Sphere of Influence into the City-maintained system.

- e) Storm water drainage? (Sources: 3 & 7)

Discussion: Pre-Zoning is a major step towards annexation. If the site is annexed into the City, storm water drainage would be provided at the time that it was available to this area of the City.

- f) Solid waste disposal? (Sources: 3 & 7)

Discussion: Pre-Zoning is a major step towards annexation. If the site is annexed into the City, solid waste disposal will be handled by the City's service provider.

- g) Local or regional water supplies? (Sources: 3 & 7)

Discussion: No impact

XIII. AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway? (Sources: 3 & 7)

Discussion: No new development is proposed. Therefore, there is no potential to affect a scenic vista or highway.

- b) Have a demonstrable negative effect?(Sources:3 & 7)

Discussion: No new development is proposed. Therefore, there is no potential to have a negative impact on aesthetics.

- c) Create light or glare? (Sources: 3 & 7)

Discussion: No new development is proposed. Therefore, no new sources of light and glare are anticipated..

XIV. CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources? (Sources: 3 & 7)

Discussion: No new development is proposed. Therefore, there is not the potential for paleontological resources to be disturbed.

- b) Disturb archaeological resources? (Sources: 3 & 7)

Discussion: No new development is proposed. Therefore, there is not the potential for archaeological resources to be disturbed.

- c) Affect historical resources? (Sources: 3 & 7)

Discussion: No new development is proposed. Therefore, there is not the potential for historical resources to be disturbed.

- d) Have the potential to cause a physical change, which would affect unique ethnic cultural values? (Sources: 3 & 7)

Discussion: No new development is proposed. Therefore, there is not the potential for archaeological resources to be disturbed.

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No new development is proposed. Therefore, there is not the potential for archaeological resources to be disturbed.

XV. RECREATION. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Pre-Zoning will not have an effect on the demand or supply of recreational facilities. However, if the area is subsequently annexed into the City, the golf course and appurtenant facilities will help serve the need for recreational facilities.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect existing recreational opportunities? (Sources 3 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Pre-Zoning will not have an effect on the demand or supply of recreational facilities. However, if subsequently annexed into the City, the golf course and appurtenant facilities will have a positive affect by helping to serve the community and tourist needs for recreational facilities such as golf courses.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below sustainable levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Pre-Zoning the site for Parks and Open Space land uses is a positive step towards maintaining environmental quality by allowing for continued recreational and open space use of the Hunter Ranch Golf Course.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Pre-Zoning the site for Parks and Open Space land uses is a positive step towards maintaining environmental quality by allowing for continued recreational and open space use of the Hunter Ranch Golf Course.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? (Meaning that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See above responses to Items XVI (a) and (b).

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have impacts, which will cause substantial adverse effects on humans, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See above responses to Items XVI (a) and (b).

EARLIER ANALYSIS Earlier analysis may be used where one or more effects have been adequately analyzed in an earlier EIR, mitigated negative declaration, or negative declaration per Section 15063c)(3)(D). Earlier Documents used in this Analysis include:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review</u> <u>At:</u>
1	Project Vicinity Map	Attached
2	Assessor Parcel Map	Attached
3	Standard Conditions of Approval	City of El Paso de Robles Community Development Department
5	City of El Paso de Robles Municipal Code	City of El Paso de Robles Community Development Department
6	City of El Paso de Robles Zoning and Subdivision Ordinance	City of El Paso de Robles Community Development Department
7	City of El Paso de Robles Environmental Impact Report for General Plan Update	City of El Paso de Robles Community Development Department
8	City of El Paso de Robles Local Procedures for Implementing CEQA	City of El Paso de Robles Community Development Department
9	Air Quality Handbook, San Luis Obispo County Air Pollution Control District	City of El Paso de Robles Community Development Department
10	City of El Paso de Robles Historic District Location Map	City of El Paso de Robles Community Development Department
11	FEMA Flood Insurance Rate Map	City of El Paso de Robles Community Development Department

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

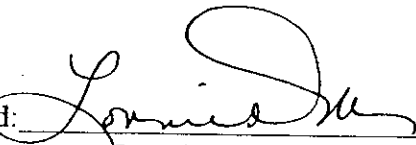
Newspaper: Tribune

Date of Publication: November 2, 2003

Meeting Date: November 12, 2003
(Planning Commission)
December 2, 2003
(City Council)

Project: Prezone 03-006
(Hunter Ranch GC)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
PRE-ZONE APPLICATION FOR
4041 HIGHWAY 46 EAST
(HUNTER RANCH GOLF COURSE;
APN 015-031-050)**

NOTICE IS HEREBY GIVEN that the following public hearings will be held to consider a Pre-Zone Application (RZ 03-006) for the Hunter Ranch Golf Course at 4041 Highway 46 East.
Planning Commission: Wednesday, November 12, 2003;
City Council: Tuesday, December 2, 2003;
Each public hearing will be held beginning at 7:30 pm in the City Library/City Hall First Floor Conference Room, 1000 Spring Street, Paso Robles, CA 93446.

After considering public testimony and the Planning Commission's recommendations, the City Council will be asked to take final action on the following matters:

- **Pre-Zone Application: RZ 03-006**, is an application filed by North Coast Engineering on behalf of the property owner (Mr. Kenneth H. Hunter III), seeking to pre-zone the approximately 220.4 acre property as Parks and Open Space (POS) in conformance with the City's General Plan land use designation of the property as Parks and Open Space (The property is located generally east of the City's eastern corporate boundary, south of Highway 46 East, and north of Mill Road); and
- **Environmental Determination/California Environmental Quality Act Compliance: Proposed Negative Declaration**, stating that, on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the pre-zoning will have a significant effect on the environment.

Background information may be reviewed in the Community Development Department at the City Library/City Hall. On the Thursday before each hearing, the staff report will be available for public review and purchase (at the cost of reproduction).

The proposed Negative Declaration, Initial Study, and all documents referenced therein are available for public review/comment. Written comments will be accepted until the close of business on November 12, 2003.

ALL INTERESTED PERSONS are invited to comment in writing or by oral testimony on the proposed pre-zone at, or prior to, the public hearings described in this notice. If you challenge any aspect of this proposal in court, the challenge may be limited to those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered at, or prior to, the public hearings. For additional information, call Tina Ryder at (805) 237-3970.

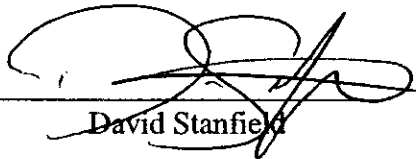
Tina Ryder, City Planner
November 2, 2003 5913353

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, David Stanfield, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PRE-ZONE 03-006, on this 31th day of October 2003.

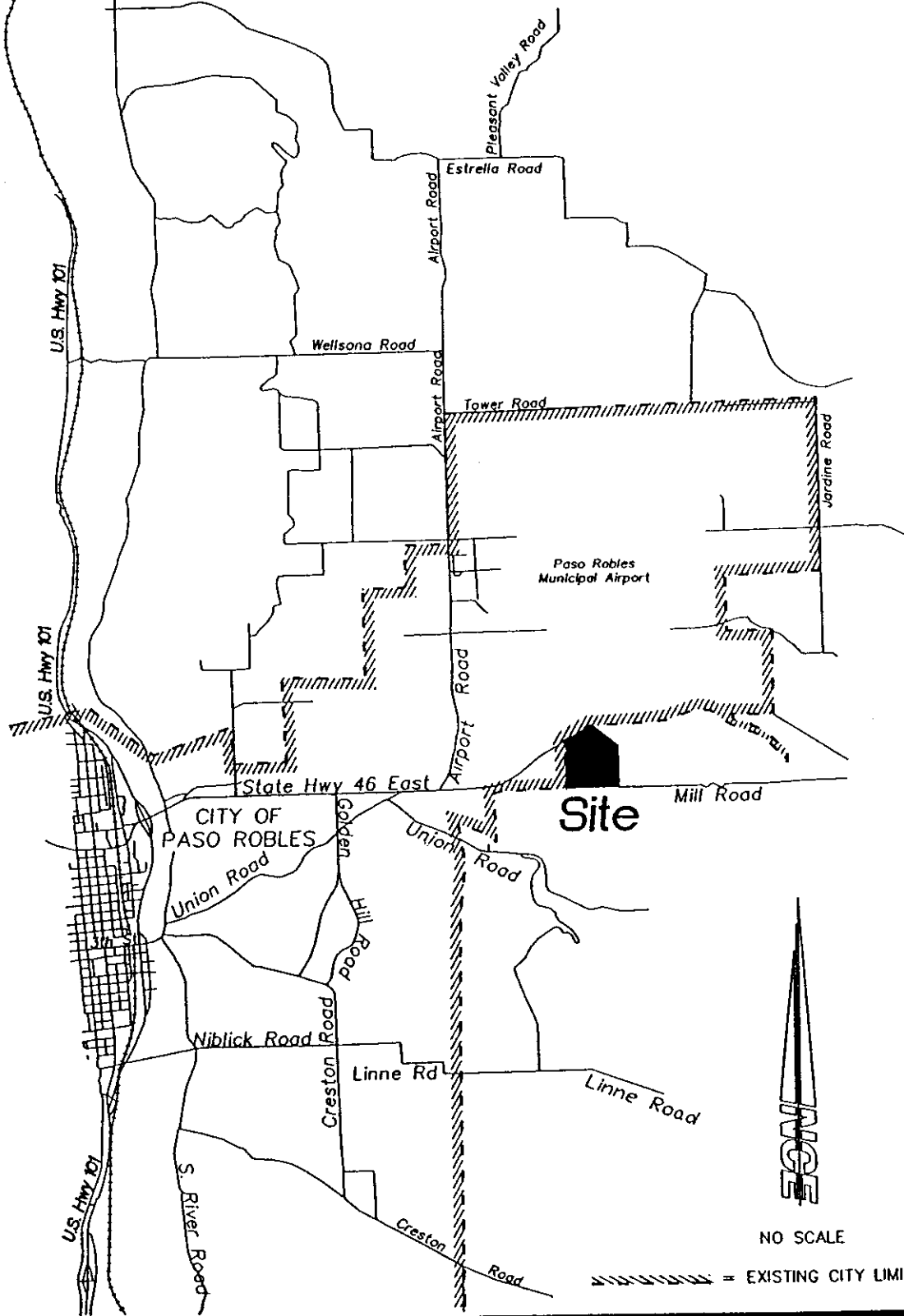
City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


David Stanfield

forms\mailaffi.691

Vicinity Map



PRE-ZONE 03-006
HUNTER RANCH GOLF COURSE

PTN. PARCEL 2
PER 43/PM/91
APN #025-431-04-

RESOLUTION NO:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION FOR PRE-ZONE 03-006, ZONING THE SITE
AT 4041 HIGHWAY 46 EAST AS PARKS AND OPEN SPACE
(APN 015-031-050, HUNTER RANCH GOLF COURSE, ANNEXATION #85)

WHEREAS, this Pre-Zone application was filed by North Coast Engineering, Inc. on behalf of the property-owner, Hunter Ranch Golf Course, a California Limited Partnership; and

WHEREAS, Mr. Kenneth H. Hunter III, is representing the owner in his capacity as President of the Managing Partner; and

WHEREAS, Pre-Zoning of the approximately 220.4-acre site at 4041 Highway 46 East as POS (Parks and Open Space) is being sought in connection with a proposal to annex the Hunter Ranch Golf Course into the City; and

WHEREAS, the annexation proposal is being processed by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo as LAFCO File 9-R-03, Annexation No. 85;

WHEREAS, the site is located within the City's adopted Sphere of Influence (SOI), immediately east of the City's easterly boundary, in the County unincorporated area; and

WHEREAS, the Pre-Zoning request is in conformance with the site's designation as POS in the City's General Plan; and

WHEREAS, the site contains the Hunter Ranch golf course, a pro shop, clubhouse, maintenance building, and parking lots; and

WHEREAS, the City's POS Zoning District allows public and private properties to be used for parks, open space, and recreational land uses; and

WHEREAS, a Golf course is a permitted land use in the City's POS Zoning District, as are restaurants as an accessory use; and

WHEREAS, no land use changes or development projects are being proposed as a part of the annexation proceedings; and

WHEREAS, the City's POS Zoning District also allows hotel/resort development subject to approval of a Conditional Use Permit.

WHEREAS, any future development, redevelopment, or expansion proposal for the site would require separate City review and approval via its development review process.

WHEREAS, the site's location in the SOI established by LAFCO for the City of El Paso de Robles is an important first step toward its annexation;

WHEREAS, Pre-zoning the site as POS is a necessary pre-requisite to annexation and would ensure that the site's zoning is consistent with its General Plan land use designation of POS; and

WHEREAS, Pre-Zoning the site as POS implements the City's Economic Strategy by continuing to develop Paso Robles into an end-destination tourist attraction with resort quality golf courses;

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment, which indicated that the Pre-Zoning qualifies for issuance of a Negative Declaration; and

WHEREAS, public notice of intent to adopt a Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, at its November 12, 2003 meeting, the Planning Commission held a duly noticed public hearing to accept public testimony on Pre-Zone 03-006 and the environmental determination therefor; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission recommended to the City Council that the Pre-Zone 03-006 be approved and that a Negative Declaration be adopted; and

WHEREAS, at its meeting of December 2, 2003, the City Council took the following actions regarding Pre-Zone 03-006:

- a. Considered the facts and analysis, as presented in the staff report and attachments thereto, including review/consideration of the Initial Study.
- b. Conducted a public hearing to obtain public testimony on the proposed Negative Declaration and the proposed Ordinance to Pre-Zone the site as POS (Parks and Open Space).
- c. Considered the recommendation of the Planning Commission that the proposed Negative Declaration be adopted and that the proposed Ordinance be approved to Pre-Zone the site.

NOW, THEREFORE, the City Council of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that Pre-Zone 03-006 will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the City Council (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).
2. Adopt a Negative Declaration for Pre-Zone 03-006.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 2nd day of December, 2003, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk