

TO: JAMES L. APP, CITY MANGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ZONE CHANGE 04-001 (OLSEN; ANNEXATION # 86)
DATE: JULY 6, 2004

Needs: For the City Council to conduct a noticed public hearing and consider the Planning Commission's recommendation regarding a pre-zone of property proposed for annexation to the City.

Facts:

1. The Olsen Ranch Annexation area includes approximately 241 acres, under three different property owners (the Olsen family owns about 200 of the 241 acres). The properties are located in the County unincorporated area east of the City of Paso Robles, south of Linne Road, west of Hanson Road, and north of an extension of Meadowlark Road. Location and ownership maps are attached.
2. The subject area was anticipated for annexation in the 2003 General Plan update. The proposed pre-zone categories are consistent with the General Plan: providing up to 673 dwelling units (up to 95 multi-family and the balance in single family residential), with a Specific Plan overlay requirement for the entire area.
3. Annexation of the subject area is not expected to be formally considered by the Local Agency Formation Commission (LAFCO) until LAFCO has completed its update of the Sphere of Influence for the City.
4. Once the property is annexed, a Specific Plan would be required to be prepared and approved by the City Council before entitlements for subdivision and related development would be granted.
5. Annexation and future development of the subject area was anticipated in the Final Environmental Impact Report that was certified by the Paso Robles City Council on December 16, 2003. No further environmental analysis is needed in conjunction with the pre-zone request. There is no development proposed at this time, and there would be no physical impacts on the environment as a result of the pre-zone. Additional environmental review will, however, be undertaken prior to approval of

a Specific Plan for the subject properties and any entitlements to subdivide any of the included properties.

6. Following the Planning Commission's noticed public hearing on June 22, 2004, the Commission unanimously recommended approval of the environmental finding and adoption of the proposed Pre-Zone.

Analysis
and

Conclusion:

Pre-zoning of the subject property is a step in the annexation process. The annexation proposal is consistent with and was anticipated in the City's General Plan update that was approved on December 16, 2003.

The RSF-4 portion of the subject annexation (illustrated on the attached location map - - Figure LU-60 of the General Plan) is within the City's current Sphere of Influence, and inclusion of the RSF-3 balance of the property in the City's new Sphere is a part of the project proposal. Up to 95 units of multi-family development would be located within the annexation area through the specific plan process.

A Specific Plan would be required prior to the granting of any entitlement to subdivide the property or develop more than the permitted number of homes on the existing parcels. Concurrent with preparation of the Specific Plan the City will be updating the utility Master Plans for water and sewer service. The Master Plan update will refine identification of infrastructure needs.

The General Plan calls for "fiscal neutrality" for any new residential development, based on the City's Fiscal Impact Analysis. It is anticipated that this neutrality will be accomplished through an update in the City's Development Impact Fees, through Specific Plan fees, and through a requirement for all properties to participate in a Community Facilities District (CFD) that would off-set impacts to City services, facilities and the Paso Robles School District.

The 2003 General Plan adoption calls for a population limitation of 44,000 residents in the year 2025. In order to reduce the potential population from the "largest growth" scenario of 45,500 that was presented in the draft General Plan, the adopted General Plan calls for a reduction in potential entitlements in specific plan areas (Chandler Ranch, Olsen Ranch and the Beechwood Annexation).

Table LU-3 of the General Plan (copy attached) describes the development potential for the three specific plan areas. As noted on page LU-8 of the General Plan (copy attached), it is anticipated that the specific plan process will

identify final dwelling unit counts and the actual number of entitled dwelling units will depend upon topographic, environmental and other development constraints.

Annexation of the Olsen Ranch Annexation Area would seem a reasonable and logical extension of the City, consistent with the adopted General Plan.

Policy

Reference: General Plan, Zoning, LAFCO policies

Fiscal

Impact: None by virtue of the pre-zone. The General Plan calls for “Fiscal Neutrality” which is anticipated to be achieved through a combination of Development Impact Fees, Specific Plan Fees, and a requirement to participate in a Community Facilities District (CFD).

Options:

- a.** That the City Council make a finding that there is no need for additional environmental assessment in conjunction with the pre-zone as a part of the annexation process; and introduce for first reading Ordinance No. XXX N.S. establishing a pre-zone pattern consistent with the General Plan (which provides a combination of RSF-4 [Residential Single Family, up to four units per acre] and RSF-3 [the same up to three units per acre] with up to 95 units of multi-family, all subject to approval of a specific plan, which would be required prior to granting any entitlements for subdivision of properties within the proposed annexation area), and set July 20, 2004, as the date for second reading and adoption of the pre-zone ordinance.
- b.** Amend, modify or reject the above option.

June 22, 2004

City of Paso Robles
Planning Commission
1000 Spring Street
Paso Robles, CA 93446

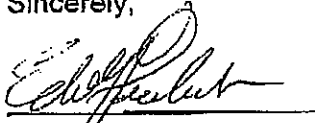
Re: Olsen Ranch Prezone and Annexation Area

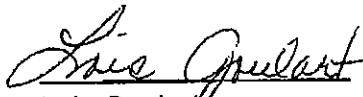
Honorable Commission Members,


We represent the other two property owners that are participating in the request for Olsen Ranch's Annexation and Prezone. We would like to express our full support for the Olsen Ranch Annexation and Prezone. We understand that there could be up to 700 density units planned for the overall 240 acre project site, which may include planning for units on our property to be developed at our option in the future.

We hope the City will benefit from having an area available to meet state mandated housing over the next 25 years and by providing a means to assist funding of infrastructure upgrades that the City sorely needs. Thank you for your time.

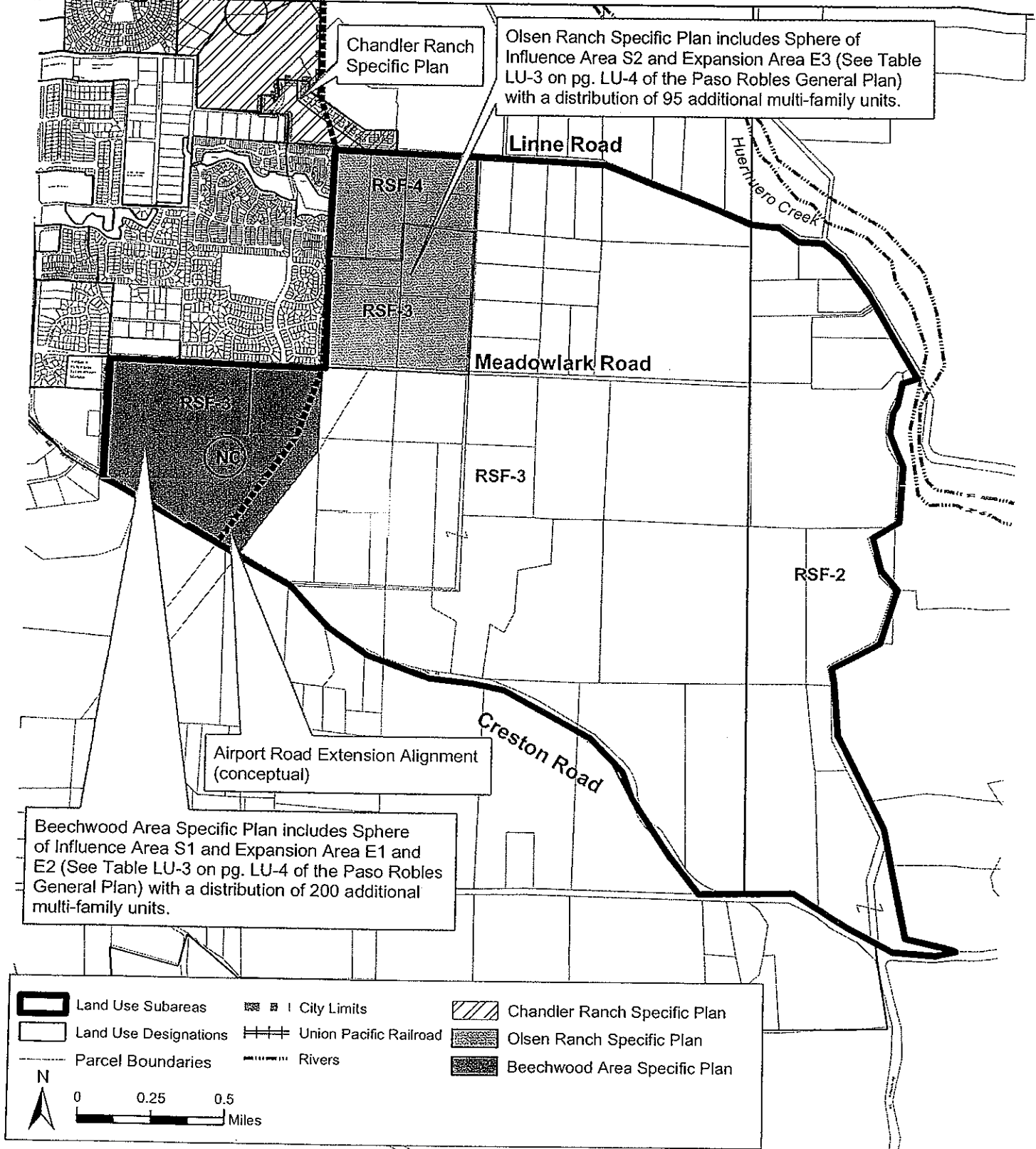
Sincerely,


Edward Goulart


Lois Goulart


~~Marie Winn~~
MAUREEN WYNNE

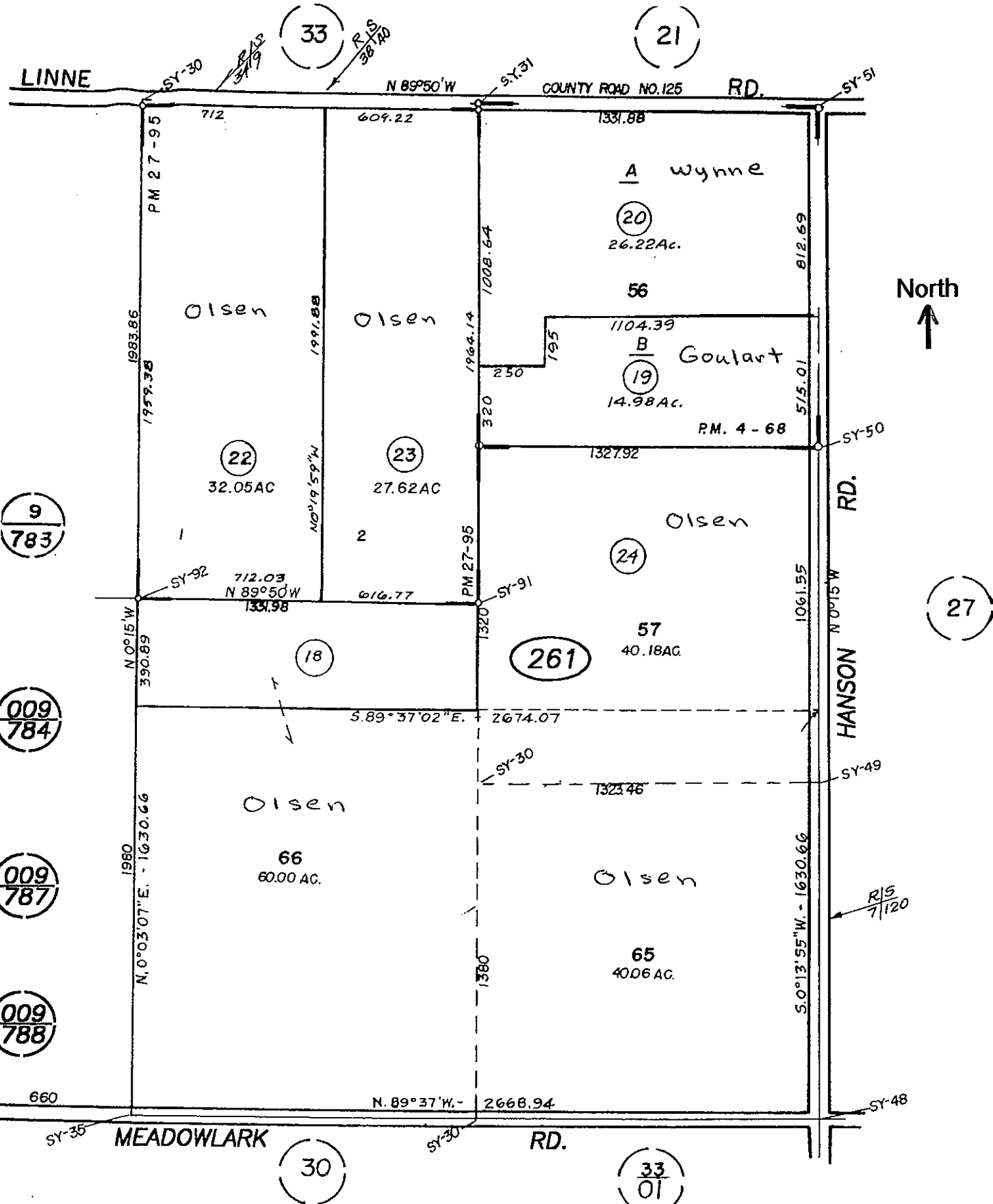
Land Use Element



Source: City of El Paso de Robles, 2003.

Location Map
 Olsen Ranch
 Annexation # 86

Figure LU-60
 City of El Paso de Robles



RANCHO SANTA YSABEL,

Parcel Ownership Map
 Olsen Ranch
 Annexation # 86

CITY 0
 ASSESSOR
 SAN LUIS
 BOOK 02

Table LU-3. Summary of Potential Residential Development

Area	Residential Potential (dwelling units)*
Within January 2004 City Limits	
Development on Vacant Lands	3,382 **
Development from land use changes or regulatory changes included in this General Plan update	2,060***
<i>Subtotal (January 2004 City Limits)</i>	<i>5,442</i>
Sphere of Influence Areas, Outside 2003 City Limits	
S1: Beechwood Area	302****
S2: Olsen Ranch	398
S3: Our Town	229
<i>Subtotal (Sphere of Influence)</i>	<i>929****</i>
Expansion Areas, Outside 2003 Sphere of Influence	
E1: Beechwood Area (Portion of Area D)	86****
E2: Beechwood Area (Portion of Area D)	86****
E3: Olsen Ranch (Portion of Area D)	275
<i>Subtotal (Expansion Areas)</i>	<i>447****</i>
S1, E1, and E2 (distribution to be determined within the Beechwood Area Specific Plan)	200****
Reduction to keep 44,000 population maximum	(416)*****
TOTAL (Potential Development)	6,602
Existing Development	9,694
TOTAL (Existing + Potential)	16,296

* Theoretical development potential. Actual development must be limited such that the population does not exceed 44,000 (per City Council Resolution 03-232).

** Includes 1,423 units already entitled as of 2003.

*** Assumes maximum buildout potential of the Chandler Ranch Area Specific Plan: up to 1,210 units within the January 2004 City limits.

**** 200 units would be distributed throughout areas S1, E1, and E2 at RMF-20 residential density. Configuration and distribution of multifamily units to be determined through Beechwood Area Specific Plan process. See Figure LU-2 for the location of these areas.

***** Reduction of 416 dwelling units to realize a maximum population cap of 44,000. This reduction would be taken from the Chandler Ranch, Olsen Ranch and Beechwood Area Specific Plans in accordance with Policy LU-2G.

POLICY LU-1B: Airport Land Use Compatibility. As a general policy, new residential development is an undesirable land use within the Airport Influence Area.

Action Item 1. Prohibit further subdivision of land within the Airport Land Use Review Area (AP Overlay Area), or changes to land use or zoning, in a manner that would accommodate additional dwelling units. Existing parcels would, however, be entitled to be occupied by existing or new residential dwelling in accordance with current General Plan and Zoning.

Action Item 2: Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

- Areas outside of and southeast of the 2003 City limits, within Subarea "D" (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
- Olsen Ranch Specific Plan (Areas S2 and E3)
- Beechwood Area Specific Plan (Areas S1, E1 and E2)
- Chandler Ranch Area Specific Plan (Areas C1 and S3)
- Oak Park Area Specific Plan
- Other areas as established by the City Council

Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan.

1. The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints:

- | | |
|--|-----------------|
| • Chandler Ranch Area Specific Plan (Areas C1 and S3): | 1,439 dwellings |
| • Olsen Ranch Specific Plan (Areas S2 and E3): | 673 dwellings |
| • Beechwood Area Specific Plan (Areas S1, E1 and E2): | 674 dwellings |

2. At no time shall the collective buildout potential of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan exceed a total of 2,370 dwelling units (exclusive of second dwellings), or some other number determined to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

Provide flexibility in terms of:

- Distribution of densities within the geographic area covered
- Parcel sizes and location (including clustering to retain unique site features)
- Development Standards and other Zoning Ordinance requirements
- Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

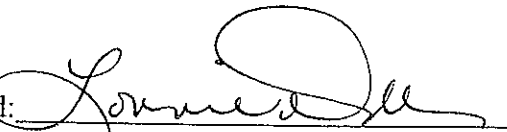
Newspaper: Tribune

Date of Publication: June 2, 2004

Meeting Date: June 22, 2004
(Planning Commission)
July 6, 2004
(City Council)

Project: Prezone 04-001 (Olsen)

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

NOTICE OF PUBLIC HEARING
PRE-ZONE FOR ANNEXATION
NO. 86 (OLSEN RANCH)

NOTICE IS HEREBY GIVEN that the Planning Commission and City Council of the City of El Paso de Robles will hold Public Hearings to consider Rezone 04-001, filed by Neil Olsen, to establish the appropriate zone categories for approximately 241 acres located south of Linne Road, west of Hanson Road, and north of an extension of Meadowlark Road. The existing zoning is Residential Rural / Agriculture in the County of San Luis Obispo. The City's General Plan and the proposed zoning would anticipate a combination of Residential Single Family (RSF) and Residential Multi-Family (RMF), designed to accommodate up to 673 dwelling units (95 multi-family and the balance single family). A Specific Plan overlay would apply to the entire area; a Specific Plan approval would be needed prior to obtaining entitlements to subdivide / develop.

The land use designations were established in conjunction with the General Plan update, which was addressed in an Environmental Impact Report (EIR) that was certified by the Paso Robles City Council December 16, 2003. The Planning Commission and City Council will consider a finding that since the pre-zone is consistent with the adopted General Plan and certified EIR, no further environmental analysis will be required at this point in time. Additional environmental assessment will be undertaken in conjunction with preparation of the Specific Plan.

These hearings will take place in the City Hall/ Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on the following dates, at which time all interested parties may appear and be heard:

Planning Commission: **Tuesday, June 22, 2004;**

City Council: **Tuesday, July 6, 2004**

Comments on the proposed pre-zone may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. If you challenge the environmental determination or Pre-zone application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding these hearings (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Bob Lata
Community Development Director

June 2, 2004

6011488

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING TITLE OF THE MUNICIPAL CODE
TO APPROVE A ZONING MAP CHANGE FOR
REZONE 04-001 (OLSEN, ANNEXATION #86)

WHEREAS, Neil Olsen has initiated Rezone 04-001 to consider the appropriate zoning designation (pre-zone) for property that is to be considered for Annexation to the City of El Paso de Robles; and

WHEREAS, the subject area is located in the County unincorporated area east of the City of Paso Robles, south of Linne Road, west of Hanson Road, and north of an extension of Meadowlark Road, including County Assessor Parcel Numbers 020-261-018, 019, 020, 022, 023, and 024; and

WHEREAS, the total property subject to this zoning amendment is approximately 241 acres under three different ownerships, of which the Olsen family owns approximately 200 acres; and

WHEREAS, the proposed City zoning designation for the property that would be consistent with the 2003 General Plan designations, providing a combination of RSF-4 (Residential Single Family, up to four units per acre) and RSF-3 (the same up to three units per acre), with the potential of up to 95 units of RMF (Residential Multi-Family), all of which would be subject to approval of a Specific Plan for the subject properties; and

WHEREAS, the actual number of dwelling units to be approved will be subject to completion and adoption of a Specific Plan and consideration of topographic, environmental and other development constraints; and

WHEREAS, a Final Environmental Impact Report (FEIR) was certified by the Paso Robles City Council for the General Plan update on December 16, 2003, anticipating the type of zoning that is under consideration for the subject properties, and based on that FEIR there would be no further need for environmental review or assessment in conjunction with the proposed pre-zone and annexation, anticipating that there would be a more detailed environmental assessment in conjunction with preparation of a Specific Plan and prior to granting any entitlement for subdivision or related development of the subject properties; and

WHEREAS, at its meeting of June 22, 2004, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council conclude that there is no need for further environmental review at this point in time;
- d. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of July 6, 2004, 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 project;
- b. Considered the recommendation of the Planning Commission regarding this code amendment;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Considered the content of the Final Environmental Impact Report for the 2003 General Plan update and concluded that there is no need for further environmental review in conjunction with the proposed pre-zone and related annexation application.

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. This zoning map amendment 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. *Subarea 1 of the Zoning Map of the Municipal Code is hereby amended 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 July 6, 2004, and passed and adopted by the City Council of the City of El Paso de Robles on the 20th day of July 2004 by the following vote:

AYES:

NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

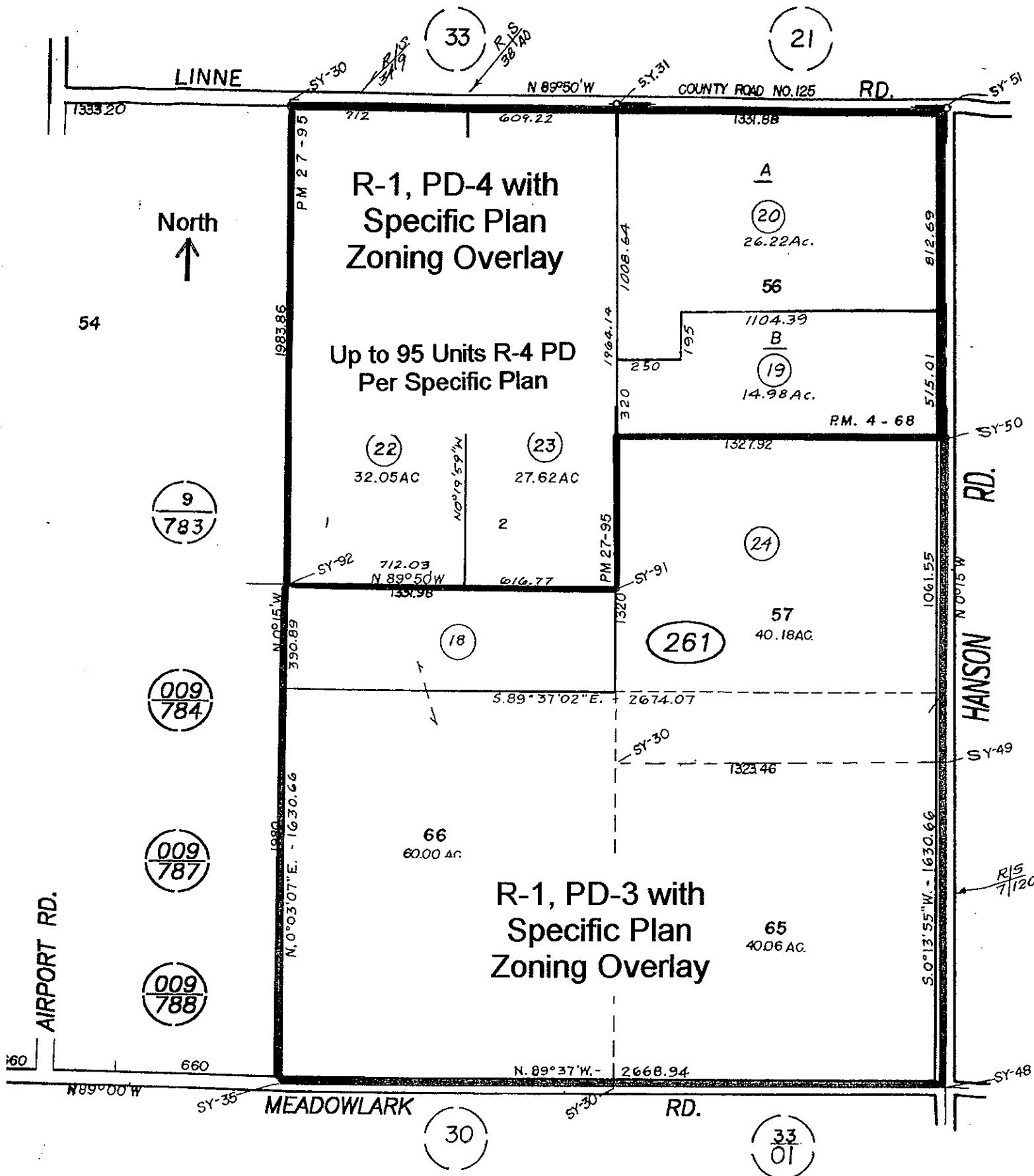


Exhibit "A"

Pre-Zone 04-001
 Olsen Ranch
 Annexation # 86