

TO: JAMES L. APP, CITY MANGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ZONE CHANGE 04-011 (LINNE ROAD ANNEXATION AREA;
ANNEXATION # 88

DATE: FEBRUARY 15, 2005

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 Linne Road Annexation Area includes approximately 31 acres, with 59 parcels and multiple property owners. The proposed Annexation area is located in the County unincorporated area east of the City of Paso Robles, north of Linne Road and generally east of a northward extension of Airport Road. A location map is attached.
2. The subject area was anticipated for annexation in the 2003 General Plan update. The proposed pre-zone is consistent with the General Plan, proposing to allow up to 229 dwelling units in two different designated densities (RSF-6 and RMF-9).
3. The subject area is within the City's Sphere of Influence as established by the Local Agency Formation Commission (LAFCO).
4. The subject area is within the boundaries of the Chandler Ranch Area Specific Plan and approval of the specific plan is required prior to granting any entitlements for new development.
5. Annexation and future use 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.
6. 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 granting any entitlements to subdivide any of the included properties.

Analysis
and
Conclusion:

7. The Planning Commission was scheduled to hold a noticed public hearing on February 8, 2005. A verbal report of the Commission's recommendation will be provided at the Council meeting.

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.

Completion of the Chandler Ranch Area 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 Specific Plan and/or Master Plan update will refine identification of infrastructure needs.

The eastward extension of Sherwood Road to connect with Linne Road near the easterly boundary of the proposed annexation area is reflected in the General Plan's Circulation Element and the Draft of the Chandler Ranch Area Specific Plan. The Draft Specific Plan shows the extension of Sherwood Road along and within the northerly boundary of the Paso Robles Vineyard property. If the final Specific Plan continues to show the arterial road extension passing through the Paso Robles Vineyard property, consistent with established practice it is anticipated that this arterial road would be fully improved to City standards in conjunction with development of the subject area.

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

Policy

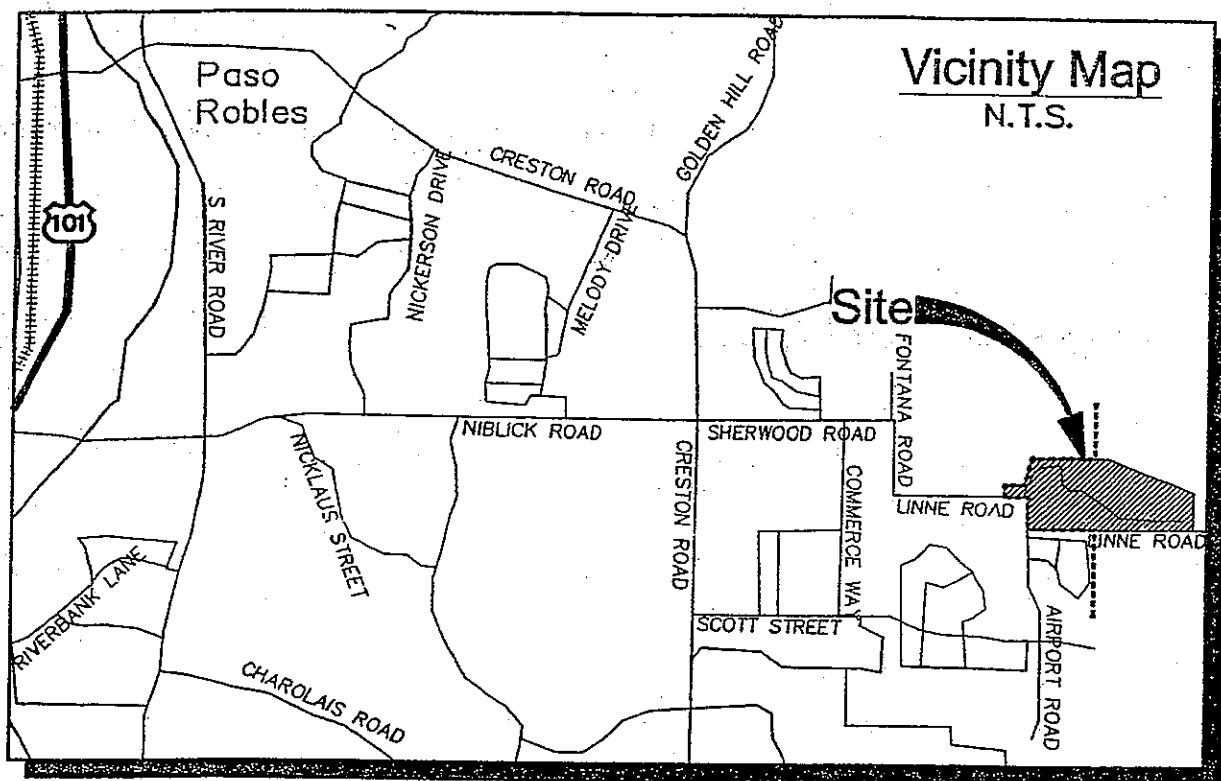
Reference: General Plan, Zoning, LAFCO policies

Fiscal

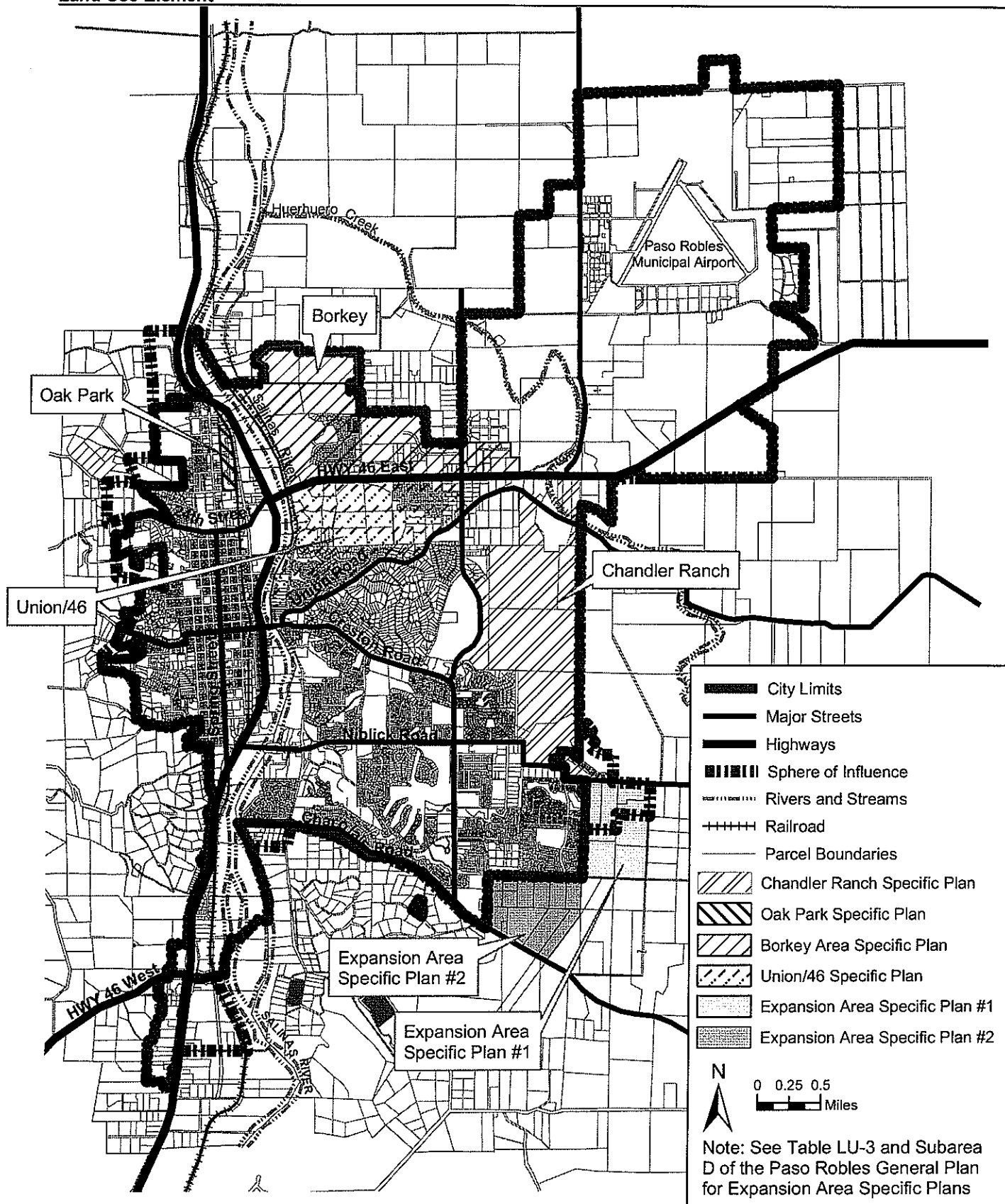
Impact: None by virtue of the pre-zone. The General Plan calls for “Fiscal Neutrality” which is anticipated to be achieved through a combination of Development Impact Fees, Specific Plan Fees, and a requirement to participate in a Community Facilities District (CFD).

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 for RSF-6 on the Paso Robles Vineyard property and RMF-9 on the “Our Town” property), and set March 1, 2005 as the date for second reading. The pre-zone also includes a 2,786 square foot strip of land (APN 020-211-010) that is owned by Chandler Sand & Gravel, the zoning of which would be designated Planned Manufacturing (PM), consistent with the balance of their property. Entitlements for development of any of the area would be subject to approval of the Chandler Ranch Area Specific Plan.
- b.** Amend, modify or reject the above option.



Location Map



Source: City of El Paso de Robles, 2003.
 Revised January 2004

Specific Plan Overlays

Figure LU-3

City of El Paso de Robles

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: December 29, 2004

Meeting Date: January 25, 2004
(Planning Commission)
February 15, 2005
(City Council)

Project: Pre-Zone for Annexation No. 88
(Linne Road Annexation Area)

I, Darren Nash, 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: 
Darren Nash

NOTICE OF PUBLIC HEARING
PRE-ZONE FOR ANNEXATION
NO. 88 (LINNE ROAD ANNEXATION AREA)
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
Rezoning 04-011, filed by North Coast Engineering, to
establish the appropriate zone categories for approx-
imately 31 acres located north of Linne Road, and
generally east of a northward extension of Airport
Road. The existing zoning is Residential Rural / Agri-
culture in the County of San Luis Obispo. The City's
General Plan states that the potential residential
development for sub-area S-3 (including Our Town
and the Paso Robles Vineyard Properties) could
total as much as 229 dwelling units. This is based on
Our Town being at up to nine (9) dwelling units per
acre and the Paso Robles Vineyard property being
at up to six (6) dwelling units per acre. The Chandler
Ranch Area Specific Plan will determine the actual
entitlements for the Linne Road Annexation Area.
Consistent with the adopted General Plan, the pro-
posed zoning would anticipate a combination of Res-
idential Single Family (RSF-6) and Residential Multi-
Family (RMF-9). Adoption of the Chandler Ranch
Area Specific Plan would be needed prior to obtain-
ing entitlements to subdivide / develop.
The land use designations were established in con-
junction 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. Addi-
tional 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, January 25, 2005
City Council: Tuesday, February 15, 2005

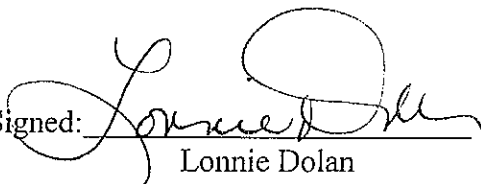
Comments on the proposed pre-zone may be
mailed to the Community Development Department,
1000 Spring Street, Paso Robles, CA 93446, pro-
vided that such comments are received prior to the
time of the hearing. If you challenge the environmen-
tal determination or Pre-zone application in court,
you may 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 Devel-
opment 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 Depart-
ment at (805) 237-3970.
Bob Lafa
Community Development Director
Dec. 29, 2004

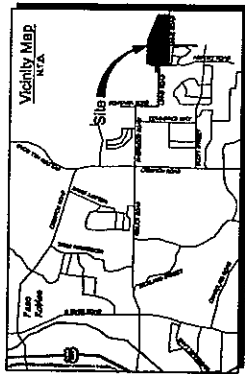
AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Prezone 04-011 (Annexation No. 88 – Linne Road Annexation Area) on this 25th day of January 2005.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

Planned Manufacturing APN 020-211-010



- LEGEND**
- RECORD BOUNDARY
 - EXISTING CITY BOUNDARY
 - PROPOSED ANNEXATION BOUNDARY

SITE STATISTICS
GROSS SITE AREA = 31.4 AC

RMF-9 "Our Town" Parcels

RSF-6 APN 020-211-008

LINE ROAD
ANNEXATION AREA

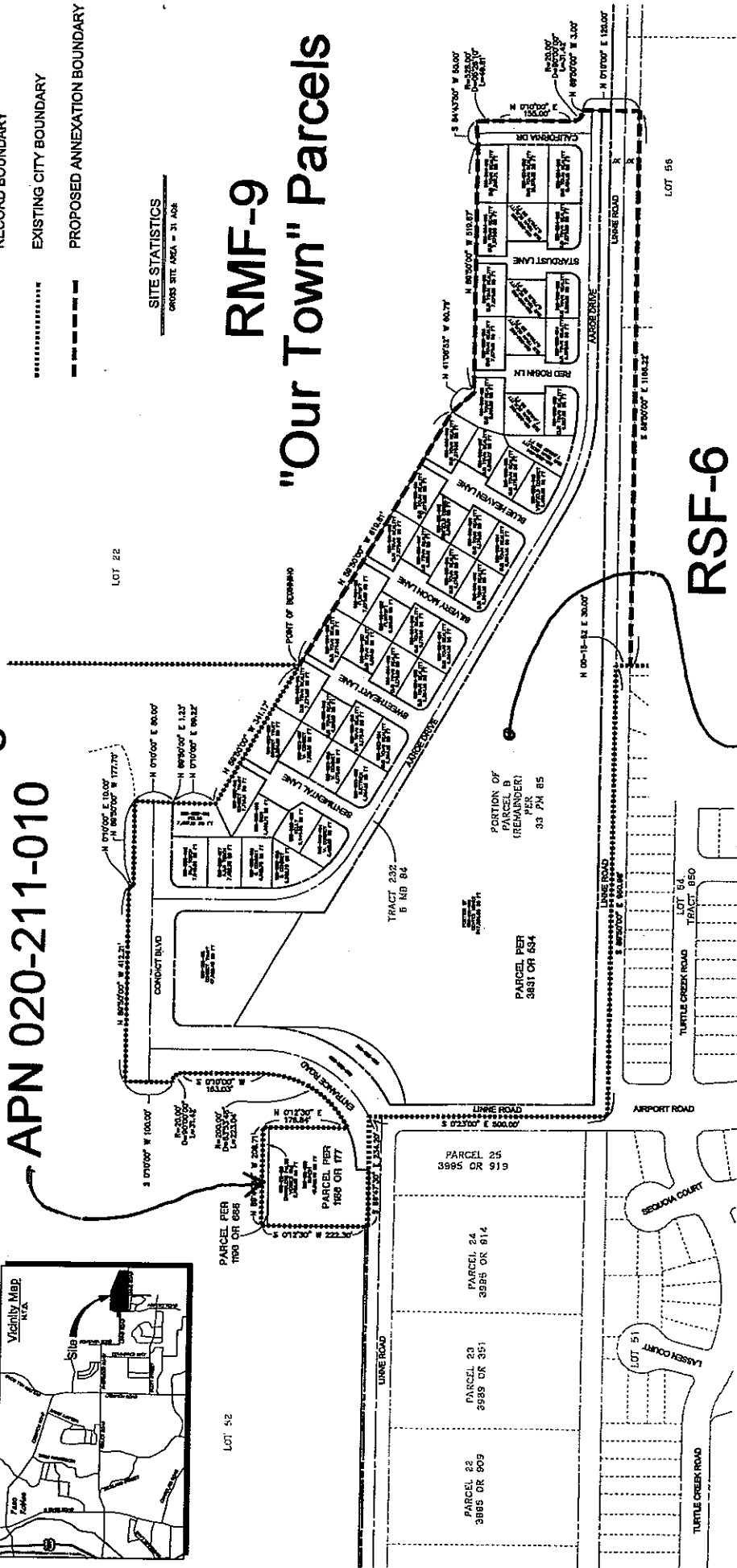


Exhibit "A" Rezone 04-011

NCE NORTH COAST ENGINEERING INC.
CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT
725 Creston Rd. - Suite B
Palo Alto, CA 94304
(650) 239-3127
(650) 927-6851

JOHN R. SANDERS
PRELIMINARY
L.S. 0812
Date: 6/30/06

ANNEXATION No.88

TO THE CITY OF EL PASO DE BOMBLES
BEING PORTIONS OF THE SECTIONS OF THE
RANCHO SANTA TERESA, AND ADJACENT LANDS, IN THE
SAN LUIS COUNTY, STATE OF CALIFORNIA, THE SAME
JANUARY 23, 1907, OF MAPS A PAGE 33, IN THE OFFICE
OF THE COUNTY RECORDED OF SAID COUNTY.

RECORDED BY	CLERK OF THE	FILED BY	DATE	FILED	DATE
100	100	100	100	100	100

JOHN A. BROWN
CLERK OF THE
FILED BY
DATE
FILED

RECORDED BY
CLERK OF THE
FILED BY
DATE
FILED

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 04-011 (LINNE ROAD ANNEXATION AREA, ANNEXATION #88)

WHEREAS, North Coast Engineering, representing property owners, has initiated Rezone 04-011 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, north of Linne Road and generally east of a northward extension of Airport Road, including fifty-nine (59) separate parcels reflected as County Assessor Parcel Numbers, a list of which is on file with the City of Paso Robles; and

WHEREAS, the total property subject to this zoning amendment is approximately 31 acres under multiple ownerships, a list of which is on file with the City of Paso Robles; and

WHEREAS, the proposed City zoning designation for the property that would be consistent with the 2003 General Plan designations, providing RSF-6 (residential single family with an overall density of up to six dwelling units per acre) on the Paso Robles Vineyard property (APN 020-211-008 PTN), and with RMF-9 (residential multi-family with an overall density of up to 9 dwelling units per acre) on the multiple parcels generally referred to as "Our Town", and the total number of dwelling units for the combination of both areas would be up to 229, subject to approval of a Specific Plan for the subject properties; and

WHEREAS, the annexation includes an intervening, elongated 2,786.65 square foot parcel under the ownership of Chandler Palos Verdes S&G, specifically APN 020-211-010, the zoning of which is proposed to be Planned Manufacturing (PM), consistent with the adjacent parcels to the north and west under the same property ownership; and

WHEREAS, the actual number of dwelling units to be approved on the Paso Robles Vineyard and Our Town parcels 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 January 25, 2005, 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 February 15, 2005, 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. *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 February 15, 2005, and passed and adopted by the City Council of the City of El Paso de Robles on the 1st day of March 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Frank R. Mecham, Mayor

Sharilyn M. Ryan, Deputy City Clerk