

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 06-002 AND REZONE 05-006  
TO RE-DESIGNATE AND REZONE PROPERTY LOCATED ON AIRPORT ROAD  
APNS – 025-436-029 AND -030; APPLICANTS – JERRY AND KATHERINE HANDLEY

DATE: OCTOBER 3, 2006

NEEDS: For the City Council to consider a General Plan Land Use Element and Zoning Map amendment to re-designate the land use category and rezone property from Agriculture with an Airport Overlay (AG-AP) to Parks and Open Space with a Resort Lodging and Airport Overlay (POS-R/L-AP).

FACTS: 1. The applicants would like to develop property on Airport Road, north of Highway 46 East adjacent to the northern property line of Wine County RV Park. (See Attachment 1, Vicinity Map). They would like to develop it with a resort, including transient lodging, a restaurant, a few shops, and other ancillary uses. A conceptual site plan is attached. (See Attachment 2) It is important to note that action on the development project (which has not been applied for yet) is not requested at this time.

2. The property is currently designated in the 2003 General Plan as Agriculture with an Airport Area Overlay. Zoning is currently Agriculture (AG).

3. The proposed General Plan Land Use Map and Zoning Map amendments to POS-R/L- AP would modify the list of land uses that could be allowed on the property. The applicant is requesting the Resort/Lodging Overlay (in addition to the POS designation/zoning) to allow for a broader range of uses that may be considered on their property in the future.

4. The property is in the Airport Planning Area (Zones 3 and 4), which is regulated by the Airport Land Use Plan (ALUP), (see Attachment 3). The range of uses allowed in the POS designation/zoning are all compatible with the ALUP. The San Luis Obispo County Airport Land Use Commission (ALUC) has purview over legislative amendments for determining consistency with the ALUP. The ALUC considered this amendment on August 15, 2006, and determined that the General Plan Amendment and Rezone request was consistent with the ALUP. (See Attachment 4, Notice of Airport Land Use Commission Action.) The future project will still require project specific review for conformity with the ALUP.

5. The Development Review Committee (DRC) considered this request on June 19, 2006, and recommended approval to the Planning Commission. The Planning Commission considered this request on September 12, 2006. There was no public comment or Commission discussion on the matter. The Commission unanimously recommended approval of these amendment to the City Council.

6. The Native American Heritage Commission was contacted in compliance with Senate Bill 18 for General Plan and Zoning Amendments, regarding the consultation process for Native American Sacred Places. The Commission referred four tribes to the City to contact. The City contacted the tribes, and no tribes expressed an interest in a formal consultation regarding sacred places on this property.
7. Per the California Environmental Quality Act (CEQA), an Initial Study was conducted. No significant environmental impacts were identified as result of this request, and the Planning Commission adopted a Negative Declaration for these amendments.
8. This General Plan Amendment constitutes the second of four allowed amendments for 2006.

ANALYSIS  
AND  
CONCLUSIONS:

General Plan and ALUP Policy Considerations

As noted above, the applicants are requesting these amendments to allow the planned resort use for the property which is not currently permitted in the AG-AP land use category and zone. Currently, the properties located to the south, northeast, and west are similarly designated as POS-AP, and contain a variety of resort uses (See Attachment 5). The property to the east and north are designated as AG-AP, and the property to the southwest is designated and zoned Commercial Services. In terms of land use compatibility, POS would be compatible with existing and planned use of other properties in the near vicinity.

The POS land use category and zoning would allow for a range of low-density land uses including certain agricultural uses, wine tasting facilities, parks, public facilities, and (conditionally) resorts, hotels, and motels. Accessory restaurants and other ancillary uses may be allowed with approval of a Conditional Use Permit with a R/L Overlay for resort and lodging uses. In addition to the planned uses being consistent with the General Plan, they will also support the intent of the 2006 Economic Strategy by creating opportunities for tourist-oriented economic development.

As stated above, the proposed amendments are subject to review by the Airport Land Use Commission. The ALUC heavily debated the suitability and consistency of the proposed legislative amendments at their hearing in August. There was concern expressed that future lodging uses have the potential for conversion to residences, depending on the City's interpretation of transient occupancy, and if not closely regulated. There was further concern that future subdivision of the property would not be consistent with the ALUP if it opened up the opportunity for additional residences. Ultimately, the ALUC determined that the POS-R/L-AP designation and zoning are consistent with the ALUP.

Any future development project will need to be found consistent with the ALUP. Staff will review the project to ensure the ALUC concerns are addressed as well as General Plan policies which prohibit additional residential land uses from being created near the airport.

#### Environmental Review

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), which was required because this project is a legislative act. It was determined that no significant environmental impacts would result from this project, and a Mitigated Negative Declaration was recommended for approval by the Planning Commission to the City Council. Mitigations establish the protocol for mitigating potential impacts resulting from future development related to traffic at the intersection of Highway 46 East and Airport Road, and on-site biological resources.

#### REFERENCE:

Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, ALUP, SB 18 and CEQA.

#### FISCAL

IMPACT: No direct fiscal impact.

OPTIONS: After opening the public hearing and taking public testimony, the City Council is requested to take one of the actions listed below:

a. On separate motions:

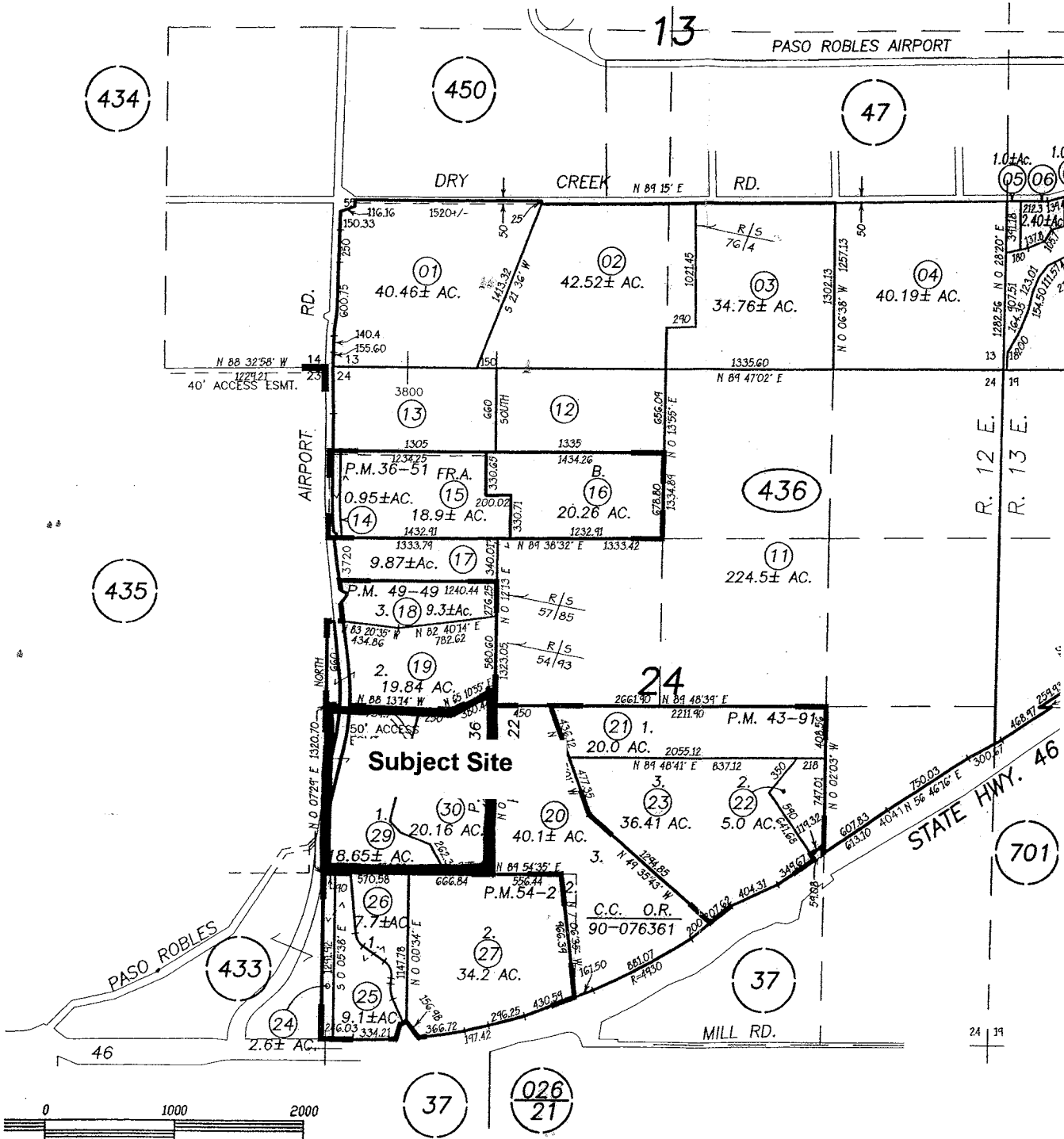
1. The City Council adopt the attached Resolution approving a General Plan Amendment, GPA 06-002, to amend the General Plan Land Use Map designation from Agriculture-Airport Overlay (AG-AP) to Parks and Open Space Resort/Lodging and Airport Overlays (POS-R/L-AP) for the subject property located on Airport Road.
2. The City Council introduce for First Reading Ordinance XXX N.S approving Rezone 05-006, to amend the Zoning Map from Agriculture-Airport Overlay (AG-AP) to Parks and Open Space Resort/Lodging and Airport Overlays (POS-R/L-AP) for the subject property located on Airport Road; and set October 17, 2006 as the date for adoption of said Ordinance.

b. Amend, modify, or reject Option “a”.

Staff Report Prepared By: Susan DeCarli, City Planner

ATTACHMENTS:

1. Vicinity Map
2. Conceptual Site Plan
3. Airport Land Use Planning Zones
4. Notice of Airport Land Use Commission Action
5. Existing General Plan Land Use Map of Surrounding Properties
6. Resolution – Adopting a Negative Declaration
7. Resolution - General Plan Amendment 06-002
8. Ordinance Amending the City's Zoning Map for Rezone 05-006
9. Newspaper and Mail Notice Affidavits



GB  
05-05 THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

T.26S ; R.12E. ; PORTIONS SECTIONS 13, 24,  
T.26S ; R.13E. ; PORTIONS SECTIONS 18, 19,

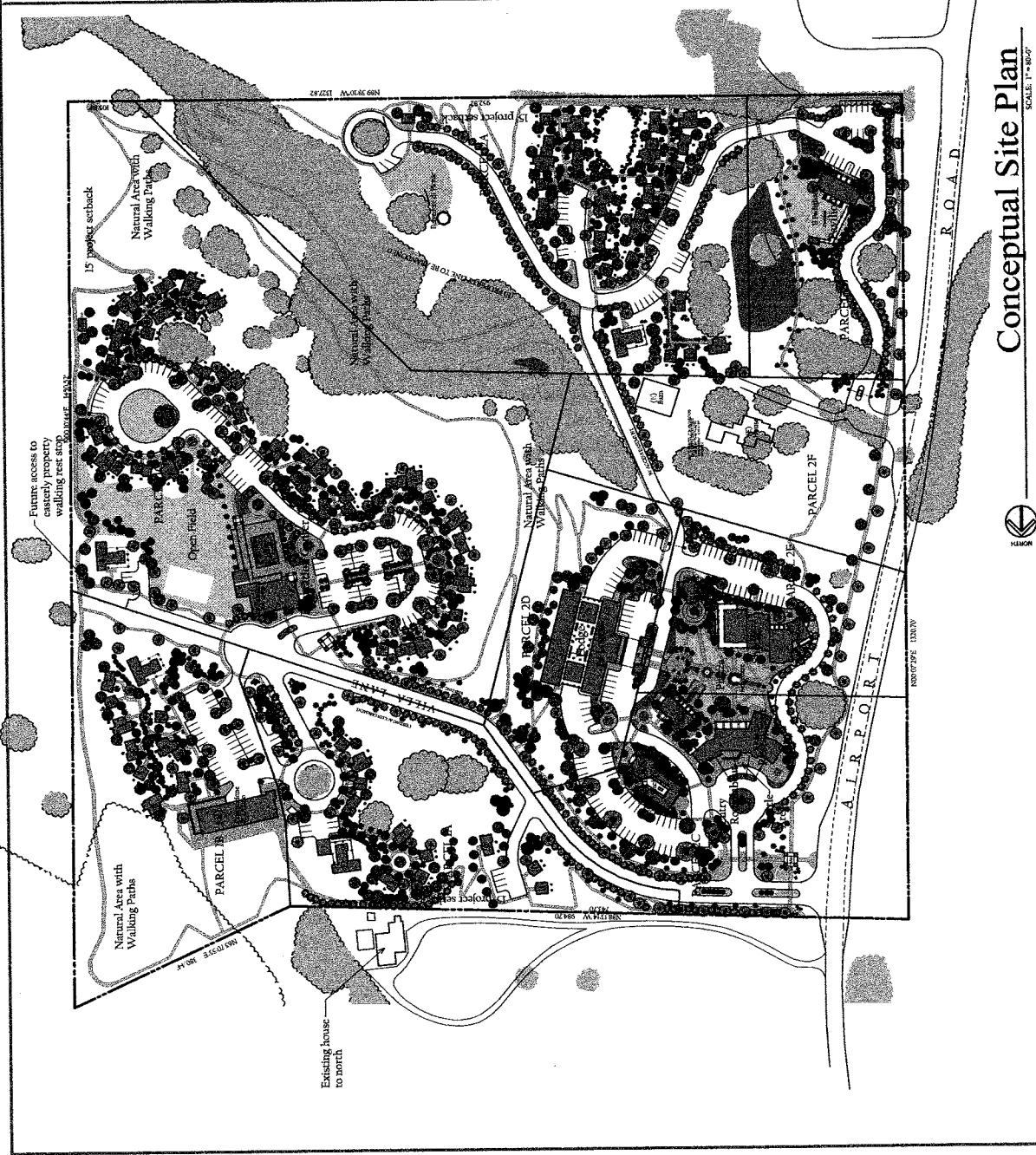
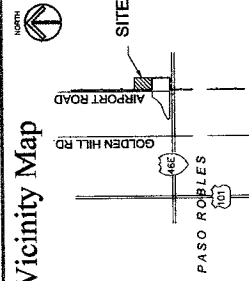
**Project Data**

**ADDRESS:** AIRPORT ROAD  
 PASO ROBLES, CALIFORNIA  
 925-45-1020 AND 925-51-1620  
**APN:** 925-45-1020 AND 925-51-1620  
**LEGAL:** 97-398 AS RECORDED IN 48 PM 48  
**APPLICANT:** JERRY & KATHERINE HANDLEY  
 (OWNER)  
**LANDUSE ZONE:** P D DDVX 1011  
**PROJECT DESCRIPTION:** PARKS & OPEN SPACE WITH REBORT, LODGING OVERLAY  
 RESORT WITH RECREATION FACILITIES, HEALTH SPA,  
 INTEGRAL RESTAURANT AND SHOPS  
**ALUP ZONE:** ZONE 3: 18.72 ACRES  
 ZONE 4: 27.67 ACRES  
**ALUP DENSITY:** TOTAL OCCUPANTS ALLOWED: 4,357 105%  
 TOTAL OCCUPANTS PROPOSED: 4,357 105%

**Contacts**

**APPLICANT:** JERRY & KATHERINE HANDLEY  
 (OWNER)  
 PASO ROBLES, CA 93447  
**AGENT:** MARGARET HOLSTINE  
 1015 W. MAIN STREET  
 PASO ROBLES, CA 93446  
 805 500-3852  
**ARCHITECT:** JEFF SCHNEIDERIT ARCHITECTS INC.  
 814 S. MAIN STREET  
 TEMPLETON, CA 93465  
**CIVIL ENGINEER:** ROBERTS ENGINEERING  
 2015 VISTA DEL AVILA  
 PASO ROBLES, CA 93446  
 PHONE: 805 239-0684  
 FAX: 805 238-8148

**Vicinity Map**



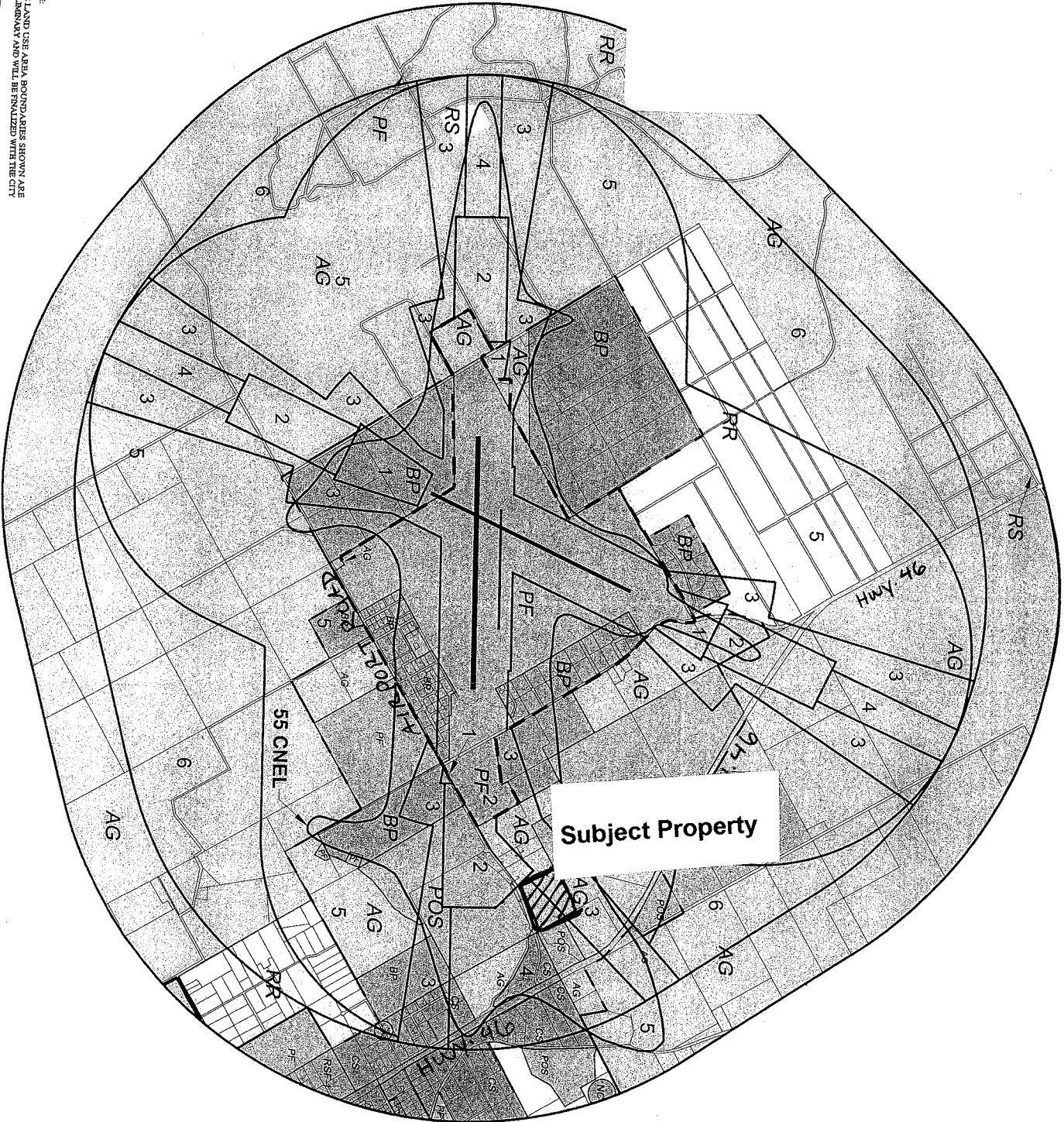
**Conceptual Site Plan**

SCALE: 1"=800'

**Villa Paso Robles**  
 a vacation paradise

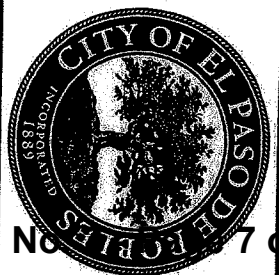
# Attachment 3 Airport Land Use Planning Zones

NOTE:  
THE LAND USE AREA BOUNDARIES SHOWN ARE  
PRELIMINARY AND WILL BE FINALIZED WITH THE CITY



**Subject Property**

Map prepared by ARIES CONSULTANTS LTD. on 08/15/2007



## PASO ROBLES MUNICIPAL AIRPORT LAND USE PLAN AIRPORT LAND USE PLANNING ZONES

**LEGEND**

---	CITY OF PASO ROBLES BOUNDARY
---	AIRPORT BOUNDARY
---	RESIDENTIAL
---	RESIDENTIAL SUBURBAN
---	RESIDENTIAL SINGLE-FAMILY
---	RESIDENTIAL SINGLE-FAMILY
---	1 DWELLING UNIT/STRAGE
---	1 DWELLING UNIT/STRAGE
---	RESIDENTIAL MULTIPLE-LOW
---	RESIDENTIAL MULTIPLE-MEDIUM
---	RESIDENTIAL MULTIPLE-HIGH
---	MOD. LEISURE PARK/SUBDIVISION
---	BUSINESS PARK
---	INDUSTRY
---	COMMERCIAL
---	NEIGHBORHOOD COMMERCIAL
---	OFFICE PROFESSIONAL
---	COMMUNITY COMMERCIAL
---	REGIONAL COMMERCIAL
---	COMMERCIAL SERVICE
---	PLAZA
---	PLAZA
---	PARKS AND OPEN SPACE
---	AG
---	AGRICULTURE

**AIRPORT LAND USE PLANNING ZONES**

1. BUFFER
2. INNER AIRPORT/INFLUENCE ZONE
3. PLANNING AND SERVICE ZONES
4. PARKS AND OPEN SPACE
5. PLAZA
6. OUTER AIRPORT INFLUENCE ZONE

**NOTE:**  
MAGNETIC NORTH  
0  
14.4942001  
TRUE NORTH  
0  
14.4942001  
GEOMETRIC SCALE IN FEET: 2000  
THE LAND USE AREA BOUNDARIES SHOWN ARE  
PRELIMINARY AND WILL BE FINALIZED WITH THE CITY  
THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND  
IS NOT TO BE USED FOR CONSTRUCTION OR NAVIGATIONAL  
PURPOSES.



# SAN LUIS OBISPO COUNTY AIRPORT LAND USE COMMISSION

Chairman: Roger Oxborrow  
Commissioners: James Gleim  
Terry Orton  
Richard Pottratz  
Allen Settle  
Robert Tefft  
Gerrit Vanderziel

## NOTICE OF AIRPORT LAND USE COMMISSION ACTION

ALUC 2006-008

HEARING DATE: August 16, 2006

RECOMMENDATION TO: **CITY OF PASO ROBLES**

SUBJECT: A mandatory referral from the **City of Paso Robles** (Susan DeCarli, Planner) regarding a General Plan Amendment/Rezone to change the Land Use Zoning designation from Agriculture (AG) with an Airport Overlay District (AP) to Parks and Open Space (POS) with Overlay Districts of Resort/Lodging (RL) and Airport (AP) on two parcels totaling 40.33 acres.

On August 16, 2006, the Airport Land Use Commission determined the above referenced project consistent with the Paso Robles Municipal Airport Land Use Plan and referred it back to the City of Paso Robles, based on Finding A, and Consistency Recommendations as amended in the staff report to include: "The request for a voluntary review by the Airport Land Use Commission to review all submitted projects for this property and recommend to the City of Paso Robles to revise the Draft Negative Declaration, page 3-2, Noise Policy (c) Policy N-3 under "Noise Mitigation Measures; N-1" should be amended to read: " Development proposals for future uses at 3350 and 3360 Airport Road shall not include Land Uses prohibited by the Noise Policies of the Airport Land Use Plan and shall include an acoustical analysis (noise studies) to ensure that interior spaces and exterior areas are designed to mitigate impacts to noise levels determined acceptable by the Airport Land use Plan and City General Plan's Noise Element. Specific construction details shall be identified as recommendations in the study." Copies of the Airport Land Use Commission recommendations are attached.

If you have any questions regarding this matter, please contact me at (805) 781-5708.

Sincerely,

Chris Macek, Secretary  
Airport Land Use Commission

(Planning Department Use Only)

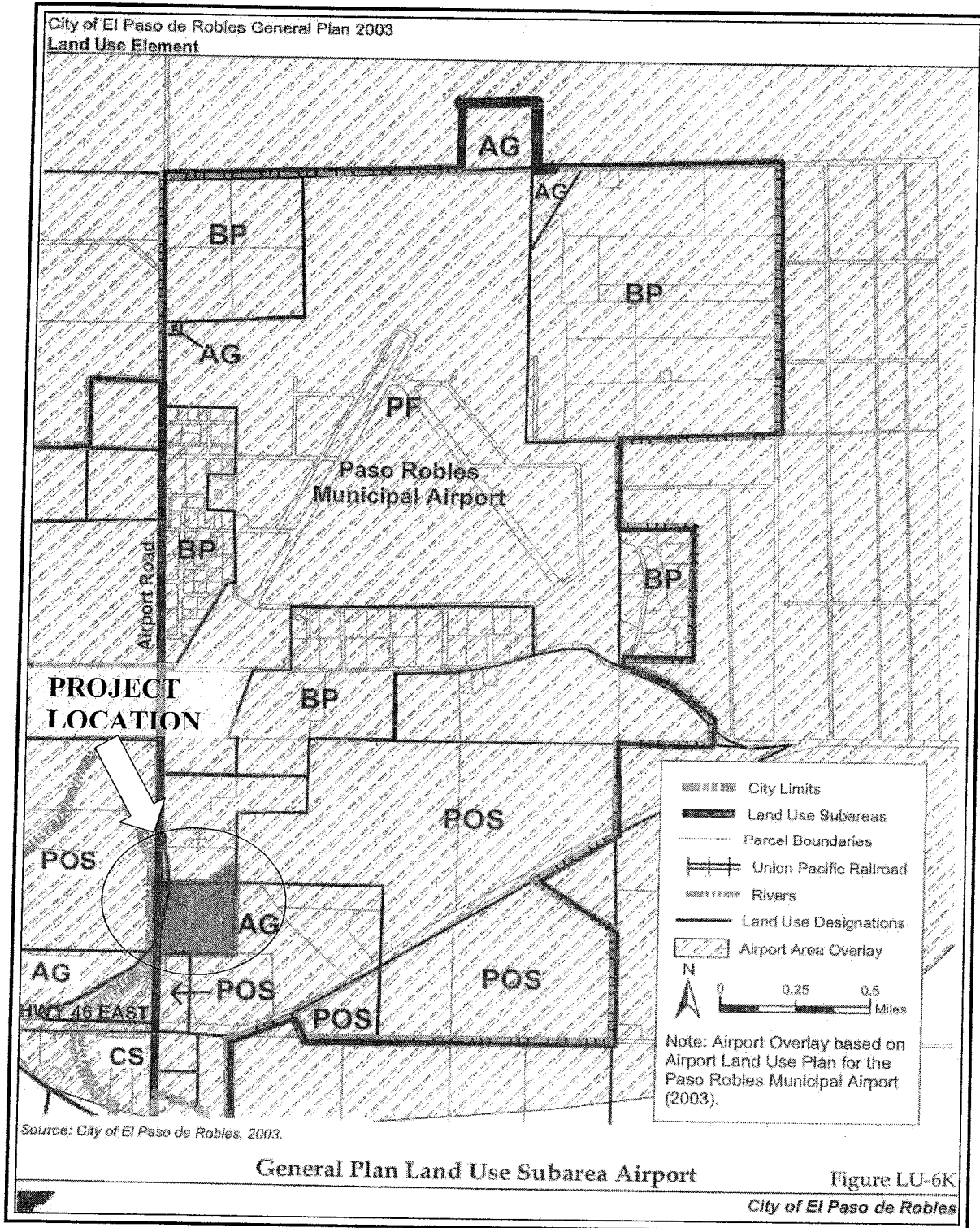
Date NOFA Mailed September 5, 2006

City of Paso Robles  
Attn: Susan DeCarli, Planner  
1000 Spring St  
Paso Robles, CA 93446

Enclosed:  X  Airport Land Use Commission Recommendations



**Attachment 5  
Existing General Plan Land Use Map  
of Surrounding Properties**



General Plan Amendment/ Rezoning  
Handley Property  
3350, 3360 Airport Rd

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF PASO ROBLES  
ADOPTING A MITIGATED NEGATIVE DECLARATION  
FOR A GENERAL PLAN AND ZONING MAP AMENDMENT  
FOR PROPERTY LOCATED ON AIRPORT ROAD (APNs 025-436-029 AND 025-436-030)

WHEREAS, the City Council of the City of El Paso de Robles adopted an updated General Plan in December 2003; and

WHEREAS, these General Plan and Zoning Map amendments are proposed to amend the land use designation and zoning of the subject property from Agriculture with an Airport Overlay (AG-AP), to Parks and Open Space with Resort Lodging and Airport Overlays (POS-R/L-AP); and

WHEREAS, the proposed amendments may allow for a broader range of land uses than currently allowed in the AG zone; and

WHEREAS, future development that may be proposed in compliance with the land uses permitted and applicable development standards and regulations, in the Zoning Ordinance and Airport Land Use Plan, will be evaluated to determine specific development project impacts; and

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that this project, which is a legislative amendment, will not result in significant environmental impacts if mitigation measures included with the Initial Study that establish the scope of issues for any future development of this property, in addition to project specific development impacts are applied as shown in Exhibit A; and

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 and a Mitigated Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, comments were received from Caltrans which suggested minor clarifications in the Traffic Impact Study be incorporated to address potential traffic impacts for any future development project on the subject property, however, Caltrans did not find that this project (a legislative amendment) would result in significant environmental impacts; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearings were conducted by the Planning Commission on September 12, 2006 and City Council on October 3, 2006 to consider the Initial Study, the proposed Mitigated Negative Declaration prepared for the proposed project, and to accept public testimony on the General Plan and Zoning Map Amendments and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the proposed project. This finding is based on the Mitigation Monitoring Program included in the General Plan Environmental Impact Report and Mitigation Measures incorporated into the Initial Study prepared for this project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration and in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 3rd day of October, 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Frank R. Mecham, Mayor

ATTEST:

---

Deborah Robinson, City Clerk

EXHIBIT "A"

INITIAL STUDY FOR REZONE 05-006 &  
GENERAL PLAN AMENDMENT GPA 2006-002

AVAILABLE FOR PUBLIC REVIEW

ON FILE WITH THE PASO ROBLES CITY CLERK AT  
1000 SPRING STREET, PASO ROBLES, CA 93446  
805-237-3960

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROVING GENERAL PLAN AMENDMENT 06-002, A GENERAL PLAN MAP AMENDMENT  
MODIFYING THE GENERAL PLAN DESIGNATION OF PROPERTY ON AIRPORT ROAD  
APNs 025-436-029 AND 025-436-030 FROM AGRICULTURE/AIRPORT OVERLAY (AG-AP) TO  
PARKS AND OPEN SPACE/RESORT-LODGING AND AIRPORT OVERLAY (POS-R/L-AP)  
APPLICANT – JERRY AND KATHERINE HANDLEY

---

WHEREAS, the following application to amend the Land Use Map was filed as General Plan Amendment 06-002, as a General Plan Map Amendment (Land Use Element) to amend the General Plan Land Use Map designation from Agriculture with an Airport Overlay (AG-AP) to Parks and Open Space with a Resort/Lodging and Airport Overlay (POS-R/L-AP); and

WHEREAS, the property is located on Airport Road, (APNs 025-431-050 and 025-431-077), and the applicant is the property owners Jerry and Katherine Handley; and

WHEREAS, at its meeting of September 12, 2006, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the Initial Study prepared for the 2003 General Plan update, the Planning Commission found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve a Mitigated Negative Declaration for this amendment;

WHEREAS, at its meeting of October 3, 2006, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Based on its independent judgment, found that there was no substantial evidence that this amendment would have significant adverse effect on the environment and approved a Mitigated Negative Declaration for this General Plan amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, finds that this amendment to the General Plan Land Use Element Map in Figure LU-6K, in the manner shown on the attached Exhibit “A”, is consistent with the Paso Robles Airport Land Use Plan and surrounding land uses in the vicinity. The City Council also finds that the proposed amendment would permit compatible and appropriate

land uses to be developed on this property that would support implementation of the 2006 Economic Strategy.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of October, 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

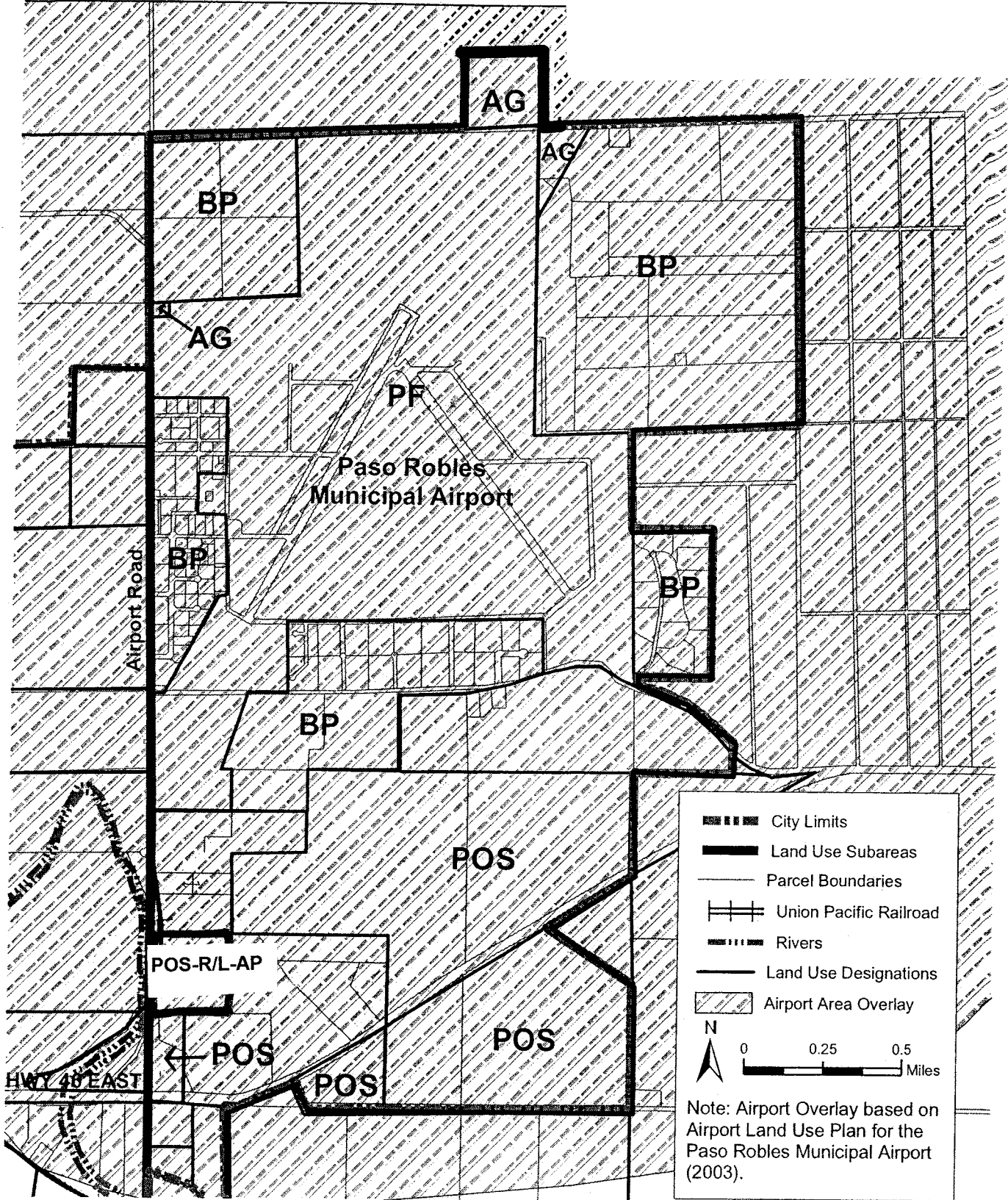
Frank R. Mecham, Mayor

ATTEST:

---

Deborah Robinson, City Clerk

Land Use Element



City Limits  
 Land Use Subareas  
 Parcel Boundaries  
 Union Pacific Railroad  
 Rivers  
 Land Use Designations  
 Airport Area Overlay

N  
 0 0.25 0.5 Miles

Note: Airport Overlay based on Airport Land Use Plan for the Paso Robles Municipal Airport (2003).

Source: City of El Paso de Robles, 2003.

General Plan Land Use Subarea Airport

Figure LU-6K

City of El Paso de Robles

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE  
REZONING PROPERTY FROM AGRICULTURE WITH AN AIRPORT  
OVERLAY (AG-AP) TO PARKS AND OPEN SPACE WITH A RESORT  
LODGING AND AN AIRPORT OVERLAY (POS-R/L-AP)  
FOR APNs 025-436-029 AND 025-436-030, LOCATED ON AIRPORT ROAD  
ZONING CODE AMENDMENT 05-006

WHEREAS, the current Zoning Map has an Agriculture district with an Airport Overlay (AG-AP) designation established for the subject parcels and the amendment to the Zoning Map is a request to rezone these parcels to Parks and Open Space with a Resort/Lodging Overlay and Airport Overlay (POS-R/L-AP) as shown in Exhibit A; and

WHEREAS, the applicant is concurrently applying for a General Plan Map amendment to designate the properties as Parks and Open Space with a Resort/Lodging Overlay and Airport Overlay (POS-R/L-AP) to establish consistency between the Zoning Map and General Plan Land Use Map; and

WHEREAS, at its meeting of September 12, 2006, 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 and environmental determination.
- c. Based on the information contained in the Initial Study prepared for the ordinance amendment, a determination has been made that there is no substantial evidence that the amendment would have a significant adverse effect on the environment and thus a Negative Declaration can be adopted by the Planning Commission.
- d. Recommended that the City Council on a 5-1-1 vote (Commissioner Flynn opposed, Commissioner Holstine refrained) Rezone 05-006.

WHEREAS, based on consideration of information received at its meeting of October 3, 2006, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for and attachments thereto.
- b. Considered the recommendation of the Planning Commission.



- c. Conducted a public hearing to obtain public testimony on the proposed ordinance and environmental determination.
- d. Based on the information contained in the Initial Study prepared for this Project, a determination was made, based on the independent review and judgment of the City Council, that there was no substantial evidence that the amendment would have significant adverse effects on the environment and thus a Negative Declaration was adopted by separate Resolution.

NOW, THEREFORE, BE IT KNOWN that the City Council of the City of El Paso de Robles, based upon the substantial evidence presented at the above-referenced public hearing, including oral and written staff reports, does hereby make the following findings that:

1. The above stated facts of this Ordinance are true and correct.
2. The Rezone is consistent with surrounding land use pattern in the vicinity.
3. The Rezone is consistent with the City's General Plan which supports development consistent with the Airport Land Use Plan.
4. The Rezone would permit uses that would be in support of implementing the 2006 Economic Strategy.

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

SECTION 1. Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

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 or 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, 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 as of 12:01 AM on the 31<sup>st</sup> day after its passage.

Introduced at a regular meeting of the City Council held on October 3, 2006, and passed and adopted by the City Council of the City of El Paso de Robles on the 16th day of October, 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

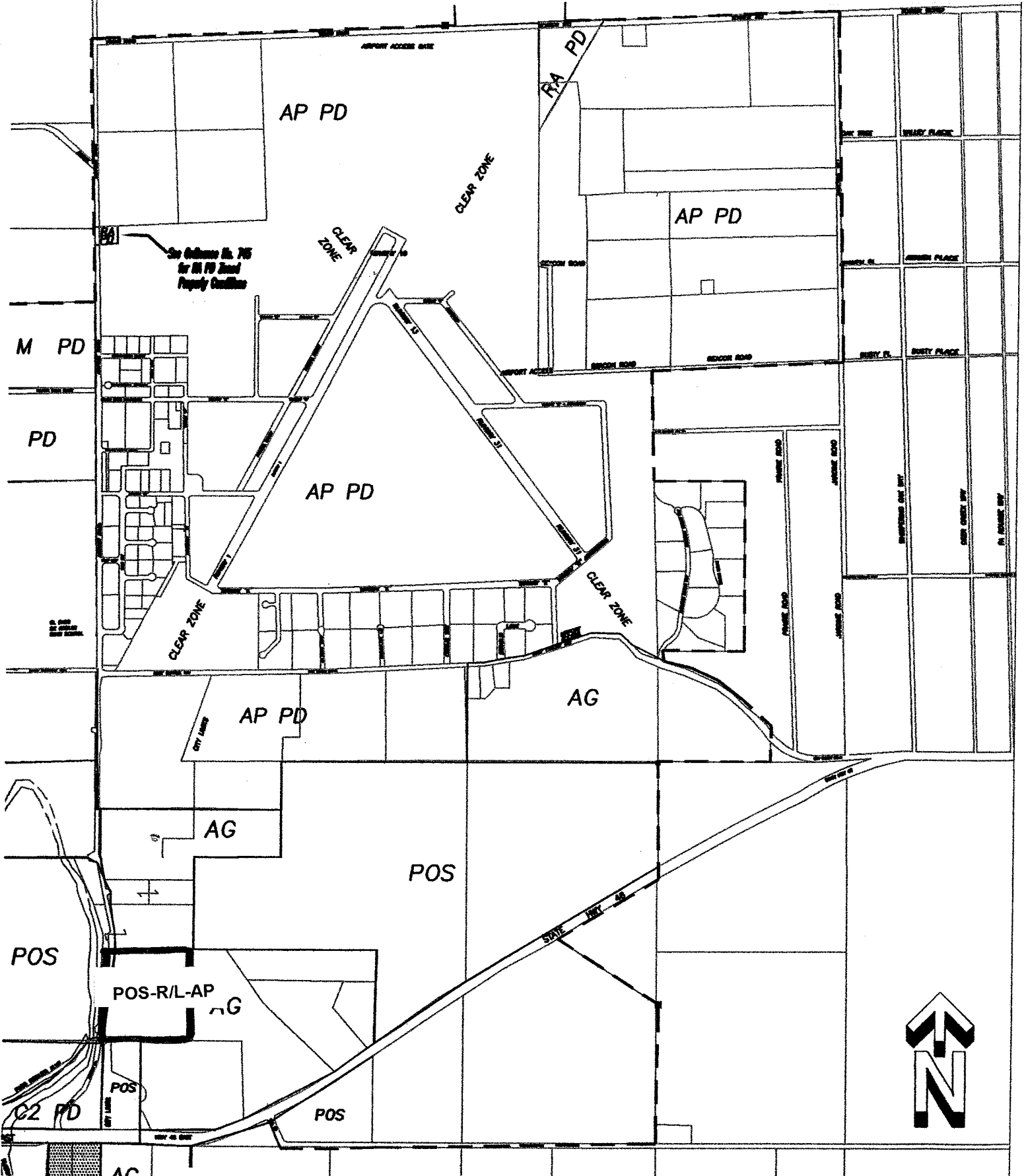
Frank R. Mecham, Mayor

ATTEST:

---

Deborah Robinson, City Clerk

# Zoning Map for AG A



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

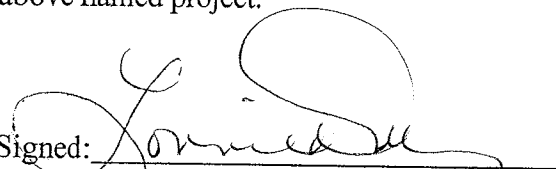
Newspaper: Tribune

Date of Publication: August 2, 2006

Meeting Date: September 12, 2006  
(Planning Commission)  
October 3, 2006  
(City Council)

Project: General Plan Amendment 06-002  
and Rezone 05-006 (Handley)

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\nnewsaffi.691

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of El Paso de Robles will hold a Public Hearings to consider adoption of Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

General Plan Amendment 06-002 and Rezone 05-006: A request filed by Jerry and Katherine Handley to re-designate property on the Land Use Map in the General Plan from Agriculture to Parks and Open Space with a Resort/Lodging Overlay, and to rezone property from Agriculture to Parks and Open Space with a Resort/Lodging Overlay. (APNs 025-431-050 and 025-431-077).

The Planning Commission will consider this application on Tuesday, September 12, 2006. The City Council will consider this application on Tuesday, October 3, 2006. Both meetings will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers.

The public review period for this project is August 2nd through August 31st, 2006. The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed project and corresponding Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge the project or Negative Declaration application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearings.

Susan DeCarli, AICP  
City Planner  
Aug 2, 2006

6428193

**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for GPA 06-002 and Rezone 05-006, A request to re-designate property on the Land Use Map in the General Plan from Agriculture to Parks and Open space with Resort/Lodging Overlay, to rezone property from Agriculture to Parks and Open Space with a Resort/Lodging Overlay. (Applicant: Jerry and Katherine Handley) APN: 025-431-050, 077, on this 19<sup>th</sup> day of September, 2006.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

Gevorg Nazaryan