

City of El Paso de Robles

RESOLUTION NO. 87-71

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE GENERAL PLAN AMENDMENT NO. 87-03
TO THE LAND USE ELEMENT OF THE GENERAL PLAN
TO APPLY THE SPECIFIC PLAN DESIGNATION TO
THE BORKEY AREA AND THE CHANDLER RANCH

WHEREAS, The City of El Paso de Robles has initiated the following amendment to the General Plan as General Plan Amendment No. 87-03:

1. An amendment to the text of the Land Use Element to apply the Specific Plan designation to the Borkey Area and the Chandler Ranch. This proposal would require the adoption of a Specific Plan as defined by California Government Code Section 65450 prior to approval of a subdivision or development plans;
2. An amendment to the Land Use Map to place the Specific Plan Overlay Designation on the Borkey Area and Chandler Ranch.

WHEREAS, a public hearing was conducted by the Planning Commission on October 13, 1987 and by the City Council on October 20, 1987 to consider facts, as presented in the staff report prepared for this project and to accept public testimony regarding the proposed amendment, and

WHEREAS, a Negative Declaration was prepared for this project and recommended for adoption by the City Council,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve an amendment to the text of the General Plan Land Use Element as described on Exhibit A (attached) and to the General Plan Land Use Map as shown on Exhibits B and C (attached).

PASSED AND ADOPTED THIS 20th day of October, 1987, by the following roll call vote:

AYES: Cousins, Ovitt, Dolan, Martin and Cousins
NOES: None
ABSENT: None



Nick Russell, Mayor



Jerry Bankston, City Clerk

City of El Paso de Robles

EXHIBIT A

GENERAL PLAN AMENDMENT 87-03

SPECIFIC PLAN DESIGNATION APPLIED TO BORKEY AREA AND CHANDLER RANCH

Text to be added to Land Use Element of the General Plan

The following is a description of the areas and a brief discussion of the issues related to defining each Specific Plan area:

1. Chandler Ranch. The Chandler property is located on and adjacent to the east city boundaries. The property under discussion currently is undeveloped consisting of 1600 acres, of which 900 acres are located within the existing city boundaries. The balance of the property is located outside the existing Sphere of Influence and Sphere of Service line. The property within the city is currently shown in the General Plan as Agriculture, Low Density Residential and General Retail.

The property has been the subject of previous development and annexation proposals, including an environmental impact report prepared in 1979. The owner has expressed an interest in future annexation of the balance of his contiguous property to the city. Preliminary discussions with the owners representative indicate a desire for mostly residential development concentrated on a portion of the property currently within the city limits.

Development of the property raises significant issues regarding the amount of development which may occur and the capacity and financing of the public services, including the potential need for an additional wastewater treatment plant on the east side and major road improvements.

The owner of adjacent property (the Clouston Tract) has requested to be included. Adjacent to the Clouston Tract are two additional 10-15 acre parcels also recommended for inclusion in the Specific Plan to address land use and traffic and circulation issues.

2. Borkey Area - The Borkey property is located north of Highway 46 between the Salinas River and Airport Road. The area recommended for a Specific Plan includes other properties under separate ownerships. A substantial portion of the property is currently in an agriculture preserve contract due to expire in late 1987.

City of El Paso de Robles

The area within the city boundaries is shown on the existing General Plan as Low Density Residential, Commercial Light Industrial and Highway Commercial. A portion of the property was annexed to the city in August 1981 (Annexation No. 42). The balance is outside existing city limits and and the Sphere of Influence line but within the Urban Reserve line. The proposed Borkey Area Specific Plan includes property adjacent to Golden Hill Road and including the industrial tract where Wallace Machinery Company is located.

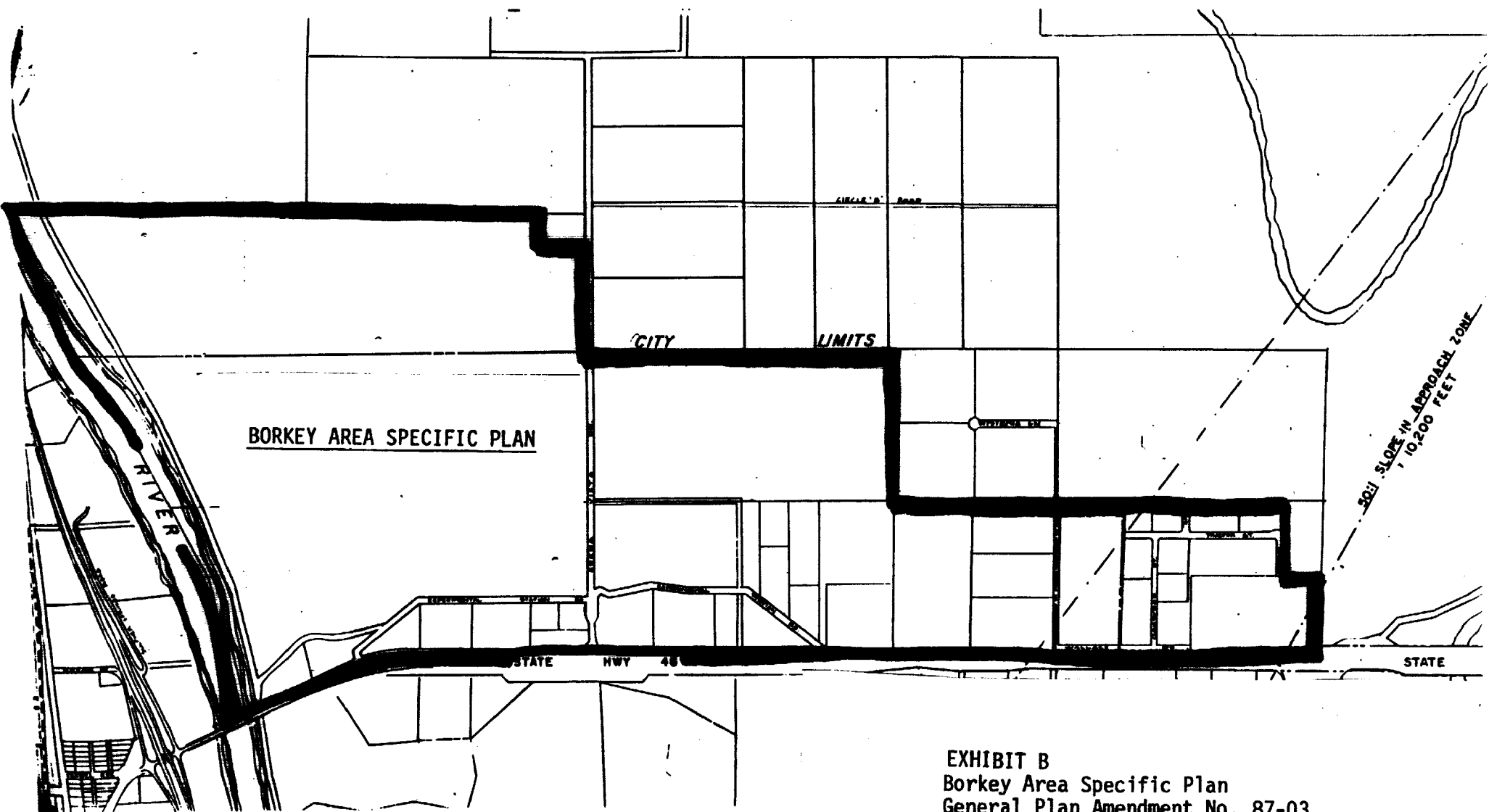
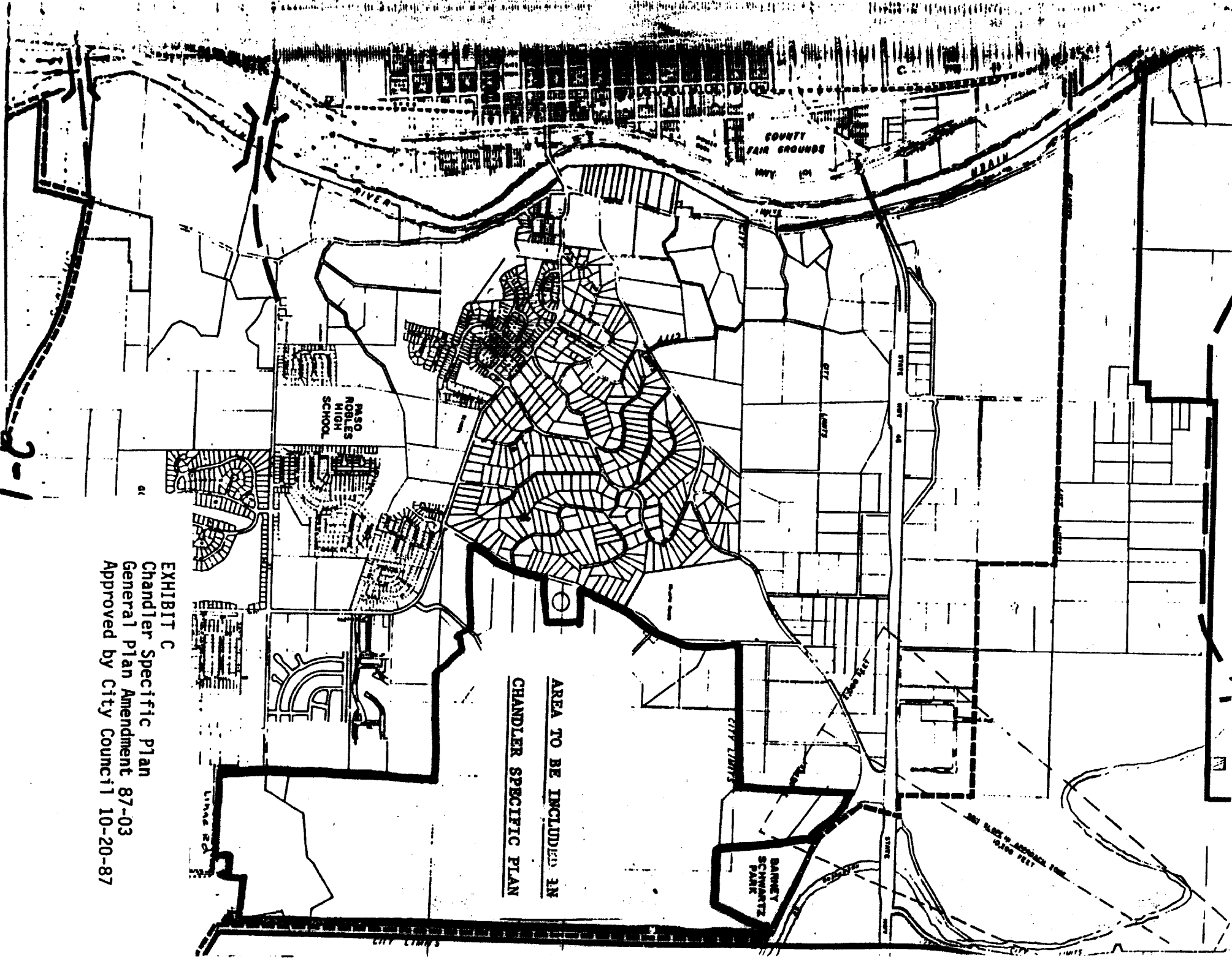


EXHIBIT B
Borkey Area Specific Plan
General Plan Amendment No. 87-03
Approved by City Council 10-20-87

2-1



AREA TO BE INCLUDED IN
CHANDLER SPECIFIC PLAN

EXHIBIT C
 Chandler Specific Plan
 General Plan Amendment 87-03
 Approved by City Council 10-20-87