

TO: PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PREZONE 13-004 – MILL ROAD PROPERTIES FOR ROBERT HALL & COLLINS VINEYARD - CONTINUANCE REQUEST

DATE: DECEMBER 10, 2013

Needs: For the Planning Commission to continue consideration of proposed application for a Prezone 13-004 to a date uncertain.

Facts:

1. The subject properties, three parcels currently under two separate ownerships: (1) Robert Hall, APNs 026-211-008 and -054; and (2) Collins Vineyard, APN 026-211-011, were included in the most recent Sphere of Influence (SOI) update in November 2012.
2. A Memorandum of Agreement between the City and the County regarding the SOI update establishes the framework and conditions to employ should an owner of property in the SOI seek annexation.
3. The applicants have applied to “prezone” their properties. Prezoning property is typically a precursor to annexation. The properties in question are currently zoned Agriculture in the County, and the applicants have requested the properties be prezoned to Agriculture, as it applies in the City.
4. In accordance with the California Environmental Quality Act (CEQA), a draft Negative Declaration (ND) was prepared, noticed and circulated for the prezone application.
5. The Local Area Formation Commission (LAFCO) staff reviewed the draft ND and advised the City that the prezone application needs to be accompanied with the annexation request and processed concurrently. Modification of the application requires the environmental analysis be modified as well.
6. City staff will re-evaluate the modified project scope which will include both the prezone and annexation requests. Staff will also prepare a revised environmental determination that evaluates potential effects from the annexation and prezone, and then recirculate it for public review.

Analysis
and

Conclusion:

The applicants have been advised of the necessity to process both entitlements concurrently. They have also been informed that the environmental analysis will need to be modified and re-circulated for public review.

Since the revised project scope includes the annexation request further analysis on agricultural resources, infrastructure, and water supply will be included in the environmental analysis.

Staff does not know the date that the revised analysis will be completed since it is dependent upon receiving additional materials. Therefore, staff suggests the Commission continue this item to a date uncertain.

Policy

Reference:

General Plan Land Use Element, Zoning Code, Sphere of Influence Update, LAFCO Policies and Procedures

Fiscal

Impact:

There are no specific fiscal impacts associated with continuing consideration of this item.

Options:

After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Continue consideration of this item to a date uncertain.
- b. Amend, modify or reject the above noted options.

THE Newspaper of the Central Coast
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In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 7037375
CITY OF PASO ROBLES

STATE OF CALIFORNIA
County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and interested in the above entitled matter; I am now and have been for all times embraced in the publication herein mentioned, was, the principal clerk of the printers and publisher of THE TRIBUNE, a newspaper of general circulation printed and published daily at the City of San Luis Obispo in the above named county and state; that the newspaper at which the annexed clippings is a true copy of the newspaper published in the above-named newspaper and no supplement thereof – on the following dates: NOVEMBER 21, 2013, that said newspaper was regularly ascertained and established a news general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, June 9, 1952, Case #19139 under the Government of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Jane E. Durand
(Signature of Principal Clerk)

DATED: NOVEMBER 21, 2013
AD COST: \$329.26

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NOV 25 2013


City of Paso Robles
Community Development Dept.

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO RECOMMEND ADOPTION OF A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, December 10, 2013, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider making a recommendation to the City Council to prezone properties described below and adopt a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

Prezone 13-004. A request by Robert Hall and Collins Vineyard, Inc. to "Prezone" properties located on the south side of Mill Road, east of Highway 46 East. The properties are located at 3695, 3443, and 3825 Mill Road, Assessor Parcel Numbers 026-211-008, 026-211-043, and 026-211-011

The properties are currently in San Luis Obispo County's jurisdiction and are zoned Agriculture. The applicants intend to apply for annexation to the City, and are requesting that the properties be prezoned to Agriculture as it applies in the City of Paso Robles. No new development or new agricultural activities (e.g. vineyard planting) are proposed with these application requests. See application vicinity map below.



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. A copy of the Negative Declaration is also posted on the City website at www.prcity.com. The public review period is November 21, 2013 through December 20, 2013.

Written comments on the proposed Prezone and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, or emailed to planning@prcity.com 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 project or the associated Negative Declaration please contact Susan DeCarli at (805) 237-3970.

If you challenge the Prezone or Negative Declaration 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 hearing.

Susan DeCarli
Planning Manager
November 21, 2013

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