

DATE: 2/16/99 AGENDA ITEM # 15
() APPROVED () DENIED
() CONTINUED

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*
SUBJECT: DRAFT LETTER TO LAFCO SUPPORTING
BLACK RANCH ANNEXATION APPLICATION
DATE: FEBRUARY 16, 1999

Needs: For the City Council to consider approving a draft letter to the Local Agency Formation Commission (LAFCO) regarding the Black Ranch Annexation.

- Facts:
1. The City of Paso Robles has provided a General Plan Amendment and Pre-Zone in support of the Black Ranch Annexation.
 2. The Council has also authorized the City to function as Lead Agency in terms of filing the actual Annexation Application (with all attendant costs being borne by the Black Ranch property owner).
 3. The City is working with the Black Ranch property owners to submit the Annexation Application to LAFCO.
 4. When the subject property was part of a request for inclusion in the City's Sphere of Influence, the City Council authorized a letter of support to LAFCO.
 5. Subject to City Council approval, attached is a similar draft letter of support for the pending annexation application.

RIMC CODE: Community Development Department
FILE/CAT: Advance Planning
DATE: February 9, 1999
SUBJECT: Letter of support, Black Ranch Annexation
RETENTION: Permanent

**Analysis
and**

Conclusion: The attached letter of support for the Black Ranch Annexation would be similar to the letter submitted by the City in conjunction with the Sphere of Influence application.

Policy

Reference: General Plan, Economic Development Strategy

Fiscal

Impact: None

Options:

- a. That the City Council authorize the Mayor Pro Tem to send the attached letter to the Local Agency Formation Commission in support of the Black Ranch Annexation.
- b. Amend, modify or reject option "a".

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February 17, 1999

**Paul L. Hood
Executive Director
Local Agency Formation Commission
Administrative Office
Room 370, County Government Center
San Luis Obispo, CA 93408**

Subject: Black Ranch Annexation Application

Dear Mr. Hood:

On behalf of the Paso Robles City Council, I respectfully request your support for our application to annex the Black Ranch Area.

On December 15th 1998 the Paso Robles City Council unanimously adopted resolutions to: 1) amend the general plan and pre-zone a portion of the property to Parks and Open space, 2) approve the annexation of this area and file an application with LAFCO and 3) certify a Mitigated Negative Declaration for the above mentioned actions. There is widespread public and property owner support for the annexation demonstrated by letters from property owners and comments at public hearings.

This Annexation is important to the City of Paso Robles for the following reasons:

- **Approval of the annexation request would clear the way for interested property owners to move forward with development plan applications and detailed project environmental assessments.**
- **Based on discussions with area property owners, it is our understanding that annexation of this area would uphold the interests of the vast majority of the property owners;**
- **The City is in the best position to provide urban services to the area, including but not limited to sewer and water, storm drain, police and fire protection services;**

Having the area under jurisdiction of the City of Paso Robles would accomplish a number of purposes:

- Help preclude incompatible land uses in the areas impacted by the Paso Robles Municipal Airport;
- Provide City land use and design control over development along the Highway 46 corridor, an area that forms the easterly gateway to the City;
- Help preserve a rural agricultural, visual image in the Highway 46 east corridor;
- Assign responsibility for infrastructure planning for the subject area, and give the City adequate lead time to prepare and implement long term capital improvement plans;

Annexation of the area is consistent with the City's 1991 General Plan Up-Date and the City's Economic Development Strategy.

The Annexation will establish a logical eastern City boundary allowing the City to coordinate planning efforts for land uses surrounding the City's Municipal Airport.

Additionally, as the County progresses on plans for the Highway 46 east corridor, Whitley Gardens and the Estrella River Valley, the annexation will allow the City to establish a development pattern that is consistent with this agricultural area, and to buffer potential growth in new settlement areas further to the east;

The subject area lends itself to both preservation and expansion of agricultural assets (i.e.: the Eberle Winery) and development for commercial recreation land uses (which would benefit efforts to attract tourism to the North County area); the City is in the best position to provide the range of services that could support and facilitate commercial recreation development;

One of the potential uses of the property could be an additional golf course; the City would like to encourage this type of commercial recreational activity, but there are a limited number of parcels of suitable size and character within the existing City boundaries; hence, annexation of the Black Ranch Area meets a specific land use and economic development need for the Paso Robles / North County area.

In seeking to annex the Black Ranch area, the City is serious about preservation of the aesthetic and functional character of the Eberle Winery and establishment of new viable agricultural operations. On January 17, 1995, the City Council approved ordinances that established an Agricultural Zone category and a "Right to Farm" ordinance (closely modeled on the County's code provisions). It is our intention that future development of this area include an expansion of vineyard operations and development of facilities that are directly related to and supportive of our local wine industry.

As the Local Area Formation Commission evaluates the Black Ranch Area Annexation request, we seek your consideration of the interests and concerns expressed in this letter, along with testimony of others who join the City of Paso Robles in seeking approval of this annexation.

Thank you for your support.

Sincerely,

Lee Swanson
Mayor Pro Tem of Paso Robles

cc: LAFCO Commissioners
Paso Robles City Council
Paso Robles Vintners and Growers Association

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