

City of El Paso de Robles

RESOLUTION NO. 90-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AMENDMENT 90-02 TO THE LAND USE ELEMENT OF THE GENERAL PLAN

WHEREAS, the following applications to amend the Land Use Element were filed as components of General Plan Amendment 90-02:

A. GPA 90-02(A): Filed by Clayton Leavitt, to recategorize 4 acres located on the northwest corner of Creston Road and Trigo Lane from Low Density Residential to Neighborhood Commercial.

B. GPA 90-02(B): Filed by Tom Erskine, to establish Low Density Residential Category over all property in annexation 67 which is located between 12th and 17th Street at the western City boundary.

C. GPA 90-02(C): Filed by Jack Munari, to delete the Chandler Specific Plan Overlay Category for a 90 acre parcel located between Golden Hill and Pioneer Roads, north of the Williams Brothers Center.

D. GPA 90-02(D): Initiated by the City to amend the Land Use Element Text and Map to establish an Urban Reserve/Sphere of Influence Line and a Sphere of Service Lines.

E. GPA 90-02(E): Initiated by the City to establish land use categories on all properties in the proposed Northeast Annexation consisting of 2,210 acres generally located north and south of Highway 46 East and east and west of Airport Road.

F. GPA 90-02(F): Filed by Paul and Valerie Warnke, Chuck Crockett, and George and Diana Phillips to establish Low Density Residential Category for a 28 acre site which is proposed by the applicant for annexation to the City. The project site is located south of 12th Street, west of Merryhill Road.

WHEREAS, at its meetings of April 10 and 24, 1990, the Planning Commission took the following actions:

a. Considered the facts and analysis, as presented in the staff reports prepared for the components of this project;

b. Conducted a public hearing to obtain public testimony on the proposed General Plan Amendment;

c. Found that:

(1) GPA 90-02(A) (Leavitt) could have significant adverse effects on the environment and recommended that the City

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Council require the preparation of an Environmental Impact Report if the project is to be considered prior to completion of the General Plan Update Program;

(2) There was no substantial evidence that the remaining components and their respective rezone applications would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration for these applications;

d. Recommended that the City Council take the following actions:

- (1) Deny component A (Leavitt);
- (2) Approve component B (Erskine)
- (3) Approve component C (Munari);
- (4) Approve component D (City: Urban Reserve/Spheres of Influence and Service) for a 16,290 acre area;
- (5) Approve component E (City: Northeast Annexation) for a 2,758 acre area;
- (6) Approve component F (Warnke, Crockett, Phillips);

WHEREAS, at its meeting of May 1, 1990, the City Council took the following actions:

a. Considered the facts and analysis, as presented in the staff reports prepared for the components of this project;

b. Considered the recommendations of the Planning Commission;

c. Conducted a public hearing to obtain public testimony on the proposed General Plan Amendment;

d. Determined that component A (Leavitt) should not be considered as part of General Plan Amendment 90-02;

e. Determined that component C (Munari) should not be considered as part of General Plan Amendment 90-02, but that an application for subdivision map for the 90 acre parcel may be processed concurrently with the preparation of the Chandler Ranch Specific Plan with the provision that such an application can not be considered complete and a tentative map can not be approved until the Chandler Ranch Specific Plan has been adopted;

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f. Revised component D (City: Urban Reserve/Sphere of Influence and Sphere of Service) as follows:

(1) To revise the proposed text that defined the terms "Urban Reserve Line, Sphere of Influence", and "Sphere of Service" Line; and

(2) To adopt a boundary for the "Urban Reserve Line" that is the City's equivalent to the Urban Reserve Line adopted by the County's General Plan and to adopt boundaries for the "Spheres of Influence and Service" that are the City's equivalent to the Spheres of Influence and Service adopted by the County's Local Agency Formation Commission (LAFCO); and

(3) To define a "Planning Impact Area" as follows:

A Planning Impact Area is established to indicate the maximum potential geographical boundaries to which the City may grow in the foreseeable future, or areas within which development patterns would impact upon the City. The establishment of the Planning Impact Area does not represent a commitment by the City to annex or to provide urban services to the subject areas.

(3) To apply the "Planning Impact Area" to a 16,969 acre area to be illustrated on page 9b of the Land Use Element.

g. Determined that component E (City: Northeast Annexation) should be limited to the 2,324 acres recommended by the staff report;

h. Revised component F (Warnke, Crockett, Phillips) to establish the Rural Residential Land Use Category on those lots proposed to be zoned R-1,B-4,PD;

i. Found that there was no substantial evidence that components B, D, E, and F would have significant adverse effects on the environment and approved a Negative Declaration for these applications 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, to adopt Amendment 90-02 to the Land Use Element consisting of the following components:

1. GPA 90-02(B), amending the Land Use Map as shown on the attached Exhibit "A";

2. GPA 90-02(D), amending the text of the Land Use Element by adding Pages 9a, 9b, and 9c as shown on the attached Exhibit "B";

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3. GPA 90-02(E), amending the Land Use Map as shown on the attached Exhibit "C" and by amending the text of the Land Use Element by adding the following text to Page 61 (after the section on "Specific Plan Areas"):

"PUBLIC FACILITIES: The Public Facilities designation is intended to be applied to properties developed or acquired for facilities owned and operated by public agencies (City, County, State, and local taxing districts). Park and school sites may be included within this category."

4. GPA 90-02(F), amending the Land Use Map as shown on the attached Exhibit "D";

PASSED AND ADOPTED THIS 7th day of May, 1990 by the following roll call vote:

AYES: Russell, Conway, Cousins, Martin (except on GPA 90-02F)

NOES: None

ABSENT: Reneau

ABSTAIN: Martin on GPA 90-02F



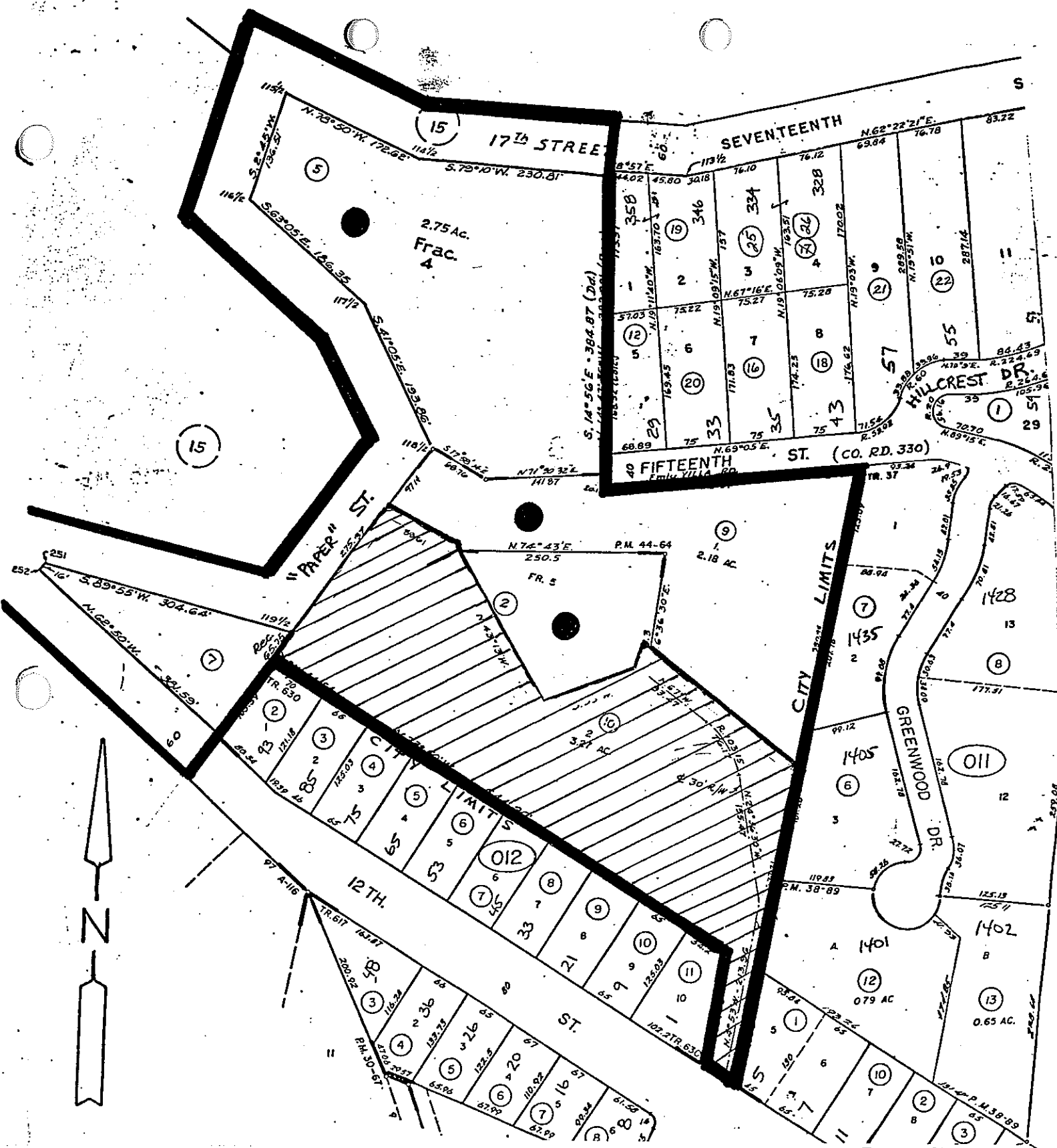
MAYOR STEVEN W. MARTIN

ATTEST:



JERRY BANKSTON, CITY CLERK

ED\GPA\90-02\RES



APPLICANT'S PARCEL



SINGLE FAMILY RESIDENCE

EXHIBIT A RESOLUTION 90-73

GPA 90-02(B) (ERSKINE)

CATEGORIZE ALL PARCELS IN ANNEX.
67 AS LOW DENSITY RESIDENTIAL

EXHIBIT B

11. A Planning Impact Area is established to indicate the maximum potential geographical boundaries to which the City may grow in the foreseeable future, or areas within which development patterns would impact upon the City. The establishment of the Planning Impact Area does not represent a commitment by the City to annex or to provide urban services to the subject areas.

The Planning Impact Area is shown on the map on page 9b.

An Urban Reserve Line (URL) and a Sphere of Influence (SOI) are established to indicate the geographical boundaries to which the City may grow and consider annexations. The establishment of the URL and SOI lines do not represent a commitment by the City to annex or to pre-assign Land Use Categories outside of City Limits.

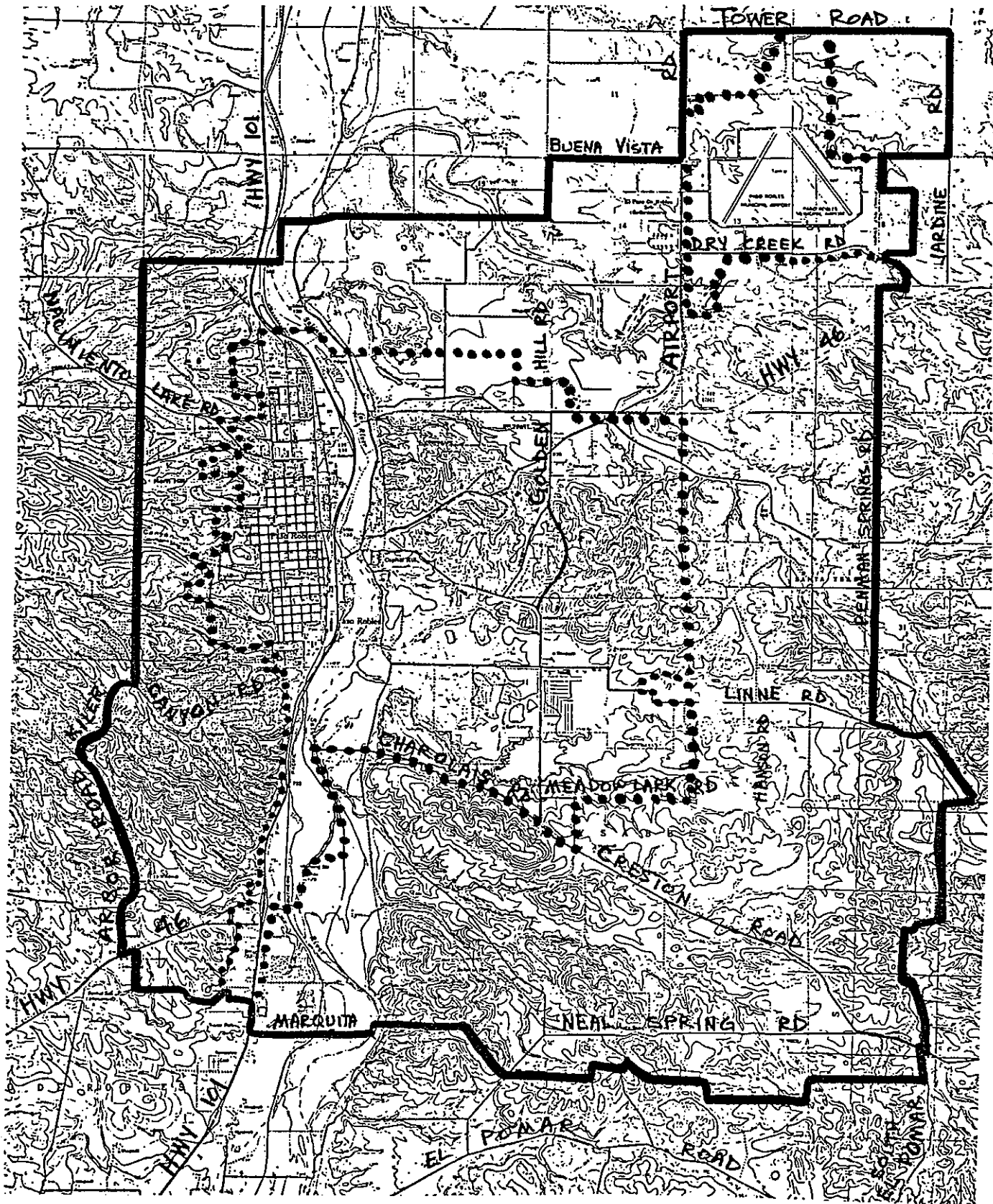
A Sphere of Service (SOS) is established to indicate those areas within the SOI that the City has indicated that it intends to provide services, particularly sewer and water, on a first-come, first-served basis following annexation.

The URL, SOI, and SOS lines are shown on the map on page 9c.


Upon the establishment of these lines and with any future amendment of the URL, SOI, and SOS lines, the City will request the following:

- o That the County amend its Land Use Element so that its Urban Reserve Line coincides with the City's URL;
- o That the County's Local Agency Formation Commission (LAFCO) amend its Sphere of Influence and Service Lines to coincide with the City's SOI and SOS Lines.
- o That the County require all development within the URL to occur to City Standards, with the expectation that land within this boundary will ultimately be annexed by the City.

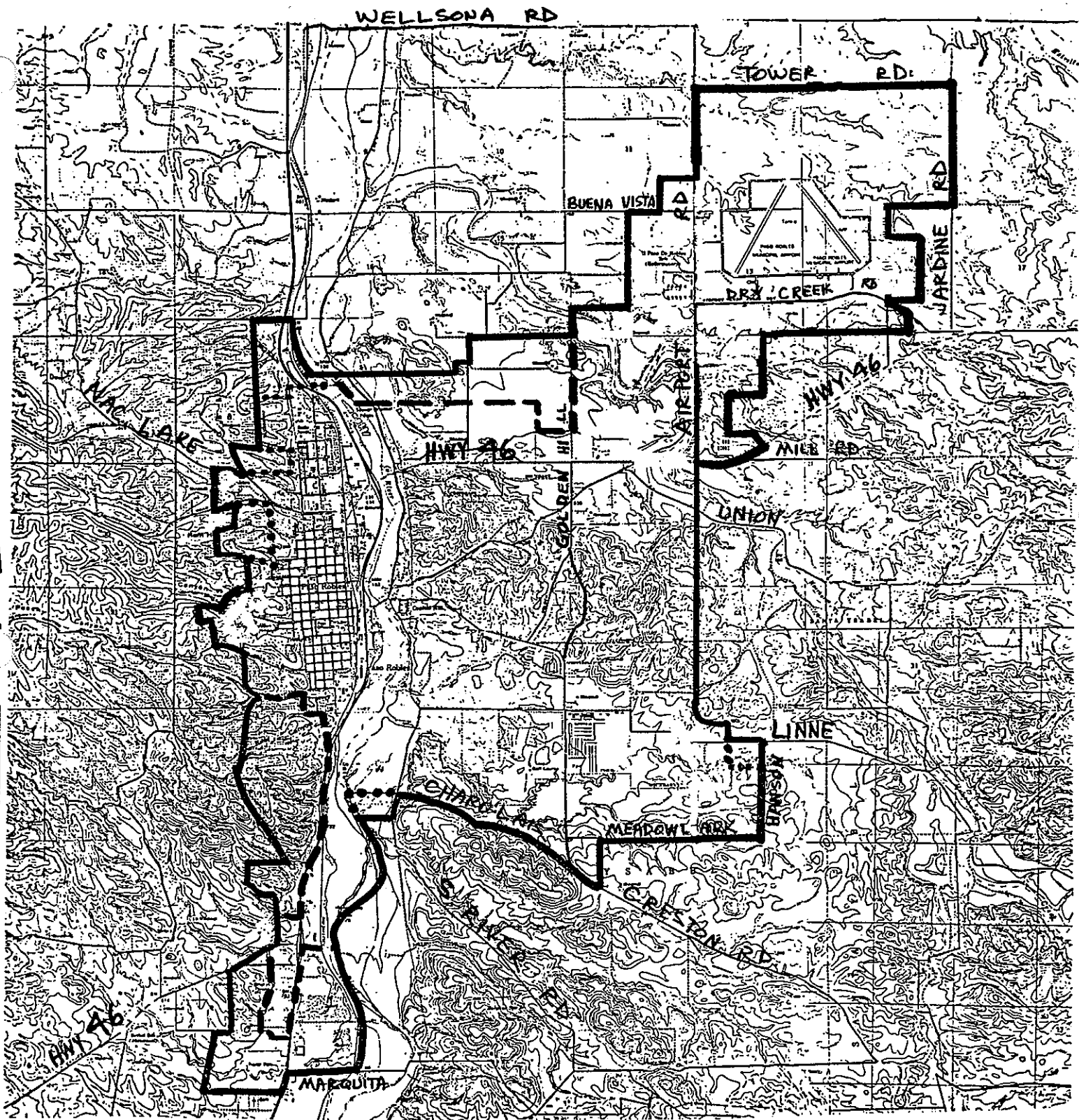
PLANNING IMPACT AREA



PLANNING IMPACT AREA 

CITY LIMITS (as of 12-01-89) 

URBAN RESERVE, SPHERE OF INFLUENCE, AND SPHERE OF SERVICE LINES

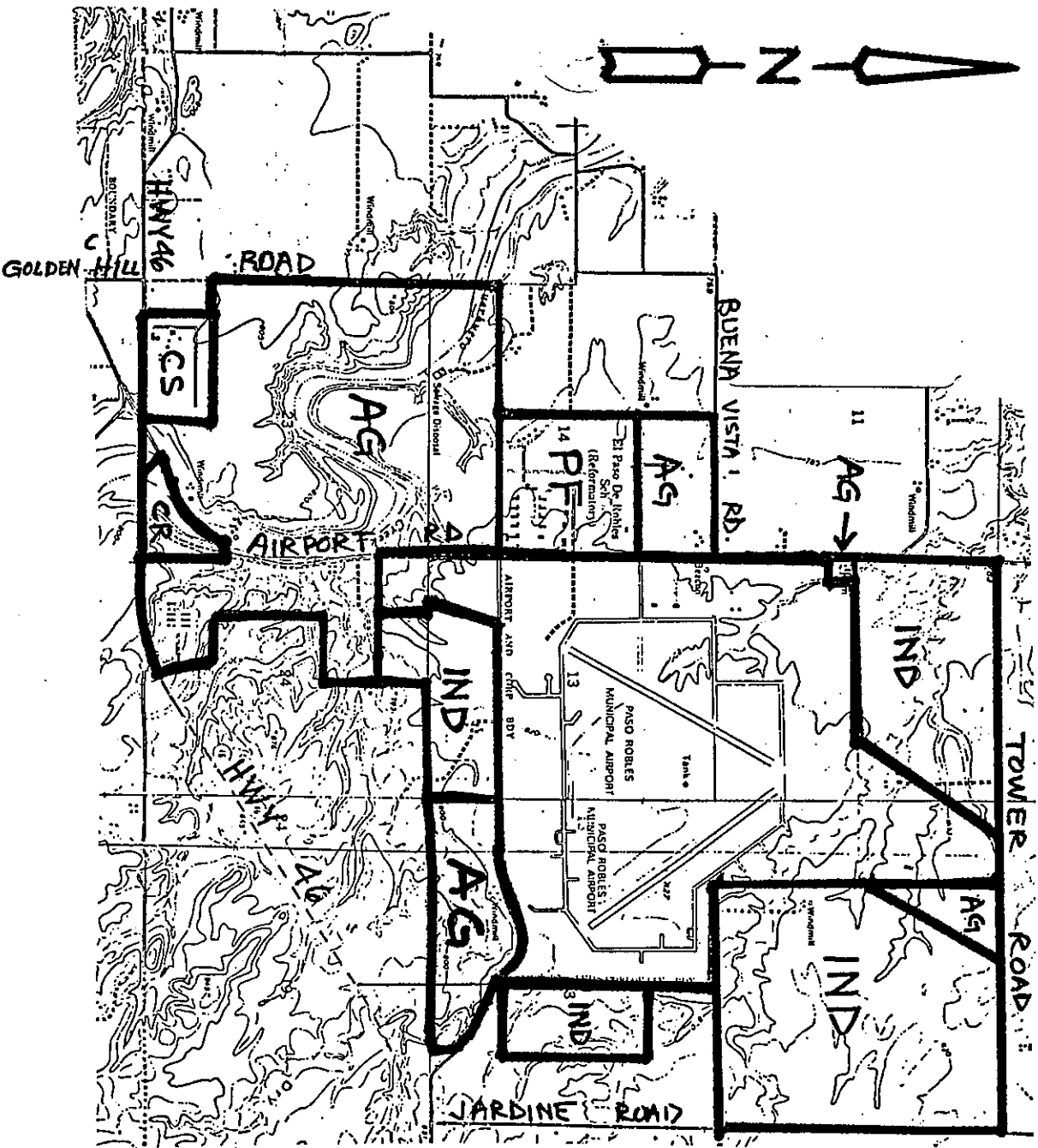


- URBAN RESERVE LINE (URL)
- - - - - SPHERE OF INFLUENCE (SOI): Not shown where coterminous with URL.
- SPHERE OF SERVICE (SOS): Not shown where coterminous with SOI.

NOTE: The URL, SOI, and SOS lines shown on this map are those adopted by the City's General Plan and may differ somewhat with the URL adopted by the County's General Plan and the SOI and SOS adopted by LAFCD.

EXHIBIT C, RESOLUTION 90-73

GPA 90-02(E), REZONE 90005
(NORTHEAST ANNEXATION)



| EXISTING COUNTY LAND USE CATEGORY | PROPOSED CITY LAND USE CATEGORY | ZONING |
|--------------------------------------|------------------------------------|---------|
| AGRICULTURE (AG) | AGRICULTURE | RA, PD |
| COMMERCIAL RETAIL (CR) | HIGHWAY COMMERCIAL | C-2, PD |
| COMMERCIAL SERVICE (CS) | COMMERCIAL LIGHT INDUSTRY | C-3, PD |
| INDUSTRIAL (IND) | INDUSTRY | AP, PD |
| PUBLIC FACILITY (PF) | PUBLIC FACILITIES | UNZONED |

