

## ORDINANCE NO. 687 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
 AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE  
 IN SECTION 21.12.020 OF THE ZONING REGULATIONS  
 FOR PREZONE 94009/SPHERE OF INFLUENCE AMENDMENT 3S-94  
 (JACK MUNARI)

WHEREAS, on October 4, 1994, the City Council voted to support a "Sphere of Influence Amendment" application in order to take the first step towards annexation of the "Santa Ysabel Hot Springs" area, and

WHEREAS, the Santa Ysabel Hot Springs area is located approximately 2500 feet south of the City limits, bounded by the Salinas River on the west and South River Road on the east (See Exhibit A), and

WHEREAS, the applicant, Jack Munari, has filed Prezone 94009 to prezone an approximate 850 acre area in conjunction with a Sphere of Influence Amendment filed with the Local Agency Formation Commission (LAFCO) for the subject property, and

WHEREAS, public hearings were conducted by the Planning Commission on January 9, 1995 and by the City Council on January 17, 1995 and February 21, 1995, to consider facts as presented in the staff report and to accept public testimony regarding the proposed "Agricultural District" prezone, and

WHEREAS, the City Council held a public workshop on February 8, 1995, to gather input from surrounding property owners, and

WHEREAS, the City Council has adopted a Negative Declaration for Prezone 94009 in accordance with the California Environmental Quality Act, and

WHEREAS, based on the staff report prepared for the prezone, Planning Commission recommendation, and testimony at the City Council public hearing, the City Council makes the following findings:

A. The proposed prezone area is within the City's Planning Impact Area.

B. No development project is proposed at this time in conjunction with the prezone of this area.

C. The "Agricultural District" is a holding zone until such time that the City Council approves and enters into a pre-annexation or development agreement with the property owner,

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WHEREAS, at its meeting of February 21, 1995, the City Council gave first reading to this ordinance, and

WHEREAS, at its meeting of March 7, 1995, the City Council gave second reading to this ordinance, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso De Robles, California, to amend the Zoning Map of the City of El Paso De Robles, dated July 1, 1977, to show that the following properties, as described on the 1994 Assessor's Rolls for the County of San Luis Obispo, are rezoned Agricultural District:

Assessor's Parcel No.

020-281-015  
 020-281-018  
 033-021-001  
 033-031-002  
 033-041-001  
 033-051-013  
 033-061-002  
 033-071-001  
 033-081-002  
 033-091-001  
 033-101-002  
 033-111-001  
 033-121-001  
 033-131-001  
 033-141-001  
 040-031-013  
 040-091-007

PASSED AND ADOPTED THIS 7th day of March, 1995 by the following roll call vote:

AYES: MARTIN, HEGGARTY, PICANCO, MACKLIN

NOES: IVERSEN

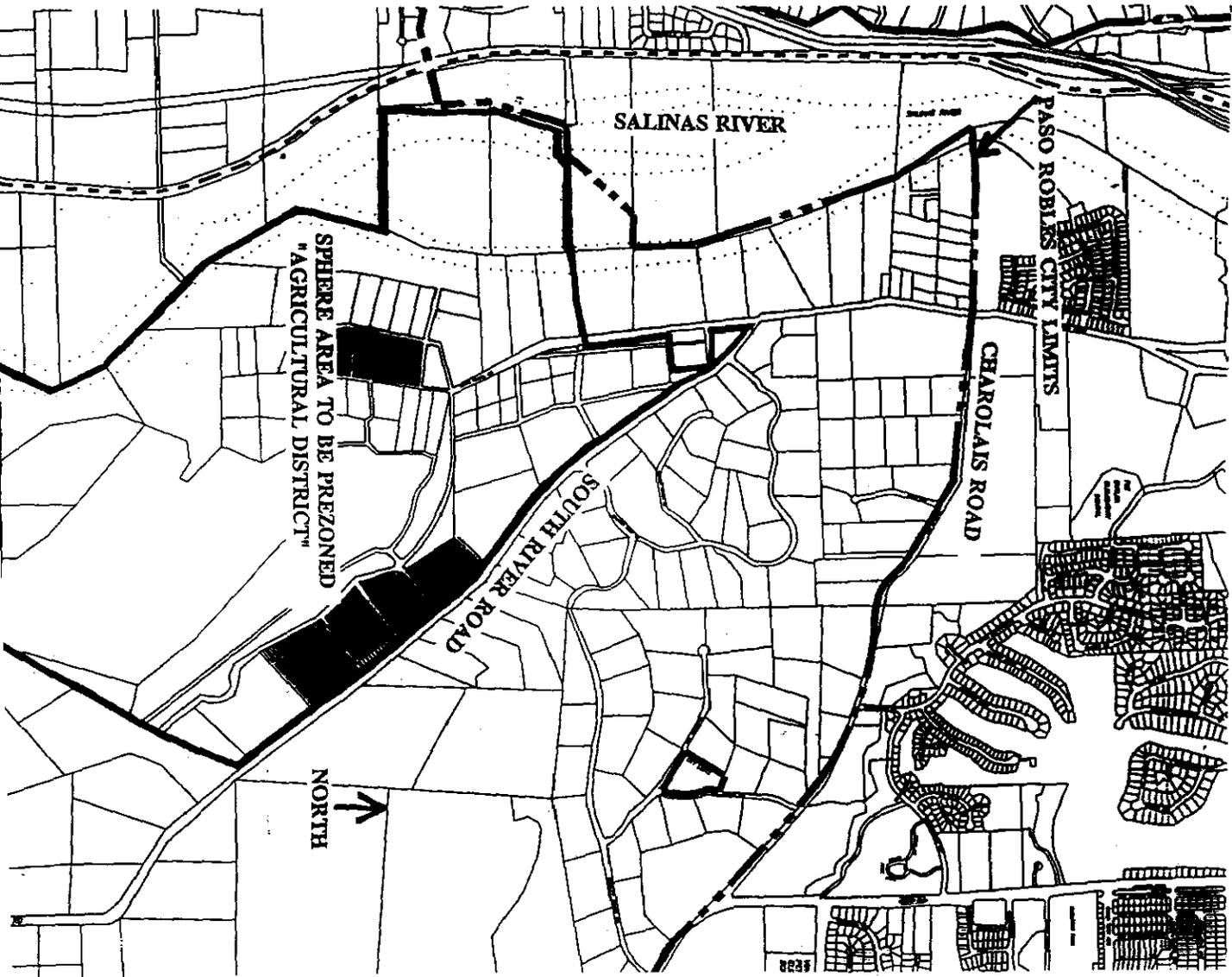
ABSENT: NONE

Walter J. Macklin  
 MAYOR WALTER MACKLIN

ATTEST:

Candace Aschle  
 CANDACE ASCHLE, DEPUTY CITY CLERK

ABJ544



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WHEREAS, public hearings were conducted by the Planning Commission on January 9, 1995 and by the City Council on January 17, 1995 and February 21, 1995, to consider facts as presented in the staff report and to accept public testimony regarding the proposed "Agricultural District" prezone, and

WHEREAS, the City Council held a public workshop on February 8, 1995, to gather input from surrounding property owners, and

WHEREAS, the City Council has adopted a Negative Declaration for Prezone 94009 in accordance with the California Environmental Quality Act, and

WHEREAS, based on the staff report prepared for the prezone, Planning Commission recommendation, and testimony at the City Council public hearing, the City Council makes the following findings:

A. The proposed prezone area is within the City's Planning Impact Area.

B. No development project is proposed at this time in conjunction with the prezone of this area.

C. The "Agricultural District" is a holding zone until such time that the City Council approves and enters into a pre-annexation or development agreement with the property owner, at which time the appropriate environmental assessment would be undertaken.

D. The Sphere Amendment is consistent with the following sections/policies of the City's General Plan:

1. Agriculture Policy AG-1.
2. Public Services, Parks and Open Space Policy PS-11.
3. Environmental Protection and Resource Conservation Policy ENV-9, ENV-11, ENV-12.

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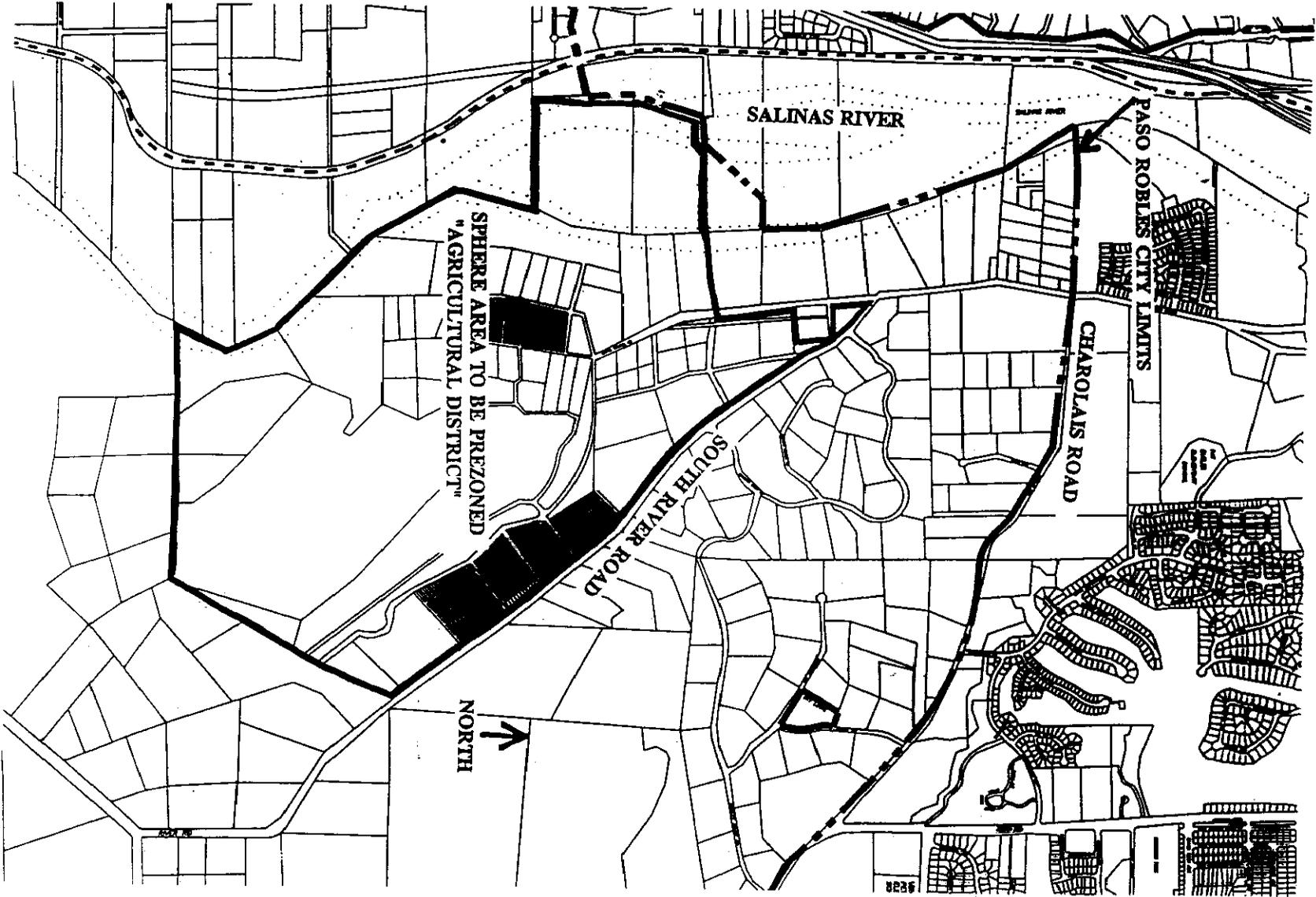
ABSENT: NONE

Walter J. Macklin  
 MAYOR WALTER MACKLIN

ATTEST:

Candace Aschle  
 CANDACE ASCHLE, DEPUTY CITY CLERK

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**EXHIBIT A**