

ORDINANCE NO. 867 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE  
TO APPROVE A ZONING MAP CHANGE FOR 4041 HIGHWAY 46 EAST (APN 015-031-050)  
PRE-ZONE 03-006 (HUNTER RANCH GOLF COURSE, ANNEXATION #85)

WHEREAS, this Pre-Zone application was filed by North Coast Engineering, Inc. on behalf of the property-owner, Mr. Kenneth H. Hunter III in his capacity as President of the Hunter Ranch Golf Course, A California Limited Partnership;

WHEREAS, Pre-Zoning of the approximately 220.4-acre site at 4041 Highway 46 East as POS (Parks and Open Space) is being sought in connection with a proposal to annex the Hunter Ranch Golf Course into the City of El Paso de Robles;

WHEREAS, the site is located within the City's adopted Sphere of Influence, immediately east of the City's easterly boundary, in the County unincorporated area;

WHEREAS, the Pre-Zoning request is in conformance with the site's designation as POS (Parks and Open Space) in the City's General Plan;

WHEREAS, the site contains the Hunter Ranch golf course, a pro shop, clubhouse, maintenance building, and parking lots; and

WHEREAS, the annexation proposal is being processed by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo as LAFCO File 9-R-03, Annexation No. 85;

WHEREAS, the site's location in the SOI established by LAFCO for the City of El Paso de Robles is an important prerequisite for its annexation;

WHEREAS, the City's SOI identifies the primary geographic area within which urban development is to be encouraged;

WHEREAS, Pre-Zoning the site as POS (Parks and Open Space) implements the City's Economic Strategy by continuing to develop Paso Robles into an end-destination tourist attraction with resort quality golf courses;

WHEREAS, an Initial Study was circulated for review and comment pursuant to the Statutes and Guidelines of California Environmental Quality Act, which indicated that Pre-Zoning of the site qualifies for issuance of a Negative Declaration.;

WHEREAS, a resolution was adopted by the City Council approving a Negative Declaration for Pre-Zone 03-006 in accordance with the Statutes and Guidelines of the California Environmental Quality Act;

WHEREAS, at its meeting of November 12, 2003, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for the Pre-Zone.
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance to Pre-Zone the site as POS (Parks and Open Space).
- c. Recommend that the City Council adopt a Negative Declaration for the change to the City's Official Zoning Map.
- d. Recommended that the City Council adopt the proposed ordinance to Pre-Zone the site as POS (Parks and Open Space).

WHEREAS, at its meeting of December 2, 2003, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this Pre-Zone.
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance to Pre-Zone the site as POS (Parks and Open Space).
- c. Considered the recommendation of the Planning Commission that the proposed ordinance be approved to Pre-Zone the site.
- d. Reviewed and considered the Initial Study and adopted a Negative Declaration for the

proposed ordinance to Pre-Zone the site.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. The amendment of the Official Zoning Map is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

SECTION 1. The Official Zoning Map of the City of El Paso de Robles (which is a part of Title 21, Zoning of the Paso Robles Municipal Code) is hereby amended for the property at 4041 Highway 46 East (Assessor Parcel No. 015-031-050), as shown on Exhibit A of this ordinance.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on December 2, 2003, and passed and adopted by the City Council of the City of El Paso de Robles on the 16<sup>th</sup> day of December 2003 by the following vote:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham  
NOES: None  
ABSTAIN: None  
ABSENT: None

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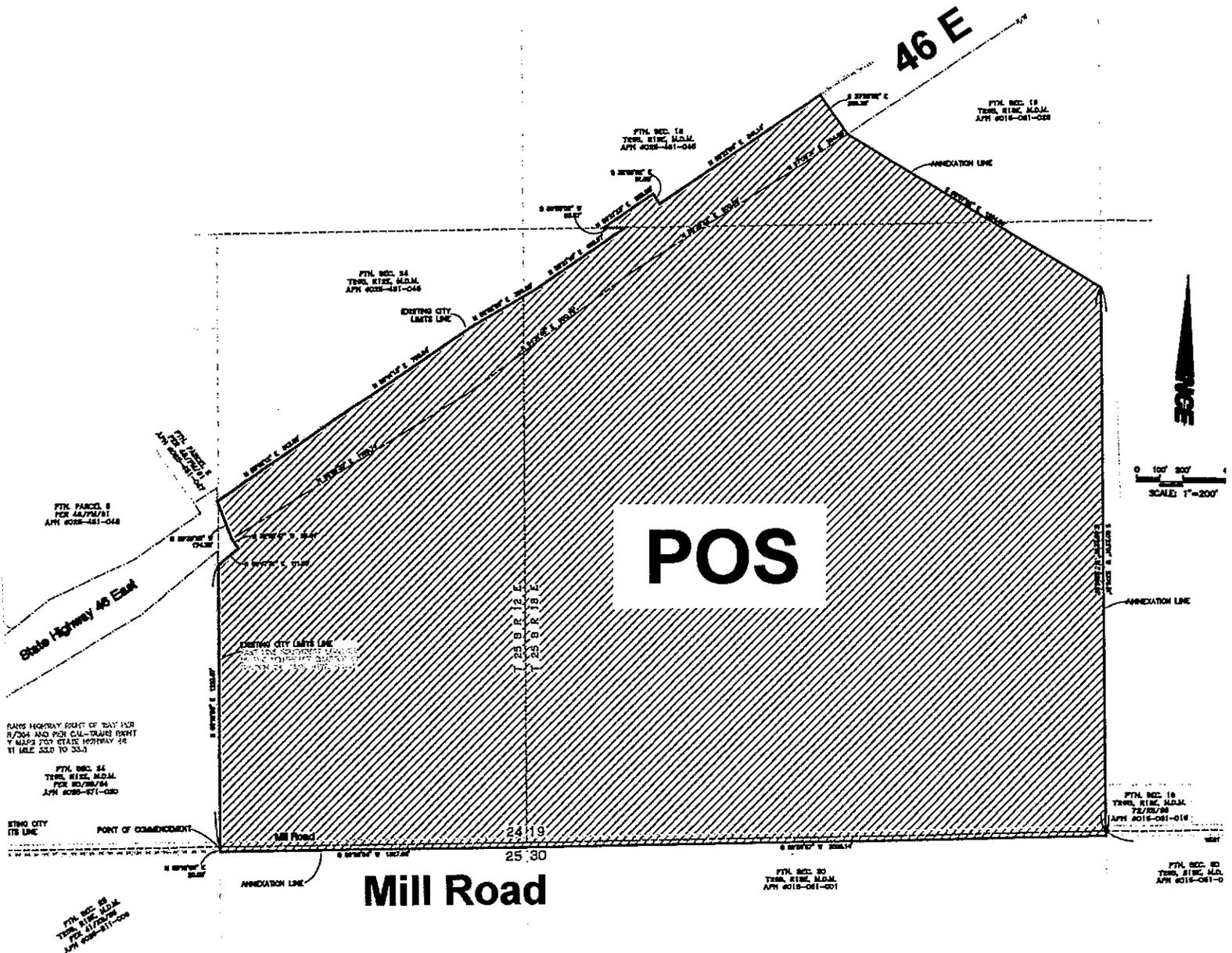
Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

# EXHIBIT "A"



**NCE NORTH COAST ENGINEERING INC.**  
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT  
 725 Creston Rd. - Suite B  
 Poso Robles, CA 93448  
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REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROPOSED ANNEXATION No. \_\_\_\_\_  
 TO THE CITY OF MIL PADO DE ROBLES  
 BEING PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH,  
 RANGE 18 EAST AND SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH,  
 RANGE 18 EAST, NEARLY, IN THE COUNTY OF SAN LUIS OBISPO,  
 STATE OF CALIFORNIA.

**PRE-ZONE 03-006**