



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**CITY COUNCIL MINUTES**

**Tuesday, February 5, 2008 7:30 PM**

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET**

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**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR  
TO THE MEETING WITH A COPY TO THE CITY CLERK**

**7:30 PM – CONVENE REGULAR MEETING**

**CALL TO ORDER** – Downstairs Conference Center

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL** Councilmembers John Hamon Gary Nemeth, Duane Picanco, Fred Strong, and Frank Mecham

**PUBLIC COMMENTS** - None

**AGENDA ITEMS TO BE DEFERRED (IF ANY)** - None

**PRESENTATIONS**

1. **State of the City 2008**  
F. Mecham, Mayor

Mayor Mecham delivered his State of the City Message (attached).

**PUBLIC HEARINGS**

**ADJOURN TO PASO ROBLES REDEVELOPMENT AGENCY**

Chairman Strong assumed the Chair and reported that all members of the Paso Robles Redevelopment Agency were present.

## 2. [Redevelopment Implementation Plan Amendment](#)

R. Whisenand, Community Development Director

The Agencymembers approved an amendment to the 2004 Redevelopment Implementation Plan to allow redevelopment funds to be used for the Carnegie Library Repair, and the Uptown/Town Centre Specific Plan. Ed Gallagher, City Planner, presented the staff report.

Chairman Strong opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Agencymember Nemeth, seconded by Agencymember Hamon, moved to adopt Resolution No. RA08-003 approving an amendment to the 2004 Redevelopment Implementation Plan to provide that redevelopment funds may be used for the Carnegie Library Repair, and the Uptown/Town Centre Specific Plan.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Mecham, Nemeth, Picanco, and Strong

NOES:

ABSTAIN:

ABSENT:

## ADJOURN TO CITY COUNCIL

Mayor Mecham returned to the Chair of the meeting.

### CONSENT CALENDAR

Mayor Mecham called for public comments on Consent Calendar items. There were no comments from the public, either written or oral, and the public discussion was closed.

3. [Approve City Council minutes of January 15, 2008](#)
4. [Approve Warrant Register: Nos. 74979—75122 \(01/11/08\), 75123—75271 \(01/18/08\), and 75272-75389 \(01/25/08\) and Other Payroll Services](#)
5. [Receive and file Advisory Body Committee minutes as follows:](#)  
Citizens Airport Advisory Committee meeting of October 25, 2007  
Library Board of Trustees meeting of December 13, 2007  
Senior Citizen Advisory Committee meeting of December 10, 2007  
Youth Commission meeting of December 5, 2007
6. [Proclamation designating February 2008 as Grand Jury Awareness Month.](#)
7. [Proclamation designating February 26, 2008 as Spay Day USA.](#)
8. [Proclamation designating Robert Z. Hass, 2007 Wine Industry Person of the Year](#)
9. [Receive and file Annual Development Impact Fee Report for fiscal year ended June 30, 2007.](#)
10. [Adopt Resolution 08-006](#) approving a lease amendment extending the term of the Historical Society Lease of the Carnegie Library building.
11. [Adopt Resolution 08-007](#) awarding a contract to rehabilitate Sewer Lift Stations Nos. 3, 8 and 11 to V. Lopez & Sons in the amount of \$196,901.

12. [Adopt Resolution 08-008](#) adding David Brown to the existing City's Certified Arborist consultant list, pursuant to Chapter 10.01.040, Oak Tree Protection Municipal Code.

Consent Calendar Items Nos. 3-12 were approved on a single motion by Councilmember Strong, seconded by Councilmember Nemeth, with Councilmember Hamon abstaining on Warrant Register Items Nos. 075176, Councilmember Picanco abstaining on Warrant Register Item Nos. 075113 and 075238, and Mayor Mecham abstaining on Warrant Register Nos. 075107 and 075363.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

## DISCUSSION

13. [Comprehensive Annual Financial Report \("CAFR"\) - Fiscal Year ending June 30, 2007](#)

J. Throop, Director of Administrative Services

The City Council received the Comprehensive Annual Financial Report ("CAFR") for the fiscal year ending June 30, 2007.

Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Hamon, moved to (1) receive and file the Comprehensive Annual Financial Report for the fiscal year ending June 30, 2007; and (2) adopt Resolution No. 08-009 authorizing the transfer of the fiscal year ending 2007 surplus to the General Emergency and Reserve Fund.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

14. [Paso Robles Juvenile Justice Facility Conversion](#)

J. App, City Manager

The City Council discussed the closure and possible re-use of the Paso Robles Juvenile Justice facility.

Mayor Mecham opened the public hearing. Speaking from the public was Dean Diederich and James Mena, employees at the facility, Dale Gustin, and Kathy Barnett. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Strong, moved to continue to participate fully in all discussion with the County and State concerning the future of the facility and to continue to provide updates to the community at large.

Motion passed by unanimous voice vote.

Council adjourned for a 10-minute recess and reconvened at 8:45 PM with all Councilmembers present.

**15. City Facilities "Draft" Transition Plan for Compliance with the Americans with Disabilities Act Accessibility Guidelines**

D. Monn, Director of Public Works

The City Council authorized public review of the "draft" transition plan for compliance with the Americans with Disabilities Act ("ADA") Accessibility Guidelines ("ADAAG"). Steve Perkins, City Building Official, presented the staff report.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Picanco, moved to accept the transition plan for review by the public with a thirty (30) day public review/comment period.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

**16. Creston Road / Rolling Hills Road – Intersection Improvements**

R. Whisenand, Community Development Director

The City Council considered adoption of a Plan Line for future improvements to the intersection at Creston and Rolling Hills Roads. John Falkenstien, City Engineer, presented the staff report.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Nemeth, moved to approve the establishment of a Plan Line for a roundabout at the intersection of Creston and Rolling Hills Roads, consistent with the W-Trans Report, dated September 15, 2006 recommending the modern roundabout via the following actions (1) Adopt Resolution No. 08-010 approving a Negative Declaration for the subject plan line; and (2) adopt Resolution No. 08-011 establishing the subject Plan Line.

Motion passed by the following roll call vote:

AYES: Hamon, Nemeth, Strong, and Mecham

NOES: Picanco

ABSTAIN:

ABSENT:

17. **Application Processing Request for River Oaks II and College Station (Estrella Associates)**

R. Whisenand, Community Development Director

The City Council considered a request by Estrella Associates to process an application for amendment of the Land Use Element of the General Plan to facilitate development of an extension of the River Oaks master planned community. (Continued from November 20, 2007.) Councilmembers Nemeth and Mecham disclosed *ex parte* discussions with the applicant.

Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin in favor of preserving Purple Belt, Dick Willhoit, the applicant, Tim Bryan, Pat Swindell, and Kathy Barnett. There were no further comments from the public, either written or oral, and the public discussion was closed.

Council adjourned for a 10-minute recess and reconvened at 10:10 PM with all Councilmembers present.

Councilmember Nemeth, seconded by Councilmember Strong, moved to authorize the applicant to proceed with processing of the proposed general plan amendment. Under this authorization, the City grants no entitlements regarding the project. The applicant will be expected to keep the application fee deposit funded (to reimburse the City for all costs associated with processing the application and environmental document), and the applicant will be responsible for submitting all applications required by San Luis Obispo County's Local Area Formation Committee (LAFCO) to approve the annexation portion of the request.

Additionally, the City expects the need for a development agreement prior to any approval of project entitlements that will address issues arising from the environmental and development review processes including, but not limited to:

1. Purchase potable water from the Nacimiento Water Project; the amount will be determined in an Environmental Impact Report, but may range up to 1,000 acre feet;
2. Accept Reclaimed Water for irrigating the proposed expansion of the River Oaks course and large active open space areas; and
3. Extend mains for transport of reclaimed water (aka "purple pipe") to the project site at the time of development and in accordance with a reclaimed water master plan to be developed by the City.
4. Provide an offset to the loss of agricultural land within the northern 118 acres. The amount of acreage and method of offset shall be determined as part of the EIR and will consider soil quality and other factors. Offset may be achieved via acquisition of a permanent agricultural easement over agricultural land of similar agricultural quality within the City's Purple Belt and near the subject property.
5. Applicant shall help fund a portion of the Alternative Routes Study and a reasonable share of the Highways 46 East/101 dual left turn pocket project.
6. Finance major off-site traffic system improvements to be identified, as appropriate, in the Fehr & Peers Alternative Routes Study.

Motion passed by the following roll call vote:

AYES: Hamon, Nemeth, Strong  
NOES: Picanco, Mecham  
ABSTAIN:  
ABSENT:

**18. OTR 08-001 Request to Remove One Oak Tree (Paso Robles Inn)**

R. Whisenand, Community Development Director

The City Council approved a request by Michael Cordsen, on behalf of the Paso Robles Inn, to remove one 39" diameter, double trunk, Live Oak tree located within the central garden area.

Mayor Mecham opened the public hearing. The Arborist corrected the species of the oak tree to Live Oak, rather than Valley Oak. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Hamon, moved to adopt Resolution No. 08-012 approving OTR 08-001, allowing the removal of the 39" Live Oak tree, based on the tree being in poor health and being a hazard, and require seven 1.5" diameter oak trees to be planted, or the necessary donation made to the City's Oak Tree fund.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham  
NOES:  
ABSTAIN:  
ABSENT:

**19. OTR 08-002 Request to Remove One Oak Tree (McDowell/Miller)**

R. Whisenand, Community Development Director

The City Council approved a request by Mont McDowell & Ann Marie Miller to remove one 12" diameter Blue Oak tree on the vacant lot located on the northwest corner of Cherry Street and James Street.

Mayor Mecham opened the public hearing. Speaking from the public was the arborist, Chip Tamagni, and the applicant's architect, Gary Harcourt. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Nemeth, moved to adopt Resolution No. 08-013 approving OTR 08-002, allowing the removal of the 12" Blue Oak tree, based on the tree being in poor health, and having a hazard of falling and damaging the private property, and require two 1.5" diameter oak trees to be planted or the necessary donation made to the City's Oak Fund.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham  
NOES:  
ABSTAIN:  
ABSENT:

**20. Central Telephone System Replacement**

D. McCue, Information Technology Manager

For the City Council to authorize the installation of a centralized telephone system to replace 11 different, obsolete telephone systems, and meet expanding facility communication as well as data/voice integration needs. The project would include Library/City Hall, Public Safety Center, City Hall Annex, Centennial Park, and five remote sites at a cost of \$480,000.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Nemeth, moved to adopt Resolution No. 08-014 authorizing the various agreements and contracts necessary to complete the project, appropriating previously allocated funds and approving additional allocations.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

## **CITY MANAGER**

## **CORRESPONDENCE**

## **ADVISORY BODY COMMUNICATION**

## **AD HOC COMMITTEE COMMUNICATION**

## **COUNCIL COMMENTS (Including oral reports on conferences attended)**

Councilmember Strong reported from recent LOCC meetings attended in Sacramento.

### **ADJOURNMENT: 10:45 P.M.**

- THE ADJOURNED REGULAR MEETING TO CONSIDER CDBG APPLICATIONS & FEDERAL GRANT PROGRAMS AT 7:30 PM ON THURSDAY, **FEBRUARY 7, 2008**, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET
- THE CALIFORNIA MID-STATE FAIR ANNUAL DINNER, FRIDAY, **FEBRUARY 8, 2008**, 6:30 PM AT THE SLO PAVILLION – PASO ROBLES EVENTS CENTER
- THE JOINT PLANNING COMMISSION/CITY COUNCIL BREAKFAST MEETING AT 7:00 AM, FRIDAY, **FEBRUARY 15, 2008** AT THE TOUCH OF PASO RESTURANT, PASO ROBLES
- THE JOINT CITY COUNCIL, PLANNING COMMISSION & COUNCIL ADVISORY BODY MEETING CONCERNING THE UPTOWN TOWN CENTRE SPECIFIC PLAN AT 7:30 PM ON TUESDAY, **FEBRUARY 19, 2008**, AT THE PARK BALLROOM, 1232 PARK STREET, PASO ROBLES
- THE SAN LUIS OBISPO COUNTY COUNCIL OF GOVERNMENT PRESENTATION “2050 REGIONAL PLAN” AT A JOINT PLANNING COMMISSION/CITY COUNCIL MEETING, AT 7:30 PM ON TUESDAY, **FEBRUARY 26, 2008** AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

Submitted:

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Deborah D. Robinson, Deputy City Clerk  
Approved: March 4, 2008



## State of the City 2008

As I read over the message I delivered this time last year, I was amazed at how quickly time has passed and all that has transpired in just one year! Now, moving in to 2008, and my final year as your Mayor, I am pleased to deliver my last State of the City address.

This past year provided much in terms of changes and future possibilities. The partnerships of which I spoke, with Wine Country Alliance, the Events Center, Main Street and the Chamber of Commerce have now evolved to a Promotions Coordinating Committee that will do amazing things to promote our community.

When I spoke to you of the far-reaching, visionary planning that will be under discussion, you will be able to participate in those planning processes and discussions this Spring. These plans will take Paso Robles well into the future. Your input is absolutely essential in making those determinations. From the Town Centre Plan to the Salinas River Corridor Plan, you will see and hopefully participate in an amazing exercise of "what can be".

The wine industry continues to amaze in terms of the economy it creates. The study provided last year indicates that the wine industry is a \$1.7 billion economy for San Luis Obispo County and the largest portion of it is in the North County in and around the city of Paso Robles. With the passage of Assembly Bill 87, the "Conjunctive Labeling" of the Paso Robles Appalachia, the recognition of our community continues to grow. Along with our fine wines, the food service and hotel industries have capitalized on this notoriety and have greatly expanded their business.

Another of our partners, the Events Center, continues to provide our community and the county with a variety of impressive entertainment venues. This past year saw the Pacific Coast Cutting Horse Association come to Paso Robles and met with a tremendous welcome. From that success we will have the opportunity to see them again over the next several years. In addition, the National Stock Horse Association will return for another spectacular show in 2008. During the annual California Mid-State Fair, record crowds attended the Aero-Smith concert as well as other top-notch entertainment. With the partnerships that have evolved look for new and exciting opportunities this year.

Speaking of events...after the annual Car Show decided to move to Santa Maria, we promised to make a focused effort seeking an event to backfill Memorial week. We recognize the importance of supporting our business community and sought an event that would accommodate all ages and interests. This year will bring a unique and diverse collection of events that I'm certain you will enjoy.

For over a decade we have been discussing and cussing the possibility of a water project from the Nacimiento Lake. This past year produced a much needed, long anticipated and the largest collaborative effort between jurisdictions in the history of San Luis Obispo County. It took the collective will and determination of several communities to pull together and solidify a plan that will provide our communities with the "life-blood" of our existence...water. What has been talked about for years will come to fruition in 2010 when this new water supply will flow into our city.

By summer, the Superior court project should be close to completion and may be in full swing by the end of the year. The City is celebrating the 100<sup>th</sup> anniversary of our library. Ironically, 100 years ago the Carnegie Library was dedicated and now the long awaited repairs to the Carnegie has begun. Hopefully by years end this landmark facility will be back in operation. Our other little project, the proverbial "hole from hell" should have the design and environmental work completed soon to allow us to make the necessary repairs. As I mentioned earlier, the long-term planning process for the Town Centre, Uptown Plan and the Salinas River corridor will begin this Spring. Several planning sessions will be held and there will be plenty of notice in order for you to participate.

In addition, the results of the "downtown parking and circulation" study will be coming up soon along with the "parallel route" study. With the majority of growth taking place in the Northeast quadrant of the city it is important that we find ways to better accommodate the traffic circulation in that area. Also, there is more and more interest being shown toward our airport. Along with all of the studies, plans and

workshops planned for this year, the on-going efforts regarding the Chandler Ranch and Beechwood-Olson Specific Plans continue.

I'll briefly mention a few other items of interest that occurred over the past year and some that will take place in 08.

- The new Superior Court
- The Ravine Water Park
- Three major hotels: La Bella Serra, Cheval and the Courtyard Marriott
- A custom wine crushing plant
- Large addition to Treanna Winery
- Vina Robles Winery
- Scolari's Market
- Paso Robles Ford
- Bridges Gun Shop
- Several new businesses on Park Street
- And this last Fall, Kennedy Club Fitness
- A new Police Chief and Director of Administrative Services
- Record attendance at our summer concerts in the park
- Establishment of a CERT Program
- Tourism Website
- Dale Schwartz Endowment fund provided close to \$1 million for the REC Foundation
- Relocate Administrative Services

The city is busy!

I think the issue on most folk's minds is the state of the economy. In my opinion, the success of our city has been its approach to a balanced economy and long term planning capability. We do not depend solely on one sector of the economy to provide for our economic needs. Retail, commercial, manufacturing, property tax, TOT, sales tax and tourism dollars all provide our city with the revenue stream for necessary services. Although we do not focus on one particular segment, I believe our ability to attract tourism dollars will be essential this year and in the years to come. With the development of our Promotions Committee, the coordinated effort of all our partners will play a significant role in the economy of Paso Robles, and the North County.

As we continue to witness the precarious situation of the economy on the national and the state levels, we cannot become complacent when it comes to our city finances. Like your own financial portfolio, diversification is key to our success. This is why you see our expanded interests in tourism and the marketing of Paso Robles. With the downturn of the housing industry and the sub-prime lending mess I don't believe we have yet to see the full impact. It is important to stay aware, informed and participatory.

With the impending closure of the California Youth Authority, jobs are always of the greatest immediate concern. However, it is absolutely imperative that our community be involved in any determination regarding its future use.

All and all, it was an incredible 2007! I see no reason to think that 2008 will be any different. As always your City Council and staff look forward to working for you. We look forward to another successful year and always look forward to hearing from you.

For me personally, it has been an absolute honor and privilege to have served as a Councilman and your Mayor over the past ten years. I have enjoyed working with councils and staff that truly have the best interests of this community at heart. Have a great 2008 and beyond.

A handwritten signature in black ink, appearing to read 'Franke Mecham', with a stylized, looping flourish at the end.

Mayor Franke Mecham

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State of California  
College of Architecture and Environmental Design  
California Polytechnic State University  
San Luis Obispo, California 93407



**Dean's Office**

**Facsimile Transmittal Cover Sheet**

FAX NUMBER/PHONE NUMBER:

(805) 238-7664

TOTAL NO. OF PAGES INCLUDING COVER:

5

TO:

Dick Wilhoit

COMPANY:

CP-CAED

FROM:

Donna Parker for Dean Thomas Jones

DATE:

February 1, 2008

PHONE NUMBER:

805-756-1414

FAX NUMBER:

805-756-2765

URGENT

FOR REVIEW

PLEASE COMMENT

PLEASE REPLY

**■ COMMENTS:**

Comments by Dean Thomas Jones on the Proposed River Oaks II Master Plan

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R. Thomas Jones  
232 Catalina Drive  
San Luis Obispo, CA  
93405

January 28, 2008

Jim App, City Manager  
Ron Whisenand, Community Development Director  
Susan DeCarli, City Planner  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

Re: Proposed River Oaks II

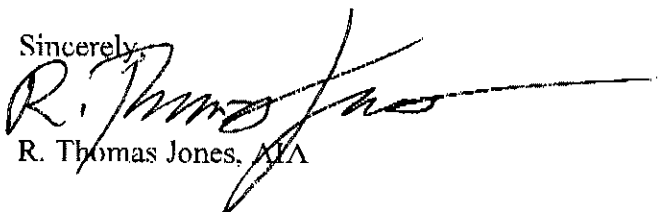
Dear Jim, Ron, and Susan,

I am writing you to provide comments on the proposed River Oaks II master plan, in my capacity as a member of the Paso Robles Economic Strategy Task Force, and as a recognized expert in housing and land use planning. I am very familiar with the proposed project, as I have been following its evolution and walked parts of the proposed site as part of my current research on master planned communities and smart growth for rural counties. The sponsors, Estrella Associates are one of several local development groups that have allowed me to review their work and agreed to present their projects as comparative case studies in a Housing Concepts class, Architecture 472, which I currently co-teach at Cal Poly.

As current Dean of the College of Architecture and Environmental Design at Cal Poly, I have also participated in the Workforce Housing Coalition, which is a regional coalition of educators, environmentalists, designers, homebuilders, and affordable housing advocates establish to educate the public about our regions housing challenges, and to illustrate the types of housing development solutions needed to meet our future housing needs while also protecting our natural environment and enhancing our communities.

I do not normally make a practice of weighing in on the approval of specific developments in our communities. However, as I served on the Economic Strategy Task Force, and the proposed development is one of the major projects coming before the City for review after adoption of the Strategy by the City, I felt it would be constructive to provide comments on the River Oaks II development in terms of its consistency with the Strategy. I hope my attached comments can be useful in your staff and Commission in your consideration of the project. If you have any questions regarding my comments, please feel free to call me at my office at 756-1414 or e-mail me at [rtjones@calpoly.edu](mailto:rtjones@calpoly.edu).

Sincerely,



R. Thomas Jones, AIA

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COMMENTS ON THE PROPOSED RIVER OAKS II PROJECT

Provided by R. Thomas Jones, AIA

Member, Paso Robles Economic Strategy Task Force

January 30, 2008

A. Over Project Comments

From an overall concept perspective, the proposed River Oaks II development aligns quite closely with many of the provisions outlined in the Economic Strategy. It responds to site specific features, opportunities, and constraints by concentrate housing in areas that create a strong sense of community, and creating a variety of public amenities, while preserving significant topographic features and sensitive areas for open space. The overall plan arranges these uses to compliment and enhance the existing adjacent uses.

The project contains a range of housing types unusual for a single development either in the City of Paso Robles or in the North County area. The range of likely sales prices or rents associated with the different housing typologies is anticipated to reach a broader spectrum of the local workforce than more typical developments attain. The location of the more moderately priced and clustered units within walking distance of Cuesta College and the commercial district on Buena Vista Drive is expected to increase pedestrian connections among those uses, and reduce the frequency and length of car use, based on studies of comparable projects where co-locations of housing, employment, educational institutions, and commercial development within ¼ mile of one another.

The Project recognizes two distinct sides of the site, one facing east and the Cuesta campus, one facing west and the Salinas River valley. The portion of the site adjacent to Cuesta College is intended to compliment the use and scale of the College, providing housing that may be affordable for Cuesta employees. This provision of compact housing also helps create a mixed use district along Buena Vista Drive that is more economically viable and mutually reinforcing. On the facing west side of the property, the proposal creates a walkable village-like mixed residential and small resort and recreational destination area that capitalizes on the existing hot springs. This village development is concentrated in one area and preserves much of the west side of the site as a recreational and visual open space with a resulting overall lower visual and use density than the Cuesta side.

Each of these two centers incorporate green spaces and amenities that can be accessed by the general public for their use and enjoyment as well.

B. Comments related to stated general Economic Strategy policies, from pages 7-12 of the Strategic Plan. Policies that apply to new primarily residential development by the private sector are noted below:

1. Local Focus: The project responds to and reinforces the existing local uses, in particularly complimenting and strengthening the Cuesta College/Buena Vista Dr area as a local center of mixed use activity

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C. Comments related to the Placc Strategics, pages 16: The proposed project very closely matches and fulfills the stated goals of this section as follows:

- The project is mixed use, compact, pedestrian oriented, and provides accommodation of different income groups
- The project addresses the landscape and responds to existing adjacent conditions by creating an overall community with distinct neighborhoods that are of an inspiring and memorable character
- The project provide significant attractive public realm enhancements and amenities that will serve the residents of the entire City of Paso Robles, including the provision of a long sought Youth Sports Practice Fields, a planned Community Conference Center and Amphitheater, a day use Thermal Spa, recreational open space, and an enhanced golf venue.
- When compared to conventional development patterns that might have been pursued on the property, the development can be expected to achieve energy savings through reduced car usage and attached housing, and to achieve natural resource conservation primarily through the materials and construction savings associated with inclusion of smaller and attached housing units.

D. Place Actions, page 17: The proposed project helps fulfill some of the citywide actions articulated in this section as follows:

- The development utilizes form based codes, architectural design guidelines, and some green building components, consistent with the LEED for Neighborhood Development criteria established by the US Green Building Council
- The plan includes a component of art and cultural facilities and activities that is consistent with the citywide goals

It is my understanding that the project sponsor has offered an additional public amenity in the form of the proposed preservation of land and underwriting of design studies for a possible competitive swim and racquet complex. Even without this component, the Project clearly fulfills many of the goals articulated in the Economic Strategy, and with this component, there would be yet one additional public benefit.

In conclusion, I believe the proposed River Oaks II development plan is highly consistent with the adopted Economic Strategy and exemplifies many of the sought after elements in one integrated mixed use project. The overall site is very well considered in the location and configuration of uses. The design quality of both buildings and open spaces is to very high standards, resulting in an attractive and very livable environment offering a wide variety of passive and active recreational activities. The voluntary pursuit of the LEED Neighborhood Development standards, and inclusion of more compact and lower priced units than have been found in comparable developments, are added benefits beyond those sought by the Economic Strategy. All these features suggest the development will provide multiple long-term value and benefit to the future residents, and to all the citizens of the City of Paso Robles.

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2. **Distinctive Communities:** The project recognizes and responds to the existing site and adjacent uses by creating or augmenting two distinct mixed use centers. The proposed Hot Springs/recreational destination village, and the Cuesta residential community each have their own architectural and land use character, creating identities that capitalize on existing natural and human uses.
3. **Center Focus:** The project provides one new focused central area in the village, and helps further define the existing activity center at the Cuesta/ Buena Vista Road area.
4. **Compact Development:** The project concentrates a mixture of compatible uses within walking distance of one another and arranges the central areas of the developments compactly, allowing for sizable portions of the site to be left undeveloped and available for active or passive recreation.
5. **Livable Communities:** The project incorporates the smart growth, urbanism, and green building features outlined by the LEED for Neighborhood Development rating system developed by the US Green Building Council. (LEED stands for Leadership in Energy and Environmental Design, a checklist and rating system developed by the USGBC). The proposed development includes a range of housing types, compact development patterns, abundant and varied accessible open spaces, walkable neighborhoods, safe pedestrian routes from homes to other uses, and conservation of existing unique natural features. Several public recreational and cultural amenities are also included.
6. **Environmental Responsibility:** The project protects and conserve the most sensitive and visually prominent portions of the site from development, including hill tops, steep slopes, and some current or possible future riparian corridors. The highest concentration of intense development is on the flattest land areas. The layout of the project and inclusion of a wide array of housing types, and mixture of uses complimentary to existing non residential off site uses, predicts reduced dependency on car trips and increased pedestrian mobility as compared to conventional development patterns. This corresponds to both local and macro environmental air quality benefits as compared to more conventional homogeneous and single use development.
7. **Regional Collaboration:** The project development process has involved regular direct dialogue with Cuesta leadership. This has resulted in a proposal for a land exchange and infrastructure improvements that would provide a superior land assemblage when compared to the current Cuesta land configuration which is split by Buena Vista Road.
8. **Integrated Approach:** As a mixed use development that includes residential, retail, recreational, and public open space components, the project does implement a number of objectives ought by the public and by the Economic Strategy. It represents a significant private investment in a primarily residential development, at a time when Paso Robles has found itself creating jobs at a faster rate than it is creating the housing for that workforce. In that context, the project serves the needs of local residents, workers and businesses by fulfilling stated housing policy goals. It also protects the natural environment. It additionally increases social equity in two ways, one through the inclusion of a range of housing opportunities not traditionally found in new developments, and a second by partnership with Cuesta to enhance its ability to complete its educational campus.

## Submitted Comments - 2/5/08 Agenda - Item 13,

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**From:** Cathy David  
**Sent:** Monday, February 04, 2008 9:42 AM  
**To:** Council  
**Cc:** Deborah Robinson; 'sotos@charter.net'  
**Subject:** Concerns for Future Use of the CYA Facility - Jesse Soto

**Page 1 of 1**

Council –

A twenty year resident by the name of Jesse Soto stopped by today to voice his concern about the future use of the California Youth Authority. He would attend Tuesday's, City Council Meeting but he works nights. His concerns are as follows. Mr. Soto would like to go on record that he is very disappointed with the way the County has gone about negotiating the future use of the facility by not including representatives of the City of Paso Robles. Before the facility is used as a rehabilitation center impact studies should be completed and reported back to the community. Mr. Soto is extremely concerned about the conversion of the California Youth Authority to a rehabilitation center and that it will be a liability. Mr. Soto believes future use of the facility should be proactive and positive impacts on the community of Paso Robles, such as a second middle school or high school.

*Cathy David*  
Executive Secretary  
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