

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director *RLA*

SUBJECT: Specific Plan Amendment 99004 - For Sub Area B of the Borkey Area Specific Plan (Estrella Associates)

DATE: September 7, 1999

Needs: To consider and take action on the revised details, proposed by Estrella Associates, to change the Specific Plan Maps and Policies for Sub Area B of the Borkey Area Specific Plan.

- Facts:
1. This item is a continued open public hearing from the City Council meeting of August 17, 1999.
 2. This Specific Plan Amendment request was considered concurrently with GPA 3-99 (part 2), GPA C1-99 (Circulation), Rezone 99001 and Street Name revisions also affecting Sub Area B of the Borkey Area Specific Plan at the August 17, 1999 City Council meeting. At that meeting, the City Council acted on each of the aforementioned applications, but postponed final action on the Specific Plan Amendment request to allow final text and exhibit revisions to be drafted which accurately reflected the Council's consensus vote on each of the Specific Plan policy issues
 3. At the August 17th meeting, the City Council fully discussed the breadth of the Specific Plan modifications being requested by the applicant and provided straw vote consensus direction on each policy item. In response to the Council's direction, changes have been made to both the ordinance exhibits and the applicant's Master Plan Booklet as outlined in the attached "Summary of Text and Exhibit Modifications."
 4. Large scale / bound copies of the applicant's Master Plan Booklet are provided in the City Council's Agenda binders and are available to the public for review upon request. This booklet will become an Appendix to the Borkey Area Specific Plan and, combined with the policy text in the attached ordinance, will accomplish the Specific Plan modifications for Sub Area B that were discussed fully on August 17, 1999.

Analysis and Conclusion:

The combination of policy text and illustrative exhibits contained in the applicant's Master Plan Booklet for the River Oaks project and Ordinance text have been amended to reflect the consensus direction provided by the City Council at the public meeting of August 17, 1999. These Specific Plan modifications are consistent with the related actions that the City Council has taken relating to the General Plan and Zoning Code levels for the project area. These Specific Plan policies and development standards will be used to implement the long term development and build-out of the approximate 190 acre area over the years to come.

Policy Reference:

General Plan Land Use Element; Zoning Code and the Borkey Area Specific Plan.

Fiscal

Impact: No fiscal impacts are anticipated in conjunction with this Specific Plan Amendment, based on the established set of development impact fees required for new development within the Specific Plan Area.

Options: After consideration of any additional public testimony, that the City Council,

- a. That the City Council introduce the attached ordinance granting approval to Specific Plan Amendment 99004 which would modify the text, development standards and permissible mix of land uses for Sub Area B of the Borkey Specific Plan, and set September 21, 1999 for adoption;
- b. Amend, modify or reject the foregoing option.

Attachments:

1. Summary of Specific Plan Text and Exhibit Revisions since August 17, 1999
2. Ordinance modifying the BASP diagram and text
3. Newspaper and Mail Notice Affidavits

mw\gpa and rezones\3-99 Cycle\willhoit\cc report 9-07-99

**Summary of Text and Exhibit Modifications
for Specific Plan Amendment 99004
(Estrella Associates)**

The following changes have been made to the Specific Plan Amendment Ordinance and its Exhibits to represent the consensus direction of the City Council on August 17, 1999.

The River Oaks Master Plan Booklet has been modified by the applicant as follows -

- Booklet text is in present tense
- References to street options for Dallons Drive have been eliminated
- An exhibit showing the cross section through the mini-storage site (used at meetings) is added
- Provides an exhibit and revise text relating to the average lot size of 20,000 s.f. along Experimental Station Road
- Provides conceptual exhibit (cross section) of Clubhouse Drive with the linear park developed within the 84 foot right of way
- Contains a revised cross section of Clubhouse Drive showing both 84 foot dedication and 60 foot improvements
- Contains text reflective of meetings with PG&E staff relating to their required standards for setbacks from poles and/or easements
- Contains text to documenting the requirement for constructive notice to all owners within neighborhoods 4, 5, & 6 that they are within a project built near existing power lines
- Provides revised exhibit of Dallons Drive with frontage road and left hand turn pockets
- Provides modified Experimental Station Road exhibit to reflect urban standard (concrete)

The Specific Plan policies/text have been modified to be inclusive of the following -

- Additional text/policy referencing the "River Oaks Master Plan Booklet" as an addendum to Sub Area B and making its statements and exhibits binding
- Elimination of conflicting text with the exhibits and policy changes that are being established in the "River Oaks Master Plan Booklet"
- Additional policies applicable to the Neighborhood Commercial property (no highway signs, neighborhood scale architecture and CUP required)
- Specific policy to require a detailed Planned Development application to come back for each neighborhood and demonstrate compliance with the Booklet and other Specific Plan policies
- New Specific Plan policy requiring the golf course to revert to a neighborhood park if golf is not developed
- New policy requiring CC&Rs for constructive notice of the Casitas as single family use only
- New policy for building code techniques to be applied at time of building permit issuance to limit potential for illegal conversion of a Casitas.

**Summary of Text and Exhibit Modifications
for Specific Plan Amendment 99004
(Estrella Associates)**

- Modification of average depth of lots along Experimental Station road to 130 feet from 120 feet**
- Modification of standards for width of bluff greenbelt and relationship to PG&E lines**
- New policy on constructive notice to neighborhoods 4,5& 6 of their proximity to existing power lines**
- Additional reference that Clubhouse Drive is intended to be dedicated to 84 feet at time of development (but developed to a 60 foot wide local street standard), with future widening needs to be determined by and borne by potential development to the north**
- Add policy that allows for the use of the “neo-traditional” street standard**

ORDINANCE NO. ___ NS

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE BORKEY AREA SPECIFIC PLAN
TO UP-DATE THE MIX OF PERMISSIBLE LAND USES AND
MODIFY DEVELOPMENT STANDARDS TEXT WITHIN SUB AREA B OF
THE SPECIFIC PLAN DOCUMENT
(APPLICANT - ESTRELLA ASSOCIATES)
SPECIFIC PLAN AMENDMENT 99004

WHEREAS, the Land Use Element of the City's General Plan establishes the need for preparation of Specific Plans for certain geographic areas of the City, including but not limited to areas north of Highway 46 East and east of North River Road; and

WHEREAS, pursuant to Ordinance 588 N. S., the Borkey Area Specific Plan (BASP) text, plan diagram, and fee schedule were established on January 8, 1990 for the areas north of Highway 46 East and east of North River Road; and

WHEREAS, Sub Area B of the Specific Plan provides for a maximum residential density of 481 units of single family development, a neighborhood linear park, elementary school site, specific development standards for the build-out of those plan area features; and

WHEREAS, Estrella Associates has filed a request in conjunction with a General Plan Amendment (3-99 part 2), General Plan Amendment C1-99 (Circulation), and Rezone 99001 to modify the permitted mix of uses for this approximate 190 acre Sub Area B generally located west of Buena Vista Road, north of Experimental Station Road, east of North River Road and south of Sub Area A of the Borkey Area Specific Plan; and

WHEREAS, Estrella Associated has also requested to modify policies and standards contained in the Borkey Specific Plan document that will coincide with and facilitate the land use changes requested for Sub Area B of the Plan area; and

WHEREAS, in consideration of the changes brought about by development of the North County Campus of Cuesta College, the expansion of the Martin and Weyrich wine tasting facility at Buena Vista and Highway 46 to the south of this proposed project area, the recent approval for development of a hot springs spa facility to the north of this project site on Buena Vista Road, and the scheduled widening and infrastructure improvements scheduled for Buena Vista Road in conjunction with Measure D-98 capital improvement projects, the residential character along Buena Vista Road has experienced intensified level of traffic and development related impacts making it appropriate to consider modified residential densities to more appropriately support the character of the Specific Plan area; and

WHEREAS, based on the aforementioned changes occurring within the Borkey Area Specific Plan and the Final Supplemental Environmental Impact Report (FSEIR) prepared for Cuesta College identified the unmet need of neighborhood serving commercial in the Specific Plan Area, the potential for such limited commercial uses to better support the residential and public facility land uses within the plan area, and could potentially reduce vehicle miles traveled for residents living in the Specific Plan area; and

WHEREAS, the Planning Commission conducted noticed public hearings on July 27 and August 10, 1999, to consider making a recommendation with regards to the proposed amendments to the Borkey Area Specific Plan and took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. In accordance with the California Environmental Quality Act, considered a proposed Negative Declaration of Environmental Impact, and made a recommendation that the City Council approve a Resolution adopting said document with mitigation measures; and
- d. Recommended that the City Council approve an Ordinance amending the Borkey Area Specific Plan and related document text, but with specific modifications to the applicant's proposal that would place restrictions on neighborhood commercial land use, eliminate commercial service areas from the plan modification, and affect circulation design standards; and

WHEREAS, at its meeting of August 17, 1999 the City Council held a public hearing on these subjects, and the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance and Resolutions;
- c. Based on the scope and nature of the proposed change to the Borkey Area Specific Plan and the Fee Schedule currently in place for residential units on a per unit basis, and a finding that the per acre commercial impact fees applicable to Sub Area E would be appropriate for Sub Area B commercial land (unless shown otherwise through an applicant funded impact fee study), found that the proposed Negative Declaration of Environmental Impact Report was adequate in terms of its description of the project and anticipated environmental impacts and approved the Negative Declaration as being in accordance with the California Environmental Quality Act; and
- d. Considered the Commission's recommendation from the Planning Commission's July 27, 1999 public meeting; and
- e. Considered the Commission's recommendation from the Planning Commission's August 10, 1999 public meeting; and
- f. Reached consensus on individual portions of the requested Specific Plan Amendment and directed the preparation of a final set of exhibits and text to return for final Council action; and

- g. Continued the open public hearing on the Specific Plan Amendment request to the September 7, 1999 City Council meeting.

WHEREAS, at its meeting of September 7, 1999 the City Council resumed the public hearing on these subjects, and the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed Ordinance amended the Borkey Area Specific Plan;
- c. Introduce the ordinance for first reading.

WHEREAS, on September 21, 1999 the City Council held second reading of said ordinance.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does ordain as follows:

The Borkey Area Specific Plan text and diagrams is amended to read as presented in both Exhibit "A" (Diagram) and Exhibit "B" (Text), and Exhibit "C" (Appendices) attached hereto and/or on file in the Community Development Department.

Section 1. 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 2. 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.

Section 3. Inconsistency. To the extent that the terms or 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, such inconsistent and conflicting provisions of prior ordinance, motions, resolutions, rules and regulations are hereby repealed.

Section 4. 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 invalid or unconstitutional.

Introduced at a regular meeting of the City Council held on September 7, 1999, and passed and adopted by the City Council of El Paso de Robles on the 21st day of September, 1999, by the following roll call vote, to wit:

AYES:

NOES:

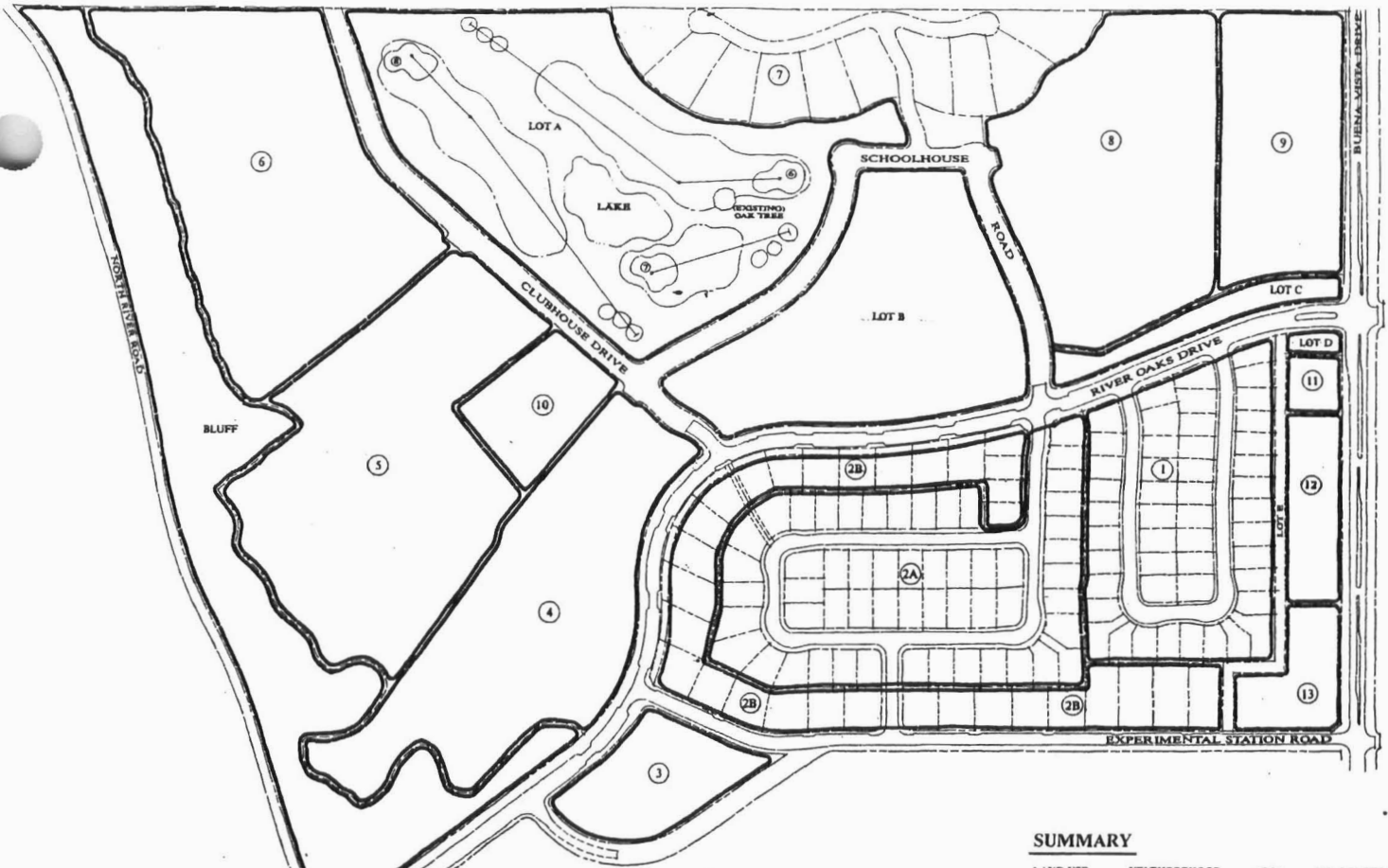
ABSENT:

Duane J. Picanco, Mayor
City of El Paso de Robles

ATTEST:

SHARILYN M. RYAN, DEPUTY CITY CLERK

h:\meg\gpa and rz\3-99 cycle\willhoit\BASP Ordinance



**CONCEPTUAL LAND USE
DEVELOPMENT PLAN
RIVER OAKS**

PASO ROBLES, CALIFORNIA

JULY 13, 1999

**Final Exhibit to be Modified
to Reflect Frontage Road
Configuration for Dallons Drive
(River Oaks Drive)**

SUMMARY

LAND USE	NEIGHBORHOOD	AREA	NO. OF LOTS
<input type="checkbox"/> S.F.D. (85' x 110' typ.)	1	16.8 Acres	48
<input type="checkbox"/> S.F.D. (70' x 112' typ.)	2A	13.9 Acres	34
<input type="checkbox"/> S.F.D. (105' x 120' typ.)	2B	9.9 Acres	31
<input type="checkbox"/> U.V. and MINI STORAGE	3	4.5 Acres	-
<input type="checkbox"/> S.F.D. (150' x 100' typ.)	4	10.1 Acres	43
<input type="checkbox"/> S.F.D. (100' x 100' typ.)	5	18.4 Acres	35
<input type="checkbox"/> S.F.D. (70' x 100' typ.)	6	28.2 Acres	26
<input type="checkbox"/> ESTATE LOTS (0.5 Ac. min.)	7	9.4 Acres	11
<input type="checkbox"/> S.F.D. (70' x 115' typ.)	8	11.8 Acres	43
<input type="checkbox"/> MULTI-FAMILY	9	8.5 Acres	10
SUB-TOTAL	-	109.0 Acres	481
<input type="checkbox"/> MASTER RECREATION FACILITY	10	3.8 Acres	-
<input type="checkbox"/> MOVIE STATION	11	1.1 Acres	-
<input type="checkbox"/> COMMERCIAL OFFICE	12	2.3 Acres	-
<input type="checkbox"/> MARKETPLACE	13	2.1 Acres	-
SUB-TOTAL	-	8.8 Acres	-
<input type="checkbox"/> GOLF COURSE (LOT A)	-	UNLESS 6.5A B = 31.1 Acres	-
<input type="checkbox"/> ELEMENTARY SCHOOL (LOT B)	-	11.1 Acres	-
<input type="checkbox"/> OPEN SPACE (LOT C)	-	1.6 Acres	-
<input type="checkbox"/> OPEN SPACE (LOT D)	-	8.3 Acres	-
<input type="checkbox"/> OPEN SPACE (LOT E)	-	8.7 Acres	-
SUB-TOTAL	-	35.0 Acres	-
<input type="checkbox"/> BLUFF/ROADS	-	45.2 Acres	-
SUB-TOTAL	-	45.2 Acres	-
TOTAL		±198.0 Acres	481

Modifying Portions of Sub Area B of the Borkey Specific Plan to allow mixed use development and range of densities consistent with RSF / RMF-M / NC and CS land use designations.

EXHIBIT B

MODIFIED TEXT PAGES TO BORKEY SPECIFIC PLAN (SPECIFIC PLAN AMENDMENT 99004 - ESTRELLA ASSOCIATES)

The following pages of the Specific Plan are modified as summarized below and as shown attached as part of this exhibit.

(New text is **bold and underlined** while deleted text is ~~stricken~~.)

- Table of Contents: Addition of Plan Amendment "A" - "River Oaks Master Plan Booklet"
- Page 31: Table 3-1 is reflective of the change in mix of uses for Sub Area B
- Page 33: Modification to text/narrative description of Sub Area B
- Page 34: Modified Figure 15 (applicant's proposed land use mix)
- Page 40: Revision to Policy G-16 regarding location of service commercial uses
- Page 42: Revision to Subarea B Development Policies B-1 through B-6
- Page 54: Update of Schematic Water Supply System
- Page 55: Update of Schematic Wastewater (Sewer) Collection System
- Page 57: Update of Schematic Storm Water System
- Page 59: Parks, Open Space and Landscaping - Amended Text/Standards
- Page 62: Parks, Open Space and Landscaping - Amended Text/Standards
- Page 69-74: Revision to Subarea B Development Standards (setbacks, home character, green belts, etc.)

CONTENTS (ctd.)

TECHNICAL APPENDICES

- A Storm Drainage
- B Wastewater Disposal
- C Water Supply and Distribution
- D Traffic and Circulation Analysis
- E Airport-Related Land Use Analysis
- F Archaeological Survey
- G Public Improvements Financing

PLAN DIAGRAM (inside back pocket)

PLAN AMENDMENTS

- A River Oaks Master Plan for Sub Area B (adopted September 7, 1999)
Note: Booklet is an appendix to the Specific Plan and supersedes portions of the original Specific Plan text .

**TABLE 3-1
PRESCRIBED LAND USES
AND PERMITTED DENSITIES, PARCEL SIZES
BORKEY AREA SPECIFIC PLAN**

<u>Plan Subarea</u>	<u>Permitted Uses</u>	<u>Maximum Development Intensity</u>	<u>Minimum Lot Size</u>
A	Rural Residential	43 Units	2.5 acres
B	Single Family Residential	<u>481 units total*</u>	<u>5,000 - 20,000s.f.</u>
	<u>Multiple Family</u>	<u>Up to 90 units</u>	<u>9.0 acres (overall)</u>
	Rural Residential	9 units	2.0 acres
	Public & Quasi-Public	(N/A)	
	<u>Commercial</u>	<u>CP (Neighborhood Commercial)</u>	<u>6.0 acres (overall)</u>
		<u>CS (Commercial Service)</u>	<u>4.5 acres (overall)</u>
C	Cuesta College (Public Facility)	(N/A)	(N/A)
D	Rural Residential	73 units	1.0 acres
E	Commercial/Industrial	C-3	(N/A)
F	Public & Quasi-Public	(N/A)	(N/A)

Subarea A

Subarea A is designated by the plan for rural density residential development. The combination of hilly topography in a portion of this subarea and its adjacency to acreage utilized for agricultural production (and located within an agricultural preserve) suggests that more intensive development of Subarea A during the term of this plan would be premature. Accordingly, a minimum lot size of 2.5 net acres and a maximum development intensity for this subarea in total of forty-three single-family residential units (an overall density of approximately one unit for each 3.2 acres) are prescribed by this plan. Figure 14, on the following page, depicts a schematic representation of potential subdivision of Subarea A conforming to these density and lot size standards. With the exception of improvement of the designated collector street proposed through the westerly portion of Subarea A, improvements in this subarea would generally be done in accordance with rural, rather than urban, standards (see subsequent discussions of policies and design standards in this chapter).

One additional land use prescription applicable to this subarea is the designation of a "buffer" zone between prospective residential improvements and the intensive agriculture located

adjacent to the plan area boundary to the north. Based upon recommendations from the County Agricultural Commissioner's office, the construction of residential improvements will not be permitted in Subarea A within a distance of 300 feet from the northerly boundary of this subarea, where it abuts existing intensive agriculture. A more detailed discussion of this particular land use regulation appears in the section of this chapter describing policies.

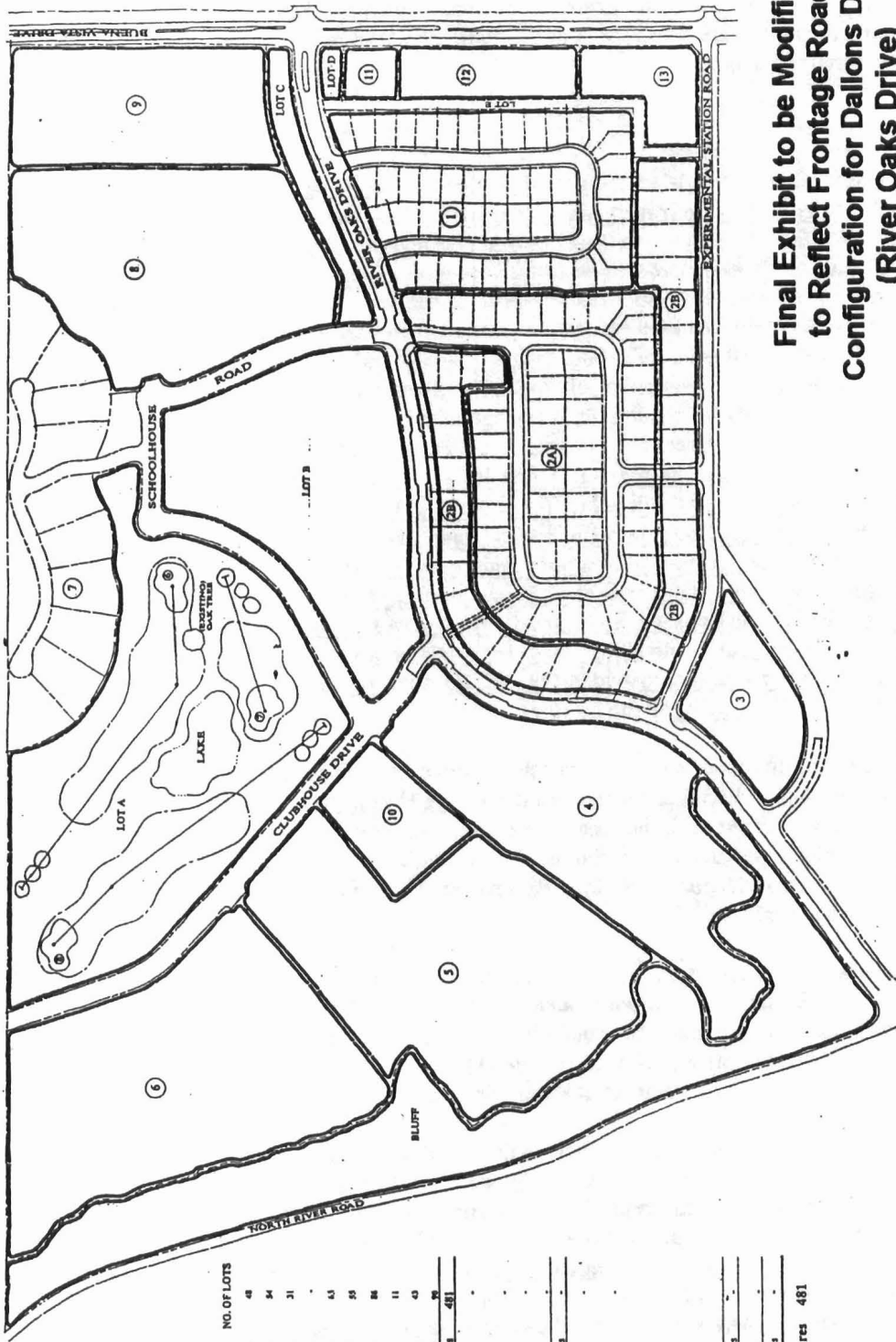
Subarea B

Figure 15 depicts ~~one potential subdivision and the River Oaks Mixed-Use Conceptual Master Development Plan~~ which is the currently approved conceptual level development pattern for Subarea B which would be consistent with the land use and traffic circulation designations prescribed by this plan. Generally lacking any constraints on development similar to those (e.g. topography, adjacent agriculture or rural residential uses, airport operations, etc.) characteristic of other subareas, Subarea B is designated for urban density residential development, and typical ancillary uses. Permitted residential buildout of this subarea includes up to 472 detached single family units on lots of 7,000 square feet or larger and nine rural residential units on two acre lots along Experimental Station Road and Buena Vista Road. Overall net residential density (density determined by dividing total acreage of subarea by total residential units developable based on lot size and after allowances for park, school, open space, streets, etc.) permitted in this subarea is just over 2.5 units per acre. The maximum density of 481 residential dwelling units shall remain applicable to this Subarea, but will allow for a shift in the housing product within Neighborhoods throughout the Subarea. The general mix of housing product is depicted in Figure 15, and provides for lot sizes ranging from 5,000 square foot minimums in the "active adult" neighborhoods, to 20,000 square foot lots along portions of Experimental Station Road. Adjacent to Buena Vista Road at the north end of the Subarea, an approximate 9 acre site to accommodate up to 90 units of medium density multiple family dwelling units is provided for. Nominal shifting of density between Neighborhoods is permissible, provided the density does not exceed the 90 units of multiple family, or the 481 total dwelling units for the Subarea.

This subarea also includes a twelve-acre elementary school site, a lineal park area located along the northerly side of the main east-west collector street through the area (adjacent to and enhanced by a golf course), a pedestrian "greenbelt" connecting the local east-west collector with a similar pedestrian greenbelt and landscaped area along the top of the Salinas River bluffs, and a landscape "buffer" treatment separating the large-lot rural residential sites along Experimental Station and Buena Vista from the denser development interior to the subarea.

Local collector streets would connect development in this subarea with North River Road to the southwest and northwest (through Subarea A) and with Buena Vista Road to the east. All streets in Subarea B would be improved to local urban standards. Buena Vista Road, along the easterly boundary of this subarea, is designated as an arterial street, with corresponding dedicated right-of-way, although initially at least it would be improved only to collector street standards.

Key design features prescribed by this plan for Subarea B include the lineal park and greenbelt area along the east-west collector street; the pedestrian and landscape "greenbelts" along the river bluffs and connecting the bluffs to the east-west collector; the landscaped "entrance way" to the development at the intersection of the collector with Buena Vista Road; and the large lot rural residences encompassing the perimeter of the subarea and enhanced width of landscaped parkway along Experimental Station and Buena Vista Roads. The rural residences, with prescribed minimum frontage widths (see section on design standards), ensure that the comparatively open, rural character of adjoining and nearby residential land uses already existing is preserved. Also a key design feature particular to this subarea is the intent to preserve the bluffs overlooking the Salinas River in essentially their present condition.



**Final Exhibit to be Modified
to Reflect Frontage Road
Configuration for Dallons Drive
(River Oaks Drive)**

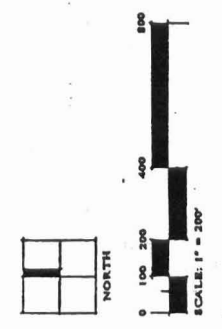
CONCEPTUAL LAND USE
DEVELOPMENT PLAN

RIVER OAKS

PASO ROBLES, CALIFORNIA
JULY 13, 1999



LAND USE	NEIGHBORHOOD	AREA	NO. OF LOTS
1	1	18.8 Acres	48
2	2A	13.9 Acres	34
3	3	5.9 Acres	31
4	4	4.5 Acres	11
5	5	18.3 Acres	45
6	6	18.6 Acres	58
7	7	28.2 Acres	66
8	8	9.4 Acres	11
9	9	11.9 Acres	43
10	10	5.5 Acres	18
SUB-TOTAL		109.0 ACRES	481
11	11	3.0 Acres	-
12	12	1.1 Acres	-
13	13	2.3 Acres	-
SUB-TOTAL		6.4 ACRES	0
GRAND TOTAL		115.4 ACRES	481



ATTACHMENT TO RECORDS
PAGE 18 OF 18
ESTRELLA SUBDIVISION
PASO ROBLES, CALIFORNIA

Conceptual Development Plan - Subarea B **Figure 15**

6-14

- G-11 The creation of flag lots in any development is expressly prohibited. Minimum lot widths along public street frontage are defined by this plan for each subarea of the overall plan area.
- G-12 Double frontage lots are expressly prohibited except when adjacent to arterial streets where driveway access is prohibited.
- G-13 All costs for public improvements and facilities required to support any development of the plan area, including costs for improvements and facilities which may be required in other portions of the City (e.g. downtown) and which can reasonably be attributed to plan area development, shall be borne fully by such development. Such costs will be recovered by the City through appropriate and effective funding mechanisms identified in this plan. Similarly, operating and maintenance costs necessary to support public improvements and facilities from which plan area development benefits shall be borne fully by the benefitted development(s). The City may collect or recover such costs through appropriate and effective funding mechanisms identified in this plan.
- G-14 All new development in the plan area shall be required to connect to City water service, in accordance with the provisions of the municipal code.
- G-15 All new development in the plan area shall be required to connect to City sewer service, in accordance with the municipal code.
- G-16 ~~Commercial development in the plan area will be limited to service and high-oriented uses and a single neighborhood retail and convenience center to preserve and strengthen the position of downtown Paso Robles as the primary trade center of the region.~~ **Consideration of commercial uses in the Plan area will require the Planning Commission to make findings that the commercial activities proposed are appropriate in their scale for the proposed function and location.**
- G-17 The City shall encourage annexation of the entire plan area over the life of the plan. The responsibility for administering and providing services supporting urban and suburban development in the plan area shall be regarded as the ultimate responsibility of the City of Paso Robles.
- G-18 The City of Paso Robles and the County of San Luis Obispo shall cooperate in the implementation and administration of this plan, recognizing their interjurisdictional responsibilities for the plan area and their mutual interests in the potential benefits of the plan.
- G-19 Implementation of this plan shall be closely coordinated with the carrying out of other plans and community development programs of the City.

Subarea A

The following policies are applicable to Subarea A:

- A-1 The maximum number of residential units permitted in Subarea A of the plan area shall be forty-three (43). The minimum permitted lot size for each residential dwelling unit shall be 2.5 acres.
- A-2 No residential dwelling unit, nor any appurtenant structure to be occupied or routinely utilized by humans or animals, shall be constructed in Subarea A within 300 feet of the northerly boundary of the plan area, as shown on the

prevailing wind direction, and/or the availability of other potential measures to mitigate possible conflicts between new development and existing agricultural operations.

In instances when no buffer is possible, because of parcel size or configuration for example, alternate measures recommended by the Agricultural Commissioner's office include, but are not necessarily limited to, the erection of eight to twelve foot solid block or concrete walls between parcels or the planting of dense groves of vegetation. In instances where agricultural uses are subsequently intensified or crop types changed on an existing agricultural parcel adjacent to a proposed development, the Agricultural Commissioner's office does not propose to require an increase in buffer zones' width.

Subarea B

The following policies are applicable to Subarea B:

- B-1 The maximum number of residential units permitted in Subarea B of the plan area shall be 481. The minimum permitted lot size for each residential dwelling unit shall be ~~7,000~~ 5,000 square feet. This shall not apply to neighborhood 9 where minimum lot size shall be determined as a function of the medium density residential product to be designed for that approximate 9 acres.
- B-2 The minimum permitted lot size for any unit on Experimental Station Road and Buena Vista Road shall be ~~80,000~~ an average of 20,000 square feet.
- B-3 No residential structure or other improvement to private property shall be allowed to encroach upon or adversely affect the character or condition of the bluffs overlooking the Salinas River.
- B-4 A site of approximately twelve acres, acceptable to the City of Paso Robles and to the Paso Robles School District, shall be designated by the developer or developers of Subarea B for the construction and operation of an elementary school.
- B-5 All public improvements constructed in Subarea B of the plan area shall conform to urban standards prescribed by this plan and by other applicable plans, policies and ordinances of the City of Paso Robles unless specifically prescribed by this Specific Plan document.
- B-6 Any development of residential uses in Subarea B shall include provision for the dedication and improvement of a lineal neighborhood park along the northerly side of the east-west collector prescribed by this plan for the Subarea. This lineal park to be installed and constructed by the developer(s), shall include ~~both active and~~ passive recreational open space and such landscape features as berms and pedestrian bikeways. This park shall extend from the school site called for by this plan to the northerly boundary of Subarea B. Park improvements ~~shall conform to the design and development standards prescribed by this plan~~ may be located within the surplus right of way along the east side of Clubhouse Drive, but shall be a minimum depth of 24 feet, and shall complement the golf course design to which it is contiguous. A detailed design plan for this park and a phasing plan for its construction corresponding to the phasing of residential development in Subarea B, shall be submitted to the City for approval in conjunction with development plans for this Subarea. In the event a golf course is not proposed for development as shown on Figure 15, a neighborhood park with active and passive recreational elements shall be designed and developed within the entire acreage the current golf course occupies.

Detailed design and development standards for Subarea B are prescribed in a later section of this chapter.

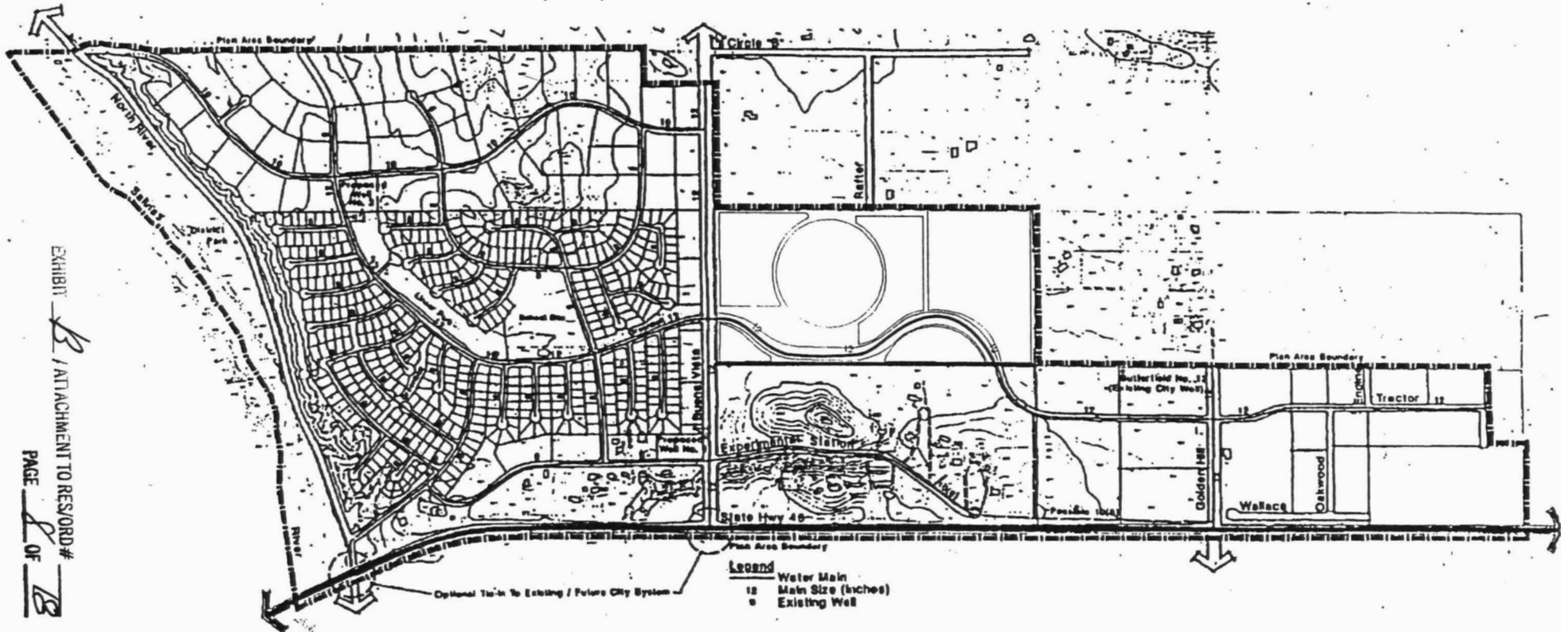
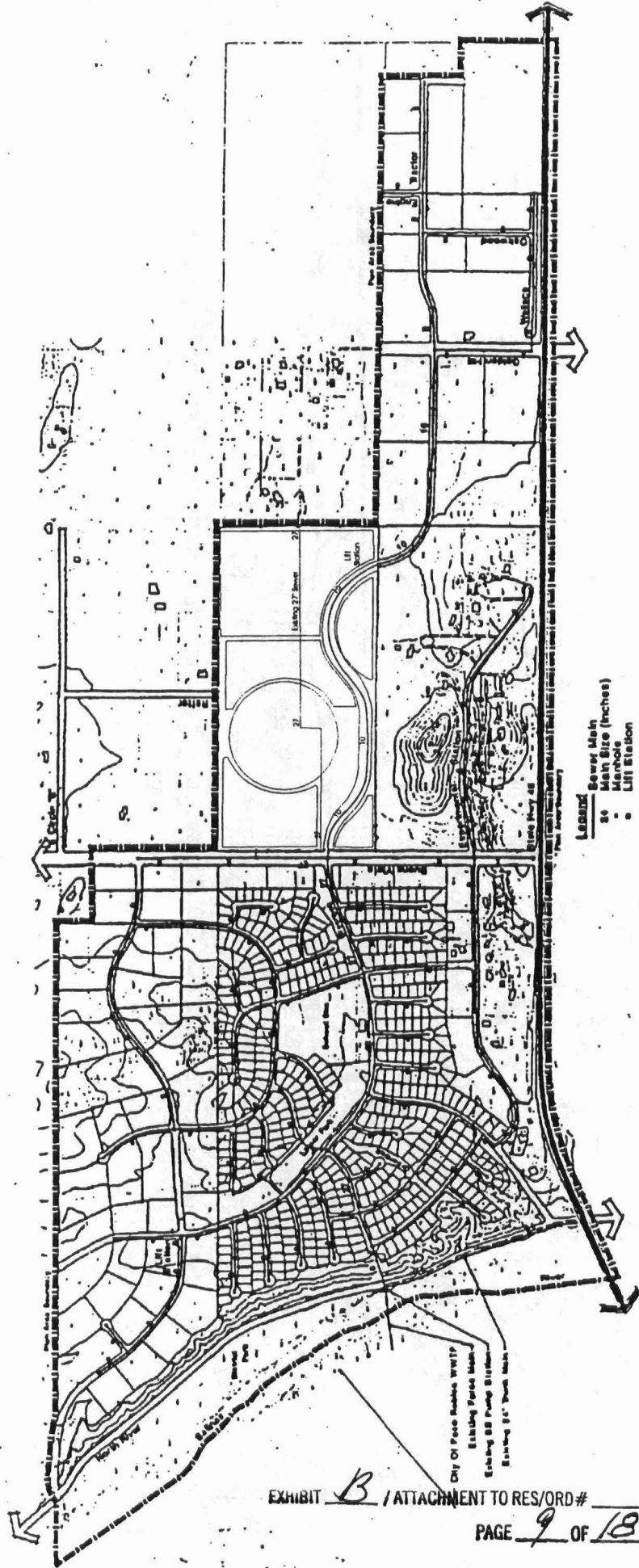


EXHIBIT *B* / ATTACHMENT TO RES/ORD #
PAGE *2* OF *13*

Note: Location of Water lines shall be substantially the same as the framework established by this Figure 20, but shall adhere to and be tailored to service development as generally shown in Figure 15 for Subarea B.



Borkey Area Specific Plan



Borkey Area Specific Plan

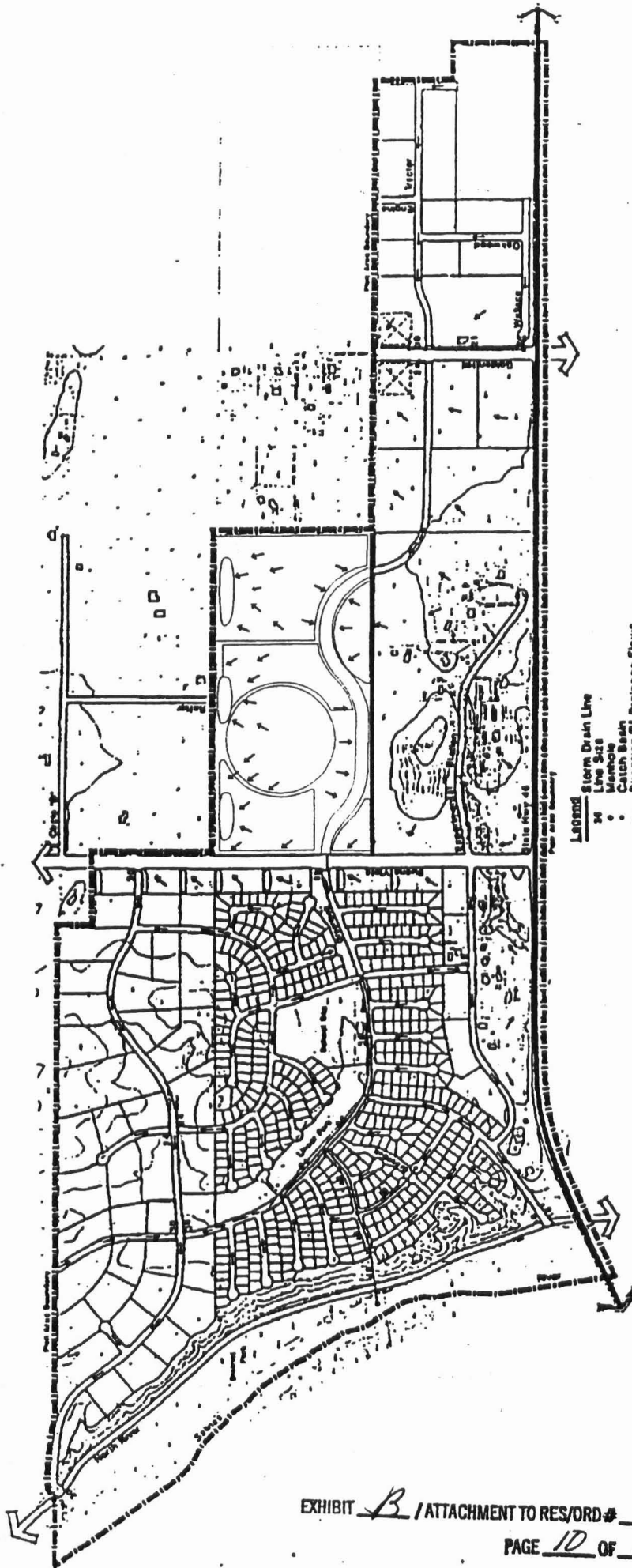


Legend
 Sewer Main
 24 Main Size (Inches)
 Manhole
 Lift Station

Note: Location of Sewer lines shall be substantially the same as the framework established by this Figure 21, but shall adhere to and be tailored to service development as generally shown in Figure 15 for Subarea B.



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Borkey Area Specific Plan

Note: Location of Storm drains shall be substantially the same as the framework established by this Figure 22, but shall adhere to and be tailored to service development as generally shown in Figure 15 for Subarea B.

The concept underlying the proposed storm drainage system for Subareas A, C and D, which are designated for rural density residential development only, is that both building site and roadway-generated runoff flows be collected by and disposed of in a series of shallow swales. Generally, such swales would lie just outside the public right-of-way and parallel to rural street alignments. In some instances, however, these swales would more effectively be located along the side lot lines of residential development sites. In all cases, swales are to fall within easements to be established in favor of the City to ensure that they are not regraded and destroyed.

Technical Appendix A accompanying this plan document presents a more detailed discussion of the storm drainage analysis conducted during the plan preparation process and the elements of the recommended conceptual storm drainage plan.

Parks, Open Space and Landscaping

There are six key elements to the parks, open space and landscaping component of the Borkey Area Specific Plan: (1) provision for a district-level community park in the Salinas River flood plain; (2) a proposed lineal park/greenbelt paralleling the major east-west collector street through Subarea B; (3) landscaped greenbelt/pedestrian corridors along the top of the Salinas River bluffs and connecting the bluffs area to the east-west collector, also in Subarea B; (4) preservation of the bluffs in their natural condition; (5) a special treatment of the transition between rural and urban density development by means of a landscape buffer in Subarea B; and (6) general landscape design requirements applicable to the various subareas of the plan area as a whole.

As referenced previously in this plan, Subarea F of the plan area, comprised of the Salinas River flood plain and environs, is to be dedicated to the City and developed as a district-level park. Specific features of this park area are to be determined outside this plan process. It is envisioned, however, that the ultimate improvement of this facility will include both active recreational facilities and passive open space elements. Based upon existing topography, channel and flood plain characteristics, it is estimated that approximately thirteen acres of this site could be improved to accommodate active recreational uses. Consistent with its anticipated community-level function, this park would be constructed, owned and operated by the City.

and integrated with the golf course (open to the public)

This plan prescribes a lineal park/greenbelt facility along the northerly side of the major east-west collector street designated for Subarea B. This facility would be located adjacent to, and be complemented by, the proposed elementary school site designated by the plan in this subarea. Specific characteristics of this park/greenbelt will be determined at the time development plans are submitted for Subarea B. However, minimum design standards for this facility are prescribed in the next section of this chapter. ~~In general, a total area, excluding any portion of the proposed elementary school site, of approximately ten to twelve acres is designated for development as the lineal park/greenbelt. Improved features of the park, to be concentrated westerly of the referenced school site, would include at least one pond (which will double as a stormwater detention basin) located near its northwesterly end, extensive turf and landscaped areas, substantial tree plantings, meandering pedestrian pathways, and multi-use play areas including playground equipment. The functional orientation of this facility would be to serve the surrounding neighborhood. Figures 23 and 24 are representative illustrations of this facility from plan and section views, respectively. Easterly of the proposed school site,~~

and bike

A conceptual

passive seating areas.

illustration of this linear park is shown in Amendment A "River Oaks Master Plan."

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If the contiguous golf course is not developed as currently shown in Subarea B, it is intended that entire acreage of the golf course area be developed as a neighborhood park, and it

improvements would be limited to those typical of landscaped greenbelt areas, confined to turf and landscape elements, tree plantings and meandering pedestrian walkways. It is intended that the entirety of this designated lineal park/greenbelt facility be dedicated to the City, maintained for the benefit of the surrounding neighborhood through the mechanism of an assessment district.

In addition to the lineal park/greenbelt facility described above, this plan requires development of landscaped greenbelt/pedestrian corridors at two other locations in Subarea B. The first of these is to be located at the top of the Salinas River bluffs, along the westerly boundary of this subarea. Design standards for this corridor are set out in detail in the next section of this chapter. In general, however, this greenbelt/pedestrian corridor would be improved to include landscaped and turf areas, a meandering pedestrian/bicycle pathway, and deciduous tree plantings. The pedestrian/bicycle pathway would be connected to the sidewalks adjoining local streets in this portion of Subarea B. Figures 25 and 26 are representative illustrations of the proposed treatment of the bluff tops called for by this plan. Additionally, a landscaped greenbelt/pedestrian corridor is to be established connecting the corridor along the top of the bluffs to the major east-west collector street through Subarea B. Elements of this corridor would be similar to those along the bluff top: turf and landscaping, a meandering pedestrian/bicycle pathway, and deciduous tree plantings. Again, specific design standards are called out in the following section of this chapter. Figures 27 and 28 provide representative plan and section views of this landscaped greenbelt/pedestrian corridor. It is intended that both landscaped greenbelt/pedestrian corridors discussed in this paragraph be dedicated to the City and maintained for the benefit of the surrounding neighborhood through the mechanism of an assessment district.

Protection of the bluffs overlooking the Salinas River is a priority concern of this plan. Consistent with the policy of the City set out in this document to preserve the aesthetic and habitat qualities of the bluffs, it is prescribed by this plan that the bluffs will be left essentially in their present natural condition as the plan area develops. Building setbacks along the bluff tops will be required to avoid potentially unstable soils, and building profiles will not be allowed to encroach into the viewscape of North River Road. This open space area would be dedicated to the City; the minimal required maintenance of this area would be funded through the anticipated benefit assessment district to be established for the plan area.

The potentially sensitive transition between the large rural residential lots designated for the Experimental Station Road and Buena Vista Road frontages in Subarea B of the plan area, and the objective of the City to minimize the possible impacts of the prescribed single family residential development slated for most of this subarea on nearby rural neighborhoods, mandate that special landscaping treatment be utilized. Accordingly, this plan requires that a thirty-foot landscape buffer be established along the rear lot lines of the referenced rural residential parcels. This buffer will be planted with trees and shrubs and backed by a solid perimeter fence separating the R-1 development from the larger lots. The buffer area will be encompassed by an easement granted to the City, to ensure maintenance through the anticipated assessment district mechanism of the landscaping during initial development and until it is well-established. Maintenance responsibilities will then revert to the rural lot owner.

Finally, for each subarea of the overall plan area, the design standards prescribed by this plan include specific landscaping requirements, augmenting those already set out in the City's zoning ordinance for the applicable zone districts

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including administrative costs, by the property owner; unreimbursed City costs may be recovered through property tax liens against affected parcels.).

- SA-12 A six(6) foot solid fence, of wood or other material acceptable to the City, shall be erected along any lot line abutting Subarea B of the plan area, except any side lot line of any parcel fronting on Buena Vista Road. A detailed fence plan shall be submitted to the City at the time of application for development. The City shall require that fence style and construction be consistent for all affected lots, including all other rural-density residential lots within the overall plan area.
- SA-13 A three (3) foot open rail fence, constructed of wood or other material acceptable to the City, shall be erected along each front and side lot line, except for those lot lines to which design standard SA-12, above, applies. A detailed fence plan shall be submitted to the City at the time of application for development. The City shall require that fence style and construction be consistent for all affected lots, including all other rural-density residential lots within the overall plan area.
- SA-14 Such other fencing as may be required or desired by residents and property owners may be erected on any residential parcel, subject to the following conditions: (1) no fence shall be closer to any lot line than the designated building setback; and (2) no fence may exceed six (6) feet in height.
- SA-15 Street trees shall be provided by the developer or subdivider of any property at the average rate of one tree for each forty (40) feet, or fraction thereof, of public street frontage. Trees may be planted in clusters and should be planted within the street right-of-way or within the first five (5) feet of the private property adjacent to the right-of-way. Trees shall be selected from the City's approved street tree list and shall be the maintenance obligation of the adjacent private property owner.

Subarea B

The following standards shall apply to the creation and/or development of lots or parcels that abut Experimental Station Road, Buena Vista Drive and River Oaks Drive:

- SB-1 The minimum building setback from the edge of right-of-way on Experimental Station Road, ~~and/or Buena Vista Road~~ and River Oaks Drive shall be ~~fifty (50)~~ thirty (30) feet.
- SB-2 The minimum building setback from any side lot line, except for such a lot line abutting a public right-of-way, shall be ~~thirty (30)~~ twelve (12) feet.
- SB-3 The minimum building setback from any rear lot line, except for such a lot line abutting a public right-of-way, shall be ~~thirty (30)~~ twenty (20) feet.
- SB-4 The minimum frontage of any residential lot shall be ~~four hundred (400)~~ one hundred five (105) feet from corner to corner.
- SB-5 The minimum average depth of any residential lot shall be ~~two hundred (200)~~ one hundred thirty (130) feet. No side lot line shall measure less than ~~one hundred fifty (150)~~ one hundred (100) feet from the front lot line to the rear lot line at any point. The minimum average depth of any commercial lot shall be two hundred (200) feet. No side lot line of any commercial lot shall measure less than one hundred (100) feet.
- SB-6 A thirty (30) foot landscape buffer shall be established and maintained along the rear line of each lot ~~(within the prescribed building setback); adjacent to the neighborhood commercial zoned lots along Buena Vista Road. This buffer shall connect between the east/west collector (River Oaks Drive) and Experimental Station Road. This~~ buffer shall include plantings of shrubs and ~~trees to be specified at the time of development application review by the City,~~ from the Borkey Area Specific Plan Plant List

established for Subarea B and an easement shall be granted to the City for the maintenance of this buffer in the event that maintenance is not adequately performed by the private property owner. (Any required City maintenance shall be reimbursed, including administrative costs, by the property owner; unreimbursed City costs may be recovered through property tax liens against affected parcels. An eleven (11) foot landscape buffer/parkway shall be established and maintained along the north side of Experimental Station Road, enhancing the frontage of those lots.

- SB-7 A six (6) foot solid fence, of wood or other material acceptable to the City shall be erected along the rear line of each lot. A detailed fence plan shall be submitted to the City at the time of application for development. The City shall require that fence style and construction shall be consistent for all affected lots, ~~including all other rural density residential lots within the overall plan area.~~
- SB-8 A three (3) foot open rail fence, constructed of wood or other material acceptable to the City, shall be erected along each front and side lot line. A detailed fence plan shall be submitted to the City at the time of application for development. The City shall require that fence style and construction shall be consistent for all affected lots, ~~including all other rural density residential lots within the overall plan area.~~ within the overall plan area, including lots which front on Experimental Station Road.
- SB-9 Such other fencing as may be required or desired by residents and property owners may be erected on any residential parcel, subject to the following conditions: (1) no fence shall be closer to ~~any lot line~~ in the front yard than the designated building setback; and (2) no fence may exceed six (6) feet in height.

The following standards shall apply to the creation and/or development of lots or parcels located in Subarea B of the overall plan area, which do not abut Experimental Station Road or Buena Vista Road:

- SB-10 ~~The minimum building setback from any front lot line shall be twenty-five (25) feet to a street-facing garage or carport and twenty (20) feet to any residence or other building (detached Casitas) or side entry garage. A detached Casitas (home office, or guest room not for the purposes of a separate dwelling unit) is permitted at front yard set back lines when the design is fully integrated into the architectural style and character of the single family residence. Casitas shall only be permitted when CC&Rs or other reliable constructive notice is established for lot owners to be notified of strict restrictions on the Casitas against rental or related multiple family use. Conditions shall be imposed at the time of issuance of a building permit that will reduce the potential for such units to be converted for rental use.~~ except that the minimum setback from the front lot line to a street-facing garage may be reduced to twenty (20) feet for not more than twenty-five percent (25%) of the residential units in any approved subdivisions, provided that any unit which has a garage setback (20) feet shall have roll-up doors on that garage.
- SB-11 The minimum building setback from any side lot line shall be that prescribed by the City of Paso Robles zoning ordinance for the R-1 zone district, except that the City may approve a building setback of zero (0) feet for one side line of any lot, ~~provided that: (1) the building setback for the other side line of the subject lot is not less than ten feet; (2) the building setback for the nearest side line of the adjacent lot is not less than ten feet; and (3) an easement of not less than four feet wide is granted by the adjacent lot, to afford access for building maintenance purposes, along the side lot line to which the zero setback is applied.~~ if a Planned Development application is processed in conjunction with a subdivision application and findings can be made in accordance with the City's Planned Development Chapter (21.16A)
- SB-12 The minimum building setback from any rear lot line shall be that prescribed by the City of Paso Robles zoning ordinance for the R-1 zone district (20 feet for the residence, 3 feet for accessory structures).
- SB-13 The minimum building setback from the top of the bluffs overlooking the Salinas River shall be fifty (5) feet.

- SB-14 No building shall be placed at a location rendering it visible from the westerly edge of the right-of-way of North River Road.
- SB-15 No building shall be placed or constructed upon a ridge line or hillside in such a manner that the peak elevation of any portion of the building is ~~higher than thirty five (35) feet less than~~ **greater than** the peak elevation of the ridge line or hilltop upon which it is constructed. On ridges and hills, building designs shall ensure that building forms correspond to the natural contours of the landform and shall substantially comply with the massing and architectural detailing demonstrated in the home model exhibits for Neighborhood 7 as shown in Amendment A (River Oaks Master Plan).
- SB-16 No two adjacent residences constructed by the same developer shall be painted or color-coated the same color. A minimum ratio of one (1) different house color for each four (4) houses constructed by any developer shall be required.
- SB-17 A detailed fence plan shall be submitted to the City at the time of application for any development. The City shall require that fence style and construction be consistent for all residential lots. No fencing may be erected in the front yard of any lot parallel to the front lot line. The erection of any chain link fencing is prohibited within any required building setback.
- SB-18 Five (5) foot concrete sidewalks shall be constructed in the public right-of-way adjacent to each public street. ~~On designated collector streets, the sidewalk may be separated from the curb by landscaping; on local residential streets, sidewalks shall be attached to the curbing.~~ Sidewalks shall be detached (separated from the curb by a landscaped/irrigated parkway) in accordance with the City's engineering standards.

The following standards shall apply to the creation and/or development of all residential parcels and lots in Subarea B of the overall plan area:

- SB-19 All residences shall have concrete driveway aprons extending between required garages and/or carports and the public right-of-way.
- SB-20 When practical, residential structures are recommended to shall be oriented to achieve optimum solar accessibility. The use of active solar systems is encouraged, particularly for domestic water heating, heating of swimming pools and spas, and similar purposes. Passive solar design and orientation is also particularly encouraged, to reduce energy use for residential space heating and cooling.
- SB-21 The use of drought-tolerant landscaping is encouraged, to minimize water consumption requirements for irrigation.
- SB-22 Residential units shall be required to utilize water-saving fixtures and devices, including those which might be prescribed by the City at the time of development application review in excess of the requirements of applicable building and construction codes.
- SB-23 Any appurtenant structure on any residential lot shall be constructed in the same architectural character and style as the primary residential structure on the lot.
- SB-24 Landscaped "entry ways" shall be constructed on both sides of the major east-west collector street crossing Subarea B at its intersection with Buena Vista Road. The entry way on the north side of the street shall extend into a landscaped greenbelt parallel to this street. Detailed landscaping plans for these entry ways and the landscape greenbelt shall be submitted to the City for approval at the time of application for development. The width of the greenbelt may vary, but shall be no less than thirty (30) feet, as measured from the edge of the street right-of-way at any point, and shall average fifty (50) feet. Features of these

landscaped entry ways and greenbelt shall include berms, turf, groundcover, trees, covered transit stop shelter (per city standards), and meandering pedestrian/bicycle pathways.

SB-25 The lineal park designated on the plan diagram shall be constructed in conformance with a detailed plan to be submitted to the City for approval at the time of application for development. This park shall be integrated with the golf course (open to the public) and coordinated with the frontage improvements along the playground and playfield areas of the designated elementary school site. Width of the lineal park may vary, but shall be no less than ~~one hundred fifty (150)~~ twenty four (24) feet, as measured from the edge of the collector street right-of-way at any point, and shall average ~~two hundred (200)~~ may be constructed within surplus right of way along Clubhouse Drive. Features of this lineal park shall include berms and slopes, turf and open space areas, seating ~~and picnic areas and equipment, playground equipment and play areas,~~ lighting, groundcover and shrubbery, trees, ~~one or more ponds,~~ and meandering pedestrian/bicycle pathways. Access to this lineal park shall be provided from both the adjacent collector street ~~and from the ends of adjacent cul-de-sac streets~~. Park pedestrian/bicycle pathways shall be connected to the sidewalks abutting adjacent streets. In the event a golf course is not proposed for development as shown on Figure 15, a neighborhood park shall be developed in the place of the full area of the golf course; said neighborhood park shall be developed in a manner to be approved by the Public Works Director, dedicated to the City, and maintained through a Landscaping and Lighting District.

SB-26 Landscaped greenbelts/pedestrian corridor designated on the plan connecting the Salinas River bluffs with the major east-west collector street shall be constructed in conformance with a detailed plan to be submitted to the City for approval at the time of application for development. Width of this greenbelt/pedestrian corridor may vary, but shall be no less than ~~thirty (30)~~ twenty (20) feet at any point, and shall average ~~sixty five (65)~~ thirty (30) feet. A solid perimeter screen fence shall separate the greenbelt area from adjacent residential lots, and the perimeter of the greenbelt shall be planted to dense landscape materials and trees to discourage disturbance of adjacent residential properties by users of the area. Other features of this landscaped greenbelt/pedestrian corridor shall include berms, meandering pedestrian/ bicycle pathways connected to sidewalks adjacent to abutting local streets, groundcover and shrubbery plantings, tree plantings, and pedestrian safety lighting along walkways.

SB-27 The landscaped greenbelt/pedestrian corridor designated by the plan along the top of the Salinas River bluffs shall be constructed in conformance with a detailed plan to be submitted to the City for approval at the time of application for development. Characteristics to be incorporated into the design for this facility shall include a variable width of not less than twenty (20) feet at any point measured from the top of the bluffs: a meandering asphalt or concrete pedestrian/bicycle pathway of not less than six (6) feet wide, connected to the sidewalks adjacent to abutting local streets, and extending the length of the bluffs in Subarea B: seating areas and facilities at strategic viewpoints; and turf, shrubbery and deciduous tree plantings. The finished grade of the pathway shall be set a minimum of four (4) feet below the finished grade of the rear yard lot line of any adjacent residential lot. The pathway shall also be kept a minimum of eight (8) feet from the rear fence of any adjacent residential lot, but far enough from the top of the bluffs to avoid unstable soil conditions. Fences located along the rear and side lot lines of residential lots facing the bluffs shall be restricted to "transparent" construction materials and methods (e.g. Wood or concrete split rail, reduced height, etc.). Where required for slope stabilization and preservation, the bluffs shall be hydroseeded with native plant materials. Native plant materials shall also be required along the pathway. Irrigation of plant materials along the bluff top shall be minimized or avoided altogether, if possible. A minimum set back from the existing overhead 70 Kv power lines shall be provided in accordance with PG&E standards determined at the time of development and in accordance with minimums outlined in Amendment A (River Oaks Master Plan). In conjunction with the subdivision of neighborhoods 4, 5, & 6, the developer shall provide constructive notice to all future property owners that their lots are in proximity to existing overhead power lines.

- SB-28 Street trees shall be provided by the developer or subdivider of any property at the average rate of one tree for each forty (40) feet, or fraction thereof, of public street frontage. Trees may be planted in clusters and should be planted within the street right-of-way (detached parkway) or within the first five (5) feet of the private property adjacent to the right-of-way when a parkway does not exist. Trees shall be selected from the City's approved street tree list or from the Borkey Area Specific Plan Plant List for Sub Area B and shall be the maintenance obligation of the adjacent private property owner either directly (when on private property) or indirectly through a Landscaping and Lighting District (when in the parkway).
- SB-29 All Policy and Development Standards (text and exhibits) contained within Amendment A - "The River Oak Master Plan Booklet" - shall apply to all aspects of build-out of this Sub Area, including street sections and illustrative exhibits representative of architectural quality, scale and style expectations.
- SB-30 The Neighborhood Commercial areas adjacent to Buena Vista Drive shall be developed to a architectural style and character representative in Amendment A. All development within this area shall be subject to review and approval of a Planned Development where the Planning Commission must be able to make findings that the developer has demonstrated the project's site planning and architectural character is of an appropriate neighborhood scale. All uses shall be subject to review and approval of a Conditional Use Permit where the Planning Commission must be able to make findings that the use is neighborhood serving. No highway oriented signs shall be permitted.
- SB-31 The Commercial Service Area (Neighborhood 3 - RV & Mini Storage site) shall require approval of both a Planned Development and Conditional Use Permit application. Added findings of any Planning Commission approval of such development and use applications shall include: 1) The proposed mini storage and RV storage use is supplemental and ancillary to the master planned community (neighborhoods 4, 5 and 6 of Sub Area B), and not a freestanding and independent commercial use; and, 2) The proposed minim storage and RV storage use has incorporated extraordinary design methods to fully screen and buffer the proposed use form neighboring residential properties (at a minimum, those represented in the exhibits contained in Appendix A). No land use other than RV & Mini Storage may be established in the Commercial Service designated location without an amendment to the Borkey Area Specific Plan.
- SB-32 Clubhouse Drive is to be dedicated to a full Collector Street width of 84 feet, but shall be developed in conjunction with build out of Sub Area B as a 60 foot wide local street. The surplus right of way on the east and west sides shall be developed with enhanced landscaping and park-like features as described in other Sub Area policies and Amendment A.
- SB-33 Reduced width ("Neo-traditional-style") street sections may be proposed within the residential neighborhoods as shown in Amendment A.
- SB-34 Development standards for Dallons Drive (River Oaks Drive), Experimental Station road, and the Typical Interior Street Section shall be in substantial conformance with the attached Exhibit XX, except that left-hand turn pockets shall be provided in a manner to be approved by the Public Works Director and the north side of Experimental Station Road shall be developed with concrete curb, gutter and sidewalk.

Subarea C

- SC-1 Improvements in Subarea C would be subject to the jurisdiction of the State of California with the exception of grading, drainage, public streets, and other infrastructure links to systems operated by the City of Paso Robles.

SC-2 Temporary facility plans would be substantially consistent with exhibits prepared by Cuesta College and on file with the City of Paso Robles.

SC-3 Figure 16 illustrates the conceptual plan for the use of the 82-acre property. More specific master planning will occur at a later date.

Subarea D

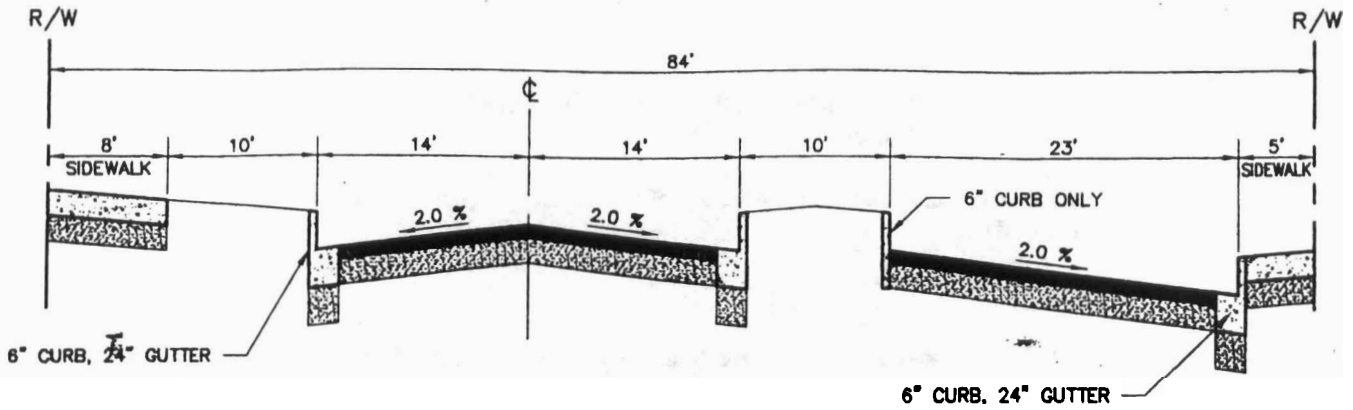
SD-1 The following design standards described for Subarea A, above, are applicable to the creation and/or development of residential lots and parcels located in Subarea D of the overall plan area: SA-5, SA-8, SA-9, SA-10, SA-13, SA-14, and SA-15.

SD-2 No residential or appurtenant structure shall be constructed with a peak building elevation at any point in excess of eight hundred twenty-five (825) feet above mean sea level.

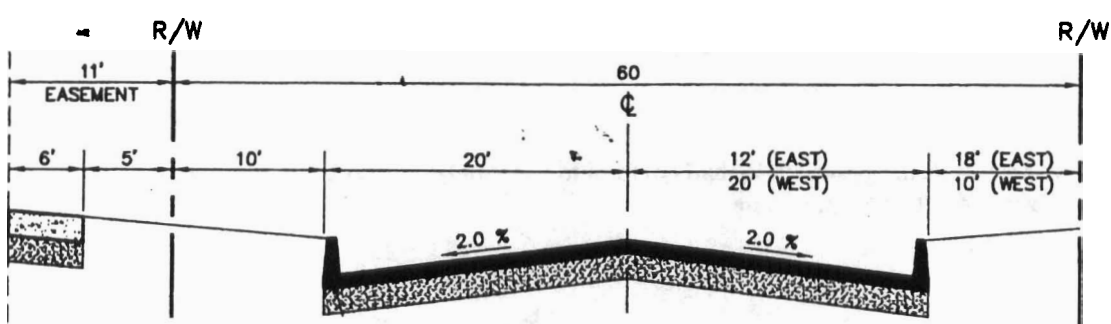
SD-3 The standards, regulations and prescriptions of the R-1-B-4 zone district (or its potential future equivalent), as set out in the City of Paso Robles zoning ordinance, shall apply to all development in this subarea unless otherwise specified by this plan.

Subarea E

SE-1 Land uses and development in Subarea E shall conform to the standards, regulations and prescriptions of the C-3 zone district (or its potential future

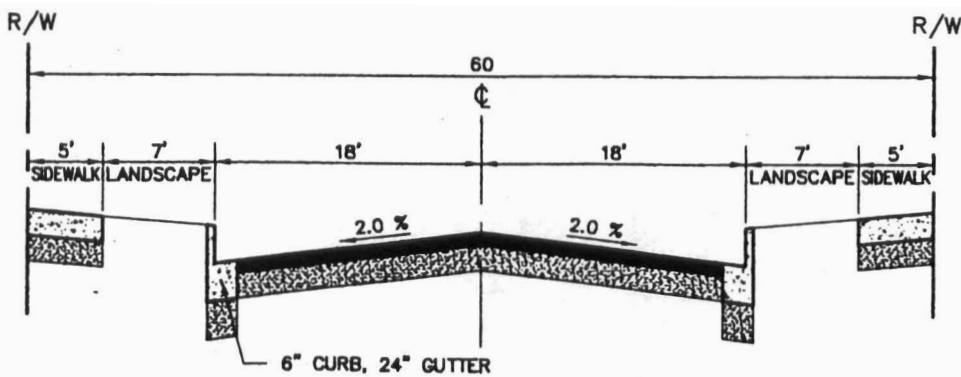


TYPICAL DALLONS DRIVE SECTION
N.T.S.



Concrete Curb, Gutter & Sidewalk

TYPICAL EXPERIMENTAL STATION ROAD
N.T.S.



TYPICAL INTERIOR STREET SECTION
N.T.S.

Borkey Area Specific Plan

Street Cross Sections, Subarea B

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