

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*  
SUBJECT: DISCUSSION OF OPTIONS FOR PROPERTY BETWEEN  
CITY WATER TANK AND ROLLING HILLS ROAD  
DATE: FEBRUARY 15, 2000

Needs: For the City Council to provide direction to staff and the adjacent property owners with regards to the status of property located between the Golden Hill water tank site and Rolling Hills Road.

- Facts:
1. The City of Paso Robles owns property located between Golden Hill Road and Rolling Hills Road. The property is currently the site for one water reservoir tank and is the proposed location for a second tank. A location map is attached.
  2. The surrounding private property on three sides is owned by David Weyrich and has been the subject of Tentative Tract No. 2350, which was approved for development by the Planning Commission on November 23, 1999.
  3. In conjunction with his residential development project, the applicant proposed creation of a public park on the City owned property located between the water tank site and Rolling Hills Road. The proposal was for the developer to install park improvements at his cost, with the long term maintenance to be covered by membership in a Landscaping & Lighting District.
  4. During the public hearing on Tentative Tract No. 2350 there was testimony from neighboring property owners in opposition to a public park at this location.
  5. The Planning Commission's approval of Tentative Tract No. 2350 is final and will regulate the subdivision of the private property. However, because the public park is proposed for City owned property, the plan for the park is subject to City Council approval.
  6. Attached is a letter and petition from property owners who are in opposition to the establishment of a public park at this location.
  7. In order to address the public concerns, and to provide timely direction to both City staff and the applicant who is preparing grading and improvement plans for the subject area, it would be helpful to obtain an early resolution of the question: Will there be a public park at this location, or will the area be devoted to passive landscaping without public access?

Analysis  
and

Conclusion:

The applicant is prepared to install either a public park or a landscaped area without public access. In either instance, the applicant is proposing to install the improvements at his cost and have the maintenance of the subject area covered by a Landscaping and Lighting District.

From the applicant's perspective, a public park would seem to be an asset to the public and the immediate area.

Persons in opposition to the park proposal have expressed concerns that having public access would increase the potential for noise, loitering, and disturbance of the immediate neighborhood.

Direction to either proceed with the public park concept or to instead install a passive landscaping treatment would be helpful to both the concerned property owners and the applicant for Tentative Tract 2350 (since he is trying to finalize the related improvement plans for both public and private property).

Policy

Reference:

A public policy question.

Fiscal

Impact:

None; under either option, the property would be maintained by a Landscaping & Lighting District.

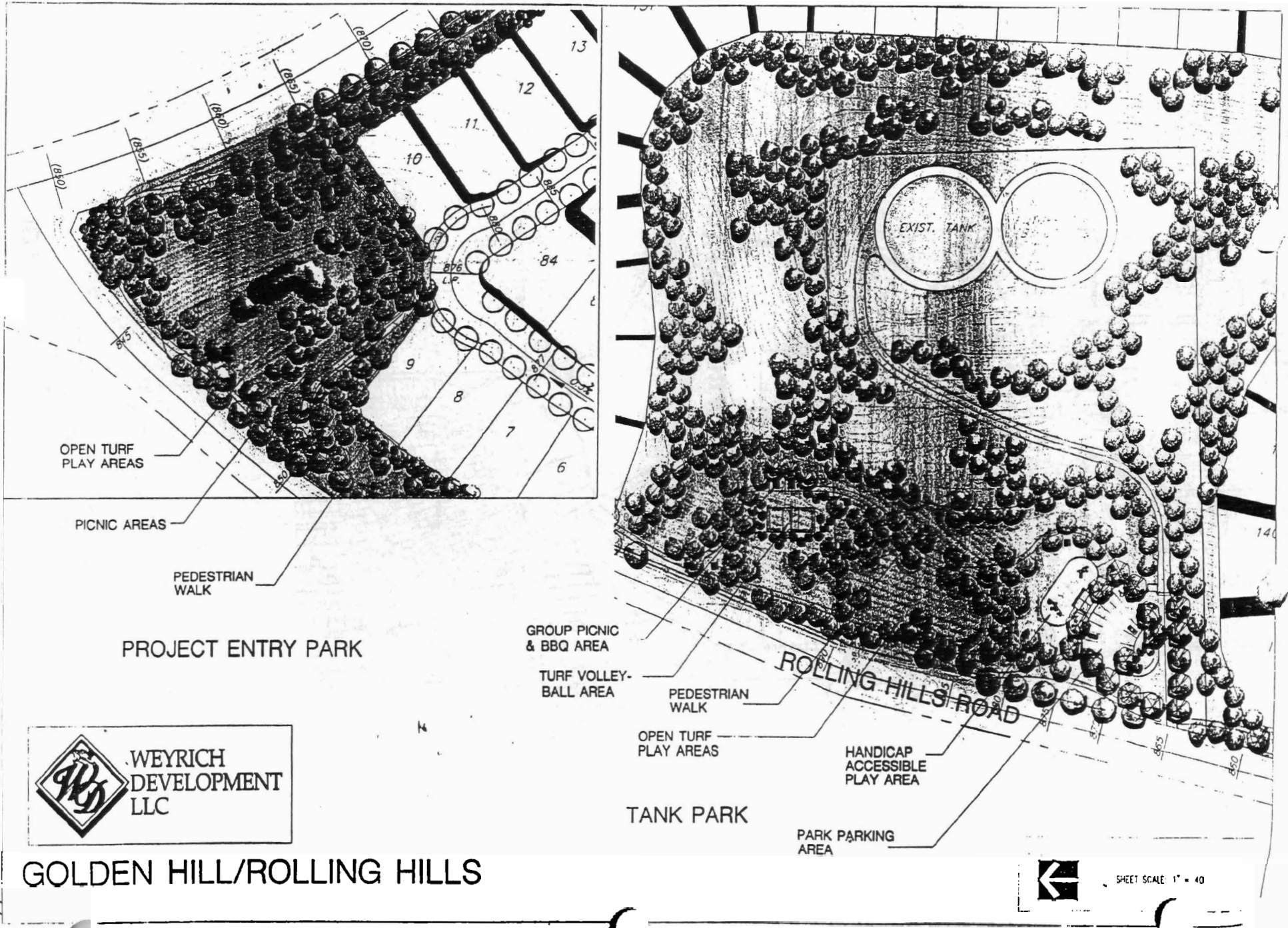
Options:

- a. That the City Council provide direction to City staff and the applicant to proceed with plans for a public park on the subject site.
- b. That the City Council provide direction to City staff and the applicant to design landscaping on the subject site without any provisions for public access or use as a park site.
- c. Amend, modify or reject the foregoing options.

h:\bob\60\cc\00\water tank park 3 Feb 00



PD 99021 (Weyrich Development)  
 EXHIBIT C – Conceptual Park Landscaping Treatments



GOLDEN HILL/ROLLING HILLS

← SHEET SCALE: 1" = 40'

15-8  
 Weyrich Development LLC  
 15000 W. 15th Avenue, Suite 100, Golden, CO 80401  
 303.440.1500  
 www.weyrichdevelopment.com

RECEIVED  
CITY MANAGER

JAN 12 2000

CITY OF PASO ROBLES

To: Bob Latta

January 3, 2000

To: Paso Robles City Council  
From: Rolling Hills Rd. Residents  
Re: Opposition to the Proposed Park Adjacent to the Existing Paso Robles Water Tank on Rolling Hills Road

Rolling Hills Road residents who reside across from the Weyrich's proposed development are in favor of this building project, except for one significant concern. The proposed park fronting Rolling Hills Road is an inappropriate and unsafe site. We are requesting that the Paso Robles City Council study the following potentially serious problems.

1. Increased traffic resulting from this building project and other recent residential developments along Rolling Hills Road make the site a dangerous location for children and vehicles entering and exiting a park.
2. There is diminished visibility on Rolling Hills Road approaching this park area from vehicles traveling south over the crest of the hill. Presently, cars and large trucks travel this road at high speeds.
3. Because the park is located on a slope, there is the potential for accidents occurring due to children running onto Rolling Hills road to retrieve objects which have rolled or flown across the road.
4. Creation of a park would attract adults and groups of unsupervised children and teenagers to an area adjacent to our city's water supply and pumping facilities. A security fence would not provide an adequate barrier against vandalism.
5. Centennial Park, Sherwood Park, and the development of Barney Schwartz Park provide sufficient park facilities for this area. An additional park would require additional city employees for maintenance and supervision.
6. Residents adjacent to the park feel that they would bear a large portion of the burden of increased and dangerous traffic and other related problems.

As a solution, we propose that a passive, landscaped open space be created on the seven-acre city parcel. This would create a view enjoyed by all city residents. If the City Council feels that there is a genuine need for a park area, it is necessary to explore and choose another location within this Weyrich Development that would be more suitable in light of the six concerns mentioned above.

Thank you for your attention to our request.

cc: Jim App, City Manager  
Bob Latta, Planning Department

The following signatures are in support of the attached letter regarding the opposition to a park on Rolling Hills Road.

Resident

Address

Phone

Marshall Dennis

833 Rolling Hills Rd. ✓

238-6622

*Marshall Dennis*

KEN WILLET

*Ken Willett*

DENISE WILLET

*Denise Willett*

} 823 ROLLING HILLS RD ✓

239-395

DAN DELANEY

*Dan Delaney*

SUE DELANEY

*Sue DeLaney*

} 809 ROLLING HILLS RD ✓

238-7195

ROBERT EGARA

*Robert E Gara*

} 815 Rolling Hills Road ✓ 238-310

ELAINE C. GARA

*Elaine C. Gara*

DENNIS M. CAMP

*D. M. Camp*

LINDA R CAMP

*Linda R Camp*

} 819 Rolling Hills Rd ✓

238-910


JOHN C. HANNA

*Dorothy A Hanna*

} 801 Rolling Hills Rd ✓

239-233

The following signatures are in support of the attached letter regarding the opposition to a park on Rolling Hills Road.

<u>Resident</u>	<u>Address</u>	<u>Phone</u>
GAIL DENNIS Mail Delivery	833 Rolling Hills Rd ✓	238-6622
Brandy Wixom	849 Rolling Hills Rd.	227-0945
Elizabeth M. Ugelau	849 Rolling Hills Rd.	237-1200
Mary Kennedy	849 Rolling Hills Rd.	✓ 237-1200
Earl Bell	849 Rolling Hills Rd.	237-1200
Tina O'Mahoney	849 Rolling Hills Rd.	237-1540
Scott W Baker	849 Rolling Hills Rd	227-0945
	849 ROLLING HILLS RD	237-1200
John W. Bull	909 ROLLING HILLS RD ✓	239-1555
John W. Bull		



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

**To: PROPERTY OWNERS, OTHER INTERESTED PERSONS**

**Subject: NOTICE OF PUBLIC DISCUSSION, PARK PROPOSED  
FOR PROPERTY LOCATED ON ROLLING HILLS ROAD**

**Date: FEBRUARY 1, 2000**

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Discussion in response to a petition opposing the development of a public park. The subject property is located on the east side of Rolling Hills Road, adjacent to Tentative Subdivision Tract No. 2350 (in the vicinity of the City's existing water storage tank). The discussion is anticipated to focus on options related to whether the subject area should be a park or a landscaped area.

This Public Discussion will take place in the Community Room of the Paso Robles Library / City Hall, 1000 Spring Street, Paso Robles, California 93446. The Discussion will be a part of the regular City Council meeting that begins at the hour of 7:30 PM on Tuesday, March 7, 2000. All interested parties may appear and be heard.

Please contact Bob Lata or Meg Williamson at (805) 237-3970 should you have any questions regarding this notice.

Bob Lata, Community Development Director

h:\cc\00\cc notice re water tank park 31 Jan 00



**Mr. and Mrs. Ken Willett  
823 Rolling Hills Road  
Paso Robles, CA 93446**

**Mr. and Mrs. Dan Delaney  
809 Rolling Hills Road  
Paso Robles, CA 93446**

**Mr. and Mrs. Robert E. Gara  
815 Rolling Hills Road  
Paso Robles, CA 93446**

**Mr. and Mrs. Dennis M. Camp  
819 Rolling Hills Road  
Paso Robles, CA 93446**

**Mr. and Mrs. John Hanna  
801 Rolling Hills Road  
Paso Robles, CA 93446**

**Mr. and Mrs. Marshall Dennis  
833 Rolling Hills Road  
Paso Robles, CA 93446**

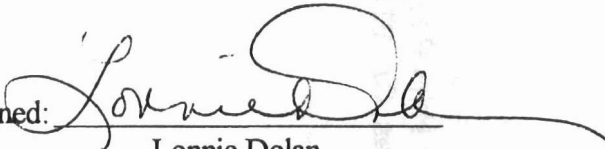
**Residents  
849 Rolling Hills Road  
Paso Robles, CA 93446**

**John W. Bull  
909 Rolling Hills Road  
Paso Robles, CA 93446**

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project Public Discussion, Park Proposed for Property located on Rolling Hills Road Mailed on this 1st day of February, 2000.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Lonnie Dolan