



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

CITY COUNCIL MINUTES

Tuesday, September 18, 2007 7:30 PM

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

**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 – Led by Dan Katches, Senior Pastor, Covenant Presbyterian Church

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

PUBLIC COMMENTS

- Stan Stenstrom regarding water conditioning systems, Chris Robinson, Upper Salinas-Las Tablas Resource Conservation District "Paso Robles Creek Day", September 29, 2007, at Larry Moore Park; John D. Soper, water rates, John Borst, Water Rate Petition Drive, Patricia Zuccaro, noise abatement near Turtle Creek Estates (attached), Dale Gustin

AGENDA ITEMS TO BE DEFERRED (IF ANY)

City Manager Jim App informed Council that Agenda Items No. 12 is recommended for continuance.

PRESENTATIONS– None

PUBLIC HEARINGS

1. 1450 Golden Hills Road – General Plan Amendment 07-002 (Applicant: Golden Hill Development, LLC)

R. Whisenand, Community Development Director

The City Council considered multiple applications, including a General Plan Amendment, for a 13.4 acre parcel located at 2450 Golden Hill Road. The objectives for the property are to maintain and expand the existing religious facility and pre-school, and establish a 125-unit senior community, requiring a change to the General Plan and Zoning. Darren Nash, City Planner, presented the Staff Report. A correction to the address of the project was noted as 1450 Golden Hills Road.

Mayor Mecham opened the public hearing. Speaking from the public were Bill Hawk (applicant); Bruce Fraser (project architect); Larry Werner, John Basila, Golden Hill Development LLC, Dale Gustin, Pat Sheehan, Dan Katches, Dan Idler, Steve Lopate, Margie Sheppard, Joe Horn, Ruth Kuhn, Gary Kuhn, Richard Harris, David McCabe, Frank Honeycutt, and Mike Helberg. 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 9:05 PM

Councilmember Strong, seconded by Councilmember Nemeth, moved by separate motions to:

1. Adopt Resolution No. 07-191 for a Mitigated Negative Declaration for General Plan Amendment 07-002, Rezone 06-004, PD 06-024, CUP 06-011 and PR 06-0272;
2. Adopt Resolution No. 07-192 approving General Plan Amendment 07-002;
3. Introduce for first reading an Ordinance approving Rezone 06-004; and set October 2, 2007 as the date for adoption of said Ordinance;
4. Adopt Resolution No. 07-193, with revisions to Emergency Services condition 14 concerning service call fees, approving PD 06-024;
5. Adopt Resolution No. 07-194, with revisions to Emergency Services condition 4, approving CUP 06-011;
6. Adopt Resolution No. 07-195 approving PR 06-0272.

Motions passed by the following roll call votes:

AYES: Hamon, Nemeth, Strong, and Mecham

NOES: Picanco

ABSTAIN:

ABSENT:

2. Golden Hill Road at Highway 46 – General Plan Amendment 06-003 (Applicant: Paso 160, LLC Ken Munde)

R. Whisenand, Community Development Director

The City Council considered land use amendments, including a General Plan Amendment and Rezone request, to accommodate the applicant's intent to propose a 600 space RV Park. Susan DeCarli, City Planner, presented the report and noted corrected APN references in the staff report to read (025-435-005, -06, AND -007).

Mayor Mecham opened the public hearing. Speaking from the public was Larry Werner, applicant's representative, Dennis Spoolstaff, Ron Rose, Jeff Carey, Chuck Miller, Mabel Bond, Judy Crum, Donald Murphy, Chet Simon, Scot Berg, Victoria Berg, Joe McCowin, Lydia McCowin, Greg Kudlick, Sandy Boxer, Jane Carey, Jerome Boxer, Brian Thorndyke, Kathy Barnett, Cheryl Parkin, Dale Gustin. 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 11:25 PM

Councilmember Nemeth moved to postpone consideration of the General Plan and Rezone Amendments until such time as development plans are presented to the City for consideration.

Motion failed by lack of second.

Councilmember Picanco, seconded by Mayor Mecham, moved to deny the request to amend the General Plan and Rezone Amendments.

Motion failed by the following roll call votes:

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

Councilmember Nemeth, seconded by Councilmember Hamon, moved to postpone consideration of the General Plan and Rezone Amendments until such time as development plans are presented to the City for consideration.

Motion failed by the following roll call votes:

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

Councilmember Strong, seconded by Councilmember Hamon, moved to adopt a Negative Declaration for General Plan Amendment 06-003 and Rezone 06-005.

Motion failed by the following roll call votes:

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

Absent a definitive vote, the application to amend the General Plan failed.

3. Supplemental Law Enforcement Service Fund

L. Solomon, Chief of Police

The City Council considered accepting up to \$100,000 from the California State Supplemental Law Enforcement Service Fund ("SLESF") to support frontline law enforcement activities, with a portion set aside for the large Mobile Data Computer ("MDC") project. Chief Solomon distributed a revised 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 adopt Resolution No. 07-196 accepting the SLESF funds available in FY 2007/2008.

Motion passed by the following unanimous roll call vote:

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

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.

4. Approve City Council minutes of September 4, 2007
5. Approve Warrant Register: Nos. 72235—72360 (08/31/07) and 72361—72489 (09/07/07)
J. Sorenson, Interim Administrative Services Director
6. Receive and file Advisory Body Committee minutes as follows:
Project Area Committee meeting of August 29, 2007
Senior Citizen's Advisory Committee meeting August 13, 2007
Youth Commission meeting of June 6, 2007
7. Adopt Resolution No. 07-197 certifying and adding Parcel Map PR 06-0230, a three-lot residential subdivision at 1846 and 1910 Pine Street, to the Community Facilities District No. 2005-1, and adopt Resolution No. 07-198 accepting the recordation of the property (Applicant: Newton).
8. Adopt Resolution 07-190 accepting the recordation of Parcel Map PRAL 07-0148, a lot-line adjustment of two commercial properties located on Buena Vista Drive. The map contains an offer of dedication of a public landscape easement (Applicant: Willhoit).
9. Adopt Resolution No. 07-200 the annual updating of the list of protected locations and map of restricted areas pursuant to the Sex Offender Ordinance 912 N.S.

Consent Calendar Items Nos. 4-9 were approved on a single motion by Councilmember Strong, seconded by Councilmember Hamon, with Councilmember Picanco abstaining on Warrant Register Items No. 072450, and Mayor Mecham abstaining on Warrant Register No. 072478.

Motion passed by the following unanimous roll call vote:

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

DISCUSSION

10. **Sulfur Spring - City Hall/Library Parking Lot Repair**
M. Williamson, Assistant City Manager & D. Monn, Public Works Director

The City Council considered allocation of funding to complete the preparation of plans and specifications and construction services for the repair of the City Hall/Library parking lot. The costs for this portion of the project, with the exception of the archeological monitoring are reimbursable by FEMA.

Mayor Mecham opened the public hearing. Speaking from the public was 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 Picanco, moved to adopt Resolution No. 07-201:

1. Appropriating \$355,500 from General Fund Reserves; and
2. Authorizing the City Manager to enter into an agreement with Boyle Engineering for the preparation of plans, specifications, and construction management necessary to repair the parking damage caused by the December 22, 2003 earthquake for a not-to-exceed sum of \$382,311.

Motion passed by the following unanimous roll call vote:

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

11. Carnegie Library Repair and Retrofitting

D. Monn, Public Works Director

The City Council considered rejecting all bids received, and re-advertise the contract to repair and retrofit the Carnegie Library.

Mayor Mecham opened the public hearing. 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. 07-202 rejecting all bids received for the repair and retrofit of the Carnegie Library, and re-bid the project with a November 2007 close date.

Motion passed by the following unanimous roll call vote:

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

12. Award of Contract – Shade Structures (tabled)

A. Robb, Director Library & Recreation Services

By General Consent, the City Council tabled this item to a future date.

13. Riverside Avenue/24th Street Sidewalks – Approval of Design Consultant

R. Whisenand, Community Development Director

The City Council considered to authorize the preparation of construction plans, specifications, and a cost estimate for sidewalks and related improvements on the west side of Riverside Avenue, between 21st and 24th Streets, and on the south side of 24th Street, along the Paso Robles Events Center's frontage.

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

Councilmember Nemeth, seconded by Councilmember Strong, moved to adopt Resolution No. 07 203 authorizing the City Manager to sign an agreement with RRM Design Group in the amount not-to-exceed \$108,000.

Motion passed by the following unanimous roll call vote:

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

NOES:

ABSTAIN:

ABSENT:

CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION –

14. Citizens Airport Advisory Committee – Schedule Date to Conduct Interviews to Fill Vacancies

M. Williamson, Assistant City Manager

Select date for conducting interviews and making appointments for vacancies on the Citizen's Airport Advisory Committee. Two of the regular appointed committee members' terms will expire October 31, 2007, as will the alternate.

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

By General Consent, Council set Thursday, October 11, 2007 as the date for interviewing applicants and making appointments to the Citizens Airport Advisory Committee;

AD HOC COMMITTEE COMMUNICATION

COUNCIL COMMENTS (Including oral reports on conferences attended)

Mayor Mecham reported on the League of California Cities Annual Conference, Sacramento, attended by Councilmembers.

PUBLIC COMMENT ON CLOSED SESSION

City Attorney Iris Yang announced Council’s authority to go into closed session to discuss the item listed on the agenda.

a. Conference with Legal Counsel

Government Code Section 54956.9
Subdivision (a) – Existing Litigation
Quorum Realty v. City of Paso Robles,
San Luis Obispo County Superior Court Case No. CV 051041

b. Conference with Legal Counsel

Government Code Section 54956.9
Subdivision (a) – Existing Litigation
La Torre, et al v. City of Paso Robles, et al
San Luis Obispo County Superior Court Case No. CV 0601731

It was the consensus of Council to adjourn from regular session at 12:15 AM.

The City Council thereupon adjourned to Closed Session in the 2nd floor Large Conference Room.

CLOSED SESSION

CALL TO ORDER – Large Conference Room, 2nd Floor

The City Council returned to Regular Session at 1:25 AM.

RETURN TO OPEN SESSION

CLOSED SESSION REPORT

City Attorney Yang announced that there was no reportable action.

By unanimous voice vote, Council moved to adjourn from regular session at 1:30 AM.

ADJOURNMENT:

- To the Memorial Service for Velta Williamson, at 8:00 AM, Friday, September 21, 2007 at the Paso Robles Train Station, Velta Circle
- To Paderewski Reprise 12:00 PM Sunday 30, 2007 at the Paso Robles Inn Historic Grand Ballroom
- To Oaktoberfest, 12:00 PM Saturday, September 29, 2007 at River Oaks Hot Springs, Paso Robles
- To the Regular Meeting at 7:30 PM on Tuesday, October 2, 2007, at the Library/Conference Center, 1000 Spring Street

Submitted:

Deborah D. Robinson, Deputy City Clerk

Approved:

THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING.

Sept. 18, 2007

Petition for Noise Abatement at 500 Linne Rd Paso Robles

23 signatures on 4 pages date Sept 8, 2007

Ariel Map of locations-500 Linne Rd, & Turtle Creek Rd

Darren Nash letter dated June 17, 2005

INDUSTRIAL COMPLEX, 500 LINNE RD. PASO ROBLES

SINCE MAY 2005, LARGE EQUIPMENT AT 500 LINNE RD. PASO ROBLES HAS OPERATED IN DEFIANCE OF CUP 92-013 IN THE REAR PARKING LOT/ BACK ENTRANCE AT MAKE-IT MFG. INC. 500 LINNE RD. PASO ROBLES.

THIS PROPERTY IS A CONDOMINIUM PROJECT AND MANAGED BY HASTINGS ENTERPRISES OF PASO ROBLES.

COMPRESSORS AND OTHER LARGE EQUIPMENT OPERATE AT WILL AROUND THE CLOCK. THE NOISE IS VERY DISTURBING TO ALL SENIOR OCCUPANTS LIVING ON TURTLE CREEK RD. ADJACENT TO THIS PROPERTY.

CODE ENFORCEMENT & OFFICERS HAVE BEEN CALLED MANY TIMES DUE TO COMPRESSORS RUNNING ALL NIGHT.

EXCESSIVE NOISE FROM LARGE TRUCKS & MOTORCYCLES, WEEKEND PARTIES WITH LOUD RADIOS ARE ALSO A SOURCE OF OUR CONCERNS.

AS SENIORS OUR PROPERTY VALUES AND OUR HEALTH ISSUES ARE BEING AFFECTED BY THIS SITUATION.

OUR REQUEST IS THAT ALL EQUIPMENT BE RE-LOCATED INSIDE ALL BUILDINGS AT 500 LINNE RD. PASO ROBLES IN COMPLIANCE WITH BOTH CUP 92-013 & MUNI CODE SEC. 21,21,040 CITY OF PASO ROBLES, CA. AS OF OCT 1, 07

<u>NAME</u>	<u>ADDRESS</u>
<u>Patricia Guccaro</u>	<u>707 Turtle Creek Rd.</u>
<u>Kathy Finnick</u>	<u>601 Turtle Creek Rd.</u>

PAGE 2 INDUSTRIAL COMPLEX 500 LINNE RD. PASO ROBLES, CA

NAME

ADDRESS

John Miller 709 Turtle Creek

Alma Miller 709 Turtle Creek

Judy C Reno 803 Turtle Creek

Jessica Ellis 809 Turtle Creek

Alfred E. All 901 TURTLE CREEK

Hubb 907 Turtle Creek

Melrod Bates 801 Turtle Creek W.

NAME

ADDRESS

Terry Robertson

705 Turtle Creek
Paso Robles

Ann L. Gerard

703 Turtle Creek

Jim Bucher

609 Turtle Cr

Eugenie Sumner

607 Turtle Creek, DE

McNeill

605 Turtle Creek Rd

Eves Lynch

605 Turtle Creek Rd

Mr. & Mrs. Joseph N. Kunkel

701 Turtle Cr. Rd. P.R., CA.
93446

NAME

ADDRESS

May Wotten 603 Turtle Creek

Sharon McCleary 507 Turtle Creek

Rollie L. Lemm 505 Turtle Creek

Elizabeth Lemm 505 Turtle Creek

John. Smith 503 - TURTLE CREEK DR.

23 Euleta A. Litchicum 805+
807 Turtle Creek Dr.

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CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

June 17, 2005

Robin Marks
Make-It Manufacturing, Inc.
500 Linne Road
Paso Robles, CA 93446

Subject: Noise Complaints from 500 Linne Road, Space B

Dear Mr. Marks:

The City has received complaints from the residential neighborhood directly to the south of your business, that excessive noise is being produced in relation to your business activities.

More specifically, the complaint alleges that a compressor and possibly other machinery have been placed outside the building and is operating throughout the night and early morning hours.

Attached is a copy of Conditional Use Permit 92-013 which established a master list of permissible uses and related conditions for all tenants within the 97,000 square foot industrial building. Condition No. 38 of the resolution states as follows:

"All uses shall abide by the general performance standards for all uses required by municipal Code Section 21.21.040 (a copy of the Section is attached)."

Section 21.21.040.C, specifically relates to noise and is summarized as follows:

"Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance."

Additionally, Condition No. 29 states as follows:

Any condition imposed by the Planning Commission in granting this conditional use permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the conditional use permit.

1000 SPRING STREET • PASO ROBLES, CALIFORNIA 93446

The City hereby requests that your business be brought into conformance with CUP 92-013, by either locating the equipment indoors and leaving the exterior roll doors closed while the equipment is in operation, or to locate the equipment within a an approved sound resistant enclosure. Please note that the construction of a sound resistant enclosure may need a Building Permit.

Until this issue is resolved, it would be appreciated that you not operate the machinery between the hours of 7:00PM and 7:00AM.

If this situation is not resolved by July 1, 2005, it would be our intent to schedule Conditional Use Permit 92-013 for a public hearing at a Planning Commission meeting for discussion. Please be aware that the Commission could add conditions subject to but not limited to the following:

- Prohibit locating machinery outdoors;
- Limit the hours in which your business as well as other businesses could operate;
- All exterior doors be required to be closed;
- Install an 8-foot decorative masonry wall along the southern boundary of the site;
- Install additional landscaping along the southern boundary of the site;

Please be aware that reviewing the Conditional Use Permit is one option, this issue may also be subject to nuisance abatement if you do not take effective measures to control the impacts of your use.

Please also insure that you have Building Permits (electrical, etc.) for an new facilities that require a permit. If you have questions regarding what would require a permit, please contact Steve Perkins in the Building Division at 237-3850.

Thank you for your cooperation with this matter. If you have any questions, you may contact me at (805) 237-3970.

Sincerely,



Darren Nash
Associate Planner

Encl. Resolution 92-051

CC: Bob Adams, Code Enforcement
Steve Perkins, Building Division
Newlin Hastings, Hastings Enterprises

Have fun!

and help keep
our creeks beautiful

at Paso Robles

Creek Day



Come join families, friends and
neighbors for some fresh air
and exercise.

We'll work together to
take out the trash on Creek Day!

**Bring your own gloves.
Wear long pants, sturdy shoes.
hat and sunscreen**

Saturday, September 29, 2007
9:00 am to Noon at Larry Moore Park
located on Riverbank Lane (map on reverse)

Paso Robles Creek Day

IN CONJUNCTION WITH SLO CREEK DAY

Last year, over 450 volunteers cleared trash from local creeks, roads and parks from major communities in San Luis Obispo County. In just 3 hours the amount of trash removed would have overflowed 10 full-size dumpsters.

Volunteers collected fast-food containers, plastic bottles, bicycle parts, campaign signs, construction debris, and various articles of clothing.

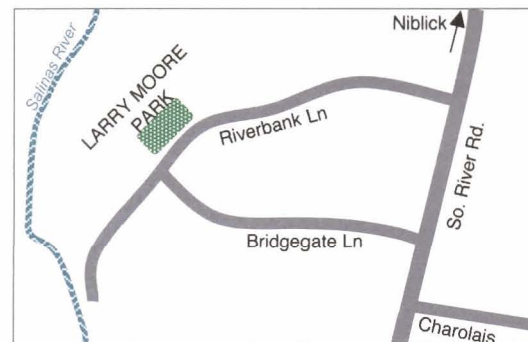
You can be a part of this community effort!

Join us!

Saturday, September 29, 2007

9:00 am to Noon

at Larry Moore Park



Paso Robles Creek Day is hosted by
the Upper Salinas-Las Tablas Resource
Conservation District (RCD)
and the City of Paso Robles

For additional information
contact DJ Funk at 805.434.0396 ext. 4
or check the Creek Day Web site: www.creekday.org



PC
9-18-2007

My name is Dave Soper I live in the Sierra Bonita
Area of Paso Robles

I wish to speak to the Flat Rate or the step rate vs. Usage Variable Rate systems
of billing for the "Nacimiento Water"

I will speak to both the flat rate system and the step system as both have exactly
the same flaws

With the flat rate system the city will not receive the proper revenues to
accurately pay off the bond because the revenue is based on the number meter
being billed which varies month to month.

With the proportional system the amount of money collected by the city will not
vary regardless of the number of meters added to the system, nor water usage.

The flat rate system will, with each billable meter added to the system, collect
more money than contracted for which raises the question is this legal.
This problem goes away with the proportional system because it can not happen
under that system.

With the flat rate system the rate is based on the will of the city counsel.
With the proportions system is based a set mathematical law which does not
show favoritism and will assure fairness for each billable unit.

With the flat rate system the city will decide when and if to lower the billing tax.
With the proportional system your proportion of the Nacimiento Water will be
automatically lowered with the first month a new meter is billed to the system.
(pause)

As long as I mentioned the bills let me give an example, based on the August
billing figures as received from the city, of the difference between the two
systems. This difference affects every homeowners of this city.

Under the flat rate system you have three line items on the bill they are
labeled "Water Variable Charge", "Nacimiento Water", "Sewer Minimum
Charge "

The Water Variable Charge is based on 100 cubic feet of water. On you
bill it is labeled "usage (in 100cf)." Since this is such a mouth full to say,
please, let me call it a "billable unit."

Let me also use 10 billable units as a sample to prove the difference
between the two systems. This amount of water is more than most of the
people in my neighborhood used.

The line item (Water Variable Charge) would be \$12.40 or ten billable units times the water rate of \$1.24

The line item "Nacimiento Water" was \$12.00.

If the proportional system were in effect you would only have been charged \$3.33. Every one who used less than 25 billable units of water, which is most of the home owners, paid for someone else's proportion of the collected money and not more money earned by the city.

Gentlemen, you have choices.

Since the city has agreed that the number signatures on the petition to appeal the law has been verified you now have some choices.

You can repeal the law and rewrite one based on a proportional usable rate or you can spend money to have an election where you may loose again and still have to rewrite the law.

You may even be apt to listen to the dynamic duo and try to control the people. Or you can question, think and serve.

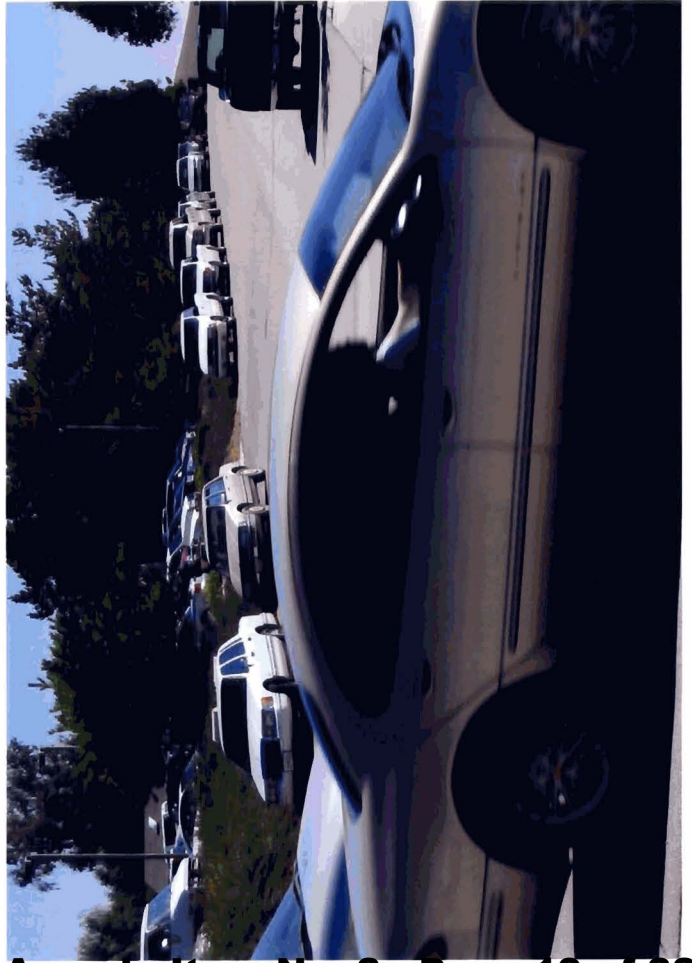
You can serve the people who have supported this committee most of their lives or you can imprison them in a finical jail.

You can question or just obey.

If I get too involved with personalities I am apt to miss-serve the principles, the truth, and the understanding of the numbers I serve and which reveal the truth to me.

Can both the city's needs for a steady guaranteed income for the "Nacimiento Water" and the people's need for a fair distribution of the costs be meet? You bet ya!!!

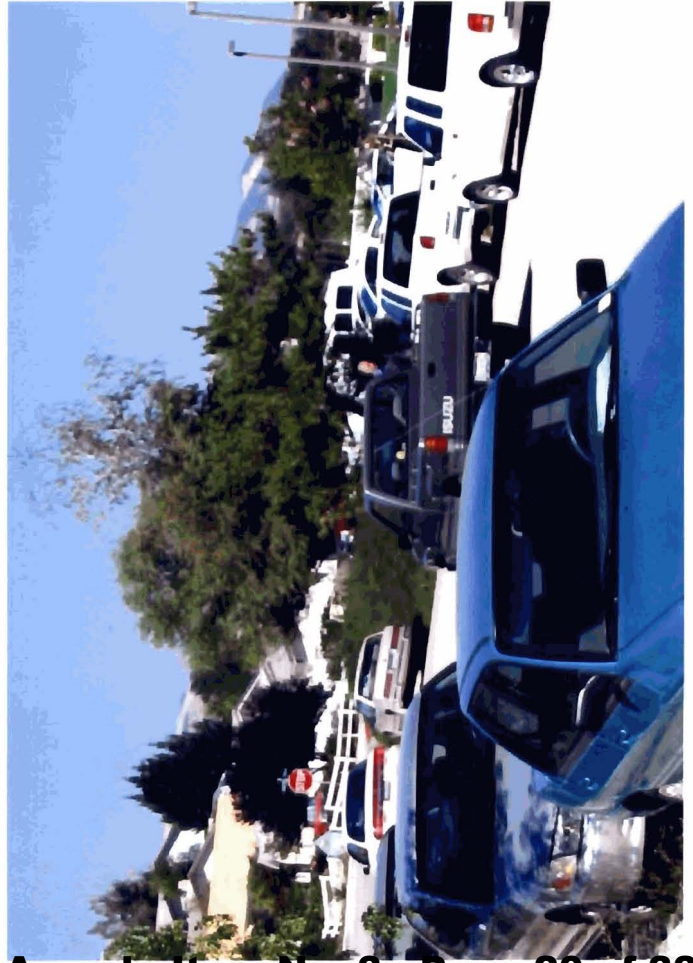
looking onto Gilchrist Lane / Jehovah Meeting



Gilead Lane Exit onto Golden Hill



Golden Hill/Union Rd - Northward



Gilead Lane exit to Golden Hill



Golden Hill - NO Sidewalks



13

August 14, 2007

Roberta Dunham
2905 Gilead Lane
Paso Robles, CA 93446

City of El Paso De Robles
1000 Spring Street
Paso Robles, CA 93446

Re: Proposed General Plan Amendment 07-002, Rezone 06-004, Planned Development 06-024 and Conditional Use Permit 06-011 and Tentative Parcel Map 06-0272 - Golden Hill Senior Retirement Community

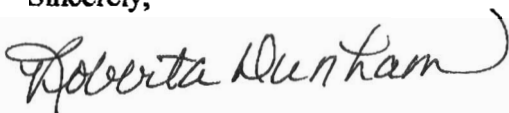
Gentlemen:

Please allow me to express my concerns over the above proposed project. I have many reservations about rezoning to accommodate a large development, but I will address only four of them here:

1. The proposed rezoning to allow multi-level, multi-family structures will irrevocably change the character of an already changed neighborhood. Homeowners who thought they were investing in a single-family suburban area will suddenly be adjoining concentrated populations. This will result in extreme loss of privacy as the second and third stories of the proposed structures will have unimpeded views of their houses and backyards. Property values will suffer accordingly.
2. The proposed project will result in substantial increases in water use. Last week we received notification from the Paso Robles Water Department that water levels are critical. We barely have enough water to meet the needs of the current population and retain minimum reserves for fire protection. We were asked to voluntarily conserve water to possibly forestall mandatory rationing. Can a planned community such as is proposed be justified in the face of water shortages?
3. The proposed project will cause noise and light, which are already problematic, to rise exponentially to the level of noise and light pollution, due to emergency response vehicles and personnel, security lights, increased pedestrian and vehicle traffic, etc.
4. The proposed project will make Golden Hill even busier and more dangerous. I am a long-time resident on Gilead Lane and have watched Golden Hill grow from a quiet country road to an extremely busy thoroughfare. Wait times to turn left can be, and frequently are, significant. I suffer from herniated disks with permanent nerve damage to my legs and feet and sometimes need a mobility aid. I must cross Golden Hill to reach the sidewalks, and this is fraught with risk as traffic moves at unsafe speeds and is incessant. Further increases in traffic may make it impossible for me, and others with disabilities, to move freely and safely within this community.

I understand that growth is necessary for a healthy economy. However, isn't the purpose of managed development to protect the interests of residents while providing for such reasonable growth? I do not believe this project is in the best interests of the community. It will materially damage the welfare and adversely impact the lifestyle of those who already reside here, and whose interests you are charged to protect. Please reject the Mitigated Negative Declaration, as there certainly will be significant and multiple adverse effects.

Sincerely,





City of El Paso De Robles
Dear City Council Members,

Re: Golden Hill Senior Retirement Community

My name is Steven Lopate and I am the property owner at 2904 Gilead Lane, Paso Robles CA.

I have many concerns regarding the proposed General Plan amendment 07.002, and the associated rezoning and re-designation of the 13.4 acre site located at 2450 Golden Hill Rd,(APN 025-366-012).

Many of my neighbors and I are asking the City Council for consideration NOT TO APPROVE the proposed rezoning and development, or to make modifications to the project before this Council.

The following is a list of concerns which must be addressed before further consideration of this project;

1. The proposed rezoning is clearly an example of SPOT ZONING, which would forever alter the region and surrounding neighborhoods.

2. Traffic and Safety issues must be further investigated.

The traffic study did not take into account the existing traffic issues from the present church, the Jehovah Meeting Center , the daycare center, or the slated Chandler Ranch project.

No further consideration given for the the lack of street lights, crosswalks, and the already significant hazards associated with this busy thoroughfare. Crossing Golden Hill is already a serious problem.

3. The water usage and the existing water shortages. We are already affected by this issue.

4. Noise and light pollution which will amplify due to traffic, emergency vehicles, etc.

5. Electrical/utility poles and wires must be placed UNDERGROUND. Existing trees have been chopped and cut back so as to not interfere with the utility lines. Additional landscape trees have been planted in anticipation of creating a visual blockade should the project continue as is. This blockade will also have to be cut back, thereby defeating the purpose of the visual blockade. Additionally, the utility lines should be placed underground for safety and maintenance purposes as well as aesthetics. Is there not an easement or a setback for utility pole placement?

6. Relocation of the "church addition". Firstly, the addition is not truly an addition but rather it is a NEW 6400 square foot building. Plans show this building positioned LESS THAN ELEVEN, 11 foot off my property line, 25 or 30 FOOT tall.

I respectfully request that plans be modified to relocate the church elsewhere on the 13.4 acre parcel. There is ample space to relocate the church to a more suitable location which would not have detrimental effects on the aesthetics of the existing neighborhood. Allowing the building of a large commercial facility only a few feet from my property and others adjacent is unreasonable and unnecessary.

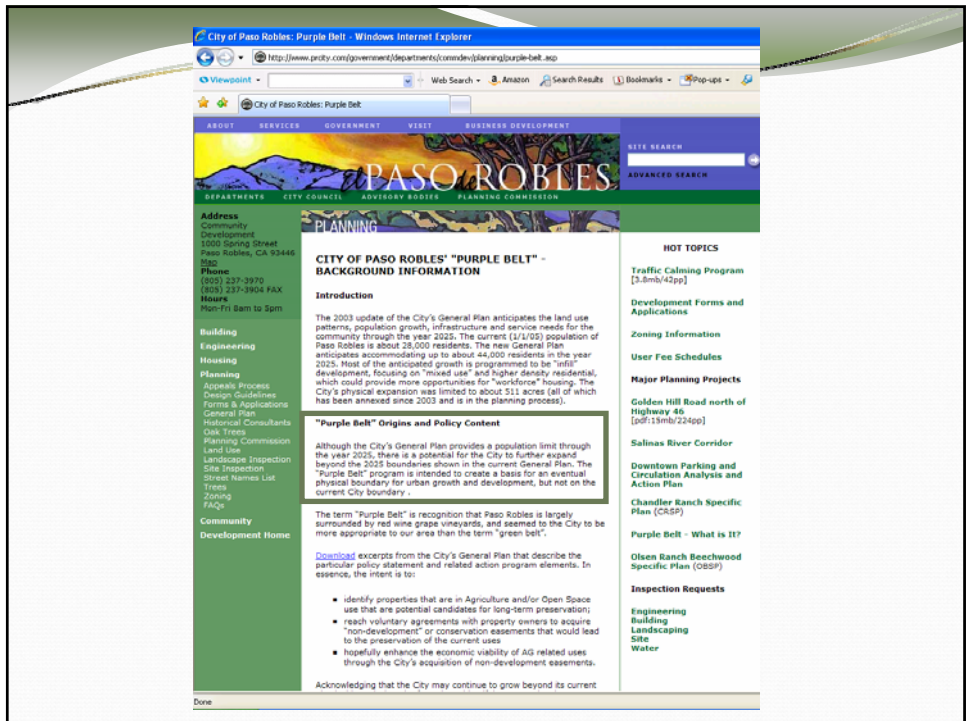
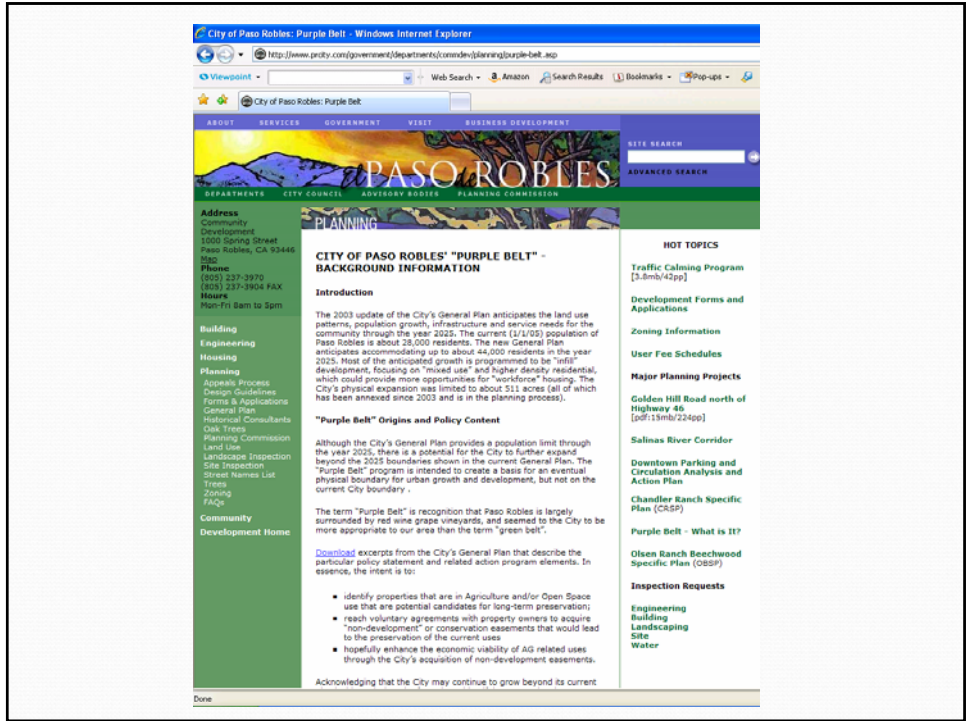
7. Lastly, property values will devalue in an already suppressed market, at a greater level and risk due to this project.

Please do not adopt this rezoning request. Further investigation and modification for this project is necessary to maintain the integrity and quality of this single family resident community. Respectfully,



Planning Commission Findings: (August 28, 2007)

- Finding states that the proposed change in land use would be inconsistent with the City's General Plan update, as follows:
 - **POLICY LU-2E: "Purple Belt"**
(Open Space/ Conservation Areas Around the City)
 - Create a distinct "Purple Belt" surrounding the City by taking actions to retain the rural, open space, and agricultural areas.



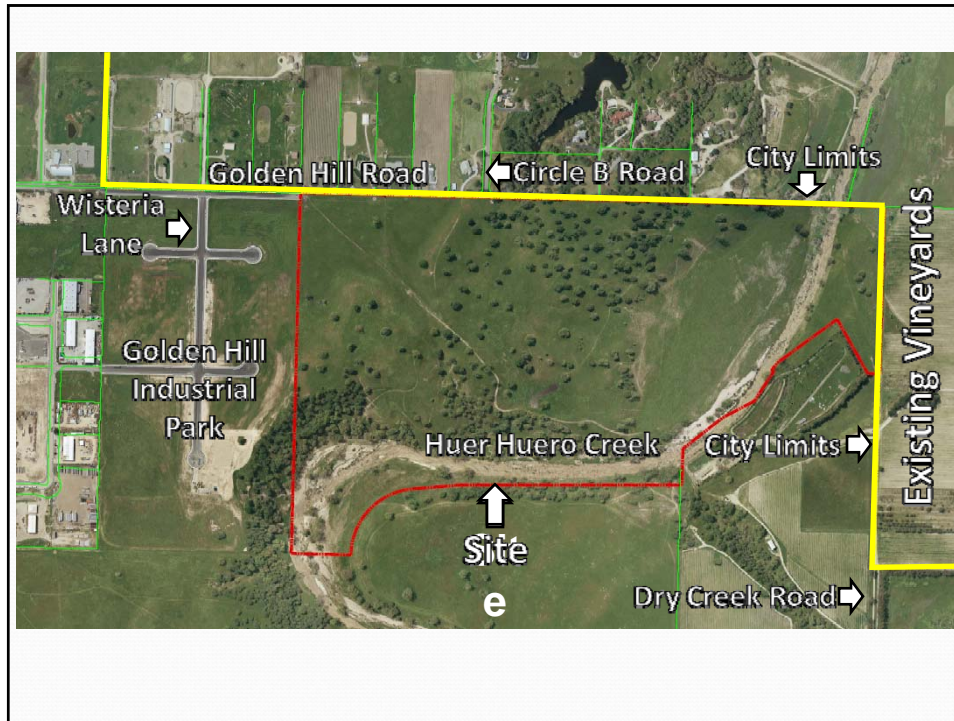
“Purple Belt” Origins and Policy Content

Although the City’s General Plan provides a population limit through the year 2025, there is a potential for the City to further expand beyond the 2025 boundaries shown in the current General Plan. **The “Purple Belt” program is intended to create a basis for an eventual physical boundary for urban growth and development, but not on the current City boundary.**

Source: City of Paso Robles web page

Planning Commission Findings: (August 28, 2007)

- Finding states that the proposed change in land use would be inconsistent with the City’s General Plan update, as follows:
 - **GOAL C-3: Biological Resources.**
As feasible, preserve native vegetation and protected wildlife, habitat areas, and vegetation, through avoidance, impact mitigation, and habitat enhancement.
 - **GOAL OS-1:**
Preserve/expand the amount and quality of open space in and around Paso Robles.



The proposed GPA/Rezone is:

- Consistent with “Purple Belt” Policy
 - POLICY LU-2E: “Purple Belt”
(Open Space/ Conservation Areas Around the City)
 - Create a distinct “Purple Belt” surrounding the City by taking actions to retain the rural, open space, and agricultural areas.



The proposed GPA/Rezone is:

- Consistent with the 2006 City of Paso Robles Economic Strategy:

Built, natural, and social environment

- Improve overall quality of built form (design/architecture);
- Preserve, enhance, and provide access to key natural features/places;
- Provide quality education, health, arts, culture, and recreation programs and services;
- Expand and maintain high quality transportation systems and facilities, public places and buildings, telecommunication systems, and utilities.

Regional presence and profile

- Brand Paso Robles locally and regionally;
- Promote local industry, products, services, and destinations regionally.

Unity of vision

- Establish a common vision and broad base of public and private support;
- Mobilize public and private stakeholder resources toward improving competitive position.

The proposed GPA/Rezone is:

- Consistent with the established 2008-2011 City Goals

Primary Goals in Burgundy
Important Goals are in Blue
Other Goals are in Black

Economic Strategy – Positioning
III. Market the special attributes of the community.

A.	<i>Promote viticulture, medical/health/wellness development, and local attractions.</i>
1.	<i>Promote tourism</i>
2.	<i>Reinvent/restructure tourism promotion effort</i>

The proposed GPA/Rezone is:

- Consistent with the City of Paso Robles Airport Land Use Plan

In June, 2007 the San Luis Obispo County Airport Land Use Committee:

**Found the proposed GPA/Rezone to be consistent
with the City of Paso Robles Airport Land Use Plan**

The proposed GPA/Rezone is:

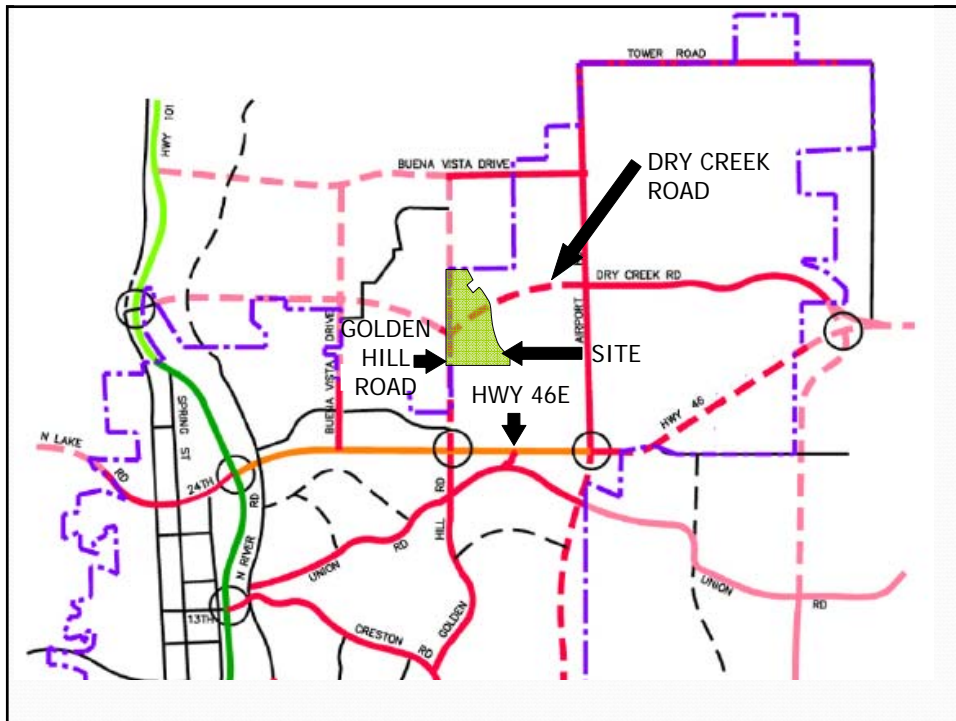
- Consistent with the City of Paso Robles General Plan Circulation Element

CIRCULATION ELEMENT

Consistent and in coordination with the Land Use Element, this Circulation Element strives to enhance and create livable communities that are not solely reliant on automobile travel. Improvements to make walking and bicycling enjoyable, safe and efficient will be as important as those necessary street improvements that facilitate safe and efficient Citywide circulation and access to regional highways.

1.0 Goals, Policies, And Action Items

GOAL CE-1: Establish a safe, balanced, and efficient circulation and pedestrian system serving all segments of the community, preserving the City's small town character and quality of life, and planning for anticipated growth.



The proposed GPA/Rezone is:

- Consistent with the City of Paso Robles General Plan Circulation Element Potential Circulation Improvements

Action Item 1. Pursue funding and implementation of the circulation improvements shown in Table CE-1 below. Where noted with an asterisk, coordinate these efforts with other agencies to implement regional improvements and seek additional sources of potential funding for multi-agency projects.

Table CE-1. Potential Circulation Improvements

Dry Creek Road bridge over Salinas River and extension to Highway 101*
Dry Creek Road bridge over Huerhuero Creek*
Wellsona Road bridge over Salinas River*

The proposed GPA/rezone is:

- Consistent with the City of Paso Robles General Plan Circulation Element Potential Circulation Improvements

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Percent of cost allocated to new development	(5) Cost allocated to new development
A. TRANSPORTATION					
CITY-WIDE FACILITIES					
1 Vine Street - 1st Street to Highway 46W	\$1,000,000	\$0	\$1,000,000	39.41%	\$394,121
2 4th Street Underpass	\$12,000,000	\$0	\$12,000,000	39.41%	\$4,729,446
3 24th Street over Railroad	\$16,000,000	\$0	\$16,000,000	39.41%	\$6,305,928
4 Highway 46West - Highway 101	\$50,000,000	\$0	\$50,000,000	39.41%	\$19,706,025
5 Highway 101/46East-Dual Left- 16th Street Ramps	\$9,000,000	\$0	\$9,000,000	39.41%	\$3,547,085
6 Highway 46East - Golden Hill Road	\$2,500,000	\$0	\$2,500,000	39.41%	\$985,301
7 Airport Road - Highway 46 to Airport Entrance	\$9,700,000	\$0	\$9,700,000	39.41%	\$3,822,969
8 Dry Creek Road - Airport Rd to Aero Tech Way	\$8,000,000	\$0	\$8,000,000	39.41%	\$3,152,964
9 Dry Creek Road over Huer Huero	\$14,000,000	\$0	\$14,000,000	39.41%	\$5,517,607
10 Revenues not yet Committed		\$1,113,120 [1]			
TOTAL - CITY WIDE FACILITIES	\$122,200,000	\$1,113,120	\$121,086,880	39.41%	\$47,722,823



The proposed GPA/rezone is:

- Consistent with the City of Paso Robles General Plan Policy of Fiscal Neutrality
 - Any proposed project would pay AB1600 fees for City infrastructure improvements
 - Recreational projects have the potential to provide significant revenues to the community in the form of Transient Occupancy Taxes as well as increased property tax revenues



Conclusion:

- The findings for denial of the Planning Commission are not supportable by the facts
- The proposed GPA/Rezone is consistent with:
 - The City General Plan Land Use Element
 - The City General Plan Circulation Element
 - The City 2006 Economic Strategy
 - The City adopted 2008 – 2011 Goals
 - The City Airport Land Use Plan
 - The City Fiscal Neutrality Policy

TO: James L. App, City Manager
FROM: Lisa R. Solomon, Chief of Police
SUBJ: Supplemental Law Enforcement Service Fund
DATE: September 18, 2007

NEEDS: For the City Council to consider accepting up to \$100,000 from the California State Supplemental Law Enforcement Service Fund (SLESF) and to consider approving an associated expenditure plan for all SLESF monies.

- FACTS:**
1. The City of Paso Robles continues to receive \$100,000 from the California State Supplemental Law Enforcement Services Fund (SLESF) each fiscal year. This money has been spent on miscellaneous front line law enforcement equipment, with a portion saved in preparation for a large Mobile Data Computer (MDC) project.
 2. During fiscal year 2008, it is anticipated that the City of Paso Robles will again receive up to \$100,000 from the California State Supplemental Law Enforcement Services Fund.
 3. Existing law requires the County Auditor to allocate all monies received from the Supplemental Law Enforcement Services Fund (SLESF) within 30 days of deposit of those monies. A modification to this law requires that before the County Auditor can disperse these funds, a copy of an approved expenditure plan from each City Council or Board of Supervisors be submitted to the Supplemental Law Enforcement Service Fund Oversight Committee for review and certification.
 4. With receipt of the FY 2008 SLESF funding, the City will have just over \$300,000 set aside for the MDC project and other equipment.
 5. The Police Department intends to continue pursuit of MDC procurement and complete project implementation during FY2008. The funding plan for Information Technology personnel services and all equipment needs is supported by SLESF grant money that has been set aside. New funds received this fiscal year will supplement this plan; however, it is anticipated the MDC project will not require all of the FY 2008 funds for completion. We expect to spend approximately \$50K on MDC related costs and the remaining \$50K will be dedicated to other miscellaneous frontline law enforcement equipment needs. See attached spending plan. (Attachment "A")
 6. A noticed public hearing must be held with public comment allowed, either written or oral, regarding the proposed use of these grant funds. This will be accomplished at the regularly scheduled City Council meeting during their review of this staff report. Public comment will be invited.

**ANALYSIS &
CONCLUSION:**

The Paso Robles Police Department has accumulated just over \$300,000 in funds from the California State Supplemental Law Enforcement Service Funds (SLESF). These monies have been set aside with a plan to fund our Mobile Data Computer (MDC) project. With the recent planned addition of IT staff through the FY08/09 budget process, the Police Department is poised to proceed with completion of the MDC project over the next 18 months.

Current SLESF funds are set aside to cover the cost of the new IT position as a project coordinator for 1 year, as well as all associated hardware and installation costs. The FY 2008 funds will maintain the IT position for an additional 6 months in order to see the project to completion, and the remaining funds will be spent on a variety of equipment needs. (See Attachment "A")

POLICY

REFERENCE:

None

FISCAL

IMPACT:

\$100,000 new revenue source to fund #117-210-5235-136 for expenditure on the Police Department's Mobile Data Computer Project and miscellaneous police equipment identified in Table A.

OPTIONS:

- a. Adopt Resolution No. 07-xx accepting the California State Supplemental Law Enforcement Service funds available in fiscal year 2007/08 and approving the outlined expenditure plan.
- b. Amend, modify, or reject the above option.