

TO: JAMES L. APP, CITY MANAGER

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: APPEAL OF PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001 AMENDMENT (PASO ROBLES RV RESORT – PASO 33, LP)

DATE: APRIL 3, 2012

Needs: To consider an application filed by the Circle B Springs Homeowners Association appealing the Planning Commission's action on February 14, 2012 related to the Paso Robles RV Resort Project.

Facts:

1. The project is located on the 73 acre site at the northern end of Golden Hill Road, on the east side of the road (see Attachment 1, Vicinity Map).
2. The City Council on March 17, 2009 adopted Resolutions 09-025, 09-026 and 09-028 approving PD 08-001, CUP 08-001, and the associated Mitigated Negative Declaration (MND), allowing for the development of a 332 space RV resort.
3. On July 25, 2011, North Coast Engineering on behalf of Paso 33 LP, submitted an application requesting to amend PD 08-001 & CUP 08-001.
4. The proposed amendment would maintain the development of the 332 RV spaces, however, the applicants are proposing project design changes that would consist of the following:
 - Consider a new design that would reduce the disturbed area (grading) from 73 acres to 50;
 - Reduce the amount of grading, retaining walls and paving for roads;
 - Reduce the RV space size and reduce the use of impermeable materials;
 - Relocate reception building to the northeast, further away from Golden Hill Road;
 - Eliminate the club house;
 - Replace the masonry wall proposed along Golden Hill Rd. with an combination of masonry wall, open fence and screening landscaping;
 - Eliminate the RV sites at the south east corner of the site, reducing views of RVs from Golden Hill Rd.;
 - Request to review various conditions of approval related to road improvements and fees;
 - Addendum to the Mitigated Negative Declaration related to Kit Fox mitigation as a result of less site impact.
5. The project was reviewed by the Planning Commission on January 10, 2012, where it was continued to the February 14, 2012 meeting, to allow time for staff and the applicants to work together to address questions that were raised by the public and the Commission.

6. On February 14, 2012, the Planning Commission on a 4 to 3 vote approved the applicant's request for an amendment to PD 08-001 and CUP 08-001 allowing for the changes to the project as described above.
7. The City received a letter from the Circle B Springs Home Owners Association on February 28, 2012, appealing the Planning Commission's Decision to approve the Amendment (See Attachment 2). The Association's reasons for appeal and Staff's responses to their concerns are described in the Analysis and Conclusion section of this report.

Analysis

And

Conclusion:

The following issues were brought up by the Circle B Springs Association letter received February 28, 2012 (Attachment 2). Staff has summarized each question and answered each question accordingly, as follows:

Environmental Review/ New Project:

Since the proposed amendments to the project are not increasing the number of RV/camping spaces, there is no requirement to re-review environmental impacts such as traffic and air-quality. The original Mitigated Negative Declaration (MND) addressed these issues and required mitigation measures to reduce the project impacts for those areas to being less than significant. The mitigation measures that were originally approved are still required with this amended project. The other issues that are listed in the Circle B letter (noise, light, and aesthetics) were not identified in the original MND as significant impacts. Those issues were addressed with the design of the project (i.e. wall, landscaping, light shielding, curfew etc.).

The only change in the environmental review is to amend the mitigation measures related to Kit Fox mitigation so that it coincides with the project's reduction of disturbed area.

Motorcoach Resort vs. RV Resort

The applicants presented the original RV resort project as a "Class-A Motorcoach" Resort. The amended project would allow for a variety of RVs beyond "Class A" RV's. The zoning code does not dictate that certain types of RVs be required over others. There was no condition in the prior (2009) approval that limited certain types of RVs with the original project.

Storm Water Run-off from the Paso Robles Motor Coach Resort

There are two fundamental concerns that must be addressed with regard to storm water run-off and impacts to downstream properties. The first is overland flooding. The applicant is very cognizant of the historical sensitivity of this issue among downstream property owners. This heightened awareness leads to the implementation of conservative design principles in regard to mitigating the impacts of development. Only a portion of the developed property will drain to the Circle B neighborhood. The development of roads and RV spaces will increase storm water run-off.

In order to mitigate this impact the applicant proposes a series of storm water retention basins, basins where storm water will not escape and will ultimately infiltrate into the groundwater basin. One of these basins is located on the adjacent Munde property in a private easement established through a private agreement.

The second concern is storm water quality. This concern is driven by the City's Storm Water Management Plan which is monitored by The Regional Water Quality Control Board. The retention basin system, along with a myriad of other storm water quality features are built into the design and planning of the project in order to satisfy the requirements of the Plan and the City's interim storm water quality management criteria.

Further complicating the discussion of storm water management is the pond that currently occurs at the northerly terminus of Golden Hill Road in any rain storm. The applicant will be charged with the responsibility of designing the northerly extension of Golden Hill Road in a manner such that this pond is removed. An underground storm drain system is proposed.

Historic Storm Water Issues in the Area

Since the development of the Erskine Industrial Park there has been much discussion of increased storm water on County residents resulting from development in the City. In 2007, the City conducted a drainage study of the area to better understand the issue and to establish standards for future development. Since that time the City has overseen the development of the Lowe's Shopping Center, the Ford Dealership, the vacant Tractor Way development and the vacant Combine Street industrial park. All four of these projects are fitted with storm water retention basins that not only capture all storm water run-off from their own development, but in the case of Lowe's and Tractor Way, they capture run-off from previous upstream development.

All development in this area, including the Motorcoach Resort, is subject to the flood control requirements resulting from the 2007 Study.

Traffic Fees

The 2009 Paso Robles Motorcoach approval included a condition referencing a traffic impact fee of \$1.6 million. That number was intended to be advisory (i.e. act as a “place holder”) and reflected our concern that transportation impact fees in effect at that time would not amount to appropriate mitigation. Impact fees adopted in 2006 were discounted for commercial and industrial uses from rates proposed and justified by Taussig and Associates.

The City Council has authorized a study to update the traffic mitigation fees in accordance with the new Circulation Element. That study is underway and substantial progress has been made. Ultimately, impact fees collected upon occupancy will accurately reflect the projects outlined in the 2011 Circulation Element and will mitigate traffic impacts in this area.

Streets

The first phase of the project will complete Golden Hill Road from the north boundary of the Erskine industrial subdivision to the entry of the park. A public road turn around will be provided at this point. As a result of discussion with the Circle B neighborhood, the access point for the neighbors will be via an extension of Circle B Road to the northerly extension of Golden Hill Road.

At the time of development of Phase II, the City will need to consider whether or not it would be a prudent use of resources to continue to extend Golden Hill Road as a public road to the north. While the extension of Golden Hill Road to Dry Creek Road is shown in the 2011 Circulation Element, its priority is considered low and the likelihood of its completion in the foreseeable future seems remote. The Municipal Code requires improvements with adjacent development. It has long been Council and Planning Commission policy to require frontage improvements with development. The updated Circulation Element reflects this policy. If the road extension is not constructed, an agreement will be needed with a deposit of funds to guarantee the road’s eventual installation in order to remain consistent with policy.

The alternative to the agreement would be to amend the Circulation Element of the General Plan to eliminate the connection of Golden Hill Road to Dry Creek Road.

Economics

RV Parks are a permitted use in the Parks and Open Space (POS) zoning district with the approval of the Development Plan (PD) and Conditional Use Permit (CUP). A PD and CUP was recommended by the Planning Commission and

ultimately approved by the City Council for an RV park on this site. Whether or not it makes sense financially to construct the project is up to the developer to determine, not the City.

If the City Council were to approve the appeal, the Planning Commission's action to approve the project amendment on February 14th would become null and void. The original entitlement from 2009 would still be in effect.

Options: After consideration of all public testimony, that the City Council may choose the following options:

- a. Adopt a Resolution upholding the Planning Commission's action on February 14, 2012 to approve the Amendment to PD 08-001 & CUP 08-001 and associated Mitigated Negative Declaration, as described in Resolutions 12-008, 12-009, 12-010, thereby denying the application for appeal by the Circle B Springs Homeowners Association;
- b. Amend, modify or reject the foregoing option.

Prepared by: Darren Nash, Associate Planner
John Falkenstien, City Engineer

Attachments:

1. Vicinity Map
2. Appeal Letter received February 28, 2012
3. Resolution denying Appeal
4. February 14, 2012 Planning Commission Staff Report with adopted Resolutions
5. Public Notice Affidavits

Addendum to Appeal Application

Project Description (Appeal): Assessor's Parcel Numbers: 025-435-023; 025-435-022

Project: Amendment to the Paso Robles Recreational Vehicle Resort project planned development 08-001 and conditional use permit 08-001 amendment.

Submitted By: The Circle B Springs Homeowners Association

The neighbors adjacent to the above named project submit this appeal for the following reasons:

- 1 This project approved February 14, 2012, by the Planning Commission is not the same as the one approved in 2009. This is a new project. The changes that are being made negatively affect the original traffic patterns, noise emissions, light emissions, aesthetics, customer base, air quality, etc. These changes that are being made i.e. all types of RVs, tent camping, dry camping, generators, etc., should require that the project go through the environmental review process as well as a new conditional use permit. Traffic will increase due to the variety of customer types and due to their different habits of travel. There will be more noise due to generators which will be used by the RVs, tent campers and the potential a large backlog of RV's idling in the staging area. There will be more pollution due to more traffic, generators running, less concrete and more dirt spaces to park on, as well a dry camping on dirt. There will be more light pollution due to queing of RVs and their lights, more traffic in general and later hours of travel due to the change in customer types. Therefore, the proposed project requires additional environmental review.
2. The Motorcoach Resort approved in 2009 was approved to cater to Class A self-contained, high-end motorcoaches. The amendments approved Feb. 14, 2012, are for an RV park and tent camping. The original project was approved as a five star, motorcoach resort, intending to allow only entry to Class A motorcoaches. The Motorcoach Resort project took almost four years for approval and now it is quickly being changed into just another RV park, nothing special, devaluing all neighboring properties.
3. The storm water run-off problem is not resolved and must be adequately addressed. It seems the detention basin on the Mundee property is tied to the building of a Motorcoach Resort, not an RV Park. There is a big difference. If an RV Park goes in, and the basin can't be used, where will the water go? The proposed design for fixing our flooding problem is inadequate.
4. The Planning Commission should not be allowed to reduce or eliminate any fees the City imposes on a project, including the bridge fee of \$1.6million. This should be a City Council decision. If the City decides to allow the fee reduction, then other projects will quickly follow, such as the Destino Paso Project. The City may need projects and the funding should come from project developers.
5. The original traffic study accepted on February 14, 2012, was dated January 3, 2007, over five years ago. With Lowes and Bed/Bath/Beyond now in business, TJ Maxx under construction and other additions to the area, and surrounding areas, an eventual certainty, a new traffic study needs to be

conducted. The current traffic from the Lowes development, Cuesta College, neighbors, two gas stations, two quickie markets, two car washes, the expanding Business Park and the frontage (Ford Agency, Paso Robles Country Disposal, etc.) businesses on the north side of Hwy. 46 E is at various times of the day is an impossible mess. Adding the cars, trucks, campers and other vehicles to the mix will further impact this situation.

6. A new RV Park is now under construction just north of Paso Robles on Hwy. 101. The economics for yet another RV park is not justifiable.

San Luis Obispo County, California

Sunday, February 19, 2012
RECEIVED

Property Information Search Results

FEB 28 2012

2 matching records were found for owner name .

Engineering Division

<u>Assessment Number</u>	<u>Owner Name</u>	<u>Community</u>	<u>Structure Type</u>	-
025435022	Paso 33	Paso Robles	Land	Select
025435023	Paso 33	Paso Robles	Land	Select

Assessment Information for the 2011/2012 Tax Year

Assessment Number: 025-435-023
 Owner Name: Paso 33
 Street Address: (Protected per CA Govt Code Section 6254.21)
 Community Code: Paso Robles
 Tax Rate Area: 002-025
 Parcel Size: 63.59 Acres
 Link to Map: [025435023](#)

Assessed Value: 1,575,000
 Land Value: 1,575,000
 Improvements: 0
 Personal Property: 0
 Fixtures Value: 0
 Total Exemption: 0
 Net: 1,575,000

Property Information as of December

<u>Primary Structure</u>	<u>Miscellan Improver</u>
Structure Type: Land	Improvements:
Original Size: 0	
Addition Size: 0	
Total Living Area: 0	
Year Built: 0	
Bedrooms: 0	
Bathrooms: 0	
Levels: 0	
Parking:	

Disclaimer:

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to ensure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The San Luis Obispo County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

025-435-023 63.59 acres
 025-435-022 5 acres

Residents and Visitors

Business

Health and Well-Being

Law and Justice

Government

Emergency

San Luis Obispo County, California

Sunday, February 19, 2012

Property Information Search Results

RECEIVED

FEB 28 2012

2 matching records were found for owner name .

Engineering Division

<u>Assessment Number</u>	<u>Owner Name</u>	<u>Community</u>	<u>Structure Type</u>	-
025435022	Paso 33	Paso Robles	Land	Select
025435023	Paso 33	Paso Robles	Land	Select

Assessment Information for the 2011/2012 Tax Year

Assessment Number: 025-435-022
 Owner Name: Paso 33
 Street Address: (Protected per CA Govt Code Section 6254.21)
 Community Code: Paso Robles
 Tax Rate Area: 002-018
 Parcel Size: 5 Acres
 Link to Map: [025435022](#)

Assessed Value: 125,000
 Land Value: 125,000
 Improvements: 0
 Personal Property: 0
 Fixtures Value: 0
 Total Exemption: 0
 Net: 125,000

Property Information as of December

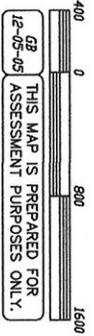
<u>Primary Structure</u>	<u>Miscellaneous Improvements:</u>
Structure Type: Land	
Original Size: 0	
Addition Size: 0	
Total Living Area: 0	
Year Built: 0	
Bedrooms: 0	
Bathrooms: 0	
Levels: 0	
Parking:	

Disclaimer:

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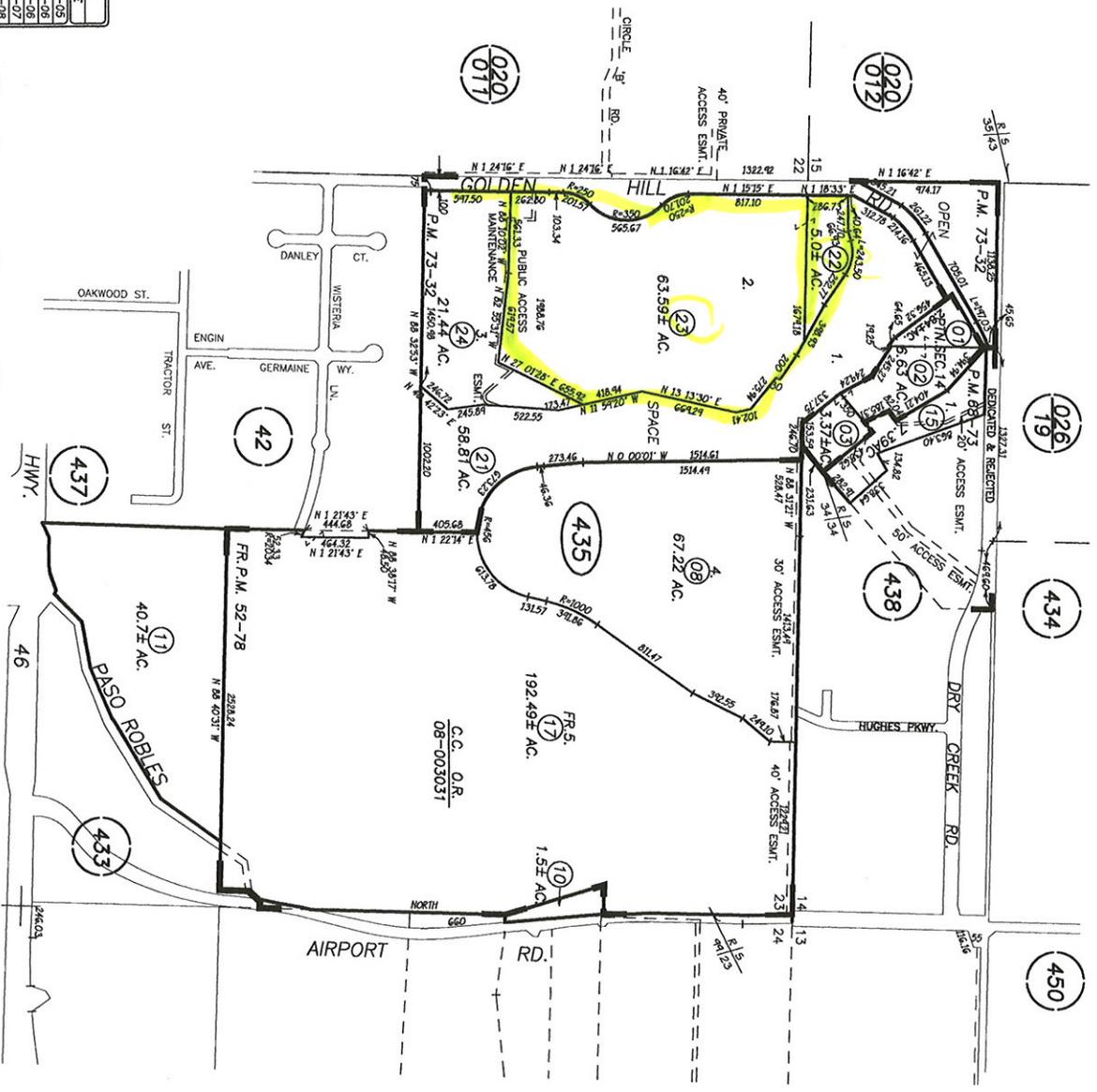


REVISIONS	
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07-084	07-19-06
08-081	05-31-07
09-011	03-21-08
NA	04-29-08
09-287	02-23-08
09-382	02-28-08
10-151	05-01-10



T.26S. ; R.12E. ; PORTION SECTIONS 14, 23, M.D.B.M.

CITY OF PASO ROBLES
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO CA
 BOOK 025 PAGE 435



FEB 28 2012

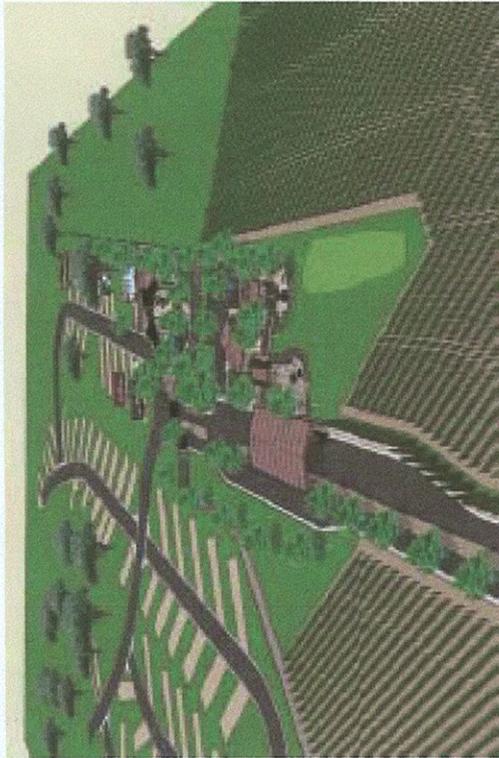
Engineering Division
 025-435

RECEIVED



APPROVED DESTINATION RV RESORT FOR SALE

REO - LENDER OWNED PROPERTY !!!



Has City
Prime Destin

"Motorcoach" Quality

PRICE REDUCED!!!

\$2,300,000
~~\$7,900,000~~

332 Spaces (\$6,927/Sp)
68 Acres (\$33,823/Acre)

City Water & Sewer

REO / SUBMIT OFFERS

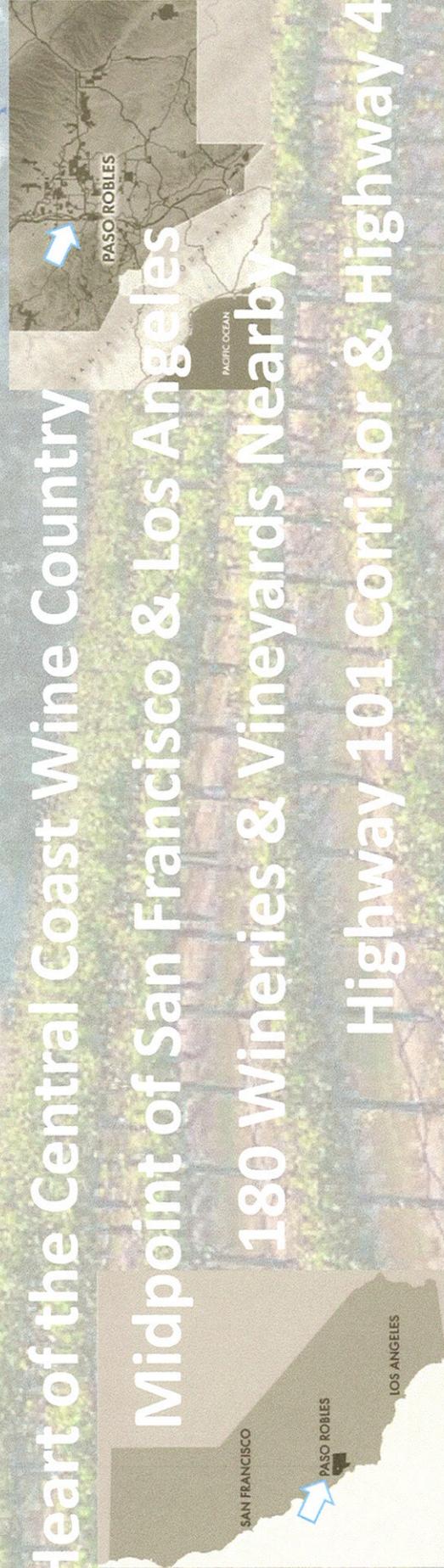
Just North East of Hwy 101 & Hwy 46 - Paso Robles, CA - San Luis Obispo County

Heart of the Central Coast Wine Country

Midpoint of San Francisco & Los Angeles

180 Wineries & Vineyards Nearby

Highway 101 Corridor & Highway 46



Vince Reynolds
(858) 456-5111
reynolds@mhrvadvisors.com



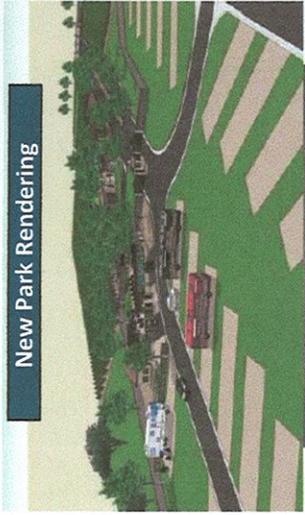
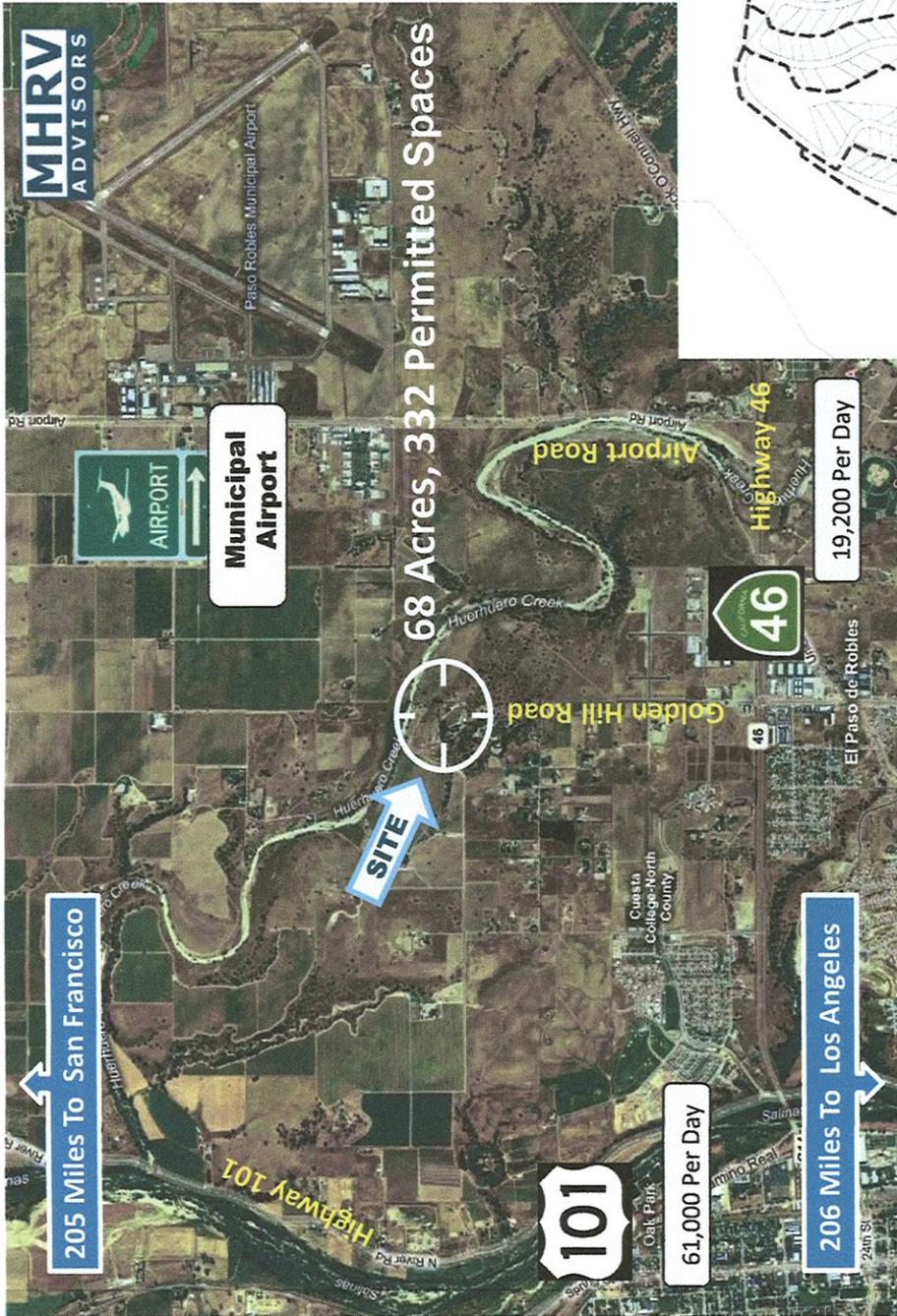
Norman Sangalang
(858) 456-5110
norman@mhrvadvisors.com

Golden Hill Road - Paso Robles, CA

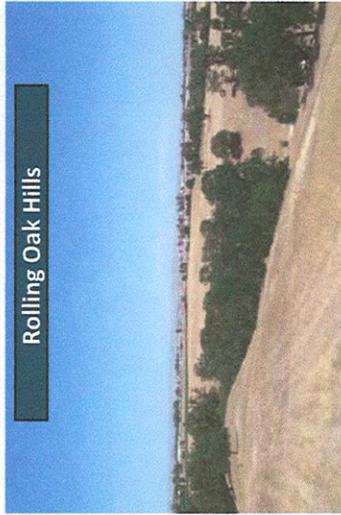
San Luis Obispo County

Printed from
Internet
2/28/2012

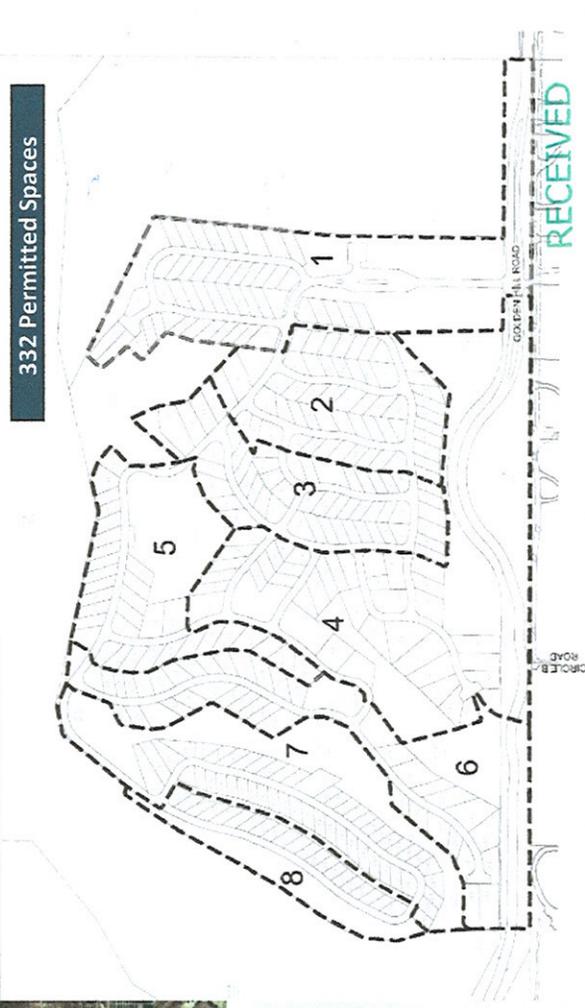
Information contained herein has been obtained from sources deemed reliable but is not guaranteed.



New Park Rendering



Rolling Oak Hills



332 Permitted Spaces

Traffic Count Location	AADT
Hwy 101 & 46 West	61,000
Hwy 46 & Airport Road	19,200

More Area Info
www.pasowine.com

RE - LENDER OWNED PROPERTY !!!

FEB 28 2012

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norman@mhrvadvisors.com

Golden Hill Road - Paso Robles, CA
 San Luis Obispo County

Information contained herein has been obtained from sources deemed reliable but is not guaranteed.

RESOLUTION NO. 12-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
DENYING AN APPEAL OF PLANNED DEVELOPMENT 08-001
& CONDITIONAL USE PERMIT 08-001
(Paso Robles RV Resort)
APN: 025-435-022, & 023

WHEREAS, PD 08-001 & CUP 08-001 (The PR Motorcoach Resort project) was approved by the City Council on February 10, 2004, via Resolutions 09-025, 09-026 & 09-027; and

WHEREAS, the project is located on the 73-acre site at the northern end of Golden Hill Road, on the east side of the road; and

WHEREAS, the project allows for the development of a 332 space RV resort; and

WHEREAS, North Coast Engineering on behalf of Paso 33 LP, has applied to amend PD 08-001 & CUP 08-001; and

WHEREAS, the proposed amendment would consist of the following changes:

- Consider a new design that would reduce the disturbed area (grading) from 73 acres to 50;
- Reduce the amount of grading, retaining walls and paving for roads;
- Reduce the RV space size and reduce the use of impermeable materials;
- Relocate reception building to the northeast, further away from Golden Hill Road;
- Eliminate the club house;
- Replace the masonry wall proposed along Golden Hill Rd. with an combination of masonry wall, open fence and screening landscaping;
- Eliminate the RV sites at the south east corner of the site, reducing views of RVs from Golden Hill Rd.;
- Request to review various conditions of approval related to road improvements and fees;
- Addendum to the Mitigated Negative Declaration related to Kit Fox mitigation as a result of less site impact.

WHEREAS, at its January 10, 2012 meeting, the Planning Commission continued the open public hearing to the February 14, 2012 Planning Commission meeting, to allow for additional time for staff to work with the applicants to answer questions raised by the Planning Commission and the public related to the proposed project; and

WHEREAS, at its February 14, 2012 meeting, the Planning Commission on a 4 to 3 vote approved the applicant's request for an amendment to PD 08-001, CUP 08-001 and the associated Mitigated Negative Declaration; and

WHEREAS, on February 28, 2012, the City received a letter from the Circle B Springs Association appealing the Planning Commission's decision on February 14th; and

WHEREAS, the appeal was based on concerns the Circle B neighbors have related to impacts the project may have related to traffic, noise, aesthetics, light and drainage; and

WHEREAS, the Association also have concerns related to the environmental review process for the project; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, the City Council makes the following findings:

Section 1. Findings

In accordance with Sections 21.23.250 and 21.23B.050 of the Zoning Code, based on facts and analysis set forth in the staff report for this item, and taking into consideration comments received from the public and/or other governmental agencies having purview in the subject development plan and conditional use permit applications, the City Council hereby makes the following findings:

- a. The design and intensity (density of the proposed development) is consistent with the following:
 1. The goals and policies established by the General Plan;
 - a. *The project site is located in the Parks and Open Space Land Use Category. The purpose of this land use category includes provision of sites for recreation uses.*
 - b. *The project site is also located in the Airport Overlay Land Use Category. This overlay land use category allows business and non-residential land uses. RV Parks are considered to be a type of transient lodging and not a residential use. Conditions #6 will limit the length of stay for any RV space or tents or tent/cabins to a maximum of 30 consecutive days.*
 - c. *Consistent with Policy OS-1A of the Conservation Element, a 58 acre portion of the site has been dedicated to the City for open space purposes.*
 - d. *The project is designed to maximize protection of oaks and biological resources as called for in Policies C-3A and C-3B of the Conservation Element. Additionally, Condition #10 requires submittal and implementation of an oak tree replacement plan and Condition #1 of Resolution 12-009 requires mitigation of impacts to Kit Fox habitat.*
 - e. *Conditions # 20 will require construction of pedestrian paths (sidewalks) and incorporation of air quality mitigation measures, which will implement Policies C-2-B and C-2C of the Conservation Element.*
 2. The policies and development standards established by any applicable specific plan;

The project site is not located within any specific plan area.
 3. The Zoning Code, particularly the purpose and intent of the zoning district in which a development project is located;
 - (a) *The project site is located in the Parks and Open Space (POS) Zone. RV Parks are subject to approval of a Conditional Use Permit (CUP) in the POS Zone. The purpose of a CUP is to enable the City to impose conditions to ensure that land uses will be compatible with neighboring properties and implement City codes and policies.*
 - (b) *The project site is located in Airport Land Use Plan Zone 5. RV parks are permitted uses in this zone.*
 4. All other adopted codes, policies, standards, and plans of the City;
 - a. *This resolution contains several conditions designed to implement the Municipal Code, City State, and Regional governmental policies, regulations and adopted standards related to public infrastructure (e.g., streets, water, sewer, storm drainage), building and fire safety, general public safety.*
 - b. *The project expands the City's inventory of transient lodgings, which advances the following policies in the 2006 Economic Strategy*
 - (1) *The overall policy pertaining to "Place", which calls for the establishment of "distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome ... commerce, tourism... and wealth necessary to maintain and enhance quality of life."*
 - (2) *The "Positioning" policy, which calls for the promotion of local industry, products, services and destinations via expansion and diversification of hotel products, including end destination full-service resorts;*
- b. The Paso Robles RV Resort is consistent with the adopted codes, policies, standards and plans of the City; since the project has gone through the development review process including, environmental review and the processing of a Conditional Use Permit as required by Table 21.16.200 for recreational parks in the Parks and Open Space zoning districts; and
- c. The Paso Robles RV Resort will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; since the project will be required to comply with the recommended conditions of approval, including any environmental mitigation measures, and comply with any building and fire codes; and
- d. The Paso Robles RV Resort accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors and the public right-of-way; in this particular case, the project site is not located in a City gateway area or a scenic corridor and has minimal frontage to the public street, however, based on the project being designed to fit the subject site and based

on the site plan, architecture and landscaping, the proposed development will accommodate the aesthetic quality of the City as a whole; and

- e. The Paso Robles RV Resort is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, because the project has been designed to provide significant buffers, including setbacks, screen walls and landscaping from the residential neighborhood to the west, and additionally as a result of the site planning, building architecture and environmental mitigation, and included with this project.
- f. The Paso Robles RV Resort is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. as a result of the project being designed to limit the amount of grading and oak tree impacts by developing in the flatter areas of the site, which allows for the preservation of the existing hillsides and oak trees; and
- g. The establishment, maintenance or operation of the Paso Robles RV Resort, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, since the project has gone through the development review process including, environmental review and the processing of a Conditional Use Permit as required by Table 21.16.200 for recreational vehicle parks in the POS zoning districts; and
- h. The Paso Robles RV Resort contributes to the orderly development of the City as a whole, since the project will utilize the existing infrastructure in Golden Hill Road, consisting of sewer water and other utilities; and
- i. The Paso Robles RV Resort as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing a transient occupancy/resort type use in close proximity to golf courses and commercial recreation.
- j. The Paso Robles RV Resort would be consistent with the Economic Strategy, since it would allow for the expansion and diversification of transient occupancy projects, by providing an end-destination full-service resort.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles to uphold the Planning Commission's action on February 14, 2012, approving Resolutions 12-008, 12-009 & 12-010, and to deny the appeal application by the Circle B Springs Homeowners Association.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 3rd day of April 2012 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk