

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 06-003 AND REZONE 06-005 AT GOLDEN HILL ROAD NORTH OF HIGHWAY 46 (APN 025-431-037, 038 AND 039) APPLICANT – PASO 160, LLC- KEN MUNDEE

DATE: AUGUST 28, 2007

Needs: For the Planning Commission to consider a General Plan Amendment and Rezone application to re-designate and rezone the subject property from Agricultural/Airport Overlay to Parks and Open Space/Airport Overlay, and provide a recommendation to the City Council.

Facts:

1. The project site is located at the northern end of Golden Hill Road, and includes 160-acres of undeveloped land.
2. The Planning Commission considered this request at their meeting on August 14, 2007. (See Attachment 1 – Planning Commission Staff Report, August 14, 2007)
3. The Commission heard from several neighborhood residents with concerns regarding the amendments related to land use compatibility, and potential impacts that may result from development of the site due to:
 - 1) increased traffic;
 - 2) impacts to natural resources;
 - 3) loss of agricultural land;
 - 4) drainage;
 - 5) noise and light;
 - 6) grading; and
 - 7) an intended future use of the site as a 600 space RV park.

Other concerns expressed also include concerns regarding the adequacy of the draft Mitigated Negative Declaration.

4. A vote to recommend Council denial of the General Plan amendment failed to receive the required quorum vote by the Commission. The Commission then requested staff to continue the matter for two weeks and bring back two resolutions (both to approve or deny the application) based on City policies.

Analysis and

Conclusions: As noted above, the proposed project is a request for amendments to the land use designation and zoning of this property. Since the time of preparing the previous staff report considered on August 14th, the applicants have submitted a development plan for a 600 space RV park for this property. This development plan cannot be approved unless the amendments are adopted.

At this point the development application has not been determined to be complete for processing, and the only request for Planning Commission consideration is the amendments to the General Plan and Zoning Map.

The Commission requested staff prepare two resolutions for consideration; to support and to oppose the proposed amendments. To help with the Commission's determination staff has provided the purpose statements in the General Plan for both the Agricultural and Parks and Open Space land use designations.

General Plan Update, 2003:

Agricultural (AG) Land Use Category

Purposes:

- To allow and protect the operation of agricultural uses;
- To provide open space;
- To provide a viable land use in areas impacted by airport operations.

Parks and Open Space (POS) Land Use Category

Purpose:

- To provide a category for public and private properties that are to be used only for open space and recreation.

In reviewing the difference in land uses that could be considered between the AG and POS zoning districts, the most significant difference is that RV parks may be conditionally permitted with approval of a Conditional Use Permit (CUP) in the POS district. Development impacts would need to be carefully evaluated and mitigated accordingly.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Airport Land Use Plan, and Economic Strategy

Fiscal

Impact: No direct fiscal impact.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

1. Adopt the attached resolution with findings recommending Council denial of General Plan Amendment 06-003 and Rezone 06-005. (Note: projects recommended for denial are exempt from CEQA.)
2. Adopt the attached resolution with findings recommending Council approval of the Mitigated Negative Declaration, General Plan Amendment 06-003 and Rezone 06-005.
3. Refer the amendment request back to the applicant and request the applicant concurrently process the General Plan Amendment and Rezone with the

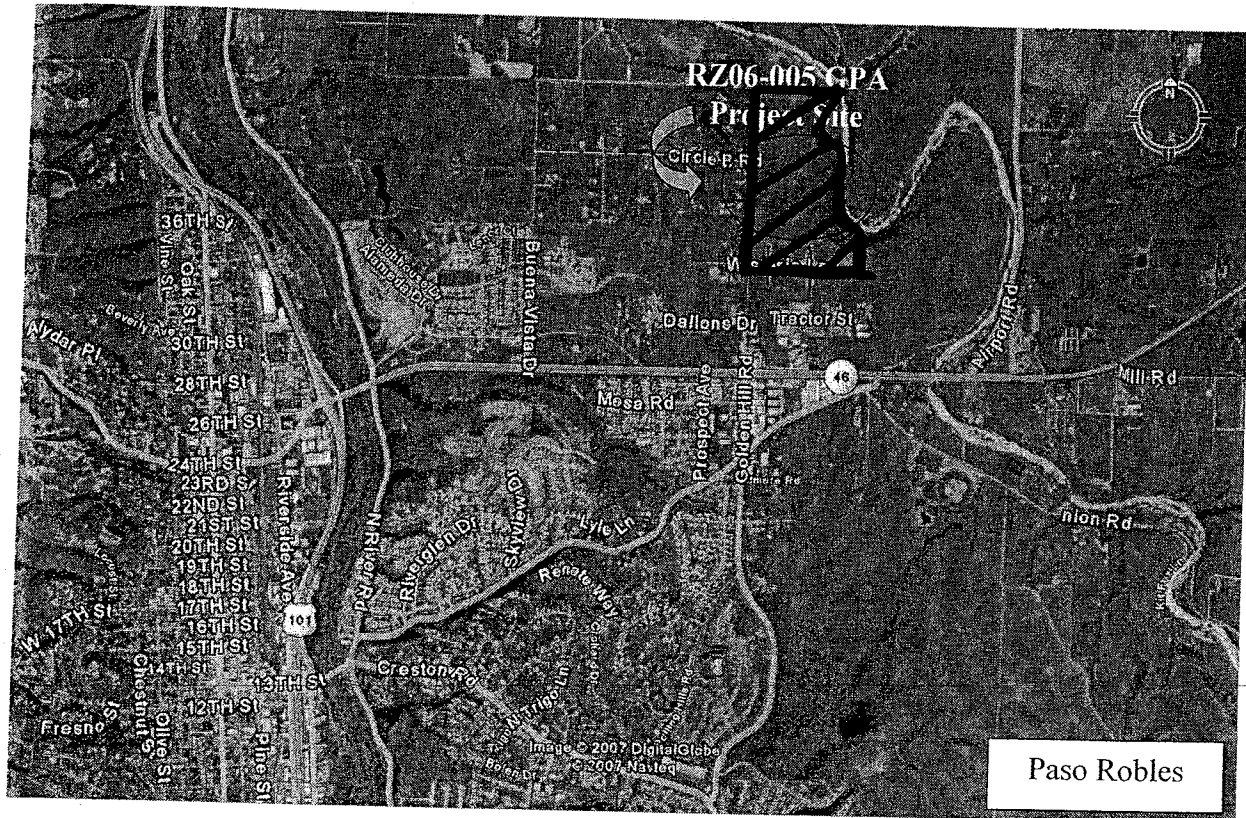
Conditional Use Permit for the proposed RV park. Please note this option should not be used if the Commission has basic concerns regarding a change in land use for property.

4. Request additional information and analysis.

Staff Report Prepared By: Susan DeCarli

Attachments:

1. Vicinity Map
2. Correspondence Received
3. Resolution to deny the Amendments
4. Resolution to approve the Mitigated Negative Declaration and Amendments



Mundee General Plan Amendment and Rezone
Golden Hill Rd, north of Highway 46
City of Paso Robles
RZ 06/005 GPA

Attachment 2
Correspondence Received

August 19, 2007

Mr. Ron Whisenand, Community Development Director
*The Paso Robles Planning Commission
1000 Spring Street
Paso Robles, CA 93446

Paso Robles
AUG 21 2007
Planning Division

RE: MUNDEE PROPERTY - GENERAL PLAN AMENDMENT AND REZONE

Dear Mr. Whisenand and Commissioners:

I live at 3725 Golden Hill Road, directly across the street from the Mundee property and the proposed development of the area. I am very concerned about this project and am opposed to a zoning change to accommodate it. I attended, and spoke, at the Commission meeting on August 14th and appreciate your responsibility to consider all aspects of any proposal before you. I would like to reiterate my concerns:

- **First**, I realize the issue is a General Plan Amendment and Rezoning, but the question, at this time, is actually about the proposed Mundee RV Park development. This has been made clear by Mr. Mundee, the Tribune and at the Planning Commission meeting August 14th.
- **Other Use**. Our neighborhood is a quiet residential area composed of twelve five-acre parcels with very expensive homes on each parcel. An RV park in our front yards will destroy the area and devalue the properties. It is definitely incompatible to the area. There could be other uses for the Mundee property that would make it more of a green buffer zone between residential and the more commercial developments to the East. In fact, I have never been aware of an RV park so close to a residential area. Wouldn't having it further east on 46 be more appropriate? Possibly an eastward extension of Mr. Mundee's existing RV park?
- **Traffic** on Golden Hill Road north of 46 is a safety issue. Repeated many times at the Commission meeting was, "Caltrans will be fixing the intersection"; the problem is the traffic on Golden Hill Road and it appears that Caltrans's accountability is to highways rather than feeder roads. With four gas stations, the frontage road, Dallons drive and the Cuesta traffic, Wisteria and the business park traffic (which will increase as development continues) and the two convenience stores I can't imagine adding RV's to the mix. Plus, most RV'ers pull cars/trucks/ and motorcycles to use while vacationing. Having the entrance planned for Golden Hill Road is irresponsible and asking for more traffic problems.
- **Water**. I am very concerned about the situation with water, both usage and runoff. Water shortage is a fact in the city and county. The Nacimiento water sounds wonderful but a drought is a drought and the lake water will be down just as the water table is for the city and those of us on wells. How will water used for irrigation, clubhouse, spa, pool and up to 600 RV's affect the rest of us. Also, the runoff from the area on the east side of Golden Hill Road is extremely bad during any rain or other above ground water usage.

Page 2

Mr. Ron Whisenand

*The Planning Commission

August 19, 2007

- **Population density** in the airport corridor seems very dangerous to me. There are days the airport is busy, some busier than others, and air flights over the property are common. With the potential of expansion of the airport this is a worry.
- **Lights and noise** are also a big concern, lights from the park lighting itself and lights from the RV's. Since the property slopes up higher than Golden Hill Road all the lights would be flooding our neighborhood and our homes. People who travel in RV's are usually on vacation which doesn't mean going to bed very early. Outside activities, bar-b-q's, music, talking etc. do go on into the evening and night. Our quiet, dark (we have no streetlights) area would be changed dramatically. Since vacationers are doing just that, vacationing, we would all be disturbed by their activities, especially those of us who work and must be up early.
- **EIR.** I do not feel that the *Initial Study*, not dated, is sufficient for a project of this magnitude. A full Environmental Impact Report must be requested before any further plans are made.

Please carefully consider the area and the negative impact an RV Park would have on it.

Please enter this letter into the Administrative Record.

Sincerely,

Mabel Bond

Mabel Bond
3725 Golden Hill Road
Paso Robles, CA 93446
(805) 237-8930
jbondvineyard@msn.com

* copies to:

Margaret Holstine, Tom Flynn, Ron Johnson, Christie Withers, Ed Steinbeck, Charles Tretch
Susan DeCarli, John Falkenstien

munsee

~~12~~ 13

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



8-16-07

To: All Planning Commission Members of Paso Robles, City Council, Comm. Dev. Dir.
From: Chip Tamagni and Steven Alvarez, Certified Arborists
Re: Re-zone approval decision for the Golden Hill Property

We attended the Tuesday 8/14/07 Planning Commission Meeting where the commission decided to continue the decision until Tuesday, 8/28/07. We are greatly concerned with the preservation of oak trees within the City of Paso Robles, "The Pass of the Oaks".

As we stated at the hearing, the subject property is a maturing blue oak forest. New recruitment is poor due to grazing. Many trees on the property are in poor condition as were shown in the slides. However, there are many hundreds of blue oaks (*Quercus douglasii*) that are in fairly good condition and they need to be preserved through proper care and pruning. This will add many years to their lifespan. Eliminating grazing on the property will allow for regeneration in many portions of the property that will not be developed. Removing approximately 5% of the oak tree population consisting of only the poorest quality trees will allow for re-planting of an age class of trees that is virtually non-existent on the property. Leaving this property in an agriculturally zoned status does not appear to be strategically correct with regard to preserving the oak trees.

As stated in section 10.01.010 Purpose and Intent of the Oak Tree Ordinance:

F. Preservation of existing oak trees and opportunities to promote the establishment of new oak trees shall be a focus of the Planning Commission and/of City Council in conjunction with consideration of any development project or development related entitlement. Public education regarding the value of preserving oaks and other trees shall be promoted by the city by the City of Paso Robles.

Approving the re-zoning will set in motion the ability to preserve the oak trees. The preliminary plans we worked with only needed to remove the poorest quality trees. Of the hundreds and hundreds of remaining trees, only a few have any critical root zone encroachment which is extremely minor.

By driving through the Wine Country R.V. Resort, one can help but notice the excellent stewardship of that property presented by the owners. That same stewardship would undoubtedly be applied to this project.

Please show consideration to future generations by recommending a zone change for the property and allow the owners the means to preserve the oak trees.

Chip Tamagni
Certified Arborist #WE 6436-A

Steven G. Alvarez
Certified Arborist #WE 0511

Paso Robles

Aug 16 2007

Planning Division

Paso Robles

chamber of commerce

Paso Robles

AUG 22 2007

Planning Division

July 15, 2007

City of Paso Robles
City Council
1000 Spring Street
Paso Robles, CA 93446

To the Honorable Mayor and Paso Robles City Council:

The City Council in their attempt to revitalize the City of Paso Robles' economic image has made attempts to recruit and draw businesses from all genres to relocate in their domain. In this regard, the Paso Robles Motorcoach Resort project, is an enterprise development, that is willing to enter into a business venture with the city. In so doing, both parties' needs will be met by the projects' ability to independently maintain and facilitate and manage their own property essentials, thus, freeing the city of maintenance accountability. For that reason, this resort project will bring prosperity and assist in generating the much needed revenue to the city's economic tax base status, hence, helping the city's present economic conditions. In contrast, a residential housing project would be both a tax burden on the city in their paying for required essentials (i.e., street and road service, police and fire protection, waste management, school impacts, etc.) as well as be in a major conflict with the Paso Robles Airport Land Use Plan.

In summary, the Paso Robles Motorcoach Resort presence would definitely be an asset to the City of Paso Robles enterprise zone; a reality that would bridge a positive business partnership between the two entities. We would greatly appreciate the council's critical consideration in this significant matter by voting, yes, on this project. Thank you.

Sincerely,



Michael Gibson
President



Paso Robles

AUG 22 2007

Planning Division

August 14th, 2007

Wine County RV Resort
Mr. Ken Mundee
2500 Airport Road
Paso Robles, CA

Dear Ken,

I want to express my sincere appreciation to you for being such a great neighbor. You have obviously put a great deal of time and thought into the development of your business plan, with the primary intent of promoting our beautiful community to visitors from all around the U.S.A. I have personally met many of the visitors to your Wine Country RV Resort, who have shared their experiences in wine tasting, shopping the downtown and dining in our local restaurants. All have expressed their excitement in visiting our community, and in having your resort as a place to call a "home away from home".

I have been closely following your planned Resort Project, and would like to express support for the General Plan Amendment 07-002(b) and Rezone 06-005, of the Mundee Property. Given the surrounding compatible land uses, this property would be best served for the range of recreational uses that you are proposing. The oak trees on this property will prosper in this proposed environment, which includes a Mediterranean-style architecture and landscaping very well suited to our area. The target demographic for the Resort's visitors will be tourists who are very likely to enjoy an extended stay in our community, and in turn, will benefit our local community with tax revenue and contribution to overall sales and jobs in the community.

If I can assist you in any way, please do not hesitate to call. I know you have a great passion in what you do – promoting tourism and hospitality in Paso Robles and wish you well in your endeavors. I will be sending a copy of this correspondence to the County Planning Commission; please consider this my whole-hearted endorsement of your project.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Hall".

Robert L. Hall, Owner
Robert Hall Winery LLC
3443 Mill Road
Paso Robles, CA 93446

Cc: City of Paso Robles Planning Department
Mr. Ron Whisenand
1000 Spring Street
Paso Robles, CA 93446

Sky River RV

August 14, 2007

Paso Robles Planning Commission
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Paso Robles

AUG 22 2007

Planning Division

Re: Rv Park on Golden Hill Road

Dear Sir,

We think that the building of a RV park on Golden Hill road would be a benefit to the community. People using the Rv Park are generally affluent and would bring additional tourism to the surrounding areas increasing revenues for many small businesses and increasing tax revenues.

Mr. Munde has a proven track record for building attractive, well-run establishments. Adding this Rv park will benefit our community, small business owners, improve property values all with minimum impact on the surrounding environment.

Thank you for allowing my views to be presented thru this letter to the members of the planning commission.

Sincerely,



William Wolkoff
President
Sky River Rv

EBERLE WINERY



August 15, 2007

Paso Robles

AUG 22 2007

Planning Division

City of Paso Robles
City Council and Planning Commission
1000 Spring Street
Paso Robles, CA 93446

Regarding: Paso Robles Motorcoach Resort, Ken Munde

Dear Honorable Mayor Mecham and Members of the City Council and Planning Commission:

It was with great interest that we learned about Ken Munde's proposal to build the Paso Robles Motorcoach Resort development on Golden Hill Road. As the owner of Eberle Winery, I believe this much-needed facility in Paso Robles would benefit our community immensely.

As host to hundreds of visitors each month, I have taken part in many discussions in my Tasting Room regarding the city's need for such a facility. It is my belief that allowing for the re-zoning of the Paso Robles Motorcoach Resort will generate much-needed tax revenue for the city, while providing a valuable experience for the growing luxury motorcoach industry.

Given the surrounding compatible land uses, the property in question seems ideal for providing the zoning flexibility necessary to meet the City's growing tourist needs. For this reason, Eberle Winery fully supports the Paso Robles Motorcoach Resort.

Sincerely,

A handwritten signature in cursive script that reads "W. Gary Eberle".

W. Gary Eberle
Eberle Winery



CLARK COMPANY
 CLARK BUILDING
 1031 PINE STREET
 PASO ROBLES, CALIFORNIA 93446
 TELEPHONE NUMBER (805) 238-7110
 FAX: (805) 238-1324



Paso Robles

22 August 2007

AUG 22 2007

Planning Division

City Council
 City of Paso Robles
 1000 Spring Street
 Paso Robles, California 93446

Dear Mayor Meacham and
 City Council Members:

It is with great pleasure that I offer my support of the General Plan Amendment 07-002(b) and Rezone 06-005 of the 160±-acre Munde property. The development of the Paso Robles Motorcoach Resort, a luxury recreational vehicle vacation resort, would supply multiple benefits to the city of Paso Robles. From a projected \$400,000 to \$700,000 in Transient Occupancy Tax annually for the city to the incalculable economic impacts, including a much needed, if not vital, reconstruction of Golden Hills Road to support the ever increasing traffic circulation, preservation of Oak trees and abundant generation of income from tourists, the project proposed by Ken Munde would provide valuable benefit to all.

Therefore, without reservation, I respectfully request your favorable consideration of the rezoning of the subject property from Agriculture to Parks and Open Space for the development of Paso Robles Motorcoach Resort.

Sincerely,

Pete Clark

PC:lr

CC: Ken Munde
 1495 Creston Road, #148
 Paso Robles, California 93446

AUG 22 2007

Planning Division

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



8-16-07

To: All Planning Commission Members of Paso Robles, City Council, Comm. Dev. Dir.
 From: Chip Tamagni and Steven Alvarez, Certified Arborists
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As we stated at the hearing, the subject property is a maturing blue oak forest. New recruitment is poor due to grazing. Many trees on the property are in poor condition as were shown in the slides. However, there are many hundreds of blue oaks (*Quercus douglasii*) that are in fairly good condition and they need to be preserved through proper care and pruning. This will add many years to their lifespan. Eliminating grazing on the property will allow for regeneration in many portions of the property that will not be developed. Removing approximately 5% of the oak tree population consisting of only the poorest quality trees will allow for re-planting of an age class of trees that is virtually non-existent on the property. Leaving this property in an agriculturally zoned status does not appear to be strategically correct with regard to preserving the oak trees.

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Approving the re-zoning will set in motion the ability to preserve the oak trees. The preliminary plans we worked with only needed to remove the poorest quality trees. Of the hundreds and hundreds of remaining trees, only a few have any critical root zone encroachment which is extremely minor.

By driving through the Wine Country R.V. Resort, one can help but notice the excellent stewardship of that property presented by the owners. That same stewardship would undoubtedly be applied to this project.

Please show consideration to future generations by recommending a zone change for the property and allow the owners the means to preserve the oak trees.

Chip Tamagni
 Certified Arborist #WE 6436-A

Steven G. Alvarez
 Certified Arborist #WE 0511



VILLA CREEK

Paso Robles

AUG 22 2007

Planning Division

August 17, 2007

City of Paso Robles
City Council and Planning Commission
1000 Spring St.
Paso Robles, CA 93446

Re: General Plan Amendment 07-002(b) and Rezone 06-005, Munde Property.

Dear Honorable Mayor Mecham, Members of the City Council and Planning Commission:

I have had the pleasure to review Ken Munde's proposal to re-zone for development of the Paso Robles Motorcoach Resort. This facility would be an incredible asset to our community. It would provide an additional area for visitors to stay locally and enjoy what Paso Robles has to offer. The additional tourism to this community would increase, therefore increasing business for other local restaurants, stores, wineries, etc.

The resort would benefit Paso Robles with additional revenue, but also benefit by preserving Paso's natural environment. This type of facility would allow local wildlife and vegetation to be maintained.

Knowing the desires for Paso Robles this is an ideal development for this area. I fully support Ken's proposal and request that the re-zoning be allowed.

Sincerely,

Erick Cadena
Villa Creek

FIRESTONE

FAMILY ESTATES

August 20, 2007

Wine Country RV Resort
Mr. Ken Munde
2500 Airport Road
Paso Robles, CA
93446

Paso Robles

AUG 22 2007

Planning Division

Dear Ken,

I wanted to write and offer my support for your plan to develop the Paso Robles Motorcoach Resort. **(General Plan Amendment -07-002(b) and Rezone 06-005, Munde Property)** I believe that the development of this type of resort will not only bring thousands of visitors to Paso Robles, but will generate a significant amount of revenue to this community. Over the past six months, Firestone has greatly benefited, along with the winemaking industry as a whole, from the quality of guest that your current resort has attracted, and we are all looking forward to the completion of your next project.

I have appreciated you and your team both as neighbors and partners as we help develop Paso Robles into one of premier winemaking regions in California. The success of this region depends greatly on our ability to attract visitors from all over the country, and I truly believe this project will cement Paso Robles as a vacation destination. Please let me know if there is anything further I can do.

Cheers!



Andrew B. Firestone

Cc: City of Paso Robles Planning Department
Mr. Ron Whisehand
1000 Spring St
Paso Robles, CA
93446

FIRESTONE
VINEYARD

CURTIS
WINERY

PROSPERITY
WINES

FIRESTONE WALKER
BREWING CO.





Paso Robles

AUG 22 2007

Planning Division

August 21, 2007

Paso Robles Planning Commission
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Subject: Paso Robles Motorcoach Resort

Dear Commissioners,

Since its inception in 2004, The Grapeline has watched the tourism in Paso Robles grow exponentially, especially the luxury motor coaches coming into the area. We strongly support the proposed motorcoach resort, and feel the area slated for development of this resort fits with the other growth happening along Highway 46 East.

The project plan presented by Ken Mundeel seems to take into consideration the preservation and enhancement of the land to be used for this project and would be a welcome asset to the continuing upgrade of the Paso Robles area lodgings and resorts. The Grapeline looks forward to seeing this project come to fruition.

Sincerely,

Cathy Sanchez
The Grapeline Wine Country Shuttle
179 Niblick Road, #401
Paso Robles, CA 93446
(805) 239-4747

August 21, 2007

Paso Robles

City of Paso Robles
City Council and Planning Commission
1000 Spring Street
Paso Robles, CA 93446

AUG 22 2007

Planning Division

Regarding: Paso Robles Motorcoach Resort

Dear Honorable Mayor Mecham, City Council, and Planning Commissioners:

This letter is being sent to you to voice my support for the proposed Paso Robles Motorcoach Resort. A project of this caliber and amount of tourism it will bring to the area will contribute a large amount of revenue not only to the economy of Paso Robles, but to the city as well.

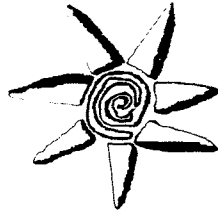
I concur that the Paso Robles Motorcoach Resort would be beneficial to the City of Paso Robles, and I am confident that you and the City Council will seriously consider this project and make the appropriate decision. I support both the general plan amendment and rezone of the 160 acre parcel from Agriculture to Parks and Open Space, and the project development plan. Thank you in advance for your consideration.

Sincerely,



Ken Hunter

August 21, 2007



T O B I N
J A M E S
C E L L A R S

Paso Robles

AUG 22 2007

Planning Division

Mayor Frank Mecham
And members of the
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Regarding: The Paso Robles Motorcoach Resort

Dear Honorable Mayor Mecham and Members of the City Council,

I am expressing support for the Paso Robles Motorcoach Resort development, proposed by Ken Munde. It has become obvious that Paso Robles is a major destination for many reasons, not the least of which is it's exceptional Wine Country. The Paso Robles Wineries, Hospitality Industries and small businesses have the potential to profit greatly while at the same time offering another great visitor's attraction.

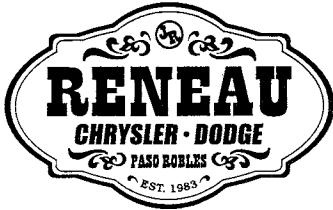
We have many guests and wine club members who appreciate having the opportunity to stay at the current Wine Country RV location; we have heard only praise for the professionalism of it's ownership, staff and amenities. Having seen what Mr. Munde has in mind, I foresee more of these positive attributes on a larger scale, benefiting not only local businesses but our residents as well.

Sincerely,

Lance Silver

Owner

Tobin James Cellars



August 22, 2007

Paso Robles City Council
1000 Spring Street
Paso Robles, CA 93446

Paso Robles

AUG 22 2007

Planning Division

RE: Paso Robles Motor Coach Resort

To Mayor Frank Mecham and City Council Members:

I am writing to you to let you know that I support Ken Munde's Motor Coach Resort and asking you to do the same. This project is a terrific addition to the existing RV parks as well as a benefit to the increasing tourism business that the Paso Robles area is experiencing.

Mr. Munde has a proven record that he can develop, operate, and manage a successful RV park. His current Wine Country RV Park has constant business, is well kept up and has been a benefit to our local economy. People stay at the RV Park, tour our wineries, visit the restaurants, and shops which help our local tax base.

With tourism increasing, RV traveling becoming more popular, and Paso Robles establishing itself as an end destination, the local RV parks are being used and fill up frequently. We do have a need for additional RV parks.

Mr. Munde's plan is well thought out; it will meet the needs of high end RV travelers and not be a blight to the local area. The location would be easy for the bigger RV to get to, but it would be away from the noise and traffic from Highway 46.

I again ask for your support to this worthwhile project.

Sincerely,

J. Scott Reneau

August 17, 2007

Paso Robles

AUG 22 2007

Planning Division

To: Paso Robles Planning Commission

Re: Proposed Motor Coach Resort

Dear Members:

As retirees spending 9 months every year in our 40' motor home, with one of those months here at the beautiful Wine Country RV Resort, we've read with interest about the proposal for another RV Resort including concerns from several residents. Prior to retiring, we had the opportunity to live in several new communities throughout Northern California and existing residents always expressed the same concerns. It's understandable and human nature to see changes as a threat to an existing lifestyle in the way of increased traffic and noise.

I feel, however, after spending the last few years in various RV parks and resorts, that there can be a positive approach to the new facility. We are spending the best years of our lives in a motor home and seeing this awesome country without visiting hotels and busy airports. Quiet time begins at 10:00 pm and the speed limit in RV parks is 5 MPH; better than residential neighborhoods.

We spend money everywhere we visit by eating out and shopping. We visit museums and other local places of interest, all of which employ local residents. Last week, after reading an on-line article about Paso Robles in the Sacramento Bee, we set out to explore the downtown area and found a pleasant surprise. We lived in Sonoma County for years and watched the little town of Healdsburg, similar to the Paso Robles downtown area and central park, grow into a great tourist location with a lot of capital being invested there.

We love Paso Robles, with its close proximity to all the wineries as well as the cool breezes of the Pacific Ocean. We feel there is a need for this type of resort, not just in Paso Robles, but all across the country. Thought you'd like to hear from another perspective; thanks for taking the time to read this.

Warm regards,

Mike and Robin Conner, Tucson, AZ

*Mike and Robin
Conner*

Paso Robles Electric

◆◆◆
1040 13th Street
Paso Robles, CA 93446

◆
Phone (805) 238-2140
Fax (805) 239-3363

Paso Robles

AUG 22 2007

Planning Division

August 18, 2007

Ken Munde
Wine Country RV
2500 Airport Road
Paso Robles, CA

Dear Ken,

I was pleased to read of your newly proposed Golden Hills development. I am sure this project will be an asset to all aspects of Paso's tourism based businesses and attractions. This venture appears to be a somewhat different approach for a destination resort which will compliment the many new , as well as established, motels and hotels in our community.

I was impressed with the artists rendering and layout of your project. I believe this will be an appropriate addition to the north Golden Hills road area. I wouldn't think there would be any adverse traffic or disruptions to the surrounding residential properties in this area.

I wish you well with your project and hope your pending re-zoning is approved. Please let me know if there is anything I can help you with.

Sincerely,



Gary Kircher

ESTRELLA WARBIIRD MUSEUM

4251 Dry Creek Road

Phone: (805) 227-0440 (Voice Mail)

Paso Robles, CA 93446

Website: www.ewarbirds.org

Paso Robles

AUG 22 2007

Planning Division

August 21, 2007

To the City of Paso Robles:

The Board of Directors of the Estrella Warbird Museum would like to be on record as supporting Ken Munde, Owner of Wine Country RV Resort, in his efforts to build a new RV Facility located at the North end of Golden Hill Road.

We have witnessed first hand the care to detail and quality that Wine Country RV exhibits and we are certain that the new project shall be even better. This new park will certainly bring more visitors to the area who will be visiting restaurants, wineries, shops and museums and will only serve to increase revenues to the businesses and city alike.

The current situation at Airport Road and Highway 46 East in the mornings and at quitting time is hazardous to both visitors and locals due to the lack of a signal. With the connection of Golden Hill Road and Dry Creek Road through the project's property, traffic flow will be improved by allowing Airport Rd. traffic the ability to route parallel to Highway 46 and enter into the City without ever crossing Highway 46.

We see only benefits and no adverse effects to the development of this project. We recommend approval of the rezone from Ag to Parks and Open Space and the development of this new facility.

Sincerely,



George Taylor
President Estrella Warbird Museum

August 21, 2007

City of Paso Robles
City Council and Planning Commission
1000 Spring Street
Paso Robles, CA 93446

Paso Robles
AUG 22 2007
Planning Division


Regarding: Paso Robles Motorcoach Resort

Dear Honorable Mayor Meham, City Council, and Planning Commissioners:

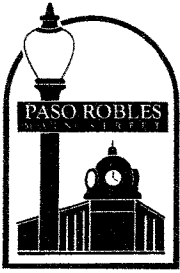
This letter is being sent to you to voice my support for the proposed Paso Robles Motor Coach Resort. A project of this caliber and amount of tourism it will bring to the area will contribute a large amount of revenue not only to the economy of Paso Robles, but to the city as well.. As Paso Robles continues to evolve and grow its tourism related economy, many local businesses, which require tourism for a large portion of their success, will only benefit from such a project.

I concur that the Paso Robles Motorcoach Resort would be beneficial to the City of Paso Robles, and I am confident that you and the City Council will seriously consider this project and make the appropriate decision. I support both the general plan amendment and rezone of the 160 acre parcel from Agriculture to Parks and Open Space, and the project development plan. Thank you in advance for your consideration.

Sincerely,



John Carson,



Paso Robles Main Street Association

835 12th St. Suite D, Paso Robles, CA 93446 805-238-4103 Fax 805-238-4029

August 30, 2007

Paso Robles

AUG 22 2007

Planning Division

Mayor Frank Mecham
and members of the City Council
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Paso Robles Motorcoach Resort - Ken Munde

Dear Honorable Mayor Mecham and Members of the City Council:

Ken Munde has proposed a much-needed motorcoach resort development for the north end of Golden Hill Road. The Downtown Paso Robles Main Street merchants support this development as an asset to our growing tourist-friendly economy. As the "Baby Boomers" retire, these luxury motorcoaches are becoming a very popular way to tour the country, and this development would be specifically tailored to the needs of motorcoaches.

The downtown would greatly benefit from a development of this sort as tourists explore our historic downtown for shopping, dining and wine-tasting experiences.

Please favorably consider Mr. Munde's proposal as an asset to our growing tourist-related economy.

For Better Downtowns Everywhere. . .

Norma Moyer
Executive Director

NM:sca

cc: Ken Munde

Vina Robles

P.O. Box 699
Paso Robles, CA 93447
phone: 1-805-227-4812
fax: 1-805-227-4816
www.vinarobles.com

August 13, 2007

Paso Robles

AUG 22 2007

Planning Division

Mr. Ron Whisenand
Community Development Director
City of Paso Robles Planning Department
1000 Spring Street
Paso Robles, CA 93446

Subject: General Plan Amendment 07-002(b) and Rezone 06-005, Munde Property

Dear Mr. Whisenand:

It has come to our attention that the City is considering a re-zone of the above-referenced parcel from agriculture to Parks and Open Space. The purpose of this letter is to express our support for the proposed re-zone. Given the surrounding compatible land uses, the subject property appears to be an ideal candidate for providing the zoning flexibility necessary to meet the City's growing visitor-serving and recreational needs. The new zoning would allow for a range of recreational uses that represent the highest and best use of the property, and future development would represent a substantial benefit to the City when compared with the existing passive use.

Sincerely,



Vina Robles Winery
Hans - R. Michel, President

cc: Messrs. Ken & William Munde

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
DENYING THIS REQUEST FOR
GENERAL PLAN AMENDMENT 06-003 AND REZONE 06-005
FOR PROPERTY LOCATED AT THE NORTH END OF GOLDEN HILL ROAD
(APNs 025-431-037, 038 AND 039), APPLICANT – PASO 160, LLC

WHEREAS, the applicant has requested the Planning Commission consider an amendment to the General Plan Land Use Map and an amendment to the Zoning Map of the subject property to redesignate and rezone this property from Agricultural/Airport Overlay to Parks and Open Space/Airport Overlay; and

WHEREAS, the City of El Paso de Robles adopted a General Plan Update in 2003 which includes establishment of land use designations for property in the City, and goals, policies, and action items to implement the City’s overall community vision; and

WHEREAS, the purpose of the 2003 General Plan, Agricultural land use category is:

- To allow and protect the operation of agricultural uses;
- To provide open space;
- To provide a viable land use in areas impacted by airport operations.

WHEREAS, at its meeting of August 28, 2007, the Planning Commission considered the subject amendment requests and determination that the requested change in land use would not be compatible with surrounding land uses and would be inconsistent with the City’s 2003 General Plan Update and 2006 Economic Strategy, as follows:

General Plan Policies:

- 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.
- 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.

Action Item 4. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design.

Action Item 10: Implement strategies that help preserve or protect agriculture, including:

Establishment of agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development as a condition of approval of discretionary development applications.

Economic Strategy Principles:

1. Support agriculture as a viable industry and visitor attraction by featuring it as the distinguishing community environment.
2. Promote the City as a center of high value agriculture and industry.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, California, does hereby deny General Plan Amendment 06-003 and Rezone 06-005.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 28th day of August, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Margaret Holstine, Chairman

ATTEST:

Ron Whisenand, Planning Commission Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE DECLARATION AND
GENERAL PLAN AMENDMENT 06-003 AND REZONE 06-005
TO THE CITY COUNCIL FOR PROPERTY LOCATED
AT THE NORTH END OF GOLDEN HILL ROAD
(APNs 025-431-037, 038 AND 039), APPLICANT – PASO 160, LLC

WHEREAS, the applicant has requested the Planning Commission consider an amendment to the General Plan Land Use Map and an amendment to the Zoning Map of the subject property to redesignate and rezone this property from Agricultural/Airport Overlay to Parks and Open Space/Airport Overlay; and

WHEREAS, the City of El Paso de Robles adopted a General Plan Update in 2003 which includes establishment of land use designations for property in the City, and goals, policies, and action items to implement the City's overall community vision; and

WHEREAS, the purpose of the 2003 General Plan, Parks and Open Space (POS) land use category is:

- To provide a category for public and private properties that is to be used only for open space and recreation.

WHEREAS, the proposed amendment to change the land use designation and zoning of the subject property to POS would be compatible with the intent of the following 2003 General Plan goal.

GOAL OS-1: Preserve/expand the amount and quality of open space in and around Paso Robles.

WHEREAS, changing the land use designation and zoning of the subject site to POS would be consistent with principles in the 2006 Economic Strategy created to provide for land suitable for recreation and tourist-oriented uses.

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that this project, which is a legislative amendment, will not result in significant environmental impacts if mitigation measures included with the Initial Study that establish the scope of issues for any future development of this property, in addition to project specific development impacts are applied; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, public comments from residents in the vicinity have been received and are incorporated into the public record in regard to the Draft Mitigated Negative Declaration and Initial Study prepared for these amendments; and

WHEREAS, Public Notice of the proposed Draft Mitigated Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on August 14, 2007 and on August 28, 2007 to consider the Initial Study and the proposed Mitigated Negative Declaration prepared for the proposed amendments, and to accept public testimony on the General Plan Amendment, Rezone and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the proposed amendments.

WHEREAS, at its meeting of August 28, 2007, the Planning Commission considered the subject amendment requests and determined that the amendments are appropriate for the subject site and are consistent with the City's General Plan and Economic Strategy.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, California, based on its independent judgment, does hereby recommend to the City Council approval of a Mitigated Negative Declaration for GPA 06-003 and Rezone 06-005 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA. The Planning Commission finds that the proposed amendments are compatible with the 2003 General Plan Update and principles in the 2006 Economic Strategy and recommends approval of General Plan Amendment 06-003 and Rezone 06-005 to the City Council.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 28th day of August, 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Margaret Holstine, Chairman

ATTEST:

Ron Whisenand, Planning Commission Secretary