



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

February 28, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Rollins, Barth, Davis, Agredano, Donaldson and Brennan

Vacant: One Seat

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

1. Cabernet Links RV Resort and Golf Course – 290 space RV resort / Links Golf Course

- Variance (VR 17-001)
- Planned Development (PD 15-004)
- Conditional Use Permit Amendment (CUP 94-005)
- Vesting Tentative Tract Map 2962 (TR 3088)
- Draft Mitigated Negative Declaration (MND)

Location: 5151 Jardine Road, APN 025-436-029 & 025-346-030

Applicant: Vino Vista, LLC – Tom Erskine

Correspondence Received

Staff Addendum 1

Caltrans Comment Letter – See Attachment 1

Seth Engel Submittal – See Attachment 2

Jeremy Howard Submittal – See Attachment 3

Public Correspondence submitted prior to posting of the Staff Report – See Attachment 4

Open Public Comment

Speakers: Rob Miller – Applicant
Laurence LeBeau – RainPal Irrigation
Darrel Nelson
Tom Erskine – Owner
Jeremy Howard – See Attachment 3 submittal

Courtney Howard
Vanessa Harris
Loal Grissom
Penny Taylor
Seth Engel – See Attachment 2 submittal
Hily Greene
Dale Gustin
Justin Border
Joyce Bray

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Vacant: One Seat) to approve Resolution A with the following addition to the Mitigation Monitoring & Reporting:

Air Quality:

Replace AQ 1b with the following:

Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD- approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;

AQ-4: Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

AQ-5 Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at (805) 781-5912 for specific information regarding permitting requirements.

- B.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Vacant: One Seat) to approve Resolution B.
- C.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 5-1-1 (Noes: Chairman Rollins; Vacant: One Seat) to approve Resolution C with the following additions:

Add the following new conditions (Attachment 9 – pg. 134):

8. The city of El Paso de Robles declares it a policy to protect and encourage agricultural operations as defined in [Chapter 21.16J](#) of the city of El Paso de Robles Municipal Code. If your property is located in the incorporated area of the city, in or near the agricultural district, you may at sometimes be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with state law and city code, said inconveniences and discomforts shall not be or become a nuisance.
9. All rental contracts shall include the following disclosures:
- The resort is located adjacent to the Paso Robles Municipal Airport where there will be low flying aircraft and aircraft related noise that will impact the RV resort. The applicant shall provide sample disclosure statement that will be included with all rental contracts;
 - The resort is located adjacent to established Vineyards and there will be farming activities taking place at the common fence line between the Vineyard and the RV Resort.

- D.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Vacant: One Seat) to approve Resolution D with the following addition:

Add the following new conditions (Attachment 9 – pg. 134):

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city of El Paso de Robles Municipal Code. If your property is located in the incorporated area of the city, in or near the agricultural district, you may at sometimes be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with state law and city code, said inconveniences and discomforts shall not be or become a nuisance.

9. All rental contracts shall include the following disclosures:
 - The resort is located adjacent to the Paso Robles Municipal Airport where there will be low flying aircraft and aircraft related noise that will impact the RV resort. The applicant shall provide sample disclosure statement that will be included with all rental contracts;
 - The resort is located adjacent to established Vineyards and there will be farming activities taking place at the common fence line between the Vineyard and the RV Resort.

E. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Vacant: One Seat) to approve Resolution E with the following addition:

7. Concurrent with the recordation of the final map, an Avigation Easement shall be recorded over the area within Tract 3088.

2. Recommendation to City Council regarding the 2016 Annual Report on the Implementation of the General Plan

Open Public Comment

Speakers: Dale Gustin

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-0-1 (Vacant: One Seat) to approve 2016 Annual Report on the Implementation of the General Plan as presented.

Other Scheduled Matters:

3. Planning Commission discussion of Liaison Appointments

Action:

- A.** By consensus the Planning Commission's direction was not to appoint Liaisons at the Reorganization Meeting .

- B. By consensus the Planning Commission's direction was to drop attendance of and reporting on CC Meetings.

Consent Calendar

4. Development Review Committee Minutes (for approval)

January 17, 2017
January 23, 2017
January 30, 2017

5. Planning Commission Minutes (for approval)

January 24, 2017

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-0-1 (Vacant: One Seat) to Consent Items #4 and #5 as presented.

6. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: No Report
- b. Main Street Program: No Report
- c. Housing Constraints Advisory Committee: Director Report
- d. Short-Term Rentals City Manager's Task Force: Director Report

9. Review of City Council Meetings

February 7, 2017: Commissioner Davis Report
February 21, 2017

Planning Commissioners' Comments

Staff Comments

Regular Meeting Adjourned at: 10:23 PM

ADDENDUM – 1

CABERNET LINKS GOLF & RV RESORT
(PD 15-004 / CUP 94-005 /VTTM 3080):
February 28, 2017 – PLANNING COMMISSION

CUP:

Add the following new conditions (Attachment 9 – pg. 134):

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9. All rental contracts shall include the following disclosures:
 - The resort is located adjacent to the Paso Robles Municipal Airport where there will be low flying aircraft and aircraft related noise that will impact the RV resort. The applicant shall provide sample disclosure statement that will be included with all rental contracts;
 - The resort is located adjacent to established Vineyards and there will be farming activities taking place at the common fence line between the Vineyard and the RV Resort.

Tract:

Add the following new condition (Attachment 10 – pg. 147):

7. Concurrent with the recordation of the final map, an Avigation Easement shall be recorded over the area within Tract 3088.

PD Res/Mitigation Monitoring & Reporting:

Add the following new conditions (Attachment 7 – pg. 78):

Air Quality:

Replace AQ 1b with the following:

Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;

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- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

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DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111



*Serious Drought.
Serious drought.
Help save water!*

February 28, 2017

Darren Nash
City of Paso Robles
Planning and Building
1000 Spring Street
Paso Robles, CA 93446

05-SLO-46-34.6

COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR THE CABERNET LINKS
GOLF & RV RESORT

Dear Mr. Nash:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and provide comments on the Mitigated Negative Declaration (MND) for the proposed Cabernet Links Golf & RV Resort in El Paso De Robles. The proposed project includes 290 RV spaces, six wine tasting/brewery sites, an 18-hole golf course, and 33.84 acres of vineyard.

This project is of great interest to Caltrans as it relates to the long term safety, mobility, and operations of State Route (SR) 46. The resort is anticipated to generate 1,791 daily weekday trips, largely by RVs and other slow moving vehicles. We believe the full breadth and depth of impact from these trips are not accurately assessed or disclosed in the Transportation Impact Analysis (TIA). Revisions to the TIA are needed in order to determine if and what mitigation measures may be necessary to address project specific or cumulative impacts to SR 46. Caltrans has observed a recent increase in development activity along this corridor that has the real potential to not only outpace necessary transportation infrastructure improvements but diminish the value of investments already made on SR 46. It is critical that sufficient infrastructure is in place for the long term benefit of the interregional network and the local community. Caltrans offers the following detailed concerns/comments pertaining to the TIA for your consideration:

The methodology used to determine the Level of Service (LOS) on the Jardine Road/SR 46 intersection incorrectly applied the Highway Capacity Manual (HCM) "weighted average" factor for the analysis. This manipulation of the findings resulted in a better operating condition than will actually exist when the 1,791 daily trips are added. The HCM states:

LOS is not defined for the intersection as a whole or for major-street approaches for three primary reasons:

- (a) Major-street through vehicles are assumed to experience zero delay;*
- (b) the disproportionate number of major-street through vehicles at a typical TWSC intersection skews the weighted average of all movements, resulting in a very low overall average delay for all vehicles; and*
- (c) the resulting low delay can mask important LOS deficiencies for the minor movements." (HCM 2010, Page 19-1)*

Mr. Nash
02/28/2017
Page 2

The third point from the HCM quote is our primary concern; the current study does not reflect (masks) the actual impact to Jardine Road/SR 46. Caltrans cannot concur with the findings in the TIA or at this time confirm that the existing roadway environment will be able to accommodate the additional growth. Related, but separate to this development, is the recently approved Destino Paso Resort Hotel at Airport Road. Caltrans brought to the City's attention the need to make intersection improvements at Airport Road/SR 46. However, the project was approved without those recommendations and instead required the Destino project to direct traffic away from Airport Road and use Jardine Road for access to SR 46. We bring this to your attention in the context of this project because these new Destino trips were not accounted for in this current study. The intersection of Jardine Road and SR 46 currently operates deficiently, therefore it is especially critical to accurately disclose impacts at this location. This information is needed to determine what project-specific mitigation (if any) may be needed.

The TIA also identifies that the project will be required to pay traffic mitigation fees to the City to offset its cumulative effect to the SR 46 E Corridor. Caltrans supports this recommendation but requests that it specify direction of impact fees to the Union Road-Airport Road Operational Improvements project and to parallel route development. The City's Development Impact Fee Justification Study identifies that developer fees will only fund a portion of the total cost for these improvements. Caltrans requests that the City develop a strategy to close the funding gap in order to implement necessary infrastructure improvements proportionally and concurrently with new development.

Thank you for the opportunity to review and comment on this project. We appreciate the opportunity to participate in development review within the city and specifically as it relates to SR 46. Please feel welcome to contact me at Melissa.streder@dot.ca.gov or 805-549-3800 if you have any questions regarding the comments provided or as it relates other future development plans along the corridor.

Sincerely,



Melissa Streder
Planning and Development Review
Caltrans District 5

cc. Cindy Utter, John DiNunzio



This petition has collected
26 signatures
using the online tools at iPetitions.com

Printed on 2017-02-28

To The Planning Commission of Paso Robles

Petition Contact Person: Seth Engel

Telephone Number: [REDACTED]

Address: [REDACTED]
Paso Robles, CA 93446

The Petition Of : CUP 94-005 to include following modifications

Draws the attention of the Planning Commission of Paso Robles to concerns of the proposed CUP 94-005 and the safety and traffic concerns associated with the project.

The petitioners therefore request that the council require the following modifications and infrastructure updates before granting the permit prioritized as follows:

1. Most importantly, while improvements are being made to the existing rough road on Jardine Road include a left-hand turn lane into both the entrance of the Resort and into commercial lot 7 where Convenience Store is proposed to be located.



2. Repave and widen the right-hand turn from Dry Creek Road onto Jardine Road



3. Addition of a Stoplight at 46E and Dry Creek Road



4. Addition of permanent school bus stops along Jardine Road before the Resort Entrance



5. Paving of Beacon Road



Being very concerned for the safety of our children, our neighborhood, and the guests who will visit the proposed Resort, we the undersigned ask that you require these modifications before granting CUP 94-005.

We appreciate your consideration.

Printed Name	Signature	Address
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Printed Name	Signature	Address
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Printed Name	Signature	Address
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Printed Name	Signature	Address
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Jardine Residents to amend CUP 94-005

About this petition

TO The Paso Robles Planning Commission

WHEREAS We the residents of the Jardine Area are very concerned with the impact that the traffic from The Cabernet Links & RV Resort will have on the local neighborhood and insist on modification of existing roadways to include a left-hand turn lane into the proposed entrance of the Resort

The Petitioners therefore request that the Council consider necessary road improvements before granting CUP 94-005

CONSIDERANDO que los residentes del área de Jardine están muy preocupados por el impacto que el tráfico de Cabernet Links & RV Resort tendrá en el vecindario local e insistirán en la modificación de las carreteras existentes para incluir un carril de giro a la izquierda en la entrada propuesta de el Resort

Por lo tanto, los peticionarios solicitan al Consejo que considere las mejoras CUP 94-005

Signatures

1. Name: SETH ENGEL on 2017-02-19 20:59:08
Comments:

2. Name: Rebecca on 2017-02-19 21:24:45
Comments:

3. Name: Zinaida Miakinkoff on 2017-02-19 22:01:39
Comments:

4. Name: Chantelle Krenkel on 2017-02-19 22:12:18
Comments:

5. Name: Terry Dritsas on 2017-02-20 00:18:34
Comments: I am a Jardine road resident
And I am against this project

6. Name: mike shick on 2017-02-20 04:23:19
Comments: This is a horrible project for our area. Our roads are challenging enough
without sidewalks and poor maintenance by county and city. This is a horrible project for
our existing community.

7. Name: Dawn Napolitano on 2017-02-21 04:17:06
Comments:

8. Name: Penny J Tingey on 2017-02-21 04:34:51
Comments: As a resident on Jardine Road, I am strongly opposed to the proposed RV
resort at the Links Golf Course.

9. Name: Lori Penner on 2017-02-21 16:35:44
Comments:

10. Name: Charles Penner on 2017-02-21 16:36:28
Comments:

11. Name: Emma Lauriston on 2017-02-21 17:24:35
Comments: I live in the Jardine community and am strongly opposed to the Cabernet RV
Resort at the Links Golf Course due to poor planning, and the impacts to roads, traffic,
water use, atmosphere, and environment

12. Name: Troy Flick on 2017-02-22 21:32:02
Comments:

-
13. Name: Harry Lee Tingey on 2017-02-24 00:48:08
Comments: I am opposed to this project. Our neighbors have had to drill new wells so more water usage puts all of us in jeopardy of losing our wells, too.
- Also, Jardine Road is not equipped to handle the large rigs that will be traveling the road.
-
14. Name: Lacey Clifton on 2017-02-24 06:10:32
Comments: There is already a petition for this issue. It has 77 signatures already. Please go sign that one rather than dilute the effort: bit.ly/nolinksRV
-
15. Name: Joseph strawn on 2017-02-27 21:57:14
Comments:
-
16. Name: Marijane Drinkard on 2017-02-27 21:57:31
Comments:
-
17. Name: Maggie on 2017-02-28 01:43:16
Comments:
-
18. Name: Shawntel snow on 2017-02-28 02:00:39
Comments: Not only a turn lane. There will need to be a turn around area for trailers that miss the turn off and jardine road will need to be maintained beyond present point, turn offs for vehicles pulling trailers to pull over to side of road, and passing lane to bypass confused drivers. Anything less poses a safety hazard.
-
19. Name: Lisa Lechuga on 2017-02-28 02:45:26
Comments:
-
20. Name: Jeremy Howard on 2017-02-28 02:56:31
Comments:
-
21. Name: Vanessa Harris on 2017-02-28 03:00:41
Comments: Fix the roads, improve them and widen them to make turn lanes for the influx of traffic.
-
22. Name: David Haggmark on 2017-02-28 06:35:26
Comments: Jardine road is one of the most poorly maintained roads in San Luis Obispo County. Many road improvements would be needed to bring the pavement condition index into an acceptable range. The condition is so poor that a complete remove and replace would be needed rather than the patching that is currently attempted as well as add wider shoulders and a left hand turn lane for safety.
-
23. Name: Gary Fauth on 2017-02-28 16:07:57

Comments: I support this petition.

24. Name: Lori Penner on 2017-02-28 16:12:34
Comments:

25. Name: Tonya Wilson on 2017-02-28 18:13:40
Comments: water?

26. Name: Stephanie morain on 2017-02-28 22:24:54
Comments: This project that will affect all of us county residents in an ag residential area should not be considered in any way shape or form. The county residents don't seem to have any city or county representatives protecting our interest. If for some reason this is approved the roads need to be improved to accommodate the kind of traffic it will create. Public Safety should take precedence over profit. The roads are ill equipped to deal with the increased travel. Roads must be widened, shoulder, sidewalks or trails and designated turn lanes.

To The Planning Commission of Paso Robles

Petition Contact Person: Seth Engel

Telephone Number: [REDACTED]

Address: [REDACTED]
Paso Robles, CA 93446

The Petition Of CUP 94-005

Draws the attention of the Planning Commission of Paso Robles to the concern of decreased property value for the Jardine Area due to undesirable conditions including traffic increases, crime increases, aesthetic displeasure and water sensitivities.

The petitioner therefore request that the Commission deny CUP 94-005:

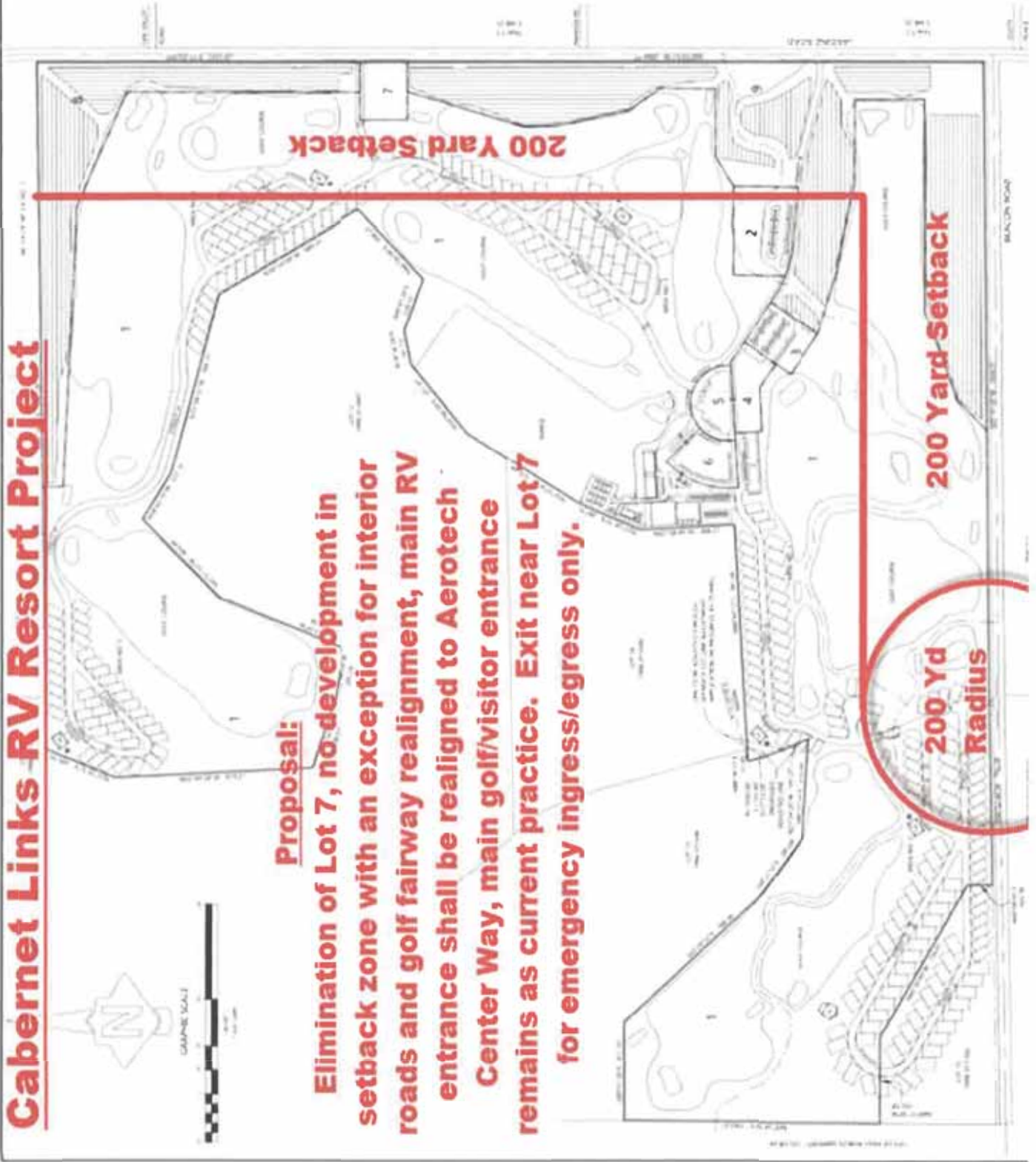
For property values that would be negatively affected by the project, please deny CUP 94-005
I appreciate your consideration.

Jeremy Howard - submittal |

Cabernet Links RV Resort Project

Proposal:

Elimination of Lot 7, no development in setback zone with an exception for interior roads and golf fairway realignment, main RV entrance shall be realigned to Aerotech Center Way, main golf/visitor entrance remains as current practice. Exit near Lot 7 for emergency ingress/egress only.



Attachment 5 - Public Comments

From: Jerrod Krenkel
To: [Planning](#)
Cc: [Jerrod Krenkel](#)
Subject: Planned Development 15-004
Date: Friday, February 10, 2017 7:09:05 PM

To Paso Robles City Managers,

I am a resident of the Jardine area. I live with my family on Beacon Road adjacent to the Links Golf Course. I have recently received notice that the owners of the golf course wish to add a 290 space RV park to their property. I am pleased that the City is soliciting input regarding this important decision.

I must make my opening comments on this issue regarding what I already know about the owners of the golf course. Roughly two years ago, the golf course removed several acres of coyote brush and replaced the brush with grapes. When we contacted the City regarding this, we were informed that since they had replaced one type of vegetation with another, they had essentially offset the environmental impact of planting grapes during a historic drought period. It's hard to comprehend why the City allowed this. It is not uncommon knowledge that coyote brush is drought tolerant and does not require irrigation, as such, the Links had not been irrigating their brush. When that same brush was replaced by grapes, the necessary irrigation lines went in at the same time. Now the Links uses an large amount of water on a daily basis to water not only their greens, but their grapes as well. I find the decision by the owners of the Links to plant grapes to be blatantly irresponsible. It's no secret that the water table in this area is getting lower every year and many homeowners have had their wells dry up. It's possible to understand why the owners of the Links would make this decision as they likely do not even live in Paso Robles. What's hard to figure is why the City would allow this during the SLO County moratorium on grape planting? Isn't City management sworn to look out for public interest?

My next concern is regarding public safety. Jardine Road is currently in a state of disrepair. It has been in this state for decades. Jardine Road itself is an embarrassment to the public works departments of SLO County and Paso City. The City can point the finger at the County, and the County can point the finger at the City but eventually someone has to be the bigger person and fix the road. Whomever choses to do so will come out looking pretty good to the tax payer and the voter, am I wrong? It's my understanding that the County is actually responsible for maintenance of this road but I have to wonder why they have installed a sign just past the terrible section that indicates it's not their section of road. As a Government employee, I am quite familiar with the shell games that agencies play with public funds. If indeed Jardine Road is not Paso City's responsibility, the City should force the County to repave the substandard section of road. This is possible, do not try to tell me it isn't. As the main conduit for Jardine, San Miguel, and vineyard employees, Jardine Road sees high volume traffic every day. There is an alarmingly high occurrence of accidents on Jardine Road as a

Attachment 5 - Public Comments

result of people exceeding the speed limit. However, we seldom see any law enforcement vehicles in our area. It is also discouraging to know that despite the fact that we live within city limits, the nearest fire protection services are actually provided by the county (CAL Fire/SLO County Fire Meridian Station). Firefighter response times to our area leave us paying higher property taxes. It is also common occurrence for traffic accidents to occur on Highway 46 involving vehicles turning onto Airport and Jardine Roads. This section of highway is called "blood alley" by local first responders. Adding more traffic, especially tourist traffic to this situation would be unadvisable from a safety standpoint. It's common for people moving eastbound on Highway 46 exceed the speed limit, this is also an area where we seldom see law enforcement vehicles on a regular basis. The proposed RV park will add a large number of slow moving, cumbersome vehicles to the highway, trying to make unprotected turns where Cal Trans has already indicated they are unwilling to install traffic lights.

As a resident and landowner, I have genuine concerns about my lifestyle as well. We currently live in an area that is zoned as residential. Installing this type of tourist attraction will negatively impact our way of life and our property values. The current road serving our area, Jardine road, is terribly inadequate for the traffic it currently sees. It's inconceivable to think that the City would intentionally increase the traffic in this area. Heavy vehicle traffic in large quantity would soon destroy what is left of Jardine Road. I live right next to the Links Golf Course. At the present, it does add some open space feel to the area that benefits all of us. To envelop the golf course with RV parking spaces would undo any of that atmosphere. Nobody wants to live next to a trailer park. If the City is going to allow one to go in, select a location that will not ruin the property values of hundreds of current landowners. We already live here and pay taxes. It's not reasonable for the City to make a decision to benefit one landowner that will have a negative impact on so many of us in return. To be blunt, the City does not currently provide adequate services to the areas current residents. It's not reasonable for the City to consciously decide to increase the number of people burdening this already underserved area.

My last concern is water. The City, County and State have all imposed water restrictions on us to conserve water and understandably so. We have been experiencing a historic drought over the last five years. We have experienced some relief this winter but according to the U.S. Drought Monitor we are still in drought. When I bought in the Jardine area, I was warned by many about the possibility of watching my well dry up. However, I took the chance, of course at the time I thought Jardine was not in the City limits. What else could explain a large development that was not on City Gas or water and did not see regular road maintenance? I was later disappointed to learn that I did live in the City limits and that City really didn't provide any utility services to my area. So here we are. A historic drought in an area where peoples wells are drying up. The water table is dropping. People are be forced re drill their wells. Vineyards are being allowed to drill wells to enormous depths and build large capacity storage ponds. Many of the vineyards in this county are not even owned by local residents.

Attachment 5 - Public Comments

When my well dries up as a result of installing 290 transient residences next door, will the City start providing me with water? My initial hunch is no, they will not. After my property value is destroyed by a dry well, my only recourse would be to move.

In closing, I hope that the managers and ELECTED officials that represent the City of Paso Robles will make the right decision in this matter. There is not enough water in the area to provide for this RV Park. The current roads in the area cannot provide for this RV Park. There is a real threat to public safety as a result of installing this RV Park. There will be a negative impact to current landowners in the area if the RV Park is installed. I urge anyone involved with this decision to do the right thing and deny the request of Vino Vista LLC, Tom Erskine, to install an RV park on Jardine Road.

Respectfully,

/s/ Jerrod Krenkel

Jerrod Krenkel

Attachment 5 - Public Comments

From: Lacey Clifton
To: [Planning](#)
Subject: Re: comments re: Vino Vista LLC application
Date: Saturday, February 18, 2017 12:13:53 AM

Would you please acknowledge receipt of my emails?

On Wed, Feb 15, 2017 at 12:18 PM Lacey Clifton [REDACTED] wrote:

Hello,

In the panoramic picture I sent previously, you can slightly make out the two men trying to recover the tractor they dug into the mud. I was trying not to capture them in the photo. However, the tractor and employees are of the Links gold course and I have been watching their recovery operation. Today on my walk I noticed how much damage they caused to Beacon Road. The tractor may have been on their property, but they used Beacon Road to access it. Again, if they cannot respect the road in their current operations, I do not believe our City Planning should grant them further developments. Please see the attached.



Attachment 5 - Public Comments



Attachment 5 - Public Comments



Attachment 5 - Public Comments



On Sun, Feb 12, 2017 at 5:38 PM, Lacey Clifton <clifton.lacey.a@gmail.com> wrote:
Hello,

I am unable to attend the hearing on 2/28/17 regarding the planned development 15-004,

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vesting tentative map 3088, and CUP 94-005 of application Vino Vista LLC but wish to register my comments for the hearing.

My name is Lacey Clifton. I live at [REDACTED] in Paso Robles, CA.

- 1) The planned development will destroy my views.
- 2) The planned development will create a disturbance of my peace. I currently enjoy hearing only birds with occasional golf cart motors and golfers laughing and/or cursing but that is only during daylight hours.
- 3) Where I live there is an issue of jurisdiction of sheriff vs. police as Beacon is a city owned road but the properties are on county land and vacationing RVers pose a distinct potential to disturb the peace and possible vandalism/theft from bored children at all hours with little recourse. When I have called for assistance in the past I have been handed between the two entities. This is a safety issue that will be exacerbated by the increased numbers.
- 4) Vino Vista LLC has not made good on their last development project: When they removed shrubs and fencing trash to plant the vineyards they created trash/dump piles that continue to accumulate. I will attach photos that show the piles as fairly green now from the recent rain but this project will continue to grow their trash which I must look at. If they cannot be responsible in their old projects they should not be granted new permits. This is also true with their promise to build bathrooms for the golfers: men still continue to urinate out where they think no one is watching, yet I see it fairly often while walking my dog.
- 5) The Jardine community was not constructed or maintained for 290+ RVs driven by novices each weekend. The roads are full of pot holes and sink holes driven at highway speeds with driveways and mailboxes. Has a road survey been done lately? The recent rain has destroyed the road.
- 6) Many homeowners have a mailbox within a foot of the road leaving little room for error of a novice RV driver (remember there is no special license required to drive one). My mailbox bank, as an example, does not contain any place for outgoing mail, so I must cross both lanes of traffic on foot to deposit something outgoing when getting my mail as the mailbox bank on the other side has no place to safely park a vehicle coming from my direction without blocking traffic. A mailbox being hit is a low-price error, but a person being hit while getting their mail (or a child) would be catastrophic.
- 7) This notice was only sent to homeowners within 300' of the applicant's property, but I have to believe the driveways of the homeowners these 290+ weekly RVs will pass will be just as greatly impacted and need to have a say as well. This development is a destruction of the peace for which we all moved out here and bought our homes and will create hazardous traffic conditions effecting more than just those of us within 300'.

Thank You,
Lacey Clifton
[REDACTED]

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From: Cobb, Lori
To: [Planning](#)
Subject: Cabernet Links RV Park
Date: Monday, February 06, 2017 2:17:31 PM

Dear Paso Robles City Planning-

My husband and I have been a resident of the Jardine Area for 15 years now. We have seen a lot of change in that time frame, some of it good, some of it bad. Our neighbors and friends have told us about the plan to add a RV Park to the current Links golf course. 2 things come to mind right off the top. Roads: Have you driven out on Jardine Road lately (**the portion owned by the city**). It is in terrible disrepair and needs to be repaved in the worst way. The crater like road is substandard and is ruining vehicles, yet you want to let hundreds of Rv's come down this? There are no traffic signals nor is the 2 lane road wide enough for some of these larger pusher Rv's, especially to make the turn at dry creek off of 46 onto Jardine. It is not safe. Second is Water: Apparently you think we have enough of this precious resource even though wells are going dry and it costs between \$35 and \$45K to put in a new well. We are currently helping our neighbor who is hooked into our well as they have run out of water. Will we run out water and have to drill a new well too? Who knows.

It is really sad to see zero accountability to the residences in our area from the city or county. I am all for growth but not when the infrastructure or water is not there. We are put to the side time and again with no one lifting a finger. All that seems to be important to the city is all the almighty dollar and screw the people who live here. I and I know I am not alone here are not for this project.

*Sincerely,
Lori Cobb*

Paso Robles, CA 93446

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From: Nancy Tate
To: [Darren Nash](#)
Subject: RV park on the gold course
Date: Monday, February 06, 2017 3:26:23 PM

This remote area is being impacted by the hotels from which Paso Robles will benefit. They are going to direct traffic to Jardine Road and Dry Creek Rd, now you are proposing traffic on Jardine Rd to an RV park where the golf course is now. This will affect hundreds of households in a negative manner and give no benefit in return to these county residents. You will be using our roads and our water without any benefits to us.

Jardine area has been treated like an ugly step child long enough. It is time now for us to stand up against any further invasion of our resources and disruption of our right to the peaceful enjoyment of our homes.

Attachment 5 - Public Comments

From: [Darren Nash](#)
To: "Lori"
Subject: RE: Planned Development 15-004
Date: Monday, February 06, 2017 1:38:00 PM

The public notice that was sent provides the information related to commenting on the project. Best would be to provide separate letters that we can include with the staff report. Also, everyone has the opportunity to speak at the public hearing on Feb. 28th.

Darren Nash
City of Paso Robles
dnash@PRCity.com

From: Lori [REDACTED]
Sent: Monday, February 06, 2017 12:16 PM
To: Darren Nash <DNash@prcity.com>
Subject: RE: Planned Development 15-004

Thank you for responding. We have a ton more residents that are against this? Should they email to you as well or just to the general email line? I haven't found a neighbor yet in the Jardine area that is okay with this project? Please let me know? I was curious how we can start getting a petition together to go against this project? If you have any idea that would be great?

Thank you for your time
Lori Penner

From: Darren Nash [<mailto:DNash@prcity.com>]
Sent: Monday, February 06, 2017 8:34 AM
To: Lori
Cc: Planning
Subject: RE: Planned Development 15-004

Mr. and Ms. Penner,

We appreciate your comments related to the Cabernet Links RV Park. The staff report to the Planning Commission will help address some of the concerns you have raised in your message. We will include your message in the Planning Commission staff report for this project.

The Planning Commission is scheduled to hear this item on their February 28th Agenda.

Sincerely,

Darren Nash
City of Paso Robles
dnash@PRCity.com

Attachment 5 - Public Comments

From: Lori [REDACTED]
Sent: Thursday, February 02, 2017 1:26 PM
To: Planning <planning@prcity.com>
Subject: Planned Development 15-004
Importance: High

I would like to say I'm totally against this project along with most of the people who live out off Jardine? This is ridiculous! I have friends that their well has gone dry and you want to add an RV park? I'm not okay with this at all. Unless they are going to pave all the roads out here and the CITY puts us on city water and gas? We are in a water shortage and you want to take more? I live on Beacon road right in front of the Links Golf course and you know how many people are going to accidently turn onto our street trying to get to the RV park? They will tear up our roads with their RV and motorhomes. This is unexceptible! I have already had to speak with the golf course because of all the vineyard traffic we were getting? Their vineyard workers kept using Beacon to access their golf course vineyards. Then the Links cleaned up their shrubs and weeds and left their huge piles at the end of Beacon, Well now everyone is leaving their yard clippings and trash, billboards, etc. That used to be a nice walking path for our family and dogs and now it looks horrible? Why on earth would you add more water users to our area when wells are running dry out here? My well went dry about 7 years ago and Im still paying that bill. Who's going to help us all out when they run us dry again? Someone needs to be held accountable? I am 100% against this project!!! Feel free to call myself or my Husband with any questions or concerns. Or you can email back.

Lori & Charles Penner

[REDACTED]

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Darren Nash

From: bryce@pcsdg.us
Sent: Friday, February 17, 2017 1:00 PM
To: Darren Nash
Cc: bryce@pcsdg.us; John Falkenstien
Subject: Cabernet Links & RV Resort
Attachments: CA-SU-Document-Year.DocID-1996.3492.pdf

Dear Darren,

Thank you for your time in discussing the proposed Links project, on behalf of the Jardine Vineyard and Paso Robles Vineyards, Inc. we have some questions related to the project and would like the City's input on the following items:

- With regard to the City's "Right to Farm" ordinance, does Section 21.16J.220 (J)(C)(1) apply to the Jardine Vineyard property that surrounds the proposed development, and does the new project as proposed afford the protections offered by the ordinance? Is the "Right to Farm" ordinance affected at all by the Airport Specific Plan?

https://www.municode.com/library/ca/el_paso_de_robles/codes/code_of_ordinances?nodeId=TIT21ZO_ARTIGERE_CH_21.16JAGDI_21.16J.220RIFAOR

- What mitigation efforts are proposed by the project to protect the RV patrons from the farming operation effects of equipment noise, dust, spraying, night harvesting and other potential conflicts resulting from ongoing farming operations?

- Is there a property line setback required, or proposed for the proposed RV stalls shown on the Tentative Tract Map? Specifically the RV stalls that appear adjacent to the existing Jardine Vineyard farming operations.

- The Tentative Tract Map does not show, or make reference to the 100' offer of dedication to the public that exists from Beacon Road to the Jardine Vineyard Property which is irrevocable pursuant to Instrument No. 1996-003492 (attached). We have not seen any proposals yet that would provide the public with an acceptable alternate access route to the Jardine Vineyard Property. How does the project intend to address this matter?

- The Tentative Tract Map notes a "Lot Line Adjustment in progress" with one of the Jardine Vineyard Parcels. While we are aware of the fencing situation there and several options have been discussed, technically there is no LLA in progress at this time, the effort has been suspended for now and it is uncertain whether or not it will be completed before the Links project is finalized.

We look forward to your response and appreciate the opportunity to provide input for the successful development of this neighboring project.

Best Regards,

---- Bryce Dilger | Pacific Coast Survey & Design Group, Inc. | (805) 238-9881 | www.pcsdg.us ----

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From: Terry Dritsas
To: [Darren Nash](#)
Subject: Re: Cabernet links rv park
Date: Tuesday, February 07, 2017 5:35:49 PM

Mr Darren Nash good afternoon

I thank you for taking the time to reply to my concerns,
And many more concerns associated with the Cabernet links RV park project,
The Jardine neighborhood is up in arms about this project.
Jardine rd does NOT belong to the city, all residents need to be contacted and have a say.
The city is stepping on too many toes on this one. As well as the airport road hotels.
Our wells are drying up, the city will sell water to the property from the four wells located at
the airport? The State And the county will get involved in this one
If we have to will get the federal government involved. I hope you relay our concerns to the
planning commission. The spotted owl as well as the Kangaroo rat are habitat of this property,
Both in the endangered species list. The owners and the City only see \$ signs.

Sent from Terry"s iPad

On Feb 7, 2017, at 5:08 PM, Darren Nash <DNash@prcity.com> wrote:

Mr. Dritsas,

We appreciate your comments related to the Cabernet Links RV Park. The staff report to the Planning Commission will help address some of the concerns you have raised in your message. We will include your message in the Planning Commission staff report for this project.

The Planning Commission is scheduled to hear this item on their February 28th Agenda.

Sincerely,

Darren Nash
City of Paso Robles
dnash@PRCity.com

From: Terry Dritsas [REDACTED]
Sent: Monday, February 06, 2017 3:35 PM
To: Planning <planning@prcity.com>
Subject: RE: Cabernet links rv park

Dear Paso Robles City Planning-
I have been a resident of the Jardine rd. Area for 36 years now. We have seen a

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lot of change in that time frame, some of it good, some of it bad. Our neighbors and friends have told us about the plan to add a RV Park to the current Links golf course. 2 things come to mind right off the top. Roads: Have you driven out on Jardine Road lately? (the portion owned by the city). It is in terrible disrepair and needs to be repaved in the worst way. The road is substandard and is ruining vehicles, yet you want to let hundreds of Rv's come down this? There are no traffic signals nor is the 2 lane road wide enough for some of these larger pusher Rv's, especially to make the turn at dry creek off of 46 onto Jardine. It is not safe. Second is Water: Apparently you think we have enough of this precious resource even though wells are going dry and it costs between \$35 and \$45K to put in a new well. I have run out of water and have to drill a new well, At a cost of over \$40000.00 dollars, If you proceed with this project, you better be prepare to pay Miller Drilling for my well.

Along with 1000 more wells in the area, and that will be because of you. Some 15 years ago when you approved Whyricks project on the same property the stipulation was that they will not enter or exit this property on Jardine road and that Whyrick was to fix Dry Creek road, Of course the contractor went bankrupt and nothing materialized.

Again the city is trying to force down the throat to this subdivision of Jardine road. Unless action is taken a class action lawsuit is coming to the city of Paso Robles, you have a fight coming.

It is really sad to see zero accountability to the residences in our area from the city or county. I am all for growth but not when the infrastructure or water is not there. We are put to the side time and again with no one lifting a finger. All that seems to be important to the city is the almighty dollar without regard to the people who live here. and I know I am not alone here against this project. Your exhibiting bad stewardship.

Sincerely
Terry Dritsas

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February 20, 2017

Mr. Bob Rollins, Chairman
City of El Paso de Robles Planning Commission
1000 Spring Street
Paso Robles, CA 93446

Subject: February 28, 2017 Hearing, Cabernet Links & RV Resort, PD 15-004, Vesting Tentative Tract Map 3088, CUP 94-005 Amendment

Dear Chairman Rollins:

After reviewing the materials for the Cabernet Links and RV Resort proposed project, policies associated with the City's Planning Commission and Community Development Planning Department purview, Airport Land Use Plan and previous conditional use permit findings associated with this and nearby properties, it is clear that the proposed development would be "disharmonious and disruptive" to the neighborhood and "contrary to public health, safety and welfare"¹. A 290 space RV Resort, event and industrial center, liquor store (Lot 7) and associated tourist hub in the middle of our community's rural, agricultural and airport area would exacerbate the tenuous peace at this interface. Of particular concern is the placement of a liquor store in a rural neighborhood and high speed rural road. The combination of residential commuting, cyclists, and equestrians with cross-turning delivery vehicles, large RVs and customers would not be compatible or safe.

Disharmonious and Disruptive



The Planning Commission's original findings for the industrial park development (PD 06-021) required the new lots to be at the furthest western area in the central part of the golf course to mitigate impacts to the neighborhood and did not allow Jardine and Beacon Road access in

¹ City of El Paso de Robles Planning Commission Resolution 07-092

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recognition of the traffic impacts. The new entrance on Jardine Road and associated liquor store would be inconsistent with the findings. RVs would only be buffered by one fairway, not the same distance as the original conditions for PD 06-021. Our family is not excited about a liquor store across the street, contrary to the heavily emphasized assumption presented in the project advertisement, aka description, that one would be welcomed.

Contrary to public health, safety and welfare

Transient occupation of the golf course 24/7 and a liquor store are of particular concern to a neighborhood that values a north-county lifestyle and healthy environment for raising children and is wary of visitors who may or may not respect property or the members of the community. Traffic disruption with the new operations is also of concern for residents trying to get to work or school, agricultural area seasonal operations and school bus stops.



Airport Land Use Plan Concerns

The project appears to conflict with the following policy in the ALUP and is not sufficiently addressed in the project materials.

- Extremely noise sensitive land uses – campgrounds or an expectation by occupants of a quiet or peaceful environment

Environmental Checklist Concerns

Further, the Environmental Checklist responses appear insufficiently substantiated. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. Of concern is the piecemeal approach that has been taken with the development of this property over time and the requirement for the environmental review to consider the cumulative impacts of proposed development.

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Aesthetics:

The determination of less than significant does not address the period of November – March when leaves are not on the vines. Also, the neighborhoods generally sit higher, and therefore would be viewing up to 290 recreational vehicles year round. Operations at the liquor store, including entering and exiting customers, and delivery vehicles are also not addressed. The lighting from the liquor store, “Tin City”, listed “short-term events” and the 290 RVs are also not addressed.



Air Quality:

The ongoing operations of the RV Resort, industrial developments and liquor store with respect to odors was not addressed. How does one mitigate fuel consumption and emissions from thousands of RVs coming and going year round? Providing alternative fuel vehicle parking spots and bicycle parking does not seem to be adequate to offset those offsite and onsite impacts.

Biological Resources:

It is unclear if the cumulative impact from the previous destruction of natural habitat, just prior to the installation of vineyard, was taken into account. This included eliminating habitat and vegetation around the pond, dredging, and ripping and burning coyote brush throughout the property. The Project does not maintain and enhance the significant natural resources on the site since the majority of the open space that was preserved by the golf course was ripped of natural habitat and planted with irrigated vineyards and the remaining land is now proposed to be covered with RVs, breweries, wineries and a liquor store. Further, the remaining land was cleared to “open the playing area”². It also doesn’t make sense from a safety and property damage standpoint to now fill those playing areas with RVs.

² Biological Report, page 38

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Transportation:

The new intersection created by the liquor store entrance and secondary driveway was not evaluated. The analysis also has the following statement: "Because of this project being in a remote rural area, additional pedestrian, bicycle and public transit facilities are not warranted."³ This is also precisely why RV Resort, event/industrial center and liquor store developments are not appropriate in this area.

Thank you for considering these concerns. While denying this development is justified, at a minimum, modification of the development to relocate incompatible elements away from the homes and off of impacted roads must be required. This includes removing the liquor store and the commercial designation for Lot 7 as well as the main and secondary entrances as required in PD 06-021.

Sincerely,

Jeremy, Courtney, Audrey and Emily Howard



Paso Robles, CA 93446

CC. City of El Paso de Robles Planning Commission
Darren Nash, Associate Planner

³ Environmental Checklist, Page 37