

RESOLUTION NO.: 07-096

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
SUBSTANTIAL COMPLIANCE WITH
PLANNED DEVELOPMENT 01-025 & CONDITIONAL USE PERMIT 01-017
(BLACK RANCH / VAQUERO)
APN: 025-431-044, 045 & 049

WHEREAS, PD 01-025 & CUP 0-017 (The Black Ranch project) was approved by the Planning Commission on February 10, 2004, via Resolutions 04-007, 04-008 & 04-009; and

WHEREAS, the Black Ranch resort is located on the approximate 386-acre site north of Highway 46 East, south of Dry Creek Road, and west of Airport Road directly across Highway 46 East from the entrance to the Hunter Ranch Golf Course; and

WHEREAS, the Black Ranch resort includes the development of a 200 room hotel with an additional 80 casitas (detached hotel rooms), an 18-hole golf course, a 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities; and

WHEREAS, King Ventures purchased the project and have submitted a revised resort project known as Vaquero de Los Robles Resort (Vaquero); and

WHEREAS, the intent of the Vaquero project (Phases I and II) is to substantially comply with the Black Ranch project in terms of the number of hotel/casitas units, golf course, spa facilities, and other amenities similar to Black Ranch; and

WHEREAS, although there would be differences in site planning and on-site circulation, impacts to site grading and oak tree impacts would be less; and

WHEREAS, consistent with the Black Ranch project, the specific site planning, design, grading and oak tree impacts for the golf course would need to go back before the Planning Commission for review and approval; and

WHEREAS, in the future if King Ventures wishes to expand the resort beyond Phases I and II, the expanded project would need to go back through the development plan process including environmental review; and

WHEREAS, at its November 13, 2007 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including the substantial compliance with Planned Development 01-025 & CUP 01-017 and related applications; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Vaquero de Los Robles project (Vaquero), is consistent with the Black Ranch project in terms of the number of hotel/casitas units, golf course and related amenities, site disturbance, and on-site grading and oak tree impacts, and therefore would not be detrimental to

the City's efforts to revitalize Downtown Paso Robles, since it is a destination resort hotel with a golf course and other ancillary/related land uses consistent with the City's Economic Strategy;

2. The proposed resort project is designed to complement adjacent recreational opportunities and the City's existing wine industry as well as offer overnight and dining accommodations designed to support the guests of the resort facilities;
3. Since the Vaquero project is consistent in scope and physical disturbance to the site and would be subject to the existing environmental mitigation measures applied to the Black Ranch, the Vaquero project would not have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby make the necessary findings that the Vaquero de Los Robles project is in substantial compliance with Planned Development 01-025 & CUP 01-017, subject to the following conditions:

1. All conditions with in Resolutions 04-007, 04-008 and 04-009 shall remain in full effect and be complied with at the time as indicated by said resolutions, except for the change in site planning, architectural style and other site amenities, which shall comply with the Vaquero Development Plan and Project Summary, attached as Exhibit A.
2. All environmental mitigation measures shall be complied with as outlined in Resolutions 04-007, 04-008 and 04-009 and associated mitigation monitoring program.
3. Future phases or modification to the project that go beyond the approved plans, including the request to install vineyards, shall require additional analysis and permitting.

PASSED AND ADOPTED THIS 13th day of November, 2007 by the following Roll Call Vote:

AYES: Johnson, Hodgkin, Peterson, Johnson, Flynn, Steinbeck
NOES: None
ABSENT: Treach
ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

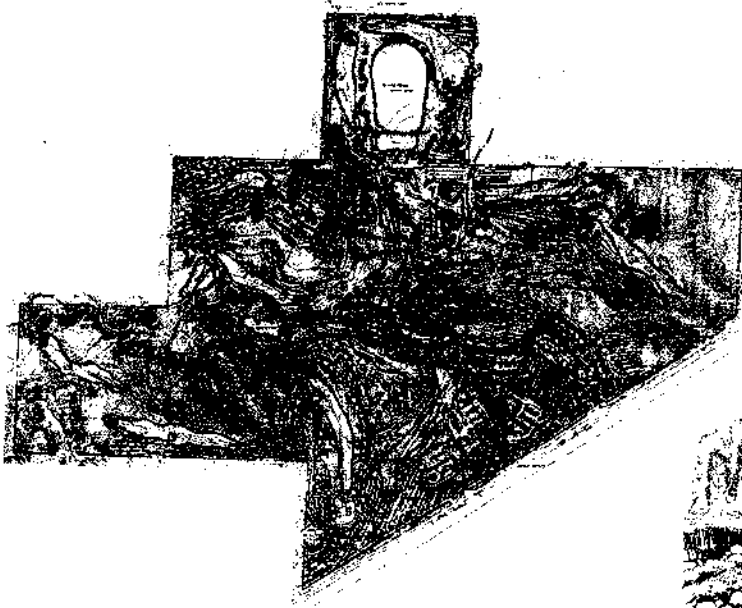
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VAQUERO de los Robles Resort

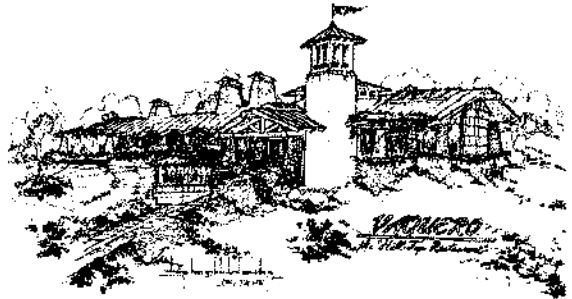
Highway 46

(formerly Black Ranch)

at Paso Robles, California



the "VAQUERO" RESIDENCES and bar



*VAQUERO
at Hill Top Restaurant*

Development Plan and Project Summary



July 2007

Exhibit A
Development Plan & Project Summary
(Vaquero/Black Ranch)

leisure is a lifestyle



Inn at Oyster Point

South San Francisco
(800) 642-2720
www.innatOysterPoint.com



Costanoa Lodge & Camp

Pescadero
(877) 262-7848
www.Costanoa.com



Marina Dunes Resort

Marina, on Monterey Bay
(877) 944-3863
www.MarinaDunes.com



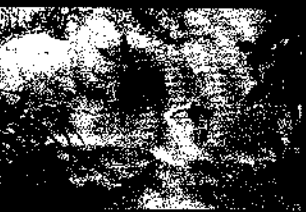
Inn at Morro Bay

Morro Bay
(800) 321-9566
www.InnatMorroBay.com



Apple Farm Inn

San Luis Obispo
(800) 255-2040
www.AppleFarm.com



Sycamore Mineral Springs

Avila Beach
(800) 234-5831
www.SycamoreSprings.com



Cliffs Resort

Shell Beach
(800) 826-7827
www.CliffsResort.com



Sea Venture Resort

Pismo Beach
(800) 662-5545
www.SeaVenture.com



Royal Scandinavian Inn

Solvang
(800) 624-5572
www.SolvangRSI.com



Two Bunch Palms

Desert Hot Springs
(800) 472-4334
www.TwoBunchPalms.com

BOUTIQUE HOTEL COLLECTION

www.BoutiqueHotelCollection.com

800.928.9970

VAQUERO de los Robles Resort

The concept for the resort at VAQUERO is to establish a destination meetings and conference facility that will bring gatherings, both large and more intimate, to the Paso Robles wine country.

Once at VAQUERO, guests will have access to 4 diamond guest rooms, including traditional hotel rooms, upscale hotel suites and our distinctive individual casitas bungalows spread throughout the oak lined property.

Visitors to VAQUERO will be treated to an 18-hole golf course, 3-hole golf teaching academy, vineyards, a wine center and tasting room, fine dining and all day faire restaurant facilities, world class wine bar and lounge, acres of hiking trails, a recreational center including pool, tennis and fitness center, and a resort concierge to direct our guests to all the amenities the Paso community has to offer.

- **Section 1**
Overview and Introduction

- **Section 2**
Side-By-Side Project
Comparison to
2004 Mascia Approvals

- **Section 3**
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- **Section 4**
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Bungalow Casitas Units

- **Section 5**
Commercial Ownership

- **Section 6**
Visitor & Wine Center Plans
Conference Center Plans
Funiculars (fixed rail tram)

- **Section 7**
Infrastructure and Phasing

- **Section 8**
Biology & Traffic Analyses

Section 1

Overview and Introduction



August 14, 2007

VAQUERO de los ROBLES RESORT at Black Ranch, Paso Robles

Overview

Our primary goals fall into the following general categories and objectives:

- Introduce additional emphasis on viticulture by expanding adding vineyards and a wine concierge to the site
- Maintain the emphasis on the stand alone, detached "casitas" visitor bungalow units located within clusters among the oaks of the site
- Introduction a "corporate retreat" unit ("hacienda") that will accommodate small group meetings in a secluded compound
 - Introduce an emphasis on water features throughout the site by adding walking trails around expanded pools
 - Reduce the golf holes from 27 to 21, including a single 18-hole golf course and a 3-hole academy training area
- Modify the routing plan for the golf course to more efficiently use available lands, and introduce an instructional golf academy to expand conferencing synergy
 - Establish within the new routing plan a concept that allows golfers to play 6, 9, 12, 15, 18 or 21 holes in multiple combinations to facilitate longer or shorter rounds, dependent on their individual time demands
 - Defer a "stand alone" restaurant and instead include a fine dining restaurant along with an all-day cafe and lounge within the main hotel complex

These elements have been conceptualized to maximize consistency of the first 2 phases with the original City of Paso Robles approvals.

Hotel Unit Concepts

We have enclosed a sketch of the floor and elevation plans for our stand alone "casitas" units in Section 4 of this packet. These designs are fashioned after our project in Monterey, at Marina Dunes Resort. I would invite you to visit our website at www.KingVentures.net to see how this and our other properties compare.

The "casitas" units will be a centerpiece of Vaquero, affording visitors extremely private and intimate accommodations. Our desire is to joint venture the ownership of a casitas unit with a local winery or other business interests. The resort would be the managing entity and the unit would solely be used as visitor serving. Other than investment profits, the only other benefit to the winery and investor is the ability to provide advance reservations for their guests at the hotel and golf course.

To accomplish this, we prepare and record a commercial condominium tract map, followed by a commercial condo air space plan. This would allow the airspace subdivision of the casitas units, and the opportunity to offer a commercial condominium interest to investors. Appropriate use restrictions and cc&r's would be recorded against the title to the property to insure this. In every respect these units would operate as a hotel.

In addition to the hotel rooms, we will introduce a new "corporate retreat" guest facility, which will include detached building clusters of 6 or so rooms and a small meetings space that will serve smaller gatherings. These units would also accommodate family reunions, weddings and similar small group activities. An initial unit is planned in the area between holes 9-10-11, and if successful we could present similar options to the City for consideration in later phases.

Hotel Guest Services

Mr. King and his hotel operations now total some dozen sites in California. We have recently placed a significant new emphasis on our "Health and Wellness" division of the hotel operations. Properties such as Sycamore Mineral Springs, Avila Hot Springs and Two Bunch Palms in the Coachella Valley provide guests with much more than traditional "spa" services. We want to appoint the spa approved at Black Ranch as a more complete health and wellness facility. These facilities would be available to visitors to Vaquero as well as the general public, but would not include a general fitness-style membership format.

Golf Concepts

Our thoughts concerning golf revolve around making the course "fun" and convenient to our visitors. By this we are thinking that the course will not be a "pro-am championship" style course, but rather a course that will be memorable for its setting and physical design rather than its difficulty. We believe that the golf originally set forth was an

exceptional design, but was very long and geared to tournament play. We envision a shorter course with forgiving design within landforms that minimize grading in favor of a layout that hugs canyons, river bed washes, waterways and lakes, clusters of oak trees and functioning vineyards.

We also see the opportunity to make Vaquero truly a destination resort by providing a golf school and training academy that would lure all levels of skills to learn how to improve their golfing experience. The golf academy would be linked to the conferencing center and facilities, taking full advantage of attending instructional classes both on the greens and within the classroom setting. Our redesign of the golf layout is also driven by state of the art irrigation practices, and a desire to use the property more efficiently in order to offer the additional features we are presenting.

But I also indicated we wanted this to be "fun" and convenient to our visitors. By this we envision an unconventional routing layout that would be based on three 6-hole patterns. This will afford our golfers the opportunity to play a "short" round of 6 holes, or combine it with any grouping of holes, along with the 3-hole teaching facility, when it is not in use. We feel more and more people that play golf would welcome the flexibility of shortening or lengthening their experiences dependent on their unique time demands.

Outdoor Events Center

The original approvals for Black Ranch included visitor activities, with varying levels of use standards based on the size of events planned. We are prepared to follow the standards established under the Planned Development approval.

What we would like to do in the future is explore a more comprehensive plan for staging outdoor events, such as concerts and large group gatherings, but we recognize this would be a significant departure from the approved Planned Development. For that reason we see this element being a matter to discuss at a future time.

Project Phasing

The original 2-phased Black Ranch approvals are outlined in detail in the enclosed "Project Summary" matrix, and is compared side-by-side to our 2-phase proposal, within Section 7 of this packet.

Biological and Traffic Analyses

Follow-up biological and traffic engineering materials are included in Section 8 of this packet to aide the Commission in evaluating the consistency of this project with the approved plans.

In summary, our project includes:

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Totals</u>
Hotel units	160	40	200
Hacienda units	51	28	79
Corporate units	0	1	1
Visitor Units	211	69	280
Restaurant Cafe	--	2,500 sf	2,500 sf
Hotel Lounge and Fine Dining Restaurant	5,000 sf	--	5,000 sf
Restaurants	7,500 sf	--	7,500 sf
Conference Center	14,500 sf		14,500 sf
Wine Center	1,500 sf		1,500 sf
Health Spa	2,500 sf		2,500 sf
Golf Course		18 holes	18 holes
Teaching Academy/Driving Range		3 holes	3 holes
Club House		5,800 sf	
Maintenance and Storage	6,000 sf 6,000 sf		
Parking	382 spaces	255 spaces	637 spaces

Section 2

Side-By-Side Project Comparison to
2004 Mascia Approvals

RRM / Mascia Black Ranch		Approved Development Project (in 2 phases)		King Ventures - Vaquero de los Robles		Proposed Construction Project (in 2 phases)	
Hotel	Hotel Rooms Casitas Hotel Bungalows subtotal =>	200 units 80 units 280 units		Hotel	Hotel Rooms Casitas Hotel Bungalows Hacienda Retreat Hotel subtotal =>	200 units 79 units 1 units 280 units	
Dining	Freestanding Restaurant Hotel Cafe	6,000 sq feet 1,500 sq feet 7,500 sq feet		Dining	Freestanding Restaurant Hotel Cafe Hotel Restaurant/Lounge	0 sq feet 2,500 sq feet 5,000 sq feet 7,500 sq feet	
Conference Center		14,286 sq feet		Conference Center		14,500 sq feet	
Wine / Visitors Center		1,500 sq feet		Wine / Visitors Center		1,500 sq feet	
Health Spa		2,500 sq feet		Health Spa		2,500 sq feet	
Golf Course	Championship Course Executive Course Driving Range Club House Cart Storage Maintenance	18 holes 9 holes 1 10,000 sq feet 6,000 sq feet 6,000 sq feet		Golf Course	Championship Course Golf Academy Driving Range Club House / Academy Cart Storage Maintenance	18 holes 3 holes 1 5,800 sq feet 6,000 sq feet 6,000 sq feet	
Parking	Hotel Units Casitas Units Freestanding Restaurant Conference Center Wine / Visitor Center Health Spa Golf / Clubhouse Bus/RV/overflow parking	284 spaces 80 sps incl above incl above incl above incl above 161 sps 120 sps 645 sps		Parking	Hotel Units Casitas Units Hacienda Retreat Hotel Freestanding Restaurant Conference Center Wine / Visitor Center Health Spa Golf / Clubhouse / Academy Bus/RV/overflow parking	244 spaces 94 sps 1 sps na 78 sps 20 sps 10 sps 155 sps 35 sps 637 sps	

VAQUERO de los ROBLES RESORT at Black Ranch
 Paso Robles, California

Project Summary

Parking Calculations

Approved Project - PD#01-025 and CUP#01-017

Land Uses	Phase 1		Phase 2		Code Req'd	Approved
	Phase 1	Phase 2	Phase 1	Phase 2		
Hotel Units	120	80	w/restaur	1.5 sps/unit	300	284
"Casitas" Units	40	40	w/o restaur	1 sps/unit	80	80
Corporate Retreat "Hacienda" Units	na	na	w/o restaur	1 sps/unit	0	0
Subtotals =>	160 hotel rms	120 hotel rms		Subtotal =>	380	364
Free-standing Restaurant Fine Dining 100 seats	6,000 sf		incl above	incl above	incl above	incl above
Restaurant Cafe 25 tables = 100 seats	1,500 sf		incl above	incl above	incl above	incl above
Hotel Restaurant / Lounge not specified	0 sf		incl above	incl above	incl above	incl above
Subtotals =>	7,500 sf restaurant	7,500 restaurant		Subtotal =>	0	0
Conference Center (reference as busoverflow)	14,286 sf		1 space per	100sf net	143	120
Wine / Visitors Center	1,500 sf		1 space per	250sf gross	6	incl above
Health Spa and Hot Tubs	2,500 sf		1 space per	260sf gross	10	incl above
Subtotals =>	18,286 sf	11,286		Subtotal =>	159	120
Golf Course Championship chipping/greens, range	18 holes		approx. 6 sps	per hole	108	108
Golf Course Executive	9 holes		approx. 6 sps	per hole	54	53
Golf Course Teaching Facility within/Range	0 holes		approx. 6 sps	per hole	na	na
Golf Club House	10,000 sf		incl above		incl above	incl above
Golf Cart Storage	6,000 sf		incl above		incl above	incl above
Maintenance Bldg	6,000 sf		incl above		incl above	incl above
Subtotals =>	22,000 sf	22,000		Subtotal =>	162	161
Totals =>	47,786 sf	40,786		Totals =>	701	645

Phase 1 Phase 2 Code Req'd Approved
 40,786 7,000 701 645
 Shared Parking ratio => -56 7.97%

Proposed Modifications (7/10/07 Updates)

	Phase 1		Phase 2		Subtotal's		Parking Req'd		Proposed	
	Phase 1	Phase 2	Phase 1	Phase 2	Phase 1	Phase 2	Phase 1	Phase 2	Phase 1	Phase 2
Hotel Conference wirestaur	60	0	60	0	60	0	90	0	100	100
Hotel Spa w/o restaurant	0	40	0	40	40	0	40	0	40	40
Casitas w/o restaurant	79	0	79	0	79	0	79	0	94	94
East/West Hotels w/o restaur	50	50	50	50	100	0	100	0	100	104
Hacienda Corporate Retreats	1	0	1	0	1	0	1	0	1	1
Subtotals =>	190	90	190	90	280	0	310	0	339	339
Free-standing Restaurant	0	0	0	0	0	0	na	0	0	0
Restaurant Cafe	2,500	0	2,500	0	2,500	0	incl above	incl above	incl above	incl above
Hotel Restaurant / Lounge	5,000	0	5,000	0	5,000	0	incl above	incl above	incl above	incl above
Subtotals =>	7,500 sq feet	0	7,500 restaurant	0	7,500	0	7,500	0	7,500	7,500
Conference Center	14,500	0	14,500	0	14,500	0	102	113	113	113
Wine / Visitors Center	1,500	0	1,500	0	1,500	0	6	20	20	20
Health Spa and Hot Tubs	0	2,500	0	2,500	2,500	0	10	10	10	10
Subtotals =>	16,000	2,500	16,500	2,500	18,500	0	118	143	143	143
Golf Course Championship	18 holes		18 holes		18 holes		108	130	130	130
Teaching Facility within/Range	3 holes		3 holes		3 holes		18	25	25	25
Golf Club House	5,000	0	5,000	0	5,000	0	incl above	incl above	incl above	incl above
Golf Cart Storage	2,000	4,000	2,000	4,000	6,000	0	incl above	incl above	incl above	incl above
Maintenance Bldg	3,000	3,000	3,000	3,000	6,000	0	incl above	incl above	incl above	incl above
Subtotals =>	10,000	7,000	17,000	7,000	17,000	0	126	155	155	155
Totals =>	33,500	9,500	43,000	9,500	43,000	0	554	637	637	637

Phase 1 Phase 2 Totals Required Proposed
 33,500 9,500 43,000 554 637
 Extra Parking provided : 84 15.09%

AREAS of DISTURBANCE Comparisons

Project Summary

Approved Project - PD#01-025 and CUP#01-017

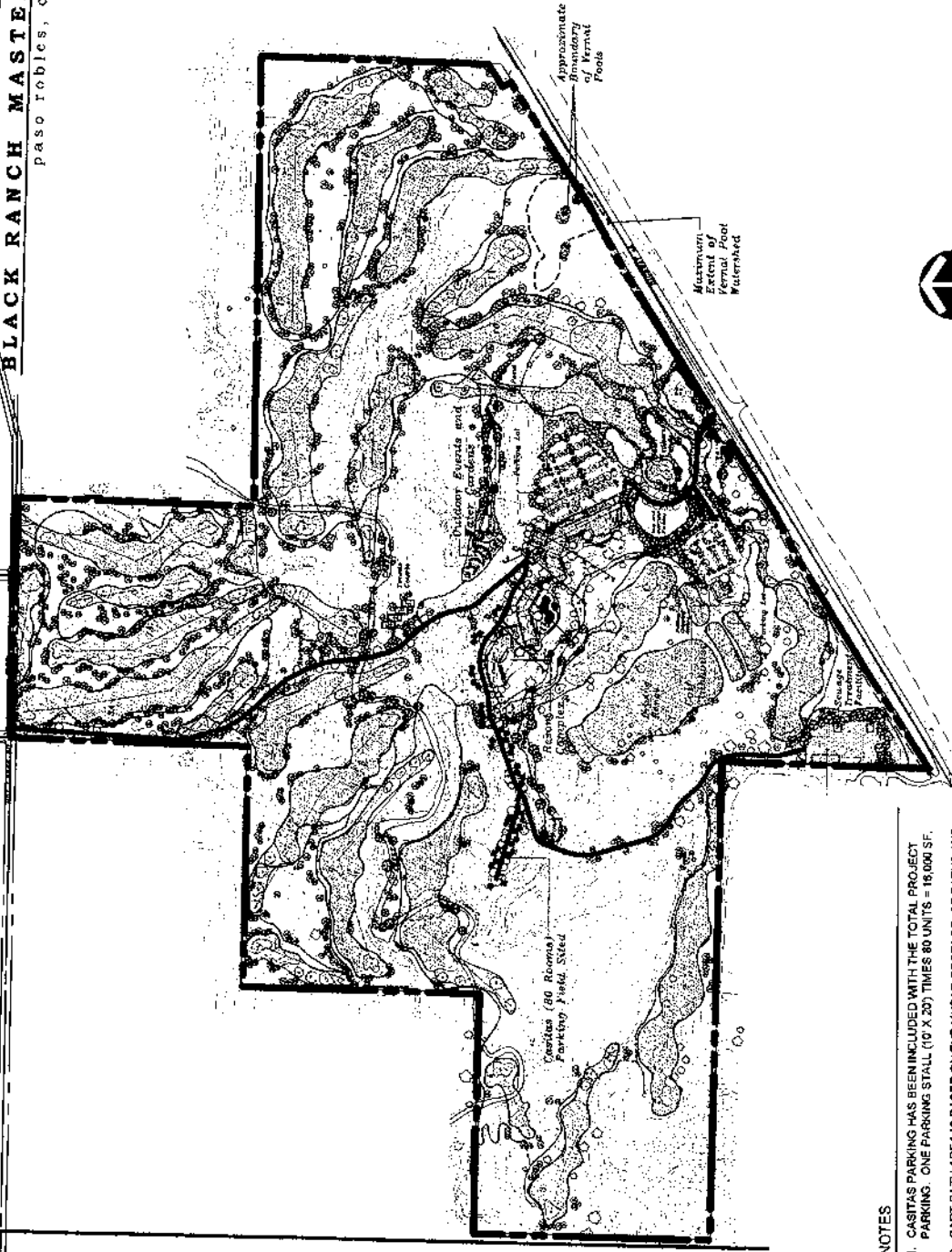
Project Summary		Site Disturbance Areas In Acres, Lineal Feet and/or Sq Feet			
Land Uses	% of Site	Lineal Feet	Square Feet		
Hotel and Retail Building (building footprints)	0.80%		135,036		
"Casitas" Units (building footprints)	1.80%		304,920		
Sewer Treatment Plant	1.01%		169,884		
Subtotals =>	3.61%		609,840 square feet		
Circulation					
Parking Lots	1.91%		322,344		
Roads	1.08%	x 3 24' wide	182,952	7,700	
Cart Paths	1.63%	x 3 8' wide	309,276	28,900	
Subtotals =>	4.82%		814,572 square feet	36,600 lineal feet	
Golf and Undeveloped					
Golf Course	27.53%		4,652,208		
Undeveloped	64.05%		10,824,660		
Subtotals =>	91.57%		15,476,868 square feet		
Totals =>	100.00%		15,901,280 square feet	35,600 lineal feet	

Proposed Modifications (7/10/07 Updates)		Site Disturbance Areas In Acres, Lineal Feet and/or Sq Feet			
Land Uses	% of Site	Lineal Feet	Square Feet		Increase or (decrease)
Hotel and Retail Buildings (building footprints)	0.98%		165,528		0.18%
"Casitas" & "Retreat" (building footprints)	1.83%		309,276		0.03%
Sewer Treatment Plant	0.00%		0		-1.01%
Subtotals =>	2.81%		474,804 square feet		-0.80%
Circulation					
Parking Lots	1.86%		313,632		-0.05%
Roads	2.78%	x 3 24' wide	470,448	19,600	1.70%
Cart Paths	1.29%	x 3 8' wide	217,800	27,600	-0.54%
Subtotals =>	5.93%		1,001,880 square feet	47,200 lineal feet	1.11%
Golf Vineyards and Undeveloped					
Golf Course	19.72%		3,332,340		-7.81%
Vineyards/Undeveloped <small>(vineyards up to 100 acres)</small>	71.55%		12,092,256		7.50%
Subtotals =>	91.26%		15,424,596 square feet		-0.31%
Totals =>	100.00%		15,901,280 square feet	47,200 lineal feet	

BLACK RANCH MASTER PLAN
 Paso Robles, California

LEGEND:

	GOLF	106.8 AC	27%
	HOTEL/RETAIL	3.1 AC	1%
	PARKING	7.4 AC	2%
	CASITAS	7.0 AC	2%
	ROADS (7,700 LF)	4.2 AC	1%
	CART PATHS (28,941 LF)	7.1 AC	2%
	SEWER TREATMENT	3.9 AC	1%
AREA OF PROJECT FEATURES = 136.5 AC.			36%
OPEN/UNDEVELOPED AREA = 246.5 AC.			64%
TOTAL SITE AREA = 383.0 AC.			100%



- NOTES**
- CASITAS PARKING HAS BEEN INCLUDED WITH THE TOTAL PROJECT PARKING. ONE PARKING STALL (10' X 20') TIMES 80 UNITS = 16,000 SF.
 - CART PATH AREA IS BASED ON THE LINEAR FOOTAGE OF PATHS AND AN ASSUMED PATH WIDTH OF 8 FEET.
 - ROAD AREA IS BASED ON THE LINEAR FOOTAGE OF PROPOSED ROADS MULTIPLIED BY A 24 FT WIDE TYPICAL ROAD SECTION.

APPROVED AREAS OF DISTURBANCE
 PROJECT FEATURES SUMMARY
 FOR
VAQUERO de LOS ROBLES

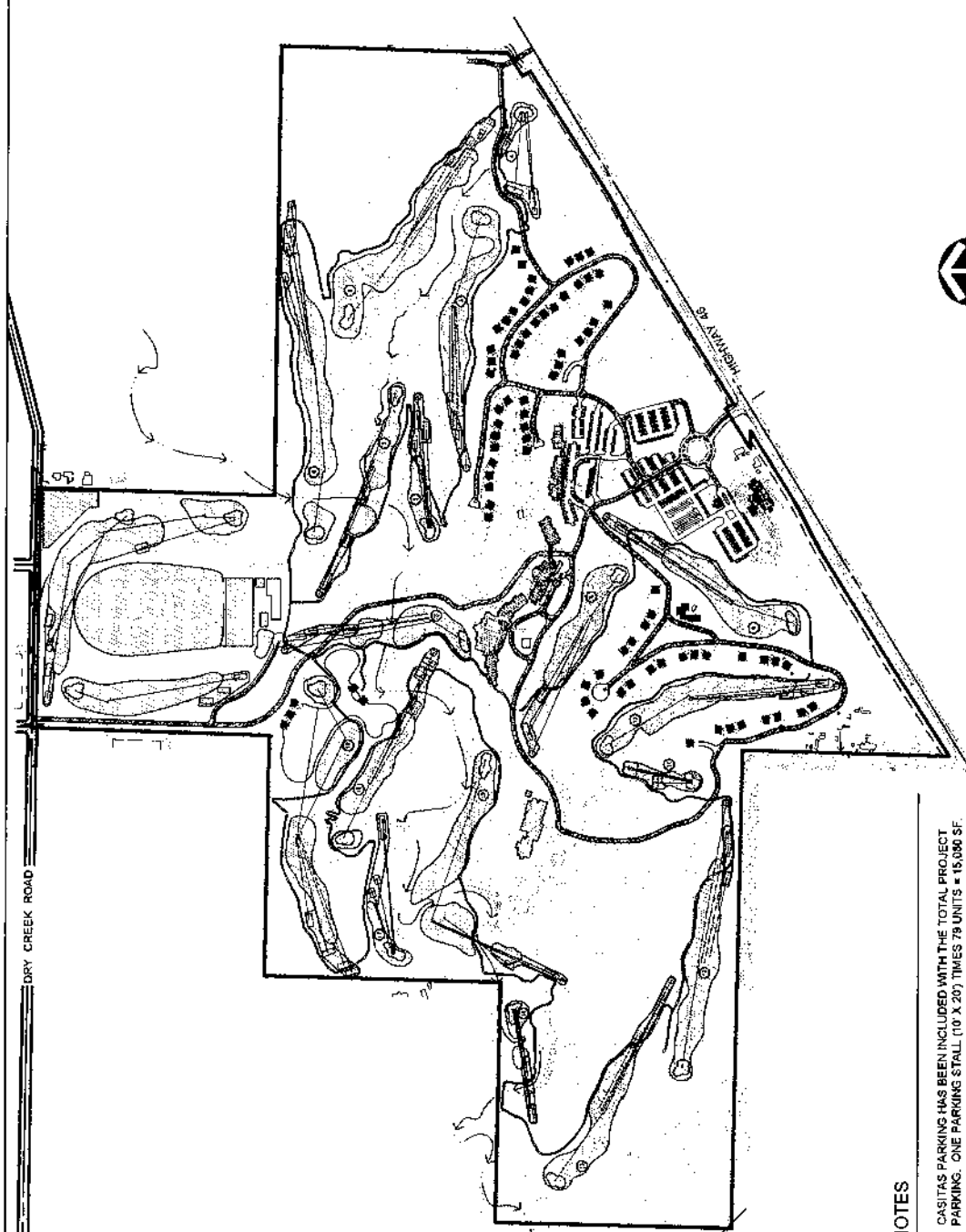
PREPARED BY: **eda**
 ENVIRONMENTAL DESIGN ASSOCIATES
 1000 S. G ST. SUITE 100
 PASO ROBLES, CA 93427

King
 VENTURES

JULY, 2007
 JOB#: 2-3427.100



SCALE: 1"=60'



LEGEND:

	GOLF	76.5 AC	19%
	HOTEL/RETAIL	3.8 AC	1%
	PARKING	7.2 AC	2%
	CASITAS & RETREAT	7.1 AC	2%
	ROADS (19.874 LF)	10.8 AC	3%
	CART PATHS (27,699 LF)	5.0 AC	1%
	SEWER TREATMENT	N/A	N/A
AREA OF PROJECT FEATURES = 110.4 AC 28%			
VINEYARDS & OPENUNDEVELOPED AREA 277.6 AC 72%			
TOTAL SITE AREA = 388.0 AC 100%			

PROPOSED AREAS OF DISTURBANCE
PROJECT FEATURES SUMMARY
FOR
Vaquero de los Robles

PREPARED BY

 111 Maple Street, Suite 100
 Fresno, California 93701
 Phone: 559-435-1111 or 800-870-7070
 Fax: 559-435-1100

PREPARED BY

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 Fresno, California 93701
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 Fax: 559-435-1100

JULY, 2007
 JOB#: 2-3427-100

NOTES

1. CASITAS PARKING HAS BEEN INCLUDED WITH THE TOTAL PROJECT PARKING. ONE PARKING STALL (10 X 20) TIMES 79 UNITS = 15,000 SF.
2. CART PATH AREA IS BASED ON THE LINEAR FOOTAGE OF PATHS AND AN ASSUMED PATH WIDTH OF 8 FEET.
3. ROAD AREA IS BASED ON THE LINEAR FOOTAGE OF PROPOSED ROADS MULTIPLIED BY A 24 FT WIDE TYPICAL ROAD SECTION.

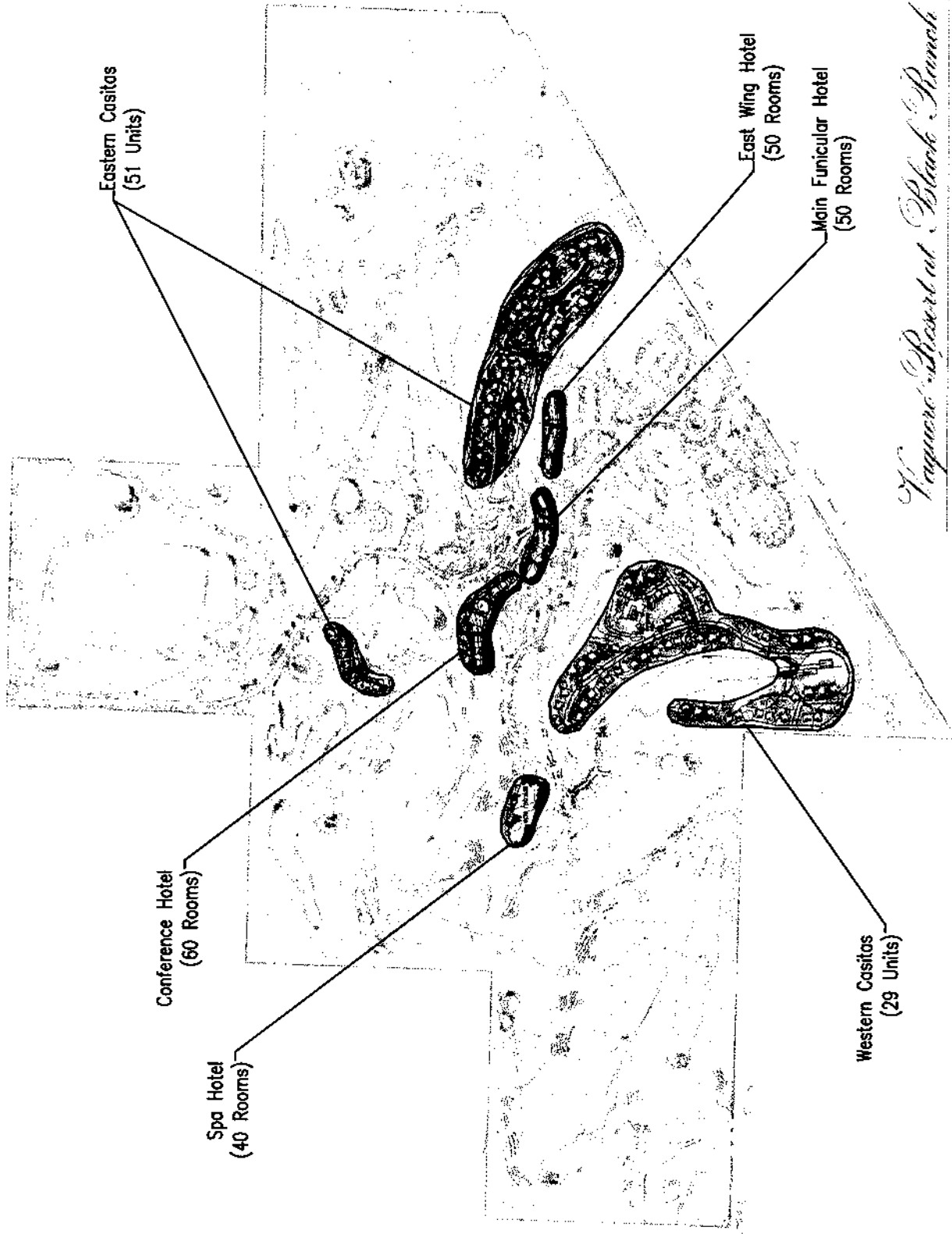


Section 3

Site Plan and Project Details

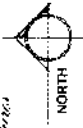
Section 4

Hotel Lodging Plans
Bungalow Casitas Units



Laguna Resort at Black Ranch
 by King Anderson

San Joaquin Hills, California



1" = 100' 200' 400' 600' 800'

PROJECT SITE PLAN

1 JULY 2007

Hotel Delineation



VAQUERO Resort Hotel Units

The hotel units are broken down into the following sub groups:

- **Main Funicular Hotel and Lobby** **50 rooms** **Central Porte Cochere'**
This hotel facility includes the main check in lobby, the primary fine dining restaurant, wine bar and lounge. The building is designed to step down the bluff face in this area for a total 4 stories. As one drives up to the check in area, the building will appear to be 2 stories in height, with 2 additional floors stepping down the bluff face.

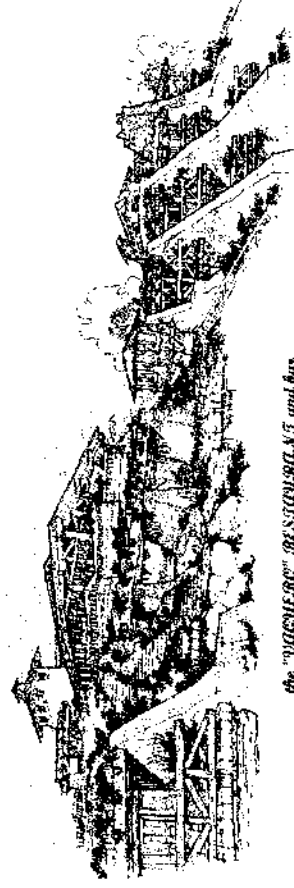
- **Eastern Wing Main Hotel** **50 rooms** **Near Eastern Casitas**
This hotel wing is an extension of the main hotel. This building includes 2 stories of hotel rooms.

- **Conference Hotel** **60 rooms** **West and adjoining Main Hotel**
This facility includes the conference center (14,500 sq ft total) on two floors. The upper floor includes 10,000 sq ft of exhibit and meeting halls, with various break out configurations possible with folding walls/partitions. The lower floor includes another 4,500 sq ft of meetings space, and storage to support the various uses of the center. In addition to 2 stories of meetings space, there are hotel rooms to the west and east of the central conference area. There are 10 rooms per floor times 3 floors in each wing, for a total of 60 hotel rooms.

- **Spa Hotel** **40 rooms** **East of Conference Hotel**
The Spa Hotel facility includes a 2,500 sq ft area dedicated to the spa treatments and operations, and includes another 40 hotel rooms on two stories to the west of the spa facility. The Spa Hotel is a total of 2 stories in height, with options for dispersed clusters of units rather than a single building under consideration.

- **Casitas Clusters** **Total of 80 units**
 - **Eastern Casitas** **51 units** **includes 5 units at Golf Hole 18 lake**
The eastern casitas cluster includes 46 detached bungalow units, and an additional 5 casitas are included at the lake/reservoir for golf located around Hole #18 green.

 - **Western Casitas** **29 units** **between 9-10-11 holes**
1 corporate retreat Hacienda
The western casitas cluster includes 28 detached units located in a courtyard-style area between and along golf Holes #9-#10-#11. 1 corporate retreat hacienda is proposed fronting Hole #10 in this area for a total of 29 units.



the "VAQUERO" RESTAURANT and hotel

Bridge Hotel with Funicular Perspective



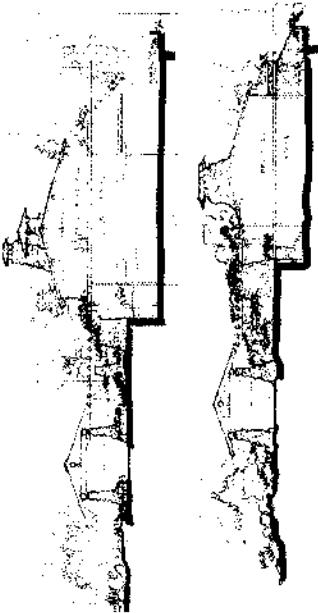
Main Funicular Hotel Partial Site Plan

Legend

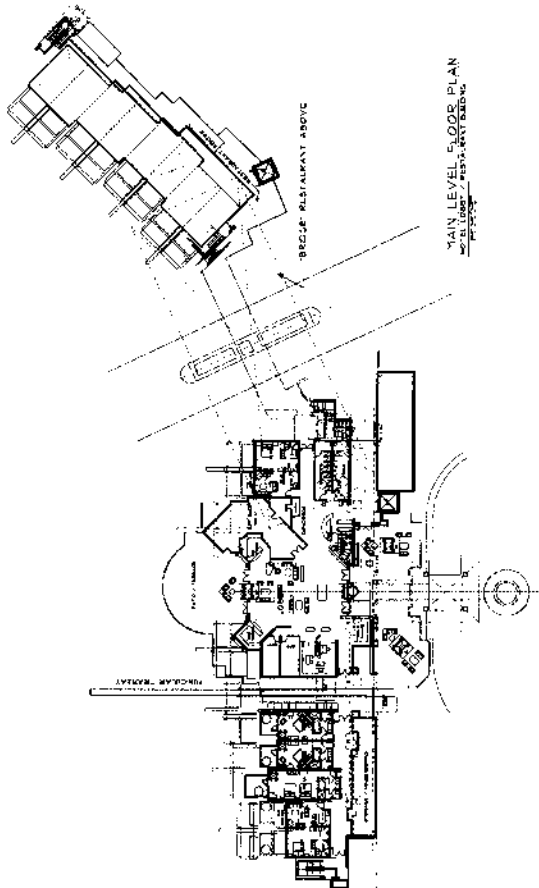
MAIN FUNICULAR HOTEL

This hotel is designed for 50 hotel rooms and contains what is referred to as "The Bridge" Restaurant. This restaurant is extended over a vehicle driveway that provides access northwesterly from the main hotel area to the central recreation area and golf course. This hotel includes the primary resort check-in lobby, and is where guests will take their vehicles (should they choose) and pick up golf carts to access various facilities and areas of the resort.

The building is set at four levels, two above grade and two additional levels stepping down the bluff face for a total of four. Access between floors is proposed via a funicular (fixed rail people mover).



Cross Sections



MAIN LEVEL FLOOR PLAN
HOTEL LOBBY / RESTAURANT

1-1/2 "BRIDGE" RESTAURANT / HOTEL LOBBY COMPLEX
FOUR SEATING ISLANDS AT MAIN-LOBBY LEVEL. SEATED 4-500
TOTAL ROOMS 10 / 2 ROOMS AT MAIN-LOBBY LEVEL. SEATED 4-500
10 ROOMS AT UPPER LEVEL. 14 ROOMS AT EACH OF LOWER LEVELS

Main Lobby Floor Plan

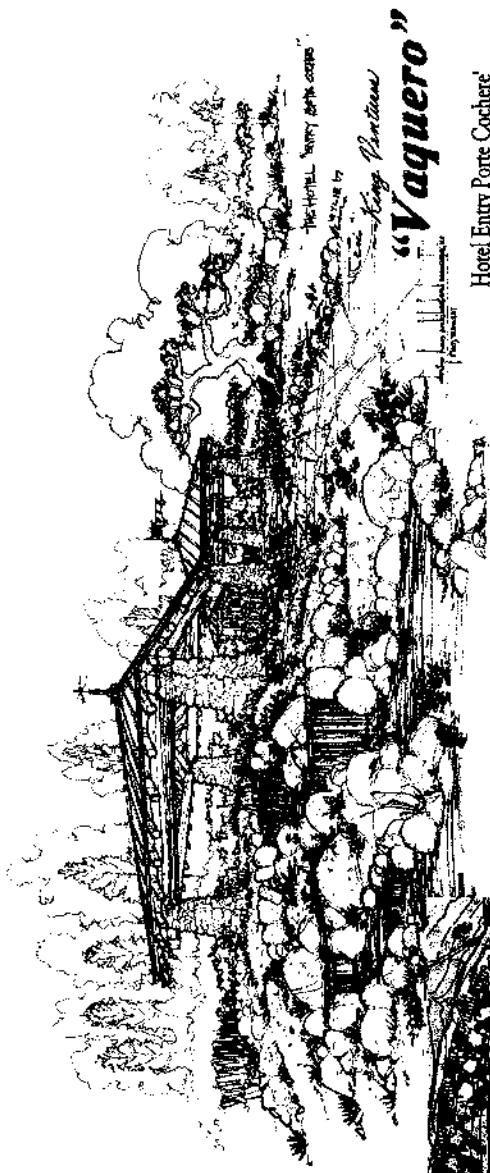
Main Funicular Hotel
Bridge Restaurant

VAQUERO de los Robles Resort



Main Funicular Hotel • Bridge Restaurant

King

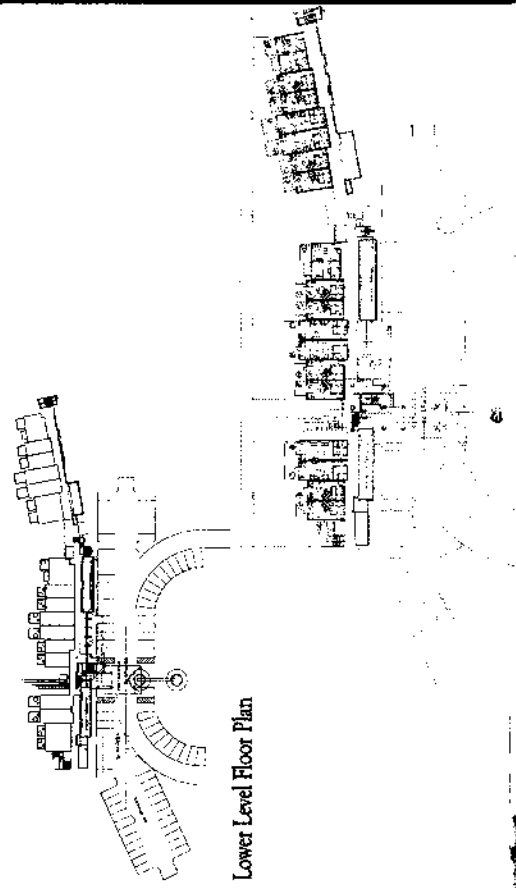


Hotel Entry Porte Cochere

"Vaquero"

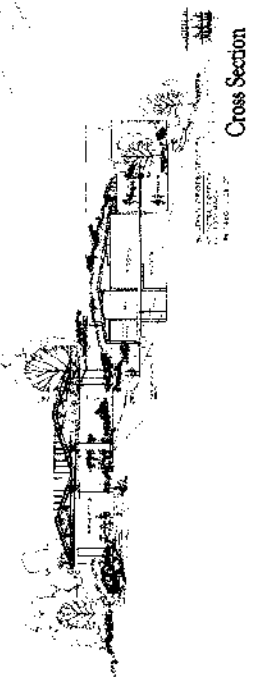


East Wing Hotel Partial Site Plan



Lower Level Floor Plan

Main Level Floor Plan



Cross Section

Legend

EAST WING HOTEL

This hotel complex is designed to include 50 rooms and is an extension of the Main Funicular Hotel design theme. This hotel extends easterly from the Main Hotel and follows the top of the bluff ridge running east-west through the site.

Unique to this East Wing Hotel is the placement of the hotel rooms. They are set in 2 stories to step down the hill and bluff face. As you drive up to the porte cochere for this hotel the guest will look easterly through the open air access point over the hotel, that is stepping down the bluff face.

Sod or landscaped roofs (similar to some of the casitas units) are proposed to hide the units from the porte cochere level as shown in the cross section view. Access between floors is proposed via a funicular (fixed rail people mover).

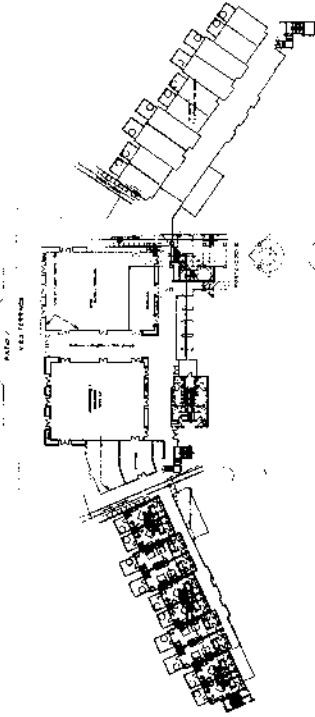
East Wing Hotel



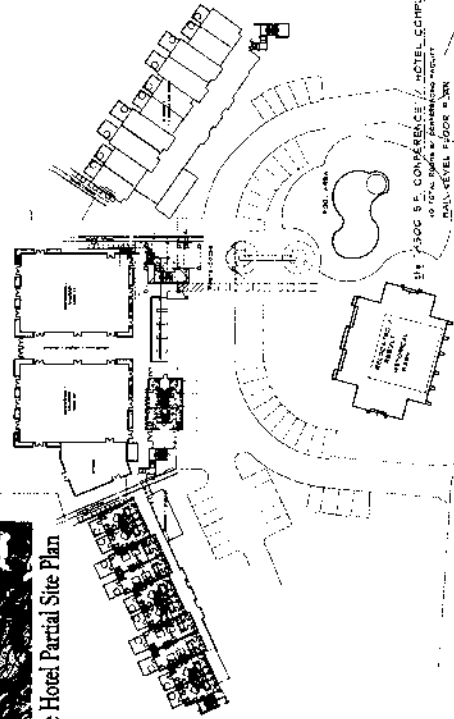
Panorama Perspective



Conference Hotel Partial Site Plan



Lower Level Floor Plan



Main Level Floor Plan

Conference Hotel

Legend

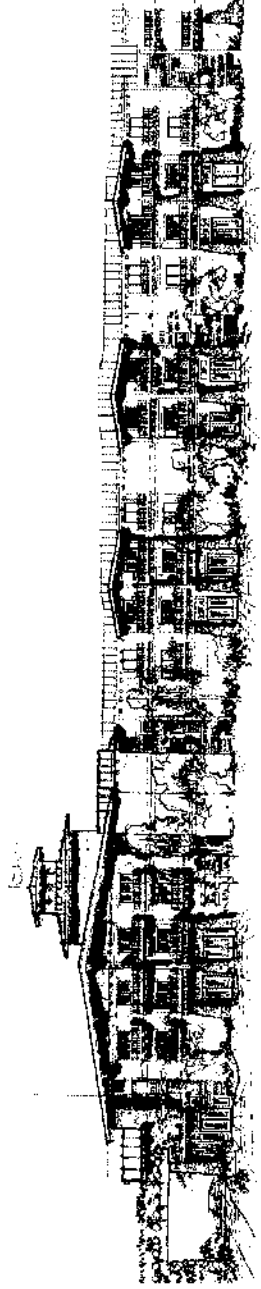
CONFERENCE HOTEL

The centerpiece of Vaquero Resort, the conference center hotel is located in the virtual center of the resort property. The Conference Hotel includes 14,500 sq ft of conference ballrooms, and it also houses the cafe restaurant.

The Conference Hotel includes 60 hotel rooms and is designed as 2 stories in height. This complex may also serve as the golf starter facility, pro shop and the mid-point of the golf course routing. Final golf course design routing presently underway is considering making this building the start-finish location, but still maintaining a club house and facilities at the driving range and golf teaching academy to the north, nearer Dry Creek Road.



Legend



Elevation

SPA HOTEL

The spa hotel is located the furthest west on the site of the consolidated hotel rooms. This facility has been located on the western edge of the visitor facilities to maintain greater levels of privacy for the treatments and programs to be offered there.

A total of 40 hotel rooms are planned in and around the spa, and depending on final architectural and site planning decisions, some of the rooms may be in smaller clusters of 4 to 8 rooms, rather than all 40 rooms in one building. This would allow the treatment rooms and facilities to be dispersed around these rooms, perhaps clustering spa services with select rooms to enhance the experience for visitors that may be coming to Vaquero for a specific treatment service.

HEALTH SPA

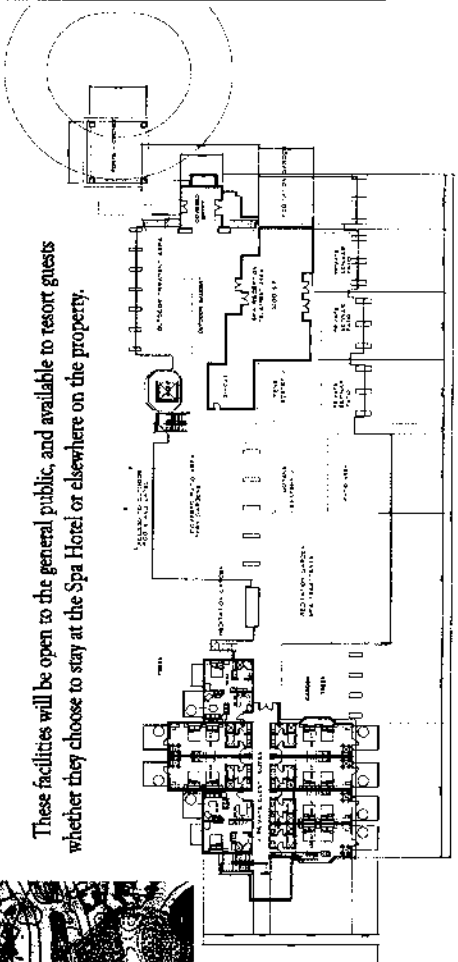


Partial Site Plan

The Spa at VAQUERO is designed to facilitate a wide range of treatments, from traditional massage techniques to aroma therapies to reflexology and trigger point techniques. Meditation and yoga facilities will be created in and around the buildings of the Spa. Visitors will also be able to partake in skin and body care, scalp, face, hands and feet specialty treatments.

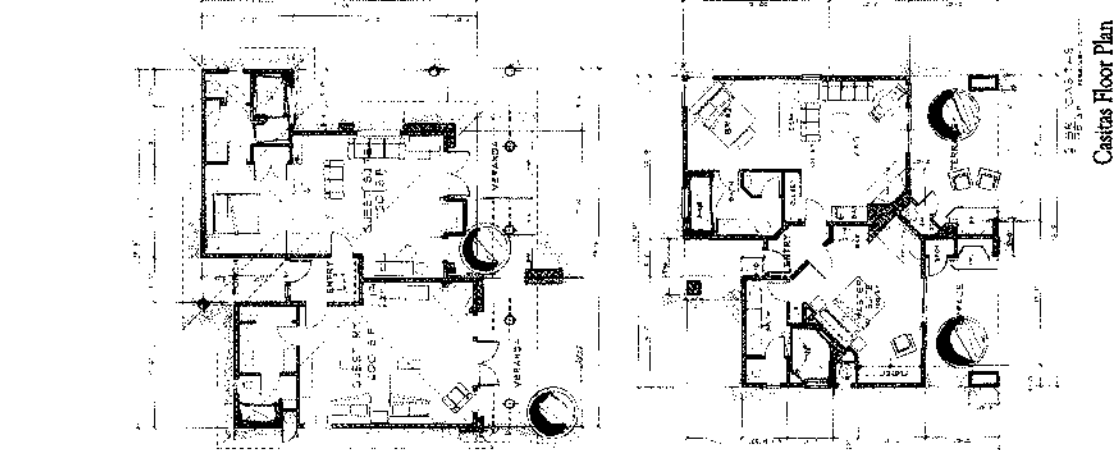
Extensive use of aquatic therapies, such as watsu, water shiatsu, water dance, aqua soma and wasserstranzen (underwater watsu) will be showcased at VAQUERO Resort.

These facilities will be open to the general public, and available to resort guests whether they choose to stay at the Spa Hotel or elsewhere on the property.



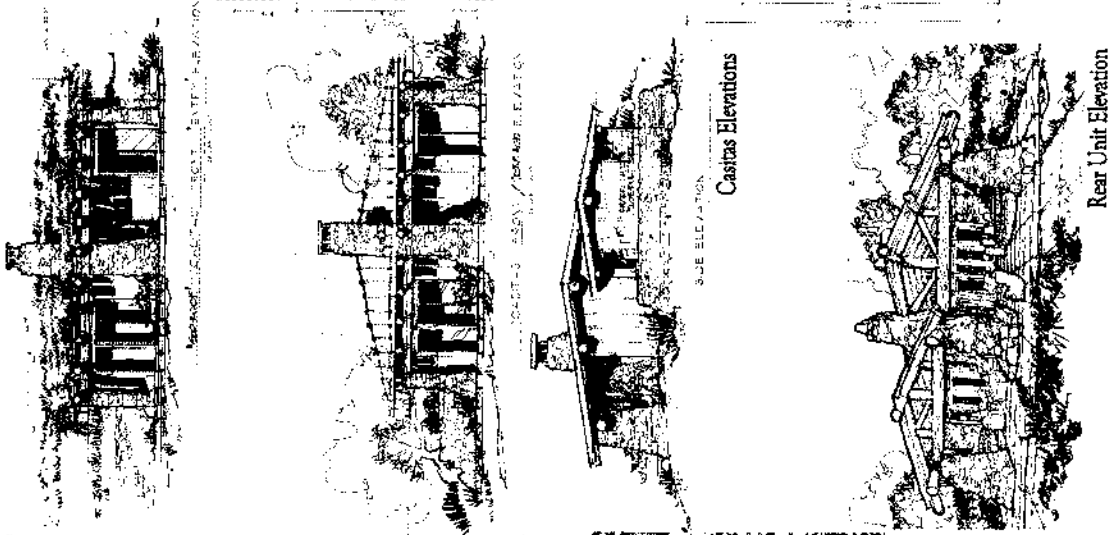
Spa Hotel Floor Plan

King



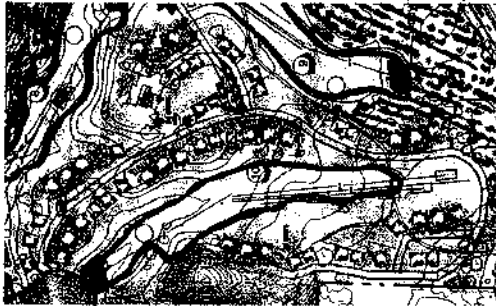
Casitas Floor Plan

Casitas Bungalow Units



Casitas Elevations

Rear Unit Elevation



Western Cluster Partial Site Plan



Eastern Cluster Partial Site Plan

Legend

EAST and WEST CASITAS BUNGALOWS

One-story casitas bungalows are grouped in two main areas of the resort. We refer to them as the western and eastern casitas clusters. Access to the casitas are planned via golf carts assigned to guests. The casitas in the eastern cluster (46 units plus 5 at the golf hole) are arranged along water features that exist on the site, and will be cleaned up and improved with circulating water, waterfalls and patio areas. Several of these eastern casitas are also proposed to be built into the sloping terrain of the site, allowing for the use of handicapped or sod roofs to further hide the units. Each casita has a patio area with a fireplace for visitor use.

The western casitas cluster (25 units) occurs to the northwest of the wine and visitor's center, and is situated in the interior of three golf holes traversing the site in this area. The western casitas and a corporate retreat 'hacienda' facing the wine center will have the similar patio and single story configuration as the eastern cluster, but will occur above ground in all cases.

The hacienda retreat unit is envisioned to include 4 to 6 sleeping rooms to accommodate small executive get-togethers. This single story building is similar in architecture to the casitas units, and will be clustered around a courtyard pool and patio space. These retreat units are also thought to be ideal for small family reunion and wedding parties.

Section 5

Commercial Ownership



July 12, 2007

**Re: Outline of Casitas Hotel Units - Commercial Hotel-Ownership;
VAQUERO de los ROBLES RESORT, Paso Robles**

The "Casitas" as a Hotel Land Use

The 2004 Black Ranch approval provided for the construction of up to 80 detached hotel bungalow units, termed "casitas". These casitas were clustered in various locations of the property and provided an alternative to "traditional" hotel rooms within larger scale buildings.

For the Vaquero Resort project, we wish to maintain these casitas units, as they fit well into the site, allowing for maintenance of trees and placement of units without extensive grading operations.

The approvals granted in 2004 required, among other things, that the casitas units were to be operated and occupied by transient visitors, identical in all respects to the traditional hotel room operations. No changes in this requirement are presented under the Vaquero presentation.

Commercial Condominium Ownership of a Casitas Unit

While the look and appearance of the casitas units will continue to be a single story, 2 bedroom bungalow (see enclosed plans in Section 4), the airspace of each unit would be subdivided and made available to investors under a joint venture partnership with the resort owner. The resort would maintain 50% interest in each airspace unit, and would be the management entity responsible for operations, maintenance, repair and replacement for the units. The resort would handle all reservations and hotel management services, including payment of business license and transient occupancy taxes to the City of Paso Robles, and the investor co-owners would not be permitted to manage or rent their unit to parties independently of the resort.

The commercial investment would entitle the co-owner to priority advance reservations for the casitas unit and golf, but the investor and his or her guests, would pay a per-night fee comparable to a discounted rack or government rate. The investor and all guests would also be responsible for all TOT payments for their respective stays. The co-owner will not be entitled to any free or extended stay use of their casitas unit.

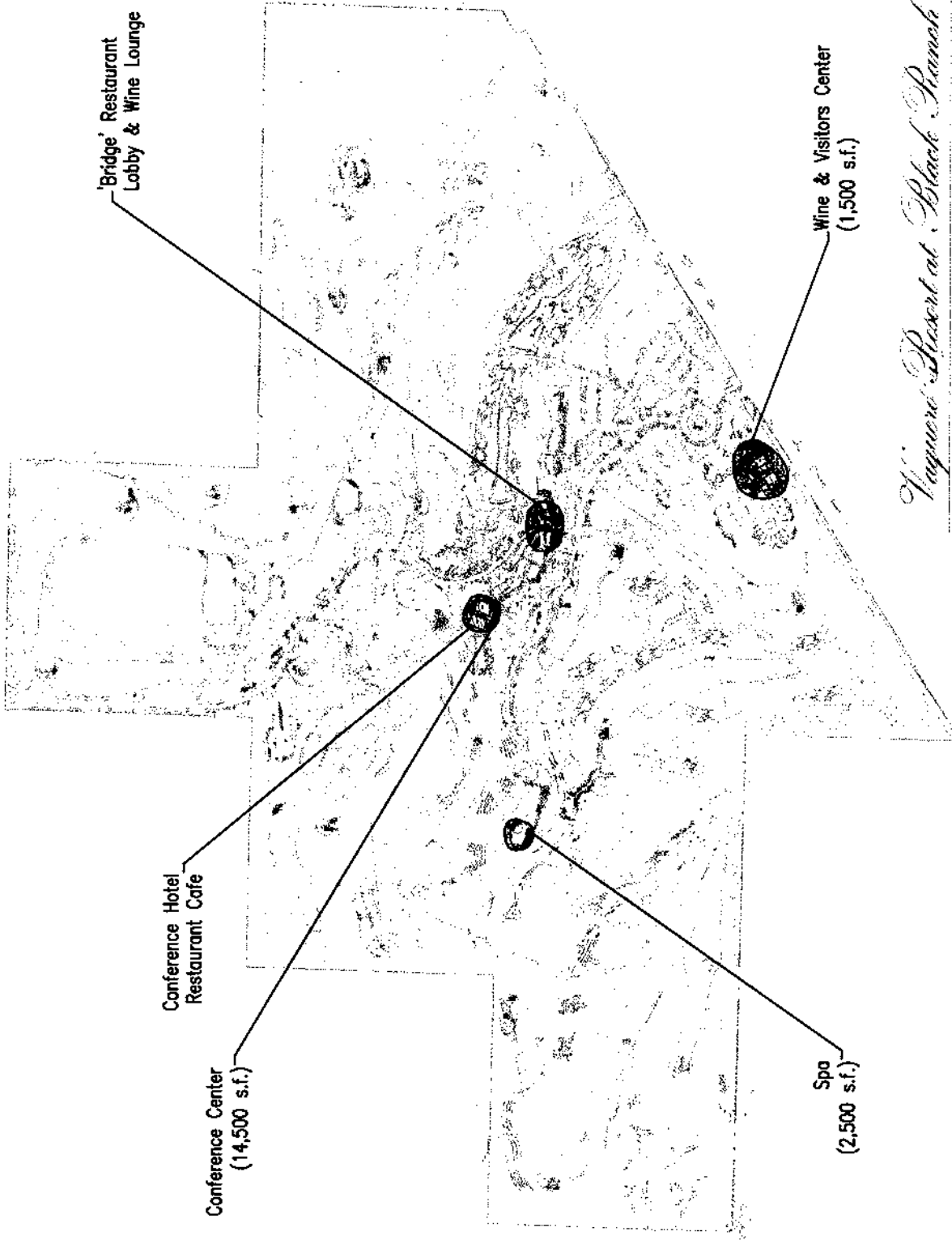
Deed Restrictions to Accompany Final Tract Map and Condo Plan

These operating restrictions would be placed on each casitas unit by recording a "Declaration of Use and Operational Restrictions and Requirements" against the title of each airspace unit. Operating standards and reporting requirements would be met through submittal of materials to meet City oversight needs.

VAQcasitasdescription

Section 6

Visitor & Wine Center Plans
Conference Center Plans
Funiculars (fixed rail tram)



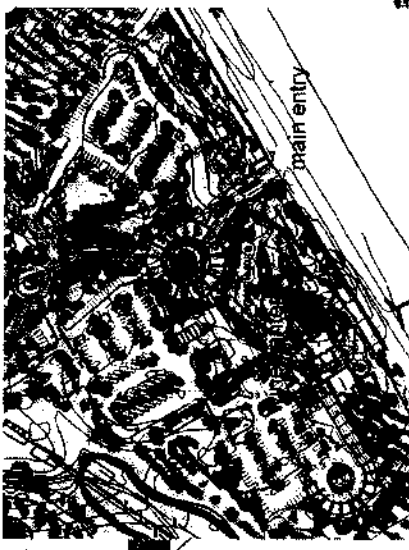
Vignone Resort at Black Ranch
 by *Henry Vision*
 1000 S. Las Colinas Blvd., Irving, California

0 100 200 400 600 800
 PROJECT SITE PLAN
 1 JULY 2007



Resort Services and Retail Outlets

Visitor & Wine Center Partial Site Plan



Legend

VISITOR CENTER and WINE TASTING

VAQUERO's Visitor Center at the Highway 46 entrance to the resort includes several public and resort administrative functions combined into this single complex.

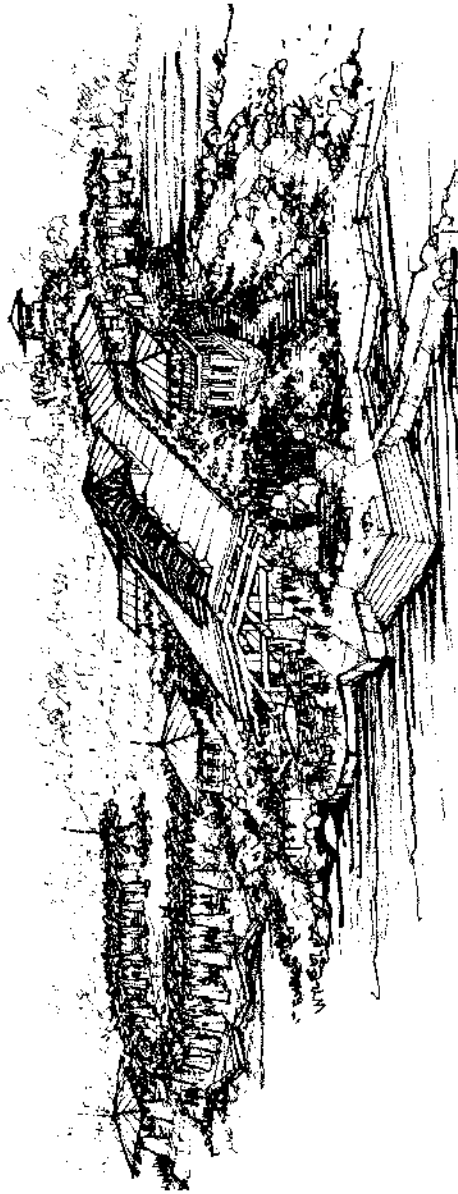
The Wine Tasting facility (1,500 sq ft) is designed to showcase the Paso Robles region's growing viticulture industry. VAQUERO will include a number of acres (up to 100) dedicated to varieties suited to the regions climate. The resort concierge located in this area is also envisioned to include an on site wineries concierge to assist travelers unfamiliar with the area to locate and enjoy what the region has to offer.

The Visitor's Center is also designed to welcome resort guests to the property, and to allow both hotel guests and golfers to exchange their personal vehicles for a golf cart to access the property. Valet parking will be accommodated at the Visitor's Center, and will include some golf cart storage and maintenance space built into the facility.

Administrative space for the resort rounds out this grouping of buildings. General hotel management, golf course administration and management, buildings and grounds maintenance, accounting functions and the host of employees dedicated to the guest experience will be located at this entrance to the property.



Elevations



Perspective Sketch

Visitor Center Wine Tasting

DATE	DESCRIPTION

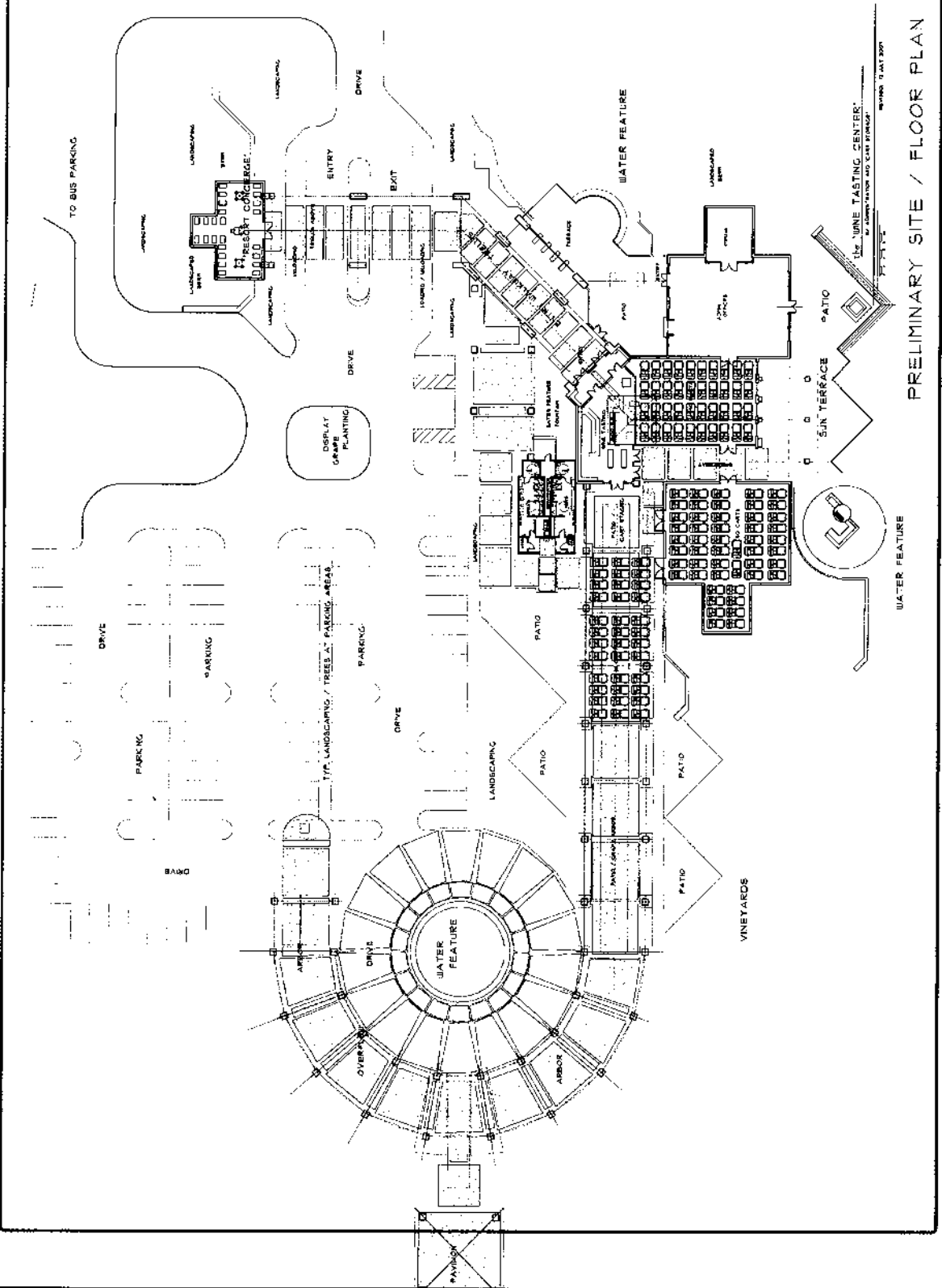
SCALE	

"Quero de los Robles Resort"
 The "WINE TASTING" CENTER / ADMIN
 PASE ROBLES, CALIFORNIA



Professional Seal
 100 South Main Street
 Box 1122
 Fresno, CA 93733
 559-233-1122

A



PRELIMINARY SITE / FLOOR PLAN

DATE: 12 JAN 2007

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CONFERENCE CENTER

VAQUERO's Conference Center is designed in grand ballroom style, encompassing 14,500 sq ft of area located at the Conference Center Hotel. The center will include three (3) large ballrooms, designed to break down into several smaller meetings rooms configurations. Attendees to the facility will be treated to state-of-the-art audio and visual equipment and interfaces for their meetings and presentation needs.

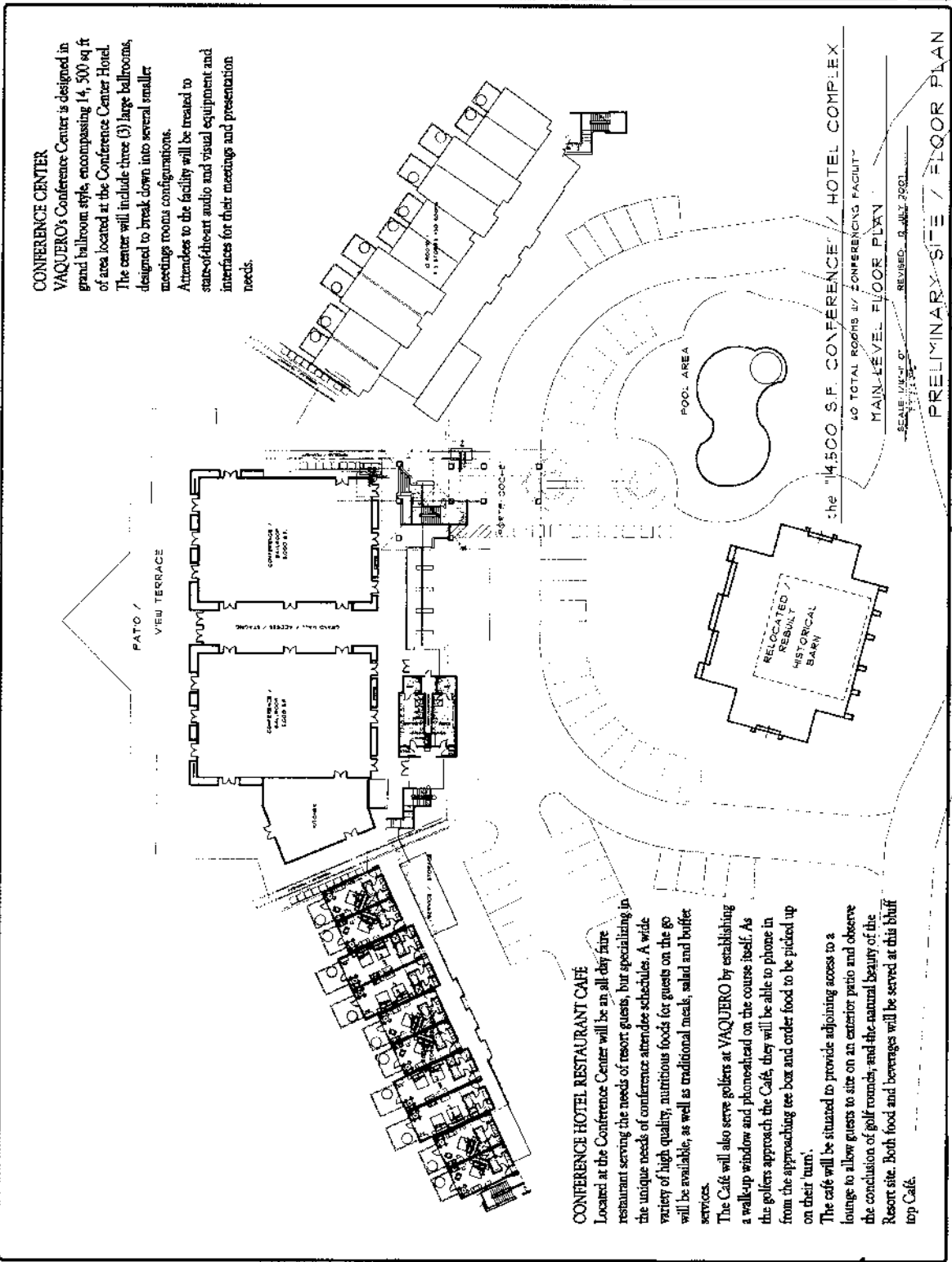
CONFERENCE HOTEL RESTAURANT CAFE

Located at the Conference Center will be an all day fine restaurant serving the needs of resort guests, but specializing in the unique needs of conference attendee schedules. A wide variety of high quality, nutritious foods for guests on the go will be available, as well as traditional meals, salad and buffet services.

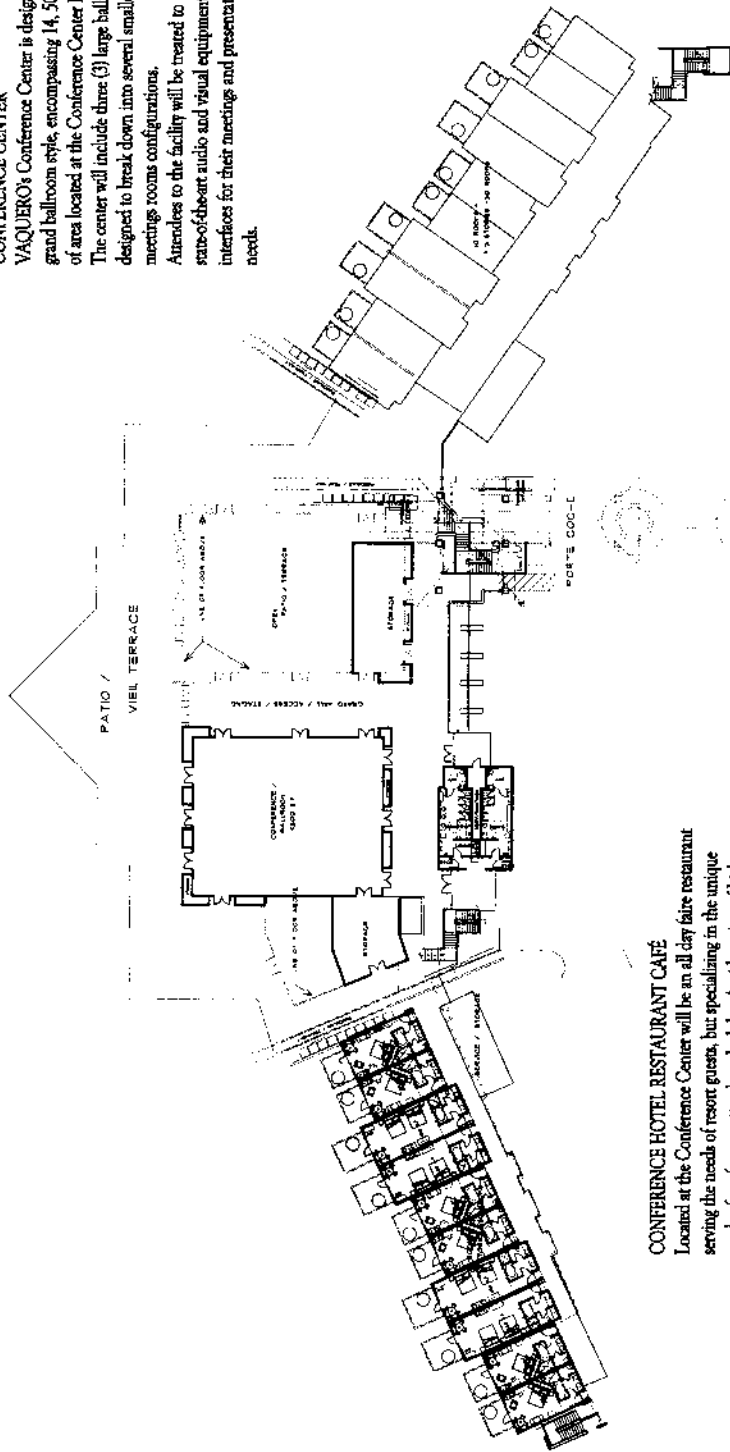
The Café will also serve golfers at VAQUERO by establishing a walk-up window and phonehead on the course itself. As the golfers approach the Café, they will be able to phone in from the approaching tee box and order food to be picked up on their 'turn'.

The café will be situated to provide adjoining access to a lounge to allow guests to sit on an exterior patio and observe the conclusion of golf rounds, and the natural beauty of the Resort site. Both food and beverages will be served at this bluff top Café.

Logo for "Vaquero de los Rios Resort" and "The Hotel / Conference Complex" with contact information: 180-78-0000, 180-78-0001, 180-78-0002, 180-78-0003, 180-78-0004, 180-78-0005, 180-78-0006, 180-78-0007, 180-78-0008, 180-78-0009, 180-78-0010, 180-78-0011, 180-78-0012, 180-78-0013, 180-78-0014, 180-78-0015, 180-78-0016, 180-78-0017, 180-78-0018, 180-78-0019, 180-78-0020, 180-78-0021, 180-78-0022, 180-78-0023, 180-78-0024, 180-78-0025, 180-78-0026, 180-78-0027, 180-78-0028, 180-78-0029, 180-78-0030, 180-78-0031, 180-78-0032, 180-78-0033, 180-78-0034, 180-78-0035, 180-78-0036, 180-78-0037, 180-78-0038, 180-78-0039, 180-78-0040, 180-78-0041, 180-78-0042, 180-78-0043, 180-78-0044, 180-78-0045, 180-78-0046, 180-78-0047, 180-78-0048, 180-78-0049, 180-78-0050, 180-78-0051, 180-78-0052, 180-78-0053, 180-78-0054, 180-78-0055, 180-78-0056, 180-78-0057, 180-78-0058, 180-78-0059, 180-78-0060, 180-78-0061, 180-78-0062, 180-78-0063, 180-78-0064, 180-78-0065, 180-78-0066, 180-78-0067, 180-78-0068, 180-78-0069, 180-78-0070, 180-78-0071, 180-78-0072, 180-78-0073, 180-78-0074, 180-78-0075, 180-78-0076, 180-78-0077, 180-78-0078, 180-78-0079, 180-78-0080, 180-78-0081, 180-78-0082, 180-78-0083, 180-78-0084, 180-78-0085, 180-78-0086, 180-78-0087, 180-78-0088, 180-78-0089, 180-78-0090, 180-78-0091, 180-78-0092, 180-78-0093, 180-78-0094, 180-78-0095, 180-78-0096, 180-78-0097, 180-78-0098, 180-78-0099, 180-78-0100.



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CONFERENCE HOTEL RESTAURANT CAFÉ
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LOWER LEVEL FLOOR PLAN

4,500 S.F. CONFERENCE / BALLROOM FACILITY W/

20 TOTAL ROOMS W/ CONFERENCE FACILITY AT THIS LEVEL

SCALE: 1/4" = 1'-0" REVISED: 12 JULY 2001

PRELIMINARY SITE / FLOOR PLAN

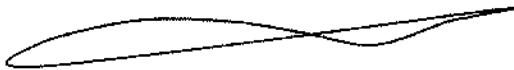
A2

VAQUERO de los Angeles Resort
 The HOTEL / CONFERENCE COMPLEX
 PASO ROBLES, CALIFORNIA

Design Inc
 Architectural Services Inc
 1000 N. 17th St. #11
 Los Angeles, CA 90012
 Tel: 714 423-1100



VAQUERO de los Robles Resort



Funiculars —
fixed rail
cable cars

Duquesne Incline, Pittsburg

One of the guiding design principles for our resort at VAQUERO is to introduce the hotel and related uses on the property by taking advantage of the wide range of topographic relief of the site. This is to say we have attempted to present the hotel buildings along the prominent east-west bluff ridge running through the property and to step the hotel buildings down the bluff faces, essentially 'digging in' the visitor uses and stepping the buildings down these slopes to reduce massing and to provide a feel that the buildings are flowing with the terrain.

Funicular railways date back to the 1700's and became popular in the United States in the 1800's, generally attributed to periods of waterway canal building, as a relatively cost effective solution to moving workers and equipment up and down steep slopes. Angels Flight in Los Angeles is probably one of the closest and well known funiculars.



Wellington Cable Car

Funiculars are typically a pair of cable cars tethered on a closed cable loop that alternatively move up and down a railway, by using the weight of the descending vehicle to reduce the energy required to pull the ascending vehicle up the incline. Funiculars can also be a single tram unit operating along the same principles.



Montmartre Funicular, Paris



4th Street Elevator
Dubuque, Iowa



Monongahela
Incline,
Pittsburg

At VAQUERO Resort, funiculars will be installed to serve as elevators for the Main and East Wing Hotel buildings. A funicular will also extend from the Main Hotel to the Recreation Center below the bluff face and ridge. This additional railway will provide guests the option of accessing the pool and recreation areas without hiking up and down this hill.

Section 7

Infrastructure and Phasing



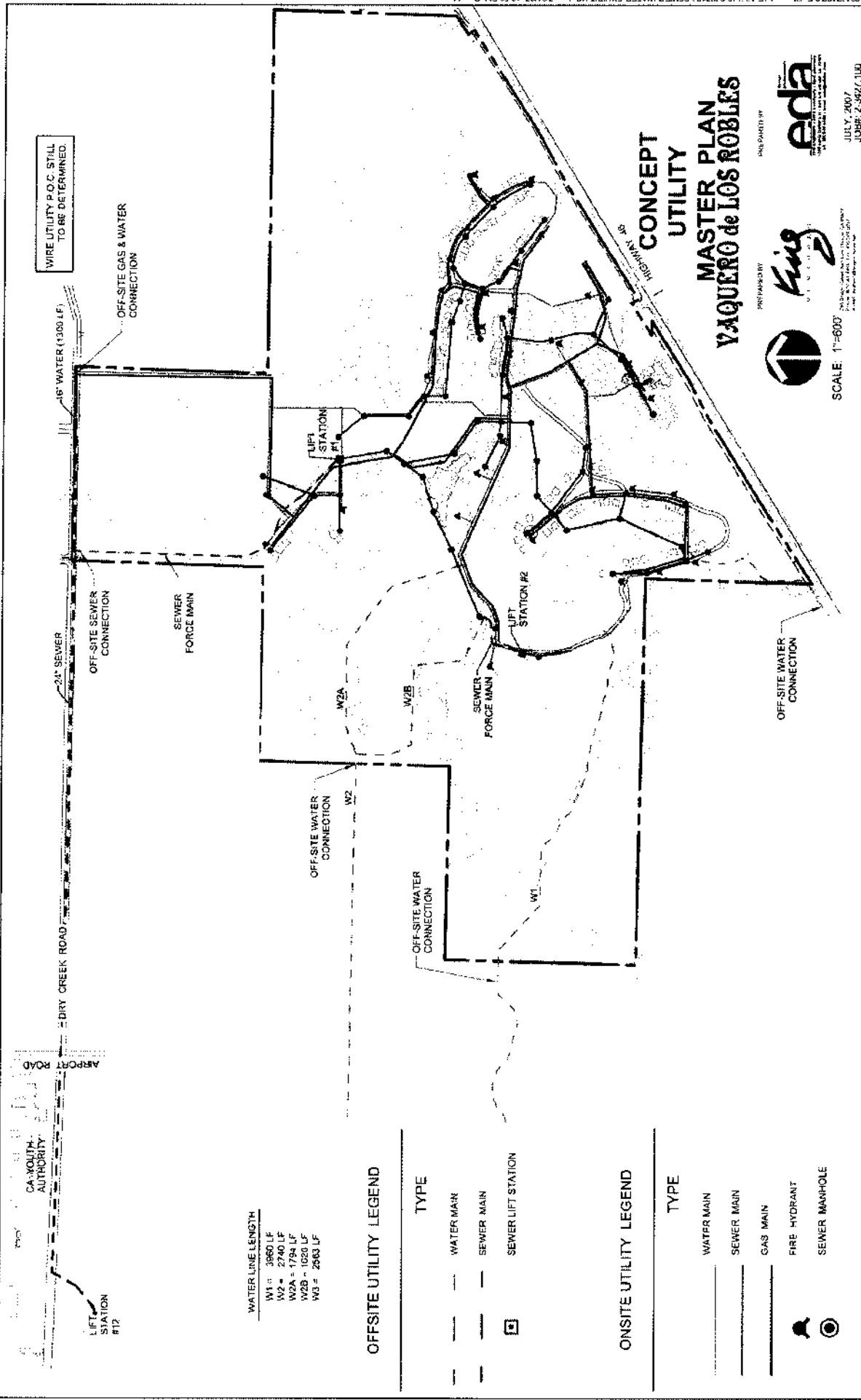
VAQUERO Resort Infrastructure and Construction Phasing

The conditions of approval prescribe various requirements for water, wastewater, circulation and storm water improvements, both on-site and off-site.

These conditions will be addressed as follows:

- **Water Infrastructure** **Phase 1**
Conditions require a "looped" water main system for service between Airport Road and Dry Creek Road. This plan can be accomplished in one of 3 ways being studied with the City Engineer and staff. A final improvement plan will be constructed in Phase 1.
- **Wastewater Disposal** **Phase 1**
On-site collection and conveyance systems will tie into an extension of City wastewater collection lines down Dry Creek Road. The specifics of these systems will be approved by the City Engineer and constructed with the Phase 1 project.
- **Storm Drainage Improvements** **Phase 1 / 2**
Storm drainage detention facilities will be completed prior to initiating buildings construction in Phase 1. Expansion of both storm water and ornamental water features are planned in conjunction with the wetlands enhancement, vernal pools and oak woodlands protection features of the mitigation monitoring conditions of approval.
- **Dry Creek Road Improvements** **Phase 1 / 2**
Initial improvements in Phase 1 include: (a) dedication of right-of-way to the City for widening; (b) agreement to participate in an area-wide assessment district to coordinate improvements of the road; and (c) widening and a project entry at Dry Creek Road for the resort project. We anticipate the City's assessment district will complete area-wide improvements near our Phase 2 project timing.
- **Highway 46 Improvements** **Phase 1** **In coordination w/Caltrans**
Improvements required include: (1) left turn channelization for east bound vehicles; (2) west bound acceleration and deceleration lanes at the project entry. These improvements were conditioned before building permits. Now that Caltrans has programmed the project, we believe limiting Highway 46 access and utilizing Dry Creek Road for construction access would allow construction to take place prior to the State's highway improvements being finalized.
- **On-site and Emergency Access** **Phase 1 / 2**
The resort includes the main entrance planned at Highway 46. Additionally, a secondary access for right-turn-only movements exists on Highway 46 at the far eastern end of the site. Discussions with adjoining Eberle Vineyards concerning joint emergency access will also be Pursued.

VAQresortdescription



WIRE UTILITY P.O.C. STILL TO BE DETERMINED.

18" WATER (1300 LF)

OFF-SITE GAS & WATER CONNECTION

24" SEWER

OFF-SITE SEWER CONNECTION

SEWER FORCE MAIN

LIFT STATION #1

LIFT STATION #2

SEWER FORCE MAIN

W2A

W2B

OFF-SITE WATER CONNECTION

W2

OFF-SITE WATER CONNECTION

W1

OFF-SITE WATER CONNECTION

DRY CREEK ROAD

CA SOUTH AUTHORITY

LIFT STATION #12

WATER LINE LENGTH

W1 =	3860 LF
W2 =	2740 LF
W2A =	1794 LF
W2B =	1020 LF
W3 =	2563 LF

OFFSITE UTILITY LEGEND

TYPE	SYMBOL
WATER MAIN	---
SEWER MAIN	---
SEWER LIFT STATION	□

ONSITE UTILITY LEGEND

TYPE	SYMBOL
WATER MAIN	---
SEWER MAIN	---
GAS MAIN	---
FIRE HYDRANT	●
SEWER MANHOLE	○

CONCEPT UTILITY MASTER PLAN

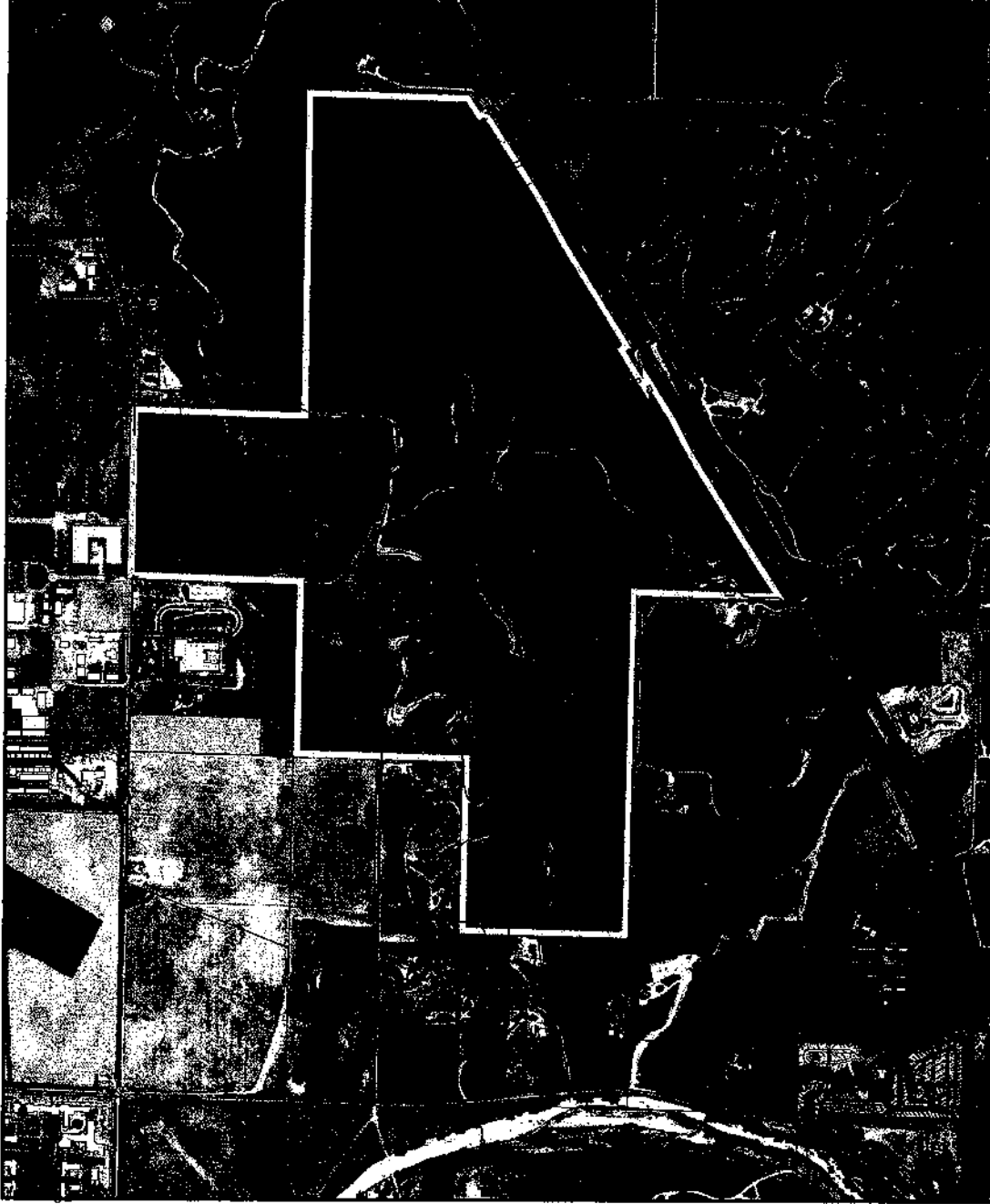
Vaquero de los Robles

PREPARED BY **King** ENGINEERS ARCHITECTS

PREPARED BY **eda** ENGINEERS ARCHITECTS

SCALE: 1"=600'

JULY 2007
JOB# 2-0627-100



OFF-SITE WATER MAIN ROUTES

FOR

VAQUERO de Los ROBLES



280 Bridge Street, San Luis Obispo, CA 93401
 Tel: 805.762.1000
 Fax: 805.762.1001
 Email: eda@eda.com

Section 8

Biology & Traffic Analyses

July 19, 2007

David Watson, AICP
King Ventures
285 Bridge Street
San Luis Obispo, CA 93401

SUBJECT: King Ventures Vaquero at Black Ranch Vernal Pool Watershed Mapping in Compliance with Resolution 04-008 General Condition 11(C) and Mitigation Measure B-18

Dear David:

David Wolff Environmental (DWE) is pleased to provide this letter documenting the vernal pool watershed mapping in compliance with Resolution 04-008 General Condition 11(C) and Mitigation Measure B-18 for the Vaquero at Black Ranch project in Paso Robles. I have conducted this study at your request based on the review of available background information and field surveys of the areas mapped with vernal pools.

Vernal pools on the Black Ranch project site were identified through the environmental review process in 2002 for the Black Ranch project and mapped on project plans prepared by RRM Design Group. Earlier biological resources reports prepared for the Black Ranch project in 1998 and 2001 did not acknowledge the presence of vernal pools. The vernal pool discovery was a result of the Caltrans Highway 46 corridor study that identified two vernal pools just north of the highway in the southeast area of the project site. Federally listed vernal pool fairy shrimp (*Branchinecta lynchi*) were positively identified in the northernmost vernal pool and suspected but not observed in the southern pool near the property line fence.

The extent of the two vernal pools and their approximate watershed were shown on a September 9, 2002 map prepared by RRM Design Group. David Wolff, DWE Principal Ecologist, conducted a field survey of the vernal pool area on April 11 and June 19, 2007 to field locate the vernal pools with King Ventures representatives David Watson and Deborah Bowdey. During the June 19th field survey, David Wolff flagged the limits of the two vernal pools and the associated combined watershed of the both pools that was then surveyed and mapped by an EDA Design Professionals survey team. We designated the southern and northern pools as vernal pool #1 and #2 respectively.

The EDA survey map on one-foot contours showed the vernal pools and watershed approximately 200 feet to the east of the RRM mapping. While confident of the field location and mapping based on observed topographic drainage pattern and vernal pool plants, DWE contacted Caltrans biologist Mitch Dallas who had discovered the vernal pools to confirm the location. Mr. Dallas provided photographs of the two pools that confirmed the DWE field location and EDA survey mapping of the location and extent of the vernal pools and associated watershed. As such, I consider the DWE field mapping and EDA survey of the vernal pools and watershed as accurate and should supersede any previous mapping efforts of the two vernal pools on the Vaquero at Black Ranch project site.

The attached Figure 1 provides the Caltrans photographs from the 2001 discovery. Figure 2 provides the surveyed location and extent of the vernal pools and associated watershed based on the DWE field flagging and EDA surveying on the one-foot contour topographic map in compliance with General Condition 11(C) and Mitigation Measure B-18.

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Thank you very much for the opportunity to provide biological resources consulting services. Please contact me if you have any questions or need any additional information.

Very truly yours,



David K. Wolff
Principal Ecologist
Certified Professional Wetland Scientist

Attachments:

- Figure 1 – Vernal Pool Photographs
- Figure 2 – Vernal Pool Watershed Map

FIGURE 1 – VERNAL POOL PHOTOGRAPHS
SOURCE: MITCH DALLAS, CALTRANS, 2001



Photo 1 – Vernal pool #1 looking north at southern property fence along Hwy 46

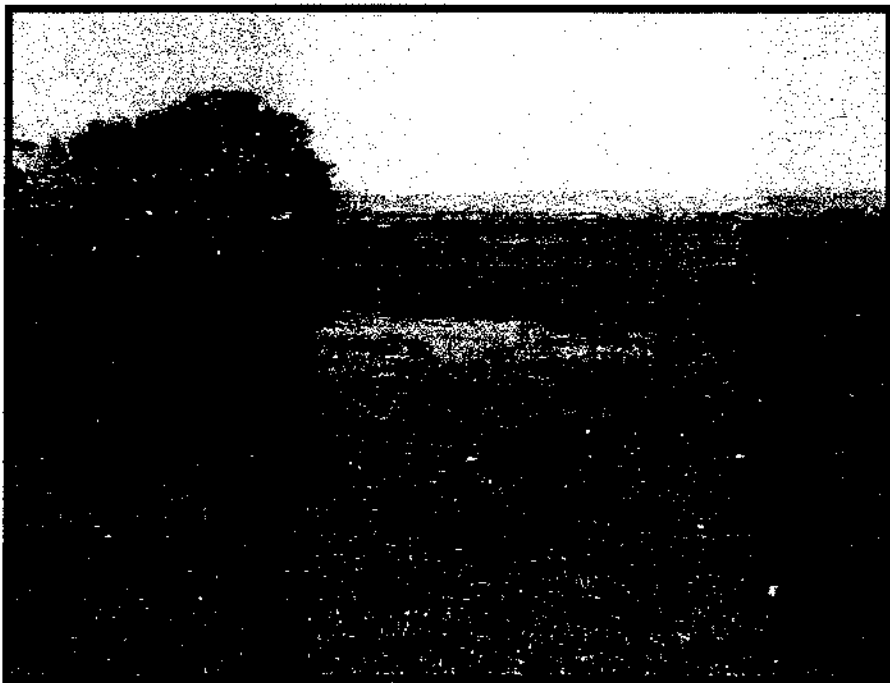


Photo 2 – Vernal pool #2 approximately 275 feet north of the property fence on Hwy 46

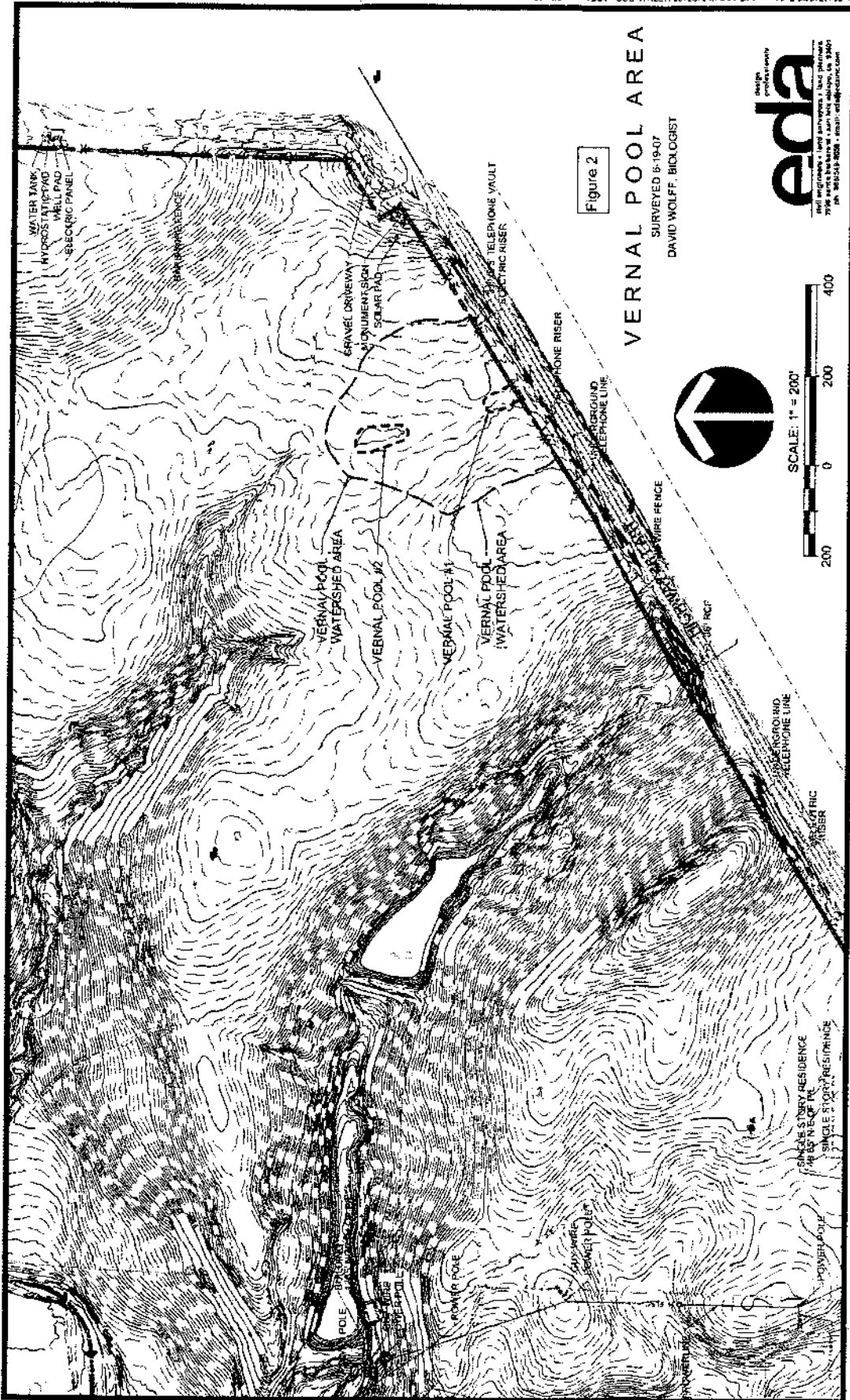


Figure 2

VERNAL POOL AREA

SURVEYED 6-19-07
DAVID WOLFF, BIOLOGIST



SCALE: 1" = 200'
0 200 400





ASSOCIATED TRANSPORTATION ENGINEERS

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July 31, 2007

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TRIP GENERATION COMPARATIVE ANALYSIS FOR THE VAQUERO AT BLACK RANCH PROJECT, PASO ROBLES, CALIFORNIA

Pursuant to your request, Associated Transportation Engineers (ATE) is providing the following trip generation analysis for the Vaquero at Black Ranch Project. The project is located along Highway 46 in the City of Paso Robles. The project was approved by the City of Paso Robles and included a 280-unit resort hotel, a free standing restaurant, a winery/visitors center, and a 27 hole golf course.

The proposed project includes many of the same components as the approved project with the following changes:

- The number of hotel rooms has been reduced and the number of bungalows has increased, but the total number of rooms, 280, remains the same.
- The golf course has been reduced from 27 to 18 holes.
- The free-standing restaurant is incorporated as a restaurant within the hotel.

The purpose of this analysis is to compare the trip generation of the approved project with the trip generation of the proposed project to determine if the proposed uses would generate additional traffic, and thus create potential impacts not considered in the traffic analysis for the approved project.

Trip Generation Analysis

Trip generation estimates were calculated for the approved and proposed land uses based on rates published in the Institute of Transportation Engineers (ITE) trip generation manual.¹ The Institute of Transportation Engineers trip generation publication does not contain trip generation rates for wineries. Trip generation estimates for the proposed winery were developed using rates gathered from local winery studies along the Central Coast of California. The trip generation estimates are summarized in Table 1. Detailed trip generation calculations are shown on Exhibit A.

Table 1
Trip Generation Comparison

Land Use	Average Daily Trips	A.M. Peak Hour	P.M. Peak Hour
Proposed Project	2,041	144	190
Approved Project	2,903	168	260
Difference	-862	-24	-70

The proposed project would generate 2,041 Average Daily Trips, with 144 trips occurring during the A.M. peak hour and 190 trips occurring during the P.M. peak hour. The approved project would generate 2,903 Average Daily Trips, with 168 trips occurring during the A.M. peak hour and 260 trips occurring during the P.M. peak hour. The difference between the proposed and approved project is 862 less Average Daily Trips, 24 less A.M. peak hour trips, and 70 less P.M. peak hour trips, as shown in Table 1.

Parking

Parking for the Vaquero at Black Ranch was evaluated by ATE using Chapter 21.22 of the El Paso De Robles Municipal Code and project data provided by King Ventures.

Hotel: The hotel with restaurant, casitas, east/west hotels, and the hacienda corporate retreat has 280 total rooms, which requires a minimum of 310 parking spaces plus employee parking. The plan proposes 339 parking spaces, which allows for 29 employees working the largest shift. (Section 21.22.04081-2)

¹ Trip Generation, Institute of Transportation Engineers, 7th Edition, 2003.

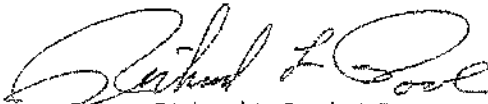
Conference Center: There are 113 parking spaces proposed for the Conference Center and there must be one parking space per 100 square foot of net floor area to meet code requirements. Therefore, the net floor area of the conference center must be less than or equal to 11,300 square feet. (Section 21.22.040C1)

Wine/Visitors Center and Health Spa: Retail and Service establishments should provide one parking space per 250 square feet of gross floor area. The proposed project offers a total of 30 parking spaces, which exceeds the zoning requirements of the 4,000 square foot retail space by 14 parking spaces. (Section 21.22.040D17)

Golf Course: The requirements for this land use is not specified in El Paso De Robles Municipal Code. According to the previously approved project, six parking spaces per hole was approved. The proposed project provides more than 6 parking spaces per hole.

It should be noted that the parking calculations are for each land use. Many of the hotel patrons will also use the other facilities which could reduce the number of overall parking spaces necessary for the development. A parking demand study would give a more accurate assessment of the parking needed for the proposed project.

Associated Transportation Engineers


By: Richard L. Pool, P.E.
President



RLP/JJK

Attachment: Exhibit A - Vaquero at Black Ranch - Trip Generation Calculations

EXHIBIT A

Vaquero at Black Ranch - Trip Generation Calculations

Associated Transportation Engineers Trip Generation Worksheet							
VAQUERO AT BLACK RANCH PROJECT - APPROVED PROJECT							
Land Use	Size	ADT		A.M.		P.M.	
		Rate	Trips	Rate	Trips	Rate	Trips
1. Resort Hotel (a)	280 Units	4.89	1,370	0.37	104	0.49	137
2. Free Standing Restaurant	6,000 sq.ft.	89.95	540	0.81	5	7.49	45
3. Winery / Visitors Center (b)	1,500 sq.ft.	18.80	28	0.00	0	2.43	4
4. Golf Course	27 Holes	35.74	965	2.22	60	2.74	74
Project Total:			2,903		168		260
Notes:							
(a) Assumes 100% Occupancy. Resort Hotel includes Cafe, Conference Center, and Health Spa.							
(b) ITE data not available. Winery / Visitors Center trip generation based on local studies.							

Associated Transportation Engineers Trip Generation Worksheet							
VAQUERO AT BLACK RANCH PROJECT - PROPOSED PROJECT							
Land Use	Size	ADT		A.M.		P.M.	
		Rate	Trips	Rate	Trips	Rate	Trips
1. Resort Hotel (a)	280 Units	4.89	1,370	0.37	104	0.49	137
2. Winery / Visitors Center (b)	1,500 sq.ft.	18.60	28	0.00	0	2.43	4
3. Golf Course	18 Holes	35.74	643	2.22	40	2.74	49
Project Total:			2,041		144		190
Notes:							
(a) Assumes 100% Occupancy. Resort Hotel includes Restaurant/Lounge, Cafe, Conference Center, and Health Spa.							
(b) ITE data not available. Winery / Visitors Center trip generation based on local studies.							