RESOLUTION NO. 16-031

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING THAT THE CITY COUNCIL APPROVE
A MASTER DEVELOPMENT FOR
GENERAL PLAN AMENDMENT 13-002, SPECIFIC PLAN AMENDMENT 13-001,
REZONE 13-001, AND A MASTER DEVELOPMENT PLAN
APPLICANT – WES WILLHOIT/ESTRELLA ASSOCIATES
RIVER OAKS II EXPANSION - APN: 025-390-009

WHEREAS, Wes Willhoit, on behalf of Estrella Associates ("Applicant"), in connection with the proposed development of a project known as River Oaks II Expansion (the "Project"), has filed a proposed Master Development Plan (the "MDP") for the Project; and

WHEREAS, in connection with the Project, Applicant has also filed GPA 13-002, SPA 13-001, and Rezone 13-001; and

WHEREAS, the MDP is consistent with GPA 13-002, SPA 13-001 and Rezone 13-001 and would not conflict with the Housing and Parks and Recreation Elements of the General Plan; and

WHEREAS, the proposed Project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure and investment in the community; and

WHEREAS, as noted in SPA 13-001, the MDP provides a conceptual project development for 271 new residences, expanded spa facilities and other site improvements; and

WHEREAS, the MDP includes site layout, land uses, and circulation plan; and

WHEREAS, the MDP is incorporated into the proposed River Oaks II Expansion Design Manual, that provides: design guidelines; development standards; landscape and architectural themes; infrastructure plan; and a phasing and implementation plan (including a design review process); and

WHEREAS, the River Oaks II Expansion Design Manual provides for development standards that deviate from applicable development standards set forth in the City Zoning Code, but that may be considered with adoption of a Specific Plan Amendment;

WHEREAS, the River Oaks II Expansion Design Manual is intended to create a development that would provide for an orderly extension of the existing River Oaks I neighborhoods; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 24, 2016 on this project to accept public testimony on the Project, including the MDP; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") and its implementing Regulations, an Initial Study and Mitigated Negative Declaration were prepared for this Project and was circulated for public review, and has been considered by the Planning Commission under a separate resolution.

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures incorporated as Conditions of Approval, will not result in any significant environmental impacts; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on May 24, 2016 on this project to accept public testimony on the Mitigated Negative Declaration and the Project;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

Section 1. Based upon the facts and analysis presented in the staff report and the attachments thereto, and public testimony received, the Planning Commission makes the following findings:

a. The design of the proposed MDP, including site layout, land uses, and circulation plan would be consistent with: (1) the goals and policies established by the General Plan, as amended; (2) the policies and development standards established by the Zoning Ordinance, and Borkey Area Specific Plan, as amended; (3) all other adopted codes, policies, standards, and plans of the city.

b. The design of the proposed MDP would be consistent with the surrounding neighborhood development pattern and land uses.

c. The proposed MDP will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.

d. The proposed MDP accommodates the aesthetic quality of the city as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from gateways to the city and scenic corridors, with implementation of the River Oaks II Design Manual.

e. The proposed MDP is compatible with, and is not detrimental to, surrounding land uses and improvements, circulation system, provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of

the Mitigation Monitoring and Reporting Program, and participation in Development Impact Fee Program.

f. The proposed MDP is compatible with existing scenic and environmental resources such as hillsides, agricultural activities, drainage courses, oak trees, or vistas.

g. The proposed MDP accommodates the aesthetic quality of the City as a whole, since the project incorporates compatible, building forms, colors and materials similar to surrounding development.

Section 2. The Planning Commission does hereby recommend approval of the MDP, subject to the Conditions of Approval, attached hereto as Exhibit A, the MDP, attached hereto as Exhibit B, and the River Oaks II Design Manual, attached hereto as Exhibit C. Exhibits A, B, and C are incorporated herein.

PASSED AND ADOPTED THIS 24th day of May, 2016 by the following Roll Call Vote:

AYES: Commissioners Donaldson, Barth, Rollins, Agredano, Davis and Burgett
NOES:
ABSENT: Commissioner Brennan
ABSTAIN:

Chairman Bob Rollins

ATTEST:

Warren Frace, Planning Commission Secretary

Exhibit A – Conditions of Approval
Exhibit B – Master Development Plan
Exhibit C – River Oaks II Design Manual

Exhibit A –
River Oaks II Conditions of Approval

<u>Planning Division Conditions:</u>

1. All future tentative tract maps, parcel maps, and neighborhood development plans, including subdivision layout, site circulation, public improvements and development plans shall be in substantial conformance with the Master Site Development Plan. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
B	River Oaks II Expansion Master Site Development Plan
C	River Oaks II Design Manual

2. In accordance with the Recreation Element of the General Plan property located between the Salinas River waterway and North River Road owned by the applicant shall be dedicated to the City concurrently with recordation of the first final map. A 100% credit shall be granted toward the Parks and Recreation Development Impact Fee, in effect at the time of issuance, for every single-family residential building permit issued consistent with the Master Development Plan (not to exceed 271 single-family residential units).

3. The reservation for relocation of the low frequency radio transmission tower (KPRL 1230AM) to this parcel shall carry with any conveyance of this property. An assignment of the corresponding lease shall be provided to the City by the applicant. However, the City may offer the owner of the radio transmission facility an acceptable alternative location.

4. The applicant shall submit draft Covenants, Conditions and Restrictions (CC&Rs) for review and approval by the Community Development Director with each subdivision phase of development. CC&Rs shall reference agricultural disclosure agreements, and disclosure agreements for potential future recreation-oriented uses related to noise and lighting for the future City-owned river parcel.

5. Residential development shall not be permitted in the agriculturally zoned property, except for one (1) caretaker unit per 20 acres which may be permitted, subject to approval by the Planning Commission. The use of property zoned Agriculture shall be limited to the uses listed below and criteria set forth in the River Oaks II Design Manual (Exhibit B):
    - Agricultural Crop Production
    - Produce Stands
    - Certified Farmers Market

- River Oaks Hot Springs Spa, with associated fitness and wellness uses (e.g. personal services, mineral baths, recreation uses such as pools & tennis courts)
- Passive Recreation (e.g. picnic/barbeque areas, walking trails)
- Pavilion Community Center (e.g. special events, neighborhood meetings)
- Amphitheater (existing facility will be improved to accommodate uses as defined in the Design Manual)
- Private streets within the Agriculturally zoned property
- Ancillary maintenance facilities (e.g. agricultural, golf and grounds maintenance shop and storage shed located as defined in the Design Manual)

6. Any expansion, not otherwise defined in the Design Manual, of the existing spa development or the amphitheater will require approval of a Conditional Use Permit by the Planning Commission.

7. Land use, site design and development standards to support land use compatibility between agricultural activities conducted on the project site and adjacent residential neighborhoods consistent with the River Oaks II Design Manual (Exhibit B) shall be prepared and approved by the Planning Commission concurrently with approval of future tentative tract map / neighborhood development plans adjoining off-site agricultural lands. Standards may include agricultural setbacks, landscape screening, decorative open fencing, and/or others to be determined. Any such review and determination shall not be in conflict with the adopted River Oaks II Design Manual (Exhibit B).

8. All multi-purpose trails and walkways shall be open to the general public, except for the bluff-top trail along the western edge of the Traditions planning area west of Clubhouse Drive. The Homeowners Association may limit the hours of public use to daytime hours, and may restrict access during maintenance activities, as provided for in the project CC&Rs.

9. Clubhouse Drive and Village Drive within Subarea A will be private streets with public access and will be maintained by the Master Homeowners Association.

10. A Common Interest Development Homeowners Association shall be formed with responsibility to maintain private streets, stormwater facilities, right of way landscaping, trails, walkways, open space areas, and common landscape areas. All private streets shall be covered with Public Utility Easements, and specific easement agreements in favor of the City for maintenance of sanitary sewers and water facilities with language approved by the Public Works Director. Any maintenance and/or repairs performed by the municipal agency shall be to the then current Department of Public Works Standard Detail and Specifications.

11. Future tentative map approvals shall demonstrate compliance with the grading concepts set forth in the Design Manual (Exhibit B), as permitted by the City's Grading Ordinance. Site mass grading shall utilize contour landscape grading techniques to avoid angular, unnatural slopes.

12. A large lot tentative/final map, without conditions for improvements, may be submitted and approved for phasing and financing purposes in compliance with the River Oaks II Expansion Design Manual. Said Map may be submitted for Planning Commission approval at any time.

13. Mass grading of the residential neighborhoods shall be permitted in conjunction with the approval of the Large Lot Tentative Tract Map and Grading plan for Phase I consistent with the City's Grading Ordinance as amended. Phase I (Lot 2 of the above referenced Large Lot Map) may have a grading permit issued so long as no import of material is needed. Grading of Lots 3 and 5 shall be allowed so long as they are coincident with the conceptual criteria defined in the River Oaks II Expansion Design Manual and that cut and fill quantities are balanced for the entire site with any required export not exceeding 500 CY. A comprehensive storm water control plan shall be prepared demonstrating compliance with all applicable storm water management and permit requirements, and that addresses all proposed phases of development in a form acceptable to the City Engineer prior to issuance of any grading permits or approval of any subdivisions.

Engineering

14. With development of the first residential phase in River Oaks II, a 24-inch recycled water main shall be constructed from N. River Road to Clubhouse Drive, and then along the southern boundary of the updated Borkey Area Specific Plan to the Cuesta College property boundary. Credit shall be provided for over-sizing the line beyond 8-inch. Minimum 25-foot easements shall be provided to the City where public or private right-of-way does not exist. Where public or private right-of-way exists the recycled water line shall be placed in the right-of-way. Upon the extension of this recycled water line to its intersection with Buena Vista Drive the applicant shall be provided a tie-in at no additional cost.

15. When recycled water becomes available, the applicant shall connect all irrigated lands to the City recycled water system and utilize recycled water as an irrigation supply. Per City Ordinance No. 1021 N.S., the City's Public Works Director will allow the existing well(s) to remain in service to meet demands suitable for the landscape and irrigation of the continuous and long-term maintenance of all areas to be irrigated. The applicant and/or its successors shall have the right to blend its existing river underflow well water with reclaimed water as necessary to meet its desired project water quality goals subject to a minimum percentage of 25% recycled water with a target of 50% recycled water. Connection to the City recycled water system shall be subject to the cost parameters pursuant to the terms and conditions set forth in Section 4 (4.1) of the "Corrective Deeds and Agreement RE Offer To Dedicate" dated 5/28/2003 and recorded as Doc. 2003056981. Concurrently, the applicant will void the quality parameters pursuant to the terms and conditions set forth in Section 4 (4.2 & 4.3) of the "Corrective Deeds and Agreement RE Offer To Dedicate" dated 5/28/2003 and recorded as Doc. 2003056981

16. Two sources of water service must be provided to the Traditions neighborhood upon development of over 25 homes. The second point of connection for water to the Traditions Neighborhood may be Waterford Court if modeling demonstrates that suitable volumes for fire protection are adequate. The connection from Waterford Court must be made at the northern end of Clubhouse Drive. The distribution plan must be accepted by the City Water Division. The remaining development of River Oaks II must be served by the extension of the 12-inch water main in Buena Vista Drive.

17. The applicant shall reconstruct the sidewalk returns on the west side of the intersection of River Oaks Drive and Buena Vista Drive with the improvement of Buena Vista Drive from the project entrance south to the City boundary (see condition No. 53). This work will be recommended to be included in an update of the City's AB 1600 program and thereby be reimbursable to the developer.

Mitigation Measure Conditions

Aesthetics

18. Future site development of the site shall utilize landform, contour grading techniques to reduce the appearance of unnatural, angled slopes to help graded slopes blend in with the surrounding landscape. All exposed graded slopes shall be landscaped to soften the appearance of and camouflage graded slopes to be compatible with the surrounding development pattern and landscape.

Agriculture

19. An agricultural buffer setback from the northern property shall not be less than 75 feet. The applicant shall plant a row of trees and a hedgerow to reduce dust along the northern property line.

20. A disclosure agreement describing potential agricultural related nuisances (e.g., dust, noise, pesticide spraying, lights, etc.) associated with normal agricultural operations shall be recorded on the property title with the recordation of all subdivision maps within the River Oaks II expansion project area.

21. A "right-to-farm" notice in a form approved by the Community Development Director shall be recorded on the deed of each property within this project area.

Air Quality

22. Short-Term Construction-Related Emissions.
    - Interior and exterior paints used during project construction shall have a maximum allowable VOC content of 150 grams per liter;
    - Maintain all construction equipment in proper tune according to manufacturer's specifications;
    - Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non---taxed version suitable for use off-road);
    - Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off- road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
    - Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
    - Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
    - Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators, discouraging them from idling for more than 5 minutes;
    - Diesel idling within 1,000 feet of sensitive receptors shall be discouraged to the extent feasible;
    - Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
    - Electrify equipment when feasible; Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
    - Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel. Further reducing emissions by expanding use of Tier 3 and Tier 4 off-road and 2010 on-road compliant engines;
    - Repowering equipment with the cleanest engines available; and
    - Installing California Verified Diesel Emission Control Strategies. These strategies are listed at: http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm

23. Dust Control Construction Emissions:

    - Reduce the amount of the disturbed area where possible;

- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water could be applied as soon as possible whenever wind speeds exceed 15 miles per hour;
  - All dirt-stock-pile areas could be sprayed daily as needed;
- Permanent dust control measures could be identified in the approved project revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading could be sown with a fast-germinating native grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation could be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc., to be paved could be completed as soon as possible. In addition, building pads could be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles could not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil or other loose materials could be covered or could maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, and/or rumble strips for trucks and equipment leaving the site;
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water could be used where feasible; and
- Construction personnel should wear protective face masks while grading and excavating soils that contain serpentine soil;
- All PM10 mitigation measures required shall be shown on grading and building plans; and, the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

24. Mobile Emissions: Applicant shall implement at least 18 of the 24 measures identified by the local air district, provided below:

    a. Provide a pedestrian---friendly and interconnected streetscape to make walking more convenient, comfortable and safe (including appropriate signalization and signage).
    b. Provide good access to/from the development for pedestrians, bicyclists, and transit users.
    c. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.
    d. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using

climate appropriate species and shall be coincident with the adopted River Oaks II Design Manual (Exhibit B).

e. Pave and maintain the roads and parking areas
f. No residential wood burning appliances.
g. Incorporate traffic calming modifications to project roads, such as narrower streets, speed platforms, bulb---outs and intersection designs that reduce vehicles speeds and encourage pedestrian and bicycle travel.
h. Increase number of connected bicycle routes/lanes in the vicinity of the project.
i. Provide easements or land dedications and construct bikeways and pedestrian walkways.
j. Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel to adjacent land uses.
k. Plant drought tolerant, native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.
l. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.
m. Install high efficiency heating and cooling systems.
n. Utilize high efficiency gas or solar water heaters.
o. Utilize built-in energy efficient appliances (i.e. Energy Star®).
p. Utilize double-paned windows.
q. Utilize low energy street lights (i.e. sodium).
r. Utilize energy efficient interior lighting.
s. Install door sweeps and weather stripping (if more efficient doors and windows are not available).
t. Install energy---reducing programmable thermostats.
u. Develop recreational facility (e.g., parks, gym, pool, etc.) within one---quarter of a mile from site.
v. If the project is located on an established transit route, provide improved public transit amenities (i.e., covered transit turnouts, direct pedestrian access, covered bench, smart signage, route information displays, lighting etc.).
w. Project provides a display case or kiosk displaying transportation information in a prominent area accessible to employees or residents.
x. Provide vanpool, shuttle, mini bus service (alternative fueled preferred).

25. Sensitive Receptors.

a. Prior to issuance of a grading permit, a permit to operate shall be obtained from the SLOAPCD for any diesel emergency back---up generator, 50 hp or greater, that is included as part of the project plans. If the applicant decides to add a permit---required generator to the facility after the occupancy permit, then this mitigation measure is official notice to the applicant that an APCD permit is required prior to the installation of the proposed generator.
b. Prior to any grading activities a geologic evaluation shall be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the SLOAPCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM.

c. These requirements may include development of an Asbestos Dust Mitigation Plan, which must be approved by the SLOAPCD prior to construction, and Development and approval of an Asbestos Health and Safety Program (potentially required for some projects).

Biological Resources

26. If impacts to wetlands would occur as a result of proposed project activities, a mitigation, monitoring, and reporting plan should be prepared and approved by the City and other jurisdictional agencies, as appropriate (i.e., California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board). Wetland mitigation will increase the areal extent of wetland habitat on site at a two-to-one ratio (created wetland area to impacted wetland area), or other ratio determined by the permitting agency. Mitigation implementation and success will be monitored for a minimum of three years, depending on the jurisdictional agencies' requirements.

27. Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered by a certified arborist or qualified biologist and a licensed land surveyor. Data for each tree should include date, species, number of stems, and diameter at breast height (dbh) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed.

28. An oak tree protection plan should be prepared by a qualified (City listed) arborist, and approved by the City of Paso Robles.

29. Impacts to the oak canopy or critical root zone (CRZ) should be avoided where practicable. Impacts to oak trees may result from pruning, ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and damage to tree trunks.

30. Impacts to oak trees should be assessed by a licensed arborist. Mitigations for impacted trees should comply with the City of Paso Robles tree ordinance

31. Replacement oaks for removed trees must be equivalent to 25% of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches dbh (30 total diameter inches), would be 7.5 inches (30" removed x 0.25 replacement factor). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees should be required for each oak tree removed

32. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least three years. Replacement trees should be of local origin, and of the same species as was impacted or removed.

33. Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory non-game birds (as listed under the Federal MBTA).

34. Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands should not be conducted during the breeding season from March 1 to August 31. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for occupied raptor per Althouse and Meade, Inc. – 590.01 Biological Report for River Oaks II, Paso Robles, San Luis Obispo County 50 nests. A 500-foot buffer should be observed from occupied nests of all special status species. A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report will detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. Impacts to significant wildlife movement corridors are not anticipated from the proposed project; therefore no mitigation is recommended. Special status plants were not found and are not expected to occur in the Study Area; therefore no mitigation is recommended.

35. If construction activities are conducted during the nesting season, from March 15 through August 15, pre-construction nesting bird surveys will be conducted (see BR-8). If occupied nests of special status birds (e.g. Cooper's hawk, sharp-shinned hawk, golden eagle, burrowing owl, yellow warbler, white-tailed kite, loggerhead shrike, and least Bell's vireo) are present, the following additional mitigation recommendations will be implemented.

36. All occupied nests of special status bird species will be mapped using GPS or survey equipment. The mapped locations will be placed on a copy of the grading plans with a 500-foot buffer indicated. Work shall not be allowed within the 500-foot buffer while the nest is in use. The buffer zone should be delineated on the ground with orange construction fencing where it overlaps work areas.

37. Occupied nests of special status bird species that are within 500 feet of project work areas will be monitored bi-monthly through the nesting season to document nest success and check for project compliance with buffer zones. Once nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work can commence.

38. Grubbing, grading, and other ground disturbance activities conducted within 50 feet of the Salinas River or the perennial pond will be monitored by a qualified biologist. If pond turtles are found in the project areas, they will be moved to an appropriate safe location on site. The biological monitor must have appropriate permits for handling pond turtles.

39. Spadefoot toads breed in ephemeral pools in the Paso Robles region. They are known to occur in the vicinity of the subject property. Surveys of the property conducted during the 2006-2007 rainfall year were not definitive due to the extreme below normal rainfall, and ephemeral pools did not adequately fill. Therefore, additional surveys for spadefoot toad in potential ephemeral pool locations should be conducted prior to project construction.

40. Prior to development, a survey of any ephemeral pools should be conducted within three weeks of saturating winter rainfall to determine the presence or absence of spadefoot toad on the property. If spadefoot toad is found, a mitigation plan, which may include avoidance, capture, and relocation, will be developed by a qualified biologist to reduce project effects on this species to a less than significant level.

41. Prior to development, a survey of any ephemeral pools will be conducted within three weeks of saturating winter rainfall to determine the presence or absence of spadefoot toad on the property. If spadefoot toad is found, a mitigation plan, which may include avoidance, capture and relocation, will be developed by a qualified biologist to reduce project effects on this species to a less than significant level.

42. All construction related activities must observe a 100-foot set-back from the Salinas River, as measured from the outer edge of riparian canopy. A minimum 50-foot set-back will be observed from the ephemeral drainages and flood channels, as measured from the outer edge of riparian vegetation.

43. The project will develop a Stormwater Pollution Prevention Plan (SWPPP) acceptable to the Regional Water Quality Control Board (RWQCB). Appropriate erosion control measures should be implemented at all times in areas that could potentially flow into the Salinas River. Erosion control measures should include, but are not limited to, effective placement of silt fence, straw waddles, hydro seed applications, and erosion control fabric. Project planning should strive for temporary and permanent erosion control.

44. A pre-construction survey will be conducted within thirty days of beginning work on the project to identify if badgers are using the site. The results of the survey will be sent to the project manager, CDFG, and the City of Paso Robles. If the pre-construction survey finds potential badger dens, they should be inspected to determine whether they are occupied. The survey should cover the entire property, and should examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope should be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading will occur within 100 feet of active badger dens between February and July. Between July 1 and February 1 all potential badger dens will be inspected to determine if badgers are present. During the winter, badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the

winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys should be conducted for badger dens throughout the year. If badgers are found on the property from July 1 through February 1, a qualified biologist may capture badgers and relocate them to an appropriate location off the property.

45. San Joaquin Kit Fox (SJKF) habitat. San Joaquin kit fox could occur in the project area. Future development of the property will result in a net loss of kit fox habitat. The project biologist prepared a SJKF habitat evaluation form, which indicates that the mitigation ratio for loss of SJKF habitat is a 2:1 ratio, which requires two acres of habitat to be preserved for every acre of habitat lost to site disturbance. The proposed mitigation strategy, which is provided in Attachment 13, provides for purchase of land bank credits through the Palo Prieto Conservation bank or by paying in-lieu fees through the Nature Conservancy. (Fees shall be paid prior to issuance of permits for ground disturbance/grading.) This strategy was circulated to the California Department of Fish and Wildlife (CDFW), and CDFW is satisfied that this is an acceptable mitigation strategy, if the City of Paso Robles, as "Lead Agency" is satisfied that these measures provide adequate mitigation

Cultural Resources

46. Human Remains. If human remains are found during site disturbance, all grading and/or construction activities shall stop, and the County Coroner shall be contacted to investigate.

Hydrology

47. The project shall use recycled water when it becomes available for landscape irrigation and agricultural purposes. (As per Condition 15.)

48. All on- and off-site wells permitted for use with this project, except for geo-thermal wells and river underflow wells, shall have well meters installed per Public Works standards prior to recordation of the first subdivision map.

49. The applicant shall incorporate all storm water control measures to meet the Regional Water Quality Control Board requirements by incorporating low-impact development features into the future project design.

50. The applicant shall incorporate all storm water control measures to manage potential post-construction hydromodification per the Regional Water Quality Control Board requirements into the future project design.

Noise

51. Construction Hours. Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities shall be limited to the hours of 7:00am and 7:00pm. Noise-generating construction activities shall not occur on Sundays or City holidays.

52. **Construction Equipment Noise.** Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhausted mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.

Transportation

53. **State Route 46/Buena Vista Drive.** Add a second eastbound left-turn lane. This maintains LOS C conditions during the AM/PM peaks. Queue lengths would be reduced to acceptable levels with the second left-turn lane. This project is included in the City's Traffic Impact Fee program. The timing for this improvement depends on growth in the area, particularly increases in staffing and enrollment at Cuesta College North. Payment of the City's impact fees would address this deficiency.

54. **N. River Road/ River Oaks Drive.** Reconstruct the intersection of North River Road and River Oaks Drive in accordance with the concept plan adopted by the City Council October 19, 2010. The applicant shall construct the improvements prior to occupancy of the 90th building permit. Reimbursement for the project will be provided through the City's AB 1600 program.

55. **Buena Vista Drive.** Buena Vista Drive pavement shall be rehabilitated to City Standard structural stability and widened to accommodate two travel lanes, bike lanes on each side (no sidewalks) extending from the project entrance south to the City boundary. Buena Vista Drive improvements will be constructed at the time of connection to Buena Vista Drive with development of River Oaks II. Improvements along the frontage of Cuesta College property are subject to reimbursement from the AB 1600 program.

Exhibit B - Borkey Area Specific Plan Sub-Area A
Master Development Plan

Not to Scale

Exhibit C. – PC Resolution E
05-24-16
River Oaks II Design Manual

Exhibit C
PC Resolution E
05-24-16

DESIGN MANUAL

RIVER OAKS II EXPANSION

Borkey Area Specific Plan Amendment

Original 11-26-13
Revised 4-26-16

RIVER OAKS

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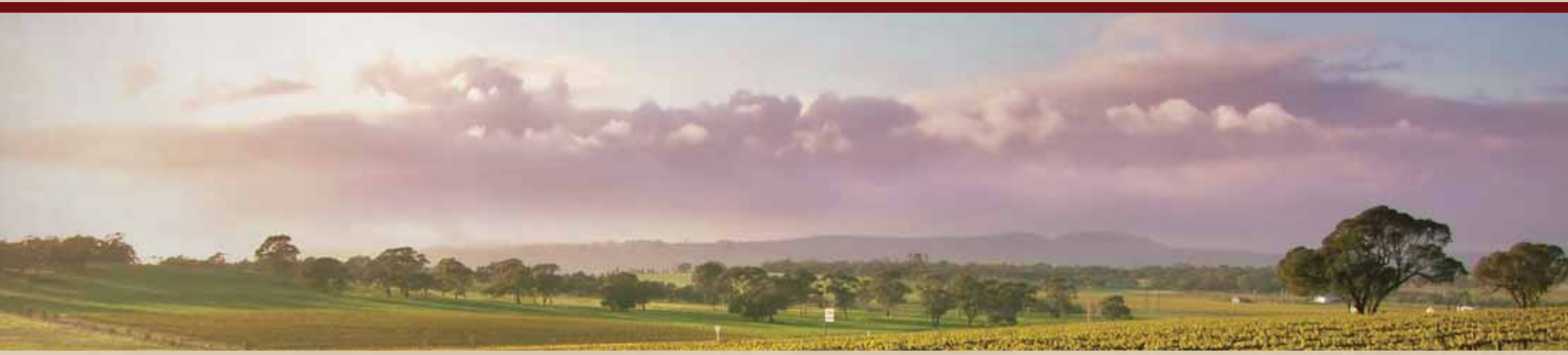


Prepared for: THE CITY OF EL PASO DE ROBLES

By: ESTRELLA INC — Creating Exceptional Experiences —

River Oaks Master Plan Community History:

Date	Ordinance/Resolution	Nature of Amendment
January 8, 1990	Ordinance 588 N.S.	Adoption
February 17, 1998	Ordinance 741 N.S.	Cuesta College
December 15, 1998	Ordinance 758 N.S.	Update Specific Plan Fees
September 21, 1999	Ordinance 779 N.S.	Estrella Associates – Modify Mix of Land Uses and Development Standards in Subareas B and C
April 16, 2002	Ordinance 824 N.S.	Estrella Associates – Modify Street Standards
July 16, 2002	Ordinance 827 N.S.	Add Kiessig Annexation
September 3, 2002	Ordinance 836 N.S.	Modify Setbacks from Highway 46E and Remove Development Height Restriction
December 17, 2002	Ordinance 848 N.S.	Cop/Bastide Village Project
May 20, 2003	Ordinance 856 N.S.	Estrella Associates – Modify Development Standards in Subarea B (Traditions Project)
June 17, 2003	Ordinance 860 N.S.	Estrella Associates – Modify Development Standards in Subarea B (Commercial Site on Buena Vista Dr.)
April 6, 2004	Ordinance 872 N.S.	La Quinta Hotel
January 3, 2006	Ordinance 911 N.S.	Wittstrom – Modify Street Standard for Experimental Station Road
April 4, 2006	Ordinance 915 N.S.	Estrella Associates - Multifamily zoning on 5 acres at Experimental Station Road and River Oaks Drive
June 5, 2007	Resolution 07-079	Buena Vista LLC – Multifamily zoning for Northeast Corner of Buena Vista Drive and Experimental Station Road (Ordinance 931 N.S. rezoned the site)
August 7, 2012	Ordinance 986 N.S.	Ayers
June 18, 2012	Ordinance 992 N.S.	B.V. LLC (Buena Vista Apartments)
TBD	TBD	River Oaks II Expansion

rrm design group

WILLIAM HEZMALHALCH ARCHITECTS INC.

PHILOSOPHY & GOALS

RIVER OAKS

- Create and preserve a sense of uniqueness, attractiveness, history, culture, and social diversity including public gathering places and a strong sense of place.
- Develop distinctive design standards and invest in design excellence to: create inspiring and memorable places; emphasize the appearance and qualities of the public realm; create streetscapes, pathways and public spaces of beauty, interest and functional benefit to pedestrians.
- Protect and enhance the natural environment and increase the quality of life. The neighborhood design should have multi-dimensional land use patterns that ensure a mix of uses, minimize the impact of cars, promote walking, bicycling and provide access to employment, education, recreation, entertainment, shopping and services.
- Create an appropriately scaled and economically healthy neighborhood center. Include a wide range of commercial, residential, cultural, civic and recreational uses.
- Encourage community development in mixed use and pedestrian oriented forms to accommodate all income levels and lifestyles.
- Promote jobs that match the skills of existing and future residents through provision of housing opportunities and choices. Improve the skills of all individuals through the Health and Wellness Center.
- Encourage diverse informal centers of creativity, learning and interaction.
- Focus Community design on a manner of life and civic culture that embraces and fosters life long learning. This shall take place in traditional educational institutions as well as diverse venues such as restaurants, arts and cultural locations. This includes public and private places of exceptional design and open spaces that inspire and connect with the natural environment through features that spark creativity.
- Establish strategic alliances with learning institutions (Paso Robles School District) and business and community associations (Paso Robles Chamber of Commerce, Twin Cities Hospital, Paso Robles Youth Sports Foundation, Main Street, Paso Robles Wine Country Alliance, San Luis Obispo County Visitors & Conference Bureau).
- Promote the community as a center of high value agriculture and agritourism: showcase the Paso Robles wine appellation and industry; promote viticulture investment, tasting, marketing & sales and end-destination attractions; develop and promote year-round special events highlighting viticulture and olive oil.
- Referred to as an 'agrihood,' this new type of neighborhood serves up farm-to-table living in a cooperative environment. Instead of being built around a pool, tennis court or golf course, these housing developments are centered around a farm. That is not to say that this carefully planned out 'agrihood' does not have a community clubhouse, scheduled activities or other benefits that homeowners are used to in traditional housing developments. The focus, however, is in coming together as a community over the shared love of food and healthy living.
- Introduce to the community, an ideal setting for emergence and convergence of value added health, wellness and fitness services: encourage public/private partnerships to develop integrated Health & Wellness and Fitness Center as end-destination and visitor attractions; showcase natural hot springs as a unique community asset and a cornerstone to health and wellness destination.
- Identify business clusters that complement spa facilities which attract major events. Expand and diversify lodging accommodations to support tourism and corporate retreats.
- Integrate River Oaks II Expansion (RO II) with the existing River Oaks development with seamless transitions and continuity of character.

ESTRELLA PROPERTIES INC
— Creating Exceptional Experiences —

INSPIRED BY SUSTAINABILITY

River Oaks II Expansion intends to integrate many financially feasible concepts into an environmentally responsible development:

- Focus development within or adjacent to existing communities to reduce multiple environmental harms associated with haphazard sprawl.
- Encourage the conservation of land through compact development to promote community livability, transportation efficiency and walkability.
- Encourage public health through physical activity by direct and safe connections for pedestrians to local destinations, neighborhood centers and public gathering spaces and through community interaction and engagement.
- Conserve water quality, natural hydrology and habitat through conservation of water bodies and Low Impact Development concepts.
- Preserve existing oak trees, provide climate appropriate landscape and reduce the amount of turf to reduce the need for irrigation and fertilization.
- Promote energy savings, respond to regional climate, increase the life of buildings and materials, provide cultural continuity and reinforce local distinctiveness.
- Promote green building practices in the design and construction of individual buildings.
- Encourage the design and construction of water efficient buildings to reduce the environmental impacts from water consumption.
- Strive to provide shade for at least 30% of non-roof impervious surfaces, including streets, parking lots, walkways, plazas, etc.
- Build common and public infrastructure such as sidewalks, roads, grading subbase, paving, and curbs using materials with recycled content where available.
- Selection of regionally available materials and resources to build local economy and reduce embodied energy.
- Reduce energy consumption and pollution from motor vehicles by encouraging use of public transit.

TABLE OF CONTENTS

Chapter 1—Introduction 1-1
1.0 Introduction 1-1
1.1 Plan Framework 1-2
1.2 Site Location 1-2
1.3 Background 1-4
1.4 Existing Conditions 1-6
1.5 Design Manual Purpose & Intent 1-9
1.6 Sustainable Development 1-10
1.7 How to Use this Document 1-10

Chapter 2—Vision 2-1
2.0 Vision 2-1
2.1 Design Plan Objectives 2-2
2.2 Development Design Guidelines 2-3
2.3 Community Framework 2-3
2.4 Development Concept Plan 2-3

Chapter 3—Development Code 3-1
3.0 Applicability 3-1
3.1 General Regulations 3-2
3.2 Traditional Neighborhood (TN) 3-5
3.3 Rolling Hills (RH) 3-7
3.4 Open Space/ Agricultural (OS/AG) 3-9
3.5 Building Types 3-10

Chapter 4—Landscape Guidelines 4-1
4.0 Landscape Vision 4-1
4.1 Sustainable Landscape Principles 4-2
4.2 Landscape Themes 4-4
4.3 Village Elements 4-6
4.4 Irrigation Guidelines 4-8
4.5 Plant Palette 4-8

Chapter 5—Architectural Guidelines 5-1
5.0 Design Character 5-1
5.1 Design Guidelines 5-1
5.2 Architectural Styles 5-5
5.3 Project Architecture 5-12
5.4 Signage Guidelines 5-18

Chapter 6—Circulation 6-1
6.0 Circulation 6-1
6.1 Circulation Plan 6-2

Chapter 7—Infrastructure 7-1
7.0 Infrastructure 7-1
7.1 Water Services and Facilities 7-2
7.2 Sewer Infrastructure 7-4
7.3 Drainage 7-5
7.4 Grading 7-6
7.5 Fire Protection 7-10
7.6 Law Enforcement 7-10
7.7 Schools 7-10
7.8 Solid Waste and Recycling 7-10
7.9 Parks and Recreation 7-10
7.10 Utilities 7-10

Chapter 8—Implementation 8-1
8.0 General Provisions 8-1
8.1 Environmental Impacts 8-2
8.2 Mapping and Phasing 8-2
8.3 Design Standards and Design Guidelines 8-3
8.4 Allocation of Units 8-3
8.5 Community Charter 8-3
8.6 Development Review Process 8-3
8.7 Minor Revisions 8-5
8.8 Additional Permits 8-5
8.9 Financing 8-5
8.10 Maintenance Responsibilities 8-6

APPENDIX 9-1
Economic Development Strategy 9-1
General Plan Consistency 9-2
Definitions 9-5

Tables

Table 3-1 — Building Type Standards 3-10
Table 8-1 — Phasing Matrix 8-2
Table 8-2 — Maintenance Responsibility Matrix 8-6

Figures

Figure 1-1 — RO II Concept Plan 1-3
Figure 1-2 — Site/Specific Plan location map 1-4
Figure 1-3 — Existing River Oaks development 1-9
Figure 2-1 — River Oaks Master Planned Community 2-2
Figure 2-2 — Preliminary Concept Plan 2-3
Figure 2-3 — Conceptual Health, Wellness and Fitness Center 2-6
Figure 2-4 — Open Space Areas 2-7
Figure 2-5 — Community Recreation Areas 2-8
Figure 3-1 — Paired lots zero setback 3-3
Figure 3-2 — Reciprocal use easement 3-3
Figure 4-1 — Landscape themes 4-4
Figure 6-1 — River Oaks bicycle and pedestrian circulation plan 6-2
Figure 6-2 — River Oaks 1/3 mile (20 minutue) walking radius map 6-3
Figure 6-3 — River Oaks street circulation plan 6-4
Figure 7-1 — Water infrastructure plan 7-2
Figure 7-2 — Well-based irrigation system plan 7-3
Figure 7-3 — Sewer infrastructure plan 7-4
Figure 7-4 — Drainage plan 7-5
Figure 7-5 — Site Section A-A 7-7
Figure 7-6 — Site Section B-B 7-7
Figure 7-7 — Site Section C-C 7-8
Figure 7-8 — Site Section D-D 7-9
Figure 7-9 — Site Section E-E 7-9
Figure 8-1 — Conceptual phasing plan 8-2

CHAPTER 1 — INTRODUCTION

1.0 INTRODUCTION

River Oaks II Expansion (RO II) is the next step in the community building process, amending the Borkey Area Specific Plan (Specific Plan).

RO II is a desirable neighborhood designed to meet the needs of today's varied lifestyles. Residents will enjoy convenient access to existing shopping, recreation and educational opportunities. Distinctive homes in diverse, pedestrian-friendly neighborhoods will give RO II a unique, close-knit feel with a common thread of order and balance.

Envisioned as a community fostering the values and character of Paso Robles, RO II accommodates responsible, sustainable, consistent growth through thoughtful neighborhood crafting.

This document is a design guide to be used as a supplement to the Borkey Area Specific Plan for Sub Area A. It is incorporated by reference and will be used by the master developer as a guiding document for implementation of development within the expansion area. It will further be utilized in the Homeowners Association (HOA) Charter for the River Oaks II Expansion Area.

While being comprised of single family homes and supporting recreational amenities, RO II is part of an overall plan that balances economic, social and environmental values into the community. The Specific Plan Amendment promotes a healthy community with efficient infrastructure systems that protect and enhance the quality of life and the community's economic base. The plan has been designed to reduce the demand on natural resources and energy use. The incorporation of green building practices to reduce the impacts on natural resources and the environment and to improve the qualify of life through innovative design, water efficiency, energy use, efficient use of rapidly renewable and local materials and improved indoor air quality is a key element of the plan.

The proposed ±130-acre development in portions of Subarea A and F of the Specific Plan has strong recreation and open space links to the existing River Oaks development to the south. The land plan identifies districts within the R1 Zone, with lot sizes that respect the Salinas River and responds to the topographic character of the site.

Establishing a sense of "place" while preserving the natural resources and beauty of Paso Robles is paramount at River Oaks. Energy and resources will be conserved through sustainable measures while creating a beautiful, livable, and vibrant series of neighborhoods. Open space, trails and the outdoors are a prominent feature in the plan for River Oaks, and a focus on pedestrians and ease of movement will translate into accessible amenities and a more walkable and livable community.

1.1 PLAN FRAMEWORK

RO II is a ±130-acre walkable master planned village including 7 residential neighborhoods with a target of 271 homes, recreation opportunities, community facilities and extensive open space as described in more detail below:

Open Space

The plan area includes active and passive open space that incorporates the natural riparian character of the Salinas River and existing lake, and the surrounding passive open space that will serve as a center piece for neighborhoods in the RO II expansion area. A portion of the public open space along North River Road will be available for practice fields, radio tower relocation, and/or solar farm.

Lake and Basin

The lakes and basins contribute to the feeling of open space while providing low impact development (L.I.D.) infrastructure for drainage, irrigation and water storage throughout the site.

Sports Practice Fields

Community sports fields may be installed along the Salinas River in a naturalized open space setting accessible by North River Road. These practice fields, if developed, will not be lit.

AM Radio Station Relocation

Local radio station KPRL (1230 AM) to be permanently sited as an alternative to its existing location.

Self Generated Energy Production

Approximately 3/4 of an acre solar array to offset the energy consumption of the common area facilities: Pavilion/Clubhouse, Spa, Pools, Maintenance Shop, Private Water Well pumps, etc.

Residential Neighborhoods

Up to 7 residential neighborhoods are proposed at RO II for a total of 271 homes. There will be a range of residential densities, types and sizes in walkable neighborhoods, from the small lot Traditional Neighborhood in the west to the large lot Rolling Hills Neighborhood in the east.

Community Facilities

A number of community facilities will be provided for the residents and visitors of River Oaks, for example:

Spa, Health, Wellness and Fitness Centers

The River Oaks Hot Springs Spa (Spa) will be remodeled and expanded in its present location. It is planned to incorporate health, wellness and fitness. Adjacent to RO II, a swimming and tennis facility, accompanied by appropriate parking, will be designed in conjunction with, and is intended for joint use by the River Oaks residents. This hospitality/resort area will provide jobs for the community and activate the core of RO II.

Active Adult Community Center

The current 5,000-square-foot Active Adult Community (AAC) pavilion located adjacent to the lake will be remodeled and enclosed to include a full kitchen, dining, meeting and lounge amenities for the exclusive use of the new River Oaks II Expansion residents.

1.2 SITE LOCATION

RO II is comprised of Subarea F and portions of Subarea A of the Specific Plan. Outparcels of Subarea A (marked with hatching) are excluded from the RO II Amendment (see Figure 1-2); one of these out parcels was previously donated to Cuesta College for a future Trades/Technology Complex (see next paragraph).

The 23-acre parcel at the southeast corner of the project site adjoining Buena Vista Drive is the future home of Cuesta College Trades/Technology Complex, as part of the North County Campus. This parcel is not included in the development plan for this Specific Plan.

The amendment area lies northerly and easterly of the existing urban portion of the City of Paso Robles along State Highway 46 and the Salinas River. The area is bounded roughly by the centerline of the Salinas River channel on the west, existing development within Subarea B on the south, Buena Vista Drive on the east and privately-owned vineyard land to the north. Figure 1-2 shows the location of the project site in relation to Specific Plan and the Paso Robles community.

The site has been primarily utilized for rangeland with some dry farm agriculture. Topography of the western and eastern portion is generally flat, while the central part is characterized by gently rolling hills, drainage swales and contains a small lake formed by an earthen dam near the north central property boundary.

Not to Scale

Figure 1-1 — RO II Concept Plan

1.3 BACKGROUND

1.3.1 Historical Context

Paso Robles is "California's oldest watering place" for springs and mud baths. In the 1790's, Franciscan missionaries recorded that large numbers of Salinian Indians gathered at the hot springs and mud pools near the oak groves along the banks of the Salinas River. The reason for this ritual soon became clear; these waters relieved the aches and pains caused by arthritic joints. Soon the padres and soldiers were joining the Native Americans at this primitive spa between the oaks and sycamores.

In 1886, the Southern Pacific Railroad connection from San Francisco and San Jose to Paso Robles was nearly complete. The Blackburns and Drury James began laying out a town site, with the Hotel El Paso de Robles at the center. By the end of 1887, there were 523 residents and 100 buildings in Paso Robles and two years later the city was incorporated. As in mission days, cattle and horse ranching continued to be a primary agricultural activity. Wheat, barley and sugar beets became key crops.

In the late 1800s, many German Mennonites and Lutherans immigrated to the Paso Robles area to escape persecution. Because they had to give up possessions in order to retain individual freedoms, these immigrants learned to live very simply. This was reflected both in the home and at church, where their dress and their buildings were plain. Other than making simple buildings, typically ranch buildings, these settlers followed the prevailing building practices of their respective communities for materials and visual style.

During the First World War, San Luis Obispo literally "fed Western Europe." The north county, and especially Paso Robles, grew apricots and plums for dried fruits and nuts. By 1920, Paso Robles was known as "Almond City," it had the largest concentration of almond orchards in the world. Today, many of these aging orchards have been transformed into beautiful vineyards producing world-class wines.

In 1980, Paso Robles had a population of 9,045, which grew to 24,297 in the 2000 census. This steady growth has continued, with the latest figure of 30,200 in 2012. Paso Robles still impresses visitors with its small-town friendliness, and its reputation for vineyards and mineral bathing is resurging.

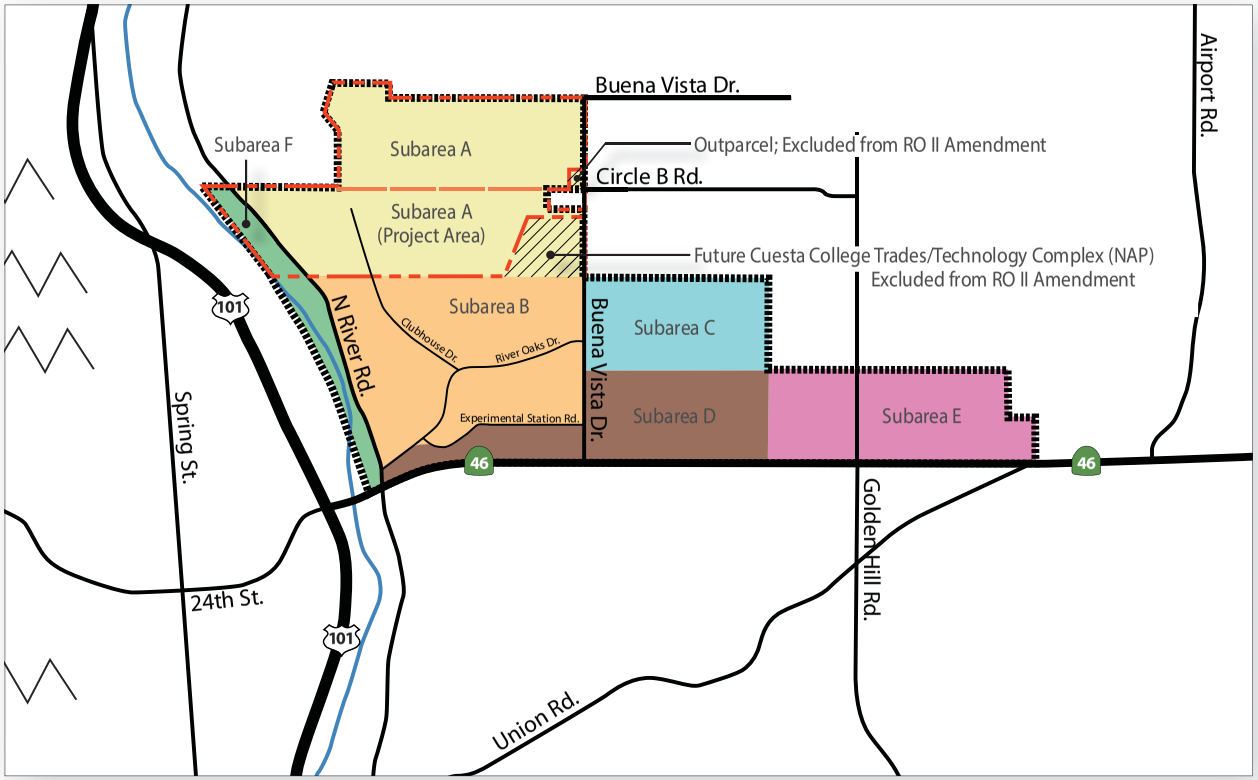
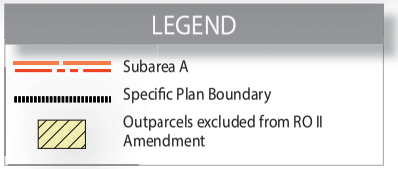


Figure 1-2 — Site/Specific Plan location map








1.3.2 Site History

Franciscan Juan Vincente Cabot, who served at the San Miguel Mission in the early years, also recognized that Paso Robles, with its hot springs and safe crossing of the Salinas River, was an important gateway connecting the valleys of Central California. While his efforts to expand the mission system eastward were frustrated by both Mexican officials and Indian raiding parties, he truly is the "father" of the Highway 46 and 41 connections into the San Joaquin Valley.

The beautiful rolling hills of the Central Coast that are known as El Paso de Robles have always been renowned for thermal springs. The mineral springs at River Oaks Hot Springs Spa (Spa) are unique in their mineral composition and healing properties. Rich in sulfur compounds, trace minerals which assist healing in a variety of ways. Hydrogen sulfide gas (responsible for the aroma) is a powerful antibacterial agent, stimulating to the body's mucus membranes, soothing to the respiratory system and calming to the skin.

Kermit King elementary school off Highway 46 East, which opened in 2001, was named after Kermit King who served as a teacher for 36 years and a principal for 3 years in Paso Robles City Schools.

The Willhoit family has been active in community service and businesses in Northern San Luis Obispo County since 1916. In 1954, Al Willhoit was appointed as Postmaster serving the Templeton Post Office until he retired in 1977. From 1983-85, Al served as President of the San Luis Obispo County Historical Society. He presided over the organization as it modernized the operations of the County Museum, the Dallidet and Dana adobes and other historic sites throughout the County. Al went on to help establish the Templeton Historical Museum and Society. He died in 1989.

Kathryn McKean, Dick Willhoit's maternal grandmother came to Templeton in the 1920s to teach. One of the school buildings was named in her recognition in the 1950s.

Dick Willhoit has served as a member of the Paso Robles School Board and is Past Chair of the Paso Robles Chamber of Commerce and Visitors Bureau. He is the founder of Estrella Associates. Dick Willhoit purchased the original River Oaks property in April of 1998 and the RO II property in December of 2005. Dick began developing design concepts for RO II in 2006 through a number of design charettes. In June of 2007, a community meeting with over 500 invitees was held to obtain community input which resulted in the Vision plan submitted to the City of Paso Robles in July of 2007. Subsequent meetings have been held from the Spring of 2013 through November, 2015. This Specific Plan Amendment implements the final form of that vision.

1.3.2 Amendment Background

The Borkey Area Specific Plan (originally adopted January 8, 1990) was created to establish a policy framework, guidelines and standards for the long-term evolution and development of land use and supportive infrastructure for the area.

Encompassing approximately 767 acres of land, the Specific Plan created 6 planning areas to be developed as residential single family, low-density residential single family, commercial services, public facilities and agriculture. Since 1990, the Specific Plan has been amended 15 times to continually address and modify land use and development standards of the plan. Subarea B of the first phase of River Oaks, is built out.

Since the adoption of the Specific Plan, the needs and goals of the City of Paso Robles continue to evolve, prompting the Master Developer to reevaluate the potential of the site. With the previous donation of 23 acres to Cuesta College, and the continuing need for housing within the City, rezoning of portions of Subareas A and F as an expansion of the existing River Oaks master planned development will better serve the adjacent infrastructure and open space potential of the site. To this end, this amendment to the Specific Plan addresses portions of Subarea A and F to create a planned expansion that complements the horizontally mixed use River Oaks community.

Existing River Oaks Golf Course as viewed from Subarea A

1.4 EXISTING CONDITIONS

The existing conditions for Specific Plan are varied. The majority of Subarea A is currently fallow and undeveloped. Subareas B, C and D of the Specific Plan have currently been developed to some extent.

1.4.1 RO II, Subarea A

The ±130-acre RO II site currently consists of rolling hills dominated by dry land farm crops including oats and barley. A drainage system carries storm water across the property from south to north with a dam retaining water, forming a 7-acre lake. River wells supply irrigation via the lake to irrigate nearly 18 acres of landscaped grounds surrounding the lake and spa.

Approximately 20 acres of the parcel are west of North River Road, in the Salinas River basin with grain crops intermittently planted on the 4 acres within the flood plain. The remaining 16 acres consist of islands of cottonwoods and willows supporting diverse bird and mammal populations.

Two buildings currently exist within Subarea A. The River Oaks Hot Springs Spa (Spa) is located at the current terminus of Clubhouse Drive. The current Spa facility will be remodeled to be a combined Health, Wellness and Fitness facility. The architectural character will be updated to be consistent with the Prairie style architectural vernacular.

The second existing 5,000 square foot facility will become the Community Center. This facility will be remodeled to function as a recreation and meeting center for the new communities in the RO II development.

Traditions Active Adult neighborhood overlooking golf links

View of existing River Oaks village and beyond

Existing Outdoor Pavilion, to be remodeled as the Community Center

Salinas River open space looking up at the bluffs; western most portion of Subarea F

1.4.2 Subarea B - Existing River Oaks Development

The initial phase of River Oaks took place within Subarea B of the Specific Plan. Located south of the RO II Amendment boundary, these 198 acres have been developed with homes, commercial opportunities, community elements and recreational amenities. Currently River Oaks includes:

- 532 homes of various lot size, home size and lifestyle needs including single-family homes, Active Adult homes, motor court homes and large-lot estate homes
- River Oaks Golf Course with 6 holes on 22.5 acres
- 3,800-square foot Prairie-style Golf Clubhouse/Restaurant
- Kermit King Elementary School
- River Oaks Center, a Gold level LEED-CS pre-certified Prairie-style neighborhood office retail center, comprised of 2 buildings with a total of 50,000 square feet

The neighborhood crafting, range of housing types, Prairie style non-residential buildings and focus on place making at the existing River Oaks sets the standard for future development within RO II. See Figure 1-3 for a plan of existing River Oaks development.

1.4.2 Subarea C - Cuesta College North County Campus

The proposed Trade and Technology Complex is in the comprehensive master plan for Cuesta College. The complex is located on a 23-acre parcel northwest of the North County Campus. This planned complex responds to the local desire for career education opportunities that support the community of Paso Robles.

1.4.3 Subarea D - Local Industry Commercial

Additional commercial development supporting the local wine industry is located at the intersection of Buena Vista Drive and Highway 46. The west corner features the San Antonio Winery Tasting Room in characteristic wine country architectural styling. The east corner features La Quinta Inn & Suites Paso Robles. North of La Quinta is the developing Ayres Allegretto Resort.

Existing River Oaks Golf Course and Vineyards neighborhood

Existing River Oaks homes

Existing River Oaks Hot Springs Spa and north edge of golf course

Existing River Oaks Active Adult Community Center; prairie -style architectural design

River Oaks Center

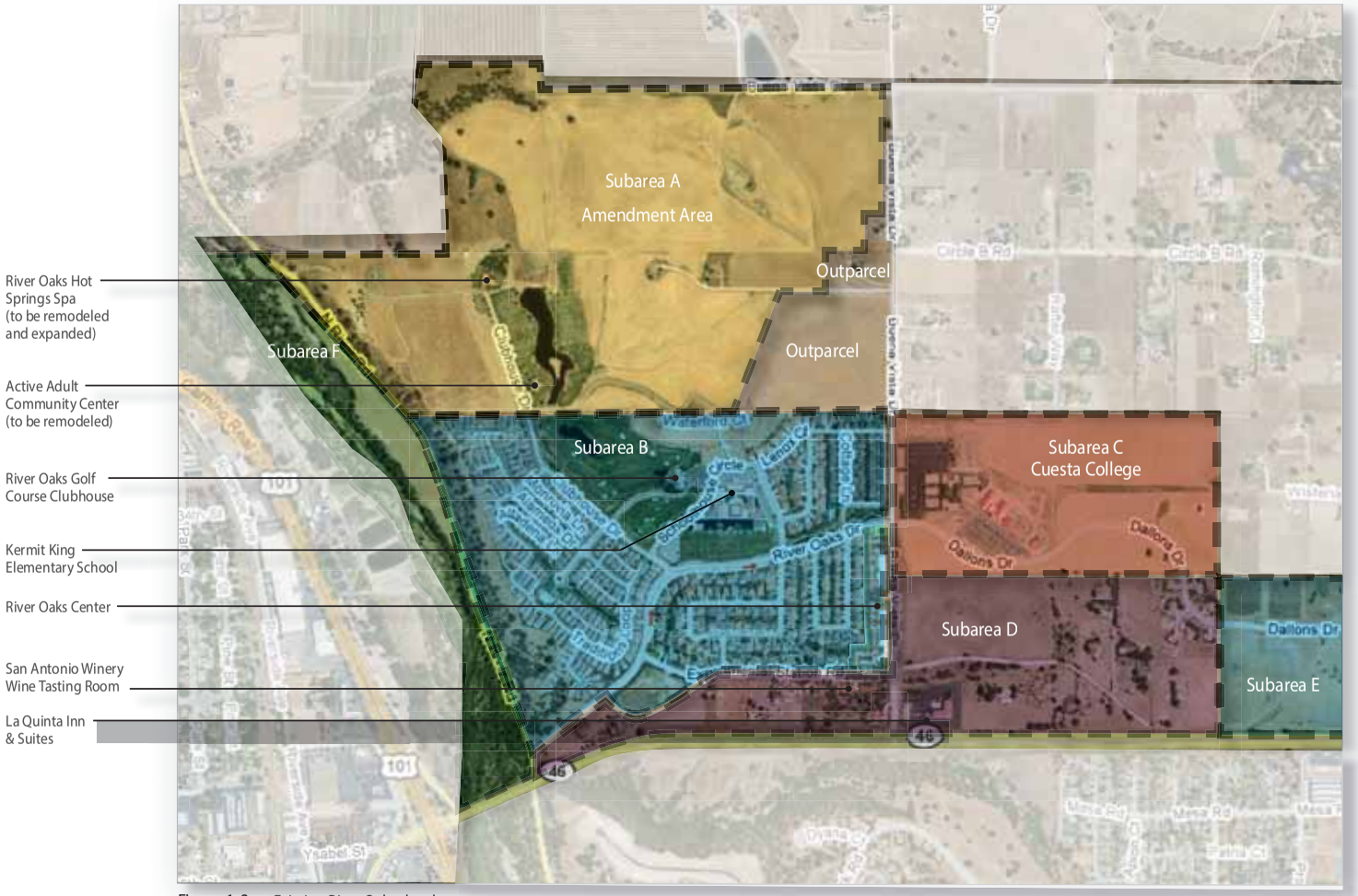


Figure 1-3 — Existing River Oaks development

1.5 DESIGN MANUAL PURPOSE & INTENT

RO II proposes a land use framework and design guidelines for portions of Subareas A and F that are in line with the goals of the City. The City's adopted Economic Strategy recommends integration and recorded disclosures for adjacent agricultural land and respect for natural open space amenities. Specifically, the intent and purpose of this Amendment is to enable, encourage and qualify the implementation of the following policies:

- Establish a land plan that provides a range of residential opportunities in a setting that respects the open space and agricultural amenities.
- Integrate a mix of land uses to serve the needs of the local community, showcase natural hot mineral waters and provide regional agritourism opportunities.
- Guide the character of the land planning to ensure that high-quality, place making improvements are made to create an inviting, pedestrian-oriented village that supports the vision and goals of the City plan.
- Provide compatibility and buffers between uses to enhance access, walkability and recreation opportunities throughout the village.

1.6 SUSTAINABLE DEVELOPMENT

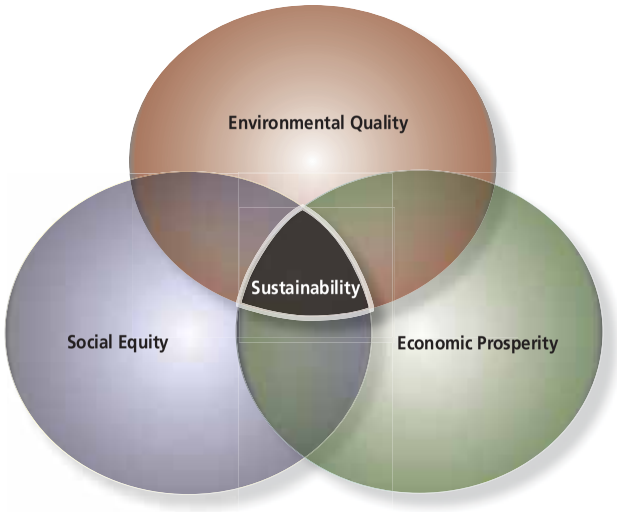
While there is no agreed upon term for sustainability, one of the most universally accepted definitions considers "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." Sustainable development involves the simultaneous pursuit of economic prosperity, environmental quality and social equity also known as the "triple bottom line" in a continually evolving process.

Usually the term "green building" does not address site issues and relates to the building only. As defined on the City of Paso Robles website, "green building" relates to "the practice of increasing the efficiency of buildings and their use of energy, water, and materials, and reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal of the structure at the end of use, the complete building life cycle."

The development concept for RO II has considered the context and topography of the site. The low impact design protects the water quality of the area and integrates agriculture within the community. In conjunction with the storm drainage, the landscape treatments shall assist in providing for bioretention, aesthetic enhancement and potential habitat. Reduction in the water demand has been a key factor in the design of the community. Turf will only be allowed in areas for recreational needs instead of being used as a unifying element in front yards and parkways. The remaining plant palette is climate-appropriate in order to reduce the water demand for RO II. Separate irrigation water meters and non-potable water sources should service irrigation water supply as those sources become available. The water used for landscape will be further reduced through the use of high efficiency irrigation systems. Required low-flow fixtures have been identified in Chapter 3 further reducing the water demand. RO II has also been designed to promote walkability within the community with public gathering places linked with pedestrian paths and transit stops. Way-finding signage and site features will provide interest, aid orientation and instill community pride.

RO II will be developed in a sustainable manner aimed at reducing the use of finite resources, saving utility and energy costs, improving indoor air quality, creating healthier environments and longer building life.

In reality, sustainability is about balance. For example, west-facing mountain views inspire the preference to maximize window area, however from an energy efficiency standpoint this should be avoided, or more sophisticated window systems and generous overhangs should be considered. For landscapes, vegetable and herb gardens are not necessarily drought tolerant, but local production would reduce fuel dependency. Buyer preferences for various "green" finish materials, e.g. rapidly renewable sources such as bamboo floors or recycled-content carpets should continue to be a buyer choice and not a mandated feature.



Triple bottom line diagram

1.7 HOW TO USE THIS DOCUMENT

RO II Design Manual is a supplement to the of the Borkey Area Specific Plan. It establishes physical and character guidelines for the development area. The Borkey Area Specific Plan and city's General Plan and Zoning provide the regulatory framework for development. This document ensures thorough guidelines addressing both the public realm and the built environment that the character and quality of the development will achieve the vision set forth. As mentioned earlier, this document will be integrated into the Homeowners Association Charter once mapping is approved.

This document creates a framework for design and development that will happen over many years. To aid in understanding the practical application of the requirements of this plan, illustrative renderings are included to show the intent of various requirements and provisions. These illustrative renderings and photographic images should not be interpreted as requiring a specific mix, use or type of development or the specific style of design elements, and are simply a prototypical depiction of the possible arrangements of conforming development.

As the RO II area is built out, the City shall review design and landscaping of development parcels through the plot plan review process provided in this document. Prior to the commencement of any residential or non-residential construction within RO II and the submission of any plans to the City, each builder and/or homeowner must first receive approval from the River Oaks Community Design Review Board (DRB). The purpose of this initial design review process is to ensure compliance with all RO II development standards, design guidelines and technical requirements contained herein. DRB approval shall be required prior to submittal and completion of an application for all residential and non-residential construction within RO II.

To proceed through these design guidelines, first the District should be identified to establish the intensity and form permitted. Then the Borkey Area Specific Plan should be reviewed. Application of development code standards, design guidelines and landscape standards to the parcel create a full-fledged development. This layering of standards prepares the applicant for River Oaks Design Review Board and, upon approval, City application and processing.

The following flow chart is a guide to using this document for the evaluation of parcels and the process of submitting City applications.

Step 1 : Identify District

Page: 3-4

Required Action by Applicant:

Find your parcel's District using RO II District Map Figure 3-3.

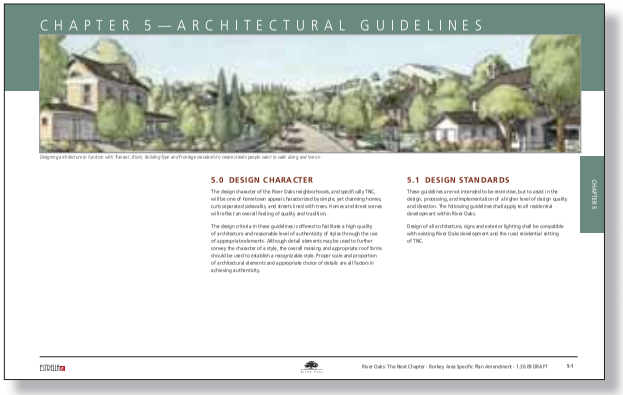
Refer to the Borkey Area Specific Plan for additional information.

Applicable Code Component:

General Regulations Section 3.1 and Figure 3-3 RO II District Map

Districts:

- Open Space (OS)
- Traditional Neighborhood (TN)
- Rolling Hills Neighborhood (RN)



Step 2 : Design Guidelines (Chapters 3 to 5)

For example:

Page: 5-1

Required Action by Applicant:

Identify and incorporate other applicable design guidelines/standards into parcel design.

Applicable Code Component:

Design Guidelines Section 5.1

Design Elements:

- Streetscenes
- Edge Conditions
- Corner Lots
- Garages
- Driveways
- Lanes
- Materials and Finishes
- Roof Materials and Colors
- Private Lighting
- Address Numbers

5.2 ARCHITECTURAL STYLES

The architecture of Paso Robles reflects its heritage and is typical of the region. Materials are primarily wood with some brick and more recently some concrete. Influences include Victorian

came from the architect of many of the Carnegie Libraries, William H Weeks (the Historic main library of Paso is one of these, as is the historic San Luis Obispo

Library which is now a museum). Paso Robles is also famous for its clock tower, its theater features viewed from its hotel rooms, grand hills (off which building forms carpark), ranches/farmers can have many experimental styles of architectural, detailed wooden porches, lively spaces and sun rooms. Exterior color palettes used to include primarily red, green, white, and dark earth tones in addition to some ebrightly colored Victorian homes.

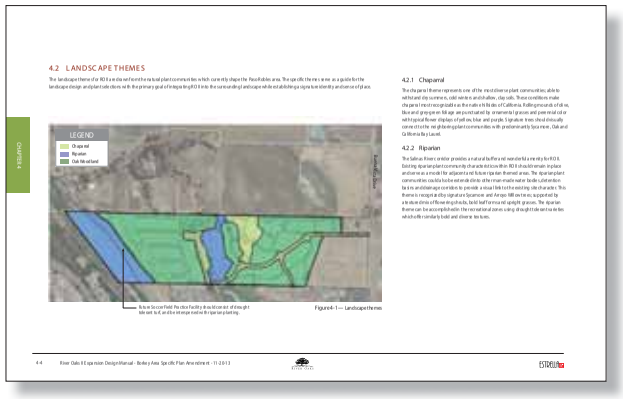
The architectural styles selected for River Oaks have evolved throughout California and the Central Coast since the early 1800s, reflecting a rural and agrarian style of home. Their inherent attractiveness, informality, and sense of elegance have enabled these styles to remain popular over a long period of time. Style for River Oaks include:

- Farmhouse
- Colonial
- Northern European
- Spanish
- Wine Country
- Arts & Crafts
- Monterey
- Prairie
- Tuscan

The style information on the following pages provides the builder and design consultants with the tools to create functional and attractive architectural designs without using gimmicks or sacrificing the integrity of the style. The "Essential Stylel Elements" per style are offered as guidelines to encourage a high quality of architecture and reasonable level of authenticity of styles through the use of appropriate elements. These elements are not required, however the use and combination of these elements should be considered in crafting an deviation aesthetically representative of the intended style.

ESTRELLA

River Oaks: The Next Chapter - Borkey Area Specific Plan Amendment - 12.1.2013 DRAFT 5-5



4.2 LANDSCAPE THEMES

The landscape theme of for RO II provides well from the natural plant communities which currently shape the Paso Robles area. The specific theme serve as a guide for the landscape design and plant selections with the primary goal of integrating RO II into the surrounding landscape while establishing a signature identity and sense of place.

Figure 4-1 — Landscape themes

4.2.1 Chaparral

The chaparral theme represents one of the most diverse plant communities able to withstand dry summers, cold winters and shallow, clay soils. These conditions make chaparral most recognizable as the native hillsides of California. Rolling mounds of dense, blue and grey green foliage are punctuated by ornamental grasses and pen mixed color with typical flower displays of yellow, blue and purple. Signature trees should visually connect to the neighboring plant communities with predominantly Sycamore, Oak and California Bay Laurel.

4.2.2 Riparian

The Salinas River corridor provides a natural buffer and wonderful amenity for RO II. Existing riparian plant community characteristics within RO II should remain in place and serve as a model for adjacent and future riparian themed areas. The riparian plant communities could be extended into other man-made water features, detention basins and drainage corridors to provide a visual link to the existing site character. This theme is recognized by signature Sycamore and Aleppo Pine trees, supported by a texture drift of flowering shrubs, bold leaf forms and upright grasses. The riparian theme can be accomplished in the recreational zones using drought tolerant varieties which offer similarly bold and diverse textures.

4-4 River Oaks II Expansion Design Manual - Borkey Area Specific Plan Amendment - 11.2.2013

ESTRELLA

Step 3 : Architectural Styles

Page: 5-5

Required Action by Applicant:

Choose and apply architectural styles for building types to add character to the development.

Applicable Code Component:

Architectural Styles Section 5.2

Architectural Styles:

- Americana
- Arts & Crafts
- Colonial
- Monterey
- Northern European
- Prairie
- Spanish
- Tuscan
- Ranch House
- Wine Country

Step 4 : Landscape Standards

Page: 4-4 and 4-6

Required Action by Applicant:

Identify the applicable Landscape Theme for your parcel to determine appropriate planting materials. Address and incorporate additional applicable planting, sustainability and design elements.

Applicable Code Component:

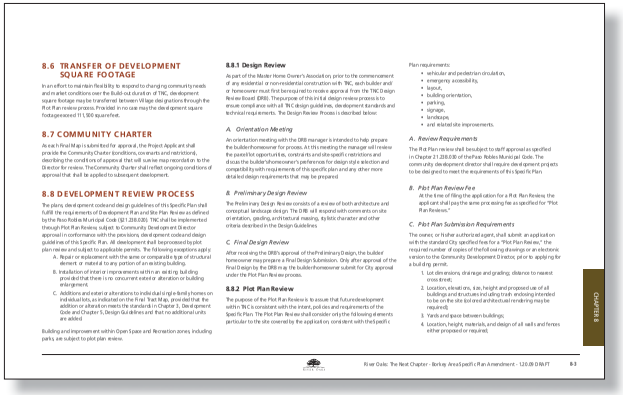
Landscape Themes Section 4.2, 4.3 through 4.5 and Table 4-1

Landscape Themes:

- Oak Woodland
- Riparian
- Chaparral

Other Considerations:

- Edge Conditions



8.6 TRANSFER OF DEVELOPMENT SQUARE FOOTAGE

In an effort to maintain flexibility to respond to changing community needs and market conditions over the Build-out duration of TRC, development square footage may be transferred between Village designations through the Plot Plan review process. Provided in no case may the development square footage exceed 11,500 square feet.

8.7 COMMUNITY CHARTER

As each Final Map is submitted for approval, the Project Applicant shall provide the Community Charter (conditions, covenants and restrictions), describing the conditions of approval that will survive map recordation to the Director for review. The Community Charter shall reflect ongoing conditions of approval that shall be applied to subsequent development.

8.8 DEVELOPMENT REVIEW PROCESS

The plans, development code and design guidelines of this Specific Plan shall fulfill the requirements of Development Plan and Site Plan Review as defined by the Paso Robles Municipal Code (§21.20B.030). TRC shall be implemented through Plot Plan Review, subject to Community Development Director approval in conformance with the provisions, development code and design guidelines of this Specific Plan. All development shall be processed by plot plan review and subject to applicable permits. The following exceptions apply:

A. Repair or replacement with the same or comparable type of structural element or material to any portion of an existing building;
B. Installation of interior improvements within an existing building provided that there is no concurrent exterior alteration or building enlargement;
C. Additions and exterior alterations to individual single-family homes on individual lots, as indicated on the Final Tract Map, provided that the addition or alteration meets the standards in Chapter 3, Development Code and Chapter 5, Design Guidelines and that no additional units are added.

Building and improvement within Open Space and Recreation zones, including parks, are subject to plot plan review.

8.8.1 Design Review

As part of the Master Home Owner's Association prior to the commencement of any residential or non-residential construction within TRC, each builder and or homeowner must first be required to receive approval from the TRC Design Review Board (DRB). The purpose of this initial design review process is to ensure compliance with all TRC design guidelines, development standards and technical requirements. The Design Review Process is described below.

A. Orientation Meeting

An orientation meeting with the DRB manager is intended to help prepare the builder/homeowner for process. At this meeting the manager will review the parcel for opportunities, constraints and site specific restrictions and discuss the builder/homeowner's preferences for design style selection and compatibility with requirements of this specific plan and any other more detailed design requirements that may be prepared.

B. Preliminary Design Review

The Preliminary Design Review consists of a review of both architecture and conceptual landscape design. The DRB will respond with comments on site orientation, grading, architectural massing, stylistic character and other criteria described in the Design Guidelines.

C. Final Design Review

After receiving the DRB's approval of the Preliminary Design, the builder/homeowner may prepare a Final Design Submission. Only after approval of the Final Design by the DRB may the builder/homeowner submit for City approval under the Plot Plan Review process.

8.8.2 Plot Plan Review

The purpose of the Plot Plan Review is to assure that future development within TRC is consistent with the intent, policies and requirements of the Specific Plan. The Plot Plan Review shall consider only the following elements particular to the site covered by the application, consistent with the Specific Plan requirements:

- vehicular and pedestrian circulation,
- emergency accessibility,
- layout,
- building orientation,
- parking,
- signage,
- landscape
- and related site improvements.

A. Review Requirements

The Plot Plan review shall be subject to staff approval as specified in Chapter 21.20B.030 of the Paso Robles Municipal Code. The community development director shall require development projects to be designed to meet the requirements of this Specific Plan.

B. Plot Plan Review Fee

At the time of filing the application for a Plot Plan Review, the applicant shall pay the same processing fee as specified for "Plot Plan Reviews."

C. Plot Plan Submission Requirements

The owner, or his/her authorized agent, shall submit an application with the standard City specified fees for a "Plot Plan Review," the required number of copies of the following drawings or electronic version to the Community Development Director, prior to applying for a building permit.

1. Lot dimensions, drainage and grading; distance to nearest cross street;
2. Location, elevations, size, height and proposed use of all buildings and structures including trash enclosing (intended to be on the site but not architectural rendering may be required);
3. Yards and space between buildings;
4. Location, height, materials, and design of all walls and fences either proposed or required;

CHAPTER 8

River Oaks: The Next Chapter - Borkey Area Specific Plan Amendment - 12.0.08 DRAFT 8-3

Step 5 : River Oaks Design Review Board (DRB)

Page: 8-3

Required Action by Applicant:

Submittal of City application and materials to DRB for review and approval to ensure design, standards and character meet the overall vision and quality expected at River Oaks.

Applicable Code Component:

Implementation Section 8.8

Step 6 : City Application

Required Action by Applicant:

Provide the required information and processing fee(s) for the City to review and process.

Applicable Code Component:

Application Procedures and Requirements including City applications and the Plot Plan review and submission requirements; Development Review Process Section 8.6

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CHAPTER 2 — VISION

2.0 VISION

River Oaks as a whole is envisioned to be a community of distinctive residential villages with a variety of housing types. The wine country atmosphere of the community will set the tone for everyday life at River Oaks. River Oaks II Expansion (RO II) builds on this community vision through the Hot Springs Spa, Health, Wellness and Fitness Center and an abundance of recreation amenities. These key elements of RO II add value to the amenities and housing types in the River Oaks community.

RO II combines a balanced mix of compatible uses with well-articulated pedestrian and vehicular connections to create a vibrant, thriving community. Individual villages linked together via multi-modal and open space corridors. RO II incorporates a mix of mutually supporting land uses in a neighborhood village dynamic that creates a strong hierarchy of place, respects open space and agricultural amenities and builds on the small-town character of the region.

RO II establishes neighborhoods as meaningful and integrated places within the overall community. Social interaction is promoted through neighborhood scale and open spaces linked with walkways and meandering paths. Hiking and recreational trails are intermixed with tourism amenities and residential homes serving a range of lifestyle opportunities. This blend of uses is designed to promote sustainable practices, preserve the area's beauty and natural resources while meeting needs for housing and recreation.

2.1 DESIGN PLAN OBJECTIVES

RO II is guided by an innovative community planning and design philosophy. Residential opportunities for a range of economic levels will be incorporated. The 7 residential villages will include single-family homes, ranging from estate lots to an active adult community. Non-residential, destination spa and recreation opportunities are planned to showcase area agritourism and develop River Oaks as a coherent and complete village.

Existing Land Use	Gross Acres	Units
Single Family Residential		
Conventional Homes	55.9	181
Active Adult Homes	47.4	210
Multi Family Residential	10.1	90
Multi Family Residential	4.6	51
Commercial	9.8	-
School	10.5	-
Parks/Open Space/Golf	64.5	-
Proposed Land Use:		
Single Family Residential		
Conventional Homes	45.8	127
Active Adult Homes	29.9	144
Parks/Open Space/ Agriculture	53.2	-

Figure 2-1 — River Oaks Master Planned Community

Objectives:

- Create a strong sense of place.
- Develop distinctive design standards and invest in design excellence.
- Emphasize the quality and appearance of the public realm.
- Create an appropriately scaled and economically healthy neighborhood center.
- Promote healthy, active lifestyles.
- Protect and enhance the natural environment.
- Promote sustainable building practices in the design and construction of buildings.

With a focus on quality, sustainability and preservation of natural character, RO II aims to promote the culture of Paso Robles by infusing destination and residential opportunities in a context of open space.

The basis of the land plan is derived from the natural topography of the site:

- Streets run along natural changes in topography.
- Neighborhoods are designated to best utilize the land.
- The existing amphitheater is located in a natural bowl.
- Residential neighborhoods take advantage of views.

Essential elements of the plan include:

- Resort and residential recreation amenities are clustered in the core of the neighborhood village to integrate activities.
- Naturalized open space create a context to facilitate resort, recreation and residential components.
- Villages and streets are designed to protect oak trees in a manner consistent with the City's oak tree preservation ordinance.
- A range of residential lot sizes are provided.

2.2 DEVELOPMENT DESIGN GUIDELINES

RO II closely emulates the City of Paso Robles' new plan implementation direction to focus on the quality of the built environment rather than rely solely on the "traditional" zoning codes. These guidelines place more emphasis on the design of structures and the public realm and less emphasis on the inside use of the building. It leaves less to chance by focusing on physical form.

This design-oriented approach is more effective for visual integration and function of development. The principal approach to guiding the development of land becomes the creation of the public realm, addressing the physical relationship of buildings to the streetscape. These guidelines are designed to ensure that the building form, building placement, architectural character and street design work together to create public spaces and experiences that build a community with a strong sense of place.

Figure 2-2 — Preliminary Concept Plan

2.3 COMMUNITY FRAMEWORK

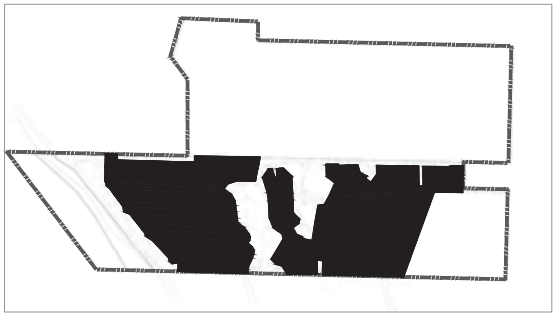
The framework for RO II has been crafted with a coherent, well-connected system of streets, pedestrian scaled blocks, open spaces and a distinct relationship to existing topography. RO II is designed as a healthy community made up of neighborhoods with a walkable character including residential, resort, and outdoor recreational opportunities.

This vision for RO II extends from the neighborhood framework to the scale of individual buildings, which in their site planning, form, and architectural detail will emulate the best qualities of traditional Central Coast neighborhoods. The Development Design Guidelines found in Chapter 3 have been created to guide and direct the development of the RO II neighborhoods.

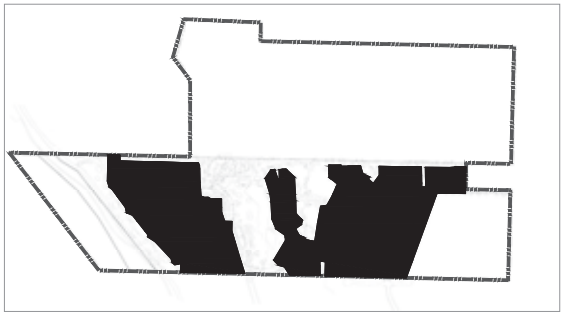
River Oaks combines a balanced mix of compatible uses with well-articulated pedestrian and vehicular connections to create a vibrant, thriving community. Individual neighborhoods linked together via multimodal and open space corridors. RO II incorporates mutually supporting land uses in a village dynamic that creates a strong hierarchy of place, respects open space and preserves the small-town character of the region.

2.4 DEVELOPMENT CONCEPT PLAN

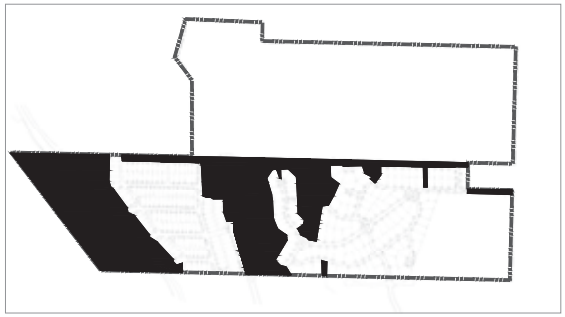
The following discussion (Section 2.3.1 to 2.3.6) is based upon the preliminary concept plan for the site. This has been prepared for illustrative purposes and may be subject to change. The numbers, acreages and percentages referred to are not binding.



Developed land



Residential land



Open space/ Agriculture

2.4.1 Developed Land

Comprising approximately 92.1 acres of land, the developed portion of RO II comprises the majority of the site. This development concept preserves natural features of the land while linking active elements with vehicular and pedestrian connections. Developable land within RO II includes the following village designations:

- Residential
- Neighborhood recreation
- Community facilities
- Hot Springs Spa; Health, Wellness and Fitness Center
- Amphitheater (existing)

2.4.2 Residential

RO II is planned for a spectrum of residential densities, types and sizes in walkable neighborhoods. Residential development will comprise:

- A target of 271 homes
- Approximately 59% of the site (75.7 acres of the total 128.9 acres)
- Approximately 82% of developed land (75.7 acres of the 92.1 acres)

Residential housing types may include:

- Single-family homes - Age restricted (144 homes)
- Single-family homes - Conventional (127 homes)

Requirements and specific building types are described in Chapter 3 under Building Types.

2.4.3 Open Space/ Agriculture

Integration of Open Space/Agriculture into the site supports the community vision while respecting the region's agri-tourism opportunities by introducing the concept of the "agri-hood" – the integration of agriculture into the neighborhood context. Open space at RO II is comprised of:

- Approximately 41% of the site (53.2 acres of the total 128.9 acres)
- 36.8 acres of passive open space/ agriculture
- 5.6 acres for the Health, Wellness, and Fitness Center
- 5.5 acres of active open space
- 5.3 acres for the amphitheater (existing)

Passive open space includes:

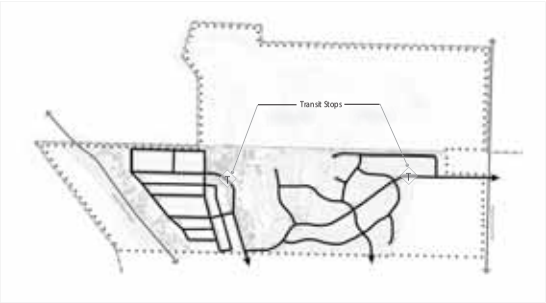
- Lake and basins
- Salinas River open space
- Natural open space along the project boundary and centered around the lake
- Walking trails

Agriculture includes:

- Community farms/ gardens
- Access to local produce
- Local produce stands

Health, Wellness, and Fitness Center open space includes:

- Tennis/Pickleball courts
- Fresh water and warm mineral water pools
- Walking trails



Streetscapes (shown in black)

Non-turf curb separated sidewalks

Multi-use decomposed granite trail

Active open space includes:

- Sports practice fields, radio tower, solar farm (Salinas River open space on North River Road)

Open spaces will be further complemented by the existing amphitheater and public and private open space requirements within residential neighborhoods.

2.4.4 Streetscapes

RO II streets will incorporate low impact development (L.I.D.) design strategies to allow the natural treatment of stormwater runoff. These innovative design solutions will support the sustainable design philosophy of RO II and assist in decreasing traffic speeds while safely integrating major circulation routes for motorists, pedestrians and bicyclists. Streetscapes will contribute to a sense-of-place for the community and provide scenic corridors consistent with the agrarian and small-town character of Paso Robles.

Streets, pedestrian connections and transit stops have been designed to facilitate a 20-minute walk radius conveniently connecting residents and visitors from destinations, transit stops and homes. Pedestrian and vehicular circulation are further addressed in Chapter 6.

A. Street Trees

The public realm is formed by the interaction of the built environment with the street. Thus, the streetscene experience is vitally important to the fostering of a quality public realm which can promote walkability and village identity.

RO II will continue the quality streetscape experience from the existing River Oaks development by incorporating street trees. A consistent and continuous planting of street trees provides for a comfortable pedestrian experience, meeting shade needs and buffering vehicular traffic. The streetscape provides for traffic calming to slow traffic and reduce traffic noise on streets, contributing to livable neighborhoods in which to walk, bike and drive. Street trees are further addressed in Chapter 4.

B. Pedestrian Circulation and Multi-Use Trails

Non-vehicular circulation will be facilitated by a system of multi-use trails and curb separated sidewalks along loop roads. This system will connect to the existing River Oaks development.

The integral pedestrian and multi-use system will facilitate a convenient 20-minute walking radii from homes and transit stops to destinations throughout the village. See Chapter 6 for Bicycle and Pedestrian Circulation Plan.

Multi-use trails will be comprised of decomposed granite.

2.4.5 Health, Wellness, and Fitness Center

The major non-residential component of RO II is a Health, Wellness, and Fitness Center.

A. River Oaks Hot Springs Spa and Health, Wellness, and Fitness Centers

The existing River Oaks Hot Springs Spa will be remodeled and will include Centers for Health, Wellness, and Fitness. The Health, Wellness and Fitness Center will include physical and well being programs. The Fitness Center will include indoor strength and exercise facilities. The Hot Springs Spa and the Health, Wellness, and Fitness Centers:

- is planned for a total 7,500 square feet
- will be designed to have a close relationship to the surrounding residential neighborhoods
- be planned to work in concert with each other

2.4.6 Village Amenities

Recreational and community amenities provide opportunities for gathering spaces, support a healthy lifestyle and foster community pride. RO II provides a range of village amenities that include active and passive recreation and community facilities.

A. Outdoor Amphitheater

The existing open-air amphitheater features an outdoor stage surrounded by the lake and open space and overlooking the rolling hills of Paso Robles. This amphitheater is gracefully formed by a natural valley in the topography, inspiring this functioning outdoor community recreation space. The amphitheater will:

- offer grass/blanket seating.
- offer semi-formal seating to accommodate up to 300 guests.
- be maintained and run by the Master Developer and/or HOA.
- include services for event coordination, fund raisers, corporate meetings, wine dinners, music festivals, weddings, receptions and other community-serving gatherings.

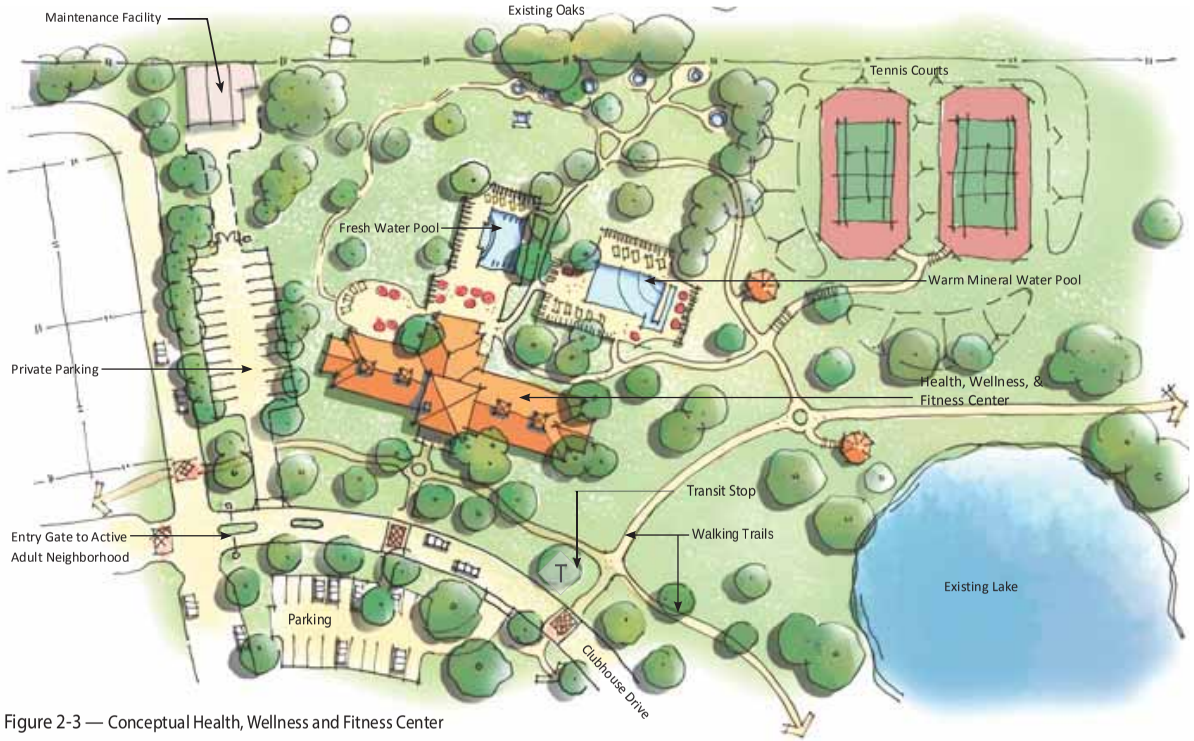
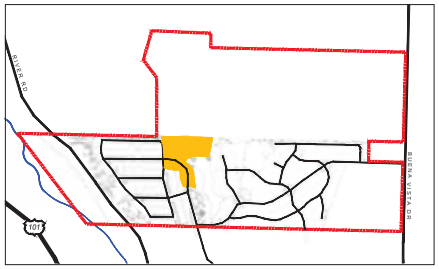


Figure 2-3 — Conceptual Health, Wellness and Fitness Center



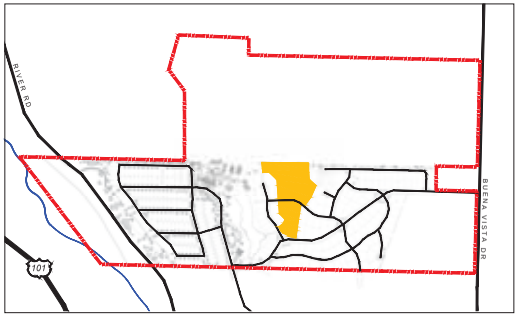
Hospitality and resort elements will be designed in the Prairie style to match the existing River Oaks non-residential development (like existing pavilion at top left) except for the Health, Wellness and Fitness Center which will be remodeled consistent with its existing character.

Figure 2-4 — Open Space Areas

B. Natural Open Space

Natural open space is an integral feature of the site, linking the on-site amenities to the open countryside and wine region, and serving as a buffer between residential development and surrounding areas. The open space and 'agrihood' areas:

- may include non-residential buildings.
- serve as a sustainable and aesthetic amenity integrating new development into the surrounding area.
- are intended to be weaved into the central open space through the residential neighborhoods.
- will be maintained by the HOA or under private ownership.



C. Neighborhood Recreation

Facilities will include gathering and meeting spaces along with family recreation and high-activity sports elements. The 2 neighborhood recreation parcels will:

- be accessible along multi-modal pathways.
- be run and maintained by the HOA.

Neighborhood recreation facilities will include:

- recreational pool
- warm mineral pool
- clubhouse with changing rooms
- barbecue/picnic area
- multi-use sport court(s)

Facilities may also include:

- lap pool
- separate adult only and family areas
- sand volleyball court and bocce ball court
- tot lots for multiple age groups
- tennis/pickleball courts

D. Sports Practice Fields Facility / Radio Tower / Solar Farm

This area along North River Road may be provided on the RO II site adjacent to the Salinas River. The activities may include:

- host a variety of field sports as a seasonal practice venue for local teams which shall be limited to day time use only.
- Low frequency AM radio transmission.
- Site generated solar energy.
- additionally function as a seasonal flood zone terrace.
- shall not be lighted.
- will be developed on approximately 6.1 acres.

E. Trails

Trails connect residents throughout the RO II village and through the existing River Oaks development, Cuesta College North Campus and to future Salinas River trails. Safe, continuous and scenic hiking and recreational trail systems enable a healthy and active lifestyle for residents.

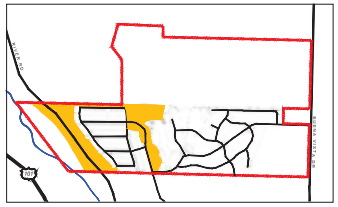


Figure 2-5 — Community Recreation Areas

Prairie style architecture

River Oaks Amphitheater

CHAPTER 3 — DEVELOPMENT GUIDELINES

Application of Building Types, frontages and Land Uses should result in a development pattern that reflects the town character and respects the existing topography.

3.0 APPLICABILITY

River Oaks II Expansion (RO II) is an amendment to the Borkey Area Specific Plan (Specific Plan). The Development Guidelines provide a framework to create a village of vital, pedestrian-oriented neighborhoods with a mixture of housing types, and gathering places, all within walking distance of homes to achieve the related goals and objectives identified in Chapter 2 of this document.

The amendment to the Borkey Area Specific Plan includes reference to this Design Manual as the design guidelines for the RO II expansion. Further, these guidelines will be integrated into the RO II expansion Home Owner's Association charter documents.

The development guidelines contained in this manual will be used as a reference by: the Community Development Department, referred to as the "Department," the Community Development Director, referred to as the "Director," after the Specific Plan Amendment is adopted by the City. The Guidelines will also be used by the master developer and the future HOA board as needed.

Capitalized terms used throughout this Design Manual are either named places or terms defined in the Appendix. Those terms not defined in the Appendix shall be accorded their commonly accepted meanings or as defined by City regulation. In the event of conflicts between these definitions and those of the codes, those of this document shall take precedence.

All development, redevelopment, subdivisions and new Land Uses within RO II shall comply with all applicable guidelines of this Chapter and following chapters as applicable.

A. Neighborhood Districts

Neighborhood Districts have been designated to identify guidelines that are specific to neighborhood character. Guidelines within each District respond to the site topography and other natural and man-made characteristics of the site. The District boundaries are based upon the preliminary site concept and are intended to be integrated with flexibility.

B. District Standards

District Standards within this Design Manual regulate aspects of private buildings that affect the public realm. District standards are determined on a by-District basis, regulating the placement, height and facade design of all buildings within the District.

C. Building Type Standards

Building Type Standards apply to all Districts, determining the allowed size, massing, frontage design, primary pedestrian access, vehicle access, parking, service, open space and landscaping design requirements for each of the Building Types allowed in each District.

D. Non-Residential

For the purposes of this document, "non-residential" describes land and building uses that are generally commercial in nature such as the common facilities and health, wellness, and fitness center. These generally commercial uses shall be consistent in design and compatible with the residential character of RO II . "Non-residential" uses shall not include incompatible uses such as industrial or manufacturing uses that would negatively impact the character of RO II .

Regulating Districts and Frontages to address the street appropriately

Regulating Building Types and uses to create compatibility and great streets

3.1 GENERAL REGULATIONS

The following regulations apply to all Districts within RO II .

A. Specific Plan Boundary Setbacks

To respect the rural setting and sensitive edge conditions of RO II , the following standards shall apply:

- All attached residential and non-residential buildings shall be setback a minimum of 20 feet from the Specific Plan boundary line.
- Within 70 feet of the Specific Plan boundary line, no building shall be more than 2 stories (35 feet) in height. Where permitted by the District, third story portions of buildings are permitted at a 70-foot setback from the Specific Plan boundary line.

B. Bluff Top Aesthetics

The unique aesthetic qualities of the bluffs overlooking the Salinas River corridor shall be treated in a sensitive manner. Development shall be sensitive to the site line from North River Road. Plotting of building types on bluffs and hillsides will be done in a considerate manner with landscape screening or native oak forest where feasible.

C. Oak Tree Preservation

Development of all residential lots and units shall be graded and designed to protect oak trees in a manner consistent with the City Oak Tree Preservation Ordinance.

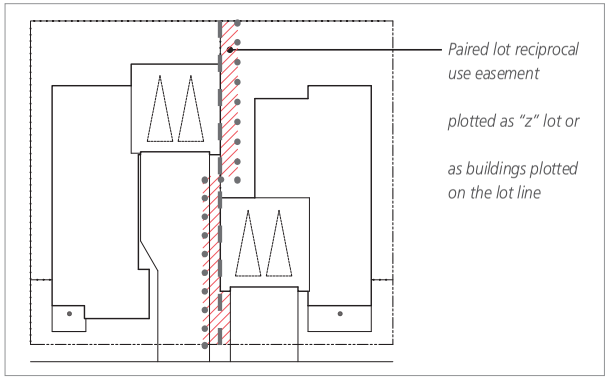


Figure 3-1 — Paired lots zero setback

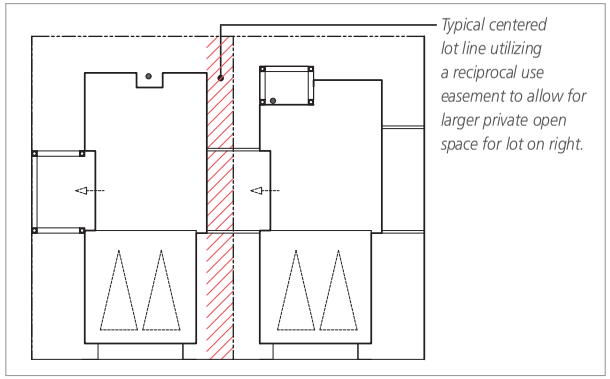


Figure 3-2 — Reciprocal use easement

The Salinas River and Bluffside Trail

D. Projections and Encroachments

Projections and encroachments are permitted where identified. In no case shall a projection or encroachment be closer than 3 feet to any property line unless reciprocal use easements are recorded.

E. Water Requirements

Responsible use and reduction of residential water consumption will be managed through the installation of high-efficiency fixtures and fittings. All residential units shall include the installation of features that meet the following average flow rates:

- Lavatory faucets shall be 1.5 gpm.
- All showers shall be ≤2.0 gpm per stall.

All toilets shall meet at least 1 of the following requirements:

- Have an average flow rate of 1.28 gpf OR
- Be dual-flush and meet the requirements of ASME A112.19.14 OR
- Meet the U.S. EPA WaterSense specification and be certified and labeled accordingly.

F. Energy Efficiency

All buildings within RO II will be designed to meet the rigorous 2013 Title 24 Energy Code*. The 2013 update is a 33% increase in stringency from the previous 2008 energy code.
*(This code is scheduled for publication July, 2016 with an effective date of January, 2017. "Single family homes built to the 2016 standards will use about 28% less energy for lighting, heating, cooling, ventilation, and water heating than those built to the 2013 standards." - California Energy Commission)

G. Recycling

All residential units shall have built-in 2-drawer recycling center providing separated bins for recyclables and trash. See section 7.8 for construction recycling requirements.

H. Outdoor Outlets

All residential units shall be constructed with:

- outdoor electrical outlets to encourage the use of electric appliances and tools.
- outdoor natural gas outlets to encourage outdoor cooking and heating options.

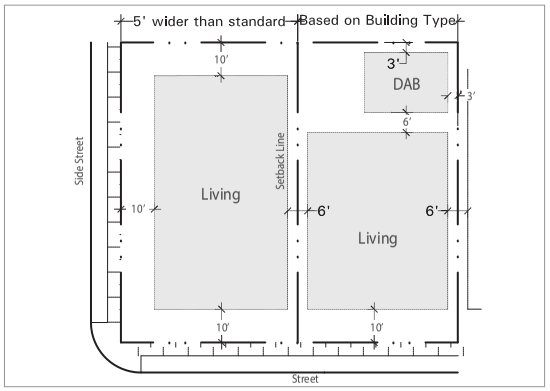
There are three districts within the RO II Expansion:

- Traditional Neighborhood (TN)
  Refer to Section 3.2
- Rolling Hills Neighborhood (RH)
  Refer to Section 3.3
- Open Space (OS)
  Refer to Section 3.4

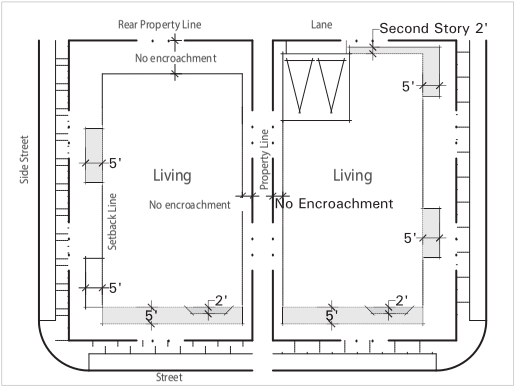
NOTE: District boundaries are based on the Concept Plan and should not be interpreted strictly. Boundaries may change as plan is refined.

Figure 3-3 - RO II District Map

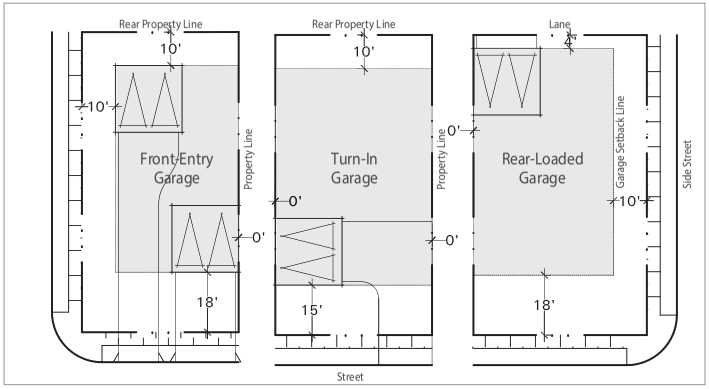
3.2 TRADITIONAL NEIGHBORHOOD (TN)



TN lot configuration and setbacks



TN permitted encroachments



TN parking placement

The primary intent of the Traditional Neighborhood District (TN is to foster a variety of detached housing configurations. TN provides a transition between single-family detached conditions and higher-density attached neighborhoods within RO II and is suitable for age-qualified developments. This District applies to Neighborhood N-1 found on Figure 2-2.

A. Density

Maximum Residential Density: 8 du/ac.

B. Lot Configuration

Minimum Building / Lot Standards:

- Permitted Building Types: Single-Family House, Motorcourt, Linear Court, Bungalow Court
- Lot Width: based on pertinent Building Type; corner lots add 5 feet in width
- Lot Size: based on pertinent Building Type
- Lot Coverage: 50% maximum
- Building Separation: 6 feet minimum
- Paired "Z" lot and RUE configurations permitted
- Building Height Maximum: 2 stories, 35 feet measured from average grade

C. Setbacks

Minimum distance from property line:

- Front: 10 feet minimum, 20 feet max
- Side Street: 10 feet minimum
- Building Separation: 6 feet minimum
- Rear: 10 feet, only applies to Single-Family Building Type
- Lane/Motorcourt Setback: 4 feet minimum to living or garage
- DAB from any Property Line: 3 feet minimum

Buildings shall be setback from the top of bluff overlooking the Salinas River a minimum of 25 feet. Buildings along this setback shall be restricted to 1 story.

D. Encroachments

Encroachment of outdoor spaces and architectural features into required setbacks are permitted as follows:

- Front (Outdoor Space): 5 feet
- Front (Projection): 2 feet
- Side Street: 5 feet
- Rear: no encroachment permitted for Single-Family Building Type
- Lane/Motorcourt: no first story encroachment, 2 feet for second story encroachments

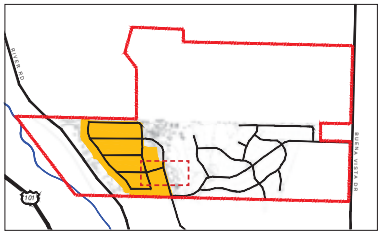
E. Block Size

Intended for walkability and definition of smaller enclave neighborhoods, 400-800 foot block lengths recommended.

F. Land Use

Permitted Land Uses:

- Crop production, horticulture orchards, vineyards
- Outdoor sales of agricultural products year-round and seasonal
- Day care centers, 14 children or less
- Hiking, biking or riding trails
- Park, playgrounds/tot lots
- Schools, public - all levels
- Home occupations
- Detached Accessory Buildings (DAB)
- Second dwelling units
- Single-family dwellings



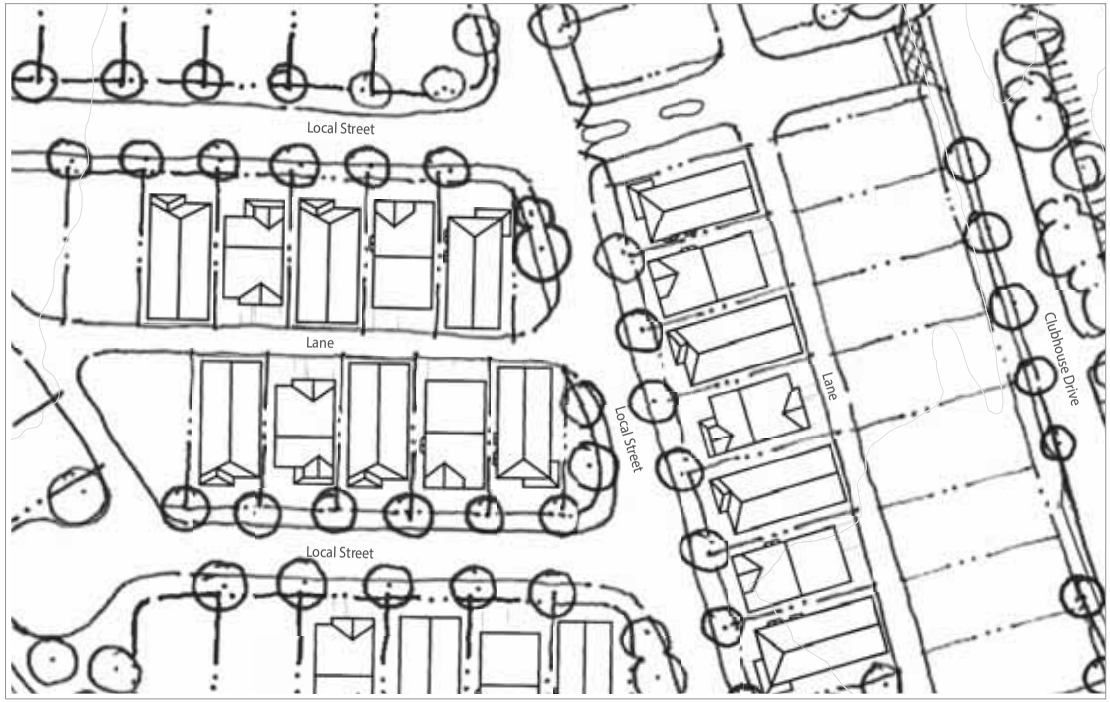
TN District key map

3.2.1 TN Conceptual Example Site Plan

The conceptual example site plan on this page demonstrates a detached single family neighborhood featuring small block sizes and the majority of homes facing the street. Access is taken from lanes and lotting is configured to foster eyes on the street.

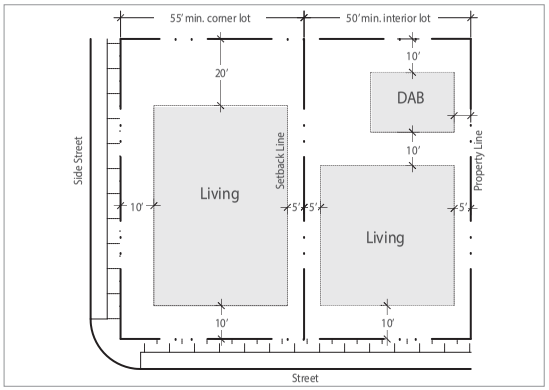
Assumptions:

- District: TN
- Lot Size: 5,000 sf min.
- Lot Coverage: 50%
- Parking Access: from lane
- Frontage Type: Frontyard/Porch
- Right-of-Way: 60 feet back of sidewalk to back of sidewalk; 20 foot lanes (see Circulation Chapter 6)

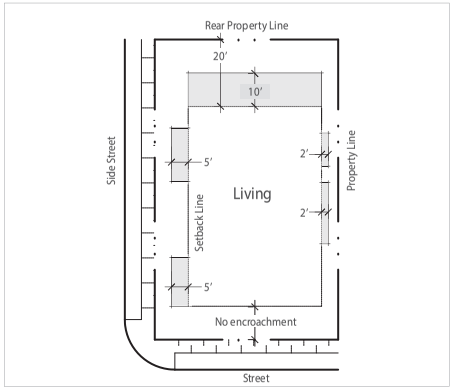


Conceptual NG example site plan

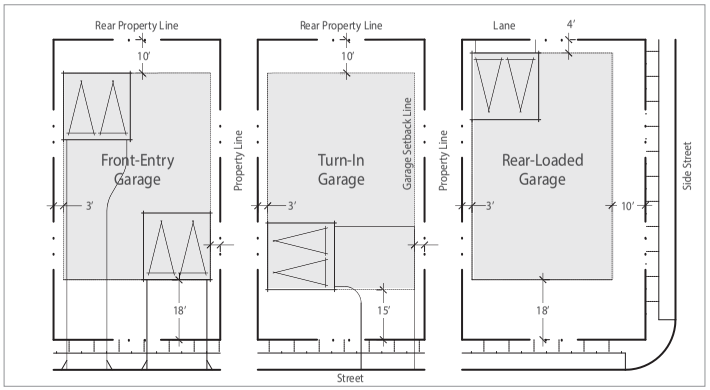
3.3 ROLLING HILLS (RH)



RH lot configuration and setbacks



RH permitted encroachment



RH parking placement

The primary intent of the Rolling Hills (RH) District is to protect the estate-size single-family detached character of the existing adjacent River Oaks neighborhood. In addition, this District responds to the rolling topography land forms. This District will utilize a more curvilinear development pattern suitable for sloping conditions and view lots. It applies to neighborhoods N-2 through N-7 found on Figure 2-2.

A. Density

Maximum Residential Density: 5 du/ac.

B. Lot Configuration

Minimum Building / Lot Standards:

Permitted Building Types: Single-Family House
Lot Width: 80 feet minimum; corner lots 90 feet minimum
Lot Size: 8,000 square feet minimum, 10,000 square feet average
Lot Coverage: 50% maximum
Building Separation: 10 feet minimum
Zero lot line with RUE configurations permitted
Building Height Maximum: 2 stories, 35 feet measured from finished grade

C. Setbacks

Minimum distance from property line:

Front: 15 feet minimum
Side Street: 10 feet minimum
Interior Side: 5 feet minimum
Rear: 20 feet minimum to living, 10 feet to garage or detached accessory building (DAB)
Lane Setback: 4 feet minimum to living or garage

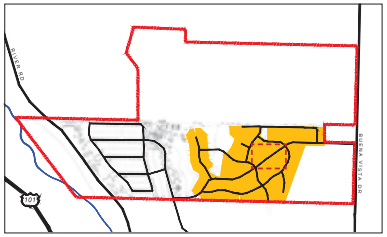
D. Encroachments

Encroachment of outdoor spaces and architectural features into required setbacks are permitted as follows:

Front (Outdoor Space): 0 feet, no encroachment permitted
Front (Projection): 2 feet
Side Street: 5 feet
Interior Side: 2 feet
Rear: 10 feet

E. Parking Setbacks

Parking and garages accessed from streets and lanes only.
Enclosed parking (on or below grade) is allowed:
Front Setback: 18 feet front loaded, 15 feet turn-in
Side Street Setback: 10 feet minimum
Interior Setback: 3 feet
Rear Setback: 10 feet
Lane Setback: 4 feet minimum or 18 feet maximum



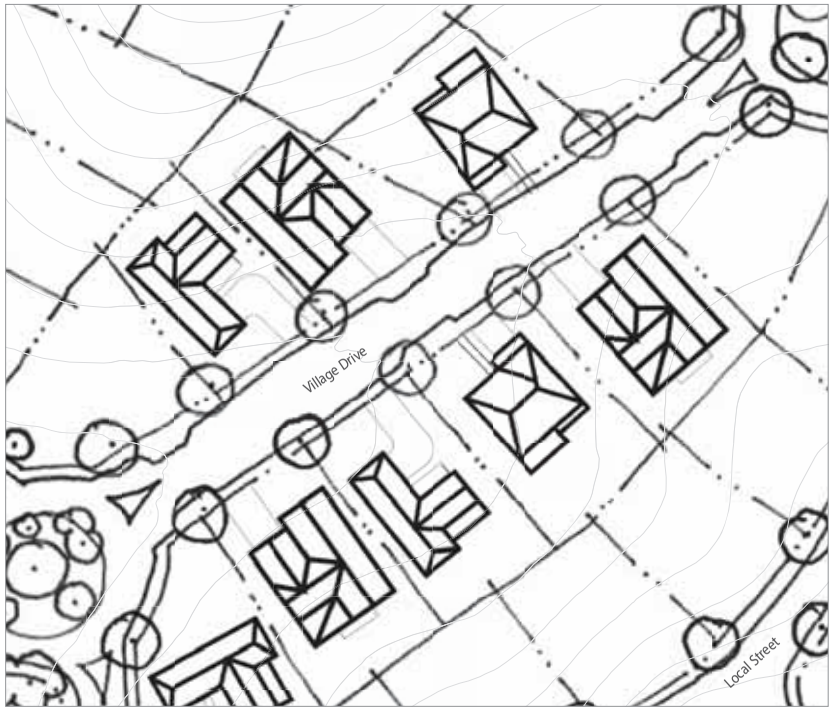
RH District key map

3.3.1 RH Conceptual Example Site Plan

The conceptual example site plan on this page demonstrates a single-family detached development utilizing a curvilinear development pattern. Limited access is taken from major streets and lotting is configured to create smaller neighborhoods.

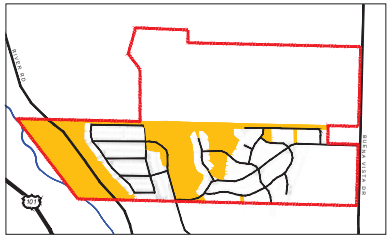
Assumptions:

- District: RH
- Lot Size: 8,000 sf min.
- Parking Access: from street or lane
- Frontage Type: Frontyard/Porch
- Right-of-Way: 66 feet back of sidewalk to back of sidewalk (Village Drive Collector)
- Drainage LID bioswale in street



Conceptual RH example site plan

Conceptual OS natural open space and neighborhood amenities



OS District key map

3.4 OPEN SPACE & AGRICULTURAL (OS/AG)

The primary intent of the Open Space District is to facilitate buffers between RO II, adjacent properties and the Salinas River. It also serves as the Neighborhood Amenity District. This District allows for passive community parks, greenways, and natural open space to act as buffers and form continuous open space amenities through the site.

The Open Space District around the existing lake also comprises the existing spa facility and pavilion which will serve as signature community buildings and facilities for the enjoyment of RO II residents. These facilities will be operated and maintained by the RO II HOA.

A. Lot Configuration:

No minimum lot requirements.

Buildings and parking in conjunction with permitted uses shall require a CUP.

B. Land Use

Permitted Land Uses:*

- Natural open space and preserves
- Passive open space
- Hiking, biking, and riding trails
- Resort hot springs and spa
- Health, Wellness, and Fitness center
- Community building
- Community events
- Outdoor amphitheater
- Crop production, agriculture, orchard, vineyards
- Outdoor sales of agriculture products (year round and seasonal)
- Solar Farm
- Radio Tower

*All common open space, associated amenities, and trail system will be maintained by the ROII HOA.

3.5 BUILDING TYPES

Building Types establish permitted configurations of buildings within Districts; shall meet development code requirements of the District in which they are utilized. Building Types identify specific regulations for a type or configuration of lots to guide important characteristics (density, massing, open space and public space interactions) of the built form. Within the building placement requirements of the applicable District, Building Type regulations further reinforce the desired small-town community character to encourage quality development that suits the character of Paso Robles.

Single Family House

Non-Residential

TABLE 3-1 BUILDING TYPE STANDARDS

Building Type	Standards			Building Types by District		
	Density Range	Permitted Lot Width	Mixed-Use	OS	TN	RH
Single Family House	0-5 du/ac.	45'+	no	--	P	P
Non-Residential	--	--	yes	P	--	--

A. Purpose

This section identifies the building types allowed within RO II and provides design guidelines for each type to ensure that proposed development is consistent with the City's goals for building form, character and quality within the RO II expansion area.

B. Applicability

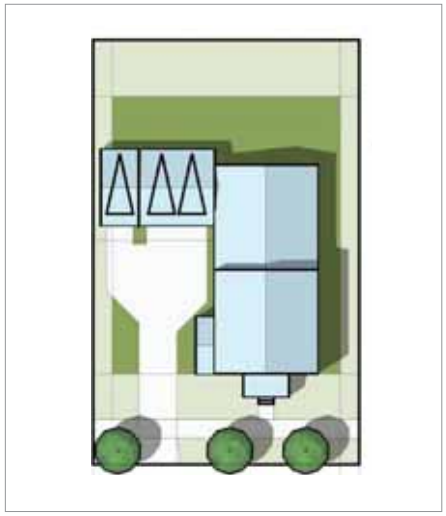
Each proposed building shall be designed in compliance with the guidelines of this Design Manual for the applicable Building Type, except public and institutional buildings, which because of their unique disposition and application are not required to comply with these Building Type requirements. Non-residential buildings having significant impact upon community image and/or identified by the Master Developer as "Innovative" may be exempted from the Building Type standards of this section and independently reviewed as part of the Plot Plan process.

C. Allowable Building Types by District

Each building within RO II shall be designed as one of the Building Types allowed by Table 3-1 for the District applicable to the site, unless described above. Each Building Type described in this section is subject to the requirements of Table 3-1, the applicable District and the Building Type standards.

3.5.1 Single Family House

A Single Family House is a Building Type consisting of a single-family detached home on an individual lot. These homes may be in large lot configurations to small-lot or cluster configurations. Design of Single Family Building Types should include a variety of garage configurations that respond to the applicable District Development Guidelines. In addition to District Guidelines, the following standards shall apply to all Single Family House Building Types:



Single Family House Building Type diagram - large lot

Single Family House plan diagram - large lot

A. Lot Requirements

- Minimum lot width: 45 feet
- Minimum lot size: 5,000 square feet

B. Plotting

"Z" lot plotting permitted

Minimum house width for 3-car front facing garage: 65 feet

No plans may be plotted more than 2 in a row

No identical adjacent building elevations

Same plans may be plotted on lots across from each other, provided a different elevation is selected for each unit

Minimum 3 color schemes per Single-Family House type

C. Access

Where a lane is present, parking and services shall be accessed through the lane. Where a lane is not present, parking and services shall be accessed from the street frontage by a driveway of 18 feet maximum width (single driveway), 12 feet maximum width (circular driveway, each curb cut).

D. Parking and Services

- Required parking for 2 cars shall be provided within a garage.
- Guest parking is not required; 0 guest spaces per unit required.
- Garages shall accommodate at least 2 spaces with a maximum of 3 spaces in width; third space shall be a single-garage door (standard car garage or LSV space). Additional garage spaces may be accommodated in turn-in or tandem configurations.
- Where a lane is present, services, above-ground equipment and trash container areas should be located on the lane and screened from view.; may be located within the garage.
- Where a lane is not present, above ground equipment and trash container areas shall be located at least 3 feet behind the facade of the house and be screened from street view with landscaping or a fence.

E. Open Space

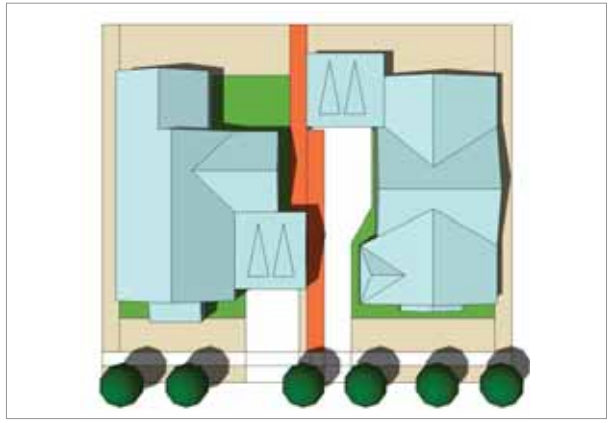
One usable, private open space shall be provided in the front, side yard, rear or interior of the house. A minimum area of 100 square feet is required with a minimum dimension of 6 feet.

F. Building Size and Massing

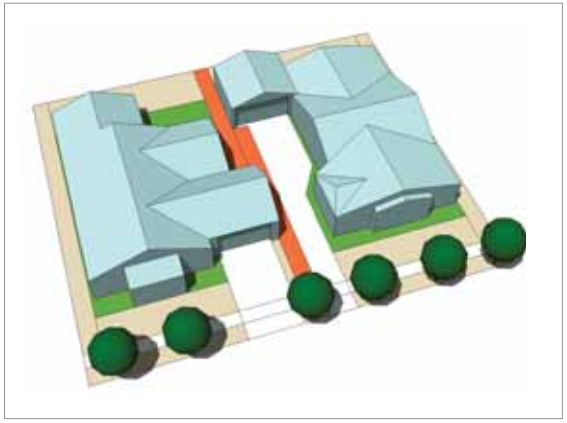
- Houses on corner lots shall be designed with a comparable level of architectural expression on the corner side elevation as the front elevation.
- Buildings shall be composed of one- and two-story volumes or articulated with single-story elements such as porches, balconies or wings.

G. Landscape

- Plantings shall be designed and selected to minimize the use of irrigation beyond an initial plant establishment of 2 years.
- Turf shall not exceed 30% of front and rear yards to keep irrigation water demand at a minimum. Synthetic turf is permitted (encouraged) and may be located in any yard space.
- A mixed palette of groundcovers, shrubs and trees shall be used to complement the Landscape Theme Master Plan and architecture of the home. Screen plantings should be reserved for rear and side yards only. Safety and visibility are critical factors in planting design.
- Vegetables, herbs and other plants selected from the Agricultural Plant Palette are encouraged where regular maintenance and harvesting plans are established.



Single Family House plan diagram - zero setback lot (RUE in orange color)



Single Family House plan diagram - zero setback lot (RUE in orange color)

Existing River Oaks Single Family House example

Conceptual Single Family House

3.5.2 Non-Residential

A range of Non-Residential building opportunities are available. These buildings are proposed to include a community center, resort, spa, health, wellness and fitness center, community and recreation buildings. Non-residential building may also include neighborhood-compatible commercial opportunities such as restaurants. Design and lot configuration of non-residential buildings are encouraged to be consistent with the character and scale of RO II , however, creativity and aesthetics are also equally encouraged.

Parking should be provided in parking lots or shared parking configurations within appropriate walking proximity to the building. Planting and trees should be used to soften large areas of parking and transition from parking to pedestrian/building spaces. The following standards shall apply to all Non-Residential Building Types:

Non-Residential Building Type example - River Oaks Active Adult Community Center (existing)

A. Lot Requirements
- Non-uniform front setback; minimum 2 wall plane offsets
- No minimum lot size

B. Orientation

Common public open space in the form of a courtyard, covered porch or balcony oriented toward the lot frontage, paseo, vistas or activity center is encouraged.

C. Access
- Parking and building access shall be easily discerned and well marked.
- Vehicular and pedestrian access shall be intuitive and direct.
- Service and loading activities, where feasible, shall be oriented away from the street frontage and pedestrian access, otherwise these activities shall be screened from view of the street and pedestrian access.
- Signage may be provided on 2 building elevations facing public accessways.

D. Building Size and Massing

- Roof forms shall be designed to match the architectural style of the building and create interest for the building form. At least 2 roof forms or plate heights are required.
- Building form and massing shall not overwhelm the streetscene. Integrate the design of the building with the scale of the surrounding development.
- Singular building volumes are discouraged. Where feasible and practical to the building function, offset massing and volumes are encouraged.
- Iconic architectural features distinguishing design and character appropriate to the architectural style of the building are encouraged.
- Integrate building design with the site through the use of landscape and hardscape elements.

Existing River Oaks Hot Springs Spa

Active Adult Community Center, Traditions River Oaks

E. Lot Configuration: Innovative

Buildings intended for destination uses and/or iconic architecture may submit design plans that do not strictly conform to the standards and/or design guidelines of this document and will be considered "innovative" buildings under this document to be reviewed independently. Innovative buildings are those that, for architectural, use, or site planning reasons, need flexibility in design and development standards. The innovative design shall still be required to meet the intent and vision of this Design Manual and reflect the character of RO II .

Prairie style building, River Oaks Golf Course clubhouse, in the existing River Oaks community

CHAPTER 4—LANDSCAPE GUIDELINES

4.0 LANDSCAPE VISION

The landscape vision for RO II strives first and foremost to respect and emulate the small-town feel and rural character indicative of the Paso Robles region.

The goal of landscape design is to create signature landscapes and a community that is pedestrian-friendly, aesthetically coherent and environmentally sensitive; a desirable place to live, learn and play, and known for its distinctive small-town friendliness and rural character. The following objectives define the sustainable landscape vision of RO II:

Aesthetics

Create a coherent design aesthetic and identity for the community through a regionally sensitive landscape design.

Environment

Provide the infrastructure necessary for the responsible use and treatment of natural resources, through sustainable technologies which prove themselves reliable and effective in achieving sustainable site development.

Open Space

Preserve, enhance or create open spaces that are regionally compatible, support native species, preserve existing oak trees, accessible and inspiring places to be.

Safety and Well-Being

Create a sense of safe and welcoming pedestrian environments, through the use of traffic calming, continuous trail systems, recreational amenities and effective site and landscape design.

4.1 SUSTAINABLE LANDSCAPE PRINCIPLES

The following principles have been established to support a healthy balance for sustainable landscape design. The intent is to serve as a guide and also to remain flexible to allow for implementation of future technologies as they prove themselves reliable.

Drought tolerant plants used in parkways

Village park with Riparian theme

Use Sustainable Materials

Sustainable materials should be used in the landscape construction and site furnishing selections including, but not limited to, recycled materials, environmentally preferable products, materials that can be recycled, certified "green" products and locally available or manufactured products.

Protect and Select Appropriate Vegetation

Existing oak trees shall be protected in place to every extent possible, during construction and to ensure future longevity beyond project completion. Plant materials should be selected based on their reduced need for water, fertilizers, pesticides and maintenance. Plants should be selected to meet aesthetic goals, mature plant size, potential to provide habitat and their ability to thrive in their intended locations. They may include native drought tolerant and Mediterranean species.

Design Based on Size at Maturity

Landscape designs and plant spacing shall allow for plants to reach mature size. Using appropriate size and placing of plants prevents overgrowth and future thinning reducing the amount of material sent to the landfill. Plants should be carefully located to ensure proper drainage and to reduce potential damage to buildings.

Protect the Soil

Soils from the site should be re-used, if appropriate, as horticultural soils. Maintain and/or improve soil health through responsible management and restoration to sustain protected and future ecosystems.

Reduce Water Use

Reduce potable water use in the landscape through the use of existing on-site irrigation wells (Salinas River underflow) or use of recycled water where feasible, high efficiency irrigation systems and drought tolerant plant selections. Irrigation design shall utilize weather and climate-smart controllers, irrigation zones to suit plant requirements and high-efficiency nozzles.

Optimize the Ecological Benefits of Storm Water Drainage

Storm water drainage should be managed through current best practices with the goal of maintaining and enhancing the pre-development hydrology, through the implementation of Low Impact Development strategies. In conjunction with the drainage infrastructure, landscape treatments shall assist in providing for bioretention, aesthetic enhancement and potential habitat.

Suitable elements may include bioswales and/or pervious pavement where suitable for site conditions. Bio-swales shall be swaled drainage courses and filled with appropriate vegetation or locally supplied riprap.

Plants should be selected to withstand extreme wet and dry conditions, tolerance for potential contaminants found in roadways, and be located appropriately to allow for desired drainage flows.

Promote Human Well-Being

Ensure connectivity throughout the project site with opportunities for varying scales of activity and interaction. Way-finding devices and site features shall provide interest, aid orientation and instill community pride.

4.1.1 Local Food Production

Local food integrates production, processing, distribution and consumption on a small scale, creating sustainable local economies and a strong connection between farm and table. At RO II, local food production will be encouraged and suitable square footage is provided in the combined area of private yards and common community gardens controlled by the Master Developer and/or the HOA. The Agricultural Plant Palette also provides a guide for appropriate plant selections to implement community gardens at any scale.

A pedestrian oriented community

Landscape bioswales reduce stormwater runoff

Decorative trellis at entrance to shared courtyard

Signage provides for community identity and way finding

4.2 LANDSCAPE THEMES

The landscape themes for RO II are drawn from the natural plant communities which currently shape the Paso Robles area. The specific themes serve as a guide for the landscape design and plant selections with the primary goal of integrating RO II into the surrounding landscape while establishing a signature identity and sense of place.

Future Sports Field Practice Facility should consist of drought tolerant turf, and be interspersed with riparian planting.

Figure 4-1 — Landscape themes

4.2.1 Chaparral

The chaparral theme represents one of the most diverse plant communities; able to withstand dry summers, cold winters and shallow, clay soils. These conditions make chaparral most recognizable as the native hillsides of California. Rolling mounds of olive, blue and grey-green foliage are punctuated by ornamental grasses and perennial color with typical flower displays of yellow, blue and purple. Signature trees should visually connect to the neighboring plant communities with predominantly Sycamore, Oak and California Bay Laurel.

4.2.2 Riparian

The Salinas River corridor provides a natural buffer and wonderful amenity for RO II. Existing riparian plant community characteristics within RO II should remain in place and serve as a model for adjacent and future riparian themed areas. The riparian plant communities could also be extended into other man-made water bodies, detention basins and drainage corridors to provide a visual link to the existing site character. This theme is recognized by signature Sycamore and Arroyo Willow trees; supported by a textured mix of flowering shrubs, bold leaf forms and upright grasses. The riparian theme can be accomplished in the recreational zones using drought tolerant varieties which offer similarly bold and diverse textures.

4.2.3 Oak Woodland

The Oak Woodlands are the most predominant link to Paso Robles and the true icon of this community. All existing on-site oak trees will be preserved. Signature oak trees should mark major entries as well as grace the rolling hillsides above. The Oak Woodland plant community will be prevalent among the residential neighborhoods to naturally and visually anchor the homes to the rolling hills. Oak Woodlands consists predominantly of oak, madrone, California Bay Laurel trees, with an understory of drought-tolerant, Mediterranean shrubs and groundcovers. Perennial color will also provide interest with pinks, white and purples of coral bells and many varieties of sage.

4.2.4 Agrarian

Inspired by the Paso Robles history and currently burgeoning wine industry, the agrarian theme encourages the use of plants and planting forms that emulate the agricultural character of the region. Community open space planted using the agrarian theme may double as an outdoor classroom and rhythmic display of the regions landscape. Implementation of edible landscapes is encouraged in the private realm of side yards and rear yards and in common areas, and are subject to approval and control of the HOA.

Oak Woodland landscape theme example

Riparian landscape theme example

Chaparral landscape theme example

Agrarian landscape theme example

4.3 VILLAGE ELEMENTS

"Village elements" are physical elements of the public realm such as signage, furnishings, and landscaping. Theses elements provide a cohesive character throughout the RO II expansion area.

4.3.1 Open Space

Open space designated areas will consist of protected habitat and riparian corridors, passive and active recreation opportunities and natural open space.

The Paso Robles area has developed into an important wine region where vineyards now occupy a vast portion of the rolling hills surrounding the community. To connect with the agricultural character, the edges of the community will be landscaped green edges to provide both a buffer and transition into the agricultural setting.

4.3.2 Streetscape

Parkways and front yards will utilize mixed shrubs, grasses and groundcovers to both visually tie to nearby native plantings and reduce water needs. Plant selections shall be consistent with the landscape theme. Ornamental turf areas will be reserved for recreational or special event areas only. The heat-island effect will be further mitigated through the use of shade trees and/or shade structures along pedestrian pathways.

Multi-use trails connect residents to open space

Drought tolerant and native species

Agrarian landscape species

Example street light to be used in RO II consitent with existing River Oaks

4.3.3 Fences and Walls

Fences and walls shall provide continuity throughout the different neighborhoods and should be compatible with the rural character of the planning area.

- Some appropriate wood and clear-view fence types include split rail and tubular steel pickets. Landscape features, such as climbing vines are encouraged on any of these fence types.
- Security fencing shall be constructed of open materials, not solid walls. Steel picket and wood board fencing are acceptable for security fencing.
- Front-lot fencing shall be no taller than 36 inches, rear and side-yard fencing no taller than 6 feet.
- Where property lines are adjacent to open space, fencing shall be of open style, constructed of iron or other acceptable material.
- A detailed fence plan shall be submitted to the City at the time of application for development.

Retaining walls shall provide continuity between the existing River Oaks and RO II.

- Retaining walls shall have finish materials of decorative block, brick or stone veneer.
- A landscape buffer with a minimum width of 5 feet shall be established at the base of any retaining wall exceeding 42 inches in height.
- A detailed wall plan shall be submitted to the City at the time of application for development.
- Where privacy walls are used, materials and construction should be designed to complement the design of the larger area rather than individual units.

4.3.4 Site Furnishings and Light Fixtures

Site furnishings and light fixtures reflect an extension of the existing River Oaks elements to establish continuity and connectivity. Furniture should be provided throughout the community to allow for opportunities for residents and visitors to gather. Street lights and parking area lights will include the single curved wood pole consistent with the existing River Oaks development.

FENCE TYPES

- 6 ft wood
- 2 ft slump w/ 4 ft wood
- 2 ft slump w/ 4 ft wrought iron
- 3 ft concrete rail
- 6 ft wrought iron rail
- 4 ft open "deer" fence
- Natural fence barrier supported by "deer" fencing
- Entry pilasters
- Gates
  - Vehicle
  - Pedestrian

High efficiency irrigation heads

Drought tolerant and native plants in parkways

Plants grouped by water needs

4.4 IRRIGATION GUIDELINES

The design and construction of irrigation systems shall ensure water is conserved to the maximum extent possible.

A. Controllers and Valves

Irrigation systems should include automatic, "Smart" controllers equipped with weather data via a satellite link or external moisture sensors. All plants shall be grouped by similar and appropriate hydrozones and have a dedicated valve for each zone.

B. Distribution Uniformity

The irrigation system should utilize high performance equipment and proper scheduling. Good distribution uniformity will help ensure water is evenly applied across an area and limit potential for the over or under-watering of different areas. The system should achieve 70% distribution uniformity or greater for turf areas and 80% in all other landscaped areas.

C. Low Volume Irrigation

Non-turf, shrub areas should be irrigated with bubblers, drip emitters or other point application devices.

D. Mulch

All exposed soil surfaces of non-turf areas shall be covered with a layer of organic mulch to a minimum depth of 2 inches.

E. Turf Irrigation

Irrigation systems shall be designed and constructed to achieve a minimum efficiency of 75 percent for overhead spray devices and 81 percent for drip systems. Stream rotator heads are preferred; use of standard spray heads should be avoided.

Turf areas less than 8 feet on the shortest side shall be irrigated by a subsurface method or micro-spray heads to avoid overspray.

F. Non-Potable Water

Irrigation water supply should be serviced by separate irrigation water meters and non-potable water sources as those sources become available. Non-potable water is currently available from existing on-site irrigation wells located in the Salinas River underflow. Non-potable water sources may also become available through reclaimed water from the City of Paso Robles as such sources are developed and become financially feasible. Infrastructure shall include purple pipe for when non-potable water becomes available. In the event well water is used, water samples shall be analyzed to determine appropriate plant selections (Ref: CALGreen Section A4.304.5).

4.5 PLANT PALETTE

Landscape and planting of all common and private areas within RO II shall be subject to the following approved plant palettes by landscape theme area. To preserve the quality of RO II and the surrounding area, invasive plants not suitable for the local climate are prohibited. All plants listed in the "County Potentially Problematic Plant List" are prohibited within RO II.

The following plant palette provides a suggested list for use throughout RO II. The palette is divided by landscape themes and is intended as a guide, in conjunction with the landscape theme, for planting designs throughout the public realm. Streetscapes, parkways and front yards shall adhere to the landscape themes while rear and side yard applications are permitted to select a variety plants from the different themes. This list may be expanded upon as new cultivars are developed by the nursery industry and as additional species prove themselves reliable in the RO II location. Planting designs shall respond to County of San Luis Obispo recommendations noted in the "County Potentially Problematic Plant List" and avoid use of potentially invasive species.

4.5.1 CHAPARRAL PLANT PALETTE

General Design Concept:

- Naturalized
- Generous plant massings in rolling mounds
- Punctuated by ornamental grasses and perennial color
- Grey, Blue and Olive Greens with purple, yellow and white color.

Arctostaphylos spp.

Ceanothus spp.

Muhlenbergia rigens

Salvia clevelandii

BOTANICAL NAME	COMMON NAME
Achillea millefolium	Yarrow
Alnus rhombifolia	White Alder
Arbutus menziesii	Madrone
Arctostaphylos spp.	Manzanita
Baccharis spp.	Bush Baccharis
Ceanothus spp.	Several varieties
Cerastium tomentosum	Snow-In-Summer
Eriogonum fasciculatum foliolosum	Wild Buckwheat
Eschscholzia californica	California Poppy
Feijoa sellowiana	Pineapple Guava
Festuca ovina glauca	Blue Fescue
Fremontodendron spp.	Fremontodendron
Gaura lindheimeri	Gaura
Helianthemum scoparium	Sun Rose

BOTANICAL NAME	COMMON NAME
Heteromeles arbutifolia	Toyon
Lavandula sp.	Lavender
Muhlenbergia rigens	Deer Grass
Nepeta faassenii	Catmint
Olea europaea	European Olive
Oenothera californica	California Evening Primrose
Penstemon spp.	Beard Tongue
Perovskia atriplicifolia	Russian Sage
Pinus sabiniana	Gray Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Quercus spp.	Several varieties, Calif. Native Oaks
Rhamnus californica spp.	Coffeeberry

BOTANICAL NAME	COMMON NAME
Rhus spp.	Several varieties
Ribes spp.	Several varieties
Rosa spp.	Several varieties
Salvia spp.	Several varieties
Sambucus mexicana	Tapiro
Santolina sp.	Santolina
Sisyrinchium bellum	Blue-eyed Grass
Stachys byzantina	Lamb's Ears
Teucrium chamaedrys	Germander
Teucrium fruticans	Bush Germander
Umbellularia californica	Bay Laurel
Verbena sp.	Several varieties

4.5.2 RIPARIAN PLANT PALETTE

General Design Concept:

- Naturalized
- Bold texture and diversity
- Meandering
- Dark and Blue-Greens with upright ornamental grasses

Woodwardia fimbriata

Juncus patens

Rosa spp.

Sycamore

BOTANICAL NAME	COMMON NAME
Aesculus californica	Buckeye
Alnus rhombifolia	White Alder
Arctostaphylos spp.	Manzanita
Carpenteria californica	Bush Anemone
Ceratostigma plumbaginoides	Dwarf Plumbago
Cistus spp.	Rockrose
Cornus occidentalis	Western Dogwood
Cotoneaster spp.	Cotoneaster
Eriobotrya japonica	Loquat
Ginkgo biloba	Maidenhair Tree
Grevillea spp.	Grevillea
Hemerocallis	Daylily

BOTANICAL NAME	COMMON NAME
Juncus effusus	Common Rush
Juncus patens	Rush
Kniphofia uvaria	Red-Hot Poker
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Grecian Bay
Mahonia aquifoliuim 'Compacta'	Creeping Oregon Grape
Mimulus guttatus	Seep Monkey Flower
Nandina domestica	Heavenly Bamboo
Oenothera caespitosa marginata	Evening Primrose
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Populus trichocarpa	Black Cottonwood

BOTANICAL NAME	COMMON NAME
Prunus ilicifolia	Holly-Leaved Cherry
Prunus lyonii	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
Ribes spp.	Golden Currant
Rosa californica	California Wild Rose
Salix lasiolepis	Arroyo Willow
Sambucus mexicana	Tapiro
Sisyrinchium bellum	Blue-Eyed Grass
Woodwardia fimbriata	Giant Chain Fern
Zauschneria californica 'Catalina'	Island California Fuchsia

4.5.3 OAK WOODLAND PLANT PALETTE

General Design Concept:

- Naturalized
- Dense tree and shrub cover
- Habitat
- Dark olive and grey-greens punctuated by bright perennial color

Heteromeles

Heuchera hybrids

Arbutus

Arctostaphylos

BOTANICAL NAME	COMMON NAME
Achillea spp.	Several varieties
Aesculus californica	Buckeye
Arbutus menziesii	Madrone
Arctostaphylos 'Dr. Hurd'	Tree Manzanita
Calocedrus decurrens	Incense Cedar
Carpenteria californica	Bush Anemone
Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Cistus spp.	Rockrose
Cotinus coggygria	Smoke Bush
Cotoneaster spp.	Cotoneaster

BOTANICAL NAME	COMMON NAME
Heteromeles arbutifolia	Christmas Berry
Hemerocallis	Daylily
Heuchera maxima	Island Coral Bells
Lagerstroemia indica	Crape Myrtle
Mimulus aurantiacus	Monkey Flowers
Muhlenbergia rigens	Deer Grass
Penstemon spp.	Fountain Grass
Perovskia atriplicifolia	Russian Sage
Pinus spp.	Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree

BOTANICAL NAME	COMMON NAME
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Prunus ilicifolia	Hollyleaf Cherry
Quercus spp.	Several varieties, Calif. Native Oaks
Rhamnus spp.	Coffeeberry
Rhus ovata	Sugar Bush
Ribes spp.	Pink-Flowered Currant
Rosa californica	California Wild Rose
Salvia spp.	Several varieties
Sambucus mexicana	Tapiro
Sisyrinchium bellum	Blue-Eyed Grass
Umbellularia californica	Bay Lauel
Verbena sp.	Several varieties
Zauschneria spp.	California Fuchsia

4.5.4 AGRICULTURAL PLANT PALETTE

Within common open space areas, Riparian and Chaparral Districts or where otherwise appropriate (subject to HOA approval) or where appropriate in private yards, the following agricultural plant palette provides plant and tree species suitable for use in the RO II expansion area.

General Design Concept:

- Outdoor Classroom
- Organic
- Sustainable Gardening
- Connect residents to food sources

Nut Tree Orchard

Herb Garden

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Crop Trees	**Crop Trees**	**Shrub and Vine Crops**	**Shrub and Vine Crops**	**Herbs**	**Herbs**
Prunus dulcis	Almond	Rubus spp.	Blackberries & related kinds	Ocinum spp.	Basil
Juglans regia	English Walnut	Vitis spp.	Grapes (Table and wine varieties)	Allium spp.	Chives
Olea europaea	Olive	Actinidia chinensis & A. arguta (fuzzless)	Kiwi	Coriandrum sativum	Cilantro
Pistacia vera	Pistachio	Feijoa sellowiana	Pineapple guava	Allium spp.	Garlic
			Water melons	Allium spp.	Green onion
			Melons (cantaloupes, honeydews, casabas, etc.	Mentha	Mints
Fruit Trees	**Fruit Trees**			Rosmarinus officinalis	Parsley
Malus spp.	Apples		**Vegetables (Warm Season)**	Salvia officinalis	Rosemary
Prunus armeniaca	Apricots		Beans	Artemisia dracunculus	Sage
Ficus carica	Figs		Eggplants	Thymus spp.	Tarragon
Prunus persica	Peaches		Peppers, Hot		Thyme
P.persica nucipersica	Nectarines		Peppers, Sweet		
Pyrus spp.	Pears		Tomatoes		
Diospyros	Persimmons		Zucchini & other summer squash		
Punica granatum	Pomegranate				

CHAPTER 5—ARCHITECTURAL GUIDELINES

Designing architecture to function with Building Type and Frontage Standards to create streets people want to walk along and live on

5.0 DESIGN CHARACTER

The design character of the River Oaks neighborhoods, and specifically RO II, will be one of hometown appeal characterized by simple, yet charming homes, curb separated sidewalks, and streets lined with trees. Homes and street scenes will reflect an overall feeling of quality and tradition.

The design criteria in these guidelines is offered to facilitate a high quality of architecture and reasonable level of authenticity of styles through the use of appropriate elements. Although detail elements may be used to further convey the character of a style, the overall massing and appropriate roof forms should be used to establish a recognizable style. Proper scale and proportion of architectural elements and appropriate choice of details are all factors in achieving authenticity.

5.1 DESIGN GUIDELINES

These guidelines are not intended to be restrictive, but to assist in the design, processing, and implementation of a higher level of design quality and direction. The following guidelines shall apply to all residential development within River Oaks.

Design of all architecture, signs and exterior lighting shall be compatible with existing River Oaks development and the rural residential setting of RO II.

5.1.1 General Guidelines

A. Streetscenes

The streetscene experience is important to promote walkability and community identity. This is exemplified in the oldest and most cherished California neighborhoods which feature stands of street trees that provide shade, texture and a buffer between pedestrian and automotive movements. Architectural interest is the second most important element in creating streetscenes.

- A key technique in creating a sense of variety within a streetscene is to vary the heights and profiles with single story elements. Whether by utilizing a porch or reduced height living area, the single-story element transitions from pedestrian scale at the sidewalk to larger massing elements at the rear and side of the lot.
- House forms and plans that result in a variation of front yard setbacks are encouraged to create more interesting neighborhood streetscenes.
- Where appropriate to style, stepping of second story mass should be used to improve the street scene. Certain styles are based on a box-like, two-story building mass. Where this is the case, added attention such as single story elements, balconies, enhanced window treatments and other articulation shall be used to provide heightened interest and variety for such styles.
- Single story homes shall have at least 2 distinct roof forms/ridge heights to create interest in the elevation.

Design guidelines help to craft beautiful places and neighborhoods of quality and character - variation of roof forms, massing and sensitive treatment of edge conditions

B. Edge Conditions

The character of visible edges, along the Salinas River, from surrounding open space and existing homes, is a vital element to the overall integrity of River Oaks. Whether from a distance or at close-range view, elevation silhouettes and massing will require design sensitivity. Rows of homes seen from a distance or along roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The following guidelines apply to all homes plotted along visible edges of the Specific Plan amendment boundary line:

- Roof ridge lines and roof framing of homes shall be varied with particular attention given to avoiding repetitious elements such as continuous gable-ends and similar building silhouettes and ridge heights.
- To achieve visual interest, a variety of front-to-back, side-to-side gables, hip roofs and/or integration of one-story elements are encouraged.
- Single, rear facing side-to-side gable ends should not occur more than 2 in a row.
- The use of paint and roof colors designed to blend with the surrounding semi-rural environment are strongly encouraged. Reflective materials should be limited to reduce the potential for reflection and glare.
- Plotting of single-story homes or elements along these edges is encouraged to provide relief and articulation. Where feasible, plotting of 2 single-story homes in a row provides maximum relief.
- No more than two, 2-story homes in a row shall be plotted on adjoining lots.

C. Corner Lots

Corner lots have a high-level of visibility and impact on the community as a whole. These lots serve as an introduction to the architectural style and individualized character of a neighborhood.

- Homes on corner lots should be designed for a two-sided, corner exposure.
- Single-story elements (massing, porches, courtyards) or building articulation (balcony, bay window, massing offsets) are encouraged on the front and street side elevations.
- Materials and details from front elevation shall wrap to street side elevation.
- All windows on street side elevation shall be fully trimmed, consistent with the architectural style of the home.

D. Garages

The focus of the front elevation should be on the living spaces of the home. Appropriate treatment of garage doors will further enhance the elevation and decrease the utility appearance of the garage. Various garage door patterns, windows and/or color scheme will be included as appropriate to individual architectural styles.

- De-emphasize the garage by highlighting other parts of the home.
- Variation of garage placement between plans is encouraged.
- It is desirable to alternate plans with similar garage types when plotting adjacent homes, where possible.
- Swing-in garage configurations are permitted on lots at least 55 feet in width.
- Where permitted, 3-car garages may face the street. The third garage space shall be an individual garage door.

E. Driveways

- Driveway curb cuts shall not exceed 18 feet in width. Driveways are permitted to increase in width 10 feet behind the front property line.
- Circular driveways are permitted on Single Family Homes within the Rolling Hills District, where feasible. Driveway aprons at the front property line shall be no greater than 12 feet in width. Width of the driveway may increase toward the curve of the driveway, however in no case shall a circular driveway be wider than 18 feet in width.

F. Lanes

Lanes serving 2 or more units may utilize the Lane cross section in Chapter 6 of this document. Lotting of homes utilizing a lane access shall be configured to allow for a minimum distance of 24 feet of back-up space for all garages. This dimension may include driveway, apron and lane paving. All lanes within RO II shall be considered private and maintained by the HOA. Access for garages, parking and services may be provided within the lane.

Offset massing and single-story elements to articulate streetscene

Single-story home with 2 distinct roof forms and ridge heights for elevation interest

Single-door third car or LSV garage space, where permitted by District

Lane treatment at River Oaks

G. Materials and Finishes

The choice and use of materials has an important impact on the character of the home and the streetscape. The application of materials, accent veneers and details should be done in a manner that upholds the village character.

Wood is a material reflective of many architectural styles. However, maintenance concerns, a desire for long-term architectural quality, and new high-quality manufactured alternative wood materials make use of real wood elements undesirable. Where "wood" is referred to in these Guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. In addition, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) are acceptable. Similarly, pre-cast elements can be satisfied by high-density foam or other similar materials in a style appropriate finish.

- Wood, brick and stone cladding should appear as structural materials, not as applied veneers
- Refrain from concentrating materials only on the front elevation.
- Material changes should occur at inside corners.
- Major massing elements, columns, towers and pilasters should be wrapped in their entirety.
- Materials applied to any elevation shall turn the corner of the building, ending at a logical termination point related to rooflines or building massing, or a minimum of 2 feet.
- Siding is permitted to terminate at an outside corner where miter boards are used.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the garage plane elevation.

Material wrap equal to width of material at garage elevation

Siding terminating at outside corner where miter boards are used

Application of materials wrapping massing elements

H. Roof Materials and Colors

Variety of material, texture and color of roofs should be consistent with the architectural style of the home.

- Color variety of roof materials is encouraged between buildings.
- On individual roofs, multi-color blends are encouraged where feasible.
- Where broad eave overhangs are indicated in the style pages, they should be used as feasible and appropriate to the building placement on the lot to meet building and safety standards. Where broad eave overhangs are not feasible, standard or appropriate overhangs shall be used.

G. Private Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the RO II neighborhoods and common area. All common area and residential lighting shall be aesthetically pleasing and non-obtrusive.

- Common area and residential lighting shall be designed and directed to avoid visibility from U.S. Highway 101 and shall not conflict with airport operations.
- All exterior lighting shall be limited to the minimum necessary for safety.
- All exterior lighting shall be shielded to minimize glare and light spill to adjacent properties and streets.
- Each residence shall have an exterior porch light at its entry.
- Exterior light fixtures shall be shielded to conceal the light source, lamp or bulb. Fixtures with frosted or heavy seeded glass are permitted.

H. Address Numbers

Address numbers shall be lighted or reflective and easily visible from the street to facilitate resident, visitor and safety response access for the RO II neighborhoods.

5.2 ARCHITECTURAL STYLES

The architecture of Paso Robles reflects its heritage and is typical of the region. Materials are primarily wood with some brick and more recently some concrete. Influences include Victorian, Mission, Railroad, California Ranch, Federal, Neoclassical, Craftsman, Bungalow style and garden estate. Another notable influence came from the architect of many of the Carnegie Libraries, William H Weeks (the historic main library of Paso is one of these, as is the historic San Luis Obispo Library which is now a museum). Paso Robles is also famous for its clock towers, its water features viewed from its hotel rooms, grand hills (off which building forms can play), wineries (wineries can have many experimental styles of architecture), detailed wooden porches, shady spaces and sun rooms. Exterior color palettes used to include primarily red, green, white, and dark earth tones in addition to some brightly colored Victorian homes.

The architectural styles selected for River Oaks have evolved throughout California and the Central Coast since the early 1900s, reflecting a rural and agrarian style of home. Their inherent attractiveness, informality, and sense of elegance have enabled these styles to remain popular over a long period of time. Styles for River Oaks include:

- Farmhouse
- Monterey
- Prairie
- Arts & Crafts
- Northern European
- Wine Country

The style information on the following pages provides the builder and design consultants with the tools to create functional and attractive architectural designs without using gimmicks or sacrificing the integrity of the style. The "Essential Style Elements" per style are offered as guidelines to encourage a high quality of architecture and reasonable level of authenticity of styles through the use of appropriate elements. These elements are not required, however the use and combination of these elements should be considered in crafting an elevation aesthetically representative of the intended style.

5.2.1 Farmhouse

The Farmhouse represents traditional American styles found throughout the Country. The architectural form and elements of these styles descend from the first homes built in the New England colonies in the 17th century. Their American influence and popularity became entwined in the California architectural culture as materials moved westward. Second stories with overhangs, dormers and gabled roof forms are classic elements of these traditional American styles. Wood shutters and white picket fences were the finishing details for an otherwise simple and functional form.

Front porches with a variety of wood columns and railings are the predominant feature of the style. Two story massing, dormers and a casual cottage look, with a more decorated appearance, is typical of the Farmhouse adaptations that spread through the West and California.

Siding and Simple Trim

Porch Feature

Essential Style Elements

- Plan form is typically simple
- Steeper-pitch roof with shingles or flat concrete tiles
- Roof forms are typically a gable roof with front facing gables and typical overhangs
- Roof accents sometimes include standing-seam metal, shed forms at porches or dormers
- Wall materials may include stucco, horizontal siding and brick
- A front porch typically shelters the main entry with simple posts
- Windows are typically trimmed in simple colonial-style; built up head and sill trim is typical
- Shaped porch columns typically have knee braces

Exposed Rafter Tails

Porch with Battered Tapered Columns

Essential Style Elements

- Plan form is typically a simple box.
- Shallow-pitch roofs with shingles or flat concrete tiles and exaggerated eave overhangs
- Roof forms are typically a side-to-side gable with cross gables
- Wall materials may include stucco, horizontal or shingle siding and stone
- Exposed rafter tails are typical under eaves
- Siding accents at gable ends are typical
- Broad front porch element with structural column supports
- Porch columns can be done in a variety of distinctive ways. The following three options are typical of the Craftsman style:

  ~ Battered tapered columns (Stucco, brick or stone are typical)

  ~ Battered columns resting on brick or stone piers (either or both elements are tapered)

  ~ Simpler porch supports of double square post resting on piers (Stucco, brick or stone are typical); piers may be square or tapered
- Fully trimmed asymmetrical, divided-light windows
- Window accents typically include dormers or ganged windows with continuous head or sill trim

5.2.2 Arts & Crafts

A long standing tradition in the local scene, homes in the Arts & Crafts style can be found nestled on quaint lots throughout the Central Coast. Influenced by the English Arts and Crafts Movement of the late 19th century and stylized by California architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and "artful" attention. Originating in California, this architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches and broad overhanging eaves. The style was quickly spread across the state, and throughout the country, by pattern books, mail-order catalogs and popular magazines. The arts and crafts movement sparked craftsman and bungalow style homes.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves rustic-textured building materials. The overall effect was the creation of a natural, warm and livable home of artful and expressive character. Divergences in expression of Craftsman designs were obvious between Northern and Southern California and slight changes in elements can still lend homes completely different characters. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces make a Craftsman distinctly more Maybeck. Both expressions of the style can be found in, and are pertinent to, Paso Robles.

Pedimented entry

Cantilevered balcony

5.2.3 Monterey

First built in Monterey, California by Thomas Larkin in 1835; the Monterey home introduces two-story residential construction and shingle roofs to California. The style was popularized by the use of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas and porches were integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding materials, typically with siding above and stucco or a brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. The composition of Spanish Colonial, Anglo and Greek Revival elements create a distinctly local flavor to a style that has been adapted and evolved throughout the United States. Siding, steeper pitched flat tile roofing and the cantilevered balcony elements on the Spanish Colonial house define this native California style.

Essential Style Elements

- Plan form is typically a simple two-story box
- Shallow-pitch roofs with shingles, flat concrete tiles, "S" or barrel tiles
- Roof forms are typically a front-to-back gable
- Wall materials should contrast between first and second floors
- Appropriate materials including stucco, brick or siding
- A prominent second-story cantilevered balcony should be the main massing feature of the home
- Simple colonial corbels and beams detail roof overhangs and visually support cantilevers
- Front entry traditionally pedimented by a surround, porch or portico
- Balconies and porches are detailed by simple columns without cap or base trim
- Fully trimmed asymmetrical, divided-light windows
- Window accents typically include head or sill trim of colonial-style and louvered shutters

5.2.4 Northern European

Architectural design in the Northern European style is often labeled "cottage" in the California vernacular. This style is a hybrid of Tudor, Norman and French designs borrowed from the quaint villages of Europe. The evolving character of this "cottage look" became extremely popular when the addition of stone and brick veneer details were added in the 1920's.

Roof pitches are generally steeper with shallow eave overhangs. The primary material (in the United States) is stucco with heavy use of stone and brick bases, veneers and tower elements.

Building form is typically more organic than some of the more traditional styles, permitting great variation in massing and roof treatments. An iconic treatment of the European "cottage" is the sculptured swooping wall at the front elevation, allowing the front facing gable to fall from a two-story element down to the entry feature. Generally this swooping roof-line is not used in combination with tower elements. Elevations should utilize tower elements or the sweeping roof line to create a more individual representation of the style. Bay windows are appropriate on both versions of the style.

Sweeping roofline

Tower element

Essential Style Elements

- Plan form is typically a combination of one- and two-story massing
- Steeper-pitch roof with shingles or flat concrete tiles
- Roof forms are typically a gable roof with front facing gables and typical overhangs
- Roof accents may include conical towers and standing-seam metal over bay windows
- Wall materials include stucco and stone
- Front entry may be sheltered in a tower element, traditional pediment surround, porch or portico
- Windows feature head and/or sill time and lazy-z or plank shutters
- Siding at gable end is appropriate at sweeping roof line

Horizontal massing, banding and hip roofs

Essential Style Elements

- Plan form emphasizes horizontal massing with accent elements
- Shallow-pitch hip roofs with shingles or flat concrete tile
- Roof forms are strictly hip with hip accents
- Exaggerated boxed eaves
- Wall materials are predominately stucco, stone and brick
- Wainscot or banding emphasize horizontal form
- Stone wall planes or accents appropriate at accent massing features
- Broad front porch element with structural column supports
- Square posts or stone piers
- Fully trimmed mullioned windows
- Window accents typically include dormers or ganged windows with continuous head or sill trim

5.2.5 Prairie

The roots of Prairie architecture began in the late 1800's with the "Oak Park" and "River Forest" homes of Frank Lloyd Wright. The Wrightian Movement grew in popularity during the first decade of the twentieth century and had many patrons. By 1910, there existed a definitive vocabulary that outlined a home that was natural and sympathetic to its own regional landscape. The Prairie style spread throughout the country, with the belief that a building should fulfill its primary function, but also exude character, life, spirit, and beauty.

Prairie Style houses are generally asymmetrical, two-story homes with low-pitched hip roofs. The roofs are always hipped. Prairie design emphasizes horizontal massing and banding with accent single- or two-story elements.

Characteristic horizontal emphasis is indicative of this style. Accenting horizontal materials are most commonly traditional brick or stone or more commonly both. Contrasting wall materials and trim are quite common. The trim is used to contrast between the first and second story. Roofs are flat architectural grade asphalt shingles or flat concrete tile.

The principal areas of elaboration are the entry, cornices and windows. The eaves and cornices are striking characteristics, which further emphasize the horizontality of the style. They are part of the boxed roof-wall junction and have significant overhangs. Massive square porch supports are also common in the Prairie Style.

5.2.6 Paso Wine Country

A blend of the traditional American farmhouse with the agrarian setting and Mediterranean climate, this wine country design reflects the rambling style of Paso Robles. Arising in the Napa and Sonoma regions, this eclectic style allows for a wide range of expression from a variety of influences. As vineyards have rapidly sprung up there and world wide attention has brought visitors from all over, a distinctly California expression has created a simple style that suits the land and the lifestyle of the wine regions. The bold massing and textures of Mediterranean styles are blended with the clean forms and agricultural style of the farmhouse.

Homes in this style may lean more strongly to one expression, such as Mediterranean, Spanish, Farmhouse or Craftsman. More interestingly, a combination of these elements can be thoughtfully composed to create a home that is as unique as Paso Robles. The rendering shown is one version of the Paso Wine Country home. Other style influenced elements are called out to allow for a style that is influenced by more Northern California or Spanish styles.

All Paso Wine Country homes should be a composition of one- and two-story elements with a strong vertical element defined by height or material. Outdoor living spaces such as porches or colonnades should be a strong element of the front elevation.

Porch with battered tapered columns

Essential Style Elements

- Plan form is asymmetrical one- and two-story massing
- Shallow-pitch roof
- Roof forms are typically a combination of gables and hips
- Exposed rafter tails under broad eave overhangs
- Wall materials may include stucco, stone and siding
- A porch is typically the prominent feature of the elevation
- Porch supports should be "heavy timber" with knee braces and railing
- Standing seam metal roof at porch element
- Windows are tall and narrow with head trim
- Shutters may be used and should be of plank-style

Other style influenced elements:

- Horizontal or vertical siding as primary wall material on primary massing element
- Broader use of standing seem metal roof
- Battered columns
- Spanish arcade on Mediterranean stucco building
- Single-story home with vertical element

5.3 PROJECT ARCHITECTURE

The following pages contain architectural floor plans and elevations currently found at Traditions at River Oaks. It is the intent to utilize the same or similar floor plans and elevations for the TN district homes.

LEGACY SERIES

Plan 1 (1,275 sq. ft.)

LEGACY SERIES

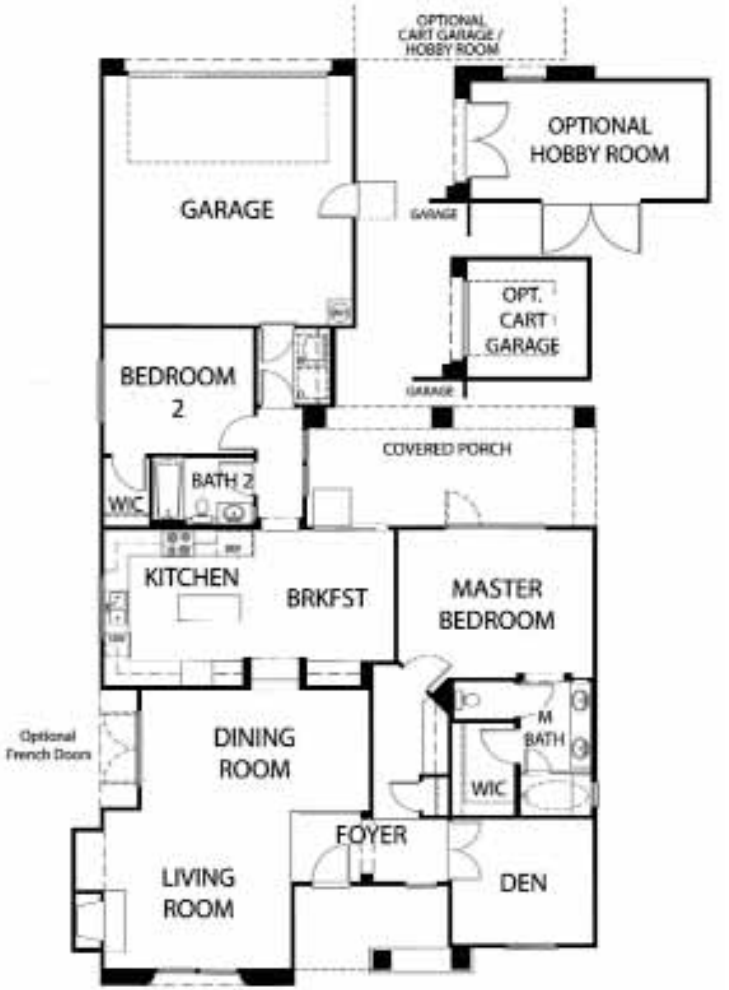
Elevation A

Elevation B

Elevation C

LEGACY SERIES

Plan 2 (1,573 sq. ft.)



LEGACY SERIES

Elevation A

Elevation B

Elevation C

LEGACY SERIES

Plan 3 (1,772 sq. ft.)

LEGACY SERIES

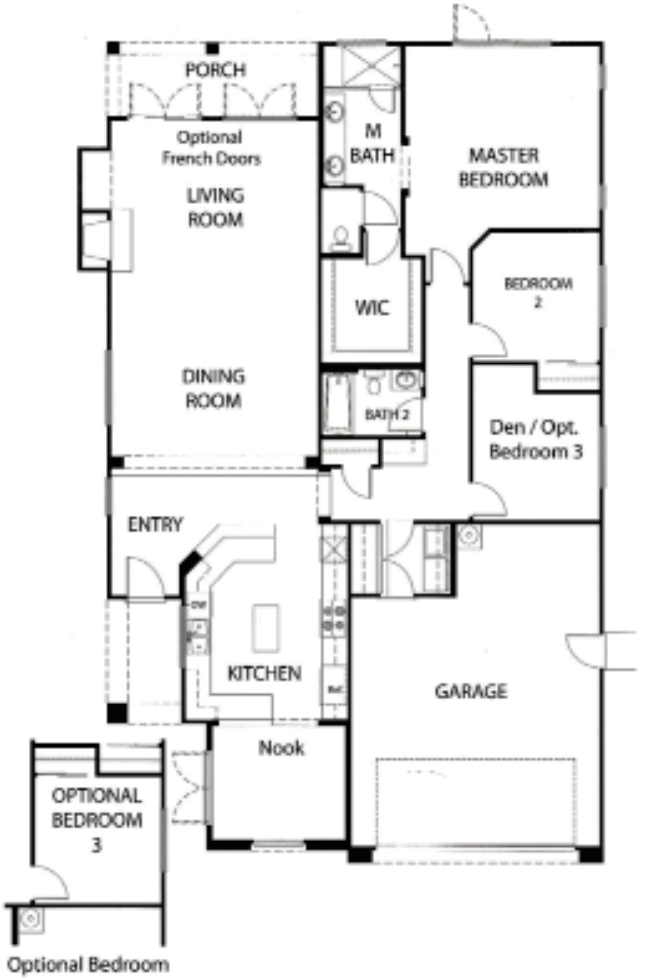
Elevation A

Elevation B

Elevation C

HERITAGE SERIES

Plan 1 (1,867 sq. ft.)



HERITAGE SERIES

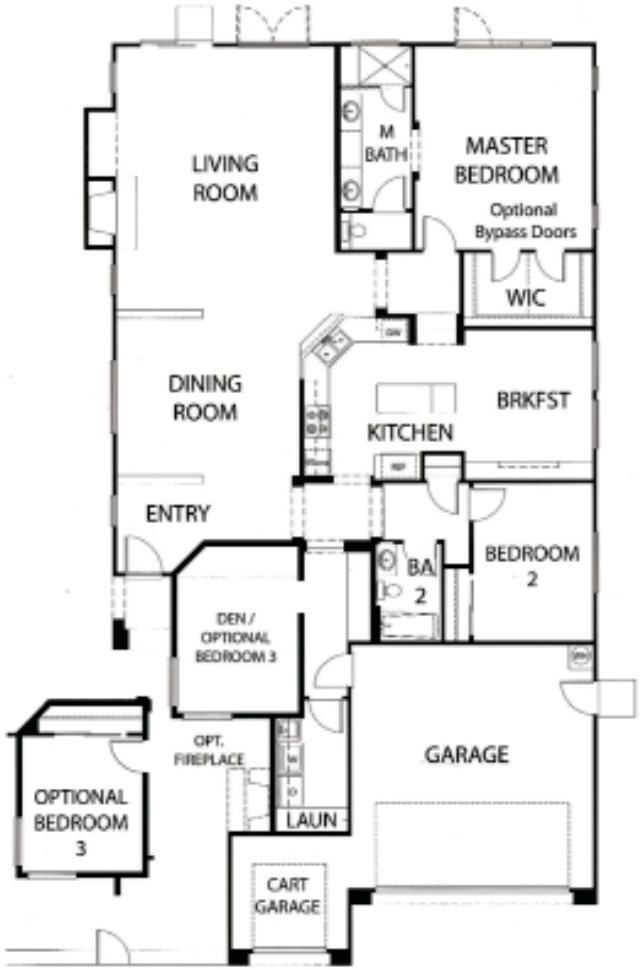
Elevation A

Elevation B

Elevation C

HERITAGE SERIES

Plan 2 (2,112 sq. ft.)



HERITAGE SERIES

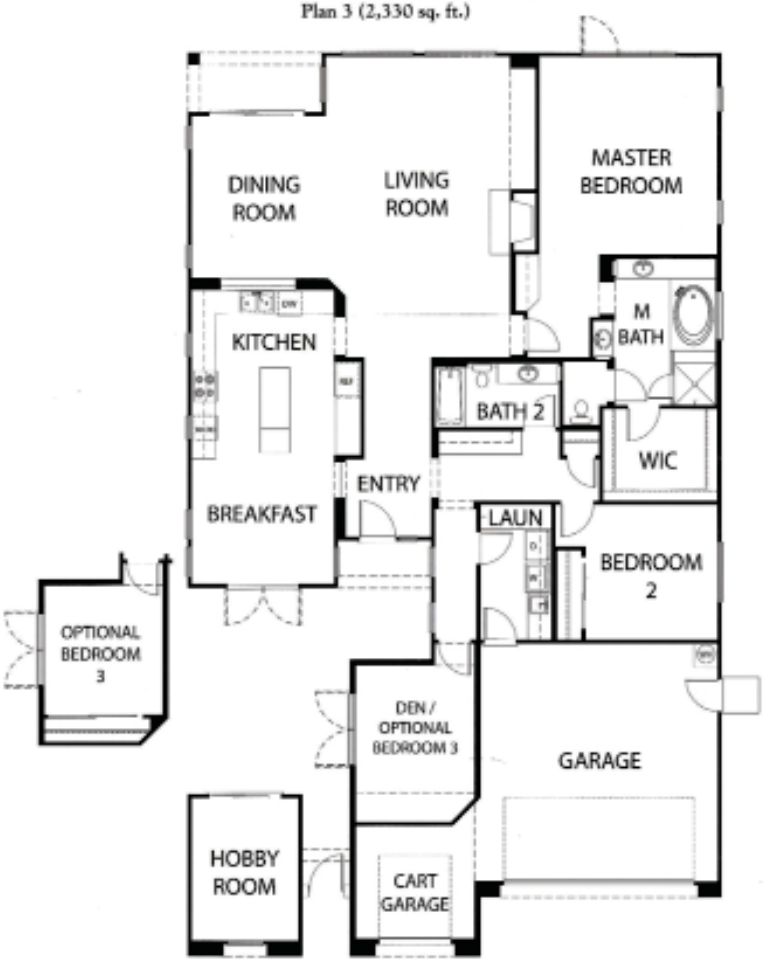
Elevation A

Elevation B

Elevation C

HERITAGE SERIES

Plan 3 (2,330 sq. ft.)



HERITAGE SERIES

Elevation A

Elevation B

Elevation C

Existing signage design within River Oaks

Blade signage example

5.4 SIGNAGE GUIDELINES

A sign and monumentation program has already been established in the developed areas of the Specific Plan. Within RO II, all signage including village wayfinding, neighborhood identification and non-residential signs, shall be consistent with the character and materials of the existing Specific Plan signage. Adaptations in color, size, materials and font of signage may be adapted to best suit the specific signage needs. However, the design of the signage shall complement the existing signage in scale, presentation and character. All signs within River Oaks II expansion area shall:

- Be sited to be easily visible and unobtrusive to driving sight lines
- Use simple fonts consistent with existing signage to be legible
- Be limited to 1 font per sign
- Reflect the character and color scheme of the overall village

A. Non-Residential Signage

All signage for Non-residential Building Types shall be reviewed during Plot plan review. Design shall be complementary to the character of the neighborhoods and architecture of the building(s).

CHAPTER 6 — CIRCULATION

Existing River Oaks Drive

6.0 CIRCULATION

River Oaks II Expansion (RO II) will be serviced by multi-use trails and loop roads to facilitate safe and convenient pedestrian, vehicular and bicycle access. Abundant walking trails will occur throughout the community and open space areas, providing pedestrian access to the Cuesta North County Campus, recreational facilities, fitness and wellness services.

To ensure safe and convenient access for pedestrians, joggers and cyclists, the trails will be constructed adjacent to major roads using an agrarian fence and stabilized decomposed granite surfacing.

Access into RO II is facilitated through the SR 46 corridor to Buena Vista Drive as well as the parallel access route of North River Road to River Oaks Drive. These two routes are the primary entrance and exit to the RO II site as well the River Oaks community as a whole. See Figure 6-3 for locations of these roads.

Transit ready amenities (e.g., benches, shelters, and/or bus turnouts) at the proposed transit stops on the site will be coordinated with San Luis Obispo Regional Transit Authority (RTA) and the City of Paso Robles.

6.1 CIRCULATION PLAN

The street standards of this section are designed with a level of excellence to further the village image of RO II. Inspiring and memorable circulation routes emphasize the appearance and quality of the public realm. These streetscapes and pathways create public spaces of beauty, interest and functional benefit to pedestrians.

RO II features three different types of circulation integrated into one plan, vehicular, bicycle and pedestrian circulation. The Circulation Plan indicates the location of the major circulation network.

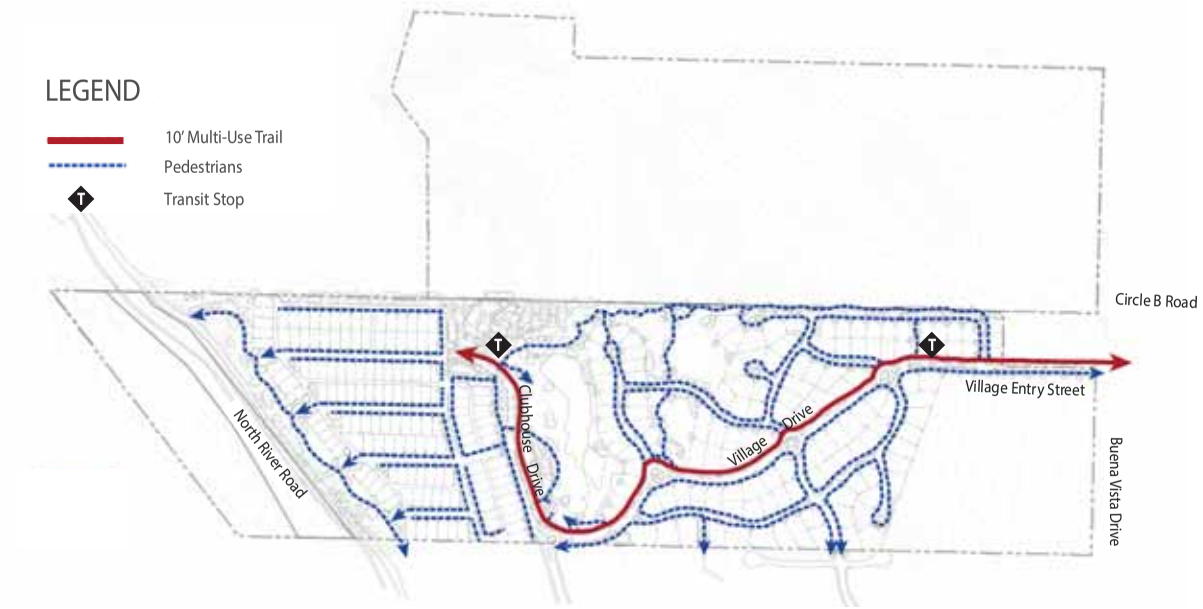


Figure 6-1 — River Oaks bicycle and pedestrian circulation plan

A. Street Lighting

Placement of lighting in conjunction with vehicular circulation shall be limited to the minimum necessary for public safety at intersections and along the path of travel. Lighting shall be designed to eliminate off-site glare.

Luminaire pole height shall be consistent with those of existing Specific Plan development and limited in intensity to City requirements. Lights shall utilize full cut-off "hooded" fixtures to prevent off-site light spillage and glare. The street lights will also be consistent in design with the single curved wood pole street lights in the existing River Oaks community.

Example street light to be used in RO II consitent with existing River Oaks

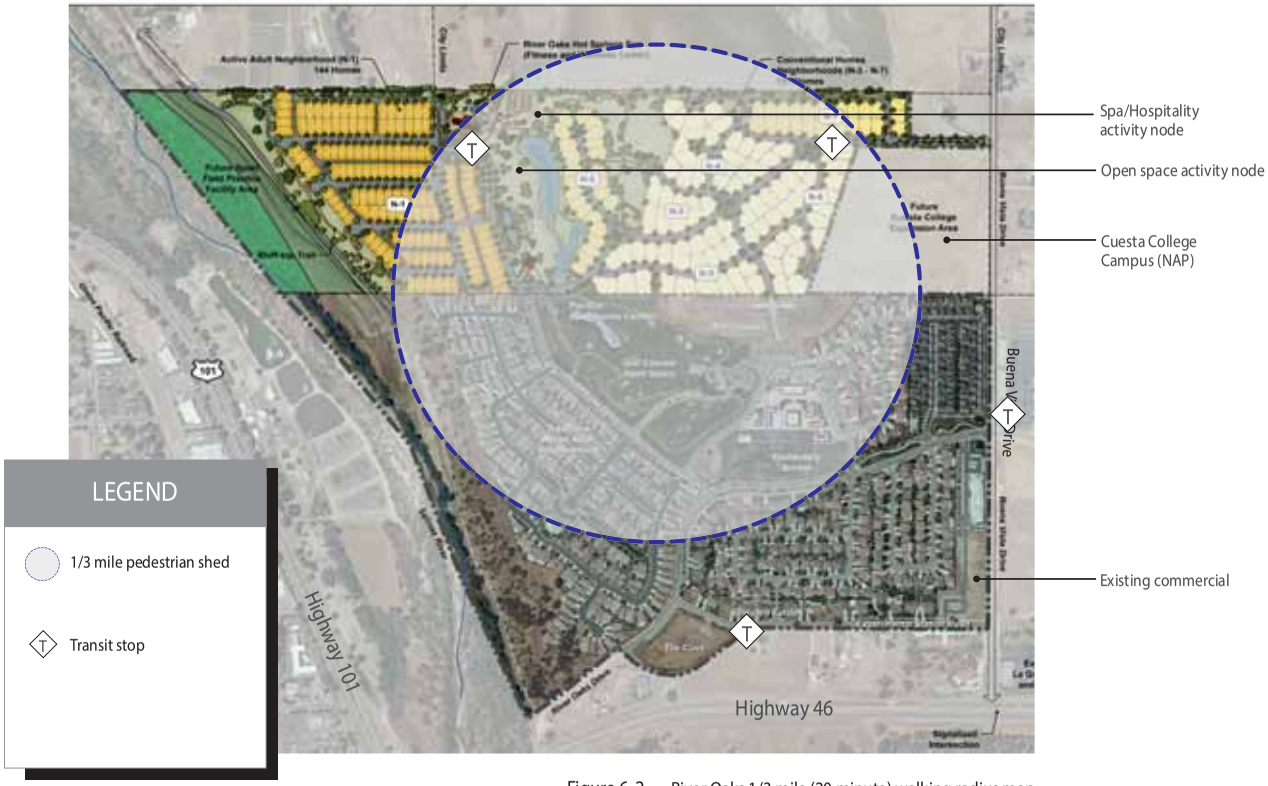


Figure 6-2 — River Oaks 1/3 mile (20 minute) walking radius map

B. Transit Connections

Transit stops will be provided in two key location to connect residents and visitors of RO II to the Paso Robles bus system. From transit stops and activity nodes, nearly all of RO II is accessible within a convenient walk (1/3 mile distance). All of RO II is accessible within a 20-minute walk.

C. Bicycle Use and Parking

Bicycle routes will be provided for throughout the core of RO II on dedicated multi-use pathways. Because the streets within RO II are primarily neighborhood in character, designated bike lanes have not been identified.

6.1.1 Street Sections

Streets occupy the majority of the public realm for RO II and play a critical role to ensure an active, safe and visually-pleasing pedestrian, vehicular and bike experience. Frontage characteristics for each street shall consider visibility and pedestrian access as primary goals; virtually all streets will have homes fronting on them as a means of putting "eyes on the street." Interaction through a permeable façade along the street right-of-way will promote vibrancy, community pride and safety.

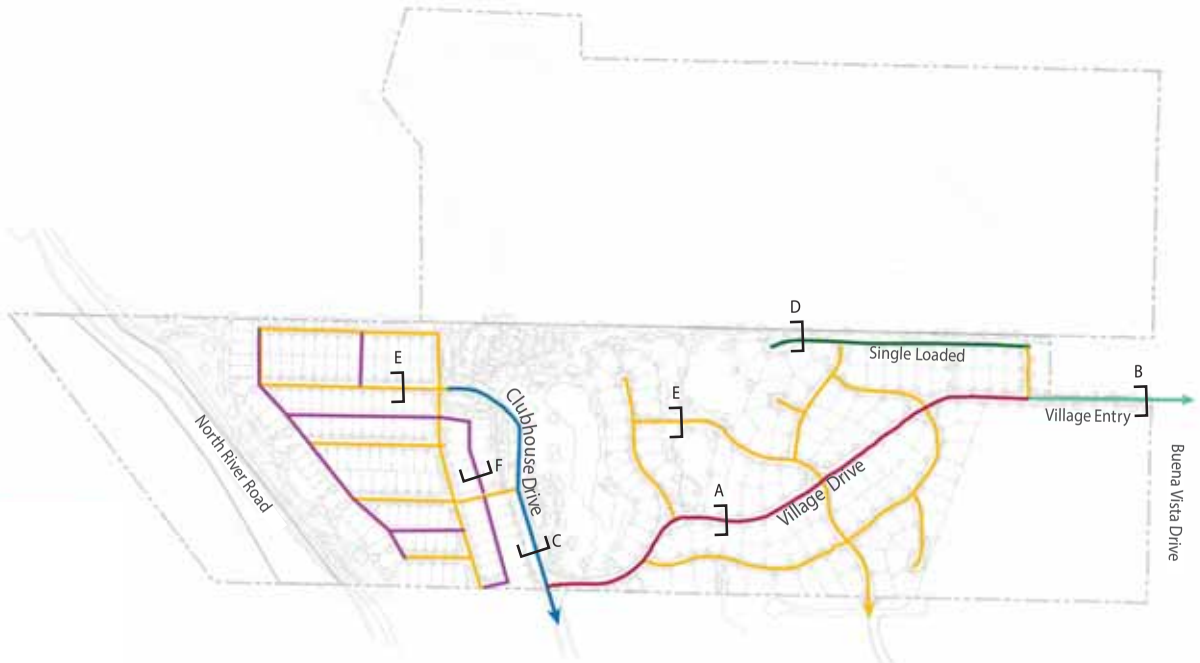
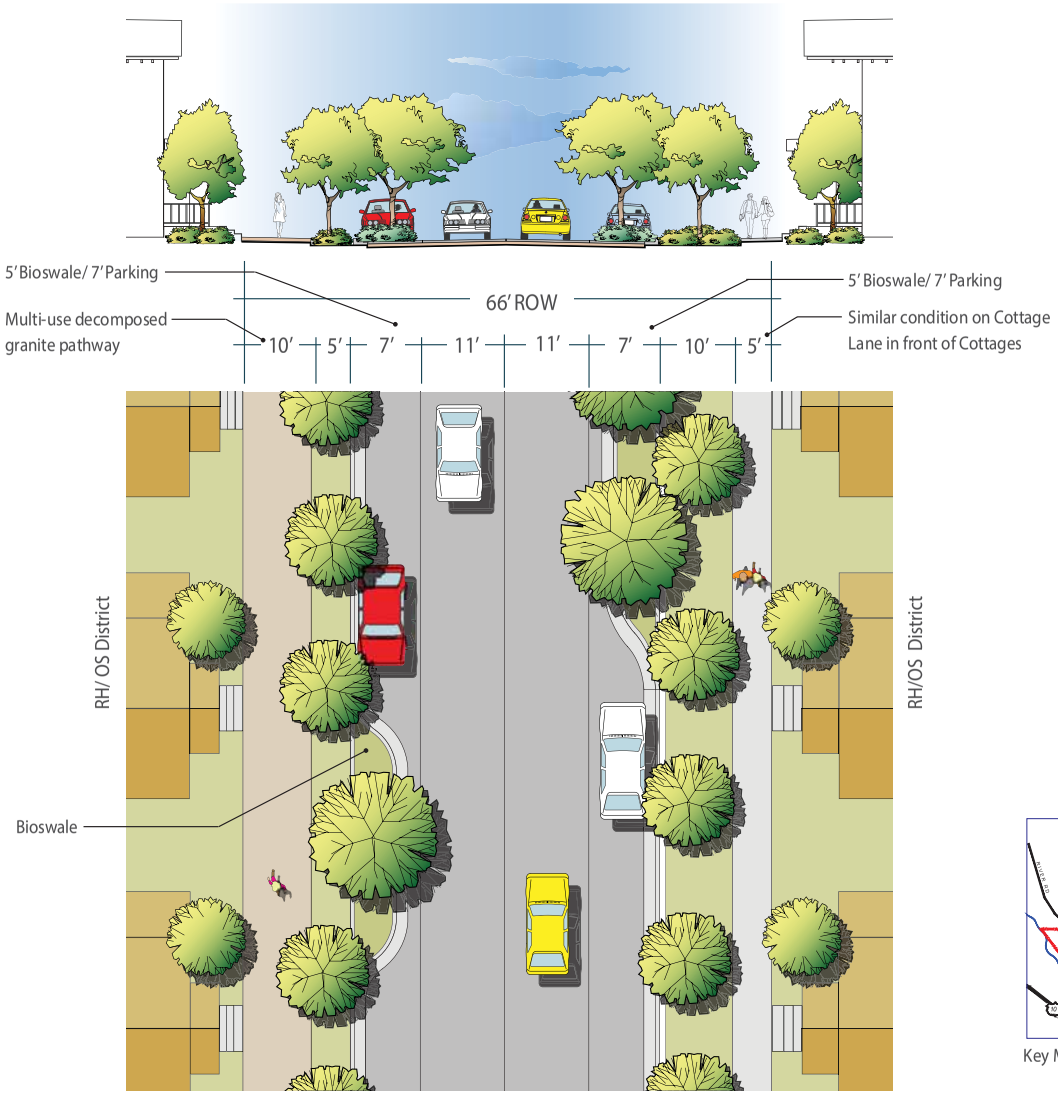


Figure 6-3 — River Oaks street circulation plan

LEGEND	RO II Street	City of Paso Robles Street
	Village Drive Collector	2- Lane Undivided Arterial (Modified)
	Village Entry Street	2- Lane Divided Arterial (Modified)
	Clubhouse Drive Extension	2- Lane Undivided Arterial (Modified)
	Single Loaded Adjacent to Agriculture	Local Street (Modified)
	Local Street	Local Street (Modified)
	Lane	Alley



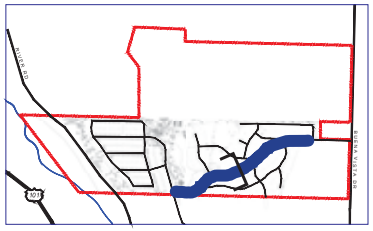
A. Village Drive Collector (Section A)

(Variation of 2-Lane Undivided Arterial - Excludes Bike Lanes)

This boulevard serves a significant length of the main loop access street, providing a high level of mobility and establishes the character of RO II. This main street allows for a key internal circulation loop with a multi-use trail and limited driveway access. Regularly spaced bulb-outs provide additional planter areas for storm water management, traffic control and opportunities for shade tree plantings.

Street Attributes:

(a) Right-of-Way Width: 66 feet
(b) Pavement Width: 36 feet
(c) Traffic Lanes: 2 lanes
(d) Parking Lanes: Parking both sides
(e) Walkway Type: 10-foot multi-use trail, 5-foot sidewalk
(f) LID Feature: Staggered 5-foot bulbout bioswale planters
(g) Landscape Type: Chaparral, formal spacing of shade trees
(h) Planter Type: Width varies on each side from 5 feet to 10 feet



Key Map

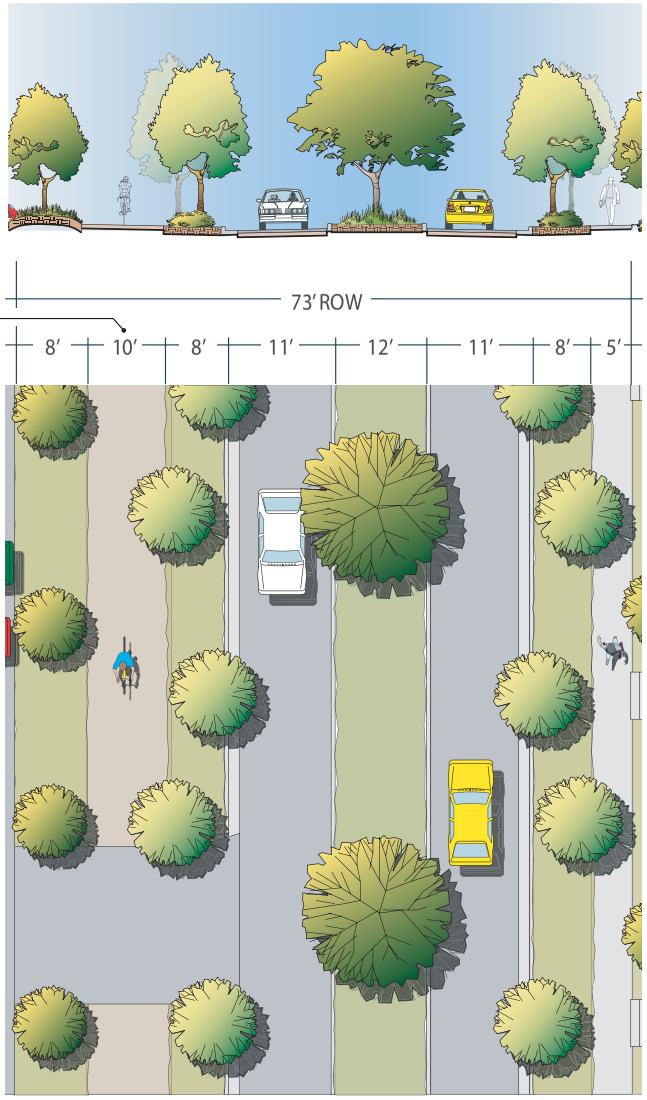
B. Village Entry Street (Section B)

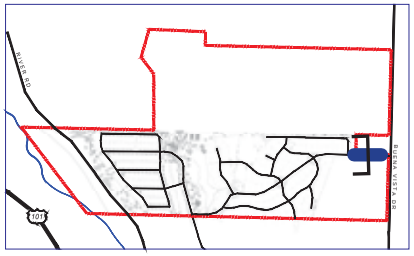
(Variation of 2-Lane Divided Arterial - Excludes Parking and Bike Lanes)

This street provides access from Buena Vista Drive and functions as an entry corridor to RO II. A generous landscape median separates the two directions of vehicular travel, while pedestrian and bike circulation is serviced with an 10-foot decomposed granite multi-use trail on the south side and pedestrian walkway on the north side.

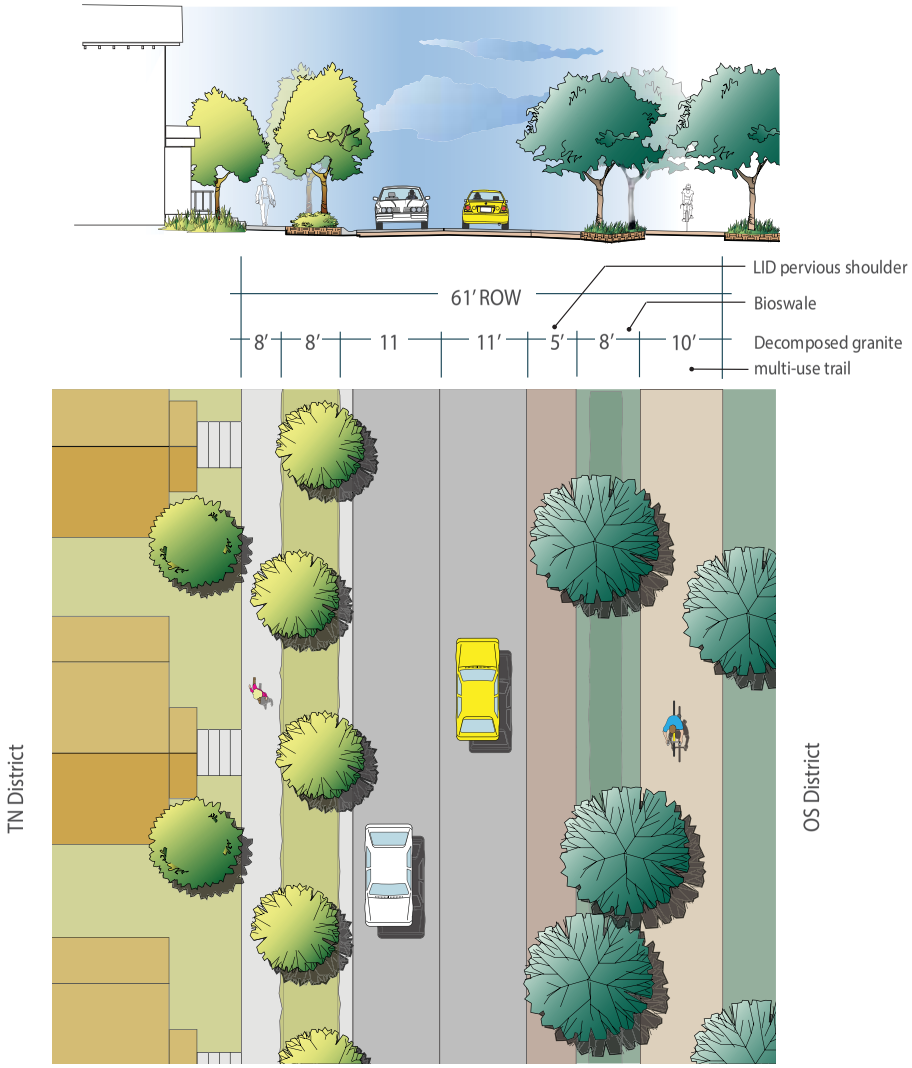
Street Attributes:

(a) Right-of-Way Width: 73 feet
(b) Pavement Width: 22 feet
(c) Traffic Lanes: 2 lanes
(d) Parking Lanes: No on-street parking
(e) Walkway Type: 10-foot multi-use trail, 5-foot sidewalk
(f) Planter Type: 8-foot parkway both sides, 12-foot median
(g) Landscape Type: Chaparral, formal shade trees and drought tolerant planting in median





Key Map



C. Clubhouse Drive Extension (Section C)

(Variation of 2-Lane Undivided Arterial)

Similar to the existing "Traditions" active-adult neighborhood, this street section illustrates the transition from Single Family Residential to the open space area while providing uninterrupted access from the existing residents of River Oaks. A pedestrian walkway is protected between a landscape parkway and front-facing homes with limited driveway access. Low Impact Design (LID) pervious paving at the edge of the open space area facilitates storm water management and allows for event parking when needed. Staggered canopy trees frame both sides of the street.

Street Attributes:

(a) Right-of-Way Width: 61 feet

(b) Pavement Width: 22 feet. plus 5-foot pervious shoulder

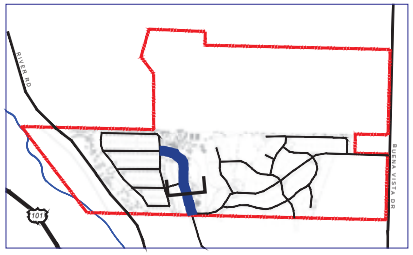
(c) Traffic Lanes: 2 lanes

(d) Parking Lanes: No on-street parking

(e) Walkway Type: 10-foot multi-use trail, 8-foot curb separated sidewalk

(f) Planter Type: 8-foot parkway, 8-foot bioswale

(g) Landscape Type: Chaparral and Riparian themes, informal spacing (Refer to Figure 4.1 for locations)



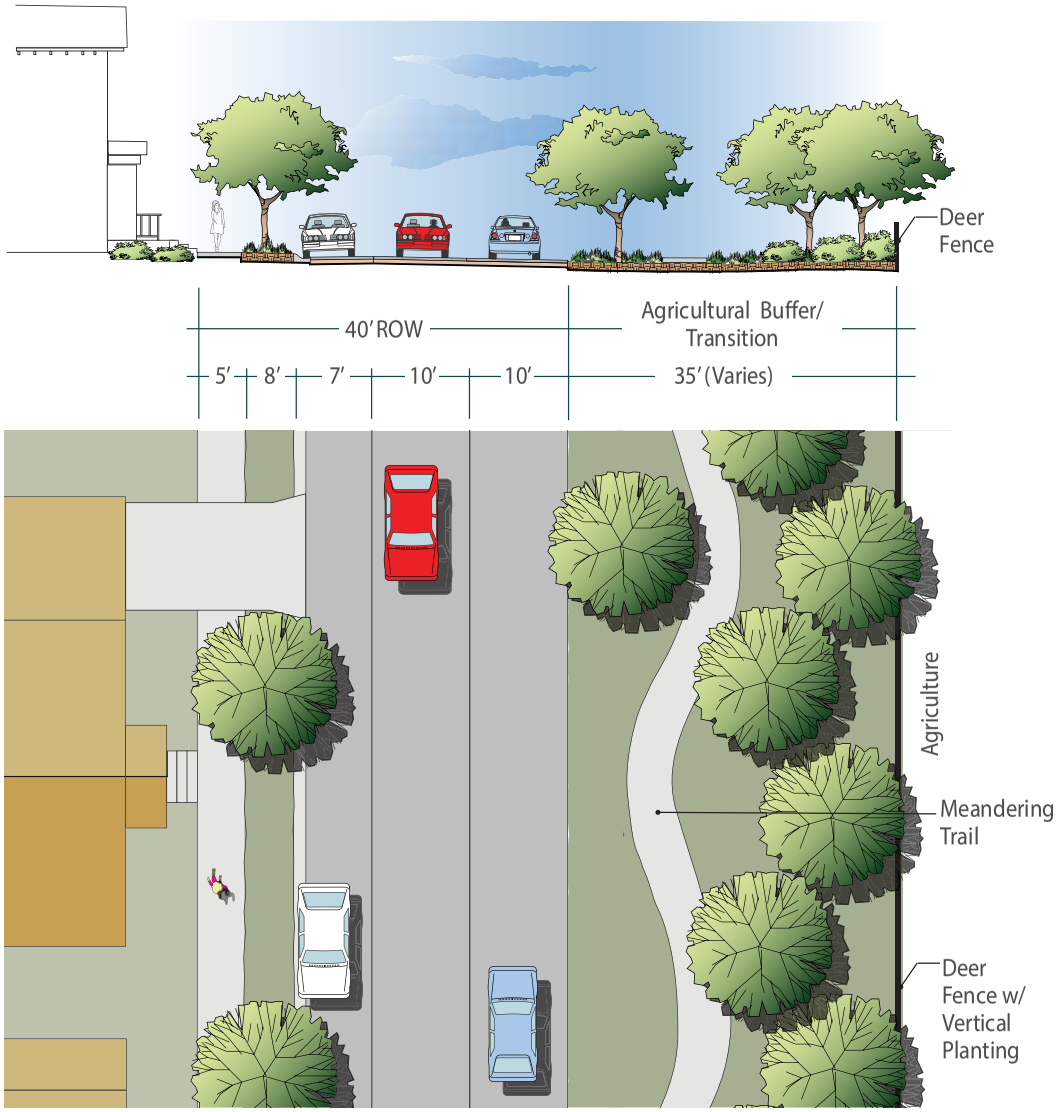
Key Map

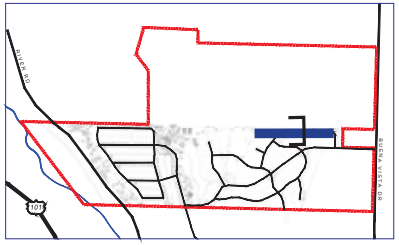
D. Single Loaded Adjacent to Agriculture (Section D)
(Variation of Local Street)

This intimate right-of-way establishes a sensitive transition from single family residences to the adjacent agricultural area. A variable landscaped buffer (35' typical) at the edge of the agricultural area allows for a transition between the two uses. Combined with front yard setbacks, the buffer distance is 90' to 100'.

Street Attributes:

(a) Right-of-Way Width: 40 feet
(b) Pavement Width: 27 feet
(c) Traffic Lanes: 2 lanes
(d) Parking Lanes: 1 lane
(e) Walkway Type: 5-foot curb separated sidewalk, one side
(f) Planter Type: 8-foot parkway one side, 35' typical landscaped buffer one side with vertical planting and deer fence along property line
(g) Landscape Type: Oak Woodland theme, informal





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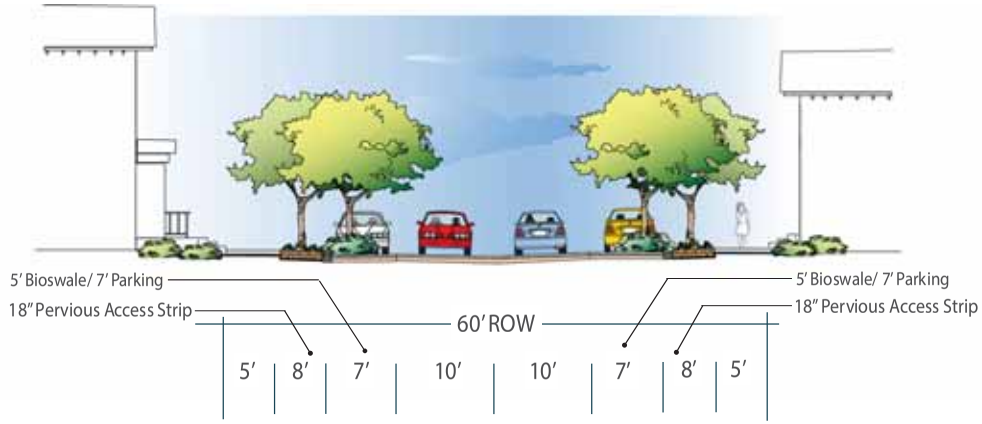
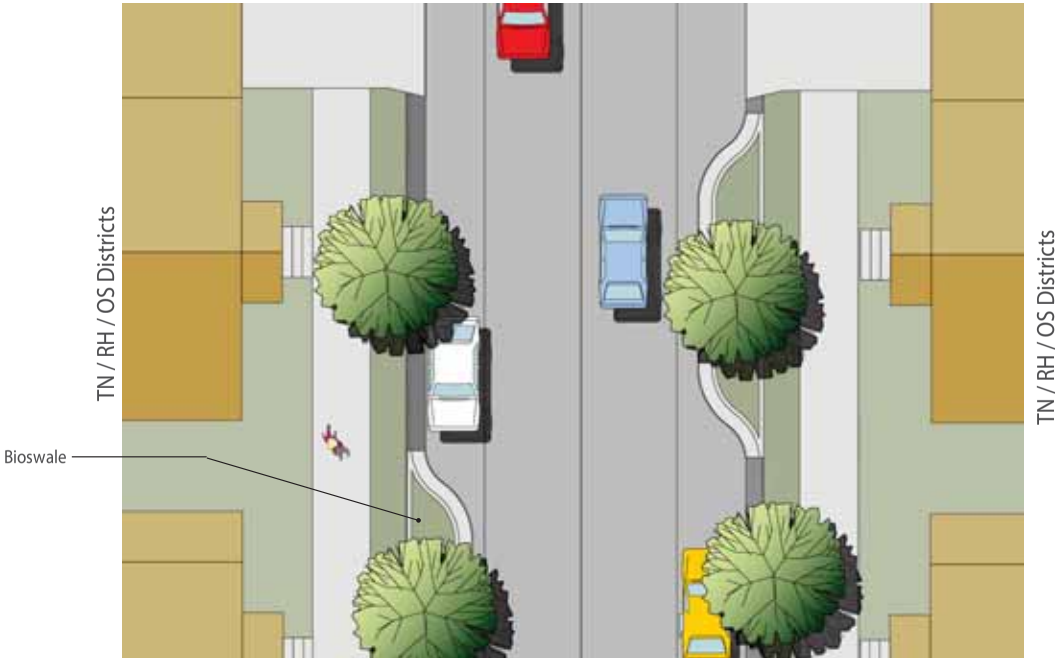
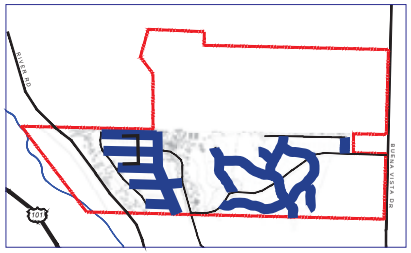






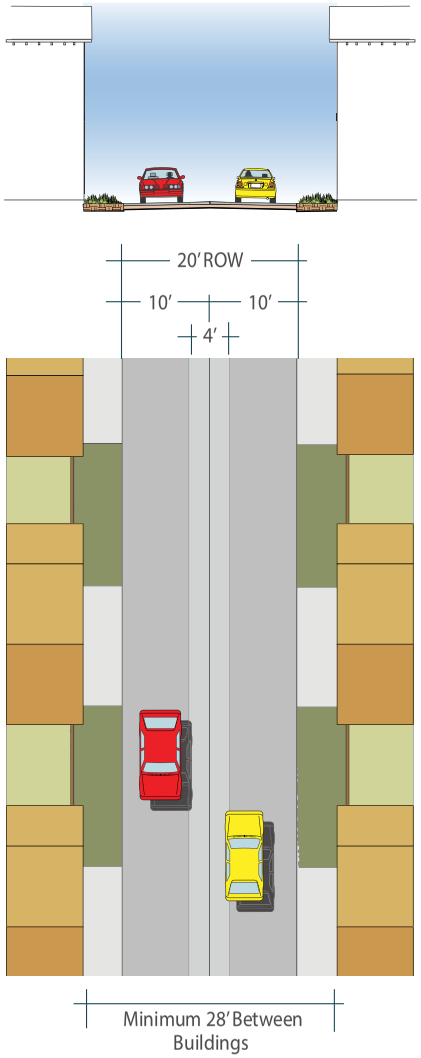
Key Map

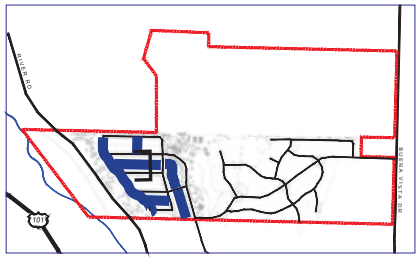
E. Local Street (Section E)
(Variation of Local Street)

Local streets create a neighborhood atmosphere with landscaping, parking and sidewalks located on both sides of the street. Pervious access strips at the edge of the parking areas facilitates storm water management and allows for additional door opening space and room to stand while entering and exiting the vehicles. Local streets will also be located within Neighborhoods N-2 to N-7.

Street Attributes:

(a) Right-of-Way Width: 60 feet
(b) Pavement Width: 34 feet
(c) Traffic Lanes: 2 lanes
(d) Parking Lanes: 2 lanes
(e) Walkway Type: 5-foot curb separated sidewalk, two sides
(f) LID Feature: Staggered 5-foot bulbout bioswale planters
(g) Planter Type: 5-foot parkway two sides, includes 18" pervious access strips
(h) Landscape Type: Oak woodland and chaparral theme, informal (refer to Figure 4.1 for locations)





Key Map

F. Lane (Section F)
(Alley)

All lanes in RO II are private; the lane shall primarily serve vehicular travel to access garages. Lanes shall allow for garage access as well as fire service to 2 or more residential units. While the width of pavement is kept to a minimum, landscape planters help to soften both sides of this right-of-way. See definition of "Lane" in Appendix for further information.

Street Attributes:

(a) Right-of-Way Width: 20 feet

(b) Pavement Width: 20 feet, 4 foot concrete ribbon gutter required, 4 foot minimum driveway apron required

(c) Traffic Lanes: 2 lanes

(d) Parking Lanes: None, parking permitted in designated parking areas within lane or driveways of appropriate dimension

(e) Frontage Type: Not applicable

(f) Walkway Type: None

(g) Planter Type: Planting encouraged between and/or in between units and lane paving

(h) Landscape Type: Appropriate to theme in which lane is located (refer to Figure 4.1 for locations)

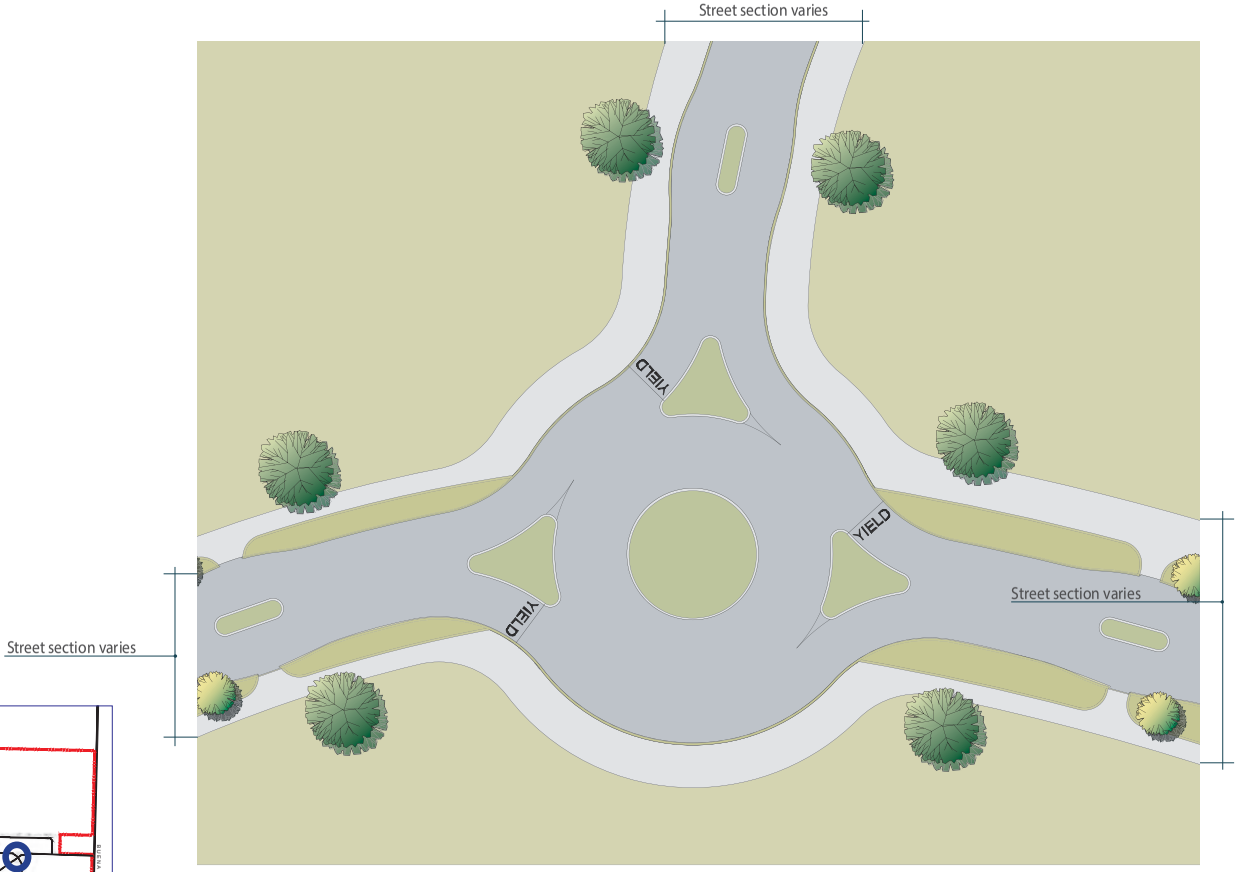
G. Secondary Mini-Roundabout*

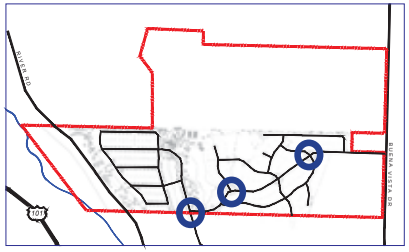
Designed to accommodate and streamline the safe and efficient movement of vehicular and pedestrian traffic, this mini-roundabout will serve intersections along the Village Drive Entry and connection with Clubhouse Dr. The ROW for this roundabout is designed to suit the more residential and open space setting of it's locations and will be subject to approval by the city engineer. Planting and pathway themes are maintained through this transition to set the tone and character of RO II.

Street Attributes:

(a) Traffic Lanes: 2 lanes
(b) Parking Lanes: none
(c) Frontage Type: not applicable
(d) Walkway Type: meandering sidewalks, both sides
(e) Planter Type: medians
(h) Landscape Type: appropriate to the theme in which it is located

* Fher & Peers refers to this type of traffic circle as a "mini-roundabout" consistent with the project traffic study.





Key Map

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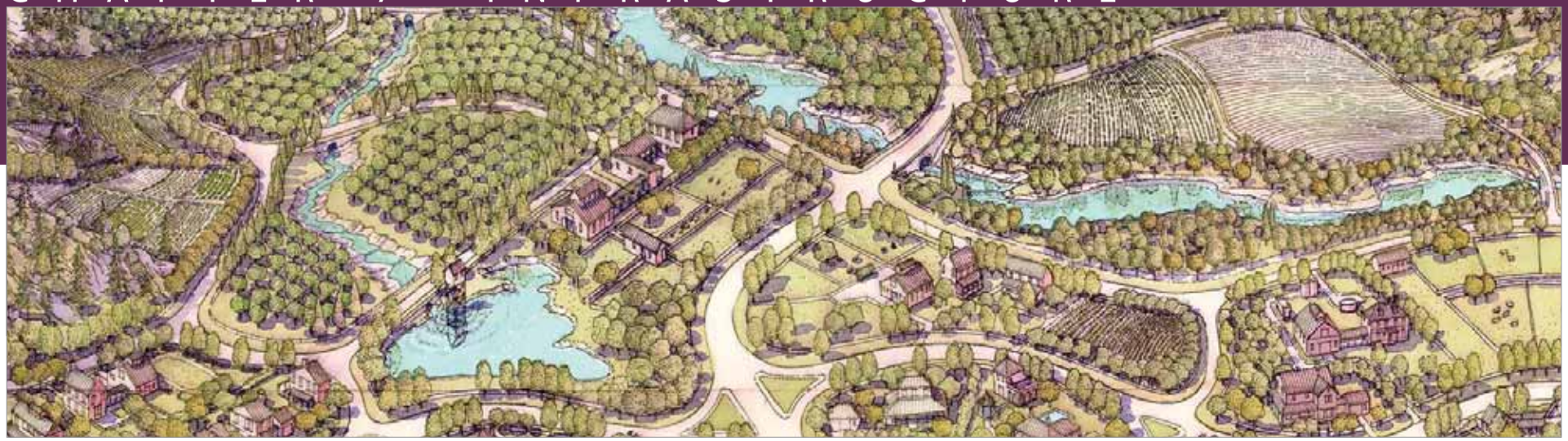
CHAPTER 7 — INFRASTRUCTURE



7.0 INFRASTRUCTURE

The River Oaks development involves various on- and off-site infrastructure improvements to facilitate the development of the master planned community. Such infrastructure improvements include the installation of potable, geothermal, irrigation and recycled water lines, data and communications, sanitary sewers, stormwater detention and conveyance system, electrical and communications infrastructure and natural gas lines. All proposed dry utilities shall be installed underground.

An overview of the proposed improvements is provided in this chapter. Changes to proposed infrastructure location or service providers may be implemented, if approved by the appropriate jurisdiction, without amending this Design Manual. Prior to the recording of final maps, detailed improvement plans, and funding mechanisms would be prepared and approved by the City. The master developer will design and install all needed infrastructure. Impact fee credits and reimbursements would apply as appropriate.

7.1 WATER SERVICES AND FACILITIES

The City currently derives its water from two sources, the Salinas River alluvial flow and the Paso Robles Groundwater Basin, which is a regional aquifer. The two sources are replenished primarily from uncontrolled runoff originating from several major and minor stream tributaries of the Salinas River, from wastewater treatment plant discharge of effluent into the Salinas River, and to a lesser extent, direct infiltration from precipitation and irrigation. In the coming years, the City will also obtain potable water via the Nacimiento Water Project.

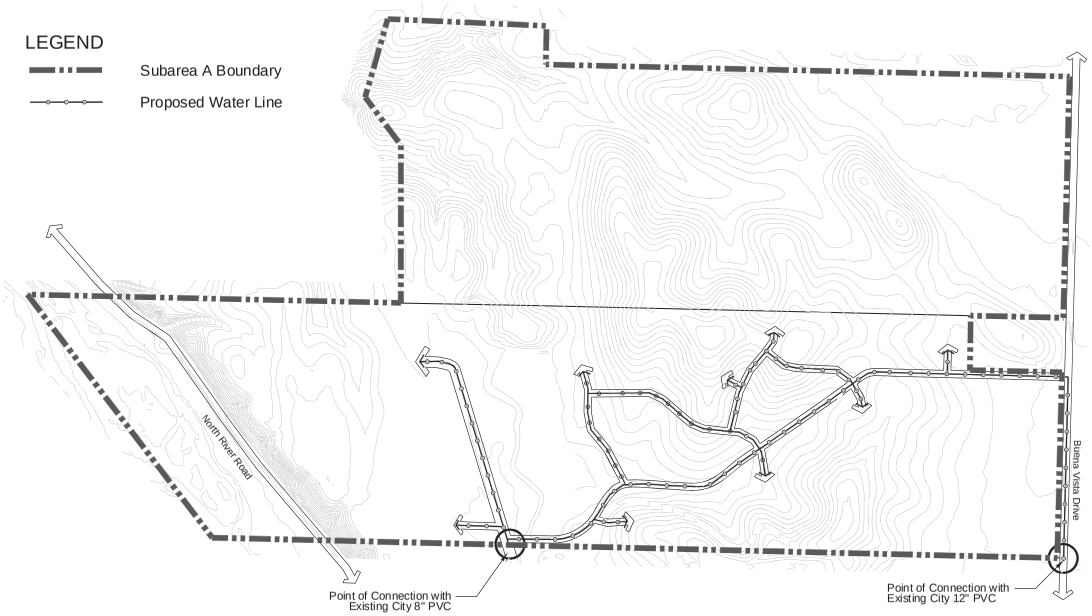


Figure 7-1 — Water infrastructure plan

There are currently 4 water wells on the property, including 2 geothermal wells. One of the wells draws from the underflow of the Salinas River and has been historically used to irrigate crops grown on the property. The other well that pumps groundwater has been used for a variety of purposes, including potable water supply and irrigation.

The property's wells could produce water sufficient to serve all project uses. The following approaches, combined with utilizing irrigation water from existing wells with provisions to use recycled water, will significantly reduce the demand on the City's potable water system. RO II is designed to reduce typical water demand through:

- Landscape material shall be limited to climate specific and/or native species, section 4.5.
- Use of turf grass shall be limited pursuant to the City's Landscape and Irrigation Ordinance, Chapter 21.22B as amended.
- Irrigation systems shall meet high-efficiency criteria, section 4.4.
- Residential and non-residential uses shall be required to utilize high-efficiency water fixtures and appliances.

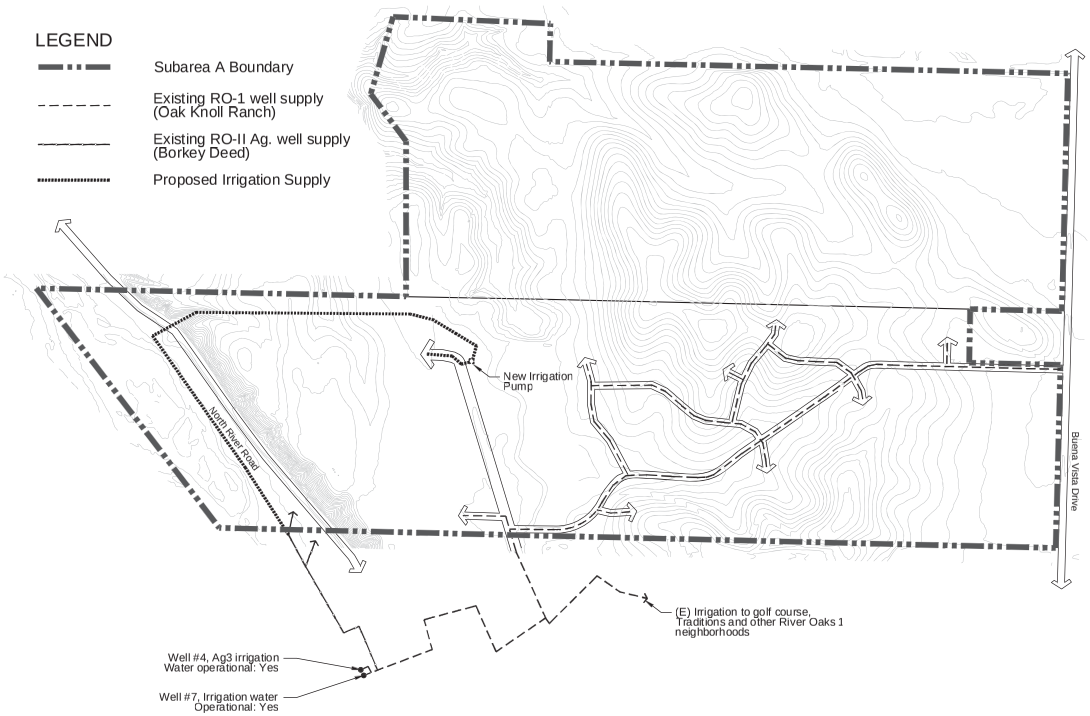


Figure 7-2 — Well-based irrigation system plan

In addition to reducing the potable water demand, all residential units shall include the installation of the following features that meet the following average flow rates pursuant of State law:

- Kitchen faucets shall be 1.8 Gpm.
- Lavatory faucets shall be 1.5 Gpm.
- Showers shall be 2.0 Gpm.

All toilets shall meet at least 1 of the following requirements:

- Have an average flow rate of 1.28 Gpm or
- Be dual-flush and meet the requirements of asme a112.19.14 Or
- Meet the U.S. Epa watersense specification and be certified and labeled accordingly.

For residential areas, the water system shall maintain a fire flow of 2,500 gpm for a minimum of 2 hours at 20 PSI. Commercial areas, all non-residential buildings in Neighborhoods shall maintain 3,500 gpm for a minimum of 2 hours at 20 PSI.

7.2 SEWER INFRASTRUCTURE

The City of Paso Robles Public Works Department operates and maintains the City's wastewater treatment plant, which is located at 3200 Sulphur Springs Road. All wastewater is collected and pumped to the Sulphur Springs treatment plant, where it is treated by a secondary trickling filtration process. Ultimately, the treated wastewater effluent is discharged into the Salinas River and dried biosolids are disposed of at the City Landfill. The permitted capacity of the City plant is 4.9 Million gallons per day (Mgd). The current average daily sewage flow into the plant is 2.7 Mgd.

Infrastructure connecting RO II to the wastewater treatment plant has been analyzed and addressed in a separate technical memo from the project engineer.

By minimizing water use, as described previously, the anticipated wastewater volume entering the City's system from River Oaks should be significantly smaller when compared to a similar-sized development utilizing historical methods.

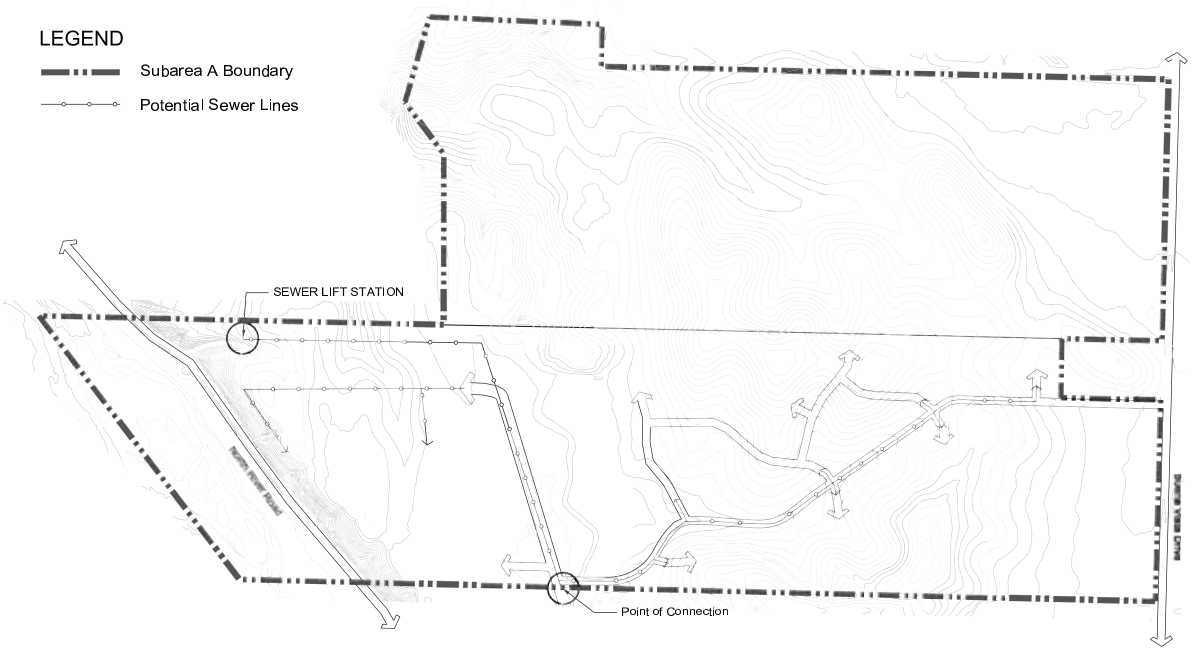


Figure 7-3 — Sewer infrastructure plan

CHAPTER 7

7.3 DRAINAGE

Historically, storm water runoff at the site flows from the western side directly into the Salinas River. The proposed drainage design maintains the historic drainage pattern.

Stormwater quantity will be reduced and quality will be enhanced in the basin through the settlement of suspended particles as well as pretreated, filtered and infiltrated throughout the site using bioswales along streets and open spaces. Please see section 4.1, Sustainable Landscape Principles, for further bio-swale information.

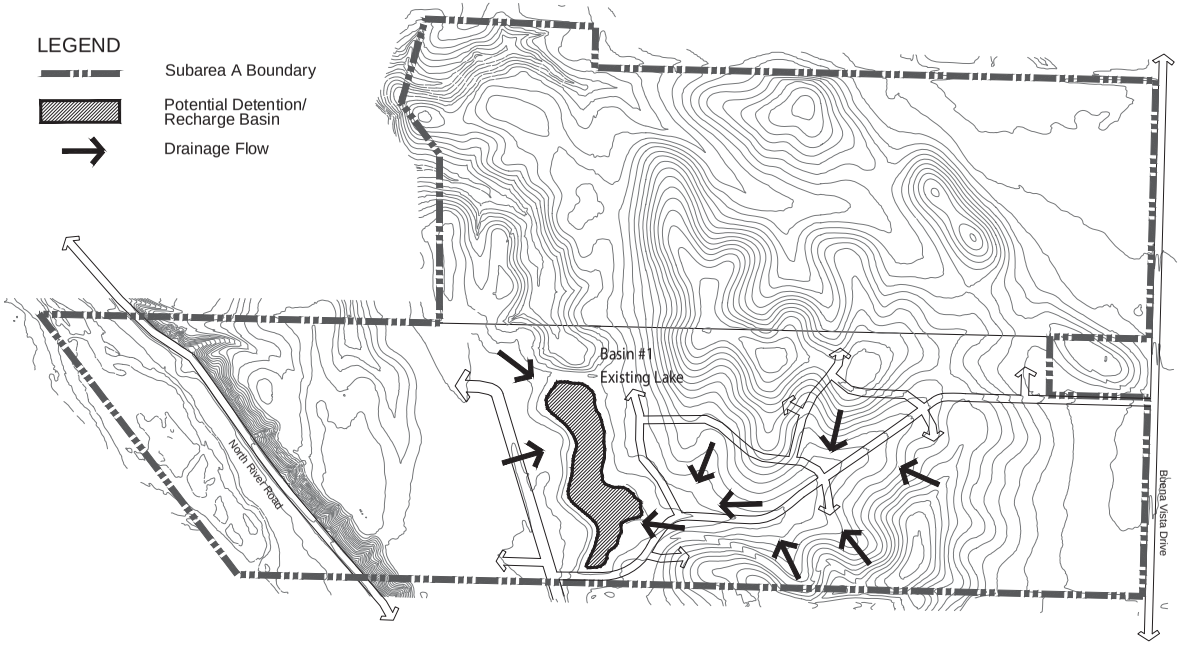


Figure 7-4 — Drainage plan

Design of basin shall be as follows:

- Basin will continue to serve as a year-round water feature.
- Supplemental irrigation shall be provided to facilitate attractive plantings year-round.
- Basin slopes shall not exceed 5:1 slopes to eliminate the need for perimeter fencing.
- Basin will have varying water levels based on seasonal flows.

The proposed strategies for stormwater management are intended to minimize the disruption of historic hydrology patterns through the control of both quality and quantity of stormwater runoff. The stormwater management system shall address water quantity by reducing impervious surfaces, where feasible, increasing site infiltration and managing stormwater runoff. Through these design features, existing peak discharge will not be increased. Stormwater quality will be managed through the capture and treatment of runoff to eliminate sources of contamination and to remove pollutants.

Since the amount of impervious area is increased, detention basins have been incorporated into the development. Additionally, the project will provide storm water control measures to meet new Regional Water Quality Control Board requirements. LID standards will be implemented to reduce runoff.

An existing lake/detention basin (Basin #1) has significant capacity to detain runoff from the southern hillside area and from the Resort overlay areas.

Structural improvements to achieve these goals may include, but are not limited to, pervious concrete, gravel reservoirs and infiltration trenches. The soil conditions potentially have a low infiltration rate, therefore runoff will require substantial time to infiltrate into the soil profile. To allow for this time, stormwater management systems shall be designed and sized appropriately to store the volume of water required to limit the runoff volume to historic levels. Design of structural improvements will occur at time of final map for each neighborhood.

Low Impact Development (LID) and Stormwater Management Requirements

The RO II expansion will utilize best management practices and comply in all respects to the Regional Water Quality Control Board's Resolution No. R3-2013-0032, "post construction stormwater management requirements for development projects in the central coast region."

7.4 GRADING

The majority of grading will occur in site areas that have been previously disturbed by farming operations. Lots are proposed to be padded to ensure more effective stormwater drainage control and to minimize visual impacts. See Site Sections on the following pages for visual representation of the grading concepts for development.

During grading, when feasible, top soil should be stockpiled and replaced after subsoils are re-contoured to provide acceptable finish grades.

All grading will comply with the City's grading ordinance - amended Title 20 (Ordinance #994 NS) or as amended.

Use of retaining walls will be kept to a minimum by utilizing planted slopes that do not exceed a 2:1 ratio. Design and material finish of retaining walls shall meet design guidelines in Section 4.6.3 Fences and Walls. The goal is to achieve a net zero balance for the cut and fill of earthwork throughout RO II. This may necessitate "borrowing" fill from the Neighborhoods N2 - N7 for Neighborhood N-1.

Fine grading plans shall be prepared for final lot improvements to address specific land use and construction types and erosion control measures shall be required during construction activity.

Key Map — Site Section A -A & B-B Locations

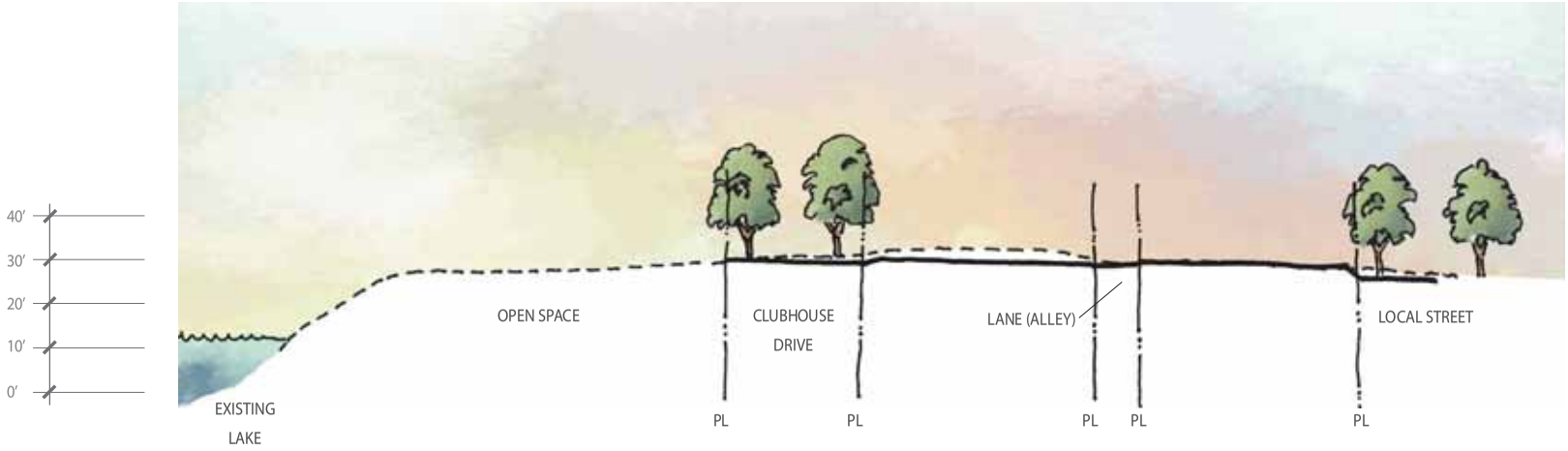


Figure 7-5— Site Section A - A

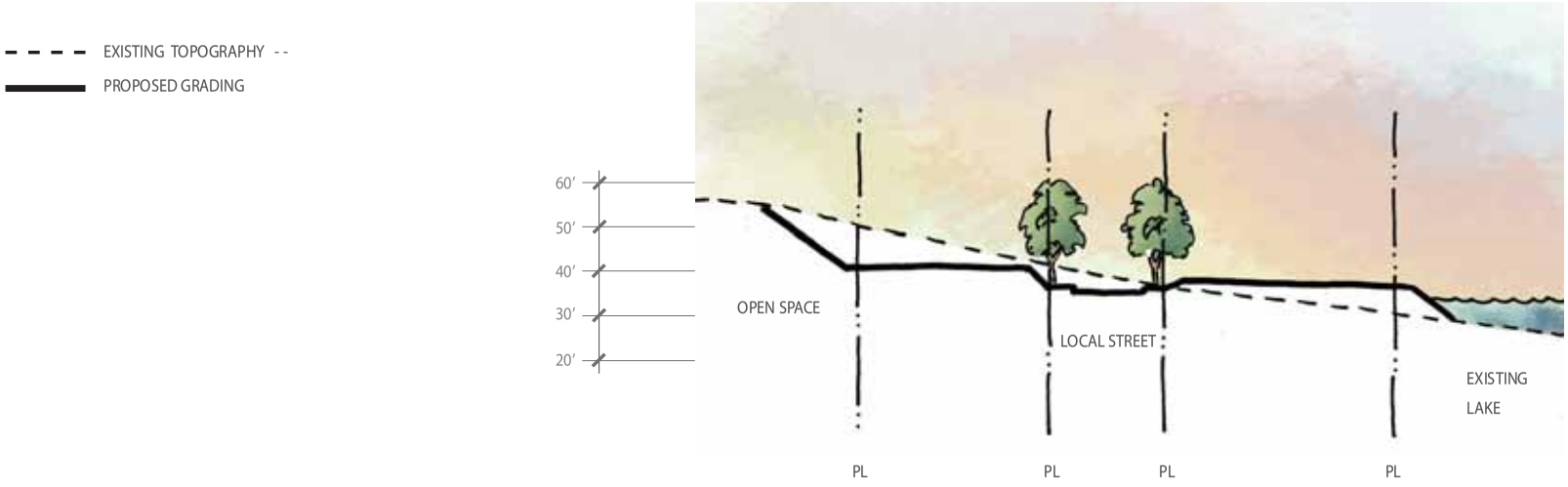


Figure 7-6 — Site Section B - B

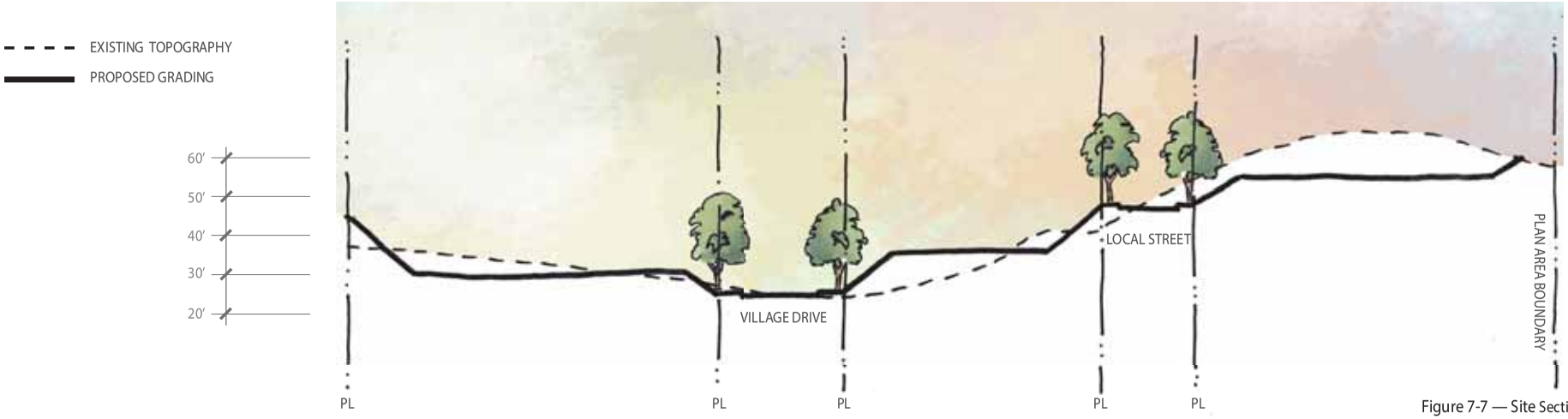


Figure 7-7 — Site Section C - C

Key Map — Site Section C-C , D-D, & E-E Locations

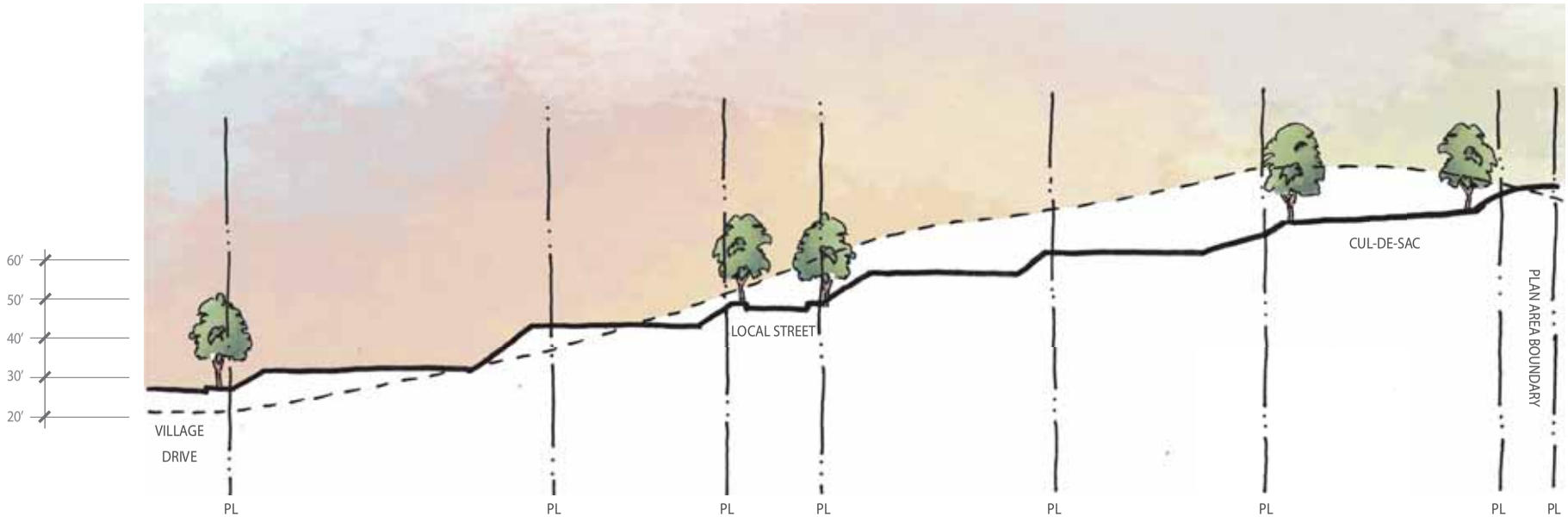


Figure 7-8 — Site Section D - D

EXISTING TOPOGRAPHY

PROPOSED GRADING

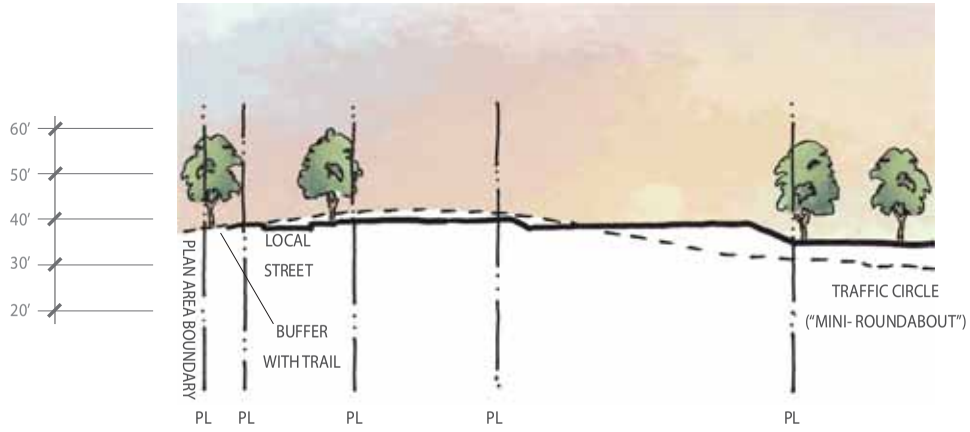


Figure 7-9 — Site Section E - E

CHAPTER 7

7.5 FIRE PROTECTION

Fire services will be provided by the City of Paso Robles Fire Department. The City of Paso Robles participates in a "mutual aid" agreement with other CAL FIRE fire stations in the area. This "mutual aid" agreement benefits and enhances fire protection and emergency response services to the area by providing additional personnel and equipment in an emergency situation. Automatic aid support would come from CAL FIRE located at 3125 Buena Vista Drive.

7.6 LAW ENFORCEMENT

Law enforcement services to the City of Paso Robles are provided by the City of Paso Robles Police Department from their Main Station located at 840 10th Street in Paso Robles. The City of Paso Robles Police Department has both county wide and regional (including Ventura, Santa Barbara and San Luis Obispo counties) mutual aid agreements. The California Highway Patrol responds to traffic-related calls on U.S. Highway 101 and State Route 46 in the vicinity of River Oaks out of their North County office in Templeton.

7.7 SCHOOLS

River Oaks is located within and will be serviced by the Paso Robles Joint Unified School District. The Kermit King Elementary School (grades K-5) is located at 700 School House Circle. Daniel Lewis Middle School (grades 6-8), is located at 900 Creston Road. Paso Robles High School (grades 9-12) is located at 801 Niblick Road.

7.8 SOLID WASTE AND RECYCLING

Solid waste collection service will be provided by Paso Robles Waste Disposal Company, contract hauler for the entire City of Paso Robles. Solid waste is collected and disposed of at the Paso Robles Landfill, located east of City limits, at 9000 Highway 46 East. The City of Paso Robles currently provides curbside and green waste recycling programs.

At least 50% of construction waste shall be recycled. As part of Plot Plan Review, arrangement shall be made for the pick-up or transport of recycled materials to the appropriate service center where feasible.

7.9 PARKS AND RECREATION

The City does not have specific thresholds regarding impacts involving recreational facilities. River Oaks provides, at minimum, the City standard requirement of 3 acres of parkland per 1,000 residents; approximately 18 acres of active open space and recreation facilities.

7.10 UTILITIES

Utility services, including electrical, gas, cable, and phone, will be provided by the appropriate utility service provider.

CHAPTER 8 — IMPLEMENTATION

Transect through rural to suburban

8.0 GENERAL PROVISIONS

8.0.1 Purpose and Objectives

Upon adoption of the River Oaks II Expansion (RO II) amendment to the Borkey Area Specific Plan (BASP) the Development Code and procedures established herein shall become the applicable zoning standards for land uses within the RO II area. This design document is incorporated into the Borkey Area Specific Plan by reference.

8.0.2 Definition of Terms

Words, phrases and terms not specifically defined herein shall have the same definition as provided in the Paso Robles Municipal Code. Refer to the Appendix for definitions within this design document.

8.0.3 Design Guidelines Consistency

Any details or standards not covered by the design guidelines within this design document shall be subject to the regulation of the Paso Robles Municipal Code and applicable local, state and federal regulations. In case of differences between the Design Manual and the design guidelines and the Paso Robles Municipal Code, the Design Manual shall prevail.

8.0.4 Accessibility

All development within RO II shall comply with applicable local, state and Federal accessibility regulations.

8.0.5 Interpretation

In the event of ambiguity or circumstances, not specifically provided for RO II, the Community Development Director shall interpret the intent of the land use standards in writing as required in the City's municipal code, Section 21.23.280.

8.0.6 City Council Declaration/Severability

If any section, subsection, sentence, clause, or phrase of this document is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this document. The City Council declares that it would have passed this title and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared invalid. The City Council hereby declares that they would have enacted these guidelines and each portion thereof, irrespective of whether one or more portions were declared invalid or ineffective.

8.0.7 Design Manual and Design Guidelines

Throughout this document, the strongest level of design intent is specified by the use of terms such as "must," "shall," and "prohibited." Preferred design items are designated as a condition which is "encouraged," "preferred," "recommended," " appropriate," or as one that "should" be included. Preferred design items are considered "voluntary" and need not be included in a proposed project. Items that include one or more criteria or elements that are qualified with "discouraged," "inappropriate" or "should not" be included, are acceptable, if the city of Paso Robles finds that proposed design is consistent with the overall design, intent and goals of the design guidelines and this document.

TABLE 8-1 PHASING MATRIX

TN AREA		
Phase	**Units**	**Acreage**
1a	16	4.58
1b	6	1.46
1c	13	2.73
1d	5	1.71
1e	9	1.60
1f	13	4.61
1g	10	2.69
1h	5	1.93
TOTAL PHASE 1	**77**	**21.30**
2a	12	2.59
2b	12	1.56
2c	8	2.55
2d	12	2.65
2e	18	3.89
2f	5	2.61
TOTAL PHASE 2	**67**	**15.85**
TOTAL TN AREA	**144**	**37.15**

OS AREA		
Phase	**Units**	**Acreage**
3a	0	2.88
3b	0	2.25
3c	0	5.89
3d	0	7.01
3e	0	7.99
3f	0	18.00
TOTAL PHASE 3	**0**	**44.01**
TOTAL OS AREA	**0**	**44.01**

RH AREA		
Phase	**Units**	**Acreage**
4a	22	7.05
4b	8	6.14
4c	15	6.13
4d	9	3.42
4e	24	9.30
4f	28	9.02
4g	21	6.69
TOTAL PHASE 4	**127**	**47.75**
TOTAL RH AREA	**127**	**47.75**
GRAND TOTAL	**271**	**128.90**

NOTE: Acreages do not match the residential/ open space areas shown in Section 2.4 because roads were included in open space in phasing.

Figure 8-1 — Conceptual phasing plan

8.1 ENVIRONMENTAL IMPACTS

The River Oaks II Expansion plan is a self-mitigating plan through the preparation of a mitigated negative declaration (MND). The MND identifies mitigation measures which are included herein by reference. (submitted under separate cover).

8.2 MAPPING AND PHASING

The first step in implementation of the RO II plan is anticipated to be a vesting tentative subdivision map for Phase 1 and Phase 2 area of the plan. All final subdivision maps may be approved on a phased basis or sub-phase basis. As the project develops, subsequent tentative maps further parcelizing the site or individual buildings may be submitted for approval.

Anticipated construction of RO II will occur in multiple phases. The total length of construction would be approximately six to eight (6 - 8) years, including grading. Grading will be consistent with an approved Stormwater Pollution Prevention Plan (SWPPP). The anticipated project phasing is shown in Figure 8-1 –Conceptual Phasing Plan.

Installation of neighborhood recreation and/or community amenities will be completed by the time of occupancy of the last unit in the applicable phase.

8.3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Design Guidelines contained in Chapter 3 Development Guidelines, the Landscape Guidelines in Chapter 4 and the Architectural Guidelines in Chapter 5 shall provide the requirements and design intent for the implementation of the project.

Where setbacks and/or Development Guidelines between Chapter 3, Development Guidelines and chapters 4 and 5, Landscape and Architectural Guidelines conflict, the setbacks and/or design guidelines within Chapter 3, development guidelines shall prevail.

8.4 ALLOCATION OF UNITS

This document provides for overall aggregate limits of development for the entire project area. The precise allocation of density and type of development shall be determined as the project area is built out. The precise allocation of units for a neighborhood or sub-parcel shall be determined at the time of tentative map review and approval.

In order to aid the City in keeping a running tabulation, the project applicant shall submit a tabulation of the amount and type of uses approved through the Plot Plan Review process. By keeping this tabulation, the City will ensure that the build-out of the project area does not exceed the aggregate limits of development permitted under the specific plan.

Each neighborhood may be further parcelized into any number and size of sub-parcels. The location of property lines for sub-parcels within each individual development is flexible.

8.5 COMMUNITY CHARTER

As each Final Map is submitted for approval, the Project Applicant shall provide the Community Charter (conditions, covenants and restrictions), describing the conditions of approval that will survive map recordation to the Director for review. The Community Charter shall reflect ongoing conditions of approval that shall be applied to subsequent development.

8.6 DEVELOPMENT REVIEW PROCESS

The plans, development code and design guidelines contained herein shall fulfill the requirements of Development Plan and Site Plan Review as defined by the Paso Robles Municipal Code (§21.23B.020). RO II shall be implemented through Plot Plan Review, subject to Community Development Director approval in conformance with the provisions, development code and design guidelines of this document. All development shall be processed by Plot Plan Review and subject to applicable permits. The following exceptions apply:

A. Repair or replacement with the same or comparable type of structural element or material to any portion of an existing building.

B. Installation of interior improvements within an existing building provided that there is no concurrent exterior alteration or building enlargement.

C. Additions and exterior alterations to individual single-family homes on individual lots, as indicated on the Final Tract Map, provided that the addition or alteration meets the standards in Chapter 3, Development Code and Chapter 5, Design Guidelines and that no additional units are added.

8.6.1 Design Review

As part of the HOA, prior to the commencement of any residential or non-residential construction within RO II, each builder and/or homeowner must first be required to receive approval from the RO II Design Review Board (DRB). The purpose of this initial design review process is to ensure compliance with all RO II design guidelines, development standards and technical requirements. A design review fee will be established by the HOA. The Design Review Process is described as follows:

A. Orientation Meeting

An orientation meeting with the DRB manager is intended to help prepare the builder/homeowner for process. At this meeting the manager will review the parcel/lot opportunities, constraints and site-specific restrictions and discuss the builder's/homeowner's preferences for design style selection and compatibility with requirements of this document and any other more detailed design requirements that may be prepared.

B. Preliminary Design Review

The Preliminary Design Review consists of a review of both architecture and conceptual landscape design. The DRB will respond with comments on site orientation, grading, architectural massing, stylistic character and other criteria described in the Design Guidelines.

C. Final Design Review

After receiving the DRB's approval of the Preliminary Design, the builder/homeowner may prepare a Final Design Submission. Only after approval of the Final Design by the DRB may the builder/homeowner submit for City approval under the Plot Plan Review process.

8.6.2 Plot Plan Review

The purpose of the Plot Plan Review is to assure that future development within RO II is consistent with the intent, policies and requirements of the Borkey Area Specific Plan and this design document. The Plot Plan Review shall consider only the following elements particular to the site covered by the application, consistent with the Borkey Area Specific Plan requirements:

- vehicular and pedestrian circulation,
- emergency accessibility,
- layout,
- building orientation,
- parking,
- signage,
- landscape,
- and related site improvements.

A. Review Requirements

The Plot Plan review shall be subject to staff approval as specified in Chapter 21.23B.030 of the Paso Robles Municipal Code. The community development director shall require development projects to be designed to meet the requirements of this document.

B. Plot Plan Review Fee

At the time of filing the application for a Plot Plan Review, the applicant shall pay the same City processing fee as specified for the City "Plot Plan Reviews."

C. Plot Plan Submission Requirements

The owner, or his/her authorized agent, shall submit an application with the standard City specified fees for a "Plot Plan Review," the required number of copies of the following drawings or an electronic version to the Community Development Director, prior to applying for a building permit.

1. Lot dimensions, drainage and grading; distance to nearest cross street;
2. Location, elevations, size, height and proposed use of all buildings and structures including trash enclosing intended to be on the site (colored architectural rendering may be required);
3. Yards and space between buildings;
4. Location, height, materials, and design of all walls and fences either proposed or required;
5. Location, number of spaces and dimensions of off-street parking areas, and internal traffic circulation pattern;
6. Pedestrian, vehicular, and service points of ingress and egress; driveway widths, and distances between driveways;
7. Location, size, height, method of lighting, and general design of signs;
8. Location, dimensions, number of spaces, and internal circulations of loading areas;
9. Location and general nature of lighting, including hood devices;
10. Street dedications and improvements;
11. Proposed landscaping; quantity, location, varieties, container size, and irrigation of all proposed landscaping;
12. Any significant trees, other significant plant life or other significant natural features existing at the time of application;
13. Applicant shall fill out and submit River Oaks Sustainability Checklist for each Building Type used in the plot plan.
14. When requested, applicant shall provide the names and addresses of all property owners within three hundred feet of the exterior boundaries of the application;
15. Submittal of a plan for the recycling of new construction waste;
16. If applicable, a shared parking study shall be prepared showing that the required number of parking spaces may be reduced; and
17. Other such data as may be required to permit the planning commission or Community Development Director, as the case may be, to make the required findings for approval of the specific type of application.

8.6.3 Plot Plan Standards Governing Approval

In approving an application submitted for Plot Plan Review, the Community Development Director shall make a general finding that the application and included Plot Plan elements are designed to meet the intent, development code and design guidelines of the Borkey Area Specific Plan.

The Community Development Director shall have the authority to require that development projects be designed to meet the following general design items:

A. The design and intensity (density) of the proposed development plan is consistent with the following:
   1. The goals and policies established by the general plan;
   2. The policies and development standards established by the Borkey Area Specific Plan;
   3. All other adopted codes, policies, standards, and plans of the City;

B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City;

C. The proposed development plan accommodates the aesthetic quality of the city as a whole;

D. The proposed development plan provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;

E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas;

F. The proposed development plan contributes to the orderly development of the city as a whole;

In determining consistency with the Borkey Area Specific Plan, if a proposed design is found to be materially consistent with the overall design, intent and goals of the development code and design guidelines contained herein, the design may be approved even if one or more specific items or requirements above are not fully satisfied.

8.6.4 Plot Plan Time Limits

A. The Community Development Director shall, within sixty (60) days of the filing of a Plot Plan Review application, approve the plot plan, if such plot plan complies with the standards in Section 8.6.3 - Plot Plan Standards Governing Approval. This time limit may be extended up to forty-five (45) days in writing by mutual consent of the Project Applicant and Community Development Director.

B. Approval of plot plans shall be valid for a period of not less than two (2) years following the date of approval. If, at the end of a two (2)-year period, one of the situations listed below has occurred, said approval shall become invalid.
   1. A building or grading permit has not been issued;
   2. A building or grading permit has been issued but construction or grading has not commenced within one hundred eighty (180) days of the issuance;
   3. A building or grading permit has been issued and construction or grading has commenced but has subsequently lapsed for a period of one hundred eighty (180) days;
   4. A time extension request has not been received.

C. Time extensions, not exceeding one (1) year per extension, shall be granted by the Community Development Director if a written request and applicable fee have been submitted to the community development department no later than the date of expiration of approval.

8.6.5 Plot Plan Revisions

Minor plot plan revisions, as determined by the Community Development Director, may be requested by the Project Applicant. Major alterations to plot plans shall require a new application and shall be made according to the procedures as set forth herein for the review and approval of plot plans.

8.6.6 Plot Plan Appeal Procedures

In the event the Project Applicant does not concur with the interpretation by the Community Development Director pertaining to the requirements of the Plot Plan Review or with any correction or condition imposed upon the Project Applicant's plans by the Director, the Project applicant may appeal the interpretation, decision, correction or condition by filing a written notification of appeal with the Community Development Director. The Planning Commission shall consider the appeal at its next regular meeting held not less than thirty (30) days after the filing of the appeal. The determination of the Planning Commission may be appealed to the City Council.

8.7 MINOR REVISIONS

8.7.1 Technical Revisions

The following changes in the design document or Borkey Area Specific Plan shall not be considered amendments and shall be approved by the Community Development Director:

A. The addition of new information to the Borkey Area Specific Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulation.

B. Changes to the project area infrastructure location and/or service providers (such as drainage systems, roads, water and sewer systems, etc.) so long as the applicable jurisdiction regulating such infrastructure has approved the changes.

C. Changes in land use boundaries shown on Figure 3-1 - Regulating Plan less than fifteen percent (15%) resulting from final road alignments and/or geotechnical or engineering refinements to the tentative and/or final tract map.

D. Typographical and grammatical errors.

8.7.2 Minor Adjustments

The following adjustments to this document may be approved by the Community Development Director:

A. Minor adjustments to any development standard and/or regulation.

B. Change of architectural styles and/or style elements within Chapter 5, Design Guidelines.

C. Addition of lot configurations within building types that meet the intent and development code of this document and the Borkey Area Specific Plan.

8.7.2.1 Minor Adjustments Fee

At the time of filing the application for a Minor Adjustment, the project applicant shall pay the same processing fee as a "Plot Plan Review."

8.7.2.2 Minor Adjustments Procedures

The Community Development Director shall have the authority to approve or deny Minor Adjustment applications. In order to approve such applications, the Community Development Director shall determine that the application meets the following conditions:

A. There are practical reasons or benefits of improved design, which justify a deviation from the prescribed development standard.

B. The adjustment, with any conditions imposed, will provide equal or greater benefit to the subject property and the adjacent property.

C. The adjustment meets the intent of the City's adopted Economic Strategy.

D. The adjustment is not in conflict with objectives of the Paso Robles General Plan or the intent of the Borkey Area Specific Plan or this design document.

8.7.2.3 Minor Adjustments Time Limits

The Community Development Director shall, within thirty (30) days of the filing of a Minor Adjustment, approve the Minor Adjustment, if such Minor Adjustment complies with the findings in Section 8.5.2.2, above. This time limit may be extended up to thirty (30) days by mutual consent of the applicant and the Community Development Director.

8.8 ADDITIONAL PERMITS

Additional permits not described within this Chapter including, but not limited to, fencing permits, grading permits, building permits, parking permits and the like, shall be obtained through established procedures with the City where required.

8.9 FINANCING

A variety of financing methods may be used to implement the Plan, and may include various public and private sources of funding. Different methods of financing may be used for different phases of the project; as RO II is built out, the precise method of financing shall be determined. Primary financing of the buildout of RO II expansion will be private capital provided by or through the master developer or subsequent developers.

8.10 MAINTENANCE RESPONSIBILITIES

In order to ensure that all infrastructure improvements, common areas and public facilities are well-maintained, this section sets forth the long-term maintenance responsibilities of the various private and public facilities contemplated within the Plan area. The landowner will be held responsible for the maintenance of all areas and facilities listed in Table 8-2 –Maintenance Responsibility Matrix until such time accepted by the appropriate entity.

As provided in this design document, various areas within the Plan area are to be dedicated to the City for public use. As a condition to recording each final map for the Plan area, the Project Applicant shall submit and have approved by the City, ownership and maintenance agreements describing the various relationships between the City, the Project Applicant, and property owners regarding the shared use and maintenance of easements, paths and other public/common areas covered by the final map. These agreements shall be approved prior to the recordation of the final map for the phase of development that triggers the shared-use improvement. Reciprocal easements shall be established in the areas containing any privately maintained open space for the benefit of the adjacent lots and the public. The agreements shall be recorded in a manner approved by the City and referenced on the applicable final maps.

8.10.1 Maintenance of Property Improvements

Unless otherwise provided in the conditions of approval (for example, to accommodate construction phasing), all improvements, including landscape shall be completed or otherwise satisfied prior to the issuance of the Certificate of Occupancy or comparable final approval for the subject property. Thereafter, all improvements shall be maintained in compliance with the approved plans, including the replacement of dead or diseased landscape materials, except when specific improvements are superseded by subsequently approved plans.

TABLE 8-2 MAINTENANCE RESPONSIBILITY MATRIX

Maintenance Area	City	HOA	Utility/Service
Parks	X		
Public Streets	X		
Public Bioswales	X		
Private Street Lights		X	
Private Street Signs		X	
Private Street Sidewalks		X	
Private Landscaped Parkways		X	
Private Street Furniture/ Bus Benches		X	
Private Landscape Medians		X	
Storm Drains/Bioswales		X	
Retention/Detention Basins		X	
Front Yards		X	
Private Lanes		X	
Electricity			X
Water - Potable	X		
Water - Irrigation		X	
Sewer	X		
Gas			X
Telephone			X
Cable			X

APPENDIX

Transect through a town ranging from rural open space through T-4 and back to rural open space

ECONOMIC DEVELOPMENT STRATEGY

The City Council has developed a vision, or strategy, for increasing and sustaining the economic vitality of the City of Paso Robles. The principal goal is to improve livability and the quality of life in the City through economic growth. The strategies included in this vision are fashioned to enhance the competitive position of individuals, local industry and commerce, the City, and the region as a whole, by building on and promoting community assets, addressing barriers to progress, and mobilizing public and private resources. The strategy promotes goals within four categories: people, place, positioning and partnership.

The Specific Plan Amendment supports this vision of creating, sustaining and enhancing economic vitality and meets the following goals and strategies:

People Goal

Develop people to power the knowledge economy. Increase educational attainment and skills of, opportunities, and demand for local labor force.

Strategies

- Promote and support a full continuum of education opportunities.
- Recognize and increase community and business investment in, and commitment to, education.

Place Goal

Improve quality of place to attract investment and knowledge workers, stimulate investment by establishing distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome industry, commerce, tourism, employment, and wealth necessary to maintain and enhance quality of life.

Strategies:

- Implement development policies to achieve more efficient use of infrastructure.
- Develop distinctive design standards and invest in design excellence to:
  - Create inspiring and memorable places;
  - Emphasize the appearance and qualities of the public realm;
  - Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
  - Encourage adaptive reuse of historic buildings;
  - Preserve energy and natural resources.

- Stimulate investment in strategic areas and under-utilized sites.
- Support agriculture as a viable industry and visitor attraction by featuring it as the distinguishing community environment.
- Increase intensification, supply, and range of housing to attract and accommodate a skilled labor force.

RO II creates inspiring and memorable places with an emphasis on the appearance of the public realm. The streetscape is designed with climate-appropriate landscape and where possible, locally obtained materials. The Community Center and the Outdoor Amphitheater provide facilities that can be utilized by the community for conferences, music festivals and special events for industry and visitors.

Positioning Goal

Develop and market the unique character, heritage and special attributes of the community as the region's destination to visit, shop, invest, work and live.

Strategies:

- Promote the City as a center of high value agriculture and industry.
- Market Paso Robles as an ideal setting for the emergence and convergence of value-added medical, health and wellness services.
- Promote local industry, products, services and destinations.

RO II provides the opportunity to showcase the Paso Robles wine appellation and industry through the vineyard at the core of the community. The Community Center and the Outdoor Amphitheater provide facilities that can be utilized by the community for conferences, music festivals and special events for tourists. Wine tasting rooms are a permitted use within the Specific Plan. The River Oaks Hot Springs Spa and the Health & Wellness and Fitness Center include physical and well being programs.

All these facilities are located in close proximity to each other providing a great attraction for visitors and local residents.

Partnership Goal

Create an alignment of strategic intent to collectively foster economic growth and improve the quality of life.

Strategies:

- Establish a common economic vision with a broad base of support.
- Mobilize public, private, and community resources to improve competitive position through partnership.

GENERAL PLAN CONSISTENCY

This Specific Plan Amendment is designed to meet the goals established in the City's General Plan by providing a framework for future development of Subareas A and F of the Borkey Area Specific Plan. This Specific Plan Amendment provides a bridge between the City's General Plan and detailed plans development for and will direct all facets of future development within the RO II including:

- Designation of land uses;
- Designation of required access & circulation elements;
- Location and sizing of infrastructure;
- Phasing/thresholds of development;
- Financing methods for public improvements; and
- Establishing standards of development.

The Paso Robles General Plan includes eight elements: Land Use, Circulation, Housing, Parks and Recreation, Conservation, Open Space, Noise and Safety. The goals and applicable policies for each element and how this Specific Plan implements the element are discussed below.

Land Use

The Land Use Element presents a long-range plan for the distribution and future use of land within the City or the City's Sphere of Influence. The Land Use Element analyzes population, development potential and includes proposed action items. It provides a framework on which the development of public and privately owned land can be based. The general goals and objectives of the Land Use Element are as follows:

- Strive to maintain a balanced community, where the majority of residents can live, work and shop.
- Maintain/enhance the City's image/identity.
- Maintain/improve the quality of life enjoyed by residents.

Additional Land Use policies applicable to RO II include:

- POLICY LU-1A: Land Use Categories. Provide an appropriate mix and diversity of land uses.
- POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects.
- POLICY LU-2D: Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with:
  - Attractive streetscapes,
  - A pedestrian friendly setting,
  - Coordinated site design, architecture and amenities,
  - Adequate public and private spaces; and,
  - A recognizable and high quality design aesthetic.
- POLICY LU- 2F: Planning Impact Area (PIA): Maintain and periodically update a Planning Impact Area (PIA) to indicate the maximum potential geographical boundaries to which the City may grow in the foreseeable future (within the 2003-2025 planning period and beyond), or areas within which development patterns would have an immediate impact upon the City and identify land use categories that would be assigned if unincorporated land were annexed.
- POLICY LU-4A: Service Levels. Strive to ensure that City services and facilities are maintained at current levels and/or adopted standards and are funded as revenues become available.
- POLICY LU-4B: Support the public school districts' efforts to ensure that new development mitigates its impacts to public schools, particularly in avoiding overcrowding conditions.

RO II provides for the construction of a new, mixed-use community; proposed development parameters are as follows and may be expanded based on market conditions and the maximum development parameters established by this Specific Plan:

- 7 Residential Villages including single-family homes, ranging from estate lots to an active adult community
- Approimately 36.8 acres of passive open space and 16.4 acres of active open space
- 7,500-square foot Spa, Health & Wellness and Fitness Center
- 5,000-square foot Active Adult Center (AAC)

Circulation Element

The Circulation Element strives to enhance and create livable communities that are not solely reliant on automobile travel. Improvements to make walking and bicycling enjoyable, safe and efficient are important as street improvements. The Circulation Element was designed to assure the City that as it grew adequate transportation corridors would be reserved to minimize the potential for traffic congestion and provide for efficient circulation. A master system of different types of public streets and highways, including pedestrian and bikeway components, has been established to serve residential, commercial, industrial and tourist needs. The Circulation Element goal is to:

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

One additional Circulation policy applicable to RO II includes:

- POLICY CE-1F: Pedestrian Access and General Coordination. Provide safe and convenient pedestrian access to all areas of the city and cooperate with other agencies regarding transportation planning.

This Specific Plan Amendment provides a safe and efficient network of roadways and trails that allows pedestrian, bicycle and vehicular circulation. A hierarchy of roadways, sidewalks and trails is incorporated through the development to encourage walking, jogging and bicycling. The plan provides for:

- Primary roads
- Pedestrian trails adjacent to primary roads
- Hiking and recreational trails

Housing Element

The Housing Element provides additional guidance on housing and economic development issues against which potential development must be considered. The Housing Elements goals for Paso Robles are to:

- Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community.
- Preserve the City's housing stock and neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.
- Mitigate or remove potential governmental constraints to housing production and affordability.
- Ensure choice of housing types and locations to all persons regardless of race, creed, age or sex.
- Encourage energy efficient design of housing units and residential neighborhoods.

One additional Housing policy applicable to RO II includes:

- POLICY H-5: Residential Land Use and Energy Efficiency. Promote energy efficient residential land use planning and development and require all new dwelling units to meet State requirements for energy efficiency.

RO II provides for a variety of housing types, density and prices open to all individuals in a cohesive master plan setting. All homes constructed within RO II will be energy-efficient.

Parks and Recreation

The Parks and Recreation element sets polices to optimize the use and development of parks and recreation facilities to serve the existing and projected population and complies with the Quimby Act standard of 5 acres per 1000 population.

RO II provides for a variety of parks and recreation including:

- Approximately 16.4 acres of active open space (practice fields, golf course and parcourse)
- Approximately 5.3 acre natural Outdoor Amphitheater including a stage
- Approximately 7.1 acres of private neighborhood recreation (parks, lap and social pools, children's water park, volleyball and multi-sport courts)
- 6-Hole Executive Golf Course

Conservation Element

The Conservation Element provides for the rehabilitation and enhancement of the environmental quality of the City through long-term protection of the environment, resource planning management, and minimization of the degradation of nonrenewable resources to ensure that the city will remain an attraction for visitors, tourists and new residents. Conservation goals include:

- Ensure that public utilities, facilities and services are designed to meet existing and planned land uses, and ensure that provisions are made for continued operation maintenance and updates as necessary.
- Seek to maintain air quality by taking actions to reduce traffic congestion, vehicle miles traveled and air pollutant emissions.
- Take steps to reduce creation of air contaminant emissions.
- As feasible, preserve native vegetation and protected wildlife, habitat areas, and vegetation, through avoidance, impact mitigation, and habitat enhancement.
- Oversee/manage mineral resources.
- Enhance/upgrade the City's appearance.
- Strive to preserve/protect important historic and archeological resources.
- Encourage the conservation of energy resources.

Additional Conservation policies applicable to RO II include:

- POLICY C-1A: Water Source, Supply, and Distribution. Develop and implement various innovative water provision and conservation programs that help to ensure an adequate supply of water for the City.
- POLICY C-1B: Sewer Service. Provide adequate wastewater conveyance and treatment facilities to serve all parcels in the City.
- POLICY C-1C: Storm Drainage. Provide storm drain systems that efficiently and safely mitigate flood risk, while effectively conveying run-off to the Salinas River and Huerhuero Creek.
- POLICY C-1D: Solid Waste. Ensure that the City's landfill maintains sufficient capacity to serve the needs of the City through the year 2025.
- POLICY C-2A: Traffic Congestion Reduction. Implement circulation systems improvements to reduce congestion and associated air contaminant emissions.
- POLICY C-2B: VMT Reduction. Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single occupant vehicles, including providing opportunities for mixed-use projects.
- POLICY C-2C: Emissions Reduction. Take steps to reduce creation of air contaminant emissions.
- POLICY C-3A: Oak Trees. Preserve existing oak trees and oak woodlands. Promote the planting of new oak trees.
- POLICY C-3B: Sensitive Habitat. Incorporate habitats into project design, as feasible, including: oak woodlands, native grasslands, wetlands and riparian areas.
- POLICY C-5A: Visual Gateways and Landmarks. Identify important visual resources: gateways, corridors, major arterials, natural/open space areas.
- POLICY C-5B: Hillsides: Protect hillsides as a visual amenity, by implementing design standards that call for:

  a. Decreasing density as slope increases;

  b. Limiting the amount of grading;

  c. Providing substantial amounts of landscaping;

  d. Incorporating architectural treatment that enhances the form of the hillside rather than conflicting with it;

  e. Ensuring sensitive design of development on steep slopes and on the crest of major ridgelines.

Considerations for development on steep slopes shall include the following:

- Avoid slope stability hazards by restricting development on slopes of 30 percent or greater.
- Site-specific visual assessments (with and without the project) to thoroughly evaluate the visual effects of development proposals on slopes of 30 percent or greater.
- For new development located on ridges and hills consider providing a substantial building setback from the edge of the downhill slope and/or screening landscaping, where the slope exceeds 15 percent.
- POLICY C-7A: Conservation Measures. Investigate and implement as feasible, energy conservation measures.

The Specific Plan Amendment provides planning strategies, development code requirements, design guidelines and infrastructure elements to promote responsible, green building practices that maintain and enhance the quality, character and long-term viability of Paso Robles as an agritourism destination and quality environment. RO II provides for the following sustainable features and conservation practices:

- The infrastructure system is design for LID and utilizes purple pipe for the future availability of reclaimed water usage.
- The circulation system promotes the use of alternative transportation including walking, bicycling and Low Speed Vehicles (LSV).
- All on-site Oak trees will be preserved.
- Use and appropriate planting, sizing, spacing of drought-tolerant and California friendly vegetation will support the local character and quality of the natural landscape.
- Energy conservation is addressed through green building standards and requirements that reduce the demand for heating/cooling or the use of responsible, energy efficient fixtures and appliances.
- Approximately 20.0 acres of natural habitat will be preserved and not available for development along the Salinas River. Natural and vineyard buffers are provided between development and greater surrounding open spaces.

Open Space

The Open Space Element describes the three types of open space: agriculture, natural resources and recreation areas. The plan addresses the current and future recreation needs of the city for parkland, recreation facilities and open space needs. The goal of the Open Space Element is to preserve/expand the amount and quality of open space in and around Paso Robles.

One additional Open Space policy applicable to RO II includes:

RO II provides at least a wind row buffer adjacent to the existing vineyard on the northern boundary. In addition, the landscape palette provides for the use of vineyards as part of the open space to celebrate the quality of open space in and around Paso Robles.

Noise

The goal of the Noise Element is to protect City residents from unacceptable exposure to noise, including noise from the following sources: airport operations, vehicular traffic, rail operations, industrial uses and other point sources. Noise sensitive uses generally include residences, schools, guest lodging, libraries and parks, among others.

One additional Noise policy applicable to RO II includes:

- POLICY N-1A: Noise Minimization. New development shall be designed to comply with the maximum, allowable Noise Exposures of 65 dB CNEL for outdoor activities (except for parks); and 45 dB CNEL for indoor activities.

Within RO II, all residences will be designed with measures to minimize noise impacts. Some noise reduction measures include:

- Uses of interior sound-rated walls
- Appropriate building placement
- Use of perimeter walls

Furthermore, during the construction phase, all construction equipment will be include mufflers or other sound reduction devices.

Safety Element

The Safety Element establishes goals, policies and action items to protect the community from risks associated with fires, flood, geologic hazards and other phenomena that put lives and property at risk. The goal is to minimize exposure to natural and man-made hazards.

All structures within the RO II will have well-designed buildings that will resist ground shaking through the use of shear walls and reinforcements. All construction will comply with the applicable provisions of the City of Paso Robles Building Code, as well as, the seismic design criteria found within the California Building Code.

DEFINITIONS

Building Type

"Building Types" means a type or configuration of lots that regulate important characteristics, such as massing, open space, and public space interactions, of the built form.

City

"City" means the City of Paso Robles.

Commission

"Commission" means the City of Paso Robles Planning Commission.

Common Yard

"Common Yard" means a planted Frontage where the façade is set back substantially from the right-of-way (ROW) creating an unfenced front yard that is visually continuous with adjacent yards. This Frontage is typically associated with lower-density, single-family neighborhoods.

Council

"Council" means the City of Paso Robles City Council.

Community Charter

"Community Charter" means the master instrument, commonly known as a "declaration," which creates a governance structure for all property in River Oaks. It sets forth a common scheme for the development, expansion, administration, maintenance, and preservation of property and common areas shared by all neighborhoods within River Oaks.

Curb Separated Sidewalk

"Curb separated sidewalk" means the sidewalk is separated from the street curb by a landscape strip, generally 5 feet to 7 feet wide depending on location.

DAB

See Detached Accessory Building.

Department

"Department" means the City of Paso Robles Planning Division of the Community Development Department.

Design Review Board

"Design Review Board" shall mean the board established by the Home Owner's Association to review projects prior to submittal for Plot Plan Review by the City.

Detached Accessory Building

"Detached Accessory Building" shall mean a subordinate building including garages, carports, stables, barns, storage sheds, shelters, pools or similar uses, the use of which is incidental to that of the main building (residential, commercial) on the same lot and/or building site.

Development Code

"Development Code' means the City of Paso Robles Zoning Code, which is Section 21 of the Municipal Code.

Director

"Director" means the City of Paso Robles Community Development Director, or his/her designee.

DRB

See Design Review Board.

Driveway

"Driveway" means a paved area for access to an approved parking area or for parking of vehicles.

Frontage

"Frontage" means the privately owned layer between the facade of a building and the property line.

Frontyard/Porch

"Frontyard /Porch" means a planted Frontage where the façade is set back from the right-of-way with an encroaching porch element. There is typically a fence at the front property line, which is commonly associated with single-family houses or clusters.

Home Owner Association (HOA)

"Home Owner Association (HOA)" means the same thing as Master Association or Neighborhood Association.

Land Use

"Land Use" means the purpose for how the land or premises of a building is designed, arranged or intended or how it may be occupied or maintained.

Lane

"Lane" means an alley or vehicular access along the rear side of the unit or building. For the purposes of RO II, lane shall be synonymous to an alley for all intents and purposes.

Low-Impact Development (LID)

"Low-Impact Development" (LID) means an innovative stormwater management approach to manage rainfall using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Low-Speed Vehicle (LSV)

"Low-Speed Vehicle" (LSV) means a legal class of 4-wheel vehicles that have a maximum capable speed of 25 mph and have a minimum capable speed (typically 20 mph) that allows them to travel on public roads.

Master Association

"Master Association" means an association, which has been incorporated pursuant to the California Nonprofit Mutual Benefit Corporation Law to own, operate, and/or maintain various shared common areas and community improvements within RO II and to administer and enforce the Community Charter and the other governing documents referenced in the Community Charter.

Mixed-Use

"Mixed-use" means the combination of two, or more, compatible uses within a single building or set of buildings. In reference to a building type, mixed-use allows residential uses in combination with another compatible use(s) within a single building/unit or within a neighborhood.

Motorcourt

"Motorcourt" means a public or private vehicular access way that accesses fewer than twelve (12) homes. Motorcourts typically have a 'T' or roundabout configuration.

Neighborhood Association

"Neighborhood Association: means an association, which has been incorporated pursuant to the California Nonprofit Mutual Benefit Corporation Law to own, operate, and/or maintain various common areas and community improvements within each neighborhood and to administer and enforce each Neighborhood Charter and the other governing documents referenced in each Neighborhood Charter.

Neighborhood Charter

"Neighborhood Charter" means the instrument, commonly known as a "declaration," establishing each neighborhood within RO II as a "planned development" as defined in the Davis-Stirling Common Interest Development Act, Cal. Civil Code § 1350, et seq. Each Neighborhood Charter creates a governance structure and a flexible system of standards and procedures for the development, expansion, administration, maintenance, and preservation of the residential properties and common areas within each neighborhood.

Rolling Hills District (RH)

"Rolling Hills" District (RH) is the district that is intended for areas of varying topography accommodating single family homes of larger lots (+8,000 s.f.).

Traditional Neighborhood District (TN)

"Traditional Neighborhood" District (TN) refers to the district intended for a variety of attached and detached housing configurations, reflective of a traditional neighborhood development.

Non-Residential

"Non-Residential" means a Building Type consisting of commercial, institutional or retail buildings that include, but is not limited to a clubhouse hotel, restaurant, in-line retail shops, commercial spaces, offices and community and recreation buildings.

Off-street Parking

"Off-street Parking" means a parking space or area that is located not located on a public street.

On-street Parking

"On-street Parking" means a parking space or area that is located on a public street.

Open Space Zone

"Open Space Zone" means a Zone that is reserved for passive community parks, greenways, agriculture and habitat protection and restoration.

Reciprocal Use Easements (RUE)

"Reciprocal Use Easements" (RUE) means an easement that shares the use of a property, or a portion of a property, between two or more parties.

Regulating Plan

"Regulating Plan" means the plan that establishes the Zones for RO II.

Right-of-Way

"Right-of-Way" shall mean a thoroughfare that provides access to abutting properties, including avenues, boulevards, roads, drives, and lanes.

River Oaks II Expansion or (RO II)

"River Oaks II Expansion" or "RO II" means the River Oaks Project Area, Subareas A and F, Borkey Area Specific Plan Amendment.

ROW

See Right-of-Way.

Single Family House

"Single Family House" means a Building Type consisting of a single-family detached dwelling unit on an individual lot.

Special District Zone (SD)

"Special District" Zone (SD) means a Zone that is intended for activity centers, which may include uses such as, but not limited to, a range of service-oriented, community facility, resort, golf, sport park and other non-residential development and activity/recreation.

Specific Plan

"Specific Plan" means the Borkey Area Specific Plan.

Stoop

"Stoop" means a common Frontage where the façade is aligned close to the right-of-way. Typically, the entrance to the unit is either above or below the adjacent street grade to create a "stoop" condition. This Frontage is typically associated with attached residential configurations.

RO II

See River Oaks II Expansion.

Zone

"Zone" means the classification of the land uses permitted at a particular location.

RIVER OAKS

River Oaks II Expansion Design Manual - Borkey Area Specific Plan Amendment | 4-26-16