

**TO: JAMES L. APP, CITY MANAGER**

**FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: APPEAL OF PLANNING COMMISSION'S DECISION TO APPROVE TRACT 2620 & PLANNED DEVELOPMENT 04-016 (VANDERLIP- SCANLAN)**

**DATE: APRIL 19, 2005**

Needs: To consider an appeal filed by a City Councilman, appealing conditions of approval of the Planning Commission's decision to approve Tentative Tract 2620 and Planned Development 04-017. The intent of the appeal is to revise the condition of approval related to the requirement for Community Facilities Districts (CFD).

Facts: 1. Planned Development 04-016, in conjunction with Tentative Tract 2620 would allow for the development of a 16-lot single family residential subdivision on the 15-acre site located at the terminus of Via Magnolia and Via Lantana. See attached Vicinity Map.

2. On March 22, 2005, the Planning Commission approved the Tentative Tract and associated Development Plan with the following condition of approval:

*The applicant will need to enter into an assessment district for a Community Facilities District (CFD) for each parcel of the subdivision. The final agreement will need to be in a form approved by the City Attorney.*

3. Since the March 22, 2005 Planning Commission meeting, Staff has worked with the City Attorney to revise the language of the CFD condition to provide a "fall back" funding mechanism in case, for any reason, it is not possible to annex to, form or maintain a CFD that would fully mitigate the incremental fiscal impacts on City Services. The following condition is proposed to replace Condition No. 7 of the Tentative Tract Resolution:

*The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.*

*In order to insure that there is adequate and consistent funding to provide for City services in a manner reflective of adopted General Plan standards, it is necessary to provide a "fall back" funding mechanism in case, for any reason, it is not possible to annex to or form a CFD that would fully mitigate the incremental fiscal impacts on City services. A fall back funding mechanism is also needed if a CFD is formed and for whatever reason the CFD is invalidated or otherwise is incapable of meeting its intended purpose of fully mitigating the impacts of new residential development on City services.*

*In order to insure that there is an alternative form of fiscal mitigation, prior to final approval of any project creating additional residential lots or dwelling units, the property owner shall agree, in a manner subject to approval by the City Attorney, to provide for alternative means of fiscal mitigation. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent services being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including a CPI adjustment), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.*

Analysis and Conclusion: With the addition of the revised CFD condition described above, the City can insure full fiscal mitigation of impacts to City services.

Policy Reference: California Environmental Quality Act (CEQA); General Plan Land Use and Circulation Elements; Zoning Ordinance.

Fiscal Impact: The revised condition would insure that full mitigation of impacts to City services is being accomplished.

Options: **a.** Uphold the Planning Commissions action on March 22, 2005 to approve the proposed project by adopting resolutions to approve Tentative Tract 2620 and Planned Development PD 04-016 with the inclusion of a revised Condition No. 16 of the Tract Resolution related to Community Facilities Districts:

*The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.*

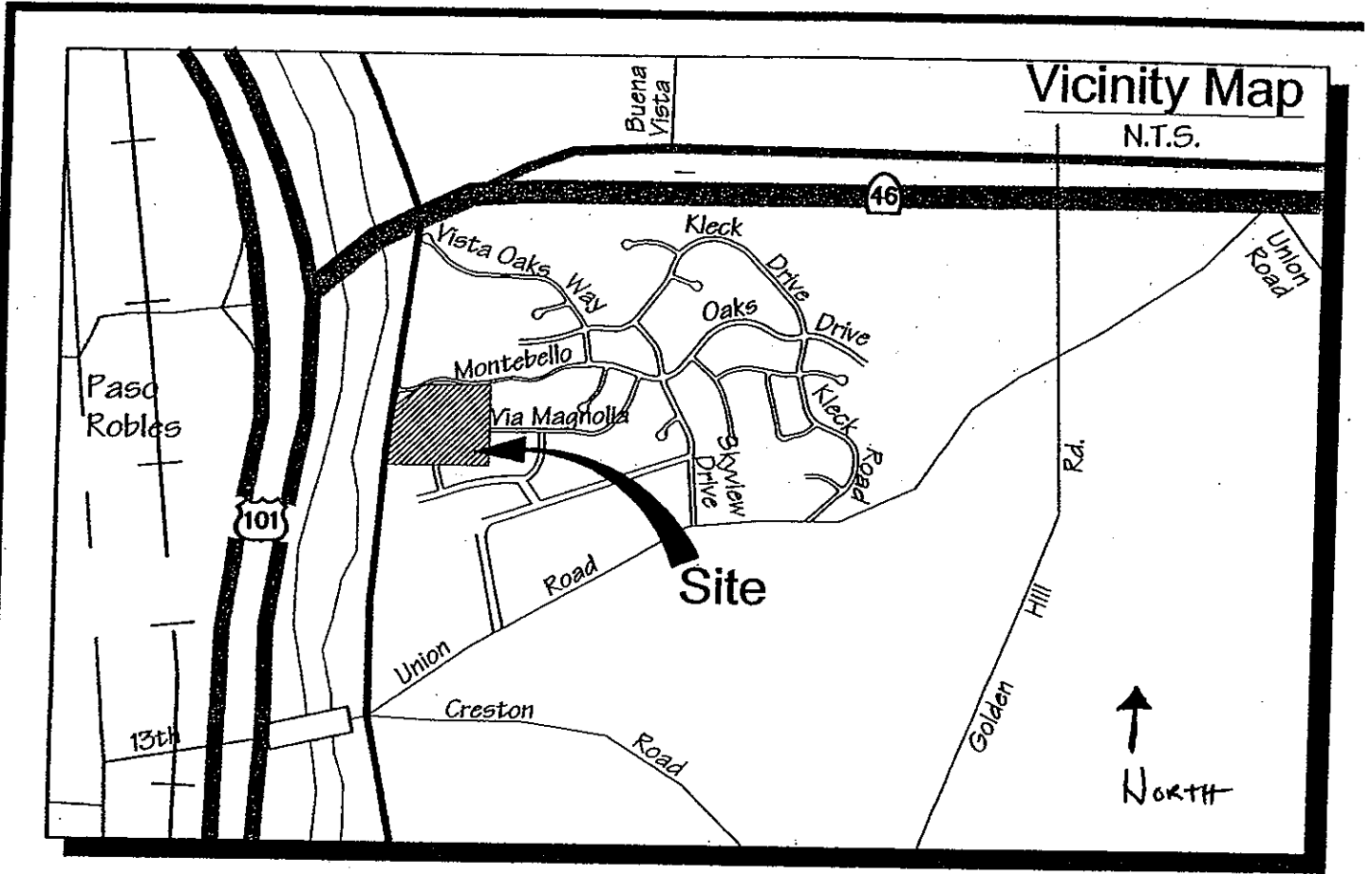
*In order to insure that there is adequate and consistent funding to provide for City services in a manner reflective of adopted General Plan standards, it is necessary to provide a "fall back" funding mechanism in case, for any reason, it is not possible to annex to or form a CFD that would fully mitigate the incremental fiscal impacts on City services. A fall back funding mechanism is also needed if a CFD is formed and for whatever reason the CFD is invalidated or otherwise is incapable of meeting its intended purpose of fully mitigating the impacts of new residential development on City services.*

*In order to insure that there is an alternative form of fiscal mitigation, prior to final approval of any project creating additional residential lots or dwelling units, the property owner shall agree, in a manner subject to approval by the City Attorney, to provide for alternative means of fiscal mitigation. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent services being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including a CPI adjustment), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.*

**b.** Amend, modify, or reject the foregoing option.

Attachments:

1. Vicinity Map
2. Revised Tract Resolution related to the CFD Condition
3. Resolution to approve PD 04-016
4. Newspaper and Mail Notice Affidavits



Vicinity Map  
Tract 2620 & PD 04-016  
(Vanderlip/Scanlan)

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
UPHOLDING THE PLANNING COMMISSION'S DECISION TO GRANT APPROVAL TO PLANNED  
DEVELOPMENT 04-016  
(VANDEDRLIP / SCANLAN – APN 025-392-005)

WHEREAS, Tentative Tract 2620 (West View Estates) has been filed by North Coast Engineering on behalf of Vince Vanderlip and Mike Scanlan to subdivide an approximate 15-acre site into 16 single family residential lots; and

WHEREAS, the proposed subdivision would be located at the terminus of Via Lantana and Via Magnolia; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 04-016 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

WHEREAS, modifications and flexibility in zoning standards is requested by the applicant for the following:

- The reduction of the 70 foot wide lot frontage (at setback line) for Lots 5, 6, 7 & 8, cul de sac lots.
- That detached garages have a 15-foot front yard setback (20 feet to the garage door if it faces the street), rather than a 50-foot front yard setback.

WHEREAS, a public hearing was conducted by the Planning Commission on March 22, 2005 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, on March 22, 2005 the Planning Commission adopted the resolutions to approve Tentative Tract 2620, PD 04-016 and associated Negative Declaration; and

WHEREAS, on April 5, 2005 the Tentative Tract and Development Plan was appealed by a City Councilman in order to revise Condition No. 16 of the Tract Resolution to insure that the most recent condition regarding Community Facilities Districts could be added to the project; and

WHEREAS, the Negative Declaration was not appealed and the Planning Commission's action approving the Mitigated Negative Declaration for Tract 2620 and PD 04-016 remains in full effect; and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
  - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
  - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;
  - e. The project is consistent with the policies for development established within the Union/46 Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby approve Planned Development 04-016 subject to the following conditions:

**STANDARD CONDITIONS:**

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2620 and its exhibits.

**SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
A	Tentative Tract Map
B	Preliminary Grading & Drainage
C	Oak Tree Location & Lot Development Plan
D	Example of Subdivision Design – Union 46 Specific Plan
E1 – E7	Conceptual Architectural Drawings

Full size plans are on file with the Community Development Department

3. This Planned Development 04-016 coincides with Tentative Tract Map 2620 and authorizes the subdivision of approximately 15-acres into a maximum of 16 single family residential lots ranging from approximately 10,000 square feet to 26,000-acre in size (maintaining an average of 12,000 square feet).
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 16. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The final details of all project landscaping, street trees and project signage (if any) shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation.
6. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials and landscaping plans shall be submitted to the Development Review Committee (DRC). At a minimum, all elevations visible from the public street shall have window trim such consistent with that of the front elevation.
7. Homes on Lots that have oak trees shall be constructed within the developable area as shown on the Oak Tree Location & Lot Development Plan attached to this resolution (Exhibit D). In no circumstance can the house foot print extend out of the developable area and further impact the oak trees.
8. Setbacks for the houses and detached garages shall be as follows:

Front:	15-feet, 20-feet to a garage door facing the street
Interior Side:	5-feet and 10-feet (one story)
Street Side:	10-feet (one or two story)
Rear:	20-feet

Note: Stem walls 6-feet or greater will be considered two-story and necessitate a minimum of a 10-foot side yard setback.

9. A shared driveway maintenance agreement will need to be recorded for lots that share a driveway.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 19<sup>th</sup> day of April 2005 by the following vote:

AYES:  
 NOES:  
 ABSTAIN:  
 ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

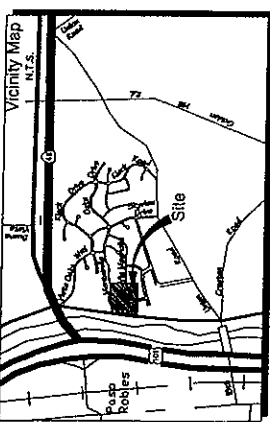
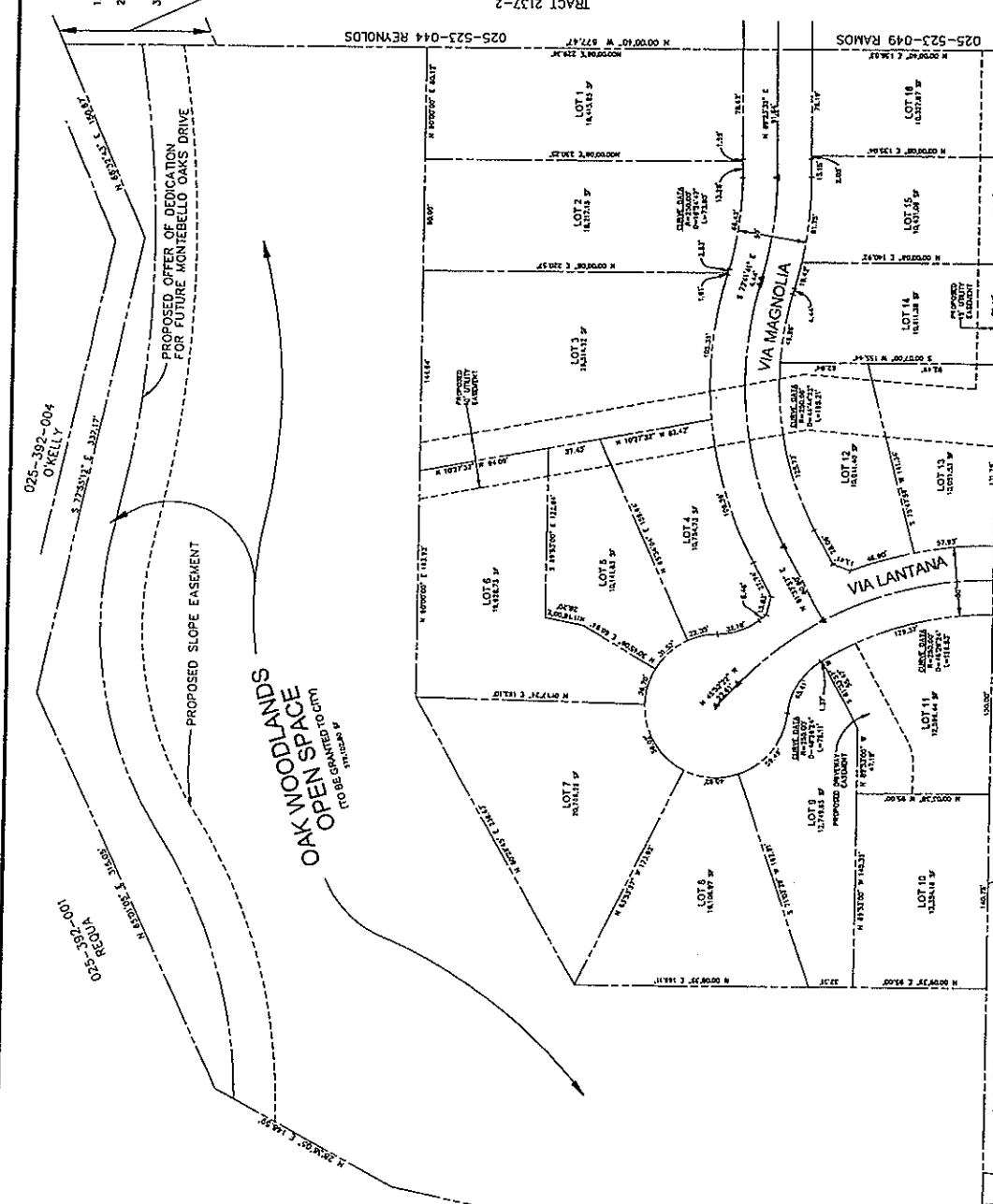
**SHEET INDEX**

1. TITLE SHEET & TENTATIVE MAP
2. PRELIMINARY GRADING AND DRAINAGE PLAN
3. OAK TREE LOCATION & LOT DEVELOPMENT PLAN

100' WIDE OFFERS OF DEDICATION PER 16 M.B. 12



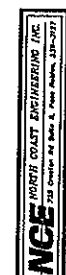
SCALE: 1"=40'



025-392-003 PASO PANORAMA CO LTD  
N 12079' E 306.31'  
N 8702' E 142.23'

**WESTVIEW ESTATES  
TENTATIVE MAP  
TRACT 2620**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA OF A PORTION OF LOT 1 OF THE RESUBDIVISION OF LOT 11 OF THE RANCHO SANTA YSABEL, AS SHOWN ON B/M/100,



025-523-052 ROBLES BASKINS  
025-523-053 ROBLES  
025-523-054 DEHPSEY  
025-523-055 MITCHELL  
025-523-056 CITY OF PASO ROBLES  
025-523-057 McFARLAND  
025-523-066

**SITE STATISTICS**

A.P.N.:	025-392-005	MIN LOT SIZE:	.23 acres (10,041 sq ft)
TOTAL SITE:	15.22 acres (662,889 sq ft)	MAX LOT SIZE:	.67 acres (28,515 sq ft)
TOTAL OPEN SPACE:	14.89 acres (648,809.40 sq ft)	AVERAGE LOT SIZE:	.33 acres (14,428 sq ft)
TOTAL ROAD AREA:	.88 acres (37,553 sq ft)	NUMBER OF PROPOSED LOTS:	16
TOTAL LOT AREA:	6.20 acres (270,072 sq ft)		

**SITE INFORMATION**

SUBDIVIDER: VANDERLIP-SCANLAN PARTNERSHIP  
6390 FLORES ROAD  
ATASCADERO, CA 93422

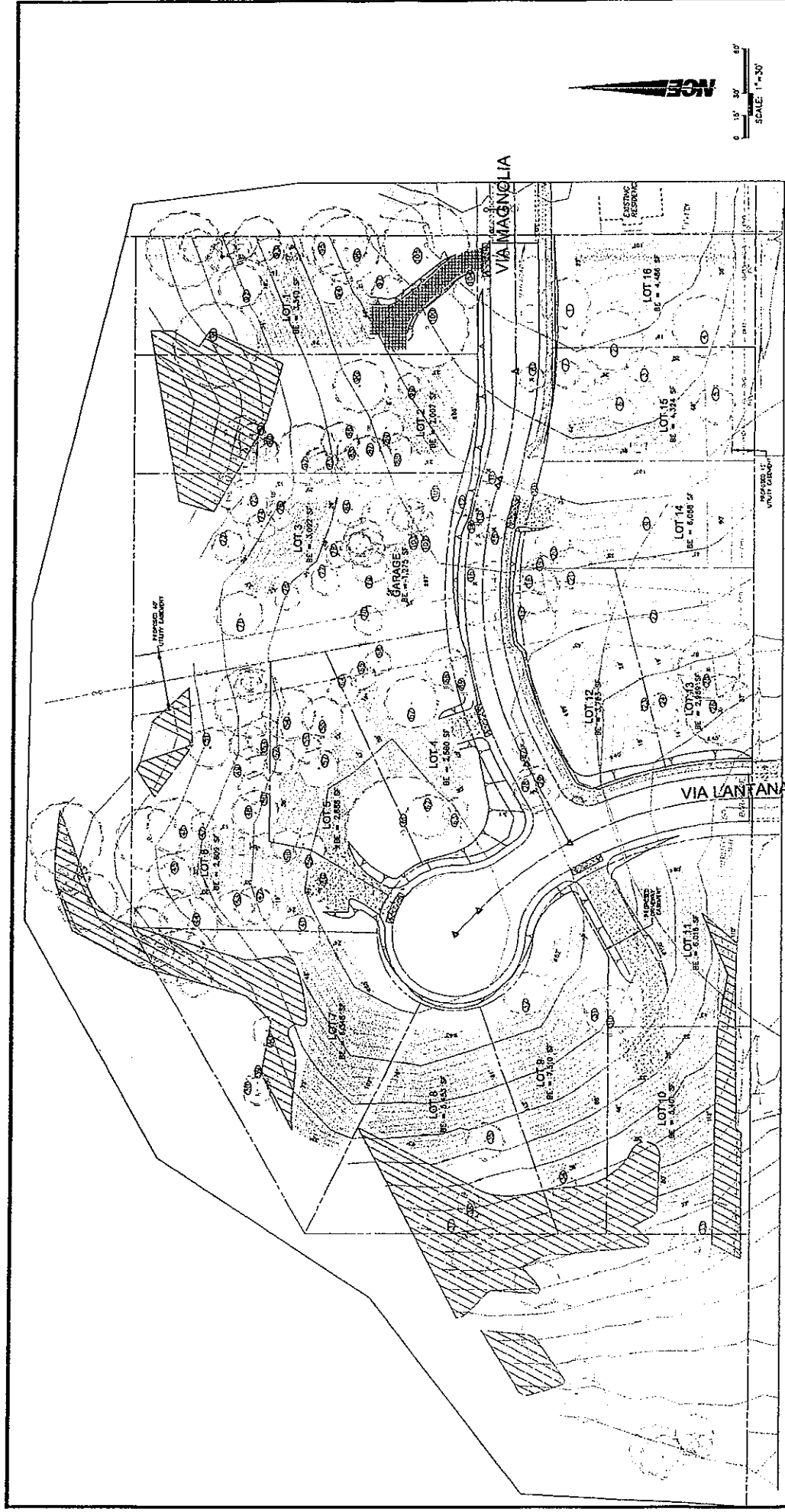
OWNER: VANDERLIP-SCANLAN PARTNERSHIP  
6390 FLORES ROAD  
ATASCADERO, CA 93422

ENGINEER: STEVEN J. SYLVESTER, R.C.E. 28743  
NORTH COAST ENGINEERING, INC.  
7425 CENTER ROAD SUITE B  
PASO ROBLES, CA 93246

**EXHIBIT A**  
Tentative Tract Map  
Tract 2620 & PD 04-016







WESTVIEW ESTATES  
 OAK TREE LOCATION & LOT  
 DEVELOPMENT PLAN  
 TRACT 2620



- NOTES:
1. ALL TREES SHOWN AREA OAK TREES, UNLESS OTHERWISE NOTED.
  2. TREES UNDER 6" IN DIAMETER HAVE NOT BEEN INCLUDED IN THE TREE TOTALS.
  3. SEE ARBORIST'S REPORT DATED 7/25/04 AND ADDENDUM LETTER DATED 6/9/04 BY JALANZ & TAMARON ARBORISTS.
  4. ALL DIMENSIONS SHOWN OF THE BUILDING ENVELOPE ARE APPROXIMATE.
  5. TREES IN THE BUILDING ENVELOPE WILL NOT NECESSARILY BE REMOVED. THE BUILDING ENVELOPE IS THE AREA WHERE A HOME OR GARAGE IS TO BE BUILT. THE HOME OR GARAGE WILL TAKE UP THE ENTIRE AREA OF THE BUILDING ENVELOPE.
  6. TREES UNDER 6" DIAMETER ARE NOT SHOWN ON PLAN. JUST TO BE REMOVED.

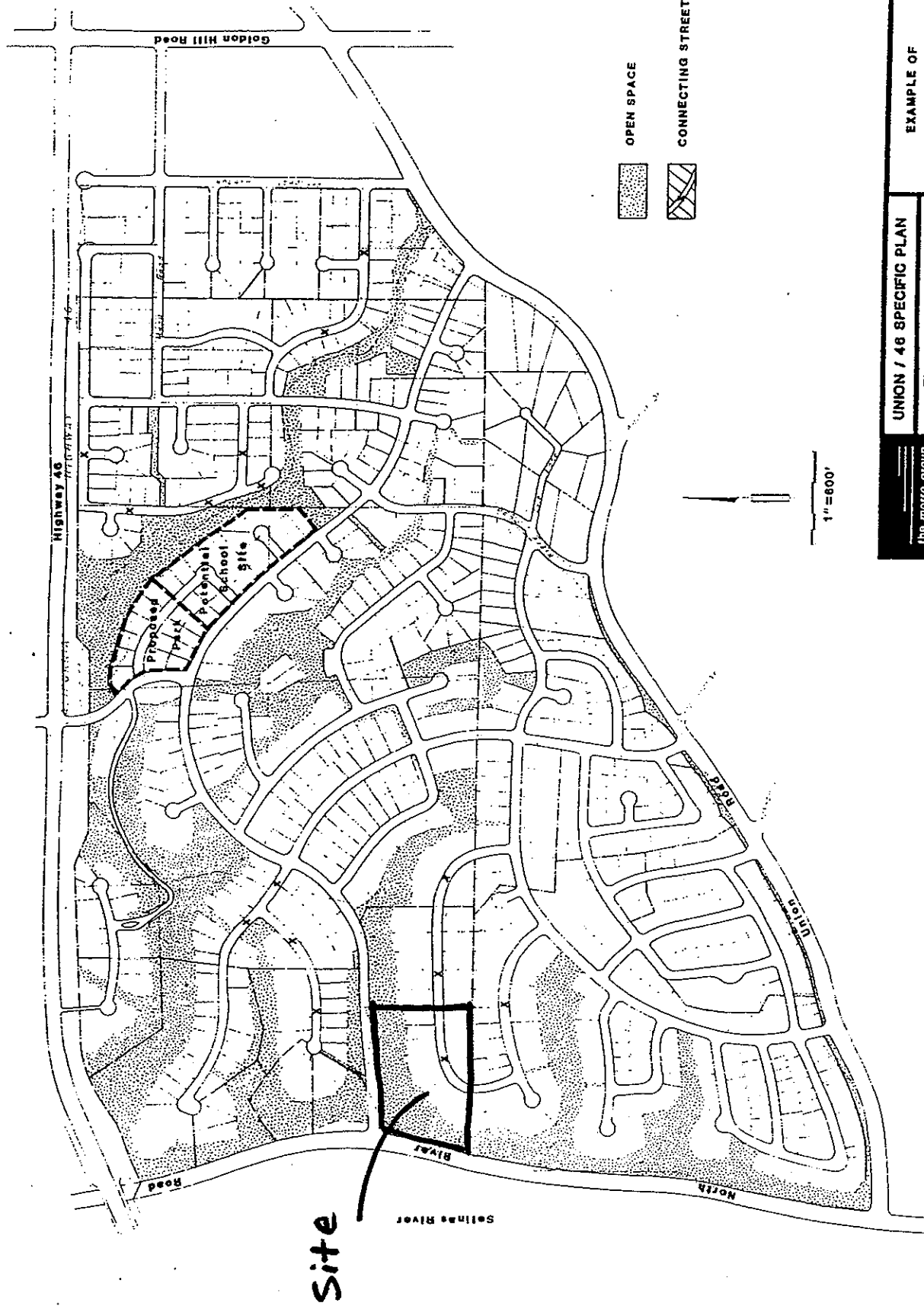
TREE STATISTICS

DEAD TREES TO BE REMOVED = 1	SUM OF DEAD TREE DIAMETERS = 7" dia.
TREES TO BE REMOVED FROM ROAD = 9	SUM OF TREE DIAMETERS = 83" dia.
TREES TO POSSIBLY BE REMOVED FROM BUILDING ENVELOPE = 3	SUM OF TREE DIAMETERS = 31" dia.

- LEGEND
- NATURAL SLOPE OF SOIL OR GRAVEL
  - DRIVEWAY PAVERS
  - BUILDING ENVELOPE AREA WITH BUILDING FOUNDATION MUST BE LOCATED
  - BE = BUILDING ENVELOPE AREA
  - TR = TREE IDENTIFICATION NUMBER
  - OAK TREE WITH DIAMETER AND CRITICAL ROOT ZONE

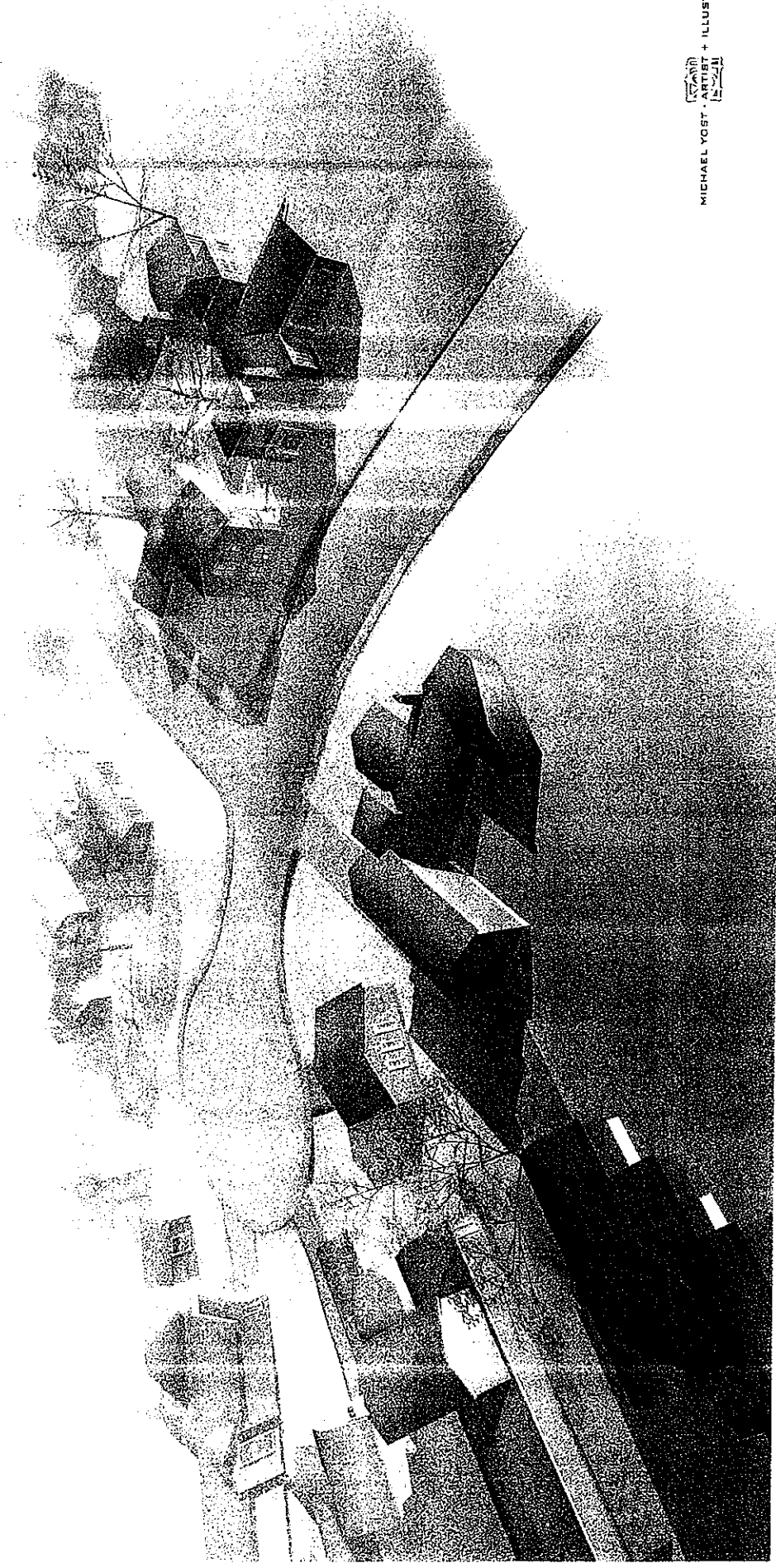
EXHIBIT C  
 Oak Tree Location & Lot Dev. Plan  
 Tract 2620 & PD 04-016

FINAL APPENDIX X



the metro group	UNION / 46 SPECIFIC PLAN EL PASO DE ROBLES	EXAMPLE OF SUBDIVISION DESIGN	Map X
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EXHIBIT D  
Subdivision Design - Union 46 SP  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)



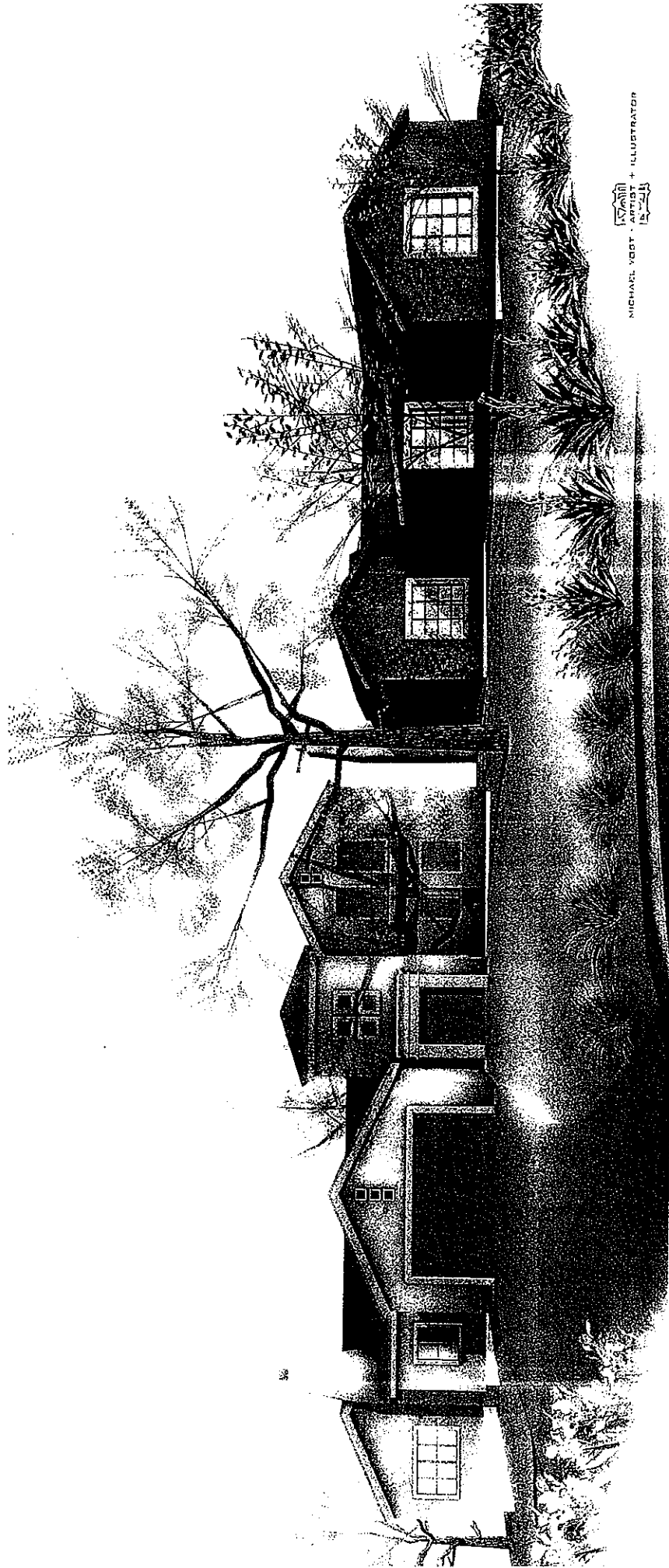
MICHAEL YOST - ARTIST + ILLUSTRATOR  
[Logo] 1998

**EXHIBIT E-1**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)



MICHAEL YOST - ARCHITECT + ILLUSTRATOR

**EXHIBIT E-2**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)

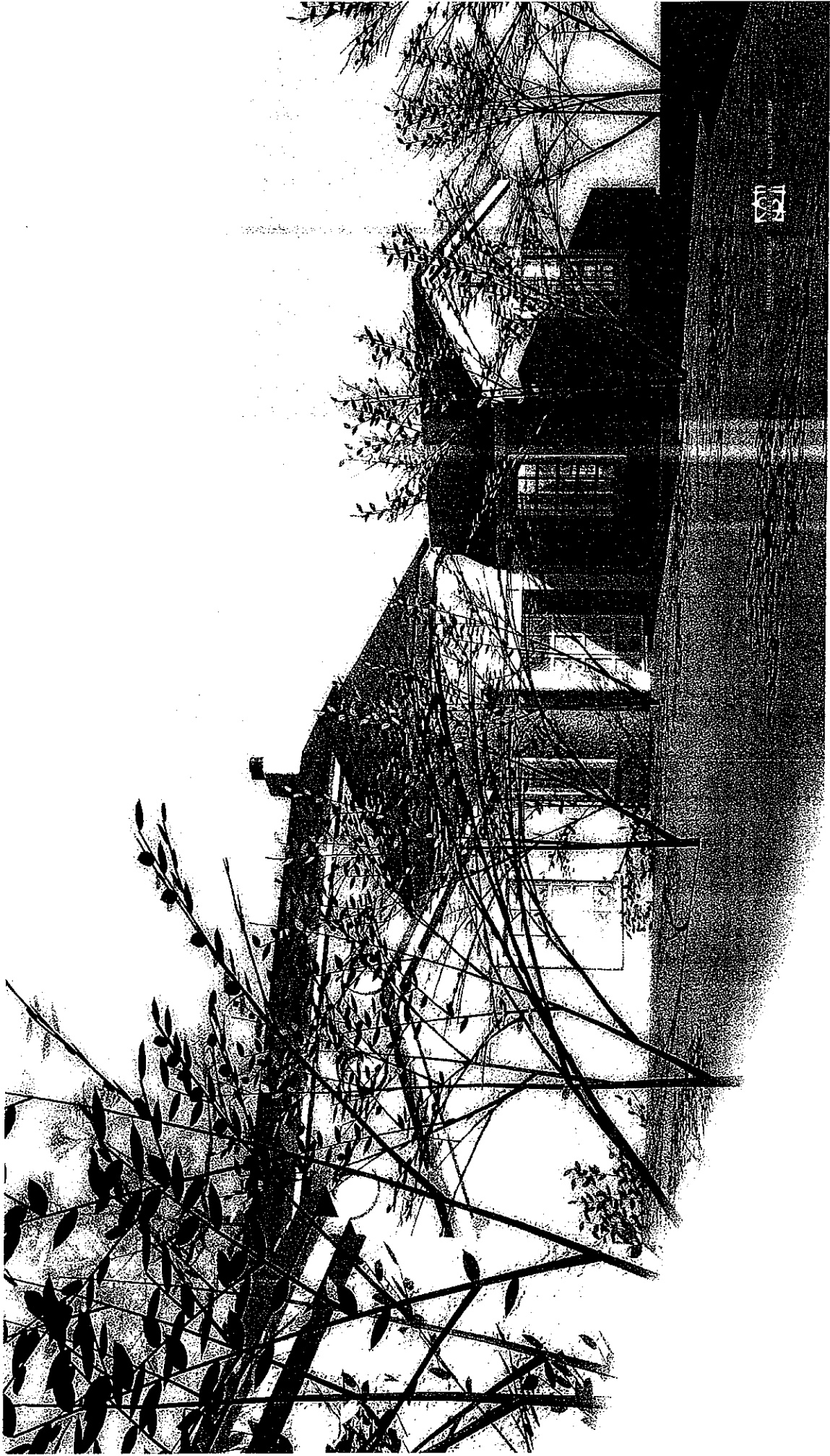


MICHAEL YOST ARCHITECT & ILLUSTRATOR

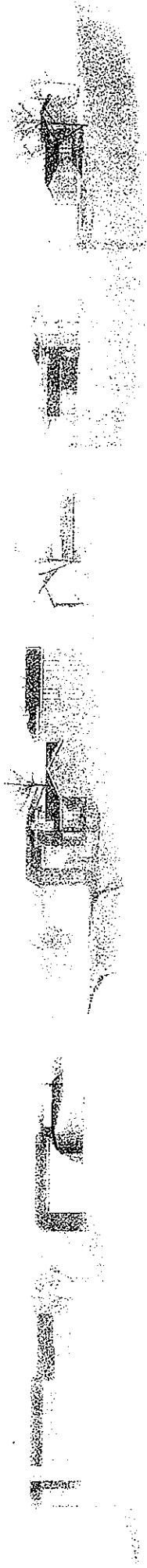
**EXHIBIT E-3**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)



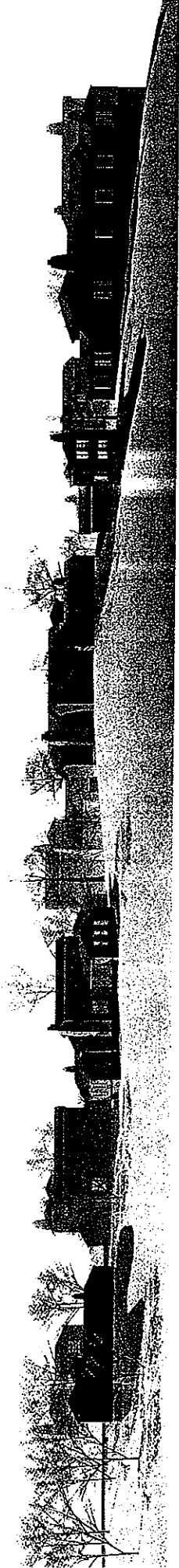
**EXHIBIT E-4**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)



**EXHIBIT E-5**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)



SOUTH ELEVATION



NORTH ELEVATION

MICHAEL YOST ARCHITECT + ILLUSTRATOR

**EXHIBIT E-6**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)





MICHAEL YOST • ARTIST + ILLUSTRATOR

**EXHIBIT E-7**  
Architectural Drawings  
Tract 2620 & PD 04-016  
(Vanderlip-Scanlan)

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
UPHOLDING THE PLANNING COMMISSION'S DECISION TO GRANT TENTATIVE  
MAP APPROVAL FOR TRACT 2620, WITH THE ADDITION OF A REVISED  
CONDITION RELATED TO COMMUNITY FACILITIES DISTRICTS  
(VANDEDRLIP / SCANLAN – APN 025-392-005)

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WHEREAS, Tentative Tract 2620 (West View Estates) has been filed by North Coast Engineering on behalf of Vince Vanderlip and Mike Scanlan to subdivide an approximate 15-acre site into 16 single family residential lots; and

WHEREAS, the proposed subdivision would be located at the terminus of Via Lantana and Via Magnolia; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 04-016 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, modifications and flexibility in zoning standards is requested by the applicant for the following:

- The reduction of the 70 foot wide lot frontage (at setback line) for Lots 5, 6, 7 & 8, cul de sac lots.
- That detached garages have a 15-foot front yard setback (20 feet to the garage door if it faces the street), rather than a 50-foot front yard setback and;

WHEREAS, a public hearing was conducted by the Planning Commission on March 22, 2005, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development; and

WHEREAS, on March 22, 2005 the Planning Commission adopted the resolutions to approve Tentative Tract 2620, PD 04-016 and associated Negative Declaration; and

WHEREAS, on April 5, 2005 the Tentative Tract and Development Plan was appealed by a City Councilman in order to revise Condition No. 16 of the Tract Resolution to insure that the most recent condition regarding Community Facilities Districts could be added to the project; and

WHEREAS, the Negative Declaration was not appealed and the Planning Commission's action approving the Mitigated Negative Declaration for Tract 2620 and PD 04-016 remains in full effect; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, Zoning Ordinance and the Union 46 Specific plan.
3. The site is physically suitable for the type of development proposed.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems.
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2620 subject to the following conditions of this resolution, including revised Condition No. 16 related to Community Facilities Districts:

**STANDARD CONDITIONS:**

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in Exhibit A to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Tentative Tract Map
C	Preliminary Grading and Drainage
D	Oak Tree Location & Lot Development Plan

3. This Planned Development 04-016 coincides with Tentative Tract Map 2620 and authorizes the subdivision of approximately 15-acres into a maximum of 16 single family residential lots ranging from approximately 10,000 square feet to 26,000-acre in size (maintaining an average of 12,000 square feet).
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 16. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, Oak Tree Location and Lot Development Plan and preliminary grading plan (Exhibits B - D, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 04-016 and its exhibits.
7. Grading of the tract shall be consistent with Hillside Grading Regulations.
8. The applicant shall implement all mitigation measures contained in the associated Environmental Finding Resolution for this project, which includes Project Mitigation Measures identified in the original Certified Environmental Impact Report for the Specific Plan. Additional project level mitigation measures are contained in this tract resolution and are designed to further off set potential impacts to less than significant.
9. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
  - a. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
  - b. All dirt stockpile areas should be sprayed daily as needed.
  - c. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
  - d. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
  - e. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
  - f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

- g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - h. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
  - i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
  - j. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
  - k. Reduce the amount of the disturbed area where possible.
10. The City Council on February 1, 2005, adopted Resolution No. 05-024 allowing the removal of the 13 oak trees (Tree No. 8, 11, 13-16, 25-29 & 60). The tree removals shall take place at the time of the site grading, with a valid Grading Permit.
11. Regarding the rest of the oak trees on site, the following mitigation measures will be added to insure proper preservation of the rest of the oak trees on site:
- a. In conjunction with the Tract Map Recordation, the Oak Tree Location & Lot Development Plan shall be recorded as an additional sheet. All future development shall stay within the building envelopes shown on the plan.
  - b. Prior to the issuance of a grading permit, all mitigations as outlined in the Arborist Report performed by A&T Arborist (attached) shall be complied with. A letter from the Arborist will need to be submitted to the City acknowledging that all necessary mitigations have been complied with. Additionally, a letter from the Arborist will need to be submitted to the City prior to the final tract acceptance indicating that the mitigation has been completed in an acceptable manner.
  - c. Constructive notice shall be recorded against the title of each lot notifying future owners that any construction on these lots will need to stay out of the Critical Root Zone of the Oak Trees.
  - d. Twenty-Five (25) 1.5-inch replacement Blue Oak Trees or another combination totaling 37.25-inches inches shall be planted within the Tract boundaries. The placement and installation of the trees shall be done under the supervision of a horticultural professional to insure that the trees are planted in an area acceptable for that species. The trees need to be planted per the Oak Tree Ordinance as a replacement for the 13 Blue Oak and Valley Oak trees that was allowed to be removed per City Council Resolution No. 05-024.
12. Prior to the recordation of the map, the project Architect shall provide a written certification that each lot recorded in the project phase has an adequate building area such that no additional oak trees would need to be requested for removal to accommodate development of the 16 lots (with the exception of those specifically referenced in the tract resolution for Council consideration to be removed).

13. Prior to map recordation, constructive notice shall be recorded against each parcel, notifying future property owners of the conditions of approval of PD 04-016. The constructive notice shall be approved by the City Planner and City Attorney prior to final map approval. The notice shall specifically reference the need to preserve all oak trees within the subdivision, the need for custom and/or extraordinary grading and home design measures may be necessary to develop certain lots without necessitating oak tree removal, and the need to adhere to open space preservation measures as defined by this PD resolution. The following setbacks shall also be listed within the notice:

Setbacks for the houses and detached garages shall be as follows:

Front:	15-feet, 20-feet to a garage door facing the street
Interior Side:	5-feet and 10-feet (one story)
Street Side:	10-feet (one or two story)
Rear:	20-feet

14. Prior to map recordation, an 8.5x11 exhibit for each lot shall be provided to be attached as an exhibit to the constructive notice for each lot.
15. In the event that buried or otherwise hidden cultural resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

### **ENGINEERING SITE SPECIFIC CONDITIONS**

16. Since the March 22, 2005 Planning Commission meeting, Staff has worked with the City Attorney to revise the language of the CFD condition to provide a “fall back” funding mechanism in case, for any reason, it is not possible to annex to, form or maintain a CFD that would fully mitigate the incremental fiscal impacts on City Services. The following condition is proposed to replace Condition No. 7 of the Tentative Tract Resolution:

The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.

In order to insure that there is adequate and consistent funding to provide for City services in a manner reflective of adopted General Plan standards, it is necessary to provide a “fall back” funding mechanism in case, for any reason, it is not possible to annex to or form a CFD that would fully mitigate the incremental fiscal impacts on City services. A fall back funding mechanism is also needed if a CFD is formed and for whatever reason the CFD is invalidated or otherwise is incapable of meeting its intended purpose of fully mitigating the impacts of new residential development on City services.

In order to insure that there is an alternative form of fiscal mitigation, prior to final approval of any project creating additional residential lots or dwelling units, the property owner shall agree, in a manner subject to approval by the City Attorney, to provide for alternative means of fiscal

mitigation. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent services being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including a CPI adjustment), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.

17. Via Lantana and Via Magnolia shall be improved within the subdivision in accordance with City Hillside Street Standard A-8 and modified as approved by the City Council and the City Engineer to preserve oak trees.
18. If approved by City Council, the subdivider shall participate in the construction of the extension of "A" Street along the frontage of the tract.
19. If "A" Street is eliminated by the City Council, the subdivider shall participate in their pro-rata share of the design and cost of a walking trail from North River Road to the west boundary of Tract 2369 if the amendment requires this feature.
20. Covenants shall be recorded on all lots notifying future buyers of the limitations on the design of homes resulting from the Hillside Grading Ordinance and the Oak Tree Preservation Ordinance.
21. Overhead utilities located along the south boundary of the subdivision shall be relocated underground.
22. Offers of dedication shall be made to the City for all open space as shown on the Tentative Tract Map, including all property west of North River Road, and as approved by the Planning Commission.

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS**

23. The open space lot is considered a "fire suppression zone" and a Vegetation Management Plan will need to be submitted for review by the Emergency Services Department prior to the issuance of a grading permit.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 19<sup>th</sup> day of April 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

**EXHIBIT A OF RESOLUTION 04-\_\_\_\_\_**

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS  
FOR SINGLE FAMILY RESIDENTIAL TRACT AND PARCEL MAPS**

PROJECT #: Tentative Tract 2620

APPROVING BODY: City Council

DATE OF APPROVAL: April 19, 2005

APPLICANT: Vanderlip - Scanlan

LOCATION: Via Lantana / Via Magnolia

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Planning Division, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS**

- 1. This project approval shall expire on April 19, 2007, unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process, development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. This project is subject to the California Environmental Quality Act (CEQA), which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval, which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 5. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

(Adopted by Planning Commission Resolution 94-038)



- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Department.
- 8. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 10. The following areas shall be placed in a Landscape and Lighting District:  
NONE
- 11. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  
\_\_\_\_\_  
\_\_\_\_\_
- 12. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets consisting of brick, tubular steel with pilasters, or other similar materials as determined by the Development Review Committee, but specifically excluding precision block and wood fences. Substantial setbacks with landscaping may be considered as an alternative, subject to approval by the Development Review Committee.
- 13. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.

**B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:**

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department.
- 2. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed landscape plan including walls/fencing;
    - b. Other: House Plans, incl. colors/materials & landscaping

- 3. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 4. The applicant shall agree, in a manner acceptable to the City Attorney, to pay impact mitigation fees as may be established through a resolution or ordinance adopted by the City Council, in effect at the time building permits are issued.
- N/A 5. ~~In order for this tract/parcel map to be in conformance with the General Plan, the lots/parcels of the tract/parcel map shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City School District CFD or a CFD created by the School District that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract/parcel map into a CFD have not been completed, the applicant shall record on all lots/parcels, a waiver of future protest to the formation of a CFD joint City School District CFD of a CFD created by the School Districts that the City Council has approved. This condition shall not be imposed if the developer executes a development agreement with the District to mitigate school impacts.~~
- 6. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 7. The developer shall provide constructive notice to all buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.
- 8. The developer shall provide constructive notice to future buyers that all residential units shall be required to be equipped with trash compactors.
- 9. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

\*\*\*\*\*

**PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

APPLICANT: Vanderlip - Scanlan  
REPRESENTATIVE: North Coast  
PROJECT: Tentative Tract Map 2620

PREPARED BY: John Falkenstien  
CHECKED BY:  
TO PLANNING:

**C. PRIOR TO ANY PLAN CHECK:**

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**D. PRIOR TO RECORDING OF THE FINAL OR PARCEL MAP:**

- 1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.

- 2. If, at the time of approval of the final/record parcel map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

Bonds required and the amount shall be as follows:  
 Performance Bond.....100% of improvement costs.  
 Labor and Materials Bond.....50% of performance bond.

- 3. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway and open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.

- 4. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.

- 5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

(Adopted by Planning Commission Resolution 94-038)

<u>Via Magnolia</u>	<u>Hillside</u>	<u>A-8</u>
Street Name	City Standard	Standard Drawing No.

<u>Via Lantana</u>	<u>Hillside</u>	<u>A-8</u>
Street Name	City Standard	Standard Drawing No.

<u>"A" Street</u>	<u>Hillside</u>	<u>A-9</u>
Street Name	City Standard	Standard Drawing No.

- 6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 7. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to Public Works Department Standards and Specifications.
- 8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
- 9. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater and Street Division Managers.
- 10. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
- 11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
- 12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground, except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 13. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City Streets.
- 14. Prior to paving any street, the water and sewer systems shall successfully pass a City pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed

the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.

- 15. The owner shall install all street name, traffic signs and traffic striping as directed by the City Engineer.
- 16. The adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction. The applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 17. The development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

**E. PRIOR TO ANY SITE WORK:**

- 1. The applicant shall obtain a Grading Permit from the City Building Division.
- 2. Prior to issuance of a Grading Permit the developer shall apply, through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 6. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

**F. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks, in a manner approved by the Fire Chief.
- 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

**G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer, which may include hydroseeding or landscaping.
- 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- 5. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
- 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.

- 8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue line prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

\*\*\*\*\*

**PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:**

**H. GENERAL CONDITIONS**

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

**SHEET INDEX**

1. TITLE SHEET & TENTATIVE MAP
  2. PRELIMINARY GRADING AND DRAINAGE PLAN
  3. OAK TREE LOCATION & LOT DEVELOPMENT PLAN
- 100' WIDE OFFER OF DEDICATION PER 16 M.B. 12



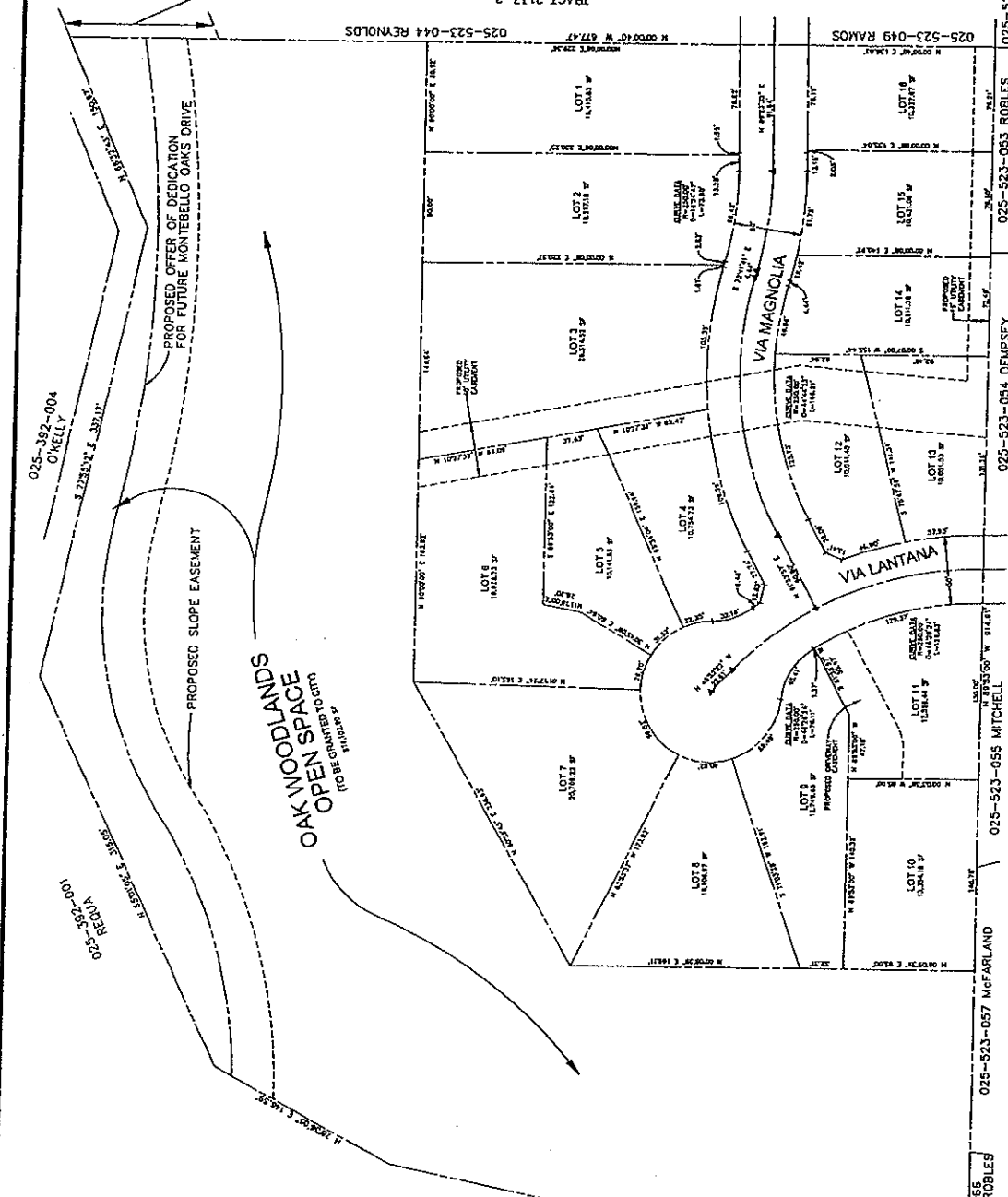
SCALE: 1"=40'

**WESTVIEW ESTATES  
TENTATIVE MAP  
TRACT 2620**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA RESUBDIVISION OF LOT 11 OF THE SANTA YSABEL, AS SHOWN OF B/MB/100.



SHEET 1 OF 3



TRACT 2137-2

SITE STATISTICS

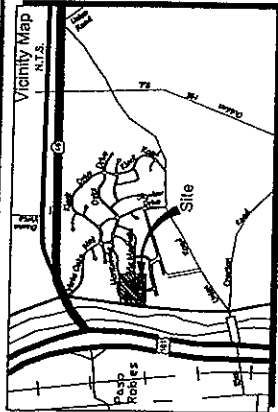
A.P.N.:	025-392-005	MIN LOT SIZE:	.23 acres (10,041 sq ft)
TOTAL SITE:	15.22 acres (662,889 sq ft)	MAX LOT SIZE:	.81 acres (35,515 sq ft)
TOTAL OPEN SPACE:	14.08 acres (614,008.40 sq ft)	AVERAGE LOT SIZE:	.33 acres (14,428 sq ft)
TOTAL ROAD AREA:	.86 acres (37,553 sq ft)	NUMBER OF PROPOSED LOTS:	18
TOTAL LOT AREA:	8.20 acres (357,072.68 ft <sup>2</sup> )		

**SITE INFORMATION**

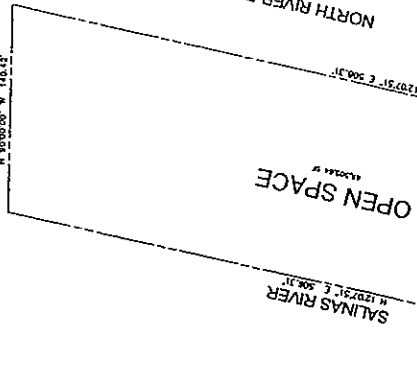
- SUBDIVIDER: VANDERLIP-SCANLAN PARTNERSHIP  
6390 FLORES ROAD  
ATASCADERO, CA 93422
- OWNER: VANDERLIP-SCANLAN PARTNERSHIP  
6390 FLORES ROAD  
ATASCADERO, CA 93422
- ENGINEER: STEVEN J. SYLVESTER, R.C.E. 28743  
NORTH COAST ENGINEERING, INC.  
142 CRESTON ROAD SUITE B  
PASO ROBLES, CA 93446

**EXHIBIT B**

**Tentative Tract Map  
Tract 2620 & PD 04-016  
(Vanderlip/Scanlan)**

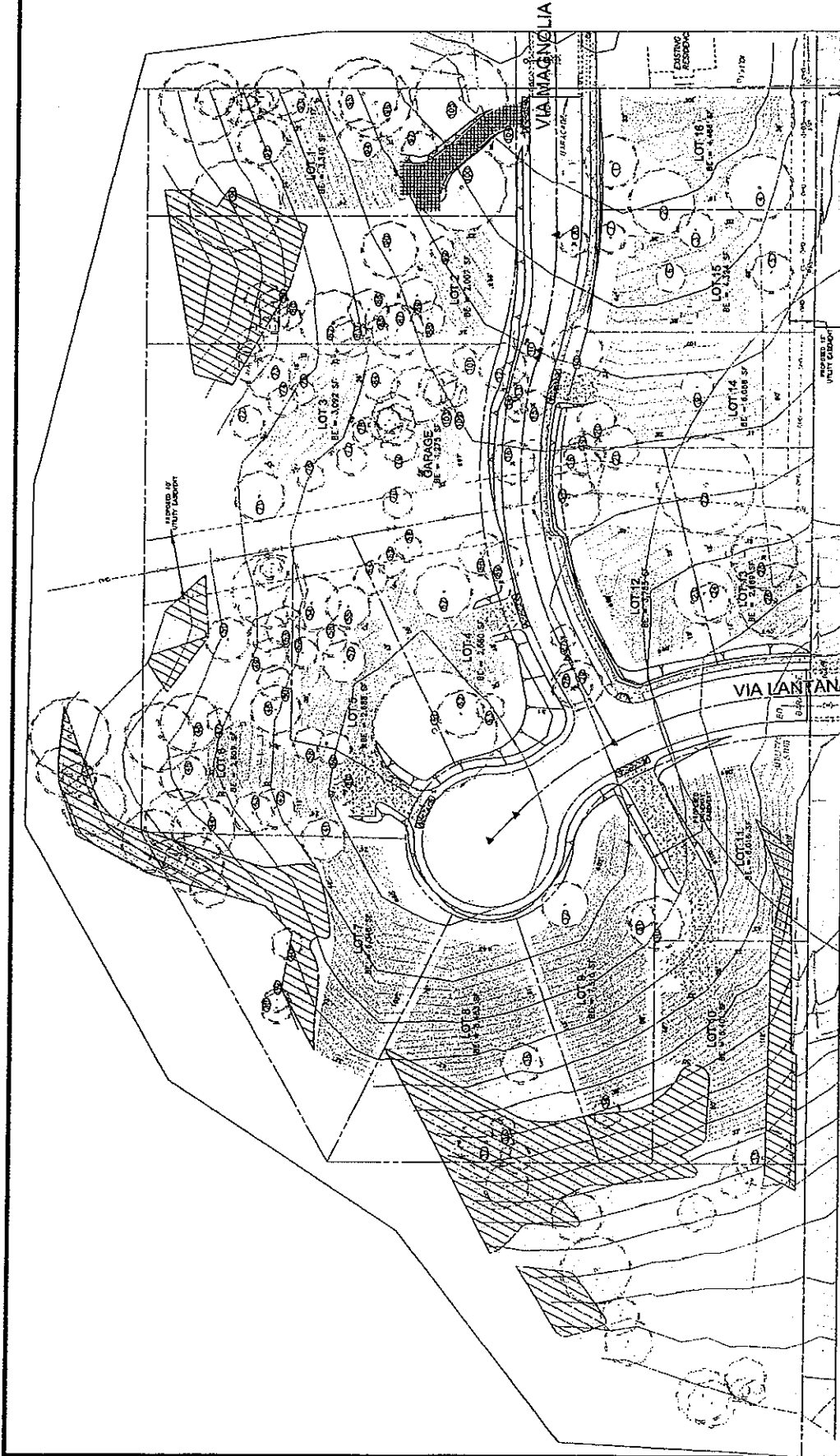


025-392-003 PASO PANORAMA CO LTD

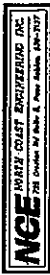








**WESTVIEW ESTATES  
 OAK TREE LOCATION & LOT  
 DEVELOPMENT PLAN  
 TRACT 2620**



- NOTES:**
1. ALL TREES SHOWN AREA OAK TREES, UNLESS OTHERWISE NOTED.
  2. TREES UNDER 6" IN DIAMETER HAVE NOT BEEN INCLUDED IN THE TREE TOTALS.
  3. SEE ARBORIST REPORT DATED 2/28/04 AND ADDENDUM LETTER DATED 6/16/04 BY ALVAREZ & TAMACHI ARBORISTS.
  4. ALL DIMENSIONS SHOWN OF THE BUILDING ENVELOPE ARE APPROXIMATE.
  5. TREES IN THE BUILDING ENVELOPE WILL NOT NECESSARILY BE REMOVED. THE BUILDING ENVELOPE IS AN APPROXIMATE INDICATION OF WHERE THE HOME WILL NOT NECESSARILY TAKE UP THE ENTIRE AREA OF THE BUILDING ENVELOPE.
  6. TREES UNDER 6 INCHES IN DIAMETER ARE NOT SHOWN ON PLAN. THEY MAY BE REMOVED.

**TREE STATISTICS**

DEAD TREES TO BE REMOVED = 1  
 SUM OF DEAD TREE DIAMETERS = 7' 60"  
 TREES TO BE REMOVED FROM ROAD = 9  
 SUM OF TREE DIAMETERS = 85' 46"  
 TREES TO POSSIBLY BE REMOVED FROM BUILDING ENVELOPE = 3  
 SUM OF TREE DIAMETERS = 31' 46"

- LEGEND**
- MAINLAND SLOPE OF 3% OR GREATER
  - DRIVEWAY PAVES
  - BUILDING ENVELOPE (AREA WITH BUILDING FOOTPRINT MUST BE LOCATED)
  - BE = BUILDING ENVELOPE NUMBER
  - T = TREE IDENTIFICATION NUMBER
  - OAK TREE WITH DIAMETER AND CRITICAL ROOT ZONE

**EXHIBIT D**  
 Oak Tree Location & Lot Dev. Plan  
 Tract 2620 & PD 04-016  
 (Mandelarin/Scanlan)