

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TENTATIVE PARCEL MAP PR 04-0189, AT 319 4<sup>th</sup> STREET  
(APPLICANT: MARQUEZ)  
DATE: DECEMBER 12, 2006

Needs: For the Planning Commission to consider a Parcel Map application filed by Twin Cities Surveying on behalf of Jose & Maria Marquez, to subdivide an approximate 1-acre parcel into three parcels.

- Facts:
1. The site is located at 319 4<sup>th</sup> Street (see attached Vicinity Map).
  2. The General Plan land use designation for the site is RSF (Residential Single-Family). The Zoning designation is R-1 (Single Family Residential, 7,000 square foot minimum lot size).
  3. Tentative Parcel Map PR 04-0189 is a request to subdivide the approximate 1-acre site into three parcels, where the existing house would be located on Parcel 1, new single family homes would be built on Parcel 2 and 3. Parcel 1 would be 7,460 square feet, Parcels 2 and 3 would each be approximately 15,000 square feet.
  4. Based on the underlying average slope of Parcel 1 being in the 0-5 percent category, Table 21.16E.090 of the Zoning Code would require a 7,000 square foot minimum lot size. Additionally Parcels 2 and 3 would be within the 15-24 percent range, which would require a 15,000 square foot minimum lot size. The proposed parcel map complies with the minimum lot sizes as described in the Zoning Code. No further subdivision of the lots would be allowed under the current zoning.
  5. Parcels 2 and 3, along with a new carport for the existing house on Parcel 1, would be accessed from a common driveway. Common access and maintenance agreements will be required to be recorded over the driveway.
  6. There are several oak trees located on the site, mainly towards the front of the site. Staff along with the project Arborists worked with the applicants early in the process to relocate the driveway, and to reorient the proposed homes for lots 2 and 3 to lessen the impact to the trees. The Arborist report indicates that with the revised design, there would

not be a significant impact on the trees. The Arborist Report is attached to the resolution as Exhibit F.

7. Conceptual house plans for the new homes on Parcels 2 and 3 have been attached as exhibits to the resolution. Each home would be two stories with stepped foundations that work with the existing slope, resulting in minimal grading.
8. Plans have also been provided to improve the existing house, which would include the addition of a new carport. The addition of the carport would bring the house into conformance with the Parking Ordinance which requires two covered parking spaces for single family homes.
9. The Development Review Committee (DRC) reviewed the proposed subdivision multiple times, with the most recent being on October 30, 2006. As a result of the redesign of the driveway to accommodate the oaks, and the reorientation of the house on Lot 2 away from the western property line, the Committee recommended that the Planning Commission approve the parcel map.
10. This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis  
and

Conclusion: The project as designed is in conformance with the General Plan and Zoning Code requirements for single-family development and would be consistent with the R1 Zoning district.

The proposed subdivision would meet the General Plan & Economic Strategy policy of providing urban single family residential neighborhoods with a range of 1 to 6 units per acre.

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: The two parcels that are the incremental increase in land use intensity would be required to join the City Services Community Facilities District to offset the impacts on Police, Fire and other City Services.

Options: After consideration of public testimony, the Planning Commission will be asked to consider the actions listed below:

- A. Adopt the attached Resolution, approving PR 04-0189, subject to standard and site specific development conditions; or
- B. Amend, modify, or alter the foregoing options.

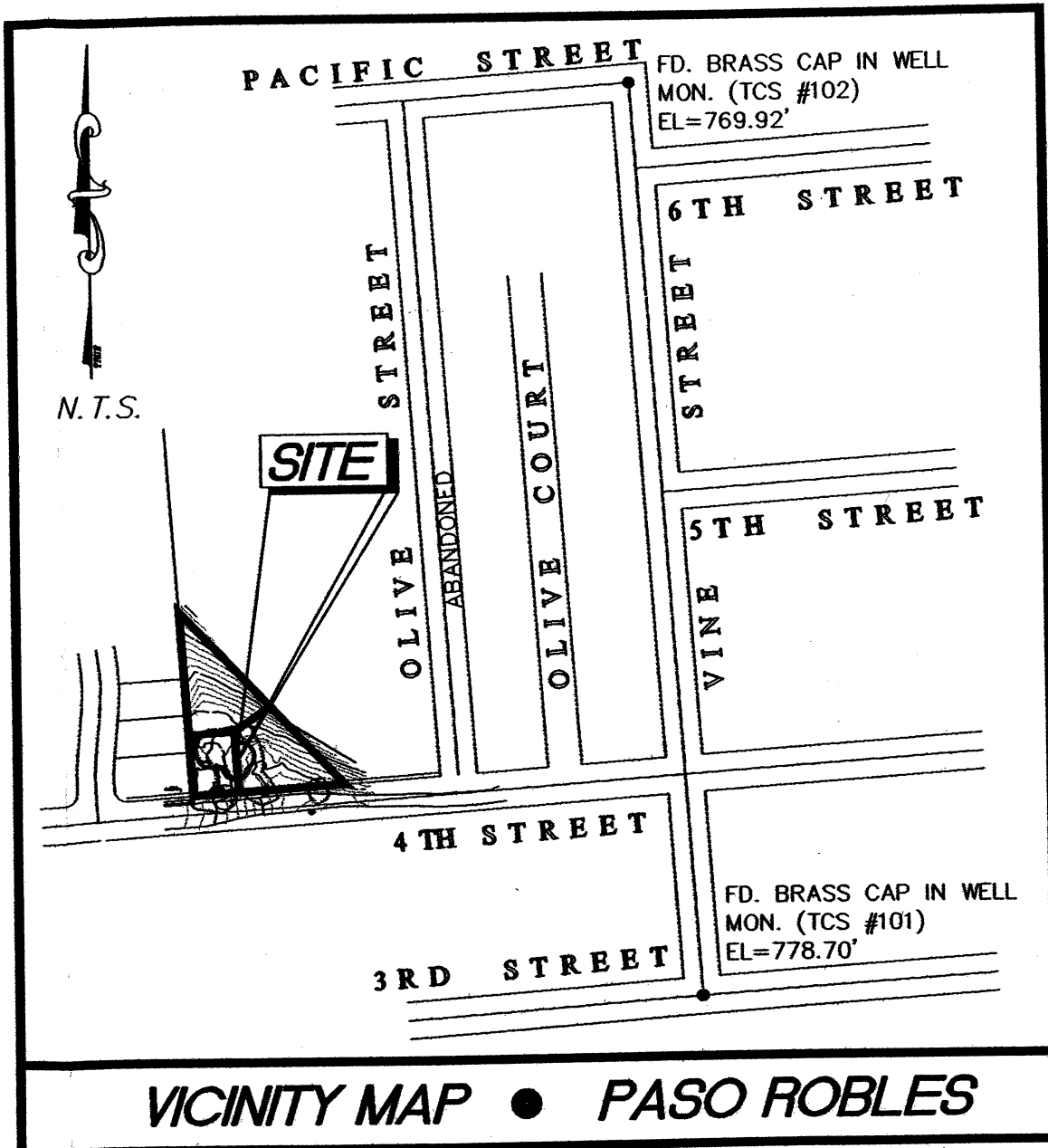
Prepared by:

Darren Nash  
Associate Planner

Attachments:

- 1. Vicinity Map
- 2. Memo from City Engineer
- 3. Resolution to Approve PR 04-0189
- 4. Newspaper and Mail Notice Affidavits

H:Darren/PR04-0189/Marquez/PCstaffreport



Vicinity Map  
PR 04-0189  
(Marquez)

## **MEMORANDUM**

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PR 04-0189  
**DATE:** December 12, 2006

### **Streets**

The subject property fronts along the north side of 4<sup>th</sup> Street between the abandoned Olive Street right-of-way and Peachtree Lane. 4<sup>th</sup> Street is classified as local street in the Circulation Element. Curb, gutter and some sidewalk will be required on 4<sup>th</sup> Street. In order to avoid impacts to oak trees, parking on 4<sup>th</sup> Street will not be provided. Sidewalk is not feasible along the easterly portion of the frontage without oak tree removal.

Pavement widening will be needed on 4<sup>th</sup> Street in order to provide a 12-foot wide east bound lane. The pavement widening will continue to the east to provide 20-foot wide paved access in accordance with Emergency Services standards.

### **Sewer**

The existing residence will need to be connected to City sewer and water prior to final map approval. There is an existing 8-inch sewer line in 4<sup>th</sup> Street which terminates at Olive Drive. This sewer line will need to be extended to serve the property.

### **Water**

Water is available from a 4-inch water line in 4<sup>th</sup> Street and an 8-inch line that terminates at the west boundary of the property. The nearest fire hydrant is located at the northeast corner of Peachtree Lane and 4<sup>th</sup> Street. The 8-inch line will need to be extended across the frontage of the property with a fire hydrant placed at the east boundary.

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### **Recommended Site Specific Conditions**

The Planning Commission must make a finding that the fulfillment of the construction requirements in Conditions 1 through 7 are necessary prerequisites to the orderly development of the surrounding area.

1. Prior to recordation of the final map curb, gutter, sidewalk and pavement widening shall be constructed on 4th Street in accordance with plans approved by the City Engineer. Parking will not be available on 4<sup>th</sup> Street. The pavement widening shall be extended to the east in order to provide a 20-foot wide paved access in accordance with Emergency Services standards.
2. Prior to recordation of the final map an 8-inch water main shall be constructed in 4<sup>th</sup> Street across the frontage of the property. A fire hydrant shall be placed at the east end of the new 8-inch water main.
3. Prior to recordation of the final map an 8-inch sewer line shall be extended in 4<sup>th</sup> Street from Olive Drive to serve the property.
4. Prior to recordation of the final map, individual water and sewer services shall be provided to each parcel. The final parcel map shall include all utility easements necessary, including an easements for water and sewer services to all parcels.
5. Prior to recordation of the final map, any existing wells on the property must be abandoned in accordance with City Code and County Health Department requirements.
6. Prior to recordation of the final map, the existing residence must be connected to City sewer service.
7. Prior to final map approval, existing overhead service lines shall be relocated underground. The applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 04-0189  
(MARQUEZ)  
APN: 009-241-004

WHEREAS, Parcel Map PR 04-0189, an application filed by Twin Cities Surveying & EMK, on behalf of Jose & Maria Marques to subdivide a .8 acre site into three parcels; and

WHEREAS, the site is located at 319 4<sup>th</sup> Street; and

WHEREAS, the subject site is located in the Residential Single-Family (RSF) land use category and the R1 zoning district; and

WHEREAS, the existing house would remain on proposed Parcel 1; and

WHEREAS, the parcels would range in size from 7,000 to 15,000 square feet; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on December 12, 2006, to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles, which supports residential development in this area of the City;
2. The design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
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 land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division 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;
8. The fulfillment of the requirements listed in conditions No. 6-9 is a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 04-0189 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

PLANNING

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B-1	Tentative Parcel Map -Existing Conditions
B-2	Tentative Parcel Map – Proposed Improvements
C-1	First Floor Plan – Parcel 2
C-2	Second Floor Plan – Parcel 2
C-3	Architectural Elevations – Parcel 2
C-4	Architectural Elevations – Parcel 2
D-1	First Floor Plan – Parcel 3
D-2	Second Floor Plan – Parcel 3
D-3	Architectural Elevations – Parcel 3
D-4	Architectural Elevations – Parcel 3



E-1	Floor Plan – Parcel 1
E-2	Architectural Elevation – Parcel 1
F	Arborist Report

3. PR 04-0189 would allow the subdivision of the existing .8 acre site into three lots where Parcel 1 would be approximately 7,460 square feet, Parcels 2 and 3 would approximately 15,000. No further subdivision of the lots would be allowed under the current zoning.
4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
5. 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 and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

6. Prior to the recordation of the Parcel Map, the carport as shown on Exhibits B-2 & E-2 shall be installed, along with the paved driveway. Note: a temporary paved driveway may be necessary until the final shared driveway that will access parcel 2 and 3 is constructed.
7. Prior to the issuance of a building and/or grading permit for the carport or either of the homes on Lots 2 and 3, a letter from the project arborist shall be submitted indicating that the property tree protection measures have been installed.

8. Prior to recordation of the final map curb, gutter, sidewalk and pavement widening shall be constructed on 4th Street in accordance with plans approved by the City Engineer. Parking will not be available on 4<sup>th</sup> Street. The pavement widening shall be extended to the east in order to provide a 20-foot wide paved access in accordance with Emergency Services standards.
9. Prior to recordation of the final map an 8-inch water main shall be constructed in 4<sup>th</sup> Street across the frontage of the property. A fire hydrant shall be placed at the east end of the new 8-inch water main.
10. Prior to recordation of the final map an 8-inch sewer line shall be extended in 4<sup>th</sup> Street from Olive Drive to serve the property.
11. Prior to recordation of the final map, individual water and sewer services shall be provided to each parcel. The final parcel map shall include all utility easements necessary, including easements for water and sewer services to all parcels.
12. Prior to recordation of the final map, any existing wells on the property must be abandoned in accordance with City Code and County Health Department requirements.
13. Prior to recordation of the final map, the existing residence must be connected to City sewer service.
14. Prior to final map approval, existing overhead service lines shall be relocated underground. The applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of December, 2006 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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VICE-CHAIRMAN, MARGARET HOLSTINE

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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**EXHIBIT A OF RESOLUTION 06-\_\_\_\_\_**

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

PROJECT #: Tentative Parcel Map PR 04-0189

APPROVING BODY: Planning Commission

DATE OF APPROVAL: December 12, 2006

APPLICANT: \_\_\_\_\_

LOCATION: 319 4<sup>th</sup> Street

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 December 12, 2008 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:
- 11. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  


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- 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: Architectural Site Plans and Elevations

(Adopted by Planning Commission Resolution 94-038)

- 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 or 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.

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

APPLICANT:  
REPRESENTATIVE: EMK  
PROJECT: Tentative Parcel Map 04-0189

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.

(Adopted by Planning Commission Resolution 94-038)

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

4th Street	Local (no parking lane)	A-5
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.

(Adopted by Planning Commission Resolution 94-038)

- 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:**

(Adopted by Planning Commission Resolution 94-038)



- 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.

(Adopted by Planning Commission Resolution 94-038)

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.

\*\*\*\*\*

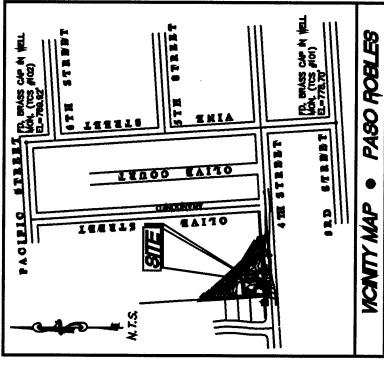
**PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:**

**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.

(Adopted by Planning Commission Resolution 94-038)

TENTATIVE PARCEL MAP  
PR 04-0189  
4TH STREET, PASO ROBLES



PROJECT INFORMATION

OWNER: MARTIN OLIVER  
1800 SPRING STREET  
PASO ROBLES, CA 93446

PROJECT: PORTION OF LOT 1, BLOCK 100, CITY OF EL PASO DE ROBLES  
SETBACK MAP AND AS DESCRIBED IN BOOK 246, PAGE 308  
OF THE PUBLIC RECORDS OF THE COUNTY RECORDER,  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN/NO: 009-241-004

ADDRESS: 310 4TH STREET

PROPOSED PARCELS

PARCEL 1: 7,460 SQ.FT.  
PARCEL 2: 15,000 SQ.FT.  
PARCEL 3: 16,000 SQ.FT.  
TOTAL: 37,014 SQ.FT.

BASIS OF BEARINGS

THE BEARINGS OF THE SEVERAL EASEMENTS AND  
FOUND MONUMENTS ALONG THE CENTERLINE OF  
VINE STREET AND SHOWN ON A 1/2" = 1' PLAN

UTILITY ALERT



NO.	DESCRIPTION	DATE	BY

NO.	DESCRIPTION	DATE	BY

TENTATIVE PARCEL MAP  
EXISTING PROPERTY  
LOT 1, BLOCK 100  
CITY OF PASO ROBLES, CALIFORNIA

SCALE: 1" = 20'  
DATE: 1/17/19  
DRAWN BY: JRM  
CHECKED BY: JRM  
RECORD NO.: 009-241-004

TENTATIVE  
PARCEL MAP  
SCALE: 1" = 20'

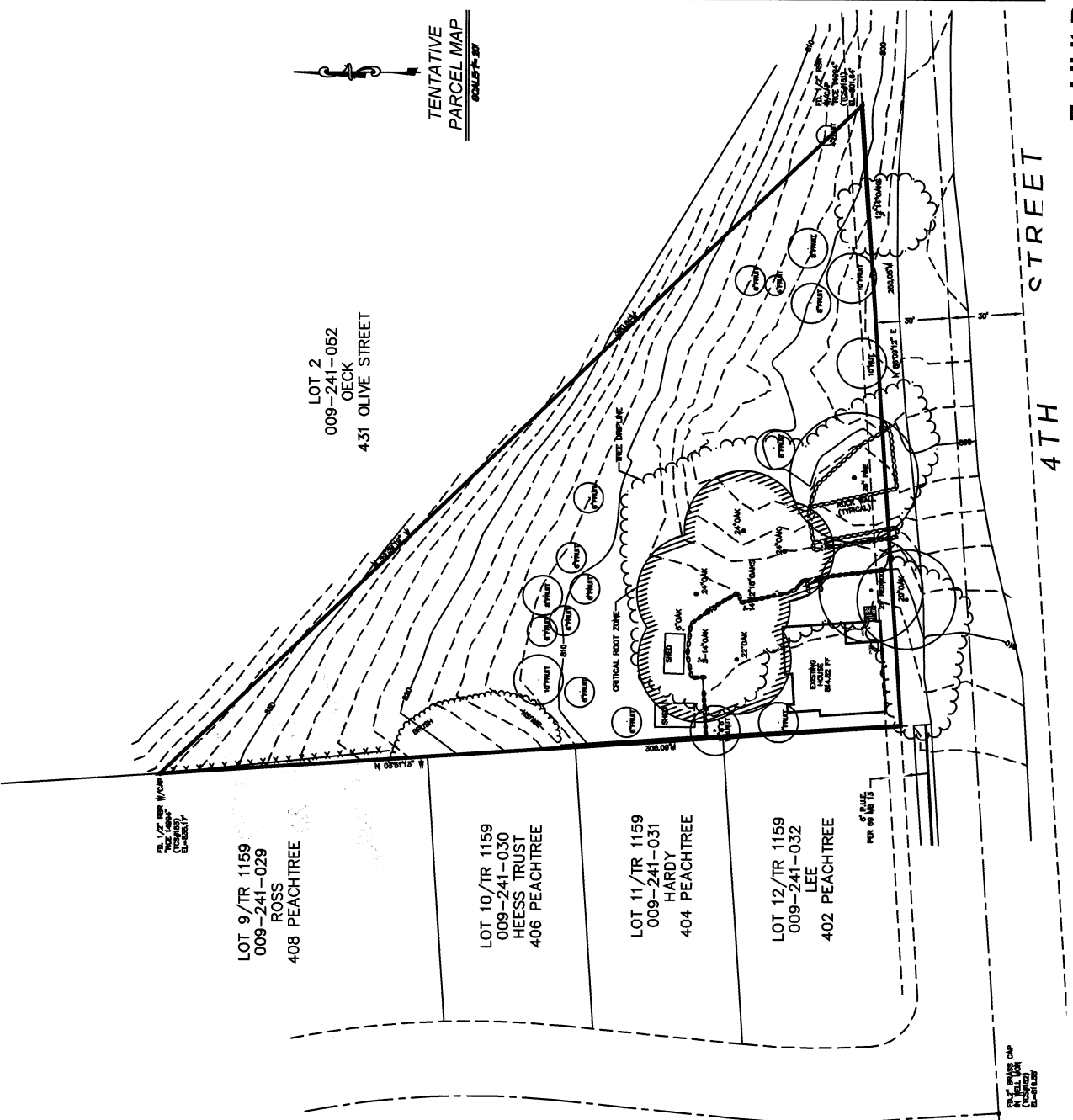
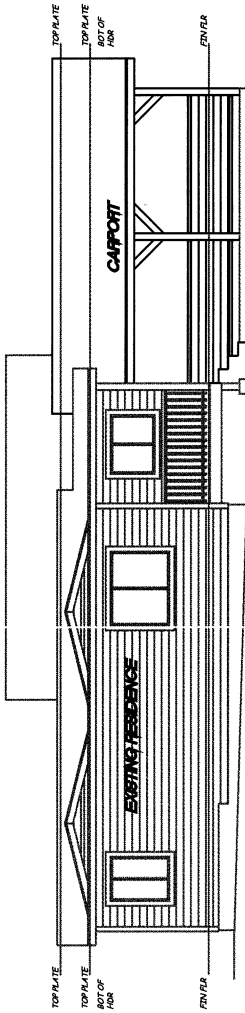
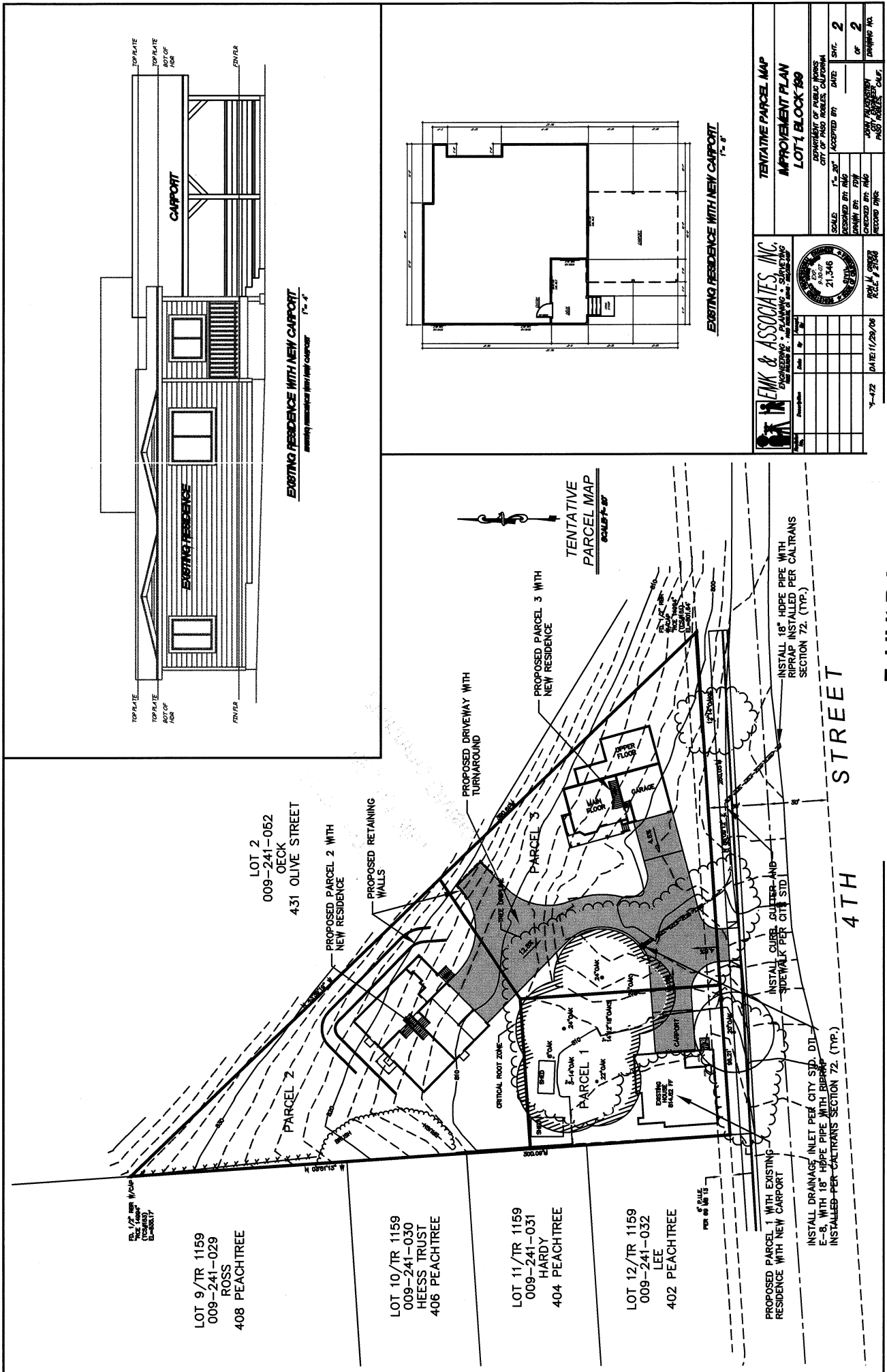
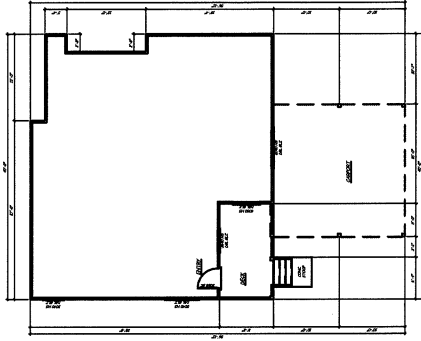


Exhibit B-1  
Tentative Parcel Map - Exist. Conditions  
PR 04-0189  
(Marquez)



**EXISTING RESIDENCE WITH NEW CARPORT**  
*EXHIBIT B-2*



**EXISTING RESIDENCE WITH NEW CARPORT**  
*EXHIBIT B-2*

<b>TENTATIVE PARCEL MAP</b>			
<b>IMPROVEMENT PLAN</b>			
<b>LOT 1, BLOCK 80</b>			
DEPARTMENT OF PUBLIC WORKS	CITY ENGINEER	DATE	DATE
		11-27	2008
SCALE	1" = 20'	ACCEPTED BY	SHEET
ISSUED BY	EWK & ASSOCIATES, INC.		2
DRAWN BY	RAY A. LARSON		
CHECKED BY	RAY A. LARSON		
RECORD DATE	11/29/08		
RECORD NO.			

**Exhibit B-2**  
Tentative Parcel Map - Proposed Improv.  
PR 04-0189  
(Marquez)





**NRRB**  
DRAFTING  
SERVICES, INC.  
NELSON R. BERNAL

2121 PLUM ST., SUITE A  
PASADENA, CA 91101  
TEL: 805.237.3344  
FAX: 805.237.1368

SMITH RESIDENCE

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CITY OF  
EL PASO DE ROBLES  
CALIFORNIA

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05064  
FLOOR  
PLAN

REVISIONS	DATE































SHEET	DATE	SCALE

A-1.2

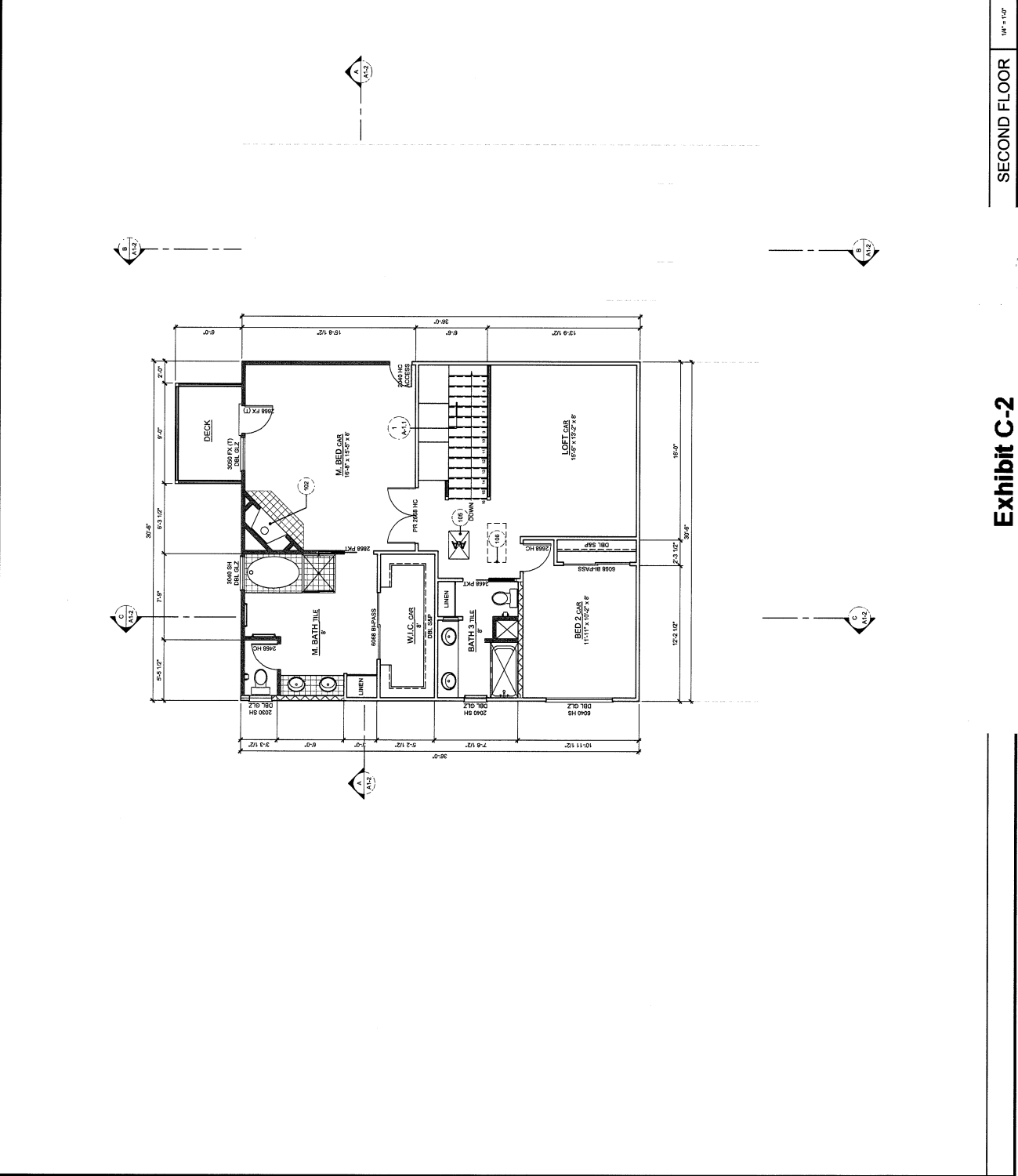
- ### KEYNOTES
- 101 UNLESS OTHERWISE INDICATED ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PASADENA 2008 BUILDING DEPARTMENT ORDINANCES (REFER TO PERTAINING NOTES)
  - 102 MAINSTAY FP JUDGE (P&H) S&L D COUNTY CONTRACTOR (REFER TO PERTAINING NOTES)
  - 103 VENT DRIVER TO EXTERIOR
  - 104 FINISH FLOOR TO RISE PLATFORM @ 1/4"
  - 105 ZN200 ANTIC ACROSS
  - 106 FLOOR FINISH TO BE UTILITY FLOOR FOR CEMENT FLOOR
  - 107 3/4" HIGH 1/2" DIA. CONG. REIN. STEEL ROLLAD SET IN 1/2" SQ. 1" DEEP FOOTING
  - 108 BUILT-IN CABINETS PER OWNER
  - 109 BAR COUNTER 40"
  - 110 FIBERGLASS LAUNDRY TRAY @ FORMICA TABLE
  - 111 AIR CONDENSERS ON CONG. STROOP
  - 112 SELF-CLOSING 1-HOUR RATED DOOR W

- ### FLOOR PLAN NOTES
1. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4" X 12" OR 4" X 12" OR UNLESS NOTED. INTERIOR HEADERS SHALL BE 2" X 8" UNLESS NOTED.
  2. ALL EXTERIOR WALLS SHALL BE 8" MIN. THICK UNLESS NOTED.
  3. PROVIDE FIRE STOPPS IN CONCEALED SPACES OF STUD WALLS OR PARTITIONS. ALL EXTERIOR WALLS SHALL BE CONCRETE OR CMU UNLESS OTHERWISE NOTED. PROVIDE FIRE STOPPS IN CONCEALED SPACES OF STUD WALLS OR PARTITIONS.
  4. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH DOWN FINISH. HARD SURFACE TO A HEIGHT OF 7'0" ABOVE FINISH FLOOR.
  5. ALL FINER APPLIANCE SHALL HAVE APPROVED COLLAPSIBLE METAL COMBUSTION AIR NOT REQUIRED ON INTERIOR REFRIGERATION UNLESS OTHERWISE NOTED.
  6. ALL SOLID FUEL BURNING APPLIANCES (STOVES/REFRIGERATORS) SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONTROL SHOWN ON DRAWING OF SUBMITTALS TO THE CITY OF PASADENA.
  7. ALL FLOOR FINISHES SHALL BE FINISHED TO A HEIGHT OF 7'0" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
  8. FLOOR LEVEL CHANGE AT DOORS NOT TO EXCEED 1". ROOF WITH TWO 1/2" X 1/2" METAL STRAP LOADED AROUND THE PERIMETER TO PREVENT FLOODING FROM EXTERIOR.
  9. PROVIDE EMERGENCY EXIT DOOR ON WINDOW FROM BEARING WALLS. ALL CLEAN WINDOW OPENINGS SHALL NOT BE LESS THAN 20" CLEAR MIN. NET OPENING WITH DIMENSION MINUS 4" CLEAR MIN. NET OPENING WITH DIMENSION. PROVIDE A FULLY OPERATING AND LOCKING DOOR WITH OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE ON THE GARAGE SIDE, C.B.C.
  10. PROVIDE EMERGENCY EXIT DOOR ON WINDOW FROM BEARING WALLS. ALL CLEAN WINDOW OPENINGS SHALL NOT BE LESS THAN 20" CLEAR MIN. NET OPENING WITH DIMENSION MINUS 4" CLEAR MIN. NET OPENING WITH DIMENSION. PROVIDE A FULLY OPERATING AND LOCKING DOOR WITH OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE ON THE GARAGE SIDE, C.B.C.
  11. OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE PROVIDED AS PER THE RESTRICTIVE CONSTRUCTION AND SEPARATION REQUIREMENTS OF THE CITY OF PASADENA. ALL FLOOR FINISHES SHALL BE FINISHED TO A HEIGHT OF 7'0" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED. PROVIDE A FULLY OPERATING AND LOCKING DOOR WITH OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE ON THE GARAGE SIDE, C.B.C.
  12. PROTECTION AGAINST MECHANICAL DAMAGE TO GAS AND BURNING LIQUID SHALL BE PROVIDED AS PER THE RESTRICTIVE CONSTRUCTION AND SEPARATION REQUIREMENTS OF THE CITY OF PASADENA. ALL FLOOR FINISHES SHALL BE FINISHED TO A HEIGHT OF 7'0" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.

### PLAN LEGEND

0' 0" = 0' 0" METERS  
 0' 0" = 0' 0" METERS



SECOND FLOOR

Exhibit C-2  
Second Floor - Parcel 2  
PR 04-0189  
(Marquez)



**NRRB**  
 DRAFTING SERVICES, INC.  
 NELSON R. BERNAL  
 11411 N. 51st Ave., Suite 114  
 El Paso, Texas 79907  
 Tel.: 955-237-3344  
 Fax: 955-237-1344

**SMITH RESIDENCE**

**CITY OF EL PASO DE ROBLES CALIFORNIA**

05064

ELEVATION

REVISION	DATE

NO.	DATE	BY	CHKD.

SHEET **A-3.1**

**KEYNOTES**

- 301 CHIMNEY CAP & SPARK ARRESTOR
- 302 COMP. SHINGLE ROOF PER OWNER
- 303 14 FORM IRON
- 304 FINISH PER FASMA
- 305 HORIZ. EXT. SIDING PER OWNER
- 306 17" X 17" COLUMNS
- 307 2x12 WEEP SCREED @ BASE OF STUCCO
- 308 METAL ROLLUP GARAGE DOOR
- 309 3" X 6" CORRUGATED W/ 24" PICKETS
- 310 ROCK WEIRER

**ELEVATION NOTES**

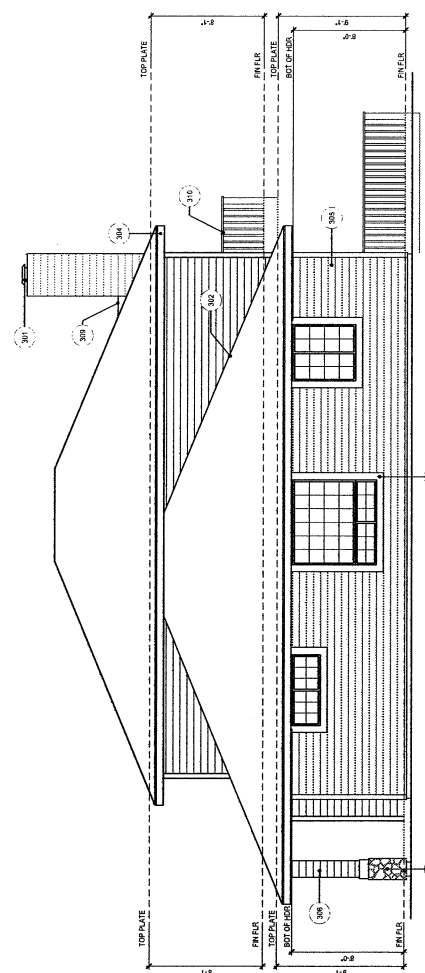
1. GLASS WINDOWS SHALL COMPLY WITH QDC PLASTIC
2. ALL ROOFING MATERIAL SHALL BE CLASS "A" AND SHALL BE
3. ROOF VALLEY FLASHING SHALL BE PROVIDED AT NOT LESS
4. DOWN SLOPE SHALL BE AT LEAST 1/4" PER FOOT
5. ALL FLASHING SHALL EXTEND AT LEAST 6" OVER THE
6. FLASHING SHALL BE AT LEAST 1/4" THICK
7. FLASHING SHALL BE AT LEAST 1/4" THICK
8. FLASHING SHALL BE AT LEAST 1/4" THICK
9. FLASHING SHALL BE AT LEAST 1/4" THICK
10. FLASHING SHALL BE AT LEAST 1/4" THICK
11. FLASHING SHALL BE AT LEAST 1/4" THICK
12. FLASHING SHALL BE AT LEAST 1/4" THICK
13. FLASHING SHALL BE AT LEAST 1/4" THICK
14. FLASHING SHALL BE AT LEAST 1/4" THICK
15. FLASHING SHALL BE AT LEAST 1/4" THICK
16. FLASHING SHALL BE AT LEAST 1/4" THICK
17. FLASHING SHALL BE AT LEAST 1/4" THICK
18. FLASHING SHALL BE AT LEAST 1/4" THICK
19. FLASHING SHALL BE AT LEAST 1/4" THICK
20. FLASHING SHALL BE AT LEAST 1/4" THICK

**UPPER ROOF VENTILATION REQUIRED**  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ATTIC VENTS @ 210 SQ. IN.  
 150 SQ. INCHES PROVIDED

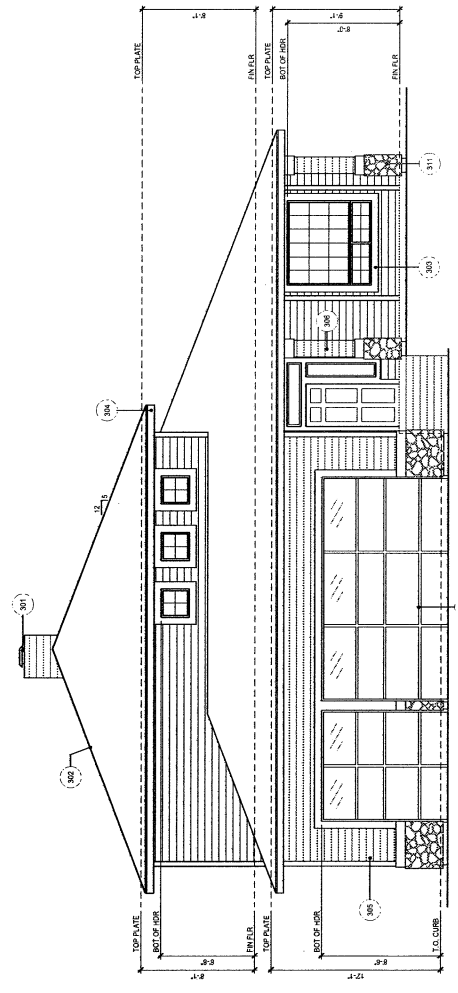
**LOWER ROOF VENTILATION REQUIRED**  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ATTIC VENTS @ 210 SQ. IN.  
 150 SQ. INCHES PROVIDED

**GARAGE ROOF VENTILATION REQUIRED**  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ATTIC VENTS @ 210 SQ. IN.  
 150 SQ. INCHES PROVIDED

**PORCH ROOF VENTILATION REQUIRED**  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ROOF VENTS @ 150 PER UBC 106.3  
 750 SQ. FT. @ 44 SQ. IN.  
 ATTIC VENTS @ 210 SQ. IN.  
 150 SQ. INCHES PROVIDED



**WEST ELEVATION**  
 1/4" = 1'-0"



**NORTH ELEVATION**  
 1/4" = 1'-0"

**Exhibit C-3**  
**Architectural Elevations- Parcel 2**  
**PR 04-0189**  
**(Marquez)**



**NRB**  
DRAFTING, INC.  
NELSON R. BERNAL

1151 PATA ST., SUITE 104  
PASA ROBLES, CALIFORNIA 94026  
TEL: 805-231-3344  
FAX: 805-231-1344

**SMITH  
RESIDENCE**

**CITY OF  
EL PASO DE ROBLES  
CALIFORNIA**

05064

**ELEVATION**

REVISION	DATE

PROJECT NO.	DATE	BY	CHECKED

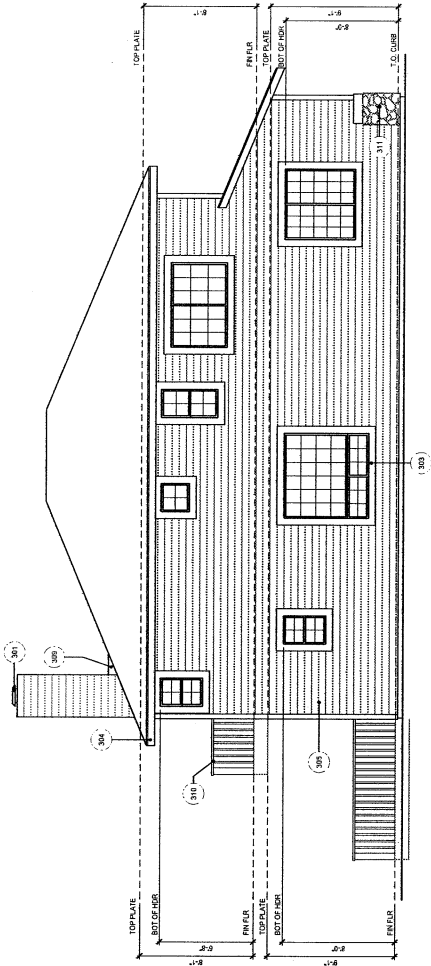
**SHEET**  
A-3.2

**KEYNOTES**

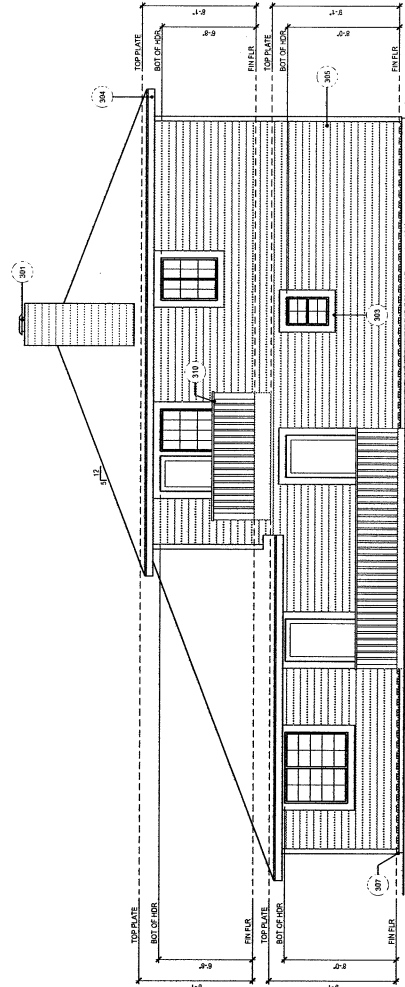
- 301 CHIMNEY CAP & SPARK ARRESTOR
- 302 CORR. SINGLE ROOF PER OWNER
- 303 1" FOAM TRIM
- 304 2" HIGH FIN FASCIA
- 305 CORR. EXT. SIDING PER OWNER
- 306 1 1/2" X 7" COLUMNS
- 307 3/4" DIA. WEEP SCREED @ BASE OF FLUOCO
- 308 METAL HULLUP GARAGE DOOR
- 309 CROCKET
- 310 3/4" HIGH CHAIRBALL W/ 24 Pickets
- 311 ROCK VEEBER

**ELEVATION NOTES**

- ELEVATION NOTES:**
1. GUTTERS SHALL BE COPED WITH 60% PLASTIC
  2. ALL ROOFING MATERIAL SHALL BE CLASS "A" AND SHALL BE
  3. ROOF VALLEY FLASHING SHALL BE PROVIDED & NOT LESS
  4. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  5. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  6. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  7. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  8. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  9. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  10. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  11. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  12. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  13. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  14. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  15. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  16. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  17. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  18. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  19. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH
  20. FLASHING SHALL BE 18" WIDE AND SHALL EXTEND AT LEAST 7" FROM THE CENTERLINE EACH



**EAST ELEVATION**  
1/4" = 1'-0"



**SOUTH ELEVATION**  
1/4" = 1'-0"

**Exhibit C-4**  
**Architectural Elevations- Parcel 2**  
**PR 04-0189**  
**(Marquez)**



**NRB DRAFTING SERVICES, INC.**  
 NELSON R. BERNAL  
 2121 P.O. Box 51, Escondido, CA 92029  
 TEL: 855-331-3344 FAX: 855-331-3344

**AREA**  
 FIRST FLOOR 845 SQ.FT.  
 SECOND FLOOR 1855 SQ.FT.  
 GARAGE 208 SQ.FT.  
 PORCH 208 SQ.FT.  
 DECK 608 SQ.FT.

**SMITH RESIDENCE**

**CITY OF PASO DE ROBLES CALIFORNIA**  
 05065  
**FLOOR PLAN**

REVISIONS	DATE

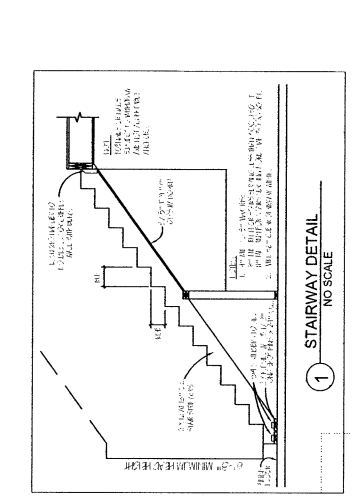
**A-1.1**

- KEYNOTES**
1. 1/2" TYPE X 1/2" BOARD ON COMMON WALL WHOSE END TO ROOF SHEATHING/BEER
  2. 1/2" TYPE X 1/2" BOARD ON COMMON WALL APPROX/1/2" HYPH HEARTH
  3. 1/2" TYPE X 1/2" BOARD ON COMMON WALL APPROX/1/2" HYPH HEARTH
  4. 1/2" TYPE X 1/2" BOARD ON COMMON WALL APPROX/1/2" HYPH HEARTH
  5. 2" X 4" LVL ACCESS
  6. 2" X 4" LVL ACCESS
  7. 3" X 12" DIA. CONC. FILED STEEL BOLLARD SET IN 12" X 12" DEEP FOOTING
  8. BUILT IN COUNTER PER OWNER
  9. BATH COUNTER 1/2"
  10. FIBERGLASS LAUNDRY TRAY @ FORMICA TABLE
  11. A/C CONDENSER ON CONC. STOOD
  12. SELF-CLOSURE

- FLOOR PLAN NOTES**
1. ALL CEILING HEADROOMS SHALL BE 4'-11/2" UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  3. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  4. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  5. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  6. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  7. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  8. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  9. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  10. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  11. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.
  12. ALL CEILING HEADROOMS SHALL BE 7'-6" UNLESS NOTED OTHERWISE.

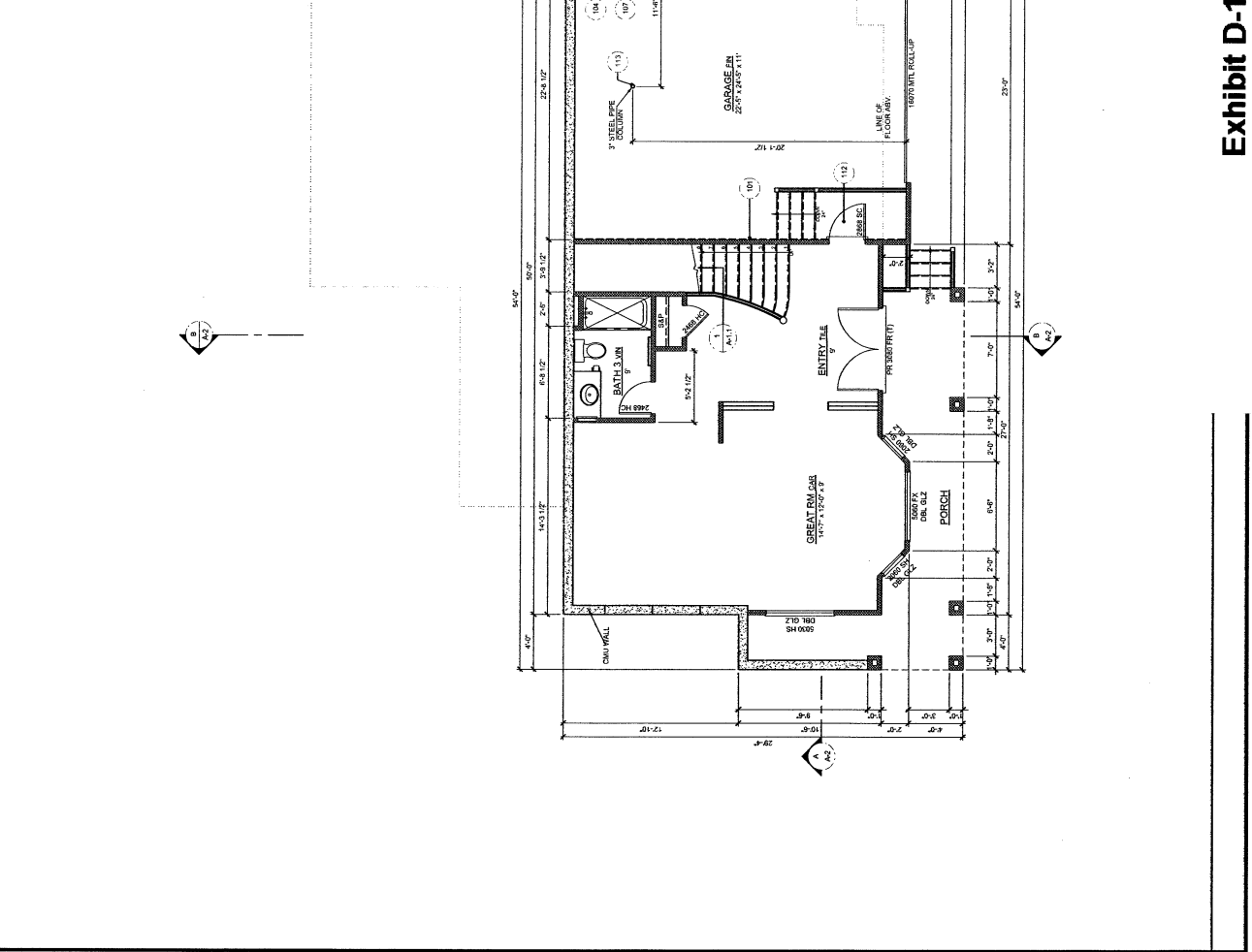
**PLAN LEGEND**

- REFRIGERATOR (N/C)
- COUNTERTOP
- WINDOOR
- OPTIONAL CONDENSER ON CONCRETE PAD
- WATER HEATER ON PLATFORM
- 22 X 36 ATTIC ACCESS
- WATER CLOSET
- SHOWER
- TUB ON PLATFORM
- TOILET
- OPTIONAL DRYER (N/C)
- OPTIONAL SHOWER (N/C)
- TOILET CABINET (PROVIDE SOLID BACKING)
- TOILET BRUSH DISPENSER (PROVIDE SOLID BACKING)
- MEDICINE CABINET
- ELEC. METER
- GAS METER




- NOTES:**
- 1. ALL SPACES UNDER STAIRS SHALL HAVE WALLS & SOFFITS TO BE CONSTRUCTED TO MEET ALL LOCAL AND STATE FIRE PERMISSIVE CONSTRUCTION U.B.C. SECTION 1036 (H)
  - 2. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
  - 3. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
  - 4. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
  - 5. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
  - 6. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
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  - 10. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
  - 11. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"
  - 12. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36"

**FIRST FLOOR** 1M x 1'0"



**Exhibit D-1**  
**First Floor Plan- Parcel 3**  
**PR 04-0189**  
**(Marquez)**



**NRB DRAFTING SERVICES, INC.**  
NELSON R. BERNAL

1115 PINE ST., SUITE 114  
PASADENA, CALIFORNIA 91366  
Tel.: 805-237-3344  
Fax: 805-237-1348

**SMITH RESIDENCE**

**CITY OF  
EL PASO DE ROBLES  
CALIFORNIA**

**FLOOR PLAN**

DESCRIPTION	DATE

**A-1.2**

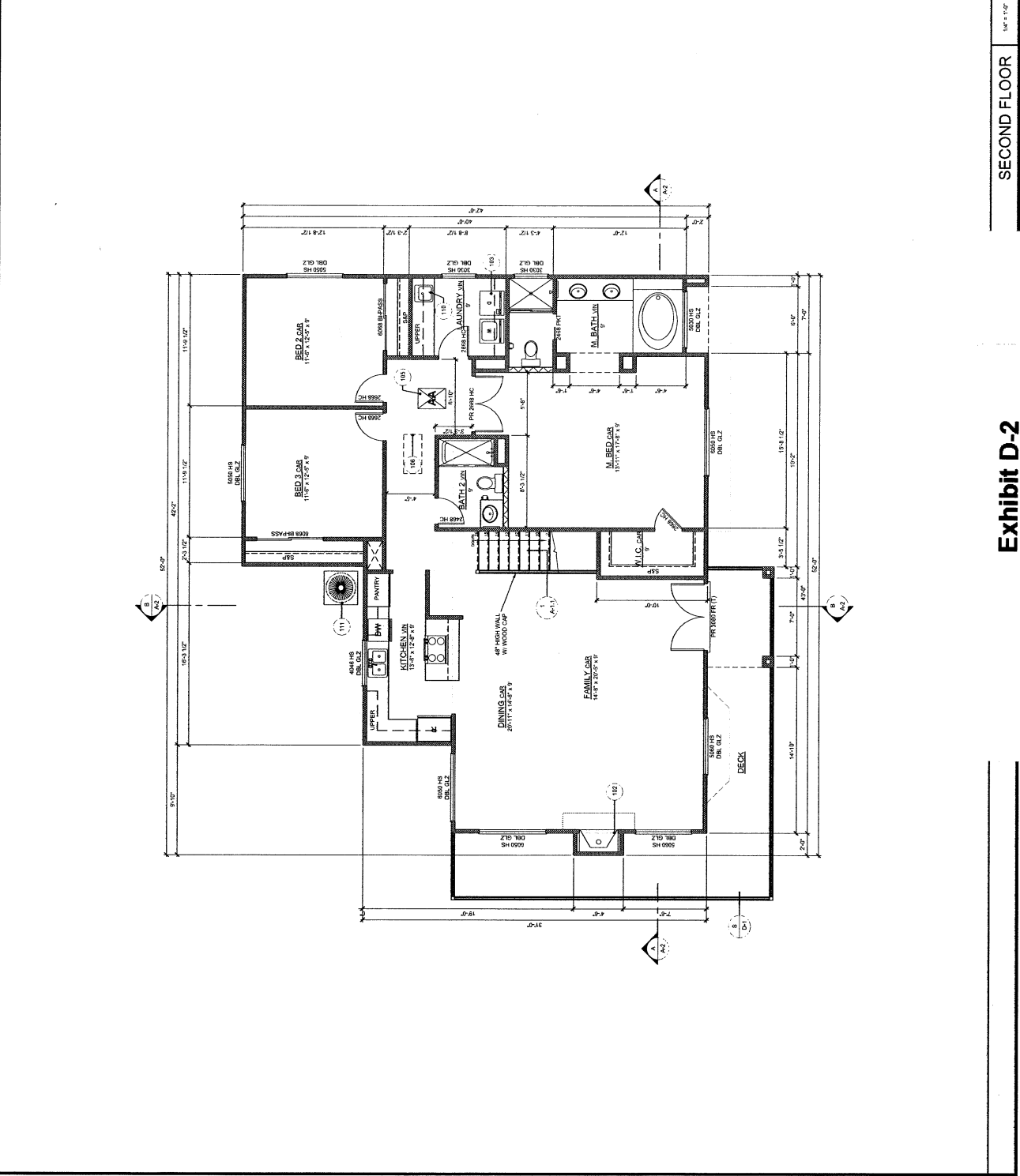
SHEET

### KEYNOTES

101. 1/2" TYPE 100 STAINS OR GRAY ON WALLS WHERE EXposed TO ROOF SWEATING (REFER TO SUPPLEMENT NOTES)
102. ALL ROOF JOISTS SHALL BE 2x8 OR 2x10 APPROX. 24" ON CENTER
103. 100 VENT EXTERIOR TO CEILING
104. FRAME FOR 14" HOOP PLATFORM @ 1/4"
105. 2x6x6 ATTIC ACCESS
106. 100 VENT TO CEILING WITH 1/4" PLAN FOR ADDITIONAL REQUIREMENTS
107. 3/4" HIGH 1" DIA. CONIC FILED STEEL BOLLARD SET IN 1" 5/8" x 1" DEEP FOOTING
108. BUILT-IN CABINETS PER OWNER
109. BAR COUNTER 1/4"
110. FIBERGLASS LAUNDRY TRAY @ PLUMBICA TABLE
111. A/C CONDENSER ON CONC. STUMP
112. 1/2" x 2" x 8" GLASS CORE (HORIZONTAL DOOR W/ SELF-CLOSER)

### FLOOR PLAN NOTES

1. ALL EXTERIOR HEADINGS ABOVE OPENINGS SHALL BE 4 x 12 OR 4 x 14 UNLESS NOTED.
2. 4 x 12 OR UNLESS NOTED, INTERIOR HEADINGS SHALL BE 4 x 12 UNLESS NOTED.
3. STAIRS @ 10" O.C. RUNNING WALLS (COMMENCED TO BE 2 1/8" INCLUDING SPICES AT CEILING AND FLOOR AND IN OPENINGS AROUND DOORS, STAIRS, CHIMNEYS AND SIMILAR OPENINGS SHALL BE FINISHED WITH A SMOOTH FINISH.
4. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH FINISH.
5. DRINKING WATER SHALL BE SUPPLIED TO ALL EXPOSED DRINKING WATER FIXTURES (KITCHEN SINKS AND SPOON RACKS).
6. ALL WALLS AND CEILING SHALL BE FINISHED WITH A SMOOTH FINISH.
7. CENTRAL BOARD COUNTY BOARD OF SUPERVISION, APPROVAL LOGS LIGHTER SUPERSEDES, DATE 1/6/10, OPEN 1/4" x 4" METAL CHANNELS SHALL BE ANCHORED AT EACH END AND AT 16" ON CENTER.
8. ALL WALLS SHALL BE ANCHORED AT EACH END AND AT 16" ON CENTER.
9. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM ALL ROOMS EXCEPT BATHS AND KITCHENS.
10. CLEAR OPENINGS SHALL BE NOTED ABOVE CLEARING.
11. ALL ROOF JOISTS SHALL BE 2x8 OR 2x10 APPROX. 24" ON CENTER.
12. ALL ROOF JOISTS SHALL BE 2x8 OR 2x10 APPROX. 24" ON CENTER.
13. PROVIDE ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT ALL EXTERIOR WALLS UNLESS CITY ORDINANCE.



### PLAN LEGEND

REFRIGERATOR (N.L.C.)	COOLTOP WINDOW	OPTIONAL COMPACTOR	CONDENSER ON CONCRETE PAD
DISHWASHER	MIDWAVE W/DISPOSAL	WATER TUB ON PLATFORM	WATER TUB ACCESS
TUB SHOWER	OPTIONAL WASHING MACHINE (N.L.C.)	TUB ON PLATFORM	22.2.35 ATTIC ACCESS
WATER CLOSET	TUB SHOWER	TUB ON PLATFORM	WATER TUB ACCESS
TUB SHOWER (W/STAIR)	TUB SHOWER	TUB ON PLATFORM	WATER TUB ACCESS
MEDICINE CABINET	TOILET PAPER DISPENSER	TOWEL BAR (PROVIDE SCALD BACKING)	WATER TUB ACCESS

GAS METER  
 ELEC. METER

**SECOND FLOOR**     1/4" = 1'-0"

**Exhibit D-2**  
**Second Floor Plan- Parcel 3**  
**PR 04-0189**  
**(Marquez)**



**SMITH RESIDENCE**

**CITY OF EL PASO DE ROBLES CALIFORNIA**

**05065**

**ELEVATIONS**

REVISIONS	DATE

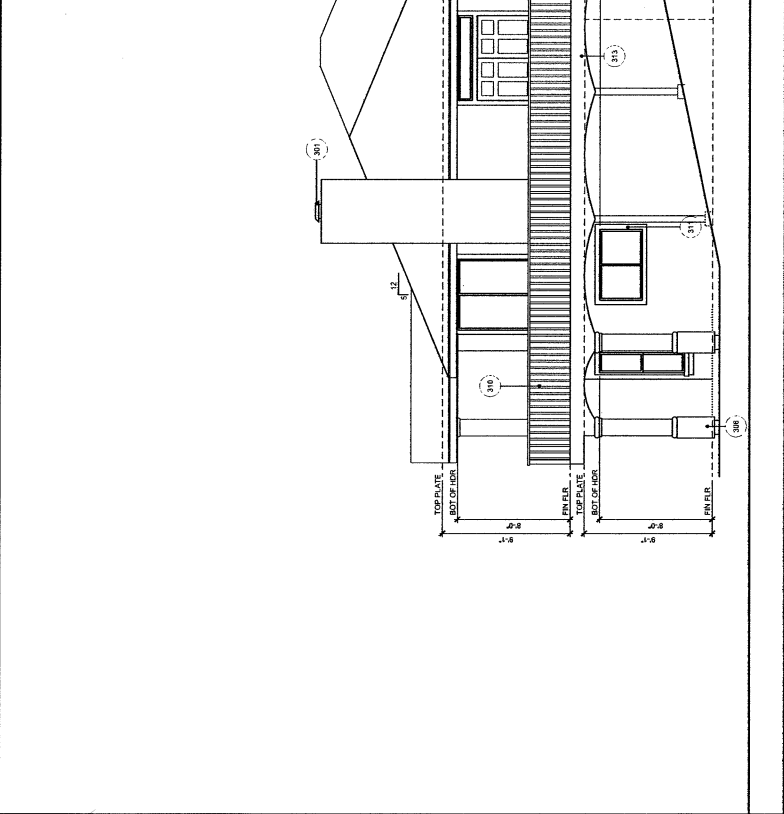
**A-3.1**

**ELEVATION NOTES**

- GLASS ENTRY SHALL COMPLY WITH IBC 703 PLASTIC GLASS SHALL BE CLASS "A" AND SHALL BE
- ALL ROOFING MATERIAL SHALL BE CLASS "A" AND SHALL BE
- ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 18" FROM THE CENTERLINE OF EACH SIDE SHALL EXTEND AT LEAST 2" FROM THE CENTERLINE OF FLASHING
- FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 6" AND SHALL BE PROTECTED WITH AN APPROVED FLASHING STRIP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
- ATTIC INSULATION SHALL BE COMPRESSED AS NOT TO EXCEED 10% OF ORIGINAL COMPRESSION
- THE CHIMNEY SHALL BE EQUIPPED WITH SPARK ARRESTOR AND SHALL BE PROTECTED BY 1/2" CORROSION RESISTANT METAL LINER
- BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTOR SCREEN SHALL BE 1/8" MESH AND SHALL BE PROTECTED BY 1/2" CORROSION RESISTANT METAL LINER
- FACTORY BUILT CHIMNEY SHALL EXTEND AT LEAST 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.

**KEYNOTES**

- CHIMNEY TOP 3 SPARK ARRESTOR
- COMP. SHINGLE ROOF PER OWNER
- CABLE END VENTS PER ATTIC CALC.
- 24" HEM FENESTRA
- HORZ. EXT. SIDING PER OWNER
- COLUMNS W/ FOAM CORE PRODUCTION
- 24" GA. WEEP SCREED @ BASE OF STUCCO
- METAL ROLL-UP GARAGE DOOR
- CORNER



**ELEVATION NOTES**

**LIVING ROOF VENTILATION REQUIRED**

ROOF AREA 1760 PER IBC 1505.3  
 1750 SQ. FT. FREE AREA REQUIRED  
 10 ROOF VENTS @ 175 SQ. IN.  
 ATTIC VENTS @ 275 SQ. IN.

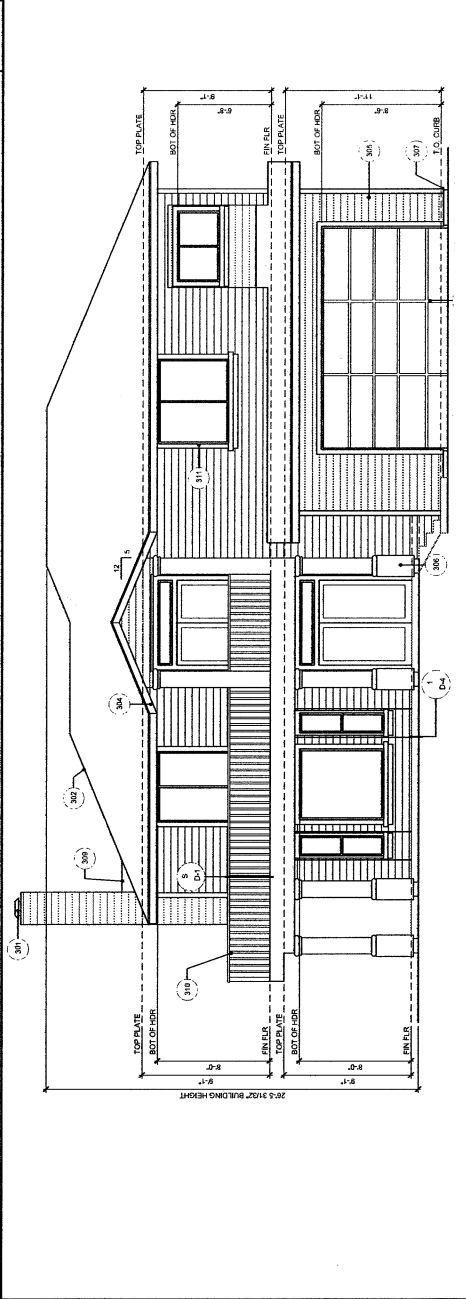
0.2 1/2" SCREENED VENT HOLES AT EVERY THIRD BAY AT 13.50. INCHES PER BAY  
 36 BAYS @ 13 SQUARE INCHES = 468 SQ. INCHES  
 10 ROOF VENTS @ 135 SQ INCHES = 1350 SQ. INCHES  
 1818 SQ. INCHES PROVIDED

**GARAGE ROOF VENTILATION REQUIRED**

ROOF AREA 1145 PER IBC 1505.3  
 1135 SQ. FT. FREE AREA REQUIRED  
 28 SQ. FT. AT 44 SQ. IN.  
 20 SQ. FT. FREE AREA REQUIRED  
 ATTIC VENTS @ 275 SQ. IN.  
 0.2 1/2" SCREENED VENT HOLES AT EVERY THIRD BAY AT 13.50. INCHES PER BAY  
 5 BAYS @ 13 SQUARE INCHES = 65 SQ. INCHES  
 65 SQ. INCHES PROVIDED

**PORCH ROOF VENTILATION REQUIRED**

ROOF AREA 1145 PER IBC 1505.3  
 1135 SQ. FT. FREE AREA REQUIRED  
 50 SQ. FT. AT 44 SQ. IN.  
 10 SQ. FT. FREE AREA REQUIRED  
 ATTIC VENTS @ 275 SQ. IN.  
 0.2 1/2" SCREENED VENT HOLES AT EVERY THIRD BAY AT 13.50. INCHES PER BAY  
 4 BAYS @ 13 SQUARE INCHES = 52 SQ. INCHES  
 52 SQ. INCHES PROVIDED



**WEST ELEVATION**

**1/4" = 1'-0"**

**Exhibit D-3**  
**Architectural Elevations- Parcel 3**  
**PR 04-0189**  
**(Marquez)**





11111 P.O. Box 11111, San Jose, CA 95131  
 Phone: 408.253.1234  
 Fax: 408.253.1234

**AREA**  
 184 SQ.FT. FIRST FLOOR  
 185 SQ.FT. SECOND FLOOR  
 556 SQ.FT. GARAGE  
 208 SQ.FT. PORCH  
 808 SQ.FT. DECK

**SMITH RESIDENCE**

**CITY OF EL PASO DE ROBLES CALIFORNIA**

05065  
**FLOOR PLAN**

REVISIONS	DATE

**A-1.1**

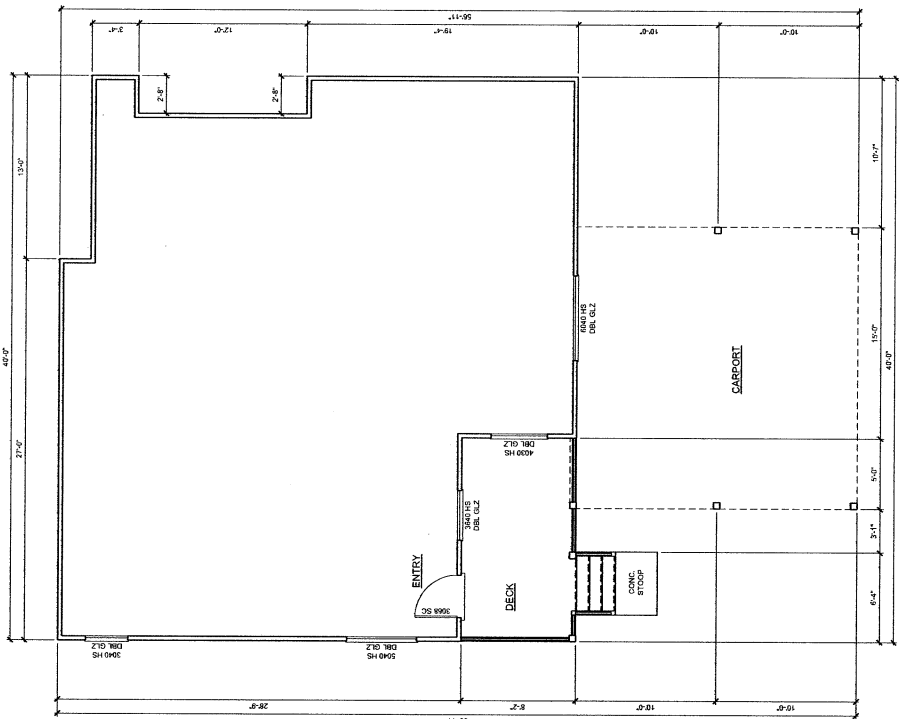
- KEYNOTES**
1. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.
  2. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.
  3. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.
  4. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.
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  10. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.
  11. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.
  12. ALL WORK TO BE DONE BY CONTRACTOR UNLESS OTHERWISE NOTED TO THE CONTRARY.

- FLOOR PLAN NOTES**
1. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4"x12" LVL UNLESS NOTED OTHERWISE.
  2. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4"x12" LVL UNLESS NOTED OTHERWISE.
  3. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4"x12" LVL UNLESS NOTED OTHERWISE.
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  11. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4"x12" LVL UNLESS NOTED OTHERWISE.
  12. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4"x12" LVL UNLESS NOTED OTHERWISE.

**PLAN LEGEND**

	REFRIGERATOR (N.I.C.)		CABINET
	COOKTOP		WATER CLOSET
	WOOD		SHOWER
	OPTIONAL FAN		TUB ON PLATFORM
	OPTIONAL CONDENSER ON CONCRETE PAD		TUB ON PLATFORM
	OPTIONAL ATTIC ACCESS		TUB ON PLATFORM
	OPTIONAL LAUNDRY		TUB ON PLATFORM
	OPTIONAL WASHER		TUB ON PLATFORM
	OPTIONAL DRYER		TUB ON PLATFORM
	OPTIONAL SINK		TUB ON PLATFORM
	OPTIONAL MICROWAVE		TUB ON PLATFORM
	OPTIONAL WATER CLOSET		TUB ON PLATFORM
	OPTIONAL SHOWER		TUB ON PLATFORM
	OPTIONAL TUB ON PLATFORM		TUB ON PLATFORM
	OPTIONAL WASHER		TUB ON PLATFORM
	OPTIONAL DRYER		TUB ON PLATFORM
	OPTIONAL SINK		TUB ON PLATFORM
	OPTIONAL MICROWAVE		TUB ON PLATFORM

12. PROVIDE ONE LAYER OF 3" TYPE 'X' GYPSUM BOARD AT CITY OF PASO DE ROBLES CITY ORDINANCE.



**FLOOR PLAN** 1/4" = 1'-0"

**Exhibit E-1**  
**Floor Plan - Parcel 1**  
**PR 04-0189**  
**(Marquez)**

	<p style="text-align: center;"><b>ELEVATION NOTES</b></p> <p><b>ELEVATION NOTES:</b></p> <ol style="list-style-type: none"> <li>1. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.</li> <li>2. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>3. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>4. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>5. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>6. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>7. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> </ol>
<p style="text-align: center;"><b>ELEVATION NOTES</b></p> <p><b>ELEVATION NOTES:</b></p> <ol style="list-style-type: none"> <li>1. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.</li> <li>2. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>3. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>4. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>5. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>6. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> <li>7. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 3" MINIMUM OVERLAP.</li> </ol>	<p style="text-align: center;"><b>KEYNOTES</b></p> <ol style="list-style-type: none"> <li>301 CHIMNEY CAP AS SHOWN ANNOTATION</li> <li>302 COMP SHINGLE ROOF PER OWNER</li> <li>303 2x4 PER FAN CHIA</li> <li>304 2x4 PER FAN CHIA</li> <li>305 HOLE EAT SOUND PER OWNER</li> <li>306 COLUMNS W/ FLOOR CORE PROJECTION</li> <li>307 2x4 GA WEEP SCREEN @ BASE OF STUCCO</li> <li>308 METAL IN-SLIP GARAGE DOOR</li> <li>309 CRACKET</li> </ol>

	<p style="text-align: center;"><b>LEFT ELEVATION</b></p> <p style="text-align: center;">1/4" = 1'-0"</p>
<p><b>FRONT ELEVATION</b></p> <p style="text-align: right;">1/4" = 1'-0"</p>	

**Exhibit E-2**  
**Architectural Elevations- Parcel 1**  
**PR 04-0189**  
**(Marquez)**

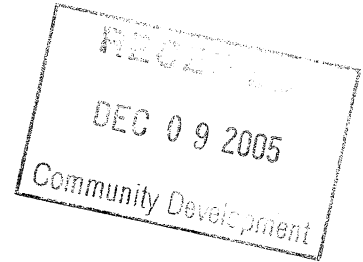
<p><b>NRB DRAFTING, INC.</b>          NELSON R. BERNAL</p>	<p>11145 PINE ST., SUITE 104          PASO ROBLES, CALIFORNIA 93525          TEL.: 805-237-3344          FAX.: 805-237-3344</p>	<p><b>SMITH RESIDENCE</b></p>	<p>CITY OF PASO ROBLES CALIFORNIA</p>	<p>05065</p>	<p><b>ELEVATIONS</b></p>																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		DESCRIPTION	DATE									<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		REVISIONS	DATE								
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DRAWN BY	DATE																						
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# A & T ARBORISTS

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



## Tree Preservation Plan For Marquez, Boyd, Gomes Paso Robles, CA



9-12-05

## Prepared by A & T Arborists and Vegetation Management

Chip Tamagni  
Certified Arborist #WE 6436-A

Steven Alvarez  
Certified Arborist #WE 511-A

Parcel Map #PR 04-0189

PD # \_\_\_\_\_

Building Permit # \_\_\_\_\_

Exhibit F  
Arborist Report  
PR 04-0189  
(Marquez)

**Project Description:** This project involves the dividing of a portion of Lot 1, Block 199 in Paso Robles, California. The property will be divided into three separate lots with the existing home remaining on parcel 1. Proposed parcel 3 will not encroach into any critical root zones. Proposed parcel 2 is planned to encroach in the critical root zones of trees #3, 4 and 5. The envelope need to be shifted a minimum of ten feet to the north. The lower portion of the new envelope shall be designed for driveway purposes within the critical root zones. Building footings will be allowed no closer than 20 feet from the trunks of trees #3 and 4. Footings may be constructed 15 feet away from the trunk of tree #5 because there is currently a 3 foot step down wall between the tree and the existing shed. There is a very minor probability any significant roots will be encountered from this tree.

**Specific Mitigations to this Project:** As stated above, shift the building envelope (proposed parcel 2) ten feet north and follow the building plan descriptions. All applicable mitigation measures described below shall be followed.

The term “critical root zone” or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. In the field oak trees to be saved have yellow tape and trees to be removed (no removals at this time) have red tape attached to the tag. Both critical root zones and drip lines are outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed.

### **Tree Rating System**

A rating system of 1-10 was used for visually establishing the general health and condition of each tree on the spreadsheet. The rating system is defined as follows:

<b><u>Rating</u></b>	<b><u>Condition</u></b>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.



- 3 Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
- 4 May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
- 5 Relatively healthy tree with little visual, structural and/or pest defects and problems.
- 6 Healthy tree that probably can be left in its natural state.
- 7-9 Has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

1. It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.
2. Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed. This includes proposed shifting of the building envelope for proposed parcel 2.
3. **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

**Tree Protection Zone**

No personnel, equipment,  
materials, and vehicles are  
allowed

Do not remove or re-position  
this fence without calling:

A & T Arborists  
434-0131

4. **Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
5. **Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
6. **Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.
7. **Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.
8. **Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.
9. **Paving Within The Critical Root Zone:** Pervious surfacing is preferred within the critical root zone of any native tree. If pavers are required, the areas are outlined on the grading plans. Pavers must be interlocking with a minimum of 10% void space backfilled with pea gravel. Geo textile fabric shall be permeable. Depending on use within the CRZ, pavers may or may not be required depending on soil type, grade changes, etc. Not required for this project.
10. **Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.
11. **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of critical root zone impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning, aesthetic value and individual tree notes along with canopy spread.

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez  
Certified Arborist #WC 0511

Chip Tamagni  
Certified Arborist #WE 6436-A

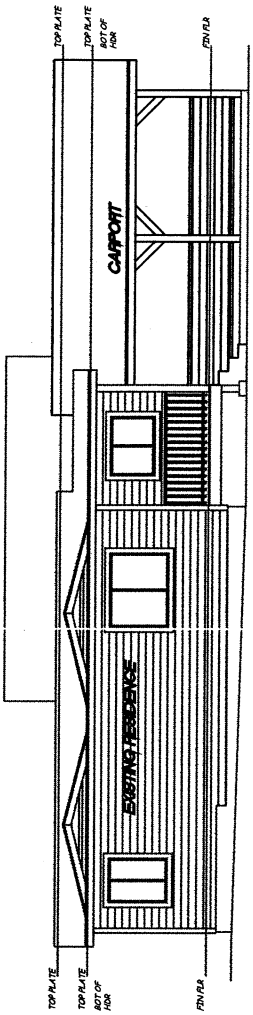
A handwritten signature in black ink, appearing to read 'CT', located below the printed name and title of Chip Tamagni.

TREE PROTECTION SPREAD SHEET

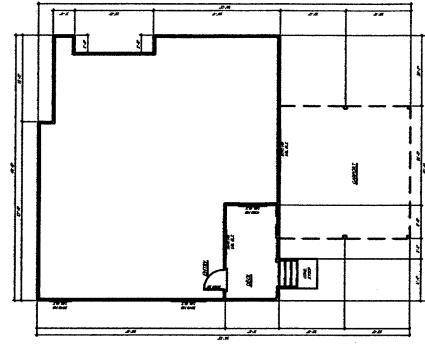
1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
1	BO	<i>Q. douglasii</i>	25	3	A	0%		fencing	no		good		40'e
2	BO	<i>Q. douglasii</i>	31	3	I	<10%	GR	fencing	no		good		41'e
3	BO	<i>Q. douglasii</i>	23	3	I	35%	GR	change	no		good	shift envelope N	42'ne
4	VO	<i>Q. lobata</i>	27	4	I	40%	GR	change	no		good	shift envelope N	35'n
5	BO	<i>Q. douglasii</i>	25	3	I	35%	GR	change	no		good	shift envelope N	30'n
6	BO	<i>Q. douglasii</i>	26	5	A	0%		fencing	no		good		20'n
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

1 = TREE # MOSTLY CLOCKWISE FROM DUE NORTH  
 2 = TREE TYPE: COMMON NAME IE W.O.= WHITE OAK  
 3 = SCIENTIFIC NAME  
 4 = TRUNK DIAMETER @ 46"  
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT  
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL  
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE  
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING  
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,  
 10 = ARBORIST MONITORING REQUIRED: YES/NO  
 11 = PRESCRIBED PRUNING: CLASS 1-4  
 12 = AESTHETIC VALUE  
 13 = FIELD NOTES  
 14 = NORTH SOUTH/EAST WEST CANOPY SPREAD

9/13/2005



**EXISTING RESIDENCE WITH NEW CARPORT**  
primary residence with new carport  
 1" = 4'

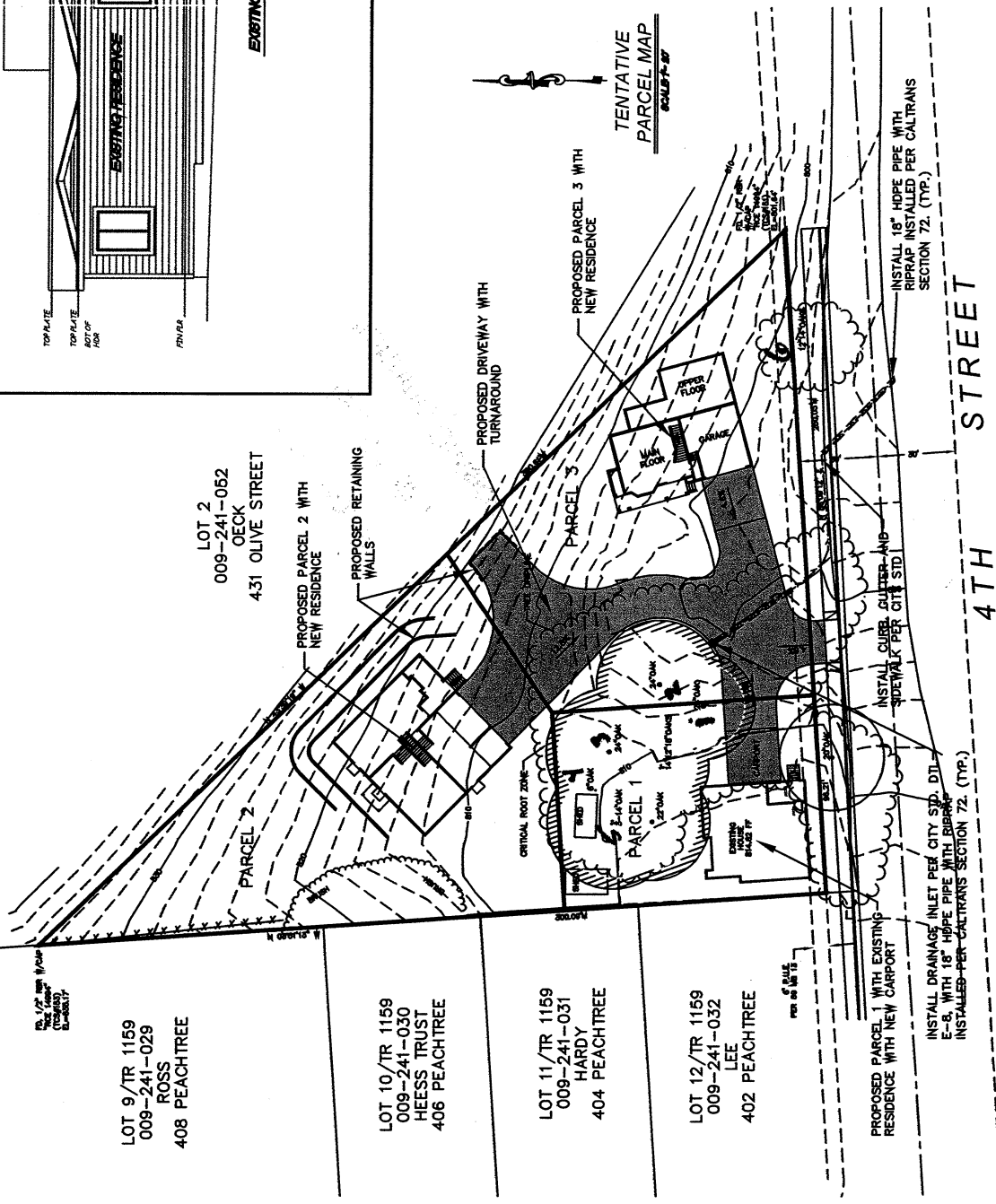


**EXISTING RESIDENCE WITH NEW CARPORT**  
 1" = 8'

**LEMK & ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • SURVEYING



TENTATIVE PARCEL MAP		TENTATIVE PARCEL MAP	
IMPROVEMENT PLAN		IMPROVEMENT PLAN	
LOT 1 BLOCK 188		LOT 1 BLOCK 188	
DATE: 11/29/00	DATE: 11/29/00	DATE: 11/29/00	DATE: 11/29/00
SCALE: 1" = 20'	SCALE: 1" = 20'	SCALE: 1" = 20'	SCALE: 1" = 20'
ASSIGNED BY: MBO	ASSIGNED BY: MBO	ASSIGNED BY: MBO	ASSIGNED BY: MBO
DRAWN BY: JBY	DRAWN BY: JBY	DRAWN BY: JBY	DRAWN BY: JBY
CHECKED BY: MBO	CHECKED BY: MBO	CHECKED BY: MBO	CHECKED BY: MBO
RECORD FILE:	RECORD FILE:	RECORD FILE:	RECORD FILE:
DATE: 11/29/00	DATE: 11/29/00	DATE: 11/29/00	DATE: 11/29/00
PROJECT NO: 000000	PROJECT NO: 000000	PROJECT NO: 000000	PROJECT NO: 000000
DRAWING NO: 1	DRAWING NO: 1	DRAWING NO: 1	DRAWING NO: 1



**Arborist Report**  
**Tree location Map**

LOT 9/TR 1159  
 009-241-029  
 ROSS  
 408 PEACHTREE

LOT 10/TR 1159  
 009-241-030  
 HEES TRUST  
 406 PEACHTREE

LOT 11/TR 1159  
 009-241-031  
 HARDY  
 404 PEACHTREE

LOT 12/TR 1159  
 009-241-032  
 LEE  
 402 PEACHTREE

PROPOSED PARCEL 1 WITH EXISTING RESIDENCE WITH NEW CARPORT

INSTALL DRAINAGE INLET PER CITY STD. D11 E-8, WITH 18" HOPE PIPE WITH RIPRAP INSTALLED PER CALTRANS SECTION 72 (TYP.)

INSTALL CURB GUTTER AND SIDEWALK PER CITY STD.

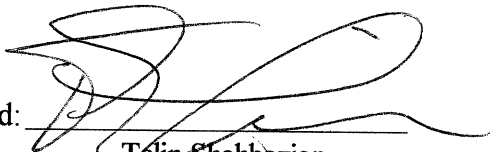
INSTALL 18" HOPE PIPE WITH RIPRAP INSTALLED PER CALTRANS SECTION 72 (TYP.)

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Parcel Map PR 04-0189 to subdivide an approximately 1-acre site into three parcels, (Applicant: Jose & Maria Marquez) on this 29<sup>th</sup> day of November, 2006.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

  
Talin Shahbazian

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

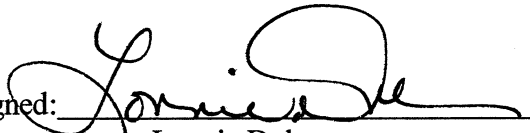
Newspaper: Tribune

Date of Publication: December 1, 2006

Meeting Date: December 12, 2006  
(Planning Commission)

Project: Tentative Parcel Map PR 04-0189  
Marquez - 319 14<sup>th</sup> Street)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Parcel Map PR 04-0189, a parcel map application filed by EMK and Associates on behalf of Jose & Maria Marquez, to subdivide an approximate 1-acre parcel into three parcels, where the existing house would remain and two additional single family homes would be built. The site is located at 319 14th Street.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, December 12, 2006, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed staff report for parcel map PR 06-0096 will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the parcel map application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren B. Nash, Associate Planner  
December 1, 2006 6497888