

RESOLUTION NO.: 05-0038

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 04-0626
(BRIAN BAILEY)
APN: 009-284-010

WHEREAS, Parcel Map PR 04-0626, an application filed by McCarthy Engineering, on behalf of Brian Bailey to subdivide a 17,000 square foot lot into three parcels; and

WHEREAS, the site is located at 535 2nd Street; and

WHEREAS, the subject site is located in the Residential Multi-Family (RMF-8) land use category and the R2 zoning district; and

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

WHEREAS, two new parcels would be created where Parcel 2 would be 7,879 square feet and Parcel 2 would be 5,355 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 April 26, 2005, 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;
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;

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 04-0626 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>
B	Tentative Parcel Map
C	Conceptual Development Plan
D	Oak Tree & Misc. Plan
E	Arborist Report

3. PR 04-0626 would allow the subdivision of the existing 17,000 square foot lot into three lots ranging in size where Parcel 1 would be approximately 7,900 square feet, Parcel 2 would be approximately 5,500 square feet and Parcel 3 would be approximately 4,500 square feet.
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. Prior to the issuance of a building permit for each home, the final site plans and architectural elevations shall be reviewed by the Development Review Committee (DRC).
6. The new units shall be designed to stay out of the Critical Root Zone of Trees 3 and 4. If covered parking is to be developed for the existing house, it needs to be in the form of a carport in order to reduce impacts to the existing trees. Any encroachment shall be monitored by the project arborist. All oak tree preservation measures, as outlined in the attached Arborist Report (Exhibit E), shall be complied with.
7. Prior to the final map recordation a drain for the existing cavity on the north side of Tree No. 2 as suggested by the Arborist. Note: the suggested pruning for Tree No. 2 was completed per the Oak Tree Trimming Permit issued by the Public Works Department on February 2, 2005.
8. Prior to the issuance of a building permit for each lot, the project Arborist shall review the plans to insure that there are no significant impacts to the oak trees, and that any mitigation has been designed into the project.
9. Prior to or in conjunction with the recording of the final map, Conditions 6, 7 and 8 along with the Arborist Report for the project shall be recorded against the title of each lot.
10. 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. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent funding being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including adjustments similar to those established for the CFD), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.

11. Prior to occupancy of any building permit; curb, gutter and sidewalk shall be repaired on 2nd Street at the direction of the City Engineer.
12. Prior to recordation of the final map, the subdivider shall place a fire hydrant at the intersection of 2nd and Oak Streets. A 2-inch water service with a manifold shall be extended from Oak Street to serve the new parcels.
13. Prior to final map approval, the applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.
14. The final parcel map shall include all utility easements necessary, including easements for water and sewer services to the new parcels and a sewer easement in favor of the City for the existing sewer across the northwest portion of the property.
15. Prior to final map approval, the existing garage shall be removed.

PASSED AND ADOPTED THIS 26th day of April, 2005 by the following Roll Call Vote:

AYES: Menath, Johnson, Mattke, Steinbeck, Flynn, Hamon, Hostine
NOES: None
ABSENT: None
ABSTAIN: None



CHAIRMAN, ED STEINBECK

ATTEST:



ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION
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EXHIBIT A OF RESOLUTION 05- 0038

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

PROJECT #: Tentative Parcel Map PR 04-0626

APPROVING BODY: Planning Commission

DATE OF APPROVAL: April 26, 2005

APPLICANT: Brian Bailey

LOCATION: 532 2nd 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 April 26, 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.

- 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:

- 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

- 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.

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

APPLICANT: Brian Bailey
REPRESENTATIVE: John McCarthy
PROJECT: Tentative Parcel Map 04-0626

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:

Street Name	City Standard	Standard Drawing No.
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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:

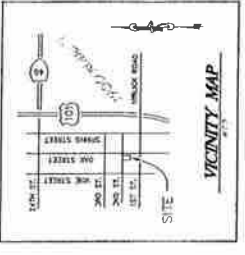
- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed 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.

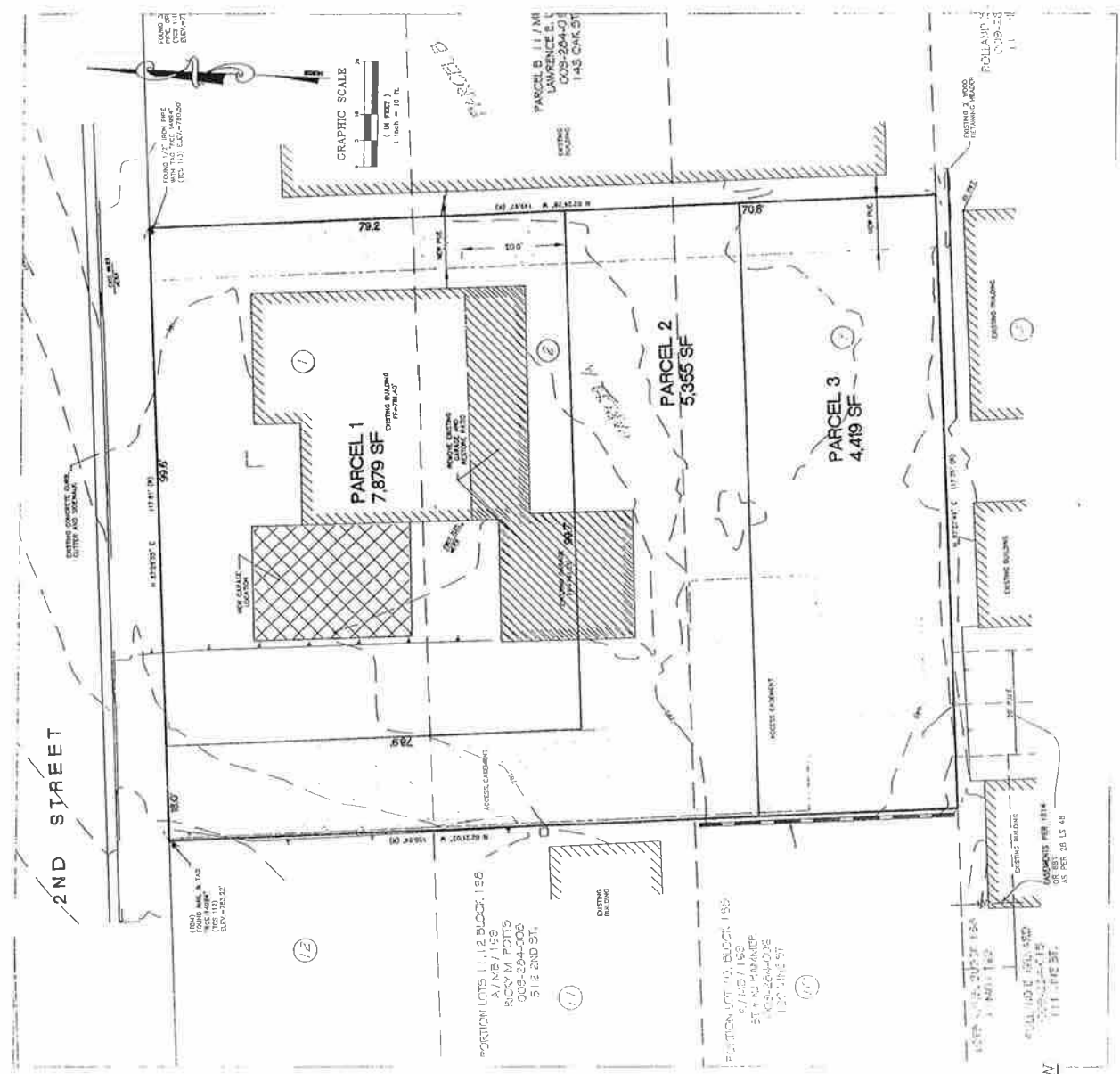


McCarthy Engineering, Inc.
 Civil and Traffic Engineering
 Project Planning
 Also: Builders, Civil
 (805) 232-8888 (805) 237-8558

TENTATIVE PARCEL MAP
 PR 04-0626

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 178-03-01 IN THE CITY OF PALM DESERT, IN THE OFFICE OF THE COUNTY REGISTRAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SURVEY WORK BY:
 TWIN CITIES SURVEYING, INC.
 415 S. MAIN STREET / P.O. BOX 77
 TEMPELTON, CALIFORNIA 92465-0077
 (805) 434-1834 FAX (805) 434-3824
 DRAWING NO. 21-0429 (200)
 DATE: 10/28/2004
 SHEET 11 OF 13



BENCH MARK

ROUND STANDARD U.S. BRASS CAP IRON STAMPED "K" OF THE NORTH CONCRETE ELEVATION OF THE END OF THE NEAR 4TH STREET. 24" X 24" X 24" CONCRETE. THE POINT IS ABOUT 1' LOWER THAN THE TRACES.
 BM ELEVATION = 70.37 FEET (MAY 08)
 (FRESH) TBM ELEVATION = 70.12 FEET
 (FRESH) AT THE NORTHEAST CORNER OF PROPERTY

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF PROPERTY MAP AS SHOWN HEREON AND I CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNER AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 02-21-2007
 SIGNATURE: [Signature]

NOTES

1. ANY POSSIBLE EASEMENTS AFFECTING PROPERTY SHOWN ON THIS MAP ARE SHOWN IN RED.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE BASED ON AN UNDISTURBED SURFACE AND REFLECT SHOWN ON THE MAP. ACTUAL CONDITIONS MAY VARY.
3. TO THE EXTENT POSSIBLE, THE DIMENSIONS SHOWN ON THIS MAP ARE BASED ON THE MOST RECENT SURVEY INFORMATION AVAILABLE TO THE SURVEYOR.
4. FIELD SURVEY CONDUCTED ON 02/21/07.
5. BOUNDARY INFORMATION SHOWN AS REQUIRED PER 11 PM 89 (R).
6. TITLE REPORT: [Title Report Information]
7. PER F.E.M.A. F.I.R.M. MAP 000608 DATED SEPTEMBER 18, 1981, THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS OF THE 100-YEAR FLOOD AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF 1.5 TO 2.0 FEET. THE CONTRIBUTING DRAINAGE AREA US AREAS INDICATED BY DOTTED LINES FROM THE BASE FLOOD.

BASIS OF BEARINGS

MEASURED BEARINGS ARE RELATIVE TO GRID NORTH (GCS - NAD 83). THE MEAN CONVERGENCE ANGLE IS 1.75 DEGREES.

ZONING

CURRENT ZONING IS R2
 TOTAL ACRES = 17,653 SQ. FT.

PROPERTY OWNERS/SITE INFORMATION

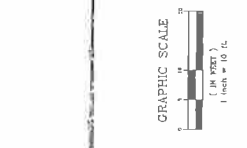
NAME: BRANK B. & SUSAN D. BAILEY
 ADDRESS: 515 2ND STREET
 PALM DESERT, CA 92444
 PHONE: 805-232-8888
 APN: 009-294-010

Exhibit B
 Tentative Parcel Map
 PR 04-0626
 (Bailey)

VINE STREET

2ND STREET

OAK STREET



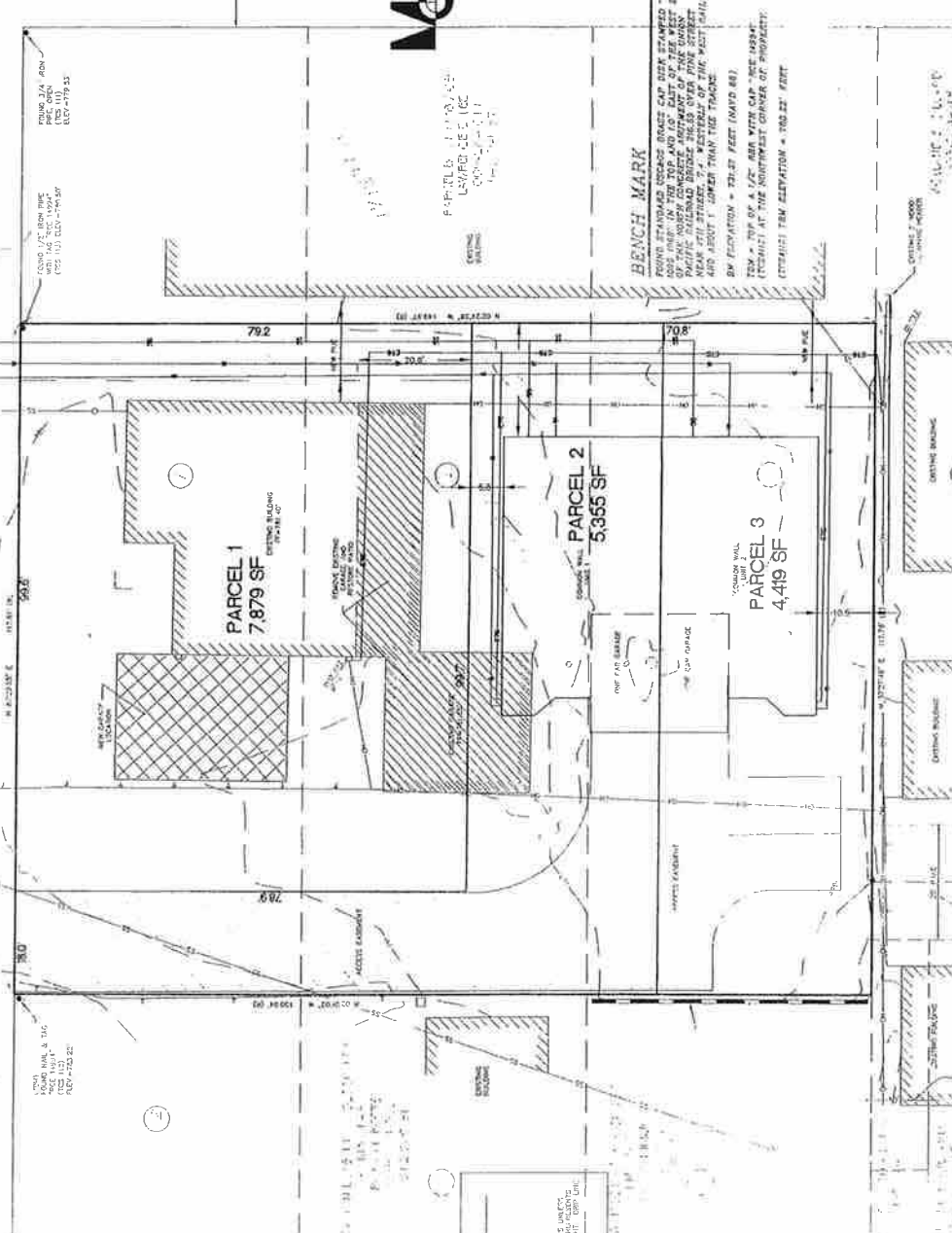
McCluskey Engineering, Inc.
Civil and Traffic Engineering
Project Planning
Phase 1, 2 & 3
PO BOX 5208
PASO ROBLES, CALIF.
(805) 520-3525 (605) 237-8626 fax



DEVELOPMENT CONCEPT
TENTATIVE PARCEL MAP
PR 04-0626

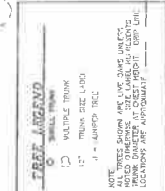
BEING A SUBDIVISION OF PARCELS 4 OF PARCEL MAPS
NO. 8658 AND NO. 8659, THE CITY OF EL PASO DE ROBLES,
IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF
SANTA BARBARA, STATE OF CALIFORNIA.

SURVEY WORK BY:
TWIN CITIES SURVEYING, INC.
515 E MAIN STREET
PASO ROBLES, CALIFORNIA 93426
(805) 520-1624 FAX (805) 520-2884
OWNER: BRAD B. K. SIGMAN
ADDRESS: 512 2nd STREET
PASO ROBLES, CA 93426
PHONE: 805-231-1111
DATE: 11/05/2004
SHEET 3 OF 3



NOTES

1. ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE SHOWN EXCEPT AS SHOWN OTHERWISE IN THIS MAP AND ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
2. THE PROPERTY MAY BE SUBJECT TO EASEMENTS REGARDING UTILITY LOCATIONS, SIZE, DEPTH, AND OTHER MATTERS. CONSULT UTILITY OWNERS.
3. FIELD SURVEY CONDUCTED IN 2004. SEE DATA PER P. 4 OF P. 69 (R).
4. BOUNDARY INFORMATION SHOWN IS RECORD.
5. RECORD DATA PER P. 4 OF P. 69.
6. TITLE REPORT: TWIN CITIES SURVEYING, INC. ORDER NO. 2004-109616 (LL) DATED NOVEMBER 25, 2004.
7. EASEMENTS PER TITLE REPORT: NONE NOTED ON TITLE REPORT.
8. PER S.A.M.A. F.I.R.M. MAP 020808 DATED SEPTEMBER 19, 1981. THE PROPERTY IS IN 2008 B. ZONING DISTRICT 100-2. THE 100-2 ZONING DISTRICT AREA'S SUBSTANTIAL PORTION OF THE PROPERTY WITH AVERAGE DEPTHS IS LESS THAN ONE SQUARE MILE. THIS CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE FROM THE BASE FLOOD.



BASIS OF BEARINGS

MEASURED BEARINGS ARE RELATIVE TO GRID NORTH LINES
(NAD 83). THE MEAN CONVERGENCE ANGLE IS
MEASURED DISTANCES AND GRID DISTANCES. A CORRECTION
TO GRID DISTANCES. MULTIPLY GRID DISTANCES BY THE
CONVERSION SCALE FACTOR OF 1.00038859

ZONING

CURRENT ZONING IS R2
TOTAL ACRES = 17,653 SQ. FT.

PROPERTY OWNERS/SITE INFORMATION

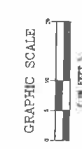
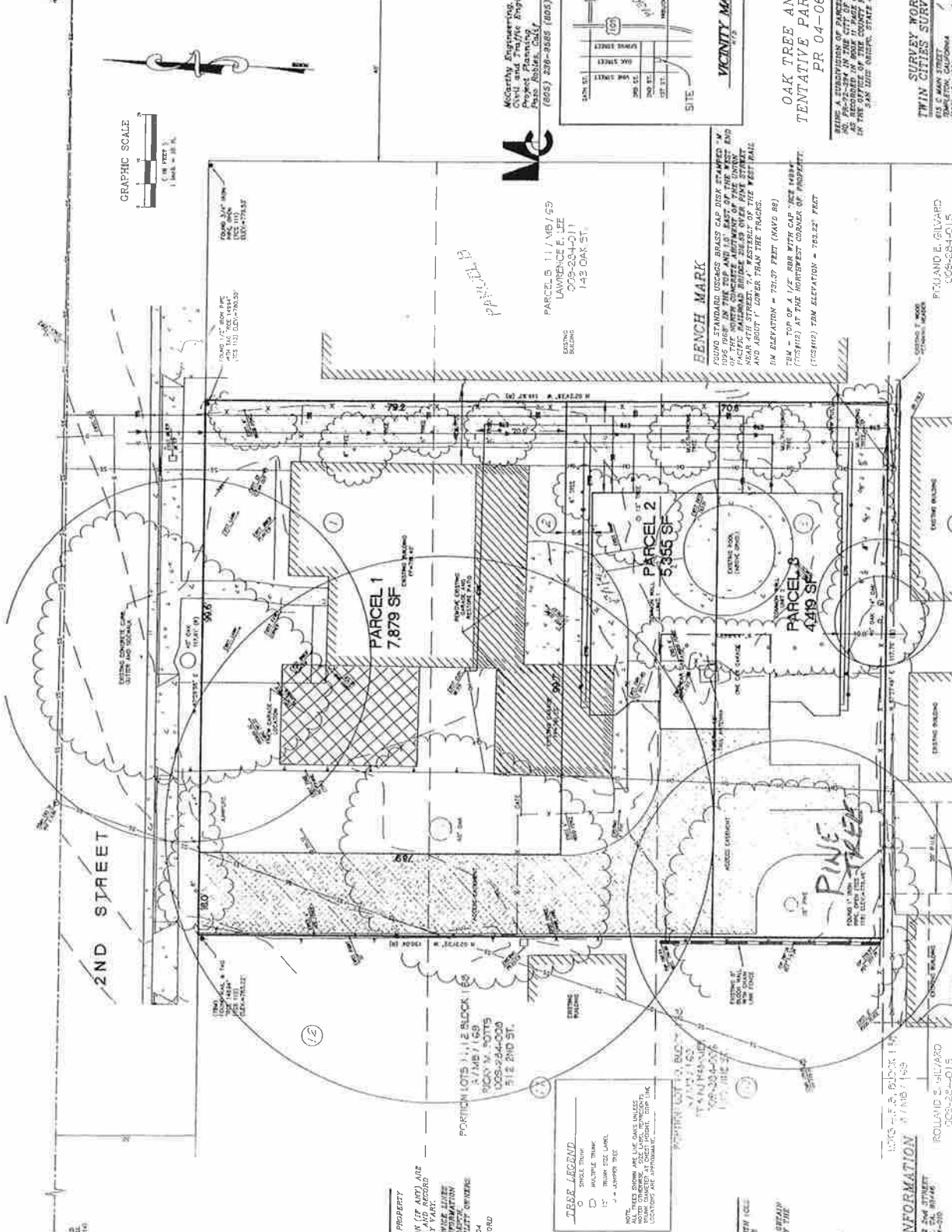
NAME: BRAD B. K. SIGMAN D. BAILEY
ADDRESS: 512 2ND STREET
PASO ROBLES, CA 93426
PHONE: 805-231-1111
APN: 099-261-0140

Exhibit C
Conceptual Development Plan
PR 04-0626
(Bailey)

VINE STREET

2ND STREET

OAK STREET



McCarthy Engineering, Inc.
Civil and Traffic Engineering
Project Planning
Paso Robles, Calif.
(805) 239-3668 (805) 239-6888 Fax



OAK TREE AND MISC.
TENTATIVE PARCEL MAP
PR 04-0626

NAME A SUBDIVISION OF PARCELS OF PARCEL MAPS AS RECORDED IN BOOK 11 PAGE 50 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SURVEY WORK BY:
TWIN CITIES SURVEYING, INC.
418 E MAIN STREET / P.O. BOX 777
SAN DIEGO, CALIFORNIA 92101-0777
(619) 444-1834 / FAX (619) 444-1834
Surveyed and Plotted by: JAMES W. BAYLEY
10/25/2004

PARCEL 1 11 / NB / 59
LAURENCE E. LEE
005-224-0311
145 OAK ST.

PARCEL 2 5,355 SF

PARCEL 3 4,419 SF

BENCH MARK
FOUND STANDARD USGCS BRASS CAP DISK STAMPED "M 105 1056" IN THE TOP AND 10' EAST OF THE WEST END OF THE CONCRETE DRIVE NEAR OAK STREET AND 4TH STREET, 7.4' WESTERLY OF THE WEST BAIL AND ABOUT 1' LOWER THAN THE TRAILS.
BM ELEVATION = 733.37 FEET (MVD 88)
TBM - TOP OF A 1/2" IRON WITH CAP - SEE 4887 (735812) AT THE NORTHWEST CORNER OF PROPERTY.
(735812) TBM ELEVATION = 733.22 FEET

ROLAND E. BILVARD
005-684-015
111 VINE ST.

NOTES

1. ALL BOUNDARY ELEVATIONS IN EXISTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN.
2. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE SHOWN ONLY AS APPROXIMATE LOCATIONS AND DEPTHS. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION, CONDUIT, AND CABLES, CONTACT UTILITY OWNERS.
3. FIELD SURVEY PERFORMED 10/28/2004
4. BOUNDARY INFORMATION SHOWN IS RECORD
5. RECORD MAP PER 17 PM 59
6. TITLE SEARCHED BY THE COMPANY (OWNER) AND RECORDED IN THE PUBLIC RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, 2004
7. ALL AREAS NOTED ON TITLE REPORTS AND NOTED ON THIS REPORT
8. PER P.P.M.A. F.I.R.M. MAP 030806 DATED SEPTEMBER 16 1981, B. WHICH INDICATES AREAS BETWEEN AND 500'-YEAR FLOOD OR COASTAL AREAS SUBJECT TO 100'-YEAR LESS THAN ONE(S) FOOT OR WHERE IS LESS THAN ONE(S) FOOT OR WHERE OR AREAS PROTECTED BY LEETES FROM THE BASE FLOOD

SPERE LEGEND

- SINGLE TRUNK
 - DOUBLE TRUNK
 - △ TRUNK TREE LAND
 - ▽ JUMPING TREE
- NOTE: THESE SYMBOLS ARE THE ONLY SYMBOLS NOTED ON THESE "SITE PLANS" WHICH INDICATE UNDERGROUND UTILITY SERVICE LINES.

BASIS OF BEARINGS

MEASURED BEARINGS ARE RELATIVE TO GRID NORTH (ICG 83-2396.9). THE MEAN CONVERGENCE ANGLE IS 1.73258". MEASURED DISTANCES ARE GRID DISTANCES. TO OBTAIN MEASURED DISTANCES FROM GRID DISTANCES OF THE COMBINED BEARING AND DISTANCE OF THE

ZONING

CURRENT ZONING IS R2
TOTAL AREA = 11,569 SQ. FT.

PROPERTY OWNERS/SITE INFORMATION

NAME: MIKEY B. & SUSAN B. BAILEY
ADDRESS: 422 2ND STREET
PASO ROBLES, CA 92566
PHONE: 858-280-2300

10/23-11/8 B. BILVARD 11 / NB / 59
ROLAND E. BILVARD
005-684-015
111 VINE ST.

RECORDED PER 1814
OR 831
AS FEB 28 LS 48

Exhibit D
Oak Tree and Misc. Map
PR 04-0626
(Bailey)



1615 Lupine Lane, Templeton, California 93465

1-27-05

Brian and Susan Bailey
2nd Street Project
Paso Robles, California

The following tree protection plan is in regards to the lot near the confluence of Oak and 2nd Streets in Paso Robles (Tentative Parcel Map 04-0626). There is currently a single family home on the lot. The plans are to add a second unit in the rear of the property, remove the existing garage and building a new one closer to 2nd Street. There is one valley oak (*Quercus lobata*) at the front of the lot, one over mature coast live oak (*Quercus agrifolia*) in the center of the lot and two young live oaks in the rear.

The existing garage that will be removed currently has an asphalt approach that exists where the new garage will be located. All demolition shall be non-intrusive into the soil profile. All trenching for the new garage shall be monitored with proper root pruning mitigations (see #4 below). Any over-excavation requirements for the footings shall be minimized to limit encroachment. Pavers shall be utilized for the driveway to the rear unit. The curbing for the inside edge of the pavers (near the trunk of tree #2) shall be the non-intrusive type (requiring no footing). The pavers shall be of the porous variety (see #7 below). The soil next to tree #2 is already highly compacted. All efforts shall be made minimize grading (see #9 below) for the pavers in this area. Tree number two has excessive weight to the west. A permit shall be required to remove one 24 inch by 30 foot limb, one 20 inch by 8 foot stub, one 24 inch by 3 foot stub and one 14 inch by 14 foot limb to the upright branch. Pruning shall be less than 25% of the entire canopy. Also highly recommended is the installation of a drain for the cavity on the north side. The term "critical root zone" is defined as an imaginary circle with a radius equal to the diameter of the trunk of the tree measured per the specifications laid forth in the Paso Robles Oak Tree Ordinance.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the critical root zone of any native tree.

Tree Rating System

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

Exhibit E
Arborist Report
PR 04-0626
(Bailey)

2005

<u>Rating</u>	<u>Condition</u>
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.
6	Healthy tree that probably can be left in its natural state.
7-9	Have 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).

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 the arborists upon request.

1. **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 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.
2. **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.
3. **Chip Mulch:** All areas within the critical root zone of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

4. **Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**, augured or bored. All major roots shall be avoided whenever possible. All roots greater than 1 inch in diameter shall be clean cut with sharp pruning tools.
5. **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.
6. **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.
7. **Paving Within The Critical Root Zone:** Pervious surfacing is preferred within the critical root zone of any native tree. The areas where pavers are required are outlined on the grading plans. Pavers must be interlocking with a minimum of 10% void space backfilled with pea gravel. Fabric shall be permeable.
8. **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.
9. **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.
10. **Construction Materials And Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree.
11. **Arborist Monitoring:** An arborist **shall** be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform the arborist prior (48 hours minimum) to these events so he can make arrangements to be present.
 - pre-construction fence placement
 - trenching for new garage within the CRZ of trees #1 and #2
 - trenching for the second unit within the CRZ of trees #3 and #4
 - non-invasive curbing installation within the CRZ of tree #2

12. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team may be required for this project. Prior to final occupancy, a letter from the arborist(s) **shall** be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees (identified on the spreadsheet), and that all work done in these areas was completed to the standards set forth above.

13. Pruning: Class IV pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A certified arborist **shall** perform and/or supervise all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for clearance shall be pruned **prior** to any grading activities to avoid any branch tearing. A permit shall be submitted along with appropriate fees to the city of Paso Robles. A city representative must visit the site and sign off the permit prior to commencement of any trimming of limbs greater than 6 inches in diameter.

14. Landscape: All landscape under the critical root zone shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed outside the critical root zone, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

15. Utility Placement: All utilities shall be placed down the roads and driveways and when possible outside of the critical root zone. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots.**

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 trees to be saved have yellow tape and trees to be removed have red tape.

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

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	CANOPY NS/EW
1	VO	40	2	I	10%	TR	F, RP	NO		extensive nesting holes	60/50
2	LO	60	4	I	25%	GR, TR	F, RP, M	YES	IV	over mature	60/46
3	LO	14	5	I	15%	TR	F, RP, M	YES			
4	LO	10	5	I	<5%	TR	F, RP	NO			
5											
6											
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 = TRUNK DIAMETER @ 4'6"
 4 = TREE CONDITION 1 = POOR, 10 = EXCELLENT
 5 = CONSTRUCTION STATUS AVOIDED, IMPACTED, REMOVAL
 6 = PERCENT OF CRITICAL ROOT ZONE IMPACTED

7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
 8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING
 9 = ARBORIST MONITORING REQUIRED: YES/NO
 10 = PERSCRIBED PRUNING: CLASS 1-4
 11 = FIELD NOTES