

**RESOLUTION NO: 15-010**  
**A RESOLUTION OF THE PLANNING COMMISSION**  
**OF THE CITY OF EL PASO DE ROBLES APPROVING**  
**PLANNED DEVELOPMENT 07-015 AMENDMENT**  
**3002 RIVERSIDE AVENUE**  
**(MARY QUAN)**  
**APN: 008-051-031**

**WHEREAS**, Planned Development 07-015 Amendment has been submitted by Mary Quan, requesting to construct a 66 room hotel, with a 3,000 square foot conference room and a 2,000 square foot spa building on the same site as the existing hotel building; and

**WHEREAS**, the project is located at 3002 Riverside Avenue; and

**WHEREAS**, Section 21.23B.030(5a), of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan (PD) review process; and

**WHEREAS**, the General Plan Land Use designation for the site is CS (Commercial Service); and

**WHEREAS**, the building is located within the RSC zoning district within the Uptown Town Centre (UTSP); and

**WHEREAS**, the applicants are requesting that the Planning Commission allow two modifications from the UTSP development standards including an increased building height to 46-feet, and increased building setbacks; and

**WHEREAS**, the project is Exempt (Class 32) from environmental review of the California Environmental Quality Act (CEQA) per section 15332 In-Fill Development Projects; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on May 26, 2015 to consider facts as presented in the staff report prepared for this Planned Development application and to accept public testimony regarding the project; and

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

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Riverside Corridor designated areas of the City; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 07-015 Amendment, subject to the following condition:

**STANDARD CONDITIONS:**

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

**SITE SPECIFIC CONDITIONS:**

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

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B-1	Site Plan
B-2	Landscape Plan
B-3	Decorative Wall Detail
C	Floor Plans – 1 <sup>st</sup> Floor
D	Floor Plans – 2 <sup>nd</sup> Floor
E	Floor Plans – 3 <sup>rd</sup> Floor
F	Floor Plans – King Guest Room
G	Floor Plans – Queen Guest Room
H	Elevations (North & South)
I	Elevations (East & West)
J	Color/Material Board
K	Roof Plan
L	Arborist Report

3. This PD 07-015 Amendment allows for development of a 66 unit hotel building approximately with a 3,000 square foot conference room and a 2,000 square foot spa building. No customer shall occupy a hotel room for a period of time exceeding 30 days.

4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for the Development Review Committee review:
  - a. Final site plan and architectural elevations for all buildings;
  - b. Exterior light fixtures details;
  - c. Final colors/materials;
  - d. Detailed landscape plan including transformer, backflow and other equipment screening;
  - f. Fencing Plan
  - g. Sign Plan
5. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view with architectural features and vegetation that is dense and high enough to conceal it.
6. Any roof mounted equipment shall be fully screened. The building parapet for the conference building may need to be raised in order to accomplish full screening. Prior to the issuance of a building permit, architectural elevations along with building cross sections shall be submitted to the DRC indicating how roof screening will be accomplished.
7. All oak tree protection measures and monitoring requirements outlined in the project Arborist Report, including required monitoring shall be complied with, See Exhibit K. Prior to a Certificate of Occupancy for the hotel, the Arborist shall provide a letter indicating that all oak tree protection measures have been complied with to his satisfaction.
8. Prior to occupancy, the applicant shall relocate the overhead utilities along Riverside Avenue underground adjacent to the project.
9. Prior to occupancy, the applicant shall improve Riverside Avenue with curb, gutter, sidewalk and paving along the frontage of the project in accordance with plans approved by the City Engineer.
10. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

**CONSTRUCTION PHASE:**

**Dust Control Measures**

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.

- d. Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

#### Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

#### Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

PASSED AND ADOPTED THIS 26th day of May 2015 by the following roll call vote:

AYES: Rollins, Barth, Cooper, Donaldson, Burgett, Vanderlip

NOES: None

ABSENT: None

ABSTAIN: Brennan

ATTEST:

  
WARREN FRACE, PLANNING COMMISSION SECRETARY

  
VINCE VANDERLIP, CHAIRMAN

EXHIBIT A OF RESOLUTION  
CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> <u>Planned Development</u>	<input type="checkbox"/> <u>Conditional Use Permit</u>
<input type="checkbox"/> <u>Tentative Parcel Map</u>	<input type="checkbox"/> <u>Tentative Tract Map</u>
<u>Approval Body: Planning Commission</u>	<u>Date of Approval: May 26, 2015</u>
<u>Applicant: Paso Oaks Hotel</u>	<u>Location: 3002 Riverside Ave.</u>
<u>APN: 008-051--031</u>	

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 Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

- ☒ 1. This project approval shall expire on May 26, 2017 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied 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 shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- ☒ 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- ☐ 4. Any site specific condition imposed by the Planning Commission in approving this

project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- ☒ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- ☒ 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 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.
- ☒ 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- ☐ 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- ☐ 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- ☒ 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- ☒ 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical

transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

- ☒ 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- ☒ 14. 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 shall be subject to approval by the Community Development Director or his designee.
- ☒ 15. 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.
- ☒ 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- ☒ 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., 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 removal.
- ☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- ☐ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- ☐ 20. 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 prior to the issuance of building permits.
- ☒ 21. 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 site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
- ☒ b. A detailed landscape plan;
- ☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
- ☒ d. Other: See PD Resolution

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

- ☐ 1. 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.
- ☐ 2. 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.
- ☐ 3. The owner shall petition to annex residential Tract (or Parcel Map)\_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- ☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- ☐ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

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**ENGINEERING DIVISION-** The applicant shall contact the Engineering Division, (805) 237-

(Adopted by Planning Commission Resolution \_\_\_\_\_)

**3860, for compliance with the following conditions:**

All conditions marked are applicable to the above referenced project for the phase indicated.

**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 ISSUANCE OF A GRADING PERMIT:**

- ☐ 1. Prior to approval of a grading plan, 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.
- ☒ 2. 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.
- ☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- ☐ 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- ☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

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

- ☒ 1. All off-site public 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 the Public Works Department Standards and Specifications.
- ☐ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.

- ☐ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- ☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

**F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

- ☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- ☒ 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- ☒ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Riverside Ave.	Local	
Street Name	City Standard	Standard Drawing No.

- ☐ 4. If, at the time of approval of the final 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.

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

- ☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- ☒ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- ☐ 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.
- ☒ 8. The applicant shall install all utilities underground. 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.
- ☐ 9. 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.
- ☐ 10. 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/open space landscaping;
  - ☐ c. Wall maintenance in conjunction with landscaping;
  - ☐ d. Graffiti abatement;
  - ☐ e. Maintenance of open space areas.
- ☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- ☐ 12. All final property corners shall be installed.
- ☐ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- ☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- ☐ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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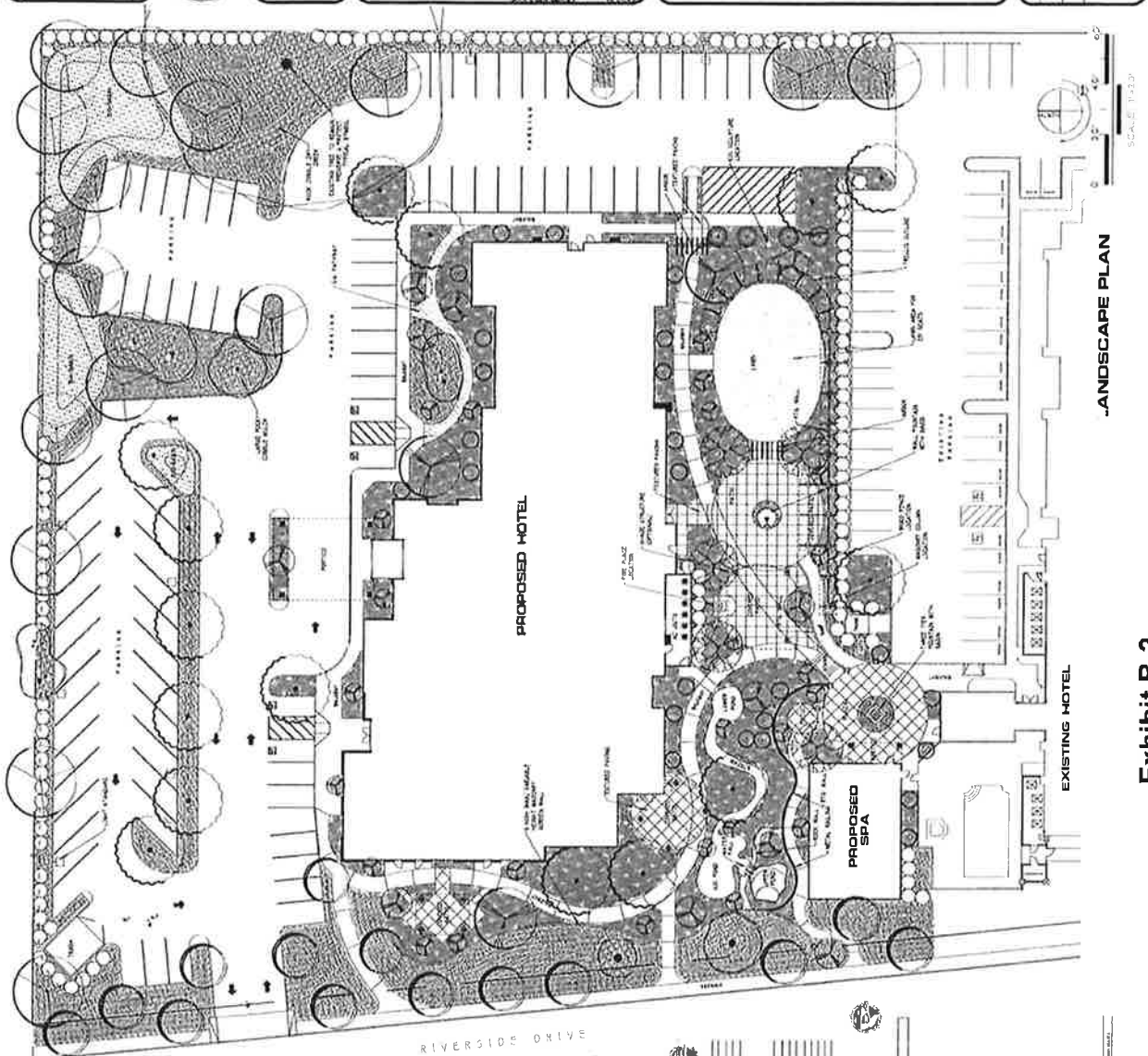
**PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:**

**G. GENERAL CONDITIONS**

1. ☒ Prior to the start of construction:
  - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - ☒ Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - ☒ Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - ☒ A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - ☒ Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
2. ☒ Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
3. ☒ Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
4. ☒ If required by the Fire Chief, provide on the address side of the building if applicable:
  - ☒ Fire alarm annunciator panel in weatherproof case.
  - ☒ Knox box key entry box or system.
  - ☒ Fire department connection to fire sprinkler system.
5. ☒ Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.

6. ☒ Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. ☒ Prior to the issuance of Certificate of Occupancy:
- ☒ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - ☒ Final inspections shall be completed on all buildings.





**Exhibit B-2**  
Landscape Plan  
PD 07-015 Amendment  
(Paso Oaks Hotel)

[illegible][illegible][illegible]

1. The first step in the process is to identify the problem. This involves gathering information about the situation and understanding the needs of the stakeholders involved.

2. Once the problem is identified, the next step is to develop a plan. This involves setting goals, identifying resources, and determining the steps that need to be taken to address the problem.

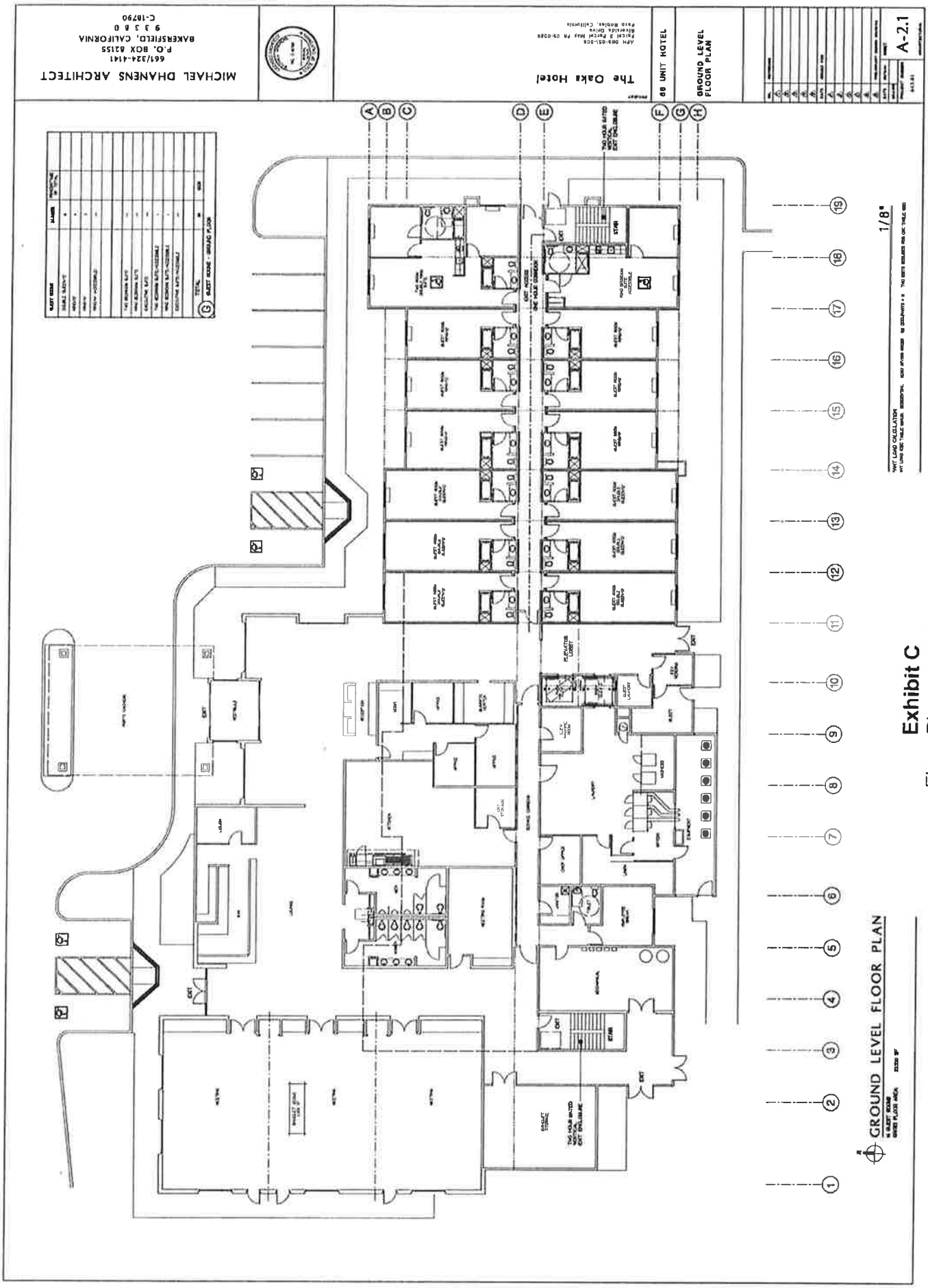
3. The third step is to implement the plan. This involves putting the plan into action and monitoring progress. It is important to stay flexible and make adjustments as needed.

4. Finally, the fourth step is to evaluate the results. This involves assessing the effectiveness of the plan and determining whether the problem has been resolved.





**Exhibit B-3**  
Decorative Wall Photo  
PD 07-015 Amendment  
(Paso Oaks Hotel)



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19  
 A B C D E F G H

**Exhibit C**  
 Floor Plan - 1st Floor  
 PD 07-015 Amendment  
 (Paso Oaks Hotel)

1/8"  
 NOT TO SCALE  
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF PASADENA, CALIFORNIA, ORDINANCES 16.01.010 AND 16.01.020.

MICHAEL DHANENS ARCHITECT  
 661/224-4141  
 P.O. BOX 42155  
 BAKERSFIELD, CALIFORNIA  
 93318  
 C-18790



The Oaks Hotel  
 4000 N. G Street  
 Pasadena, CA 91107  
 661-224-4141

88 UNIT HOTEL  
 GROUND LEVEL FLOOR PLAN

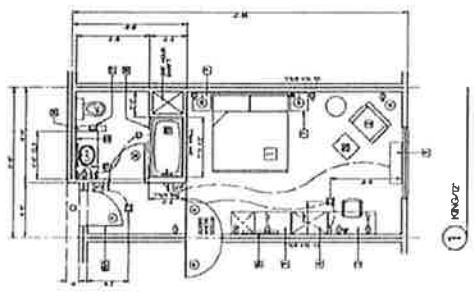
NO.	REVISION	DATE
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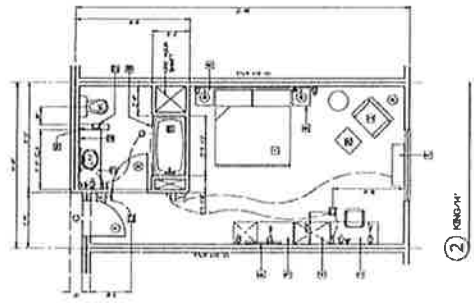




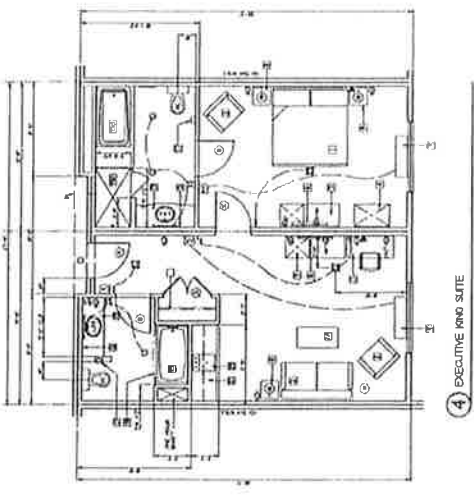




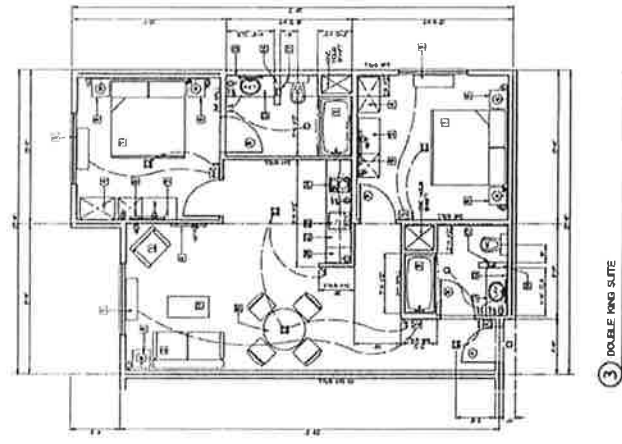
1 KING-02



2 KING-04



3 EXECUTIVE KING SUITE



4 DOUBLE KING SUITE

GUEST ROOM FLOOR PLANS-KING

# **Exhibit F** Floor Plan - King Guest Room PD 07-015 Amendment (Paso Oaks Hotel)

1

MICHAEL DHANENS ARCHITECT  
 661/324-4141  
 P.O. BOX 82155  
 BAKERSFIELD, CALIFORNIA 93303  
 C-18290



The Oaks Hotel  
 Paso Robles, California  
 Project No. 07-015  
 Revision No. 01-04

68 ROOM HOTEL  
 GUEST ROOM FLOOR PLANS  
 KING

NO.	DATE	DESCRIPTION
1	01-04	ISSUED FOR PERMIT
2	01-04	ISSUED FOR PERMIT
3	01-04	ISSUED FOR PERMIT
4	01-04	ISSUED FOR PERMIT
5	01-04	ISSUED FOR PERMIT
6	01-04	ISSUED FOR PERMIT
7	01-04	ISSUED FOR PERMIT
8	01-04	ISSUED FOR PERMIT
9	01-04	ISSUED FOR PERMIT
10	01-04	ISSUED FOR PERMIT

A-7.1  
 1/4" = 1'-0"

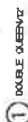
**LEGEND**

- 1. ROOM
- 2. WALL
- 3. DOOR
- 4. WINDOW
- 5. CLOSET
- 6. BATH
- 7. KITCHENETTE
- 8. LIVING AREA
- 9. DINING AREA
- 10. BED
- 11. DESK
- 12. CHAIR
- 13. SOFA
- 14. COFFEE TABLE
- 15. TV
- 16. REFRIG
- 17. STOVE
- 18. SINK
- 19. DISHWASHER
- 20. CUPBOARD
- 21. COUNTERTOP
- 22. FLOOR
- 23. CEILING
- 24. LIGHT
- 25. VENT
- 26. RAIL
- 27. MIRROR
- 28. CABINET
- 29. SINK
- 30. TUB
- 31. SHOWER
- 32. TOILET
- 33. SINK
- 34. MIRROR
- 35. CLOSET
- 36. DOOR
- 37. WINDOW
- 38. WALL
- 39. FLOOR
- 40. CEILING
- 41. LIGHT
- 42. VENT
- 43. RAIL
- 44. MIRROR
- 45. CABINET
- 46. SINK
- 47. TUB
- 48. SHOWER
- 49. TOILET
- 50. SINK
- 51. MIRROR
- 52. CLOSET
- 53. DOOR
- 54. WINDOW
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- 56. FLOOR
- 57. CEILING
- 58. LIGHT
- 59. VENT
- 60. RAIL
- 61. MIRROR
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- 63. SINK
- 64. TUB
- 65. SHOWER
- 66. TOILET
- 67. SINK
- 68. MIRROR
- 69. CLOSET
- 70. DOOR
- 71. WINDOW
- 72. WALL
- 73. FLOOR
- 74. CEILING
- 75. LIGHT
- 76. VENT
- 77. RAIL
- 78. MIRROR
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- 81. TUB
- 82. SHOWER
- 83. TOILET
- 84. SINK
- 85. MIRROR
- 86. CLOSET
- 87. DOOR
- 88. WINDOW
- 89. WALL
- 90. FLOOR
- 91. CEILING
- 92. LIGHT
- 93. VENT
- 94. RAIL
- 95. MIRROR
- 96. CABINET
- 97. SINK
- 98. TUB
- 99. SHOWER
- 100. TOILET

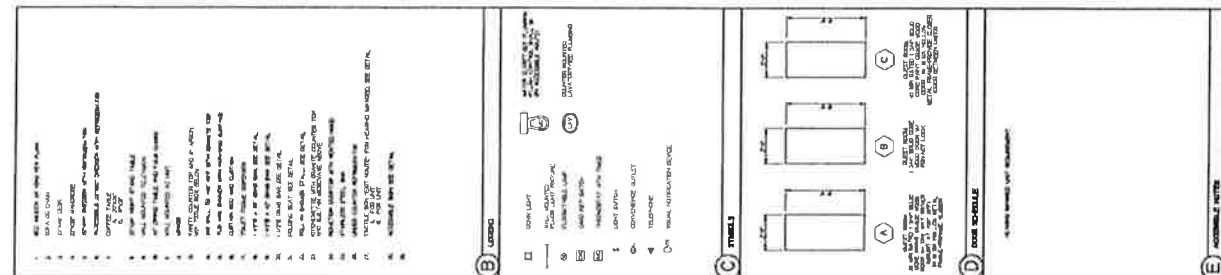
**NOTES**

1. ROOM
2. WALL
3. DOOR
4. WINDOW
5. CLOSET
6. BATH
7. KITCHENETTE
8. LIVING AREA
9. DINING AREA
10. BED
11. DESK
12. CHAIR
13. SOFA
14. COFFEE TABLE
15. TV
16. REFRIG
17. STOVE
18. SINK
19. DISHWASHER
20. CUPBOARD
21. COUNTERTOP
22. FLOOR
23. CEILING
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33. SINK
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40. CEILING
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45. CABINET
46. SINK
47. TUB
48. SHOWER
49. TOILET
50. SINK
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64. TUB
65. SHOWER
66. TOILET
67. SINK
68. MIRROR
69. CLOSET
70. DOOR
71. WINDOW
72. WALL
73. FLOOR
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75. LIGHT
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83. TOILET
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85. MIRROR
86. CLOSET
87. DOOR
88. WINDOW
89. WALL
90. FLOOR
91. CEILING
92. LIGHT
93. VENT
94. RAIL
95. MIRROR
96. CABINET
97. SINK
98. TUB
99. SHOWER
100. TOILET

## GUEST ROOM FLOOR PLANS-QUEEN



GUEST ROOM FLOOR PLANS-QUEEN



## Exhibit H

PD 07-015 Amendment

(Paso Oaks Hotel)

A-41

The Oaks Hotel

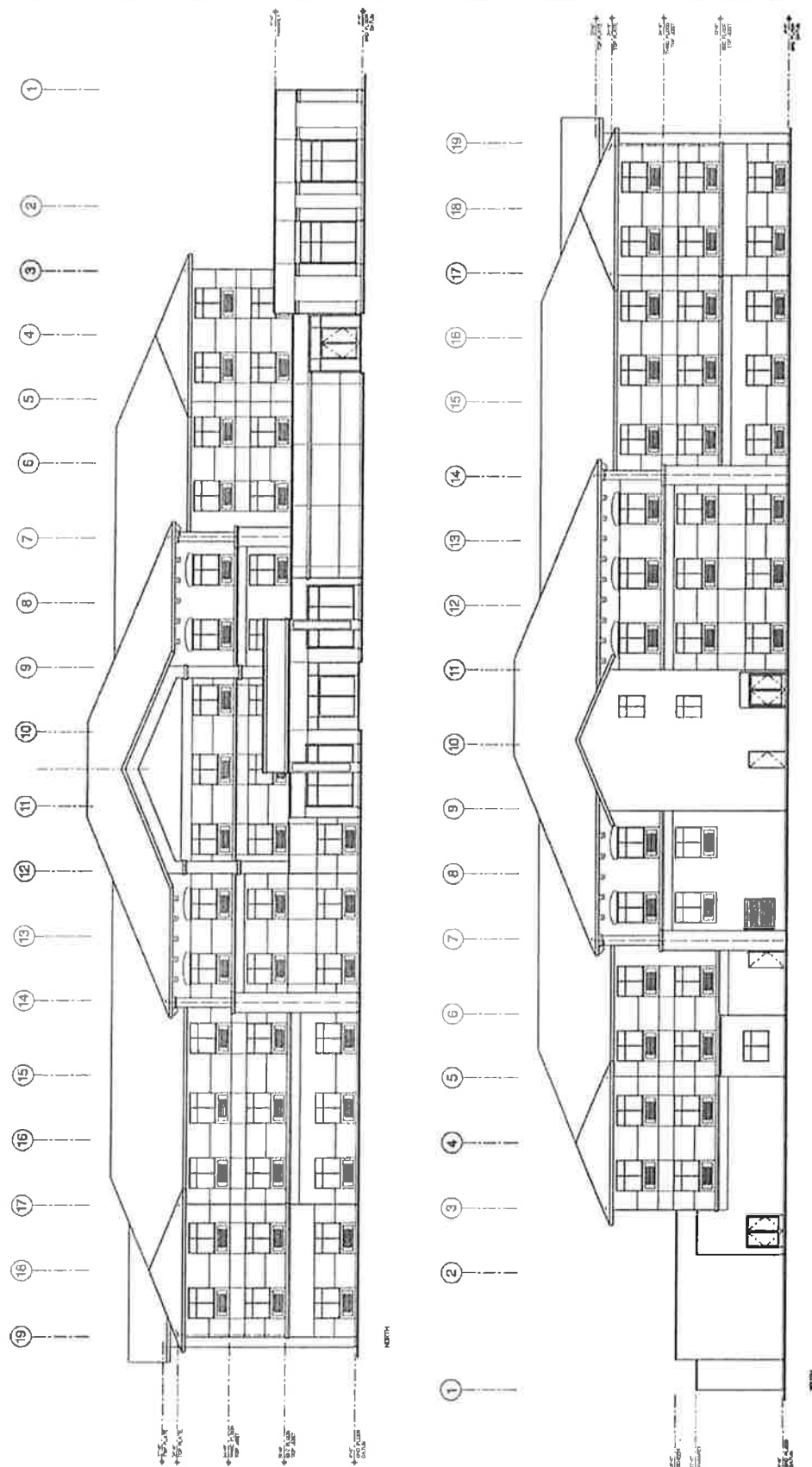
Palmer & Parcel Map PG 03-0036  
Riverdale Drive  
Rose Robles, California



MICHAEL DHANENS ARCHITECT  
 661/324-4141  
 P.O. BOX 8255  
 BAKERSFIELD, CALIFORNIA  
 93340  
 C-18790

### EXTERIOR ELEVATIONS

18/1



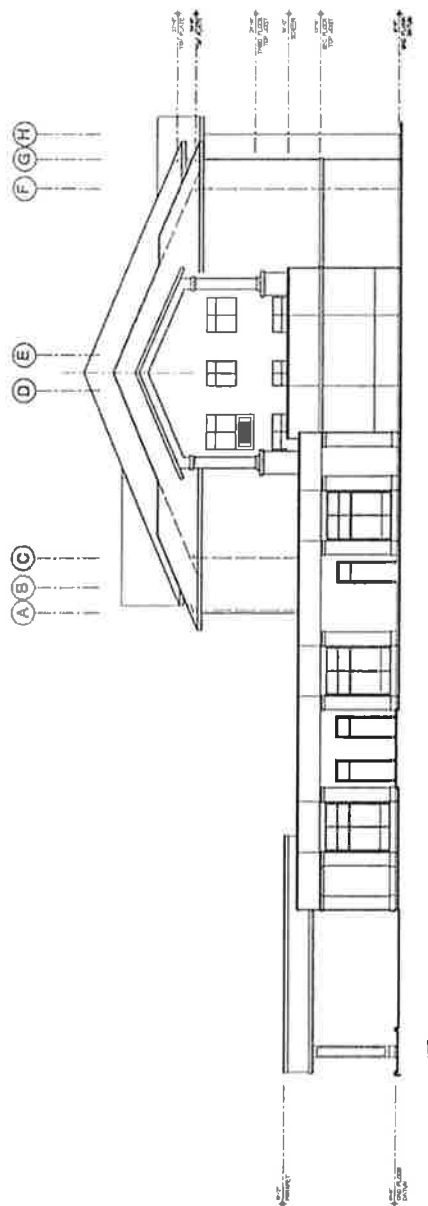
## Exhibit I

### Exhibit 1 Elevations - East/West

PD 07-015 Amendment

(Paso Oaks Hotel)

1/8"



Parcel 2 Parcel Map #9 09-0028  
Riverdale Drive  
Palm Robles, California

P.O. BOX 82135  
BAKERSFIELD, CALIFORNIA  
93310  
C-18790



## EXTERIOR ELEVATIONS

NO.		DATE		BY		REMARKS	
1		10/10/2020		...		...	
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94		10/10/2020		...		...	
95		10/10/2020		...		...	





**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**

**ROOF TILE COLOR :**  
EAGLE ROOF TILE



Mission Santa Barbara 385643

**STUCCO COLOR:**  
MERLEX Products



P-100 GARDEN WHITE



P-124 IVORY PORCH

**STONE VENEER :**  
ELDORADO STONE



SLATE GREY/STICKLE STONE



P-145 SANDSTONE



P-108 TUMBLE BRICK

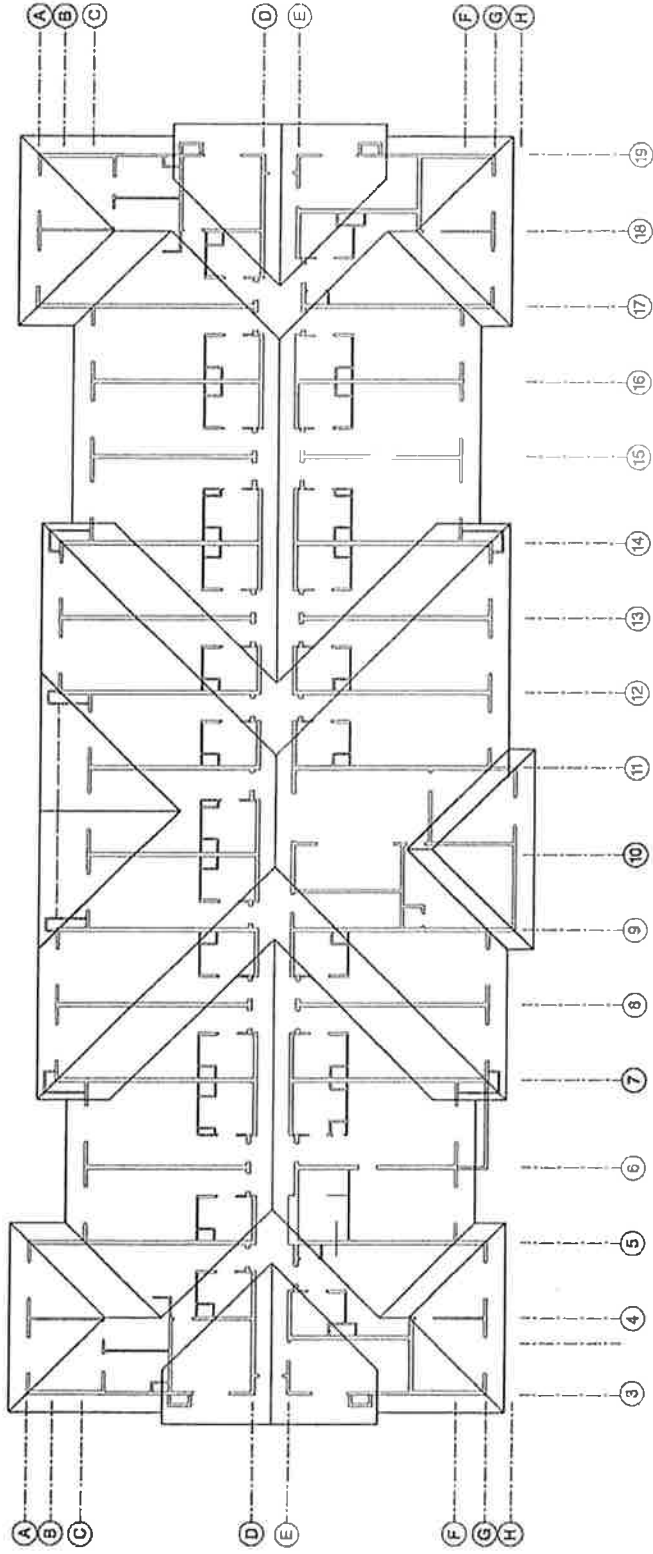
# OAK TREE INN

3002 RIVERSIDE AVENUE PASO ROBLES, CA

Note: colored elevations is of the existing hotel.  
Colors/Materials of new addition would match existing hotel.

## Exhibit J

Color/Material Board  
PD 07-015 Amendment  
(Paso Oaks Hotel)



⊕ HIGH ROOF PLAN

1/8"

The Oaks Hotel  
 Paso Robles, California  
 Project No. 00-0000  
 Prepared by: [Signature]  
 Date: [Date]



MICHAEL DHANENS ARCHITECT  
 661/324-4141  
 P.O. BOX 92155  
 BAKERSFIELD, CALIFORNIA  
 93300  
 C-10790

65 ROOM HOTEL

HIGH ROOF PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/00
2	REVISIONS	
3		
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A-8.2

**Exhibit K**  
 Roof Plan  
 PD 07-015 Amendment  
 (Paso Oaks Hotel)

# Certified Arborist Report

---

**Prepared for:**

Paso Robles Oak Tree Inn, LLC  
Attention: Phillip Tsui  
3000 Riverside Avenue  
Paso Robles, CA 93446

September 29, 2014

**Prepared By:**

Robert Schreiber  
ISA Certified Arborist  
170 Terra St  
Morro Bay, CA 93442  
805-441-3715

A handwritten signature in black ink that reads "Robert Schreiber". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

ISA Certified Arborist  
**#FL-0314A**

# Certified Arborist Report

---

## **ASSIGNMENT:**

This report includes a site survey regarding the health of two (2) Coastal Live Oak (*Quercus agrifolia*) trees, one (1) Valley Oak (*Quercus lobata*) tree and three (3) Blue Oak (*Quercus douglasii*) trees in the proposed construction project on vacant land on Black Oak Drive and adjacent to 3000 Riverside Drive (APN # 008-051-031) located in Paso Robles, CA. An assessor parcel map is attached as Figure 1.

## **PURPOSE:**

This report is intended for use by the property owner, their agents and the City of Paso Robles. The Diameter at Standard Height (DSH) is a standard method of expressing the diameter of the trunk or of a standing tree. The measurement is taken at 4.5' from ground level. In the instance where there are co-dominant leaders, the measurement is a combination of the leaders and expressed as one number.

## **TREE HEALTH ASSESSMENT:**

#1. Species – Coastal Live Oak (*Quercus agrifolia*) - [DSH 8.8" / Height 33' / Width 27'] / General Condition – Poor / Color – Good / Comments – the tree has poor trunk structure and is exhibiting signs of slime flux, a bacterial disease of certain trees including oaks. A wound to the bark, caused by pruning, insects, poor branch angles or natural cracks and splits, causes sap to ooze from the wound. Bacteria may infect this sap causing it to darken and stain the bark, eventually taking on a foamy appearance and unpleasant odor. This slimy ooze becomes toxic to the bark and eats into the tree [see Figure 2]. This tree should be removed as there is no cure for slime flux and the tree could pose a danger to persons or property if it failed.

#2. Species – Coastal Live Oak (*Quercus agrifolia*) - [DSH 11.5" / Height 45' / Width 31'] / General Condition – Poor / Color – Good / Comments – the tree has codominant leaders at approximately 6.6' and, at the crotch, is exhibiting signs of slime flux, a bacterial disease of certain trees including oaks. A wound to the bark, caused by pruning, insects, poor branch angles or natural cracks and splits, causes sap to ooze from the wound. Bacteria may infect this sap causing it to darken and stain the bark, eventually taking on a foamy appearance and unpleasant odor. This slimy ooze becomes toxic to the bark and eats into the tree [see Figures 3 & 4]. This tree should be removed as there is no cure for slime flux and the tree could pose a danger to persons or property if it failed.

#3. Species – Valley Oak (*Quercus lobata*) - [DSH 68.2" / Height 156' / Width 126'] / General Condition – Excellent / Color – Good / Comments – the tree is in good health and has had proper



arboricultural pruning and attention. It has no apparent structural defects and is weathering the current drought conditions well. There is no evidence of bug infestation [see Figure 5].

#4. Species – Blue Oak (*Quercus douglasii*) - [ DSH 22.5" / Height 70' / Width 36' ] / General Condition – Good / Color – Good / Comments – the tree is in need of arborist pruning to remove dead wood and raise skirt [see figure 6].

#5. Species – Blue Oak (*Quercus douglasii*) - [4 codominant leaders producing a DSH 39.3" / Height 72' / Width 24' ] / General Condition – Good / Color – Good / Comments – the tree is in need of arborist pruning to remove dead wood and raise skirt [see Figure 7].

#6. Species – Blue Oak (*Quercus douglasii*) - [3 co-dominant leaders producing a DSH 27.8" / Height 72' / Width 22' ] / General Condition – Good / Color – Good / Comments – the tree is in need of arborist pruning to remove dead wood and raise skirt [see Figure 8].

#### **ANALYSIS AND DISCUSSION:**

Proposed construction plans have been designed to incorporate construction of additional buildings, gardens and parking areas proximate to the above described trees. To ensure the protection of retained trees in construction areas, tree protection measures must be fully integrated into the development process. Tree protection must be a consideration during the planning and design stages of a project, as well as during all construction phases and post-construction activities. To be successful, a Tree Protection Plan (TPP) must have support and involvement from all stakeholders. This plan should include, but not be limited to: locating roots to be pruned prior to commencing construction; hand pruning roots over 1" in diameter within the CRZ; review of deep excavations by certified arborist of record for proper handling of roots exposed. Other factors also can influence the extent to which a tree can tolerate injury to their roots. Age, health and vigor will play a major role in how a tree reacts to construction activities. Additionally, pruning the retained trees to correct improper previous pruning and neglect will result in the improvement of their overall health. After construction, it is critical that tree protection measures continue to ensure that all trees are recovering well and that stressed trees will not pose a risk in the months or years to follow. A successful TPP involves all phases of the development process including pre-construction, construction, and post-construction. Removing trees is a difficult decision when developing property. Saving every tree is not always possible (as in the case of trees #1 & 2 above) but preserving trees that have the best chance for survival is a vital part of any project. Identifying strategies for protecting significant and heritage trees during construction activities ensures that the aesthetic and environmental benefits provided by these trees are also preserved.

#### **Tree Protection Fence**

Typically, tree protection fencing should be installed after root pruning and prior to clearing and grading. The fence should be 4' high, 14-gauge welded wire fence mounted on 6' steel "t" posts spaced not more than 10' apart. Fence should be attached to posts using galvanized steel clips or aluminum ties. Plastic "zip" ties should not be used. Tree protection area signs shall be affixed to

all tree protection fencing at 50' spacing average [see figure 9]. Signs shall not be affixed directly to trees. The fence is to be maintained in an erect position during the entire construction period. The fence shall be removed only after all construction and final landscaping is complete and with the arborist of records approval.

#### **Grading fill over root zones of trees**

The *Critical Root Zones (CRZ)* are areas where feeder and structural roots are located under and around a tree. The extent of the CRZ is usually measured as 12 inches in radius for each 1 inch of *Diameter at Standard Height (DSH)*. Grading that is proposed within the drip line of the trees should be monitored by the Arborist of Record. Hand excavation where roots are prevalent should be done. Roots over 1" in diameter within the CRZ that are to be removed should be hand pruned leaving no breaks or frayed edges. Grading fill applied within the CRZ should be supervised by the Arborist of Record. Pervious surfacing (ie. pavers), rather than asphalt, should be used for the construction of a road or parking area within the CRZ. This will provide a permeable surface that allows lateral movement of air and water, thus allowing surface water to reach the roots.

#### **Equipment operation**

Soil compaction resulting from the operation of vehicles and/or heavy equipment within the CRZ is to be strictly avoided. No equipment, including personal vehicles, shall be parked or stored within the CRZ.

#### **Construction materials**

No construction materials of any kind shall be stored. Soil compaction resulting from the operation of vehicles and/or heavy equipment within the CRZ is to be strictly avoided. No equipment, including personal vehicles, shall be parked or stored within the CRZ.

#### **Pruning**

Tree #3 noted above has recently been professionally pruned by this Certified Arborist. Trees #4, 5 & 6 show evidence of long term neglect. Dead wood should be removed and the skirt of all three trees shall be brought up to provide machinery/vehicle clearance. All pruning shall take place prior to any grading activity. No more than 25% of the live crown of any tree shall be removed. A Certified Arborist shall supervise all pruning activities.

#### **Construction monitoring/inspections**

A Certified Arborist shall make regular weekly inspections during active construction and provide reports to the owner and project manager. Reports shall document condition of tree protection devices and provide recommendations for maintenance and/or additional care.

**CONCLUSION AND RECOMMENDATIONS:**

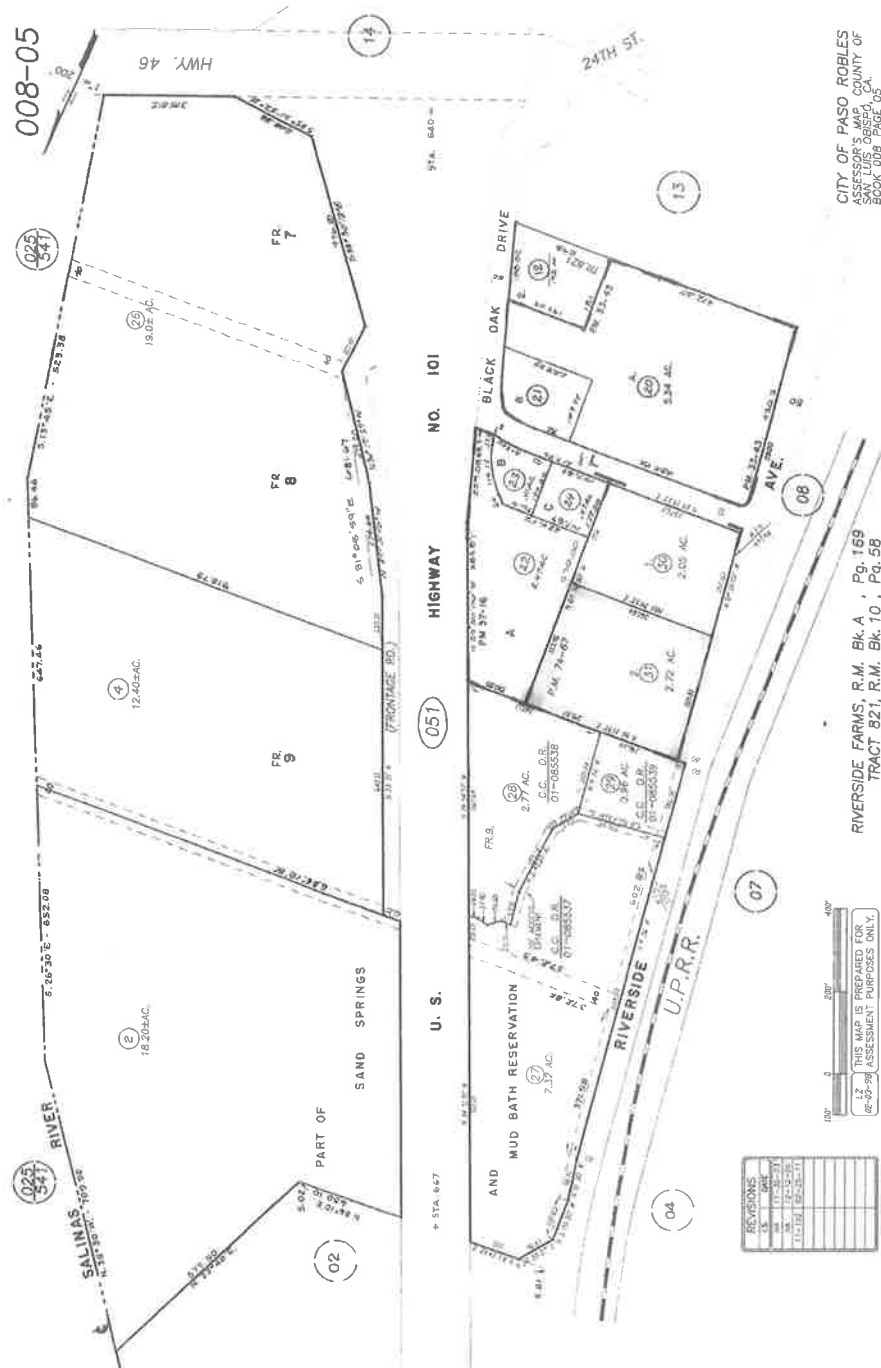
Removing trees is a difficult decision when developing property. Saving every tree is not always possible, but preserving trees that have the best chance for survival is a vital part of a new project. A properly designed Tree Protection Plan (TPP) balances the requirements of construction and development with appropriate tree and natural resource protection. The TPP complements the legal framework of local tree ordinances and ensures that tree management during construction is conducted in a manner that is beneficial for both the general welfare of the public and the urban forest. If the above mitigation measures are followed, we feel that there will be no long-term significant adverse impact to the retained Valley Oak and Blue Oak trees.

Sincerely,

A handwritten signature in black ink that reads "Robert Schreiber". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Robert Schreiber

### Figure 1





**Figure 2**



**Figure 3**



**Figure 4**



**Figure 5**





**Figure 6**



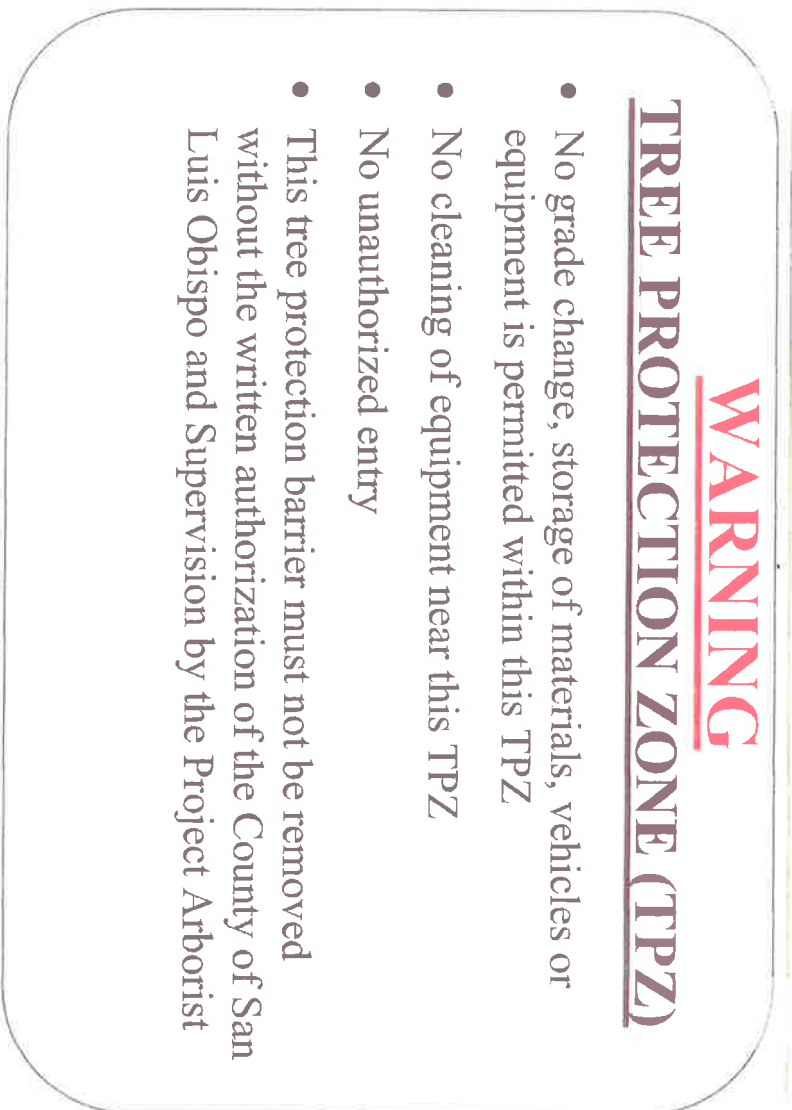
**Figure 7**



**Figure 8**



Figure 9



## TERMS OF ASSIGNMENT

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations inspections and activities of Arbor First:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Arbor First, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Arbor First and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Arbor First and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Arbor First makes no warrantee, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either written or verbal, for any particular purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
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