

RESOLUTION NO. 16-051
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
VESTING TENTATIVE MAP PR 16-0193
AND APPROVAL OF PD 91002 & 91003 AMENDMENT
(La Mirada Holdings - Harrod)
APN: 009-750-009

WHEREAS, Tentative Parcel Map PR 16-0193 has been filed by North Coast Engineering on behalf of La Mirada Holdings, LP – Ray Harrod, a proposal to subdivide an approximate 2.0 acre site into four lots for three new single family dwelling and one existing single family dwelling at 875 Oriole Way; and

WHEREAS, this parcel is located within a planned development (PD) zoning overlay district and this application is located within the geographic area covered by a master development PD 91002 / 91003; and

WHEREAS, subdivision of this property requires an amendment to Planned Development PD 91002 / 91003; 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), additionally, the proposed parcel map and amendment to Planned Development PD 91002/91003, is consistent with the Mitigated Negative Declaration approved for PD 91002/91003 (Resolution 92-003); and

WHEREAS, a public hearing was conducted by the Planning Commission on October 25, 2016, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and master plan amendment; and

SECTION 1: Findings Map: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings as required by Government Code Sections 66474 and 65457:

- a. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles, since it would continue the half-acre lot pattern in the neighborhood; and
- b. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance; and
- c. The site is physically suitable for the type of development proposed; and
- d. The site is physically suitable for the proposed density of development; and
- e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
- f. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and
- g. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and

- h. The completion of Site Specific Conditions 7-12 (Exhibit A) prior to recordation of the final map is a necessary prerequisite to the orderly development of the surrounding area.

SECTION 2: Findings PD: that Parcel Map PR 16-0193 would subdivide the 2-acre site into four lots, ranging in size from 20,000 square feet to 29,000 square feet, in a manner that would comply with the zoning code minimum lot size dimensions and density for the R1B3-PD zone.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Vesting Tentative Parcel Map 16-0193, and amendment to PD 91002/91003 subject to the following:

Exhibit A	Project Conditions
Exhibit B	Standard Conditions of Approval
Exhibit C	Vesting Tentative Tract Map 3069
Exhibit D	Preliminary Grading/Drainage/Utility
Exhibit E	Preliminary Grading Cross Sections

PASSED AND ADOPTED THIS 25th Day of October, 2016 by the following Roll Call Vote:

AYES: Commissioners Brennan, Barth, Rollins, Donaldson, Agredano and Davis

NOES:

ABSENT: Commissioner Burgett

ABSTAIN:


CHAIRMAN BOB ROLLINS

ATTEST:


WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions (PR 16-0193 – Harrod) 875 Oriole Way

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Tract Map
C	Grading Plan

3. This Tentative Parcel Map PR 16-0193 and Planned Development Amendment authorizes the subdivision of the approximate 2-acre lot into 4 single family residential lots ranging in size from 20,000 square feet to 29,000 square feet.
4. All conditions and mitigation measures outlined in City Council Resolutions 92-03 and 92-04 shall be complied with.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan prepared for the project. (Exhibits B-C reductions attached; full size copies are on file in the Community Development Department).
6. Permits for future single family dwellings shall be reviewed and approved by the Development Review Committee (DRC). The DRC shall review proposed elevations, colors, materials, landscaping and fencing.

ENGINEERING SITE SPECIFIC CONDITIONS

7. Prior to recordation of the final map, Oriole Way and Ashwood Place shall be improved along the frontage of the property with curb, gutter and paving in accordance with plans approved by the City Engineer.
8. The final Parcel Map shall include a 25-foot offer of dedication of public right-of-way from centerline of Ashwood Place and an additional 10-foot public utilities easement along the frontage of the subject property.
9. Prior to recordation of the final parcel map, street improvements shall be constructed along Ashwood Place in accordance with City Local Rural Street Standard A-5. Concrete driveway approaches shall be constructed in accordance with City Standard C-9.

10. Prior to recordation of the final map, the subdivider shall connect the existing house to City water and shall abandon the existing well in accordance with the standards and requirements of the County Health Department and the City Municipal Code.
11. Prior to the recordation of the final map, the subdivider shall connect the existing house to City sewer and shall abandon the existing septic tank and leach field in accordance with the standards and requirements of the County Health Department and the City Municipal Code.
12. Prior to occupancy of homes on parcels in this subdivision, sewer reimbursement connection fees must be paid for the Meadowlark and River Road sewers.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

☒ Planned Development – PD ☐ Conditional Use Permit
91002/91003 Amendment

☒ Tentative Parcel Map- PR 16-0193 ☐ Tentative Tract Map

Approval Body: Planning Commission Date of Approval: October 25, 2016

Applicant: Harrod Location: 875 Oriole Way

APN: 009-750-009

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 October 25, 2018 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 (**Tentative Parcel Map**) 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: House plans, grading plans, and landscape plans for homes on each of the lots.

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) PR 16-0193 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:
-

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, 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

(Adopted by Planning Commission Resolution _____)

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:

Oriole Way		
Ashwood PI	Local	A-4
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 Vine Street along the frontage of the project.
- ☐ 8. The applicant shall install all utilities. 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.

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

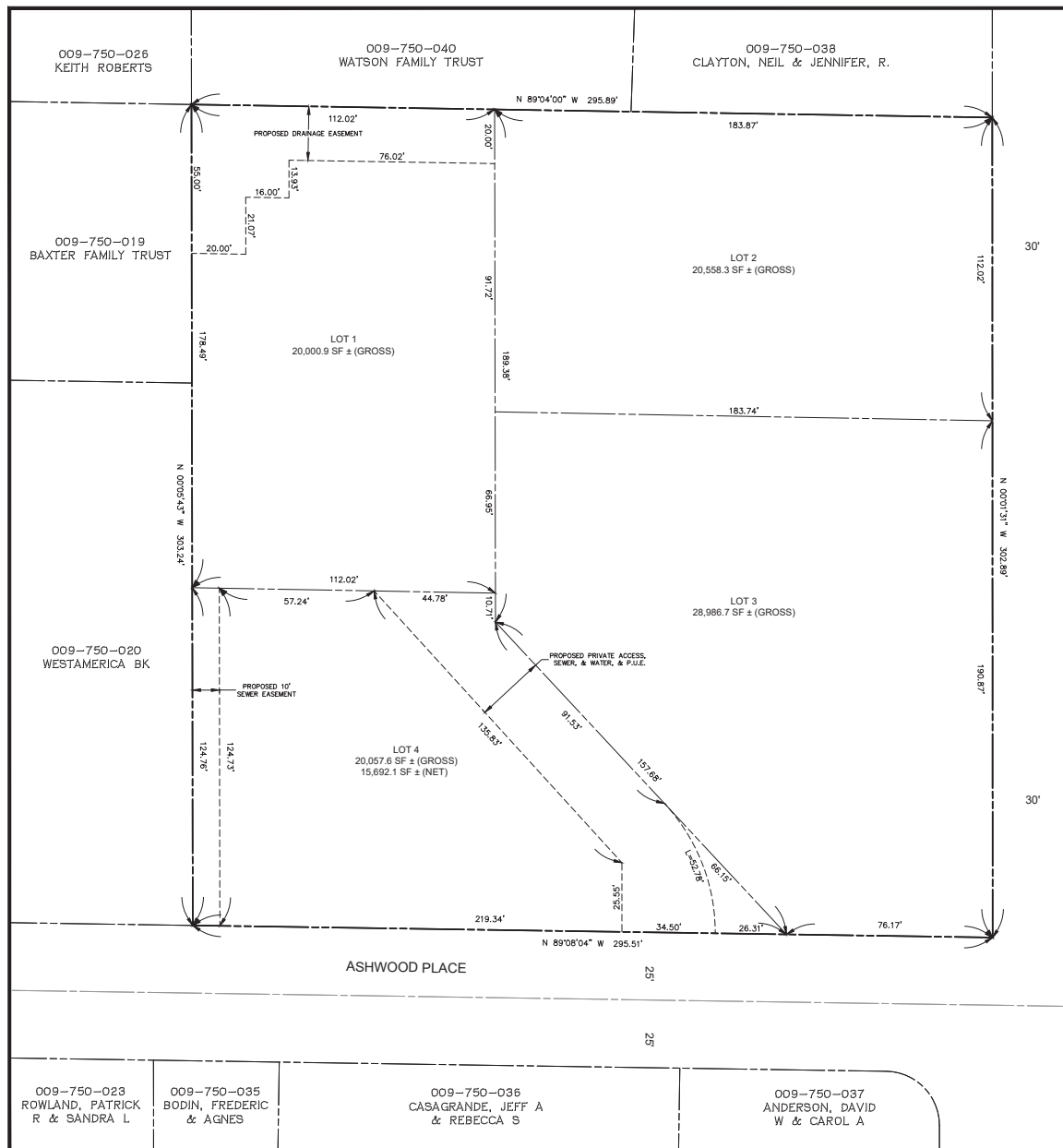
G. GENERAL CONDITIONS

- 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.

(Adopted by Planning Commission Resolution _____)

- ☒ 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.



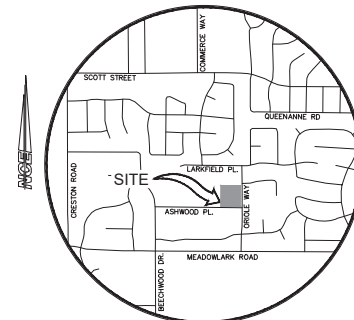
LAURELWOOD DRIVE

009-749-029
RETTIG-GALLANT, DEBRA

009-749-030
POSMOGA, PAUL J (TE)

009-749-031
NEAL, RONALD L (TE)

009-749-029
MURPHY, DIANE
M & TIMOTHY B



LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA	2.06 ACRES (89,603 SQ. FT.)
TOTAL LOTS	4
RESIDENTIAL	4 LOTS
RECORD OWNER:	LA MIRADA HOLDINGS, LP

APPLICANT MIKE HARROD

JOHN R. SANDERS ENGINEER NORTH COAST ENGINEERING, INC.
725 CRESTON RD., STE. B,
PASO ROBLES, CA 93446
GREG S. JAEGER
R.C.E. 58030
(805) 239-3127

LS 5612 A.P.N. 009-750-009

PROPOSED USE OF PROPERTY RESIDENTIAL

PRELIMINARY

Exhibit C

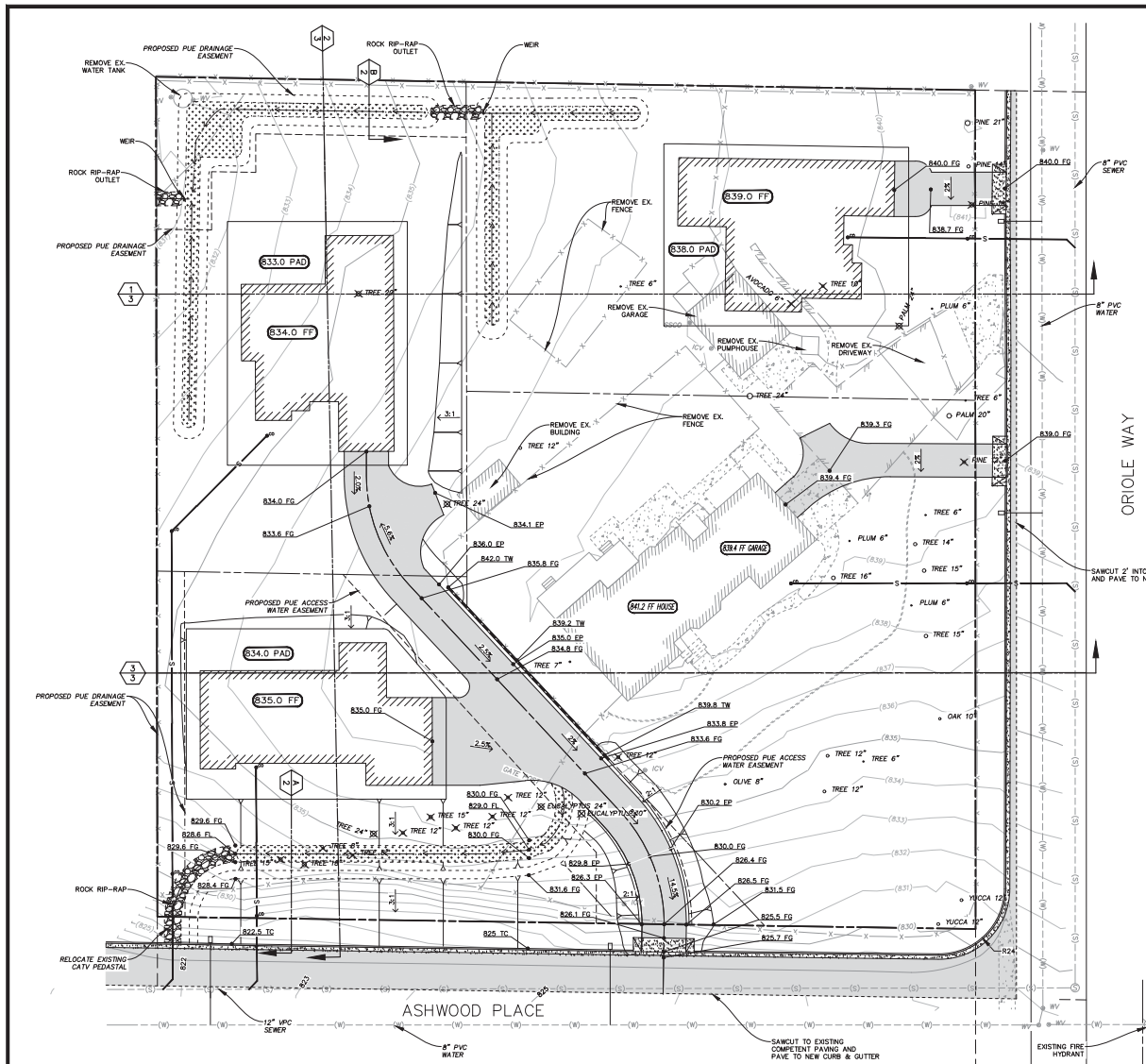
VESTING TENTATIVE PARCEL MAP PR 16-0193

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4, ACCORDING TO THE
MAP RECORDED IN BOOK 29 OF PARCEL MAPS, AT
PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.



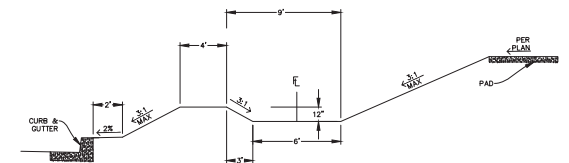
DATE SUBMITTED: August, 2016

PAGE 1 OF 1



GRADING AND DRAINAGE / UTILITY LEGEND						
10	LOT NUMBER	(S)	SEWER MANHOLE	---	S	SEWER LINE
(611.1 PAD)	PAD ELEVATION	(D)	STORM DRAIN MANHOLE	---	(S)	EXISTING SEWER LINE
(700.0)	EXISTING GRADE	(S)	STORM DRAIN INLETS	---	W	WATER LINE
700.0	FINISHED GRADE	(S)	RETAINING WALL	---	(W)	EXISTING WATER LINE
2:1 SLOPE, UON	DRAINAGE DIRECTION	(S)	SCREEN WALL	---	SD	STORM DRAIN
---	EXISTING CONTOUR	(S)	VEGETATED SWALES	---	(SD)	EXISTING STORM DRAIN
---	PROPOSED CONTOUR	(S)		---	G	GAS LINE
800	FIRE HYDRANT ASSEMBLY	(S)		---	(G)	EXISTING GAS LINE
---	WATER VALVE	(S)		---	(OH)	EXISTING OVERHEAD POWER/TEL
---	SANITARY SEWER CLEAN OUT	(S)		---	---	EXISTING EDGE OF PAVEMENT
---	FIRE DEPARTMENT CONNECTION	(S)		---	---	EDGE OF PAVEMENT
---	TREE TO BE REMOVED	(S)		---	X	EXISTING FENCE
		(S)		---	---	RIGHT-OF-WAY
		(S)		---	---	PROPERTY LINE
		(S)		---	---	EASEMENTS

NOTE: STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL ONLY. A COMPLETE STORMWATER CONTROL PLAN AND FINAL GRADING PLAN AND FINAL PUBLIC IMPROVEMENT PLANS TO BE SUBMITTED AND APPROVED PRIOR TO BUILDING PERMIT APPROVAL FOR THE FIRST HOME IN THE SUBDIVISION.



A FRONTAGE VEGETATED SWALE
NTS



B ONSITE VEGETATED SWALE
NTS

GENERAL NOTES

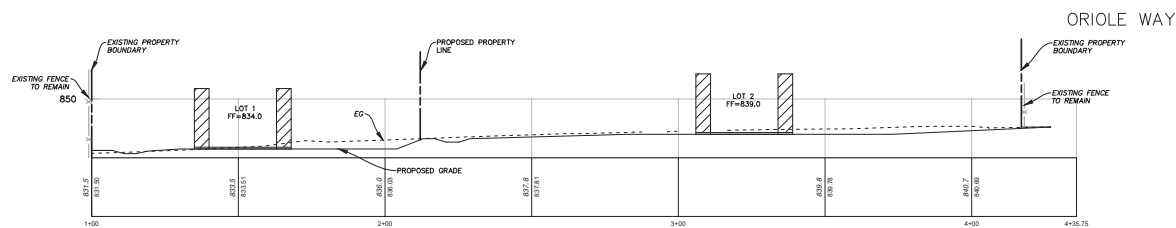
1. ABANDON EXISTING DOMESTIC WELL PER SAN LUIS OBISPO COUNTY STANDARDS.
2. REMOVE EXISTING LEACH FIELD PER SAN LUIS OBISPO COUNTY STANDARDS.

PRELIMINARY GRADING,
DRAINAGE & UTILITY PLAN
VESTING TENTATIVE MAP
PARCEL MAP PR 16-0193

NCE NORTH COAST ENGINEERING INC.
725 Creston Rd. Suite B, Paso Robles, 239-3127

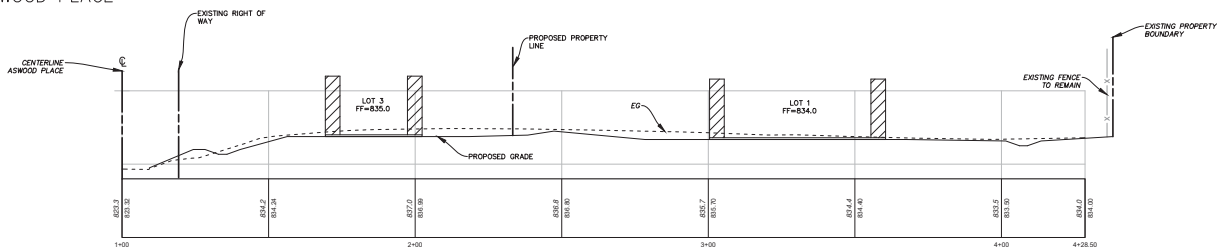
Exhibit D

Exhibit E

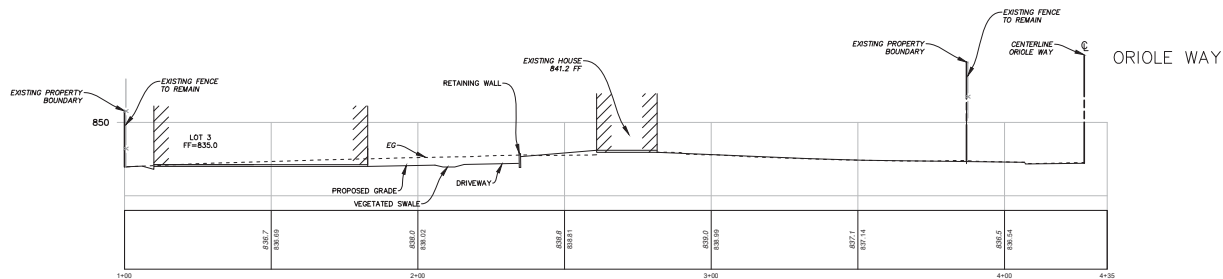


1 EAST-WEST CROSSSECTION 1
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 20'

ASHWOOD PLACE



2 SOUTH-NORTH CROSSSECTION
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 20'



3 EAST-WEST CROSSSECTION 2
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 20'

PRELIMINARY GRADING,
CROSS SECTIONS
VESTING TENTATIVE MAP
PARCEL MAP PR 16-0193

