Building Envelopes 8

Map Book 42

ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

LIMITATION ON USE

5. THE DEVELOPMENT OF EACH PROPOSED PARCEL SHALL BE LIMITED TO ONE RESIDENCE ONLY

CONSTRUCTION PERMIT APPLICATION REQUIREMENTS

6. APPLICANTS FOR CONSTRUCTION PERMITS SHALL DELINEATE THE PRECISE LOCATION OF THE BUILDING SITE (HOUSE AND GARAGE AREA), ACCESS DRIVEWAY, THE LOCATION AND SIZE OF OAK TREES AND MANZANITA WITHIN THE BUILDING SITE, THE LOCATION AND SIZE OF OAK TREES AND MANZANITA TO BE REMOVED, AND THE AREA TO BE USED FOR REPLACEMENT OF THE OAK TREES AND MANZANITA ON ALL CONSTRUCTION PLANS.

7. FOR LOTS 1,2,3,10 AND 16, ALL APPLICATIONS FOR CONSTRUCTION PERMITS SHALL INCLUDE THROUGH-THE-SITE SECTIONS CLEARLY ILLUSTRATING THE RELATIONSHIP BETWEEN THE PROPOSED DEVELOPMENT AND THE BACKDROP LANDFORMS WHEN VIEWED FROM HIGHWAY 227. THE SECTIONS SHALL ILLUSTRATE THAT THE PROPOSED STRUCTURE DOES NOT SILHOUETTE AGAINST THE SKY WHEN VIEWED FROM HIGHWAY 227. IT IS POSSIBLE THAT SEVERAL SECTIONS WILL BE REQUIRED SINCE THERE MAY BE SEVERAL POINTS ON HIGHWAY 227 WHERE THE STRUCTURE(S) CAN BE SEEN. THE THROUGH-THE-SITE SECTIONS SHALL SHOW THE LANDFORM FROM THE CRITICAL POINTS ON HIGHWAY 227, WITH THE STRUCTURE ADDED TO THE SECTION AT THE PROPOSED SITE, AND A STRAIGHT LINE DRAWN FROM HIGHWAY 227 TO THE BACKGROUND RIDGE TOP.

WATER CONSERVATION

8. ONLY ULTRA LOW FLOW APPLIANCES (1.6 GALLON TOILETS AND 2.0 GPM SHOWERS AND FAUCETS) SHALL BE ALLOWED FOR ALL FUTURE RESIDENTIAL USES.

9. WATER METERS SHALL BE INSTALLED FOR SERVICE TO EACH INDIVIDUAL PARCEL.

OAK AND MANZANITA REMOVAL

10. EXCEPT FOR DRIVEWAYS AND ROADS, OAK TREES AND MANZANITA SHALL ONLY BE REMOVED WITHIN THE DESIGNATED BUILDING SITES.

11. EACH OAK TREE OR MANZANITA REMOVED SHALL BE REPLACED IN-KIND AT A 4:1 RATIO. REPLACEMENT PLANTS SHALL BE FROM EITHER VERTICAL TUBES OR DEEP ONE GALLON CONTAINERS. SEED STOCK SHALL BE COLLECTED FROM ON-SITE OR THE IMMEDIATELY SURROUNDING AREA. TREE REPLACEMENT SHALL OCCUR ON SITE AND ADJACENT TO SIMILARLY WOODED AREAS WHENEVER POSSIBLE. OAK TREES OR MANZANITA REMOVED FOR INDIVIDUAL RESIDENCIES SHALL BE PLANTED PRIOR TO FINAL INSPECTION OF THE INDIVIDUAL RESIDENCE. IF POSSIBLE, PLANTING DURING THE WARMEST, DRIEST MONTHS (JUNE THROUGH SEPTEMBER) SHALL BE AVOIDED. IN ADDITION, STANDARD PLANTING PROCEDURES (E.G., PLANTING TABLETS, INITIAL DEEP WATERING) SHALL BE IMPLEMENTED.

12. ALL REPLACEMENT TREES OR MANZANITA SHALL BE MAINTAINED UNTIL SUCCESSFULLY ESTABLISHED. THIS SHALL INCLUDE CAGING FROM BROWSING ANIMALS (E.G., DEER, RODENTS, HORSES), PERIODIC WEEDING AND ADEQUATE WATERING (E.G., DRIP-IRRIGATION SYSTEM). ONCE TREES OR MANZANITA HAVE BEEN BEEN PLANTED, THE APPLICANT SHALL RETAIN A QUALIFIED INDIVIDUAL (E.G., ARBORIST, NURSERYMAN) TO PREPARE A LETTER STATING THAT THE ABOVE PLANTING AND PROTECTION MEASURES HAVE BEEN COMPLETED. THIS LETTER SHALL BE SUBMITTED TO THE OFFICE OF THE ENVIRONMENTAL COORDINATOR PRIOR TO FINAL INSPECTION

14. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, ALL OAK TREES AND MANZANITA TO REMAIN THAT ARE WITHIN FIFTY FEET OF CONSTRUCTION ACTIVITIES SHALL BE MARKED FOR PROTECTION (E.G., WITH FLAGGING) AND THEIR DRIPLINES STAKED OR FENCED. WHEN POSSIBLE, TO PROTECT OAK TREES' "ROOT ZONE", FENCING AROUND TREES SHALL BE PLACED AT 1-1/2 TIMES THE TREE DRIPLINE MEASURED FROM THE TRUNK. NO GRADING, INCLUDING UTILITY TRENCHING, OR COMPACTION OF SOIL, SHALL OCCUR WITHIN THE STAKED/FENCED AREAS. FILL MATERIAL PLACED WITHIN THE TREES' DRIPLINES SHALL ALSO BE AVOIDED. IF NECESSARY, RETAINING WALLS (WHICH AVOID MOST ROOTS) SHALL BE CONSTRUCTED TO MINIMIZE CUT AND FILL IMPACTS PROPOSED WITHIN THE TREES' DRIPLINES. CARE SHALL BE TAKEN TO AVOID SURFACE ROOTS WITHIN THE TOP 18 INCHES OF SOIL.

15. NO PAVING OF ANY KIND SHALL BE PLACED WITHIN SIX FEET OF THE BASE OF ANY OAK TREE. IN ALL OTHER AREAS UNDER THE DRIPLINE OF OAK TREES, PERVIOUS TYPES OF SURFACING SHALL BE UTILIZED SUCH AS GRAVEL, REDWOOD CHIPS, OR POROUS BRICK WITH SAND JOINTS.

16. IF TRIMMING OF OAKS IS NECESSARY, A SKILLED ARBORIST OR ACCEPTED ARBORIST'S TECHNIQUES SHALL BE USED WHEN REMOVING LIMBS. UNLESS A HAZARDOUS OR UNSAFE SITUATION EXISTS, TRIMMING SHALL BE DONE ONLY DURING JULY AND AUGUST FOR EVERGREEN SPECIES.

17. SMALLER TREES (LESS THAN 6 INCHES IN DIAMETER), WHEN POSSIBLE, SHALL BE GIVEN SIMILAR CONSIDERATION AS LARGER TREES.

TRAFFIC IMPACT FEES

18. PRIOR TO RECORDATION OF THE FINAL MAP, THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE COUNTY OF SAN LUIS OBISPO, IN A FORM ACCEPTABLE TO THE COUNTY COUNSEL, WHEREBY THE DEVELOPER AGREES, ON BEHALF OF HIMSELF AND SUCCESSORS IN INTEREST, TO PAY TO THE CITY OF ARROYO GRANDE A FEE OF TWO HUNDRED SIXTY FIVE DOLLARS AND FIFTY CENTS (265.50) PER RESIDENTIAL UNIT PLUS AN INFLATION ADJUSTMENT BASED UPON THE ENGINEERING NEWS RECORD (ENR) INDEX RATE PER YEAR, TO BE PAID FOR EACH RESIDENTIAL UNIT AT THE DATE OF FINAL INSPECTION OR THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.

ROOF CONFIGURATION

19. ROOFS SHALL BE OF A HIP, GABLE OR SHED CONFIGURATION SO THAT THEY FOLLOW THE GENERAL FORMS OF THE SURROUNDING TOPOGRAPHY FROM KEY VIEWING AREAS. (E.G., THE ROOF FORM SHALL NOT ATTRACT ATTENTION TO THE STRUCTURE BY SHARP PROJECTING SHAPES OR ANGLES OR LONG FLAT FORMS THAT APPEAR UNNATURAL WITHIN THE CONTEXT OF A RURAL SETTING.)

BUILDING MATERIALS

20. THE PREPONDERANCE OF THE EXTERIOR CHARACTER OF THE BUILDING SHALL BE IN NATURAL MATERIALS SUCH AS WOOD, STONE, BRICK AND TEXTURED PLASTER. THE ROOFS MAY BE OF TILE OR FIRE APPROVED SHINGLES, SHAKES OR SIMILAR CHARACTER. LARGE FLAT MATERIALS SUCH AS MAJOR EXPANSES OF FLAT SMOOTH PLASTER, OR METAL SIDING OR ROOFING MUST BE AVOIDED.

BUILDING COLORS

21. COLORS SHALL BE MUTED AND NATURAL IN CHARACTER WITH A STRONG EMPHASIS ON BROWNS, GRAYS, MUTED REDS OR GREENS AND TANS. BRIGHT BLUES, ORANGES, REDS, PINKS OR WHITE ARE NOT ALLOWED. THE ONLY EXCEPTION TO THE LATTER IS FOR MINOR ACCENT OR TRIM NOT SUBSTANTIALLY VISIBLE FROM HIGHWAY 227.

VEGETATIONAL SCREENING

22. MAJOR TREES WHICH ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT (AND EXISTING) MAY BE USED TO SCREEN THE BUILDING OR BREAK UP THE CONSTRUCTED ROOF FORM WITH NATURAL FORMS AGAINST THE SKYLINE.

NEW LANDSCAPING

23. THE FORM AND HEIGHT OF NEW LANDSCAPING SHALL FOLLOW THE EXISTING TOPOGRAPHY. LANDSCAPING MATERIALS PLACED WHERE THEY MAY BE VISIBLE FROM HIGHWAY 227 SHALL BE COMPATIBLE WITH THE EXISTING CHARACTER OF THE SITE (E.G., LARGE BRIGHT GREEN LAWNS STRETCHING DOWN A HILLSIDE OTHERWISE COVERED WITH NATIVE GRASSES AND CHAPARRAL SHALL BE AVOIDED). INTRODUCED SHRUBS AND TREES SHALL NOT BE SO OUT OF CHARACTER WITH THE EXISTING NATIVE VEGETATION THAT THEY ATTRACT ATTENTION TO THE SPECIFIC SITE.

NIGHT LIGHTING

24. BRIGHT SECURITY OR OTHER LIGHTING THAT IS READILY VISIBLE FROM HIGHWAY 227 IS NOT ALLOWED. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR SCREENED FROM HIGHWAY 227.

LIMITATIONS ON EQUESTRIAN USES

25. NO HORSES OR OTHER LIVESTOCK SHALL BE ALLOWED IN THE STEEP TERRAIN AREA EXCEEDING 15% SLOPE.

26. NEW PRIVATE HORSE TRAILS SHALL ONLY OCCUR ALONG THE SHOULDERS OF THE INTERIOR ACCESS ROAD. THE TRAIL SHALL BE NO MORE THAT 30 FEET WIDE AT ITS WIDEST POINT WHERE SWITCHBACKS WOULD OCCUR, AND NARROWER IN FLATTER AREAS. CONSTRUCTION OF HORSE TRAILS WITHIN THE PROJECT SITE SHALL REQUIRE MINOR USE PERMIT APPROVAL.

27. NO PUBLIC HORSE TRAIL SHALL BE CONSTRUCTED UNTIL THE APPLICANT, A PUBLIC ENTITY, TRUST, OR PRIVATE ORGANIZATION, IN ALL CASES TO BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING, ACCEPTS THE LIABILITY AND MAINTENANCE OF THE EASEMENT(S).

28. VEGETATION REMOVAL ALONG HORSE TRAILS SHALL OCCUR ONLY WITHIN THE TRAIL EASEMENT. ONLY VEGETATION THAT WOULD PROHIBIT PASSAGE BY HORSES SHALL BE REMOVED.

ANIMAL KEEPING FACILITIES

29. NO ANIMALS SHALL BE KEPT ON ANY LOT EXCEPT FOR DOMESTIC DOGS, CATS OR OTHER ANIMALS KEPT INSIDE A CAGE AS HOUSEHOLD PETS. AS MORE PARTICULARLY DESCRIBED HEREAFTER, OWNERS SHALL BE ALLOWED TO BUILD A FENCE ON THEIR BUILDING ENVELOPE AND THIS FENCE MAY BE LINED WITH HOG WIRE OR SUCH SIMILAR PRODUCT DESIGNED TO KEEP ANIMALS INSIDE. NO ANIMAL SHALL BE KEPT ON ANY LOT FOR ANY COMMERCIAL PURPOSE. NO MORE THAN THREE (3) PETS MAY BE KEPT OR HARBORED ON ANY PARCEL AT ONE TIME. PETS MUST BE KEPT WITHIN A LOT AREA OR ON LEASH OR TETHER WHEN OUT OF LOT AREAS.

30. THE DEVELOPMENT OF ANIMAL KEEPING FACILITIES, INCLUDING STABLES, BARNS, CORRALS, AND PENS SHALL CONFORM TO THE FOLLOWING:

I. ALL FACILITIES (E.G., CORRALS, PENS) FOR THE KEEPING OF ANIMALS SHALL BE SITED SO THAT THE GENERAL USE OF THE AREA IS PARALLEL TO THE CONTOUR OF THE LAND IN ORDER TO REDUCE THE CONCENTRATION OF RUNOFF.

II. REFERENCE TO THE SAN LUIS OBISPO COUNTY LAND USE ORDINANCE SECTION 22.08.04-4F SHALL BE MADE WHEN CONSIDERING THE MAXIMUM NUMBER OF CONFINED ANIMALS THAT MAY BE KEPT ON ANY SITE. ANY AREA IN EXCESS OF 15% SLOPE SHALL BE EXCLUDED WHEN CALCULATING ALLOWABLE ANIMAL UNITS.

III. ALL ANIMAL KEEPING FACILITIES SHALL BE LOCATED OUTSIDE OF SIGNIFICANT VEGETATION AREAS.

IV. ALL ANIMAL KEEPING FACILITIES SHALL MINIMIZE THE DISTURBANCE OF THE NATURAL GRADE IN ORDER TO REDUCE EROSION AND VISUAL IMPACTS. SITE DISTURBANCE FOR ANIMAL KEEPING FACILITIES SHALL NOT EXCEED 20,000 SQUARE FEET.

V. ANIMAL KEEPING FACILITIES SHALL BE REVIEWED AND APPROVED BY THE HOMEOWNER'S ASSOCIATION PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT.

VI. RUNOFF FROM ANIMAL KEEPING FACILITIES SHALL BE CONTROLLED TO PREVENT EROSION. MEASURES TO SAFEGUARD AGAINST EROSION MAY INCLUDE THE PLACEMENT OF ROCK RIP-RAP, VEGETATIVE STABILIZATION PLANTING, AND UNDERGROUND PIPING WHERE APPROPRIATE.

VII. ANIMAL KEEPING FACILITIES SHALL BE SITED SO THAT THEY DO NOT INTERFERE WITH THE PLACEMENT OR USE OF RESIDENTIAL STRUCTURES ON ADJACENT PROPERTIES. ODOR, NOISE, INSECT, AND WATER RUNOFF IMPACTS TO ADJACENT PROPERTIES SHALL BE CONSIDERED WHEN SITING ANY ANIMAL CARETAKING FACILITIES.

ELECTROMAGNETIC FIELDS

31. THE SUBJECT PROPERTY IS LOCATED NEAR HIGH VOLTAGE ELECTRIC TRANSMISSION LINES. THE DEVELOPER SHALL DISCLOSE TO PURCHASERS THAT THERE IS ONGOING RESEARCH ON POSSIBLE POTENTIAL ADVERSE HEALTH EFFECTS CAUSED BY EXPOSURE TO ELECTRIC OR MAGNETIC FIELDS GENERATED BY HIGH VOLTAGE LINES. ALTHOUGH MUCH MORE RESEARCH IS NEEDED BEFORE THE QUESTIONS OF WHETHER ELECTRIC AND/OR MAGNETIC FIELDS ACTUALLY CAUSE ADVERSE EFFECTS CAN BE RESOLVED, THE BASIS FOR SUCH A HYPOTHESIS IS ESTABLISHED.

RESIDENTIAL SPRINKLERS

ALL STRUCTURES BUILT WITHIN TRACT 1648 SHALL HAVE AN NFPA 13D SPRINKLER SYSTEM.

AMENDING MAP
TRACT NO. 1648

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF COAL 90-152, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN BOOK 51, PAGE 6 OF PARCEL MAPS, RECORDS OF SAID COUNTY

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FEBRUARY, 2001 JN 2.2403.000 SHEET 8 OF 9 SHEETS

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