

# Vesting Tentative Map No. 3190

## IN THE CITY OF MORRO BAY, CALIFORNIA

BEING A PARCEL OF LAND IN LOT 8 IN BLOCK 1-E OF  
THE ATASCADERO BEACH SUBDIVISION, IN THE COUNTY  
OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS  
DESCRIBED IN BOOK 2 OF MAPS, PAGE 15

### OWNERS

MORRO 94, LLC & CURRY PARKWAY, L.P.  
CHRIS MATHYS AND ROB SOLLEY  
2141 TUOLOMNE STREET, SUITE J  
FRESNO, CA 93721

### REPRESENTATIVE

RRM DESIGN GROUP  
3765 S. HIGUERA STREET  
SAN LUIS OBISPO, CA 93401  
(805) 543-1794

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### UTILITIES

ELECTRIC..... PACIFIC GAS & ELECTRIC  
TELEPHONE..... AT&T  
CABLE..... CHARTER COMMUNICATIONS  
GAS..... SOCAL GAS COMPANY  
SEWER..... CITY OF MORRO BAY  
WATER..... CITY OF MORRO BAY

### HORIZONTAL & VERTICAL CONTROL

THE BASIS OF BEARING FOR THIS SURVEY IS THIS IS LINE BETWEEN 2 SET PK NAILS WITH TINS SHOWN HEREON THE BEARING BEING N14°09'46"E. THE POINTS WERE SET USING THE RTN NETWORK NAD 83 ZONE 5

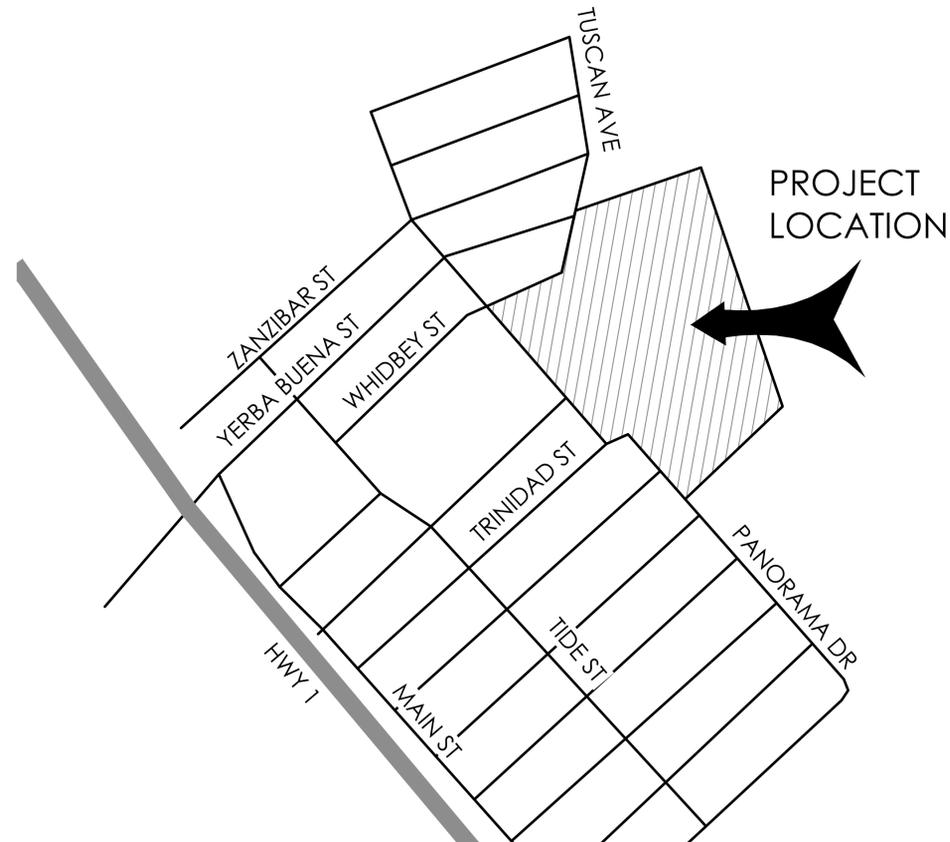
THE BENCHMARK FOR THIS PROJECT IS A FOUND 2.5 INCH BRASS CAP ON TOP OF A CONCRETE HEADWALL NGS DESIGNATION Q1314 1977 AT THE NORTHEAST CORNER OF THE INTERSECTION OF HWY 41 AND HWY 1 ELEVATION BEING 25.74'. NAVD 88

### TOPOGRAPHY

AERIAL MAPPING DONE BY OTHERS, SUPPLEMENTAL TOPOGRAPHY AND MAPPING PROVIDED BY RRM DESIGN GROUP, MAY 2021

### LAND USE

THE PROPOSED LAND USE IS CONSISTENT WITH THE EXISTING RS-A ZONING.



### VICINITY MAP

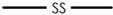
NOT TO SCALE

PROJECT MANAGER	
TJW	
DRAWN BY	CHECKED BY
KWA	TJW
PROJECT NUMBER	
0404-01-CU21	





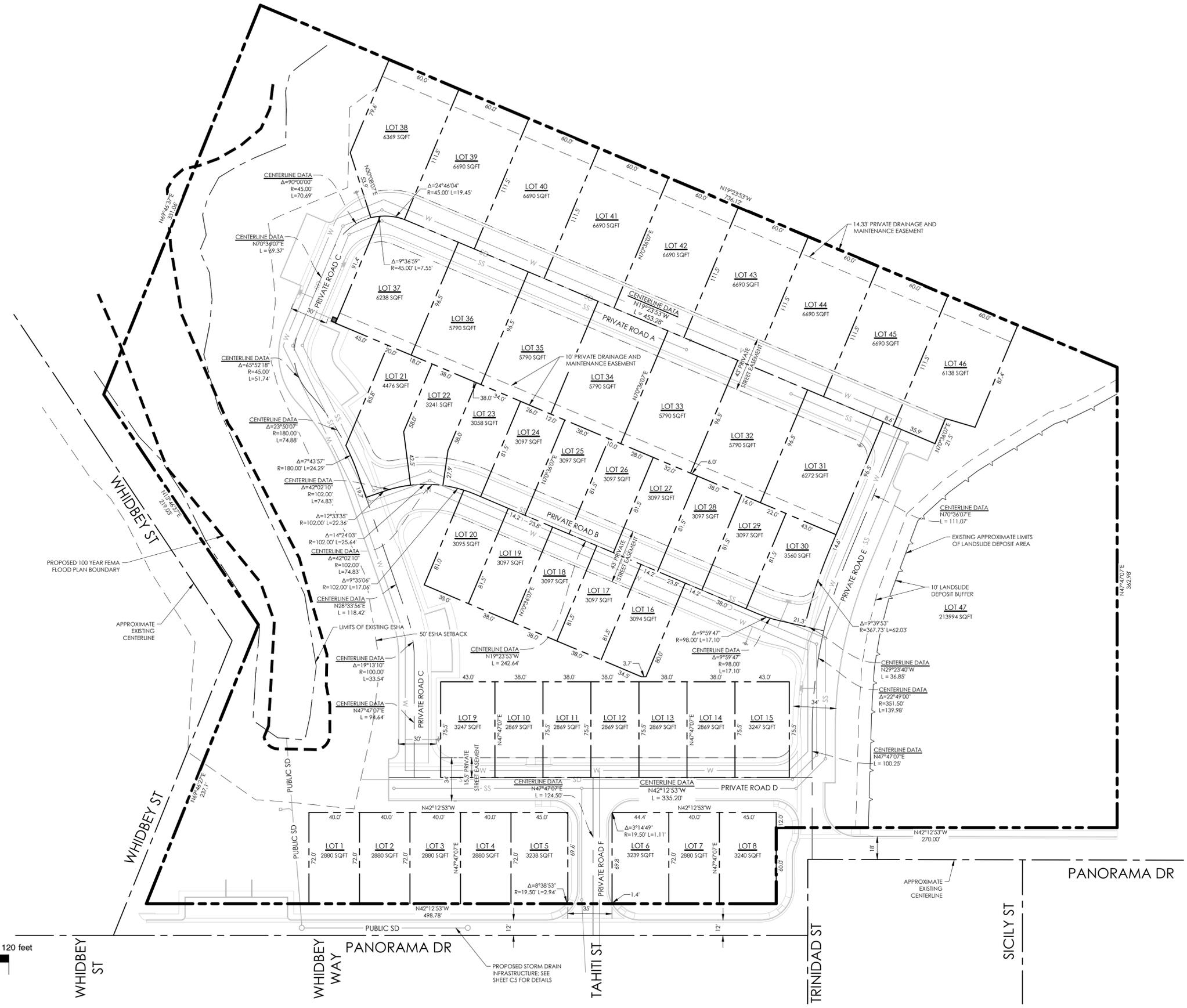
**LEGEND**

-  TRACT BOUNDARY
-  PROPOSED PROPERTY LINE
-  PROPOSED EASEMENT/SETBACK
-  PROPOSED RW
-  500 PROPOSED MAJOR CONTOUR
-  497 PROPOSED MINOR CONTOUR
-  500 EXISTING MAJOR CONTOUR
-  497 EXISTING MINOR CONTOUR
-  PRIVATE STORM DRAIN, UNO
-  8" PRIVATE SEWER SERVICE
-  8" PUBLIC WATER MAIN
-  PROPOSED FIRE HYDRANT (500' MAX SPACING)
-  PROPOSED SITE LIGHTING PER LANDSCAPE

**EASEMENTS NOTE**

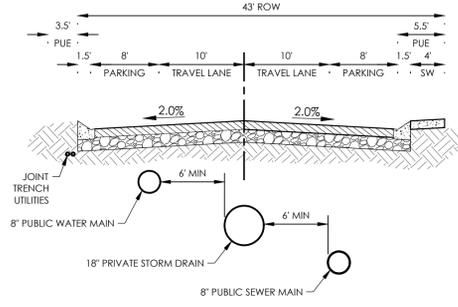
PRIVATE VEHICULAR ACCESS, PEDESTRIAN ACCESS, EMERGENCY ACCESS, PARKING, DRAINAGE, STORM DRAIN, PRIVATE SEWER, AND PUBLIC WATER EASEMENTS OVER PRIVATE ROADS A THROUGH F, AND OPEN SPACE LOT TO THE BENEFIT OF LOTS 1 THROUGH 47.

PUBLIC UTILITY EASEMENT IS PROPOSED OVER ALL LOTS, INCLUSIVE, EXCLUDING BUILDING LOCATIONS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE LOT OWNERS.

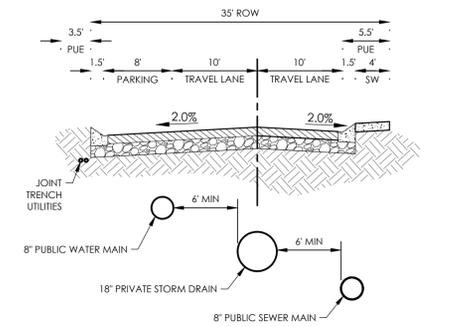


**LEGEND**

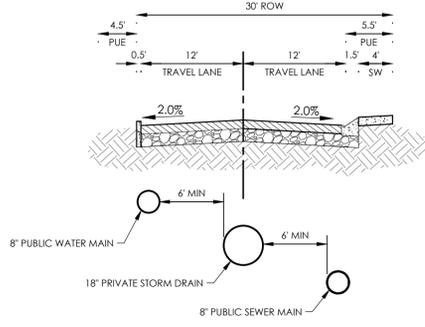
- TRACT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED RW
- 500 PROPOSED MAJOR CONTOUR
- 497 PROPOSED MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
- 497 EXISTING MINOR CONTOUR
- SD PRIVATE STORM DRAIN, UNO
- SS 8" PRIVATE SEWER SERVICE
- W 8" PUBLIC WATER MAIN
- PROPOSED FIRE HYDRANT (500' MAX SPACING)
- PROPOSED SITE LIGHTING PER LANDSCAPE



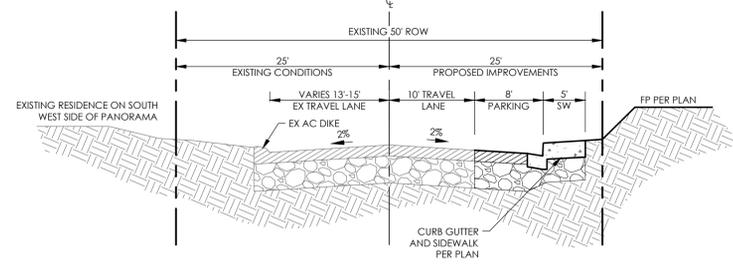
**PRIVATE STREETS A & B**  
NTS



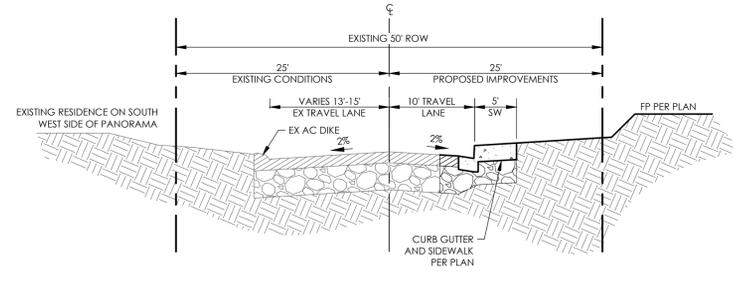
**PRIVATE STREETS D & E**  
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**PRIVATE STREETS C & F**  
NTS



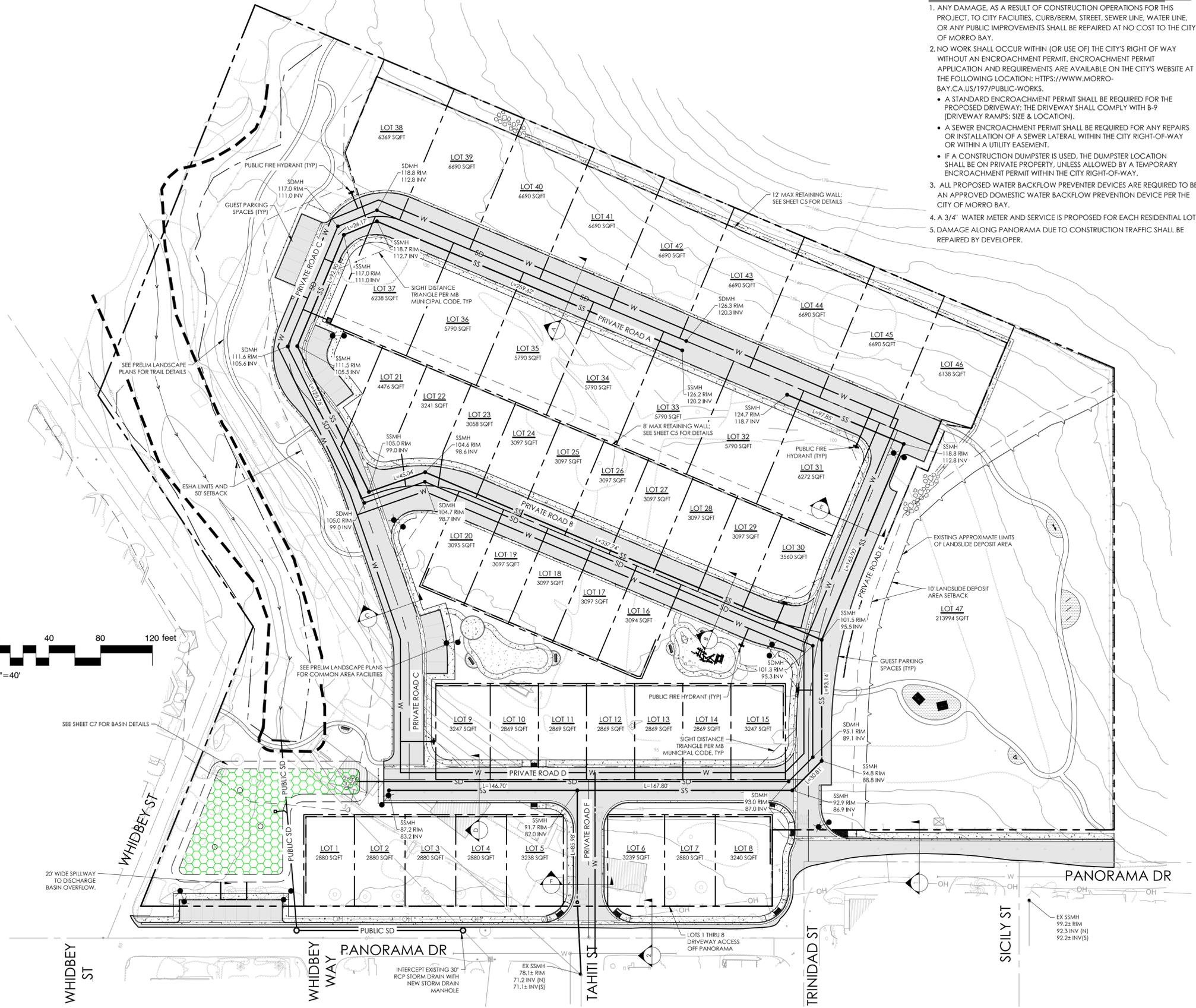
**1. PANORAMA DRIVE - SOUTH EAST OF TRINIDAD STREET**  
REFERENCE CITY OF MORRO BAY DETAIL A-1  
NTS



**1. PANORAMA DRIVE - SOUTH EAST OF TRINIDAD STREET**  
REFERENCE CITY OF MORRO BAY DETAIL A-1  
NTS

**NOTES**

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
2. NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION: [HTTPS://WWW.MORRO-BAY.CA.US/197/PUBLIC-WORKS](https://www.morro-bay.ca.us/197/PUBLIC-WORKS).
- A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMPS: SIZE & LOCATION).
- A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT.
- IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.
3. ALL PROPOSED WATER BACKFLOW PREVENTER DEVICES ARE REQUIRED TO BE AN APPROVED DOMESTIC WATER BACKFLOW PREVENTION DEVICE PER THE CITY OF MORRO BAY.
4. A 3/4" WATER METER AND SERVICE IS PROPOSED FOR EACH RESIDENTIAL LOT.
5. DAMAGE ALONG PANORAMA DUE TO CONSTRUCTION TRAFFIC SHALL BE REPAIRED BY DEVELOPER.



# ESTIMATED PRELIMINARY EARTHWORK QUANTITIES

## NOTE

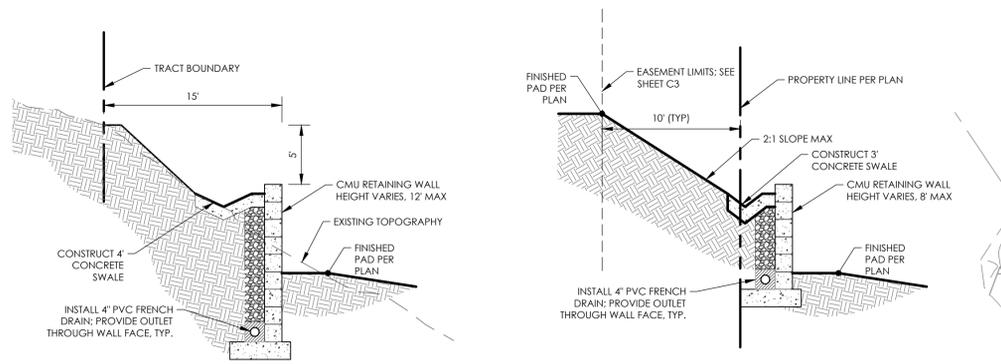
1. FINISH FLOOR ELEVATIONS ARE PROPOSED TO BE 8" ABOVE FINISHED PAD ELEVATIONS.

GROSS AFFECTED AREA OF DISTURBANCE: 7.2 ACRES  
 RAW CUT: 13,800 CUBIC YARDS  
 RAW FILL: 57,125 CUBIC YARDS  
 ADJUSTED FILL: 59,885 CUBIC YARDS (ASSUMED 20% SHRINKAGE)  
 NET QUANTITY: 46,085 CUBIC YARDS IMPORT

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED PRELIMINARY ROUGH GRADE SURFACE AND EXISTING GROUND TOPOGRAPHIC SURFACE, AND ARE SUBJECT TO CHANGE. APPROXIMATE QUANTITIES SHOWN ON ARE FOR REFERENCE ONLY. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SOIL AMENDMENTS, STABILIZATION, SLOPE BENCHING, DRAINAGE SWALES, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF BIDDING, CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PATHS, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

## LEGEND

- TRACT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED RW
- 500 PROPOSED MAJOR CONTOUR
- 497 PROPOSED MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
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- PRIVATE STORM DRAIN, UNO
- 8" PRIVATE SEWER SERVICE
- 8" PUBLIC WATER MAIN
- PROPOSED FIRE HYDRANT (500' MAX SPACING)
- PROPOSED SITE LIGHTING PER LANDSCAP

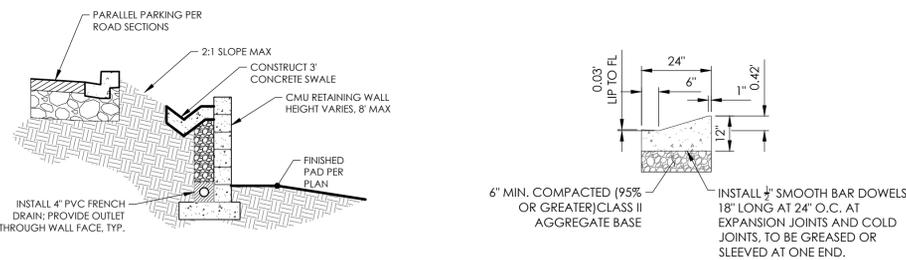


RETAINING WALL SECTION (A-A)

RETAINING WALL SECTION (B-B)

NOT TO SCALE

NOT TO SCALE

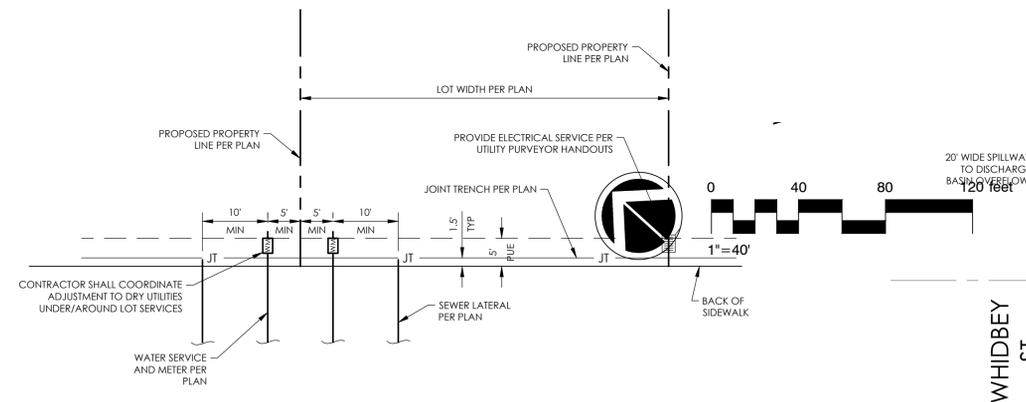


RETAINING WALL SECTION (C-C)

TYPICAL WEDGE CURB

NOT TO SCALE

NOT TO SCALE



SITE AREAS BREAKDOWN

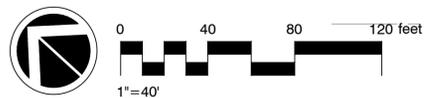
Description	Area (SF)	Area (AC)
ESHA Area	29,754	0.68
ESHA Buffer Area	39,171	0.90
Developable Lots	156,840	3.60
Common Areas	182,380	4.19
Sub Total	408,145	9.37
ROW	29,886	0.69
Total Area	438,030	10.06

Common Areas Breakdown		
Description	Area (SF)	Area (AC)
Roads & Sidewalks (Lots 9-46)	36,540	0.84
Roads & Sidewalks (Lot 47)	40,613	0.93
Landscape	105,227	2.42

Lot 47 Break Down		
Description	Area (SF)	Area (AC)
Landscape	105,227	2.42
Roads & Sidewalk (Lot 47)	40,613	0.93
ESHA Area	29,754	0.68
ESHA Buffer Area	39,171	0.90
Lot 47 Total Area	214,765	4.93

NOTES:

1. ALL COMMON AREAS AND ONSITE ROADS TO BE MAINTAINED BY HOA.
2. COMMON AREAS DO NOT INCLUDE PUBLIC ROADS & SIDEWALKS
3. THE RIGHT OF WAY AREA IS MEASURED BETWEEN PANORAMA DRIVE CENTERLINE OR WHIDBEY STREET CENTERLINE AND THE PROPERTY LINE OF THE PROJECT.
4. THE PROPOSED RETENTION BASIN IS INCLUDED IN ESHA BUFFER AREA AND COMMON AREA CALCULATIONS.
5. SIDEWALK AND ROADS IMPROVEMENTS INCLUDED WITHIN LOT 47 ARE CONSIDERED COMMON AREA AND EXCLUDED FROM DEVELOPABLE LOT AREAS.



## DMA STATISTICS

DMA 1: 238,400 sf

NEW IMPERVIOUS = 144,846 sf  
 BUILDINGS = 70,810 sf  
 PAVING AREA = 60,598 sf  
 SIDEWALKS = 13,438 sf

LANDSCAPE = 93,554 sf

$i = 144,846 / 238,400 = 60.8\%$  IMPERVIOUS

DMA 2: 43,092 sf

NEW IMPERVIOUS = 29,137 sf  
 BUILDINGS = 14,400 sf  
 PAVING AREA = 8,757 sf  
 SIDEWALKS = 5,980 sf

LANDSCAPE = 13,955 sf

$i = 29,137 / 43,092 = 67.6\%$  IMPERVIOUS

DRAINAGE SUMMARY:

$[POST-DEV] - [PRE-DEV] = Q_d$  [STORAGE REQ]  
 $Q_2 = 4.47 \text{ cfs} - 2.27 \text{ cfs} = 2.19 \text{ cfs}$  [2,565 cf]  
 $Q_{10} = 6.92 \text{ cfs} - 2.27 \text{ cfs} = 3.40 \text{ cfs}$  [9,950 cf]  
 $Q_{25} = 9.38 \text{ cfs} - 4.34 \text{ cfs} = 5.04 \text{ cfs}$  [11,635 cf]  
 $Q_{50} = 12.22 \text{ cfs} - 4.98 \text{ cfs} = 7.24 \text{ cfs}$  [13,103 cf]  
 $Q_{100} = 16.61 \text{ cfs} - 5.64 \text{ cfs} = 10.97 \text{ cfs}$  [23,144 cf] < 23,860 cf provided

## LEGEND

- DIRECTION OF FLOW
- DRAINAGE MANAGEMENT AREA 1
- DRAINAGE MANAGEMENT AREA 2
- PROPOSED IMPROVEMENTS**
- PAVING AREA: 69,355 sf
- SIDEWALKS: 19,418 sf
- BUILDINGS: 85,210 sf
- LANDSCAPE: 107,509 sf
- TOTAL IMPERVIOUS = 173,983 sf (4.0 AC)**
- TOTAL AREA: 6.46 ACRES**
- PROPOSED TREATMENT**
- BIORETENTION AREA

## REQUIRED STORMWATER CONTROL MEASURES

### TIER 1 - RUNOFF REDUCTION

- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

### TIER 2 - WATER QUALITY (85th PERCENTILE = 1.0")

- ON-SITE RETENTION-BASED TREATMENT AND INFILTRATION

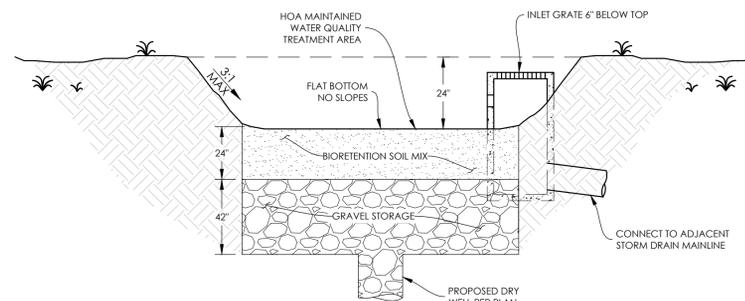
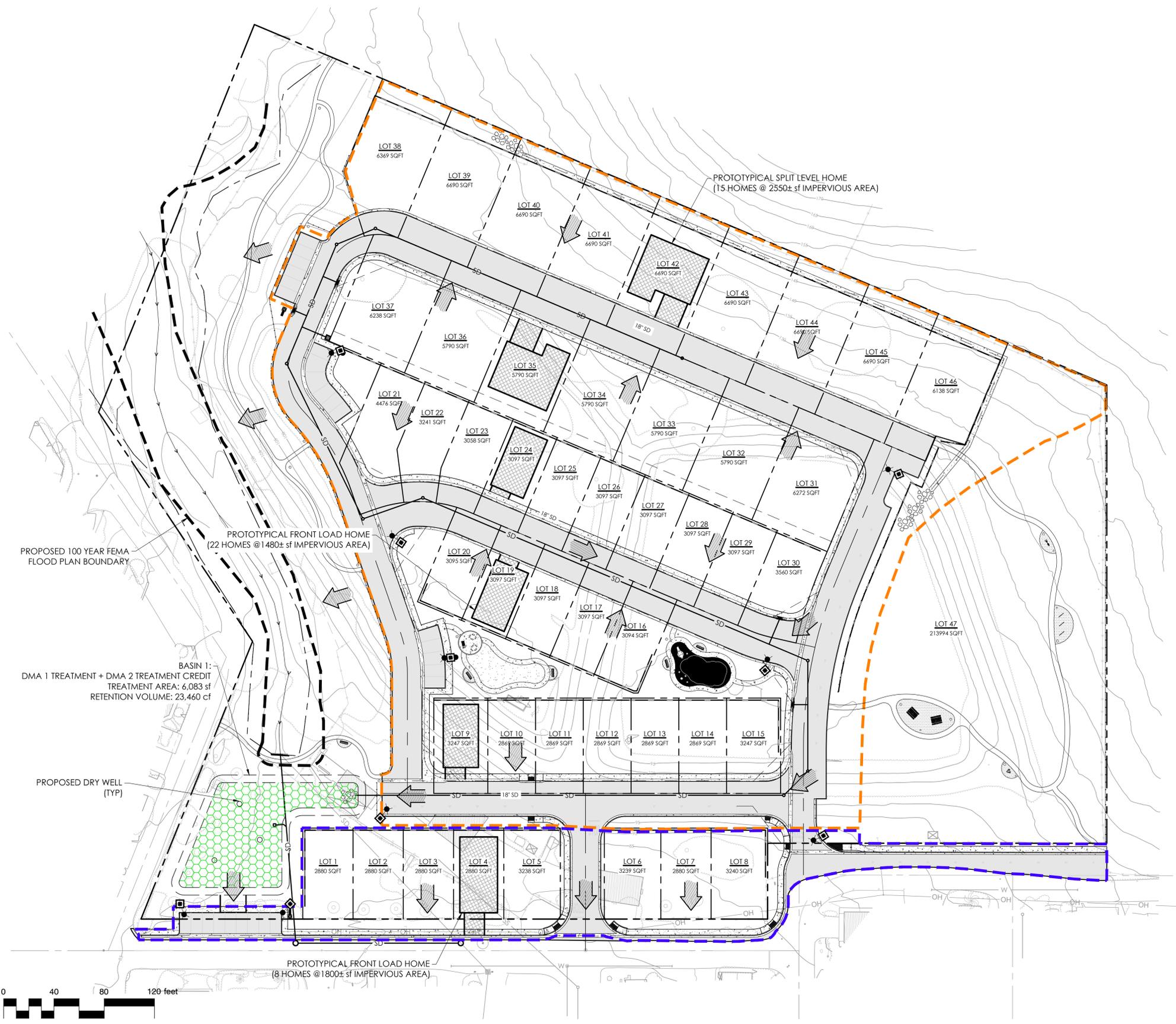
### TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.55")

- WATERSHED MANAGEMENT ZONE 1
- BASINS WILL RETAIN AND INFILTRATE THE REQUIRED 95TH PERCENTILE RETENTION VOLUME WHERE:

VOLUME (cf) =  $(1.55' / 12") * C_i * A$   
 $C_i = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$   
 $i$  = IMPERVIOUS AREA RATIO  
 $A$  = TRIBUTARY AREA (sf)

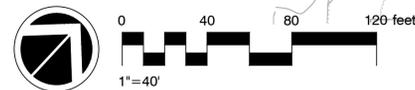
### TIER 4 - PEAK MANAGEMENT

- WATERSHED MANAGEMENT ZONE 1
- PEAK MANAGEMENT FOR THE ON-SITE DEVELOPMENT IS PROVIDED IN THE RETENTION BASINS AS SHOWN.



TYPICAL TREATMENT BASIN

NTS



# GRADE CALCULATIONS

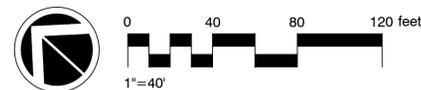
	Low Point	High Point	Average Existing Grade	Average Proposed Grade	Average Existing Grade +25'	Proposed Pad +25'	Compliant?	Average Approximate Original Grade*	Compliant?
Lot 1	80.5	82	81.3	83.5	106.3	108.5	NO	82.8	NO
Lot 2	79.9	81.7	80.8	83.0	105.8	108.0	NO	81.9	NO
Lot 3	79.7	81.4	80.6	83.0	105.6	108.0	NO	81.8	NO
Lot 4	80.3	81.5	80.9	82.5	105.9	107.5	NO	82.4	NO
Lot 5	80.3	80.9	80.6	83.0	105.6	108.0	NO	83.2	YES
Lot 6	82	86.4	84.2	84.0	109.2	109.0	YES	86.9	YES
Lot 7	83.7	86.8	85.3	85.0	110.3	110.0	YES	88.1	YES
Lot 8	84.8	89.3	87.1	86.0	112.1	111.0	YES	88.8	YES
Lot 9	84	106	95.0	90.0	120.0	115.0	YES	102.5	YES
Lot 10	91.5	107.3	99.4	91.0	124.4	116.0	YES	101.8	YES
Lot 11	91	108	99.5	92.0	124.5	117.0	YES	100.8	YES
Lot 12	93.2	106	99.6	93.0	124.6	118.0	YES	99.1	YES
Lot 13	92.9	97.9	95.4	93.5	120.4	118.5	YES	96.5	YES
Lot 14	93.8	97.4	95.6	94.0	120.6	119.0	YES	94.7	YES
Lot 15	94.3	97.3	95.8	94.0	120.8	119.0	YES	95.1	YES
Lot 16	95	103.5	99.3	103.0	124.3	128.0	NO	91.7	NO
Lot 17	96.5	107.6	102.1	103.0	127.1	128.0	NO	112.2	YES
Lot 18	95	97.1	96.1	103.5	121.1	128.5	NO	112.2	YES
Lot 19	94.8	96.5	95.7	104.0	120.7	129.0	NO	112.3	YES
Lot 20	94.9	96.4	95.7	105.0	120.7	130.0	NO	112.4	YES
Lot 21	96.2	96.5	96.4	105.5	121.4	130.5	NO	112.5	YES
Lot 22	96.2	96.9	96.6	105.0	121.6	130.0	NO	112.7	YES
Lot 23	96.5	97.3	96.9	105.0	121.9	130.0	NO	112.8	YES
Lot 24	96.9	97.2	97.1	104.5	122.1	129.5	NO	122.6	YES
Lot 25	96.9	98	97.5	104.0	122.5	129.0	NO	123.5	YES
Lot 26	97.4	107.3	102.4	103.0	127.4	128.0	NO	123.4	YES
Lot 27	97.6	106.2	101.9	102.5	126.9	127.5	NO	123.4	YES
Lot 28	97	97.6	97.3	102.0	122.3	127.0	NO	123.6	YES
Lot 29	97	97	97.0	102.0	122.0	127.0	NO	123.7	YES
Lot 30	96.9	97	97.0	102.0	122.0	127.0	NO	123.2	YES
Lot 31	96.7	102.4	99.6	118.0	124.6	143.0	NO	119.1	YES
Lot 32	97	116.1	106.6	120.0	131.6	145.0	NO	114.7	NO
Lot 33	98.3	116.5	107.4	121.0	132.4	146.0	NO	111.7	NO
Lot 34	97.5	115.2	106.4	121.0	131.4	146.0	NO	117.4	NO
Lot 35	97.4	109.7	103.6	120.0	128.6	145.0	NO	124.3	YES
Lot 36	96.6	97.8	97.2	119.0	122.2	144.0	NO	132.3	YES
Lot 37	96.6	97.9	97.3	118.0	122.3	143.0	NO	133.8	YES
Lot 38	116.4	119	117.7	125.0	142.7	150.0	NO	134.5	YES
Lot 39	118.8	120.6	119.7	126.5	144.7	151.5	NO	134	YES
Lot 40	120.5	131.9	126.2	128.5	151.2	153.5	NO	119	NO
Lot 41	122.9	138.6	130.8	130.0	155.8	155.0	YES	124.1	NO
Lot 42	125.4	142.7	134.1	131.0	159.1	156.0	YES	131.4	YES
Lot 43	127.7	143.6	135.7	132.5	160.7	157.5	YES	140.6	YES
Lot 44	127.7	143.3	135.5	132.0	160.5	157.0	YES	147	YES
Lot 45	128.6	141.4	135.0	130.0	160.0	155.0	YES	147.7	YES
Lot 46	128.7	139.5	134.1	126.0	159.1	151.0	YES	146.1	YES

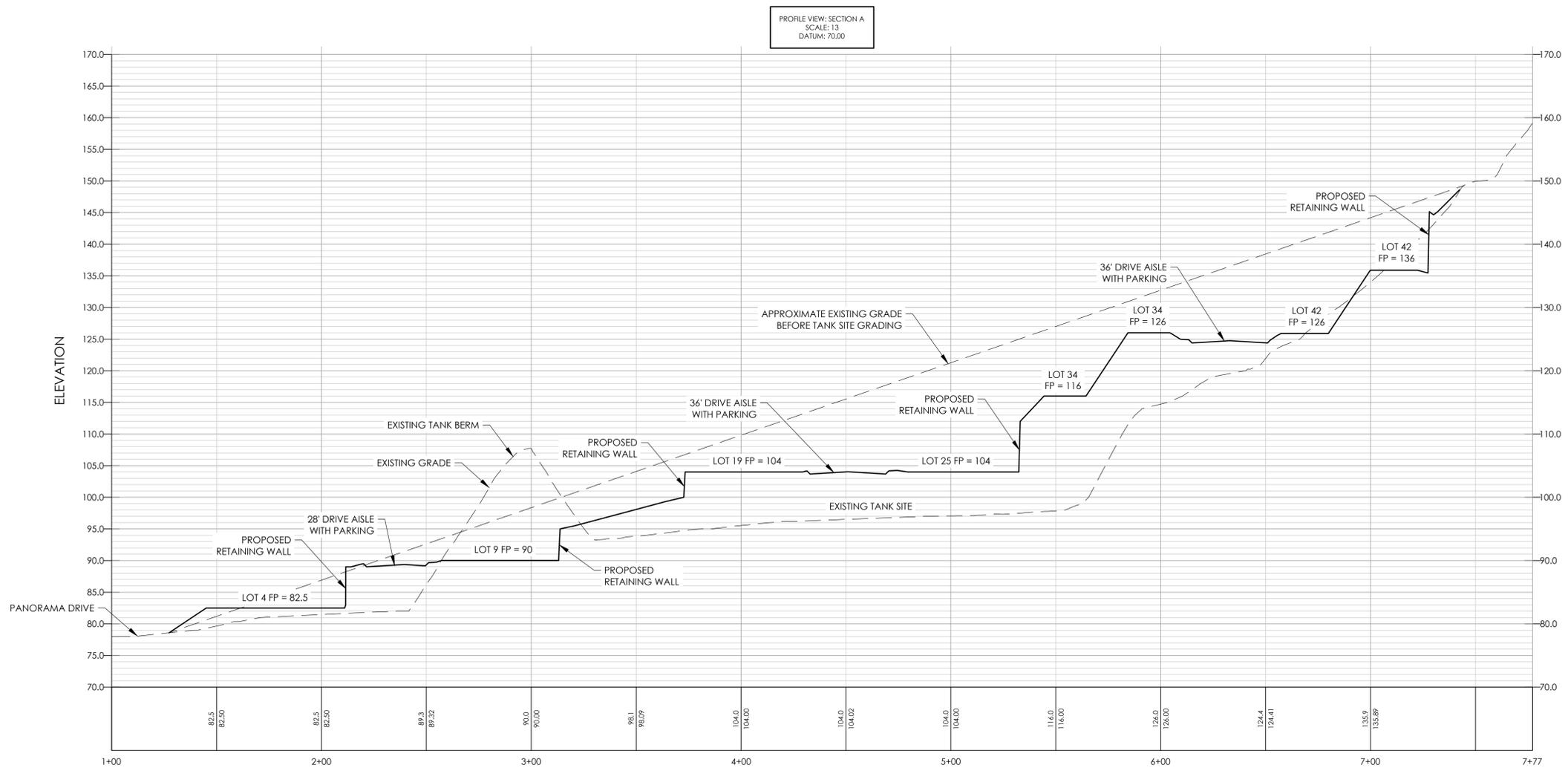
\* THE 'AVERAGE APPROXIMATE ORIGINAL GRADE' REFERS TO THE SITE CONDITION PRIOR TO THE GRADING THAT CREATED THE NOW EXISTING FUEL TANK PADS.



### LEGEND

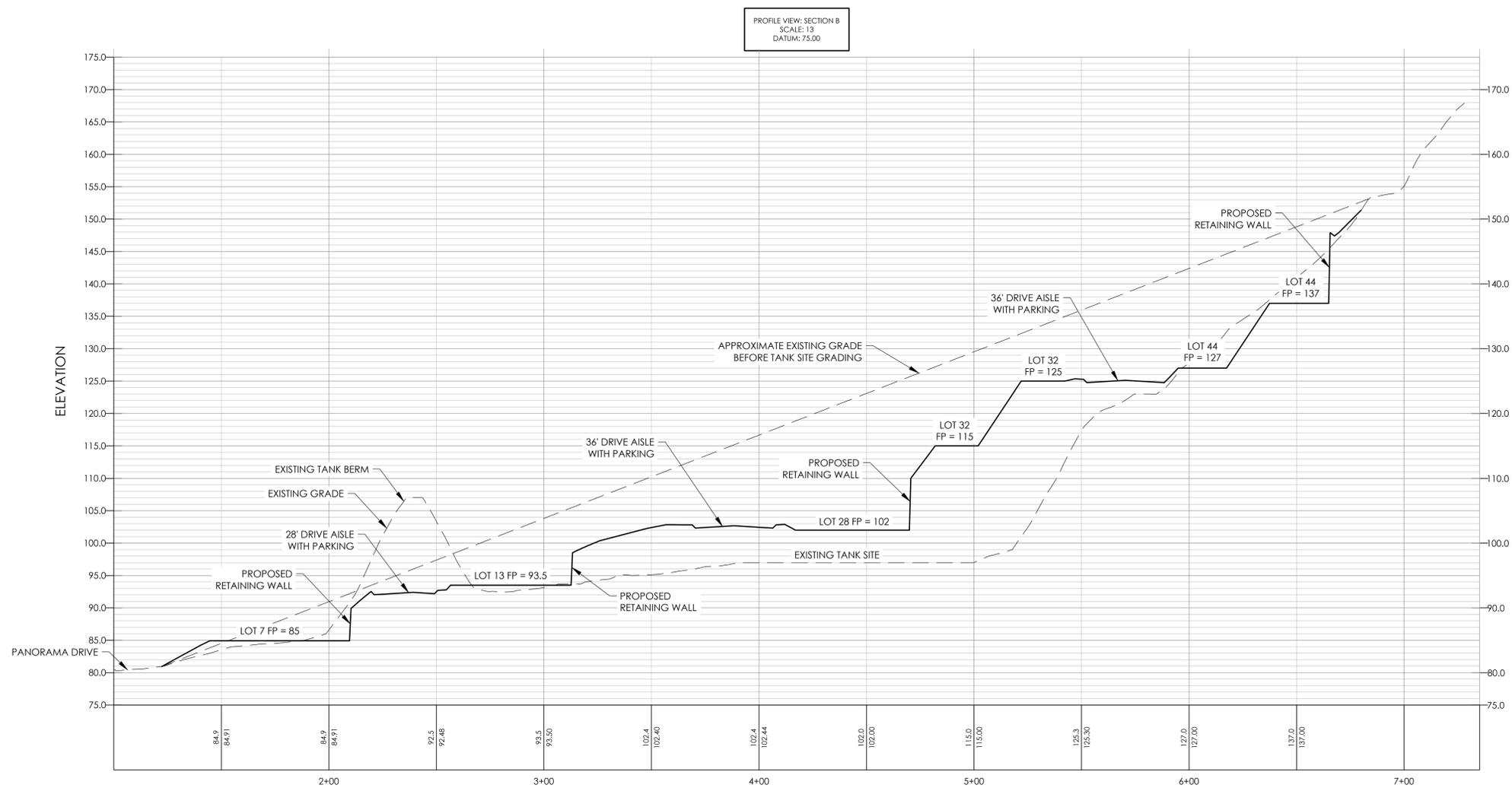
- COMPLIANT
- NON-COMPLIANT





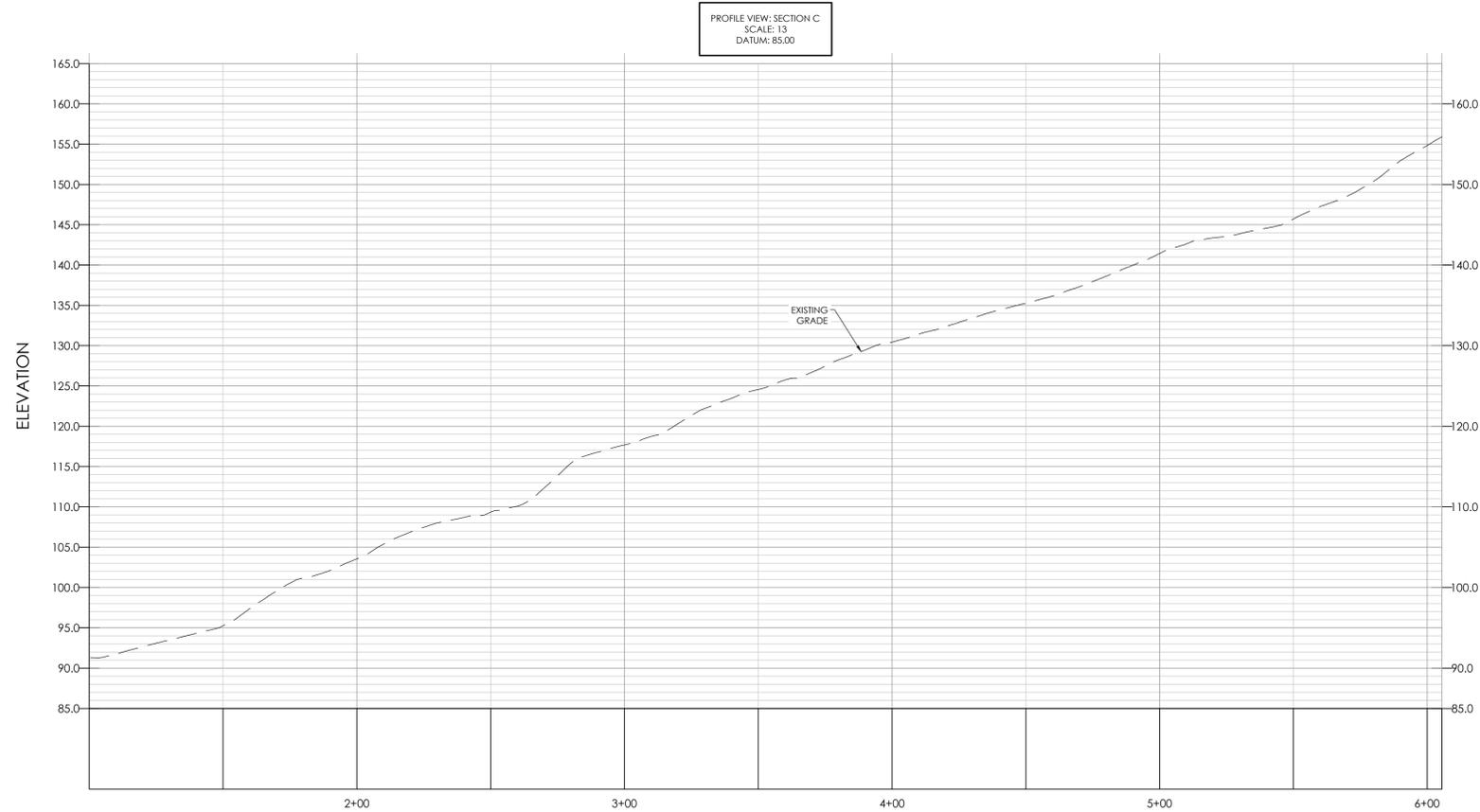
**PROPOSED SITE SECTION A**

1" = 30' HORIZONTAL SCALE  
1" = 10' VERTICAL SCALE



**PROPOSED SITE SECTION B**

1" = 30' HORIZONTAL SCALE  
1" = 10' VERTICAL SCALE



PROPOSED SITE SECTION C

1" = 20' HORIZONTAL SCALE  
 1" = 5' VERTICAL SCALE

EXISTING TREE INVENTORY

Tree Tag	Botanical Name	Common Name	Diameter at Breast Height (in.)	Disposition
53	Hesperocyparis macrocarpa	Monterey cypress	38.5	Remove
198	Hesperocyparis macrocarpa	Monterey cypress	37.5	Remove
268	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
269	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
270	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
271	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
272	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
273	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
274	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
275	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
276	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
277	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
278	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
279	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
280	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
281	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
282	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
283	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
340	Hesperocyparis macrocarpa	Monterey cypress	39"	Protect
341	Hesperocyparis macrocarpa	Monterey cypress	37.0	Protect
344	Hesperocyparis macrocarpa	Monterey cypress	25.5	Protect
345	Hesperocyparis macrocarpa	Monterey cypress	22.0	Protect
347	Hesperocyparis macrocarpa	Monterey cypress	30.0	Protect
349	Hesperocyparis macrocarpa	Monterey cypress	24.5	Protect
350	Hesperocyparis macrocarpa	Monterey cypress	32"	Protect
351	Hesperocyparis macrocarpa	Monterey cypress	24.5	Protect
352	Hesperocyparis macrocarpa	Monterey cypress	11.0	Protect
353	Hesperocyparis macrocarpa	Monterey cypress	11.5	Protect
354	Hesperocyparis macrocarpa	Monterey cypress	14.5	Protect
356	Hesperocyparis macrocarpa	Monterey cypress	31.0	Protect
357	Hesperocyparis macrocarpa	Monterey cypress	31.0	Protect
814	Hesperocyparis macrocarpa	Monterey cypress	60.0	Remove
815	Hesperocyparis macrocarpa	Monterey cypress	38.5	Remove
816	Hesperocyparis macrocarpa	Monterey cypress	63.0	Remove
817	Hesperocyparis macrocarpa	Monterey cypress	32.0	Remove
818	Hesperocyparis macrocarpa	Monterey cypress	24.5	Remove
819	Hesperocyparis macrocarpa	Monterey cypress	35.5	Remove
820	Hesperocyparis macrocarpa	Monterey cypress	49.5	Remove
821	Hesperocyparis macrocarpa	Monterey cypress	43.5	Remove
822	Hesperocyparis macrocarpa	Monterey cypress	58.0	Remove
823	Hesperocyparis macrocarpa	Monterey cypress	68.0	Remove
824	Hesperocyparis macrocarpa	Monterey cypress	16.0	Remove
825	Hesperocyparis macrocarpa	Monterey cypress	32.0	Remove
826	Juniperus chinensis	Hollywood juniper	28.5	Remove
827	Juniperus chinensis	Hollywood juniper	28.0	Remove
828	Juniperus chinensis	Hollywood juniper	32.0	Remove
829	Juniperus chinensis	Hollywood juniper	24.0	Remove
830	Juniperus chinensis	Hollywood juniper	17.5	Remove
831	Juniperus chinensis	Hollywood juniper	14.0	Protect
832	Hesperocyparis macrocarpa	Monterey cypress	14.5	Protect
833	Myoporum laetum	ngaio	12.5	Protect
834	Hesperocyparis macrocarpa	Monterey cypress	25.5	Protect
835	Pinus radiata	Monterey pine	15.5	Protect
836	Hesperocyparis macrocarpa	Monterey cypress	37.5	Protect
837	Hesperocyparis macrocarpa	Monterey cypress	32"	Protect
838	Pinus radiata	Monterey pine	17.0	Protect
839	Pinus radiata	Monterey pine	19.0	Protect
840	Pinus radiata	Monterey pine	13.0	Protect
841	Pinus radiata	Monterey pine	15.0	Protect
842	Pinus radiata	Monterey pine	13.0	Protect
843	Pinus radiata	Monterey pine	19.0	Protect
844	Hesperocyparis macrocarpa	Monterey cypress	21.0	Protect
845	Pinus radiata	Monterey pine	12.0	Protect
846	Hesperocyparis macrocarpa	Monterey cypress	21"	Protect
847	Hesperocyparis macrocarpa	Monterey cypress	21"	Protect
848	Hesperocyparis macrocarpa	Monterey cypress	23.0	Protect
849	Hesperocyparis macrocarpa	Monterey cypress	21.5	Protect
850	Hesperocyparis macrocarpa	Monterey cypress	30"	Protect
851	Hesperocyparis macrocarpa	Monterey cypress	34"	Protect
852	Hesperocyparis macrocarpa	Monterey cypress	24.5	Protect
853	Salix lasiolepis	Arroyo willow	10"	Protect
854	Salix lasiolepis	Arroyo willow	38"	Protect
855	Salix lasiolepis	Arroyo willow	18"	Protect
856	Salix lasiolepis	Arroyo willow	28"	Protect
857	Salix lasiolepis	Arroyo willow	8"	Protect
858	Salix lasiolepis	Arroyo willow	8"	Protect
859	Pinus radiata	Monterey pine	14"	Protect
860	Hesperocyparis macrocarpa	Monterey cypress	34"	Protect
861	Hesperocyparis macrocarpa	Monterey cypress	30"	Protect
862	Hesperocyparis macrocarpa	Monterey cypress	36"	Protect
863	Hesperocyparis macrocarpa	Monterey cypress	12"	Protect
864	Hesperocyparis macrocarpa	Monterey cypress	28"	Protect
865	Hesperocyparis macrocarpa	Monterey cypress	40"	Protect

\*Indicates an estimated DBH measurement. These trees were inaccessible due to impassible fencing and it was not possible to obtain a physical measurement in the field.

LEGEND

- INDICATES AN EXISTING TREE TO REMAIN
- INDICATES AN EXISTING TREE TO BE REMOVED
- 830 TREE TAG NUMBER

TREE DISPOSITION TABLE

DISPOSITION	QUANTITY
EXISTING	83
PROTECT	48
REMOVE	35
PROPOSED FOR MITIGATION	51
PROPOSED FOR AESTHETIC VALUE	87

NOTES

- TREE INVENTORY, LOCATIONS, AND TAG NUMBERS PER ARBORIST REPORT PREPARED BY RRM DESIGN GROUP, DATED JUNE 5, 2023.
- REFER TO SECTION 4.3 TREE REPLACEMENT OF THE ARBORIST REPORT FOR A DESCRIPTION OF THE TREE REPLACEMENT CONCEPT FOR THIS PROJECT.
- ALL TREES LOCATED WITHIN DESIGNATED ENVIRONMENTALLY SENSITIVE HABITAT (ESH) AREA ARE TO REMAIN.
- SEE SHEET L2 FOR SPECIES, LOCATION, AND SIZE OF PROPOSED TREE PLANTINGS.

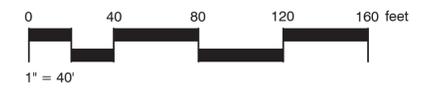


EXISTING SITE PLAN

PRUNING, REMOVAL, AND REPLACEMENT PLAN

TREES PROPOSED FOR REMOVAL ARE IN POOR HEALTH, ARE OVERCROWDED, EXHIBIT STRUCTURAL DEFECTS, OR CONFLICT WITH PROPOSED ONSITE IMPROVEMENTS, SUCH AS BUILDING LOCATIONS, UNDERGROUND UTILITY INFRASTRUCTURE, ROADWAYS, OR ASSOCIATED GRADING. THESE PROPOSED IMPROVEMENTS ENCRoACH INTO THE CRITICAL ROOT ZONE (CRZ) OF TREES PROPOSED FOR REMOVAL.

TREES PROPOSED FOR REMOVAL ONSITE SHOULD BE REMOVED, AND THEIR STUMPS GROUND DOWN TO A DEPTH OF 24". MOST TREES TO REMAIN HAVE NOT BEEN MAINTAINED IN MANY YEARS, MANY HAVE LARGE AMOUNTS OF DEAD WOOD THROUGHOUT THE CROWN, AND SEVERAL HAVE UNBALANCED CROWNS. MOST WILL REQUIRE A CROWN CLEANING TO REDUCE RISK ASSOCIATED WITH DEAD LIMBS DROP AND SEVERAL WILL REQUIRE A CROWN REDUCTION TO ENSURE A BALANCED CROWN. AN ISA LEVEL 1 TREE RISK ASSESSMENT SHOULD BE PERFORMED BY A QUALIFIED ARBORIST ON ANY TREES TO REMAIN TO DETERMINE THE FEASIBILITY OF PRESERVATION OR POTENTIAL MITIGATION STEPS TO JUSTIFY PRESERVATION. THE TREE RISK ASSESSMENT SHOULD FOCUS ON THE PROPOSED DEVELOPMENT FOOTPRINT AND NEW ESTABLISHED USES WITHIN THE TARGET ZONES OF TREES TO REMAIN.



# SYMBOL LEGEND

ESHA INTERPRETIVE EDUCATIONAL SIGNAGE LOCATION

# CONCEPTUAL PLANT SCHEDULE

SYMBOL	QTY	REMARKS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>						
	11		HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	15 GAL	LOW
	2		LOPHOSEMON CONFERTA	BRISBANE BOX	15 GAL	LOW
	17		LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GAL	LOW
	12		PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	LOW
	5		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MODERATE
	15		PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL	LOW
	44		QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	15 GAL	LOW
	32		SAMBUCUS NIGRA	BLACK ELDERBERRY	15 GAL	LOW
	138		SUBTOTAL:			
<b>SHRUBS, GRASSES, AND GROUNDCOVERS</b>						
			ADENANTHOS X CUNNINGHAMII	ALBANY WOOLLYBUSH	5 GAL	LOW
			ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW	1 GAL	LOW
			ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	LOW
			BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	LOW
			CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	LOW
			CAREX DIVULSA 'WESTFIELD'	WESTFIELD EUROPEAN GREY SEDGE	5 GAL	LOW
			CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
			CEANOTHUS GRISSEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL	LOW
			CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW
			ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	LOW
			FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'	RIVER HOUSE BLUES CALIFORNIA FESCUE	1 GAL	LOW
			LEUCADENDRON X 'WINTER RED'	CONEBUSH	5 GAL	LOW
			LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	PLUGS	LOW
			MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	LOW
			MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	LOW
			MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
			OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	15 GAL	LOW
			PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL	LOW
			PHORMIUM X 'DUSKY CHIEF'	'DUSKY CHIEF' NEW ZEALAND FLAX	5 GAL	LOW
			PHORMIUM X 'GREEN GLOW'	GREEN GLOW NEW ZEALAND FLAX	5 GAL	LOW
			PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
			ROMNEYA COULTERI 'WHITE CLOUD'	WHITE CLOUD MATILJA POPPY	5 GAL	LOW
			SALVIA ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
			SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL	LOW
			SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	5 GAL	LOW
			SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	LOW
			WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	5 GAL	LOW
<b>NATIVE RESTORATION PLANTING</b>						
					SIZE	WUCOLS



**PLANTING DESIGN CRITERIA:**  
 THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED, HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. LOW WATER SHRUBS AND GROUNDCOVERS COMPRISE THE MAJORITY OF THE TOTAL LANDSCAPED AREA.

THIS PLAN WILL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES (MWELCO).

**IRRIGATION DESIGN CRITERIA:**  
 THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS VERY LOW TO MODERATE WATER USE. A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

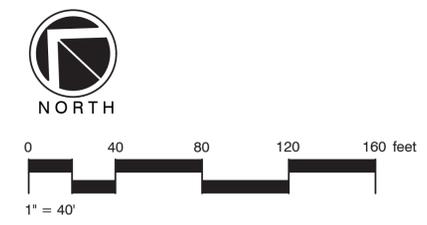
**PROJECT AREAS:**  
 LANDSCAPE AREA ((LANDSCAPE AREA / LOT AREA) X 100): 31.2%  
 PERMEABLE AREA ((PERMEABLE AREA / LOT AREA) X 100): 48.0%

**PLANTING STATISTICS:**  
 EXISTING TREES TO BE PROTECTED (WITHIN ESHA BOUNDARY LINES), ARE NOT SHOWN ON THIS PLAN. REFER TO SHEET L1 FOR TREE PROTECTION PLAN, NOTES AND DETAILS.

**RETAINED TREES:**  
 48 RETAINED TREES

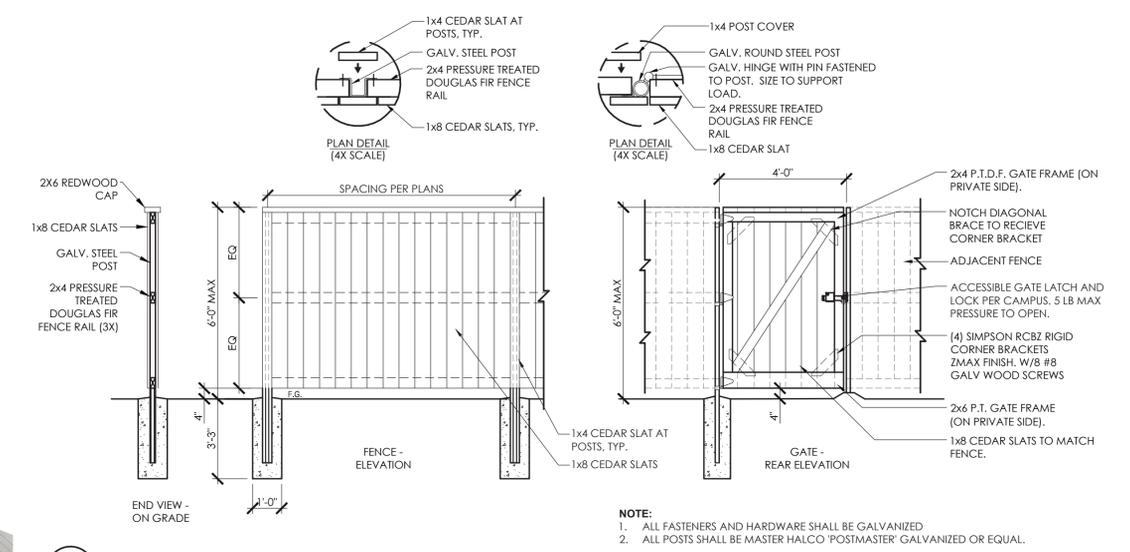
**PROPOSED TREES:**  
 51 PROPOSED MITIGATION TREES  
 87 PROPOSED AESTHETIC VALUE TREES

**TOTAL RETAINED AND PROPOSED TREES: 186**



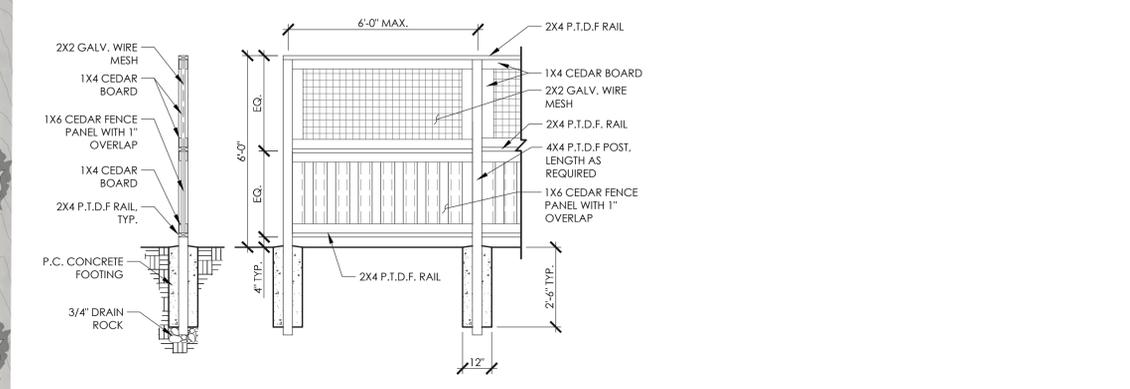
# CONCEPTUAL FENCING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	FENCE TYPE 1 - 6FT WOOD SLAT PRIVACY FENCE	1/L3
	FENCE TYPE 2 - 4FT SPLIT RAIL FENCE W/ MESH	3/L3
	FENCE TYPE 3 - 6FT 50% OPEN WOOD FENCE	2/L3
	FENCE TYPE 4 - 4FT SPLIT RAIL FENCE W/OUT MESH	3/L3



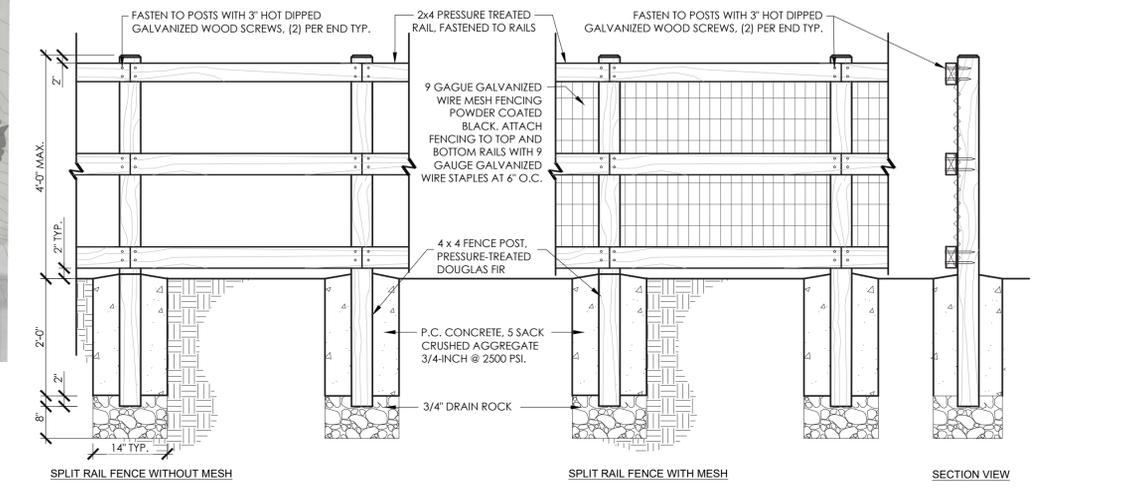
**1 6' WOOD SLAT PRIVACY FENCE AND GATE**  
3/8" = 1'-0"

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**2 50% OPEN WOOD FENCE**  
3/8" = 1'-0"

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**3 SPLIT RAIL FENCE - WITH / WITHOUT MESH**  
3/4" = 1'-0"

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