



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

May 16, 2013

Mr. Henri DeGroot
127 Oak Grove Lane
Arroyo Grande, CA 93420

**Re: Tentative Parcel Map CO 13-0002
APN: 091-402-001**

Water Supply

This office is in receipt of **preliminary** evidence of water (in the form of a *Will Serve Letter* dated May 2, 2013) from the WESO Water Company that states they will serve the above mentioned project. A final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes.

Be advised that a single on-site wastewater disposal system currently serves the existing commercial building. For this project, the current system should be evaluated for the following: approved permits, setbacks to property lines, expansion and replacement areas, feasibility of existing system adequately serving this project, and any maintenance or problems that have occurred with this system. These evaluations should take place prior to hearing.

Tentative Parcel Map 13-002 is approved for Health Agency subdivision map processing.

LESLIE A TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: Robert Montoya
WESO



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

GENERAL SERVICES
2013 MAY 29 AM 9:27

THIS IS A NEW PROJECT REFERRAL

DATE: 5/28/2013

TO: Parks

FROM: SOUTH COUNTY TEAM, DEVELOPMENT REVIEW

PROJECT DESCRIPTION: SUB2012-00044 CO13-0002 DEGROOT- Parcel Map for industrial condos consisting of 6 parcels. 1 acre site located off Precision Lane. APN: 091-402-001.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

8-2-13
Date

S. Kavanaugh
Name

781-4089
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/28/2013

TO: Cal Fire

REV'D
5/29/13

FROM: SOUTH COUNTY TEAM, DEVELOPMENT REVIEW

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

7-8-13
Date

Tina Roe
Name

903-3427
Phone



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

COMMERCIAL Parcel Map Review

July 8, 2013

Subject: SUB2012-00044 CO13-0002 DEGROOT

Dear South County Team:

I have reviewed the new project referral you submitted for the parcel map for industrial condos consisting of 6 parcels on a 1 acre sited located off Precision Lane APN: 091-402-001 in Arroyo Grande California. The project is in State Responsibility Area within a high fire severity zone with a 3-4 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

This project involves an existing 18,000 square foot building that has been occupied and unoccupied for several years. All fire protection systems for this entire building must be inspected and certified that they are in working order as originally designed. This shall include the fire pump, water storage tank, hydrants, fire sprinkler and fire alarm systems. As each "industrial condo" is occupied a tenant improvement building permit shall be required and a fire safety plan issued by this fire department.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Commercial Access Road:

- A commercial access road must be 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds..
- Vertical clearance of 13'6" is required.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 10 inches high with a 1/2" stroke. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 505.1 Streets and roads shall be identified with approved signs. CFC 505.2

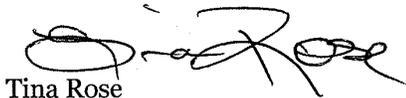
Emergency Access:

All commercial buildings shall install a Knox key box for fire department emergency access. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Building Signage: All interior & exterior doors providing access to fire protection or building systems shall be labeled. Examples: electrical, fire alarm control panel, fire riser, standpipes, test valves, roof access etc. The signs shall be a minimum size of 12" x 12" with characters at least 1-inch high in block lettering with a minimum of 1/4" stroke. The lettering shall be of a contrasting color to the sign background.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Respectfully,



Tina Rose
Fire Inspector

C: Henri DeGroot
Civil Design Solutions



SUB2012-00044CO13-0002 DEGROOT, South County Re-Referral, Parcel Map in Nipomo

Elizabeth Szwabowski to: Stephanie Fuhs
Cc: Stephen Hicks, Bill Robeson

06/21/2013 03:22 PM

From: Elizabeth Szwabowski/Planning/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
Cc: Stephen Hicks/Planning/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings

History: This message has been replied to.

Hello Stephanie, I hope you are well. We are asked to do a referral on the parcel map above for the Building Division. It appears the applicant has an existing building and they are introducing property lines in an existing building to create 6 industrial condos. We have a big problem with these types of proposal in an existing structure, big red flags fly when we introduce property lines within an existing building.

The applicant has not provided us with the information and the submittal is incomplete for the Building Division to evaluate the fire life safety issues and minimum code requirements within the existing building.

Therefore, the owner shall have the existing structure evaluated by a California Licensed Architect of Record to determine the existing structure has the appropriate fire life safety components such as fire walls/fire partition/1 or 2 hour walls between each unit. The Architect of record shall prepare plans including a "code analysis" to demonstrate code compliance with the 2010 CBC and address the disabled access requirement's including existing utilities. Destructive testing maybe in order to do the analysis.

When this situation arises the Building Division must address the new property line walls and this may require construction of new fire walls/fire partition/1 or 2 hour walls between each unit before you approve the parcel map.

In order to do this the owner shall obtain a building permit. Cal Fire shall weight in on the fire sprinkler requirements.

Often times with this requirements applicant's elect not to pursue condos because of the cost and remedial work to bring the structure in compliance.

Feel free to discuss further.

With Regards,
Elizabeth Szwabowski
Plans Examiner III
Past President of the CCCICC
Building Division
(805) 781-5725

