

ATTACHMENT 4

COAL 013-0081

Doug Rion to: Jo Manson

12/09/2013 03:06 PM

Jo,

Review of the re-submitted Lot Line Adjustment map received 12/5/2013 I have these comments:

Easements #4, 8 and 9 per the 7/24/2013 PTR are not shown or noted on the map. However, reviewing 55-PM-19 indicates said easements #8 and 9 do not encumber Parcel 5 of 55-PM-19 or any other property within the boundaries of the proposed adjustment.

And, as you pointed out, the proposed easement across proposed Parcel 1 for the benefit of proposed Parcel 2 would be subject to a CalTrans highway right of way encroachment permit prior to construction of a new driveway and is a recommended condition of approval.

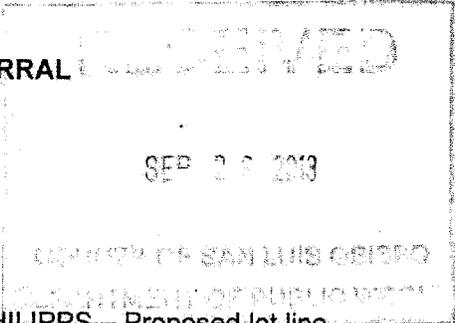
Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 09/16/2013

TO: PW

FROM: Jo Manson - South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00026 COAL13-0081 PHILIPPS - Proposed lot line adjustment between two parcels of 1.26 acres and 4.09 acres, to result in 2.58 acres and 2.86 acres. Project site Hwy 1 (Mesa View Dr) near Lopez High School and Calandar Rd. APNs: 075-311-055 and 075-311-023.

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.

Map lacking required information per 21.02.030
See attached checklist.

Provide proof of legal access via Arboles Way for proposed Lot 2.

Date 10/9/13 Name Jo Manson Phone x 52165

21.02.030 Lot Line Adjustment Check List

for project number

COAL 13 0001

Status	Item
✓	Title Report
	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
✓	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
0	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities. <i>ESMNTS PER #4, 8, 9 ON P.T.R. NOT SHOWN</i>
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures. <i>OR NOTED</i>
✓	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
N/A	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
0	Property description. A description of the property as well as the assessor's parcel number(s) for the property. <i>PAR 5 55-PM-19</i>
✓	Map information. A north arrow and scale and a vicinity map.
	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

Legal access to proposed Lot 2? Arboles Way is a private road/easement.



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

January 31, 2014 - revised

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Lot Line Adjustment Project # **SUB2013-00026 COAL 13-0081 PHILIPPS**

Dear Jo Mansoni, South County Team,

I have reviewed the referral for the proposed lot line adjustment between two parcels located on APN's 075-311-023 (Lot #1) and 075-311-055 (Lot #2) on Mesa View Drive in Arroyo Grande, California. This project is located approximately 3-4 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in a "High" fire hazard severity zone of State Responsibility Area for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel or vehicular access to a single parcel with more than two buildings or four or more dwelling units. This lot line adjustment will provide access to Lot # 1 from Mesa View and will provide access to proposed Lot # 2 via a 24 foot easement/access road across Lot 1. These access roads shall meet the following:

- The access road must be 24 feet in width and an all weather surface.
- All roads must be able to support a 20-ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply

The checked water supply is required:

- A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

The project application reviewed **does not** meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire Department for another review.

The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire Department to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Respectfully,


Tina Rose
Fire Inspector

C: Jerry & Mary Philipps
Terri Belter



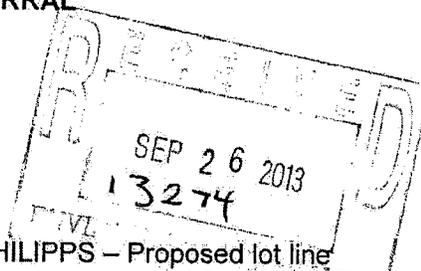
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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TO: ENV HEALTH

FROM: Jo Manson - South County Team / Development Review



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No comment @ this time. Thank you.

10/8/13
Date

[Signature]
Name

X 5551
Phone