



Attachment 8
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

*Promoting the wise use of land
 Helping build great communities*

MEETING DATE December 11, 2014	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Belridge Park II, LLC	FILE NO. TRACT 3059 SUB2013-00042 SUB2014-00017
SUBJECT <p>Hearing to consider a request by Belridge Park II, LLC for a Lot Line Adjustment and Tract Map (Tract 3059) with Conditional Use Permit (SUB2013-00042). The Lot Line Adjustment (SUB2014-00017) will adjust the lot lines between two legal parcels of 43,271 and 40,799 square feet each. The adjustment will result in two parcels of 9,822 square feet and 1.7 acres each. The Lot Line Adjustment portion of the project will not result in the creation of any additional parcels. The reason for the adjustment is to provide a parcel for the existing residence at 1560 South Elm Street to be sold while the remainder of the site continues through tract improvements and final map portion of the subdivision process.</p> <p>The Tract Map/Conditional Use Permit portion of the proposal is to subdivide two existing parcels totaling 1.92 acres into 14 parcels ranging in size from 3,548 to 12, 509 square feet as a planned development. Twelve of the resulting parcels will be developed with single family residences ranging in size from 1,200 to 1,300 square feet with 400-500 square foot attached garages. One parcel will be a private park area for the development, and the other parcel consists of the private street. The project site is within the Residential Single Family land use category and within the South County (San Luis Bay Subarea) planning area in the community of Oceano.</p> <p>The site is currently developed with a single family residence on proposed Lot 2 of the Lot Line Adjustment, which will remain on that property. The remainder of the site is undeveloped.</p>			
RECOMMENDED ACTION <ol style="list-style-type: none"> 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Lot Line Adjustment COAL 14-0081 based on the Findings in Exhibit A and the Conditions listed in Exhibit B. 3. Approve Tentative Tract 3059 based on the findings listed in Exhibit C and the conditions listed in Exhibit D. 4. Approve Conditional Use Permit SUB2013-00042 based on the Findings listed in Exhibit E and the Conditions listed in Exhibit F. 			
ENVIRONMENTAL DETERMINATION <p>The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 30, 2014 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Cultural Resources Public Services and Utilities, Recreation and Water and are included as conditions of approval.</p>			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-074-014 and 015	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Chapter 22.98 – South County Planning Area Standards, 22.98.050 – San Luis Bay Sub-Area Standards, 22.108.050 – Oceano Community Standards			

LAND USE ORDINANCE STANDARDS: 22.22.080 – Subdivision Design Standards for the Residential Single Family land use category, 22.10 – Development Standards, 22.16 – Landscaping, 22.18 - Parking	
EXISTING USES: Single family residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family; City of Arroyo Grande <i>East:</i> Agriculture; agricultural uses <i>South:</i> Residential Single Family; single-family residence(s) <i>West:</i> Residential Single Family; single-family residence(s)	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano Advisory Council, Public Works, Environmental Health, Ag Commissioner, County Parks, Oceano Community Services District, , APCD, City of Arroyo Grande, Five Cities Fire Authority	
TOPOGRAPHY: Mostly level to gently sloping	VEGETATION: Grasses, forbs, ornamentals
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Five Cities Fire Authority	ACCEPTANCE DATE: October 1, 2014
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242	

Lot Line Adjustment COAL 14-0081

ORDINANCE COMPLIANCE

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES	ADJUSTED PARCEL SIZES
43,271 square feet	9,822 square feet
40,799 square feet	1.7 acres

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county’s zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to allow the existing residence on proposed parcel 1 to remain on the property and allow this parcel to be sold separately in order to finance subdivision related improvements on the remainder of the project site. Both parcels conform to the minimum lot size for the residential single family land use category both before and after the adjustment.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County’s local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing

situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

Tract Map/Conditional Use Permit (Tract 3059/SUB2013-00042)

BACKGROUND

Avocado Ranch, a 46 unit planned development was approved by the Planning Commission in February 2006. The map recorded in 2007 and has been under construction since then. This planned development project is near completion with most of the units built and open space areas complete. Avocado Ranch is adjacent to the currently proposed project which will continue a similar development pattern to what was established with the previously approved project.

ORDINANCE COMPLIANCE

The proposal is to subdivide two existing parcels totaling 1.92 acres into 14 parcels ranging in size from 3,548 to 12,509 square feet as a planned development in the Residential Single Family land use category. Section 22.22.080D of the Land Use Ordinance allows parcels smaller than the minimum parcel size when the Review Authority, through Conditional Use Permit approval determines that the common ownership external parcel is in compliance with the provisions of this Section of the ordinance. The proposed project contains common area lots of the park area (Lot 13) and streets (Lot 14) and thereby meets this requirement.

Section 22.22.145 of the Land Use Ordinance contains further provisions for Planned Development projects. These include: land use categories where planned developments are allowed, minimum lot sizes, parking design and location, architectural design, setbacks, common community gathering area, private outdoor areas, and fencing.

The advantage of planned developments is a more efficient use of land, opportunities to provide more usable common areas, better connectivity, smaller lot sizes, narrow and privately maintained streets, and a more creative lot arrangement than may be found in conventional residential tracts. The proposed project density is in compliance with Section 22.22.080 of the Land Use Ordinance because the minimum single family lot size, 6,000 square feet for the 1.92 acre site results in 13 units or a density of 7.3 units per acre.

The table below summarizes the standards contained in Section 22.22.145 of the Land Use Ordinance (Planned Development):

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Where allowed	Allowable in the RMF, RSF, Recreation, Commercial Retail, Commercial Service, Office and Professional and Industrial land use categories	Residential Single Family (RSF) land use category
Minimum Lot Sizes	1,750 to 6,000 square feet	Range from approximately 3,550 to 12, 509 Sq.Ft.
Parking Design and Location	Standards pertaining to uncovered parking, parking clusters and covered parking	Not applicable, parking contained in attached garages for each residence

Architectural Design	Per Oceano Specific Plan guidelines	See discussion below under Planning Area Standards
Front setbacks	10 feet for residences, 5 feet for covered porches with variation along the street frontage, 16 feet for front facing garages	Residences are setback 10 feet and, as conditioned will be varied along the interior street frontage
Common Community Gathering Area (CCGA)	250 square feet per 2 residential units (14 units x 250 =3,500 square feet), located within 300 feet of each residence within the development	3,548 square feet, all lots are located within 300 feet of the CCGA
CCGA landscaping	Turf limited to 20% of the lot area, or 710 square feet, may have amenities such as BBQs, tables, planters	Preliminary landscape plan shows turf, pavers, trees and shrubs around the perimeter, condition added for compliance with this standard
Private outdoor open space	175 square feet minimum, with one dimension a minimum of 8 feet, can include decks, porches, balconies and patios	Each unit contains a minimum of 175 of private open space
Common buildings/facilities	No building required, includes standards if one is proposed	None proposed
Fencing (for residences and CCGA)	For front private open area and CCGA – no more than 4 feet in height For side and rear yard private areas – no more than 6 feet in height No chain link fencing Fencing over 3 feet in height will be broken up with architectural elements consistent with overall project design	Project has been conditioned to comply with these standards

In addition to the standards above, in order to approve a Planned Development, the Review Authority must make specific findings per Section 22.22.145D of the Land Use Ordinance pertaining to compliance with ordinance standards, any proposed modifications to the standards, and site suitability and compatibility. Staff has included these findings for the Commission’s consideration.

Sections 22.10, 16, and 18 of the Land Use Ordinance establish Development Standards. The proposed Tract Map and Conditional Use Permit meet all requirements as follows:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Density	1.92 acres (83,635 Sq.Ft.) @ 6000 SF = (13.9 units) <u>-(pre-LLA recordation), 1.7 acres (74,052 sq.ft) @ 6,000 SF = 12.3 units (following LLA recordation)</u>	13 units or 7.3 units per acre <u>(pre-LLA recordation)</u> <u>12 units or 7.2 units per acre (following LLA recordation)</u>
Height	35 feet	26 feet
Parking	2 spaces per unit (13 units x 2 = 26 spaces)	Resident – 2 car garages/residence, plus driveways, 3 guest spaces

Ch. 22.16.030 and 040 – Landscaping

The preliminary landscape plan shows all front yard areas planted, streetscape planting along the interior street, and park planting in the park. Sidewalks and entries to homes will be stamped, colored concrete to add a more distinctive appearance. The project is conditioned to prepare a landscape plan that incorporates drought tolerant and water efficient planting.

Ch. 22.18 – Parking

Two covered parking spaces are included for each house within an attached garage with two spaces in the driveway. Three designated guest parking spaces are provided for the community, located adjacent to Lot 13 and between Lots 6 and 7.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Inclusionary Housing Fees

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County’s very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

PLANNING AREA STANDARDS

Chapter 22.98 – South County Planning Area Standards

Section 22.98.020(A) – Combining Designations – Airport Review Area: *The project site is within the Airport Review Area for the Oceano County Airport. Standards within this section require that new development be found “compatible” or “conditionally approvable” with the Airport Land Use Plan (ALUP) for the airport. The project was not referred to the Airport Land Use Commission (ALUC) because they reviewed the previous Avocado Ranch subdivision to the west of the current proposal. At that time they determined that because the 46 –unit project was within Area TP-2 (Areas Exposed to Minimal Airport Impact), the project was consistent with the Airport Land Use Plan (ALUP). The ALUP also states that review of specific proposed development projects is not a mandated responsibility of the ALUC unless the local agency refers a project to them for a determination of consistency. Staff determined that because*

single family residences are an allowable use in the ALUP, the site is located over a mile from the airport, and the previously approved subdivision adjacent to this proposal was found compatible with the ALUP by the ALUC the proposal is considered compatible with plan. The project was referred to the Airport Manager who responded with the following comments: require an avigation easement for the subdivision and FAA form 7460. Conditions have been added accordingly.

Chapter 22.98.050– San Luis Bay Sub-Area Standards

Standards within this section require referrals to the City of Arroyo Grande and Grover Beach, circulation requirements for land division and land use permit projects, and undergrounding of utilities. *Referrals were sent to these agencies, no comments were received. The project fronts onto South Elm Street, a collector street with high volumes of traffic. The project was designed to limit access to South Elm Street from Haas Lane, an existing local road serving this parcel and similar development to the west. The project has been conditioned to underground all utilities serving the new parcels.*

Chapter 22.108.050 – Oceano Community Standards

Standards within this section include compliance with the Oceano Specific Plan (specific discussion to follow), requirement for curb, gutter and sidewalk improvements, and airport area combining designation requirements. *The project has been conditioned to provide for curb, gutter and sidewalk improvements as part of the subdivision improvement plans. As stated above under planning area standards, the project is within the Airport Review Area for the Oceano County Airport. As proposed and conditioned, the project is compatible with the ALUP and will be required to record an avigation easement and provide a FAA form 7460 prior to recordation of the final map.*

Oceano Specific Plan Standards

The Oceano Specific Plan was adopted in 2004 to provide policies and guidelines for future development within the community. This plan contains residential design guidelines which include architectural features, development of neighborhoods, and integrating new development within existing development patterns. A more detailed summary of the guidelines follows.

Develop Neighborhoods - New residential projects should be designed to integrate with existing neighborhoods, should emphasize pedestrian connections within each project and to adjacent neighborhoods and nearby schools and parks. The plan also recommends that sidewalks be separated from curbs by parkway strips that are planted with canopy street trees. The project has been designed similar to the existing 46 unit planned development that is located adjacent to the current project. The project will provide sidewalks that link to South Elm Street and the City of Arroyo Grande to the north and to the adjacent development to the west. A separated parkway is not part of this proposal because the neighboring properties have attached sidewalks. Providing attached sidewalks in the current proposal is consistent with integrating new projects into existing development patterns. In addition, the proposed road is narrower than a standard County road and requiring a detached sidewalk would either result in an even narrower road or smaller parcels. ; however, aAs conditioned, each residential parcel will contain street trees within their front yard to create a pedestrian friendly environment within the subdivision. These street trees will be maintained by the individual property owners and not be the responsibility of the Homeowners Association.

Integrate Open Space – If the project is near a park or other open space area, the project should be designed to maximize access to that open area. Since this project is not in close proximity to a park or open space area, the project was designed to contain a 3,500 square foot park (Lot 10) that can be used by the owners within the subdivision.

Treatment of Edges – New residential developments should not appear as disconnected, walled off areas. *The proposed development provides pedestrian access to the surrounding residential development with no fences or gates to restrict access to the new parcels.*

Single Family Housing Design –

- *Provide neighborhoods that are more pedestrian than automobile oriented.* The project has been designed to provide curb, gutter and sidewalks that connect to the residential development surrounding the project site, providing pedestrian access to the City of Arroyo Grande to the north and residential areas within Oceano.
- *Provide a variety of housing styles and massing.* The project provides a mixture of single-story and two-story units similar to the existing 46-unit development to the west of the subject property.
- *Provide for a minimal front setback with variation of setbacks along the street.* The project sets the residential units close to the street with variation of unit type and setbacks from the interior street within the subdivision.
- *Provide for houses facing the street with porches or other features to transition from public to private space.* Each of the units faces the street with front porches provided.
- *Infill development should be of similar character, scale and heights with the adjacent development.* Adjacent development is primarily single story residences with two-story units in the adjacent Avocado Ranch project. The proposed project contains a mix of both one and two story units consistent with surrounding development.
- *Use of porches, balconies and verandas is encouraged.* Each unit contains a front porch and the two story units have balconies.
- *Exterior finish materials should be similar to those of the surrounding residential development.* Each unit is a mixture of stucco and wood siding consistent with surrounding residential development.
- *Exterior colors should be similar to those of the surrounding residential development.* Exterior colors are muted, primarily earth tone shades that are consistent with the surrounding residential development.

COMMUNITY ADVISORY GROUP COMMENTS

The Oceano Advisory Council recommended approval of the project at their February 24, 2014 meeting, with a requirement for street lighting to be installed within the project boundaries. *Staff has added a condition for two street lights to be installed along the interior street which will be maintained by the homeowners.*

AGENCY REVIEW

Public Works – Recommends conditions for road improvements, drainage, stormwater control measures

Environmental Health – Require final will serve letter, conditions for community water and sewer

Ag Commissioner- Responded by e-mail that no buffer would be required, but right-to farm notification be provided to new property owners

County Parks – Require Quimby fees

Oceano Community Services District – Provided an intent to serve letter

ALUC – No comments received, project is compatible with the ALUP for the Oceano County Airport

Airport Manager – Require an avigation easement, FAA Form 7460

APCD – No comments received

City of Arroyo Grande – No comments received

Five Cities Fire Authority - No comments received

LEGAL LOT STATUS

The two lots were legally created by Parcel Map CO 74-108, which was recorded on August 30, 1974 (Book 15, Page 44 of Parcel Maps).

Staff report prepared by Stephanie Fuhs
and reviewed by Bill Robeson, Supervising Planner

FINDINGS - EXHIBIT A

Lot Line Adjustment COAL 14-0081 (SUB2014-00017/Belridge Park II, LLC)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 30, 2014 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Cultural Resources Public Services and Utilities, Recreation and Water and are included as conditions of approval.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment consists of two existing, adjoining, legal parcels (Parcel 2 and Parcel 3) created by the recordation of Parcel Map CO 74-108 on August 30, 1974 (Book 15, Page 44 of Parcel Maps.
- C. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed parcels meet minimum parcel sizes for the Residential Single Family land use category and design standards of Title 21.

CONDITIONS - EXHIBIT B

Lot Line Adjustment COAL 14-0081 (SUB2014-00017/Belridge Park II, LLC)

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance.
2. If a parcel map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
 - c. A tax certificate.
3. Any private easements described in the title report must be shown on the parcel map, with recording data.
4. When the parcel map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
5. All conditions of approval herein specified are to be complied with prior to the recordation of the parcel map or certificates of compliance which effectuate the adjustment. Recordation of a parcel map is at the option of the applicant. However, if a parcel map is not filed, recordation of a certificate of compliance is mandatory.
6. The parcel map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
7. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
8. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
9. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the parcel map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.

FINDINGS - EXHIBIT C
Tract Map TR3059 (Belridge Park II, LLC)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 30, 2014 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Cultural Resources Public Services and Utilities, Recreation and Water and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Single Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and accessory uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a single family residence and accessory uses.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is located in an urbanized area that does not contain significant fish or wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Planned Development

Compliance

- J. The project complies with all applicable provisions of this Title except where modifications are granted consistent with this Section and the Oceano Specific Plan.

Site Suitability and Neighborhood Compatibility

- L. The site is suitable for the project in terms of size, configuration, topography, and other applicable features, has appropriate access to public streets with adequate capacity to accommodate the quantity and type of traffic expected to be generated by the use and all public facilities, services, and utilities are adequate to serve the proposed project.
- M. The location, size, site planning, building design features, and operating characteristics of the project are complementary to the surrounding neighborhood, and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.

CONDITIONS OF APPROVAL - EXHIBIT D
Tract Map TR3059 (Belridge Park, LLC)

Approved Project

1. A Tract Map/Conditional Use Permit portion of the proposal is to subdivide two existing parcels totaling 1.92 acres into 14 parcels ranging in size from 3,548 to 12,509 square feet as a planned development. Twelve of the resulting parcels will be developed with single family residences ranging in size from 1,200 to 1,300 square feet with 400-500 square foot attached garages. One parcel (Lot 13) will be a private park area for the development and the other parcel (Lot 14) will be a private street.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards, unless design adjustments are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Elm Street constructed to an A-2 urban street section, full improvements on the project side, plus a full travel lane on the opposite side (20-foot minimum paved width), within a minimum 40-foot dedicated right-of-way easement, fronting the property.
 - b. A private access road serving Parcels 1 through 13 shall be constructed to Five Cities Fire Authority standards within a minimum 30-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a standard cul-de-sac or other approved terminus that meets Five Cities Fire Authority standards. Design shall include pervious pavers and will be designed to be able to accommodate service vehicles on a regular basis.
 - c. Access for the Haas Lane to Elm Street shall be provided by constructing a County B-3 standard driveway.
 - d. Except for Haas Lane, all existing access connections to Elm Street shall be demolished, scarified, re-vegetated, fenced and the Elm Street shoulder restored in accordance with County urban street standards.
 - e. All roadway grading shall be done in accordance with Appendix J of the current California Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Offers, Easements and Restrictions

3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - a. For road widening purposes, a variable road right-of-way along Elm Street of sufficient width to contain all elements of the roadway prism.
4. The applicant shall reserve the following private easements by certificate on the map or by separate document:

- a. A minimum 30-foot shared private access and utility easement in favor of Parcels One through Thirteen with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Five Cities Fire Authority road terminus.
5. The applicant shall show the following restrictions by certificate on the map or by separate document:
 - a. Access shall be denied to lots 8 and 9 from Elm Street and this shall be by certificate and designation on the map.
 - b. If drainage basins are required, then the drainage basins shall be indicated as a building restriction on the map.
 6. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be granted to the public in fee free of any encumbrances offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns reserved as a drainage easement in favor of the owners and assigns.

Improvement Maintenance

7. Roads and/or streets shall be maintained as follows:
 - a. The interior access road for the subdivision shall not be accepted for County maintenance following completion and certification of improvements. The developer shall establish a Property Owners Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning and Building.
8. **Prior to map recordation**, the developer shall submit a proposed Constructive Notice for the subdivision to the County Public Works Department for review and approval. The constructive notice shall provide at a minimum the following provisions:
 - a. The maintenance, within the public road right of way and/or any public pedestrian easement adjacent thereto, of the sidewalks, landscaping, street lights and pedestrian amenities fronting each of the separate lots or parcels within the subdivision in accordance with the County Public Improvement Standards shall be the sole responsibility of the owner of each of the separate lots or parcel aforesaid and said owner's heirs, executors, administrators, successors and assigns in perpetuity, or until specifically accepted for maintenance by a public agency.
 - b. After approval, the Constructive Notice shall be recorded in the office of the County Recorder and a copy of the recorded document submitted to the Public Works Department.

Grading

9. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Public Works for approval. The plan is to include, as applicable:

- a. Road plan and profile for the required onsite share access road improvements.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Erosion and sedimentation control plan for road related improvements.
- d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans

10. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan to be approved jointly with County Environmental Health.
 - d. Sewer plan to be approved jointly with County Environmental Health.
 - e. Sedimentation and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities, including two streetlights along the interior street within the subdivision, to serve every lot.
 - g. Except for Haas Lane, all existing access connections to Elm Street shall be demolished, scarified, revegetated, fenced and the Elm Street shoulder restored in accordance with county standards.
11. **Prior to recordation of the Final Map**, the applicant shall install two street lights along the interior street within the subdivision which complies with the County Public Improvement Standards. The applicant shall establish a financing mechanism, satisfactory to the Department of Public Works, to pay for the ongoing operation and maintenance required for the street lighting.
12. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
13. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

14. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be **retained or detained** in a shallow drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin(s) is to be maintained in perpetuity.

Stormwater Pollution Prevention

15. In accordance with the Land Use Ordinance, Section 22.10.155 for Stormwater Management, the “*Private Stormwater Conveyance Management and Maintenance System*” shall be submitted to the Department of Public Works for review and approval. Upon approval, the applicant shall record with the County Recorder’s Office the “*Private Stormwater Conveyance Management and Maintenance System*” to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Utilities

16. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground and the poles removed.
17. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No. 15 and Rule No. 16, respectively.
18. **Prior to final map recordation**, electric, telephone and cable television services shall be completed, and shall meet the utilities’ installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

Design

19. The lots shall be numbered in sequence.
20. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Fire Protection

21. The applicant shall obtain a fire safety clearance letter from the Five Cities Fire Authority establishing fire safety requirements prior to filing the final parcel or tract map.

Parks and Recreation (Quimby) Fees

22. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Inclusionary Housing

23. **Prior to filing the final parcel map or tract map**, the applicant shall enter into an inclusionary housing agreement to ensure the construction of inclusionary housing unit(s), in conformance with Section 22.12.080. As an alternative, the applicant may pay the residential in-lieu fee pursuant to Section 22.12.080.C.2.b, or defer in-lieu fee payment pursuant to Section 22.12.080.J.4.c.

Easements

24. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.

Mitigations

25. **Prior to issuance of construction permits/subdivision public improvement plans**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
26. **During initial ground disturbing construction activities**, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
27. **Upon completion of all monitoring/mitigation activities, and prior to final acceptance of subdivision public improvements or prior to occupancy or final inspection (whichever occurs first) (as applicable)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Additional Map Sheet

28. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. If a fenced drainage basin is required, that the Homeowners Association is responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, that the Homeowners Association is responsible for on-going maintenance of drainage basin/adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- c. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
- d. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- e. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning activity. Notification shall also include language that identifies that the adjoining agricultural land is permanently protected for agricultural uses. Future agricultural uses might vary from current uses and might include greenhouses, processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, changes in irrigation patterns and water use, and the intensification of land that is not currently farmed. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.
- f. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- g. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 1. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- h. Notification to prospective buyers that all subdivision streets/roads within the subdivision are to be privately maintained until accepted by a public agency, indicating the proposed maintenance mechanism.
- i. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects.
- j. The Homeowners Association shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Air Quality

- k. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of

particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

- I. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, the APCD's Enforcement Division may be contacted (805/781-5912).
- m. Fugitive PM10 Mitigation Measures (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance)
 - 1. Reduce the amount of the disturbed area where possible;
 - 2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - 3. All dirt stock-pile areas should be sprayed daily as needed;
 - 4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Covenants, Conditions and Restrictions

- 29. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval and recordation along with the map. The CC&R's shall provide for the establishment of a Homeowners Association and shall also have at a minimum the following provisions:
 - a. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
 - b. If a drainage basin is required, on-going maintenance of *drainage basin / adjacent* landscaping in a viable condition on a continuing basis into perpetuity.
 - c. Maintenance of common area Lots 13 and 14 (park and road/sidewalks respectively).
 - d. Maintenance of street lighting.
 - ed. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - fe. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning

activity. Notification shall also include language that identifies that the adjoining agricultural land is permanently protected for agricultural uses. Future agricultural uses might vary from current uses and might include greenhouses, processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, changes in irrigation patterns and water use, and the intensification of land that is not currently farmed. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.

- gf. Maintenance of all streets/roads (Lot 14) within the subdivision until acceptance by a public agency.
- h. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous

- 30. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 31. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 32. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.
- 33. Prior to the sale or development of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- 34. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING
COMMUNITY WATER AND COMMUNITY SEWER**

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved Public water source shall be assured prior to the filing of the final map. A “final will serve” letter shall be obtained and submitted to the Environmental Health Services for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Construction of required improvements (water main extensions, laterals to each parcel) may be delayed, through preparation of plans, posting of bonds, and subject to the approval of County Public Works, Environmental Health Services, and the public water utility. However, bonding may not occur for the water well(s) construction, quantity and quality.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by Environmental Health Services.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and Environmental Health Services destruction standards. The applicant is required to obtain a permit from Environmental Health Services.
5. When a potentially operational or existing auxiliary water supply (in the form of an existing well(s)) is located on the parcels created by this subdivision and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an **approved** cross-connection control device installed at the meter or property line service connection **prior to occupancy**. (Chapter 8.30, San Luis Obispo County Code).
6. Sewer service shall be obtained from the community sewage disposal system.
7. **Prior to the filing of the map** a “final will serve” letter be obtained and submitted to Environmental Health Services for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of the County Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from County Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "check prints" to County Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to County Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be completed prior to recordation of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with the Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

FINDINGS - EXHIBIT E
Conditional Use Permit SUB2013-00042 (Belridge Park II)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 30, 2014 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Cultural Resources Public Services and Utilities, Recreation and Water and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the 14-lot residential planned development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the 14-lot residential planned development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Haas Lane and a private interior street, local roads constructed to a level able to handle any additional traffic associated with the project.

EXHIBIT F- CONDITIONS OF APPROVAL
Conditional Use Permit SUB2013-00042 (Belridge Park II, LLC)

Approved Development

1. This approval authorizes
 - a. A Tract Map/Conditional Use Permit portion of the proposal is to subdivide two existing parcels totaling 1.92 acres into 14 parcels ranging in size from 3,548 to 12, 509 square feet as a planned development. Twelve of the resulting parcels will be developed with single family residences ranging in size from 1,200 to 1,300 square feet with 400-500 square foot attached garages. One parcel (Lot 13) will be a private park area for the development and the other parcel (Lot 14) will be a private street.
 - b. maximum height is 28 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, submit revised site plans and landscape plans to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plans:
 - a. Front setbacks of 10 feet minimum, with the front setbacks varied along the interior street frontage.
 - b. Turf area within the CCGA limited to 20% (or 710 square feet) of the total lot area. The remainder of the CCGA can be planted with other plant materials, paving materials, play structures or other similar features.
 - c. Fencing shall be in compliance with the planned development ordinance standards. These include: a 4-foot height limit on front yard fencing, a 6-foot height limit on side and rear yard fencing, no chain link fencing, a fencing over 3-feet in height broken up by architectural features consistent with the overall project design.
 - d. The sidewalks and entries to homes will be stamped, colored concrete to add a more distinctive appearance to the neighborhood.
 - e. Each front yard shall contain a minimum of one street tree.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined

in the Fire Safety Plan, prepared by the Five Cities Fire Authority for this proposed project.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from the Oceano Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Air Quality

7. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.
8. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, the APCD's Enforcement Division may be contacted (805/781-5912).
9. **Fugitive PM10 Mitigation Measures** (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to construction/ grading permit issuance**)
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or [soil binders](#) are used.

**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

10. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before ***final building inspection***. If bonded for, landscaping shall be installed within 60 days after final building inspection. If installed or bonded for, the landscaping shall thereafter be maintained in a viable condition in perpetuity. If landscaping is for screening, such landscape must be maintained to provide the required or better screening in perpetuity.
11. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from the Five Cities Fire Authority of all required fire/life safety measures.
12. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
14. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/5/2014

FEB 7 2014

TO: PW

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South CountyTeam / Development Review

PROJECT DESCRIPTION: SUB2013-00042 TR3059 MAL-HUN – Proposed tract map with conditional use permit for a 13 lot subdivision. 1.92 acre project site located at 1560/1600 S. Elm St in Oceano. APNs: 062-074-014 and -015.

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 I - 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.

Tentative map requires corrections/revisions to comply with 2102.046 (a). See attached check list.

Date

2/10/14

Name

V. Rion

Phone

x5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: February 21, 2014
To: Stephanie Fuhs, South County Team Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-00042 – Tentative Tract 3059 for 13 residential lots. Elm Street, Oceano APN 062-074-014 and 062-074-015.**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

Public Works Comments:

- A. At the time the project referral was received by Public Works on February 6, 2014 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. In accordance with Resolution 91-366 Elm Street shall be improved to an A-2 standards along the project frontage.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Elm Street shall be constructed to an A-2 urban street section, full improvements on the project side plus a full travel lane on the opposite side (20-foot minimum paved width), within a minimum 40-foot dedicated right-of-way easement, fronting the property.
 - b. A private access road serving Parcels One through Twelve shall be constructed to Cal Fire Standards within a minimum 30-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.

- c. Access for the Haas Lane to Elm Street shall be provided by constructing a County B-3 standard driveway.
- d. Except for the Haas Lane, all existing access connections to Elm Street shall be demolished, scarified, re-vegetated, fenced and the Elm Street shoulder restored in accordance with County urban street standards.
- e. All roadway grading shall be done in accordance with Appendix J of the current California Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Offers, Easements and Restrictions:

- 2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. For road widening purposes a variable road right-of-way along Elm Street of sufficient width to contain all elements of the roadway prism.
- 3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 30-foot shared private access and utility easement in favor of Parcels One through Twelve with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.
- 4. The applicant shall show the following restrictions by certificate on the map or by separate document:
 - a. Access shall be denied to LOTS 8, 9, 13, and 15 from Elm Street and this shall be by certificate and designation on the map.
 - b. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.
- 5. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.
- 6. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be granted to the public in fee free of any encumbrance offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns reserved as a drainage easement in favor of the owners and assigns.

Improvement Maintenance:

- 7. Roads and/or streets shall be maintained as follows:
 - a. Gwen Place (Lot 15) shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.
- 8. Prior to map recordation the developer shall submit a proposed Constructive Notice for the subdivision to the county Public Works Department for review and approval. The constructive notice shall provide at a minimum the following provisions:
 - a. The maintenance, within the public road right of way and / or any public pedestrian easement adjacent thereto, of the sidewalks, landscaping, and pedestrian amenities fronting each of the separate lots or parcels within the subdivision in accordance with the

county Public Improvement Standards shall be the solely responsibility of the owner of each of the separate lots or parcels aforesaid and said owner's heirs, executors, administrators, successors and assigns in perpetuity, or until specifically accepted for maintenance by a public agency.

- b. After approval the Constructive Notice shall be recorded in the office of the County Recorder and a copy of the recorded document submitted to the Public Works Department.

Grading:

9. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
 - a. Road plan and profile for the required onsite shared access road improvements.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Erosion and Sedimentation control plan for road related improvements.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

10. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan to be approved jointly with County Environmental Health.
 - d. Sewer plan to be approved jointly with County Environmental Health.
 - e. Sedimentation and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Except for Haas Lane, all existing access connections to Elm Street shall be demolished, scarified, revegetated, fenced and the Elm Street shoulder restored in accordance with county standards.
11. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
12. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
13. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

14. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
15. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards.
16. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
17. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Stormwater Pollution Prevention

18. In accordance with the Land Use Ordinance, Section 22.10.155 for Stormwater Management, the "*Private Stormwater Conveyance Management and Maintenance System*" shall be submitted to the Department of Public Works for review and approval. Upon approval, the applicant shall record with the County Recorder's Office the "*Private Stormwater Conveyance Management and Maintenance System*" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

19. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained until accepted for maintenance by a public agency.
 - b. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
 - c. If a fenced drainage basin is required, that the owner(s) of LOTS are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
 - d. If a drainage basin is required, that the owner(s) of LOTS are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - e. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - f. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects

- g. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Covenants, Conditions and Restrictions:

- 20. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
 - a. Maintenance of all subdivision streets or roads until accepted by a public agency.
 - b. Maintenance of all private access roads in perpetuity.
 - c. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
 - d. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - e. Maintenance of all common areas within the subdivision in perpetuity.
 - f. Operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - g. Operation and maintenance of all street lights in perpetuity, or until specifically accepted by a public agency.
 - h. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

- 21. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 22. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.
- 23. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 24. Prior to sale or development of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the County.

25. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
26. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

V:_DEVSERV Referrals\Land Divisions\Tract Maps\Tr 3059 SUB2013-00042 MAL-HUN\Tr 3059 SUB2013-00042 MAL-HUN PW Comments.doc



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/5/2014

TO: Jo Manson - Current Planning

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00042 TR3059 MAL-HUN – Proposed tract map with conditional use permit for a 13 lot subdivision. 1.92 acre project site located at 1560/1600 S. Elm St in Oceano. APNs: 062-074-014 and -015.

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 I - 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.

062-074-014 is a legal parcel - Parcel Map CD74-108, Parcel 2.
062-074-015 is a legal parcel - Parcel Map CD74-108, Parcel 3.

2-6-14
Date

Jo Manson
Name

781-4660
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/5/2014

TO: ENV HEALTH

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South CountyTeam / Development Review

SR 13586 IN 1296
FEB - 7 2014

PROJECT DESCRIPTION: SUB2013-00042 TR3059 MAL-HUN – Proposed tract map with conditional use permit for a 13 lot subdivision. 1.92 acre project site located at 1560/1600 S. Elm St in Oceano. APNs: 062-074-014 and -015.

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.

Applicant has not obtained a prelim health clearance letter - must do so. Stock's community water & sewer

2/14/14
Date

[Signature]
Name

X 5551
Phone



FH
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
AUG 28 2014

DATE: 8/25/2014

TO: PW

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00017 COAL14-0081 BELRIDGE – Proposed lot line adjustment to adjust two parcels from 45,278 sf and 40,810 sf to 74,266 sf and 9,822 sf respectively. Site location is 1600 S Elm, Oceano. APN: 062-074-015

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 I - 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.

Are self contained residences to proposed lot lines of Parcel 3 adequate? If so, recommend approval. Both parcels shall maintain access from Hass Lane. (Parcel 1 + 2?)

9/5/14
Date

Steph Fuhs
Name

85265
Phone

21.02.030 Lot Line Adjustment Check List

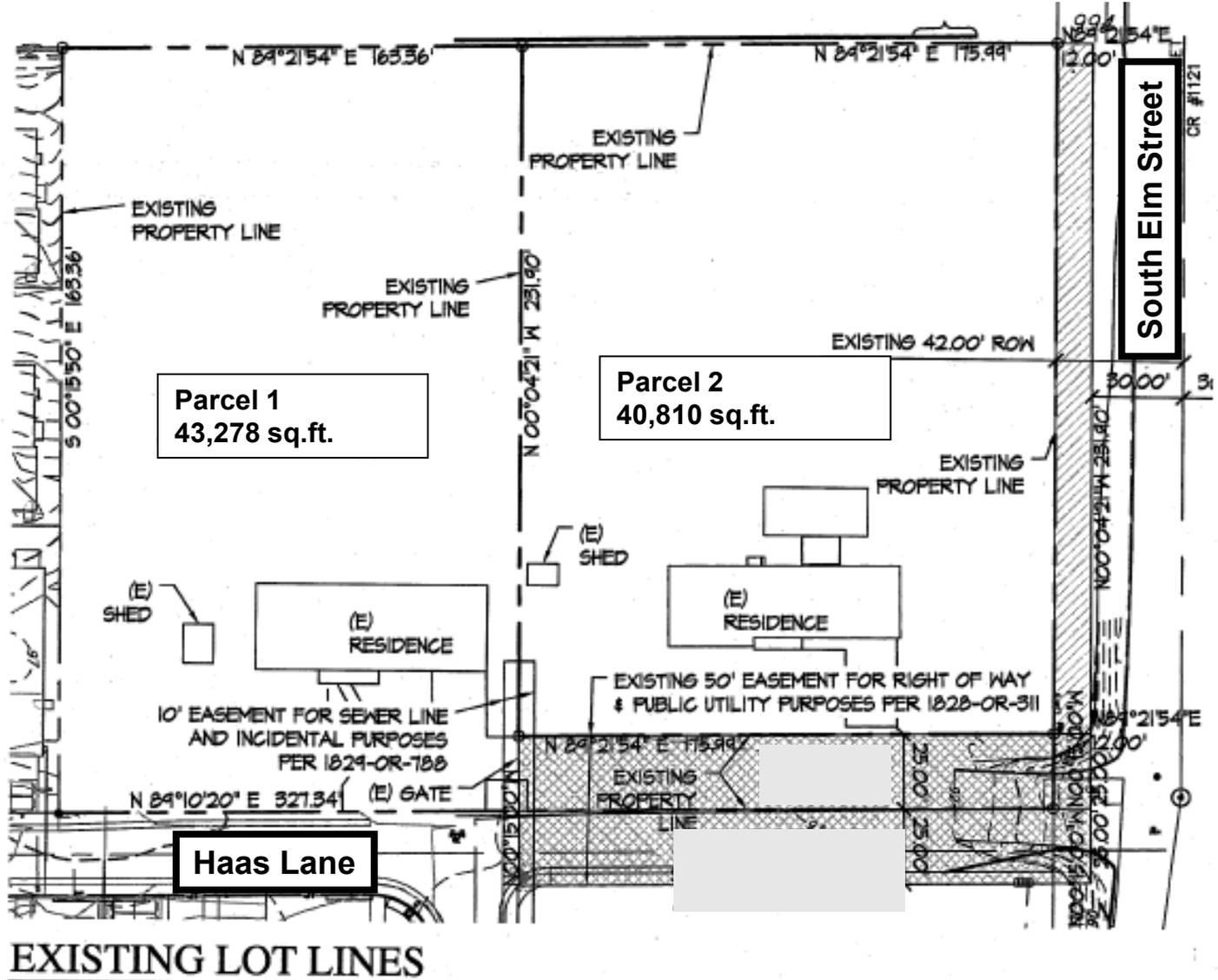
for project number
COAL 14-0081

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.
✓	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
✓	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
X	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
X	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	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

COMMENTS:

2 lot UA. parcels are numbered 2 & 3?
Should be Parcel 1, Parcel 2

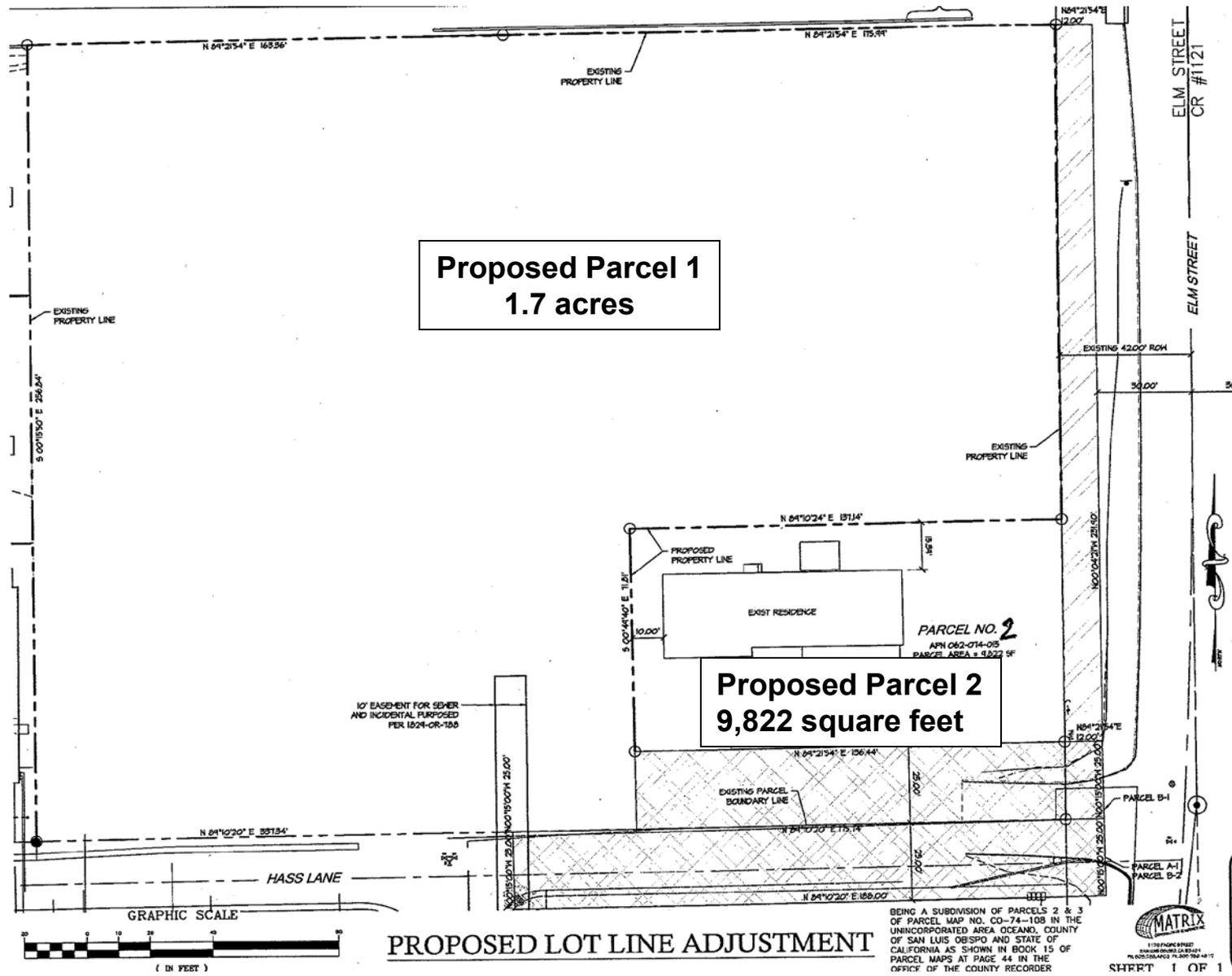


SCALE: 1"=50'

PROJECT
 Belridge Park II Tract Map, CUP and Lot Line Adjustment
 Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT
 Tentative Lot Line Adjustment Map - Existing



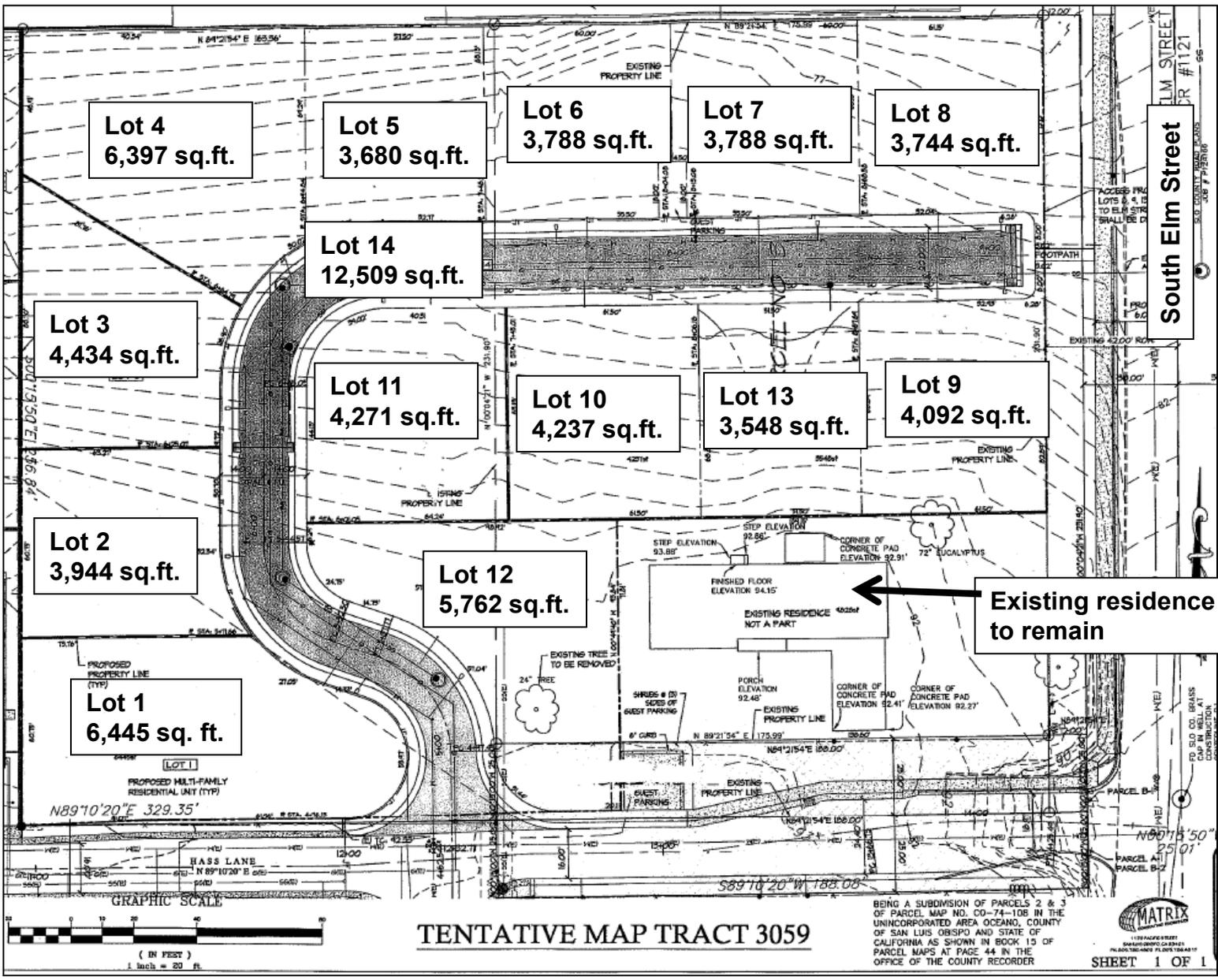
PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT

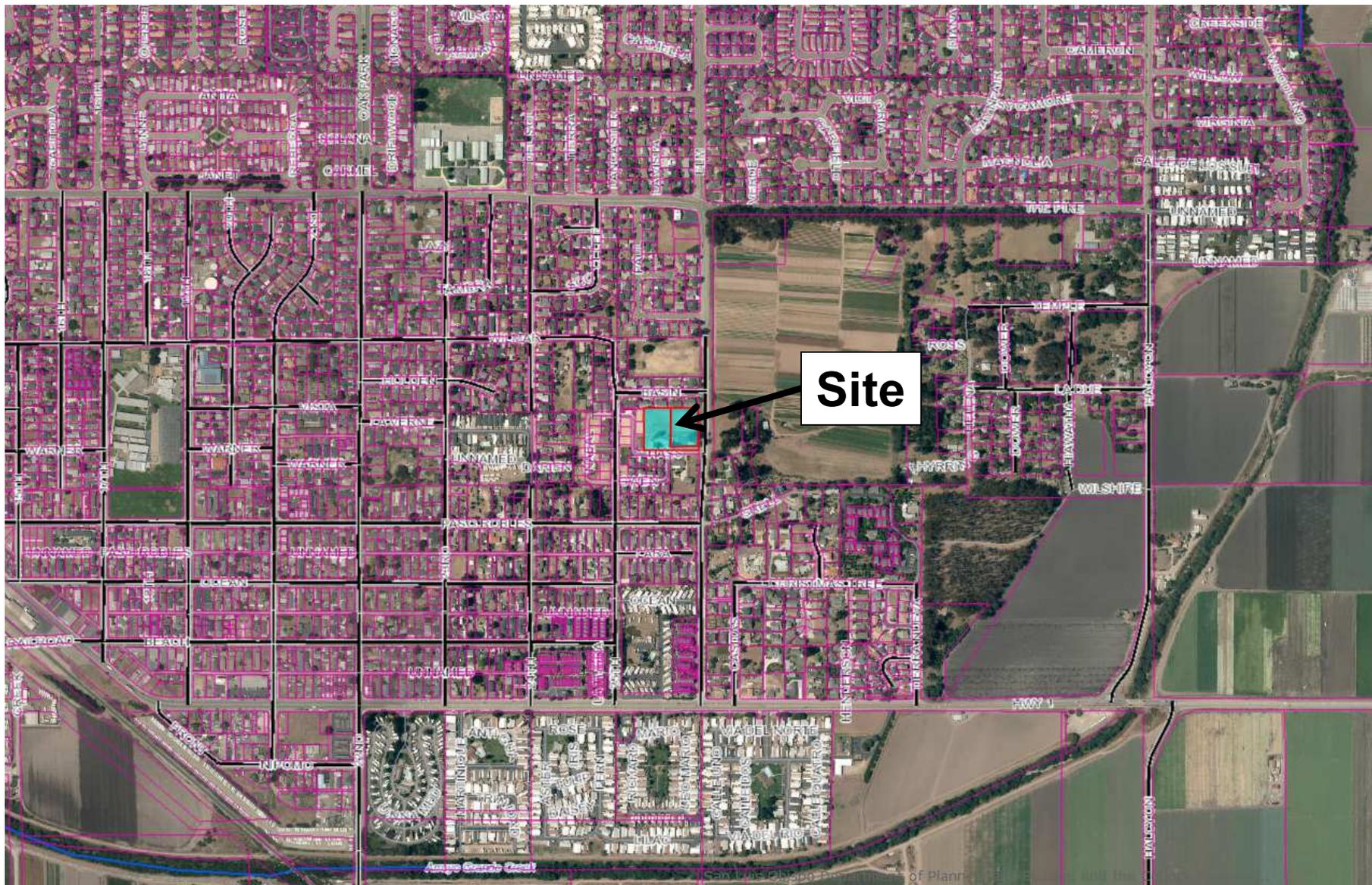
Tentative Lot Line Adjustment Map - Proposed



PROJECT
 Belridge Park II Tract Map, CUP and Lot Line Adjustment
 Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT
 Tentative Tract Map



Site

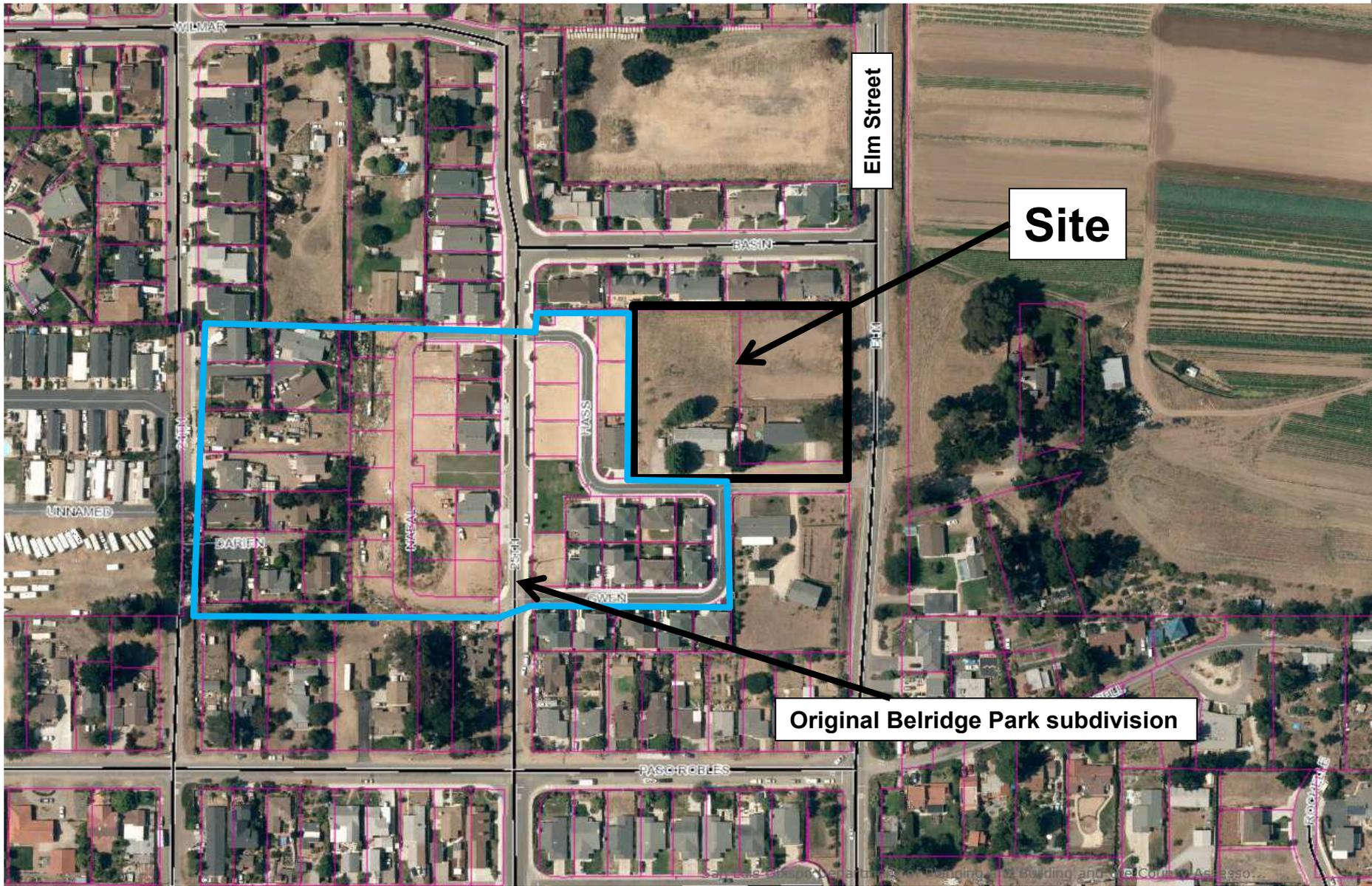
PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT

Aerial Photo



Elm Street

Site

Original Belridge Park subdivision

PROJECT
Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT
Aerial Photo



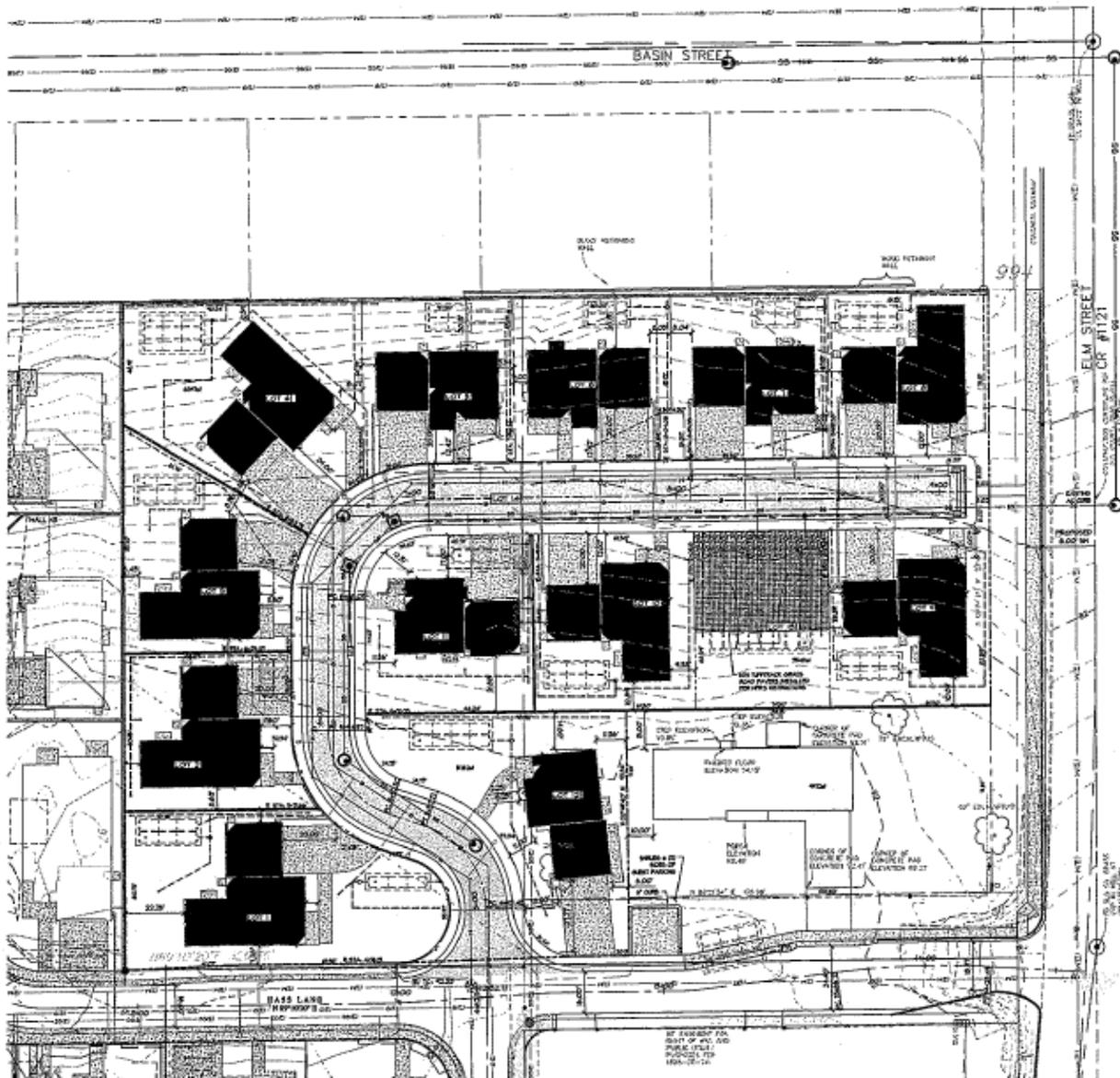
PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



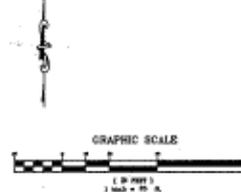
EXHIBIT

Aerial Photo



SITE PLAN

SCALE: 1" = 30'-0"



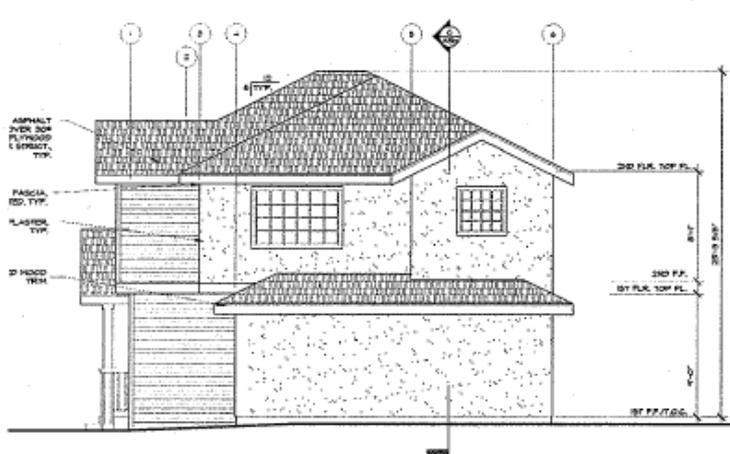
LEGEND
 ADD STORM DRAIN PIPE
 STORM WATER DRAIN INLET
 STORM WATER DRAIN INLET
 RETAINING WALL (SEE PROFILE)



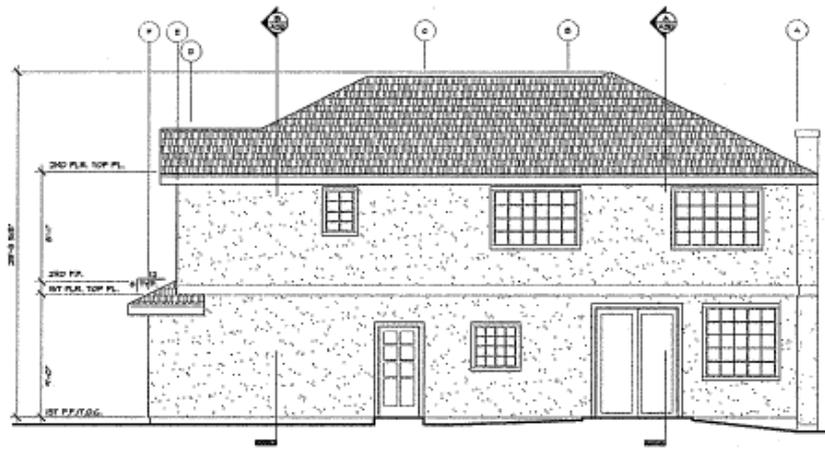
PROJECT
 Belridge Park II Tract Map, CUP and Lot Line Adjustment
 Tract 3059/SUB2013-00042/SUB2014-00017



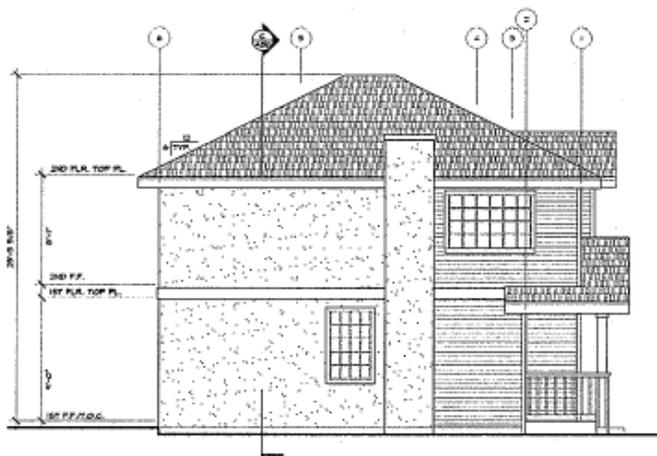
EXHIBIT
 Site Plan showing units



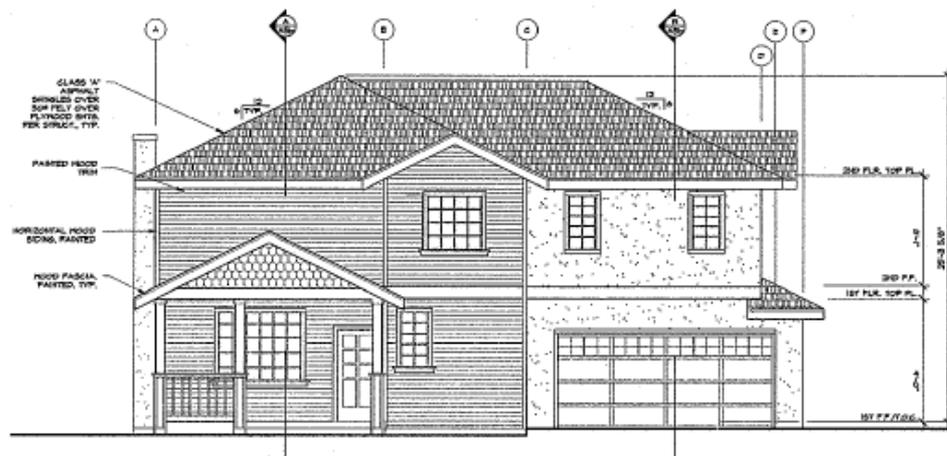
RIGHT SIDE



BACK



LEFT SIDE



FRONT

EXTERIOR ELEVATIONS - PLAN B

REFER TO FLOOR PLAN FOR REVISION AREAS

1/4"=1'-0"

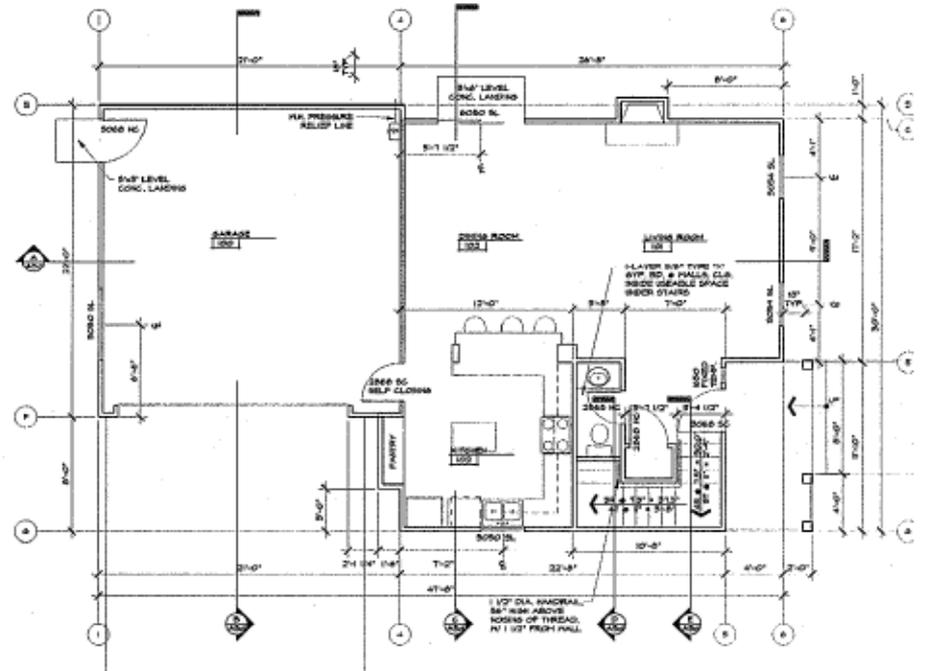
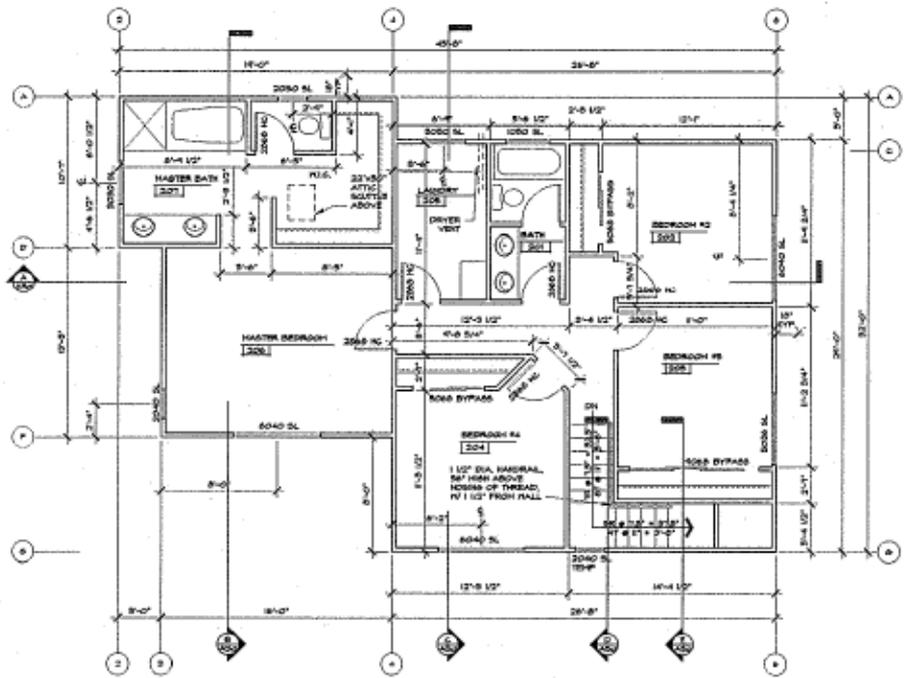
PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT

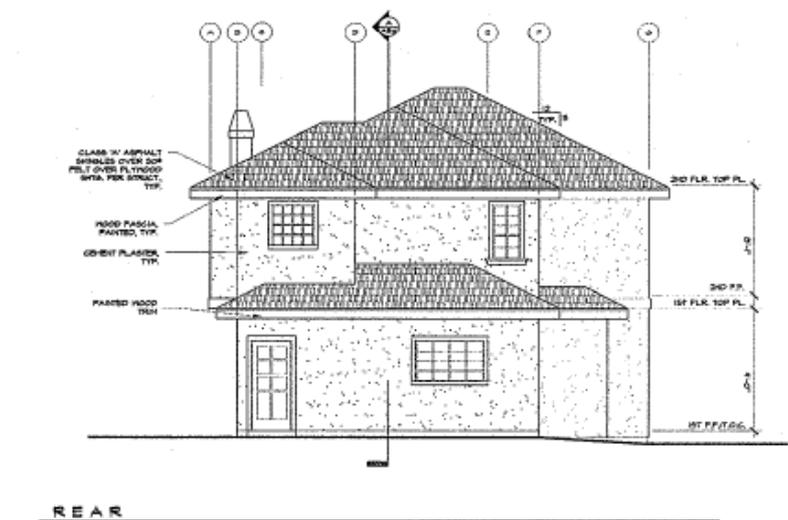
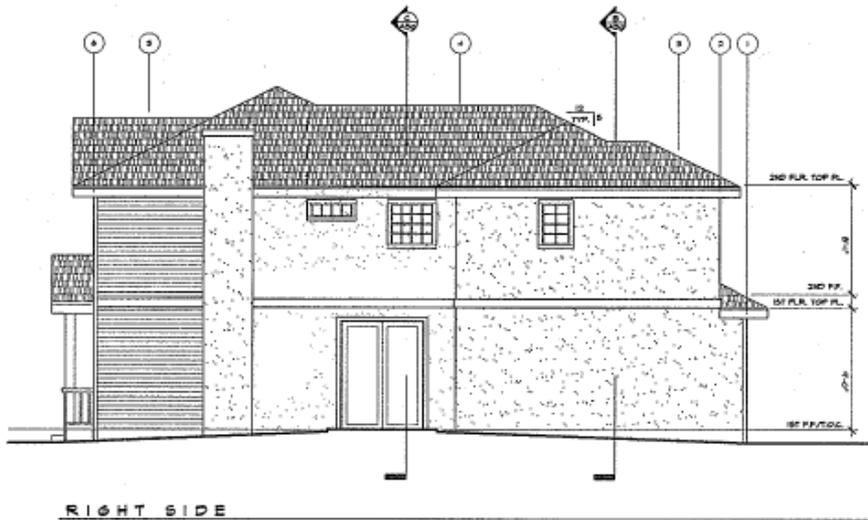
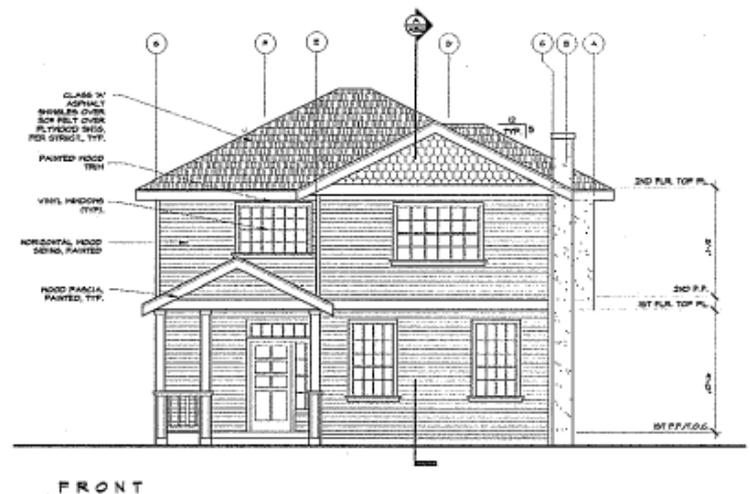
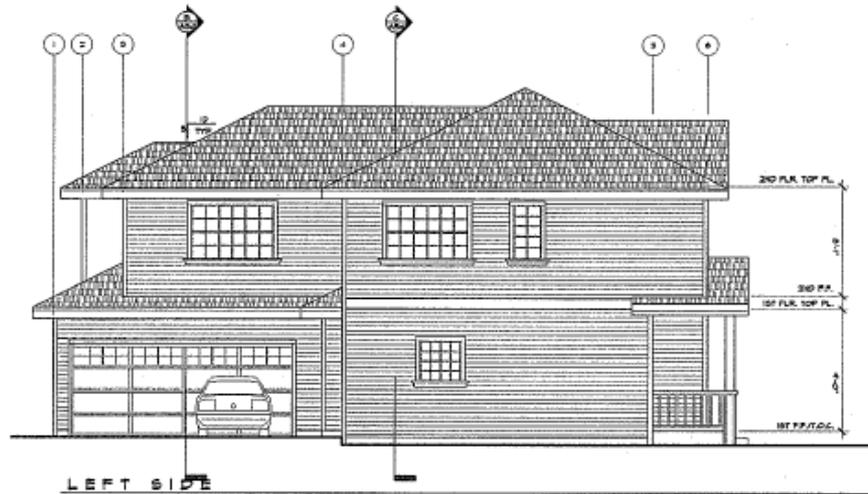
Elevations for Plan B Units



PROJECT
 Belridge Park II Tract Map, CUP and Lot Line Adjustment
 Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT
 Floor Plans for Plan D Units



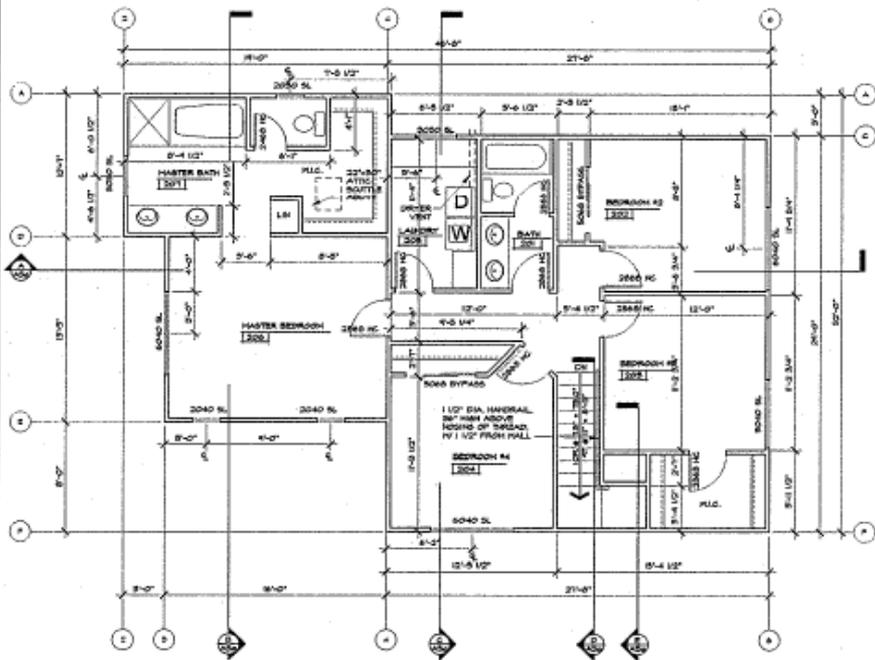
EXTERIOR ELEVATIONS - PLAN D

1/4"=1'-0"

PROJECT
 Belridge Park II Tract Map, CUP and Lot Line Adjustment
 Tract 3059/SUB2013-00042/SUB2014-00017



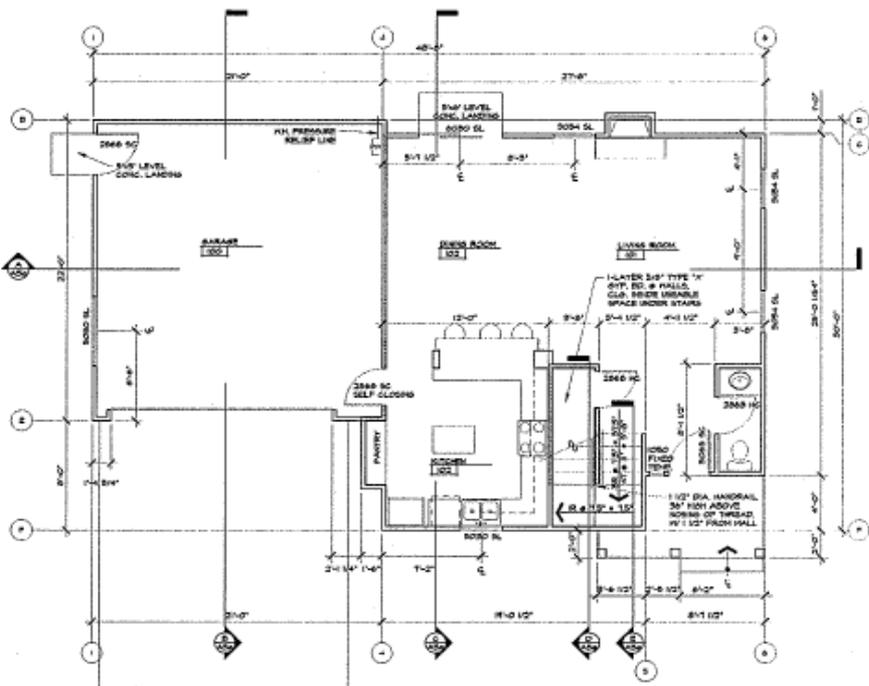
EXHIBIT
 Elevations for Plan D Units



2ND FLOOR PLAN - PLAN E

2ND FLOOR 184 SQ. FT.

1/4"=1'-0"



1ST FLOOR PLAN - PLAN E

1ST FLOOR 121 SQ. FT.
GARAGE 463 SQ. FT.

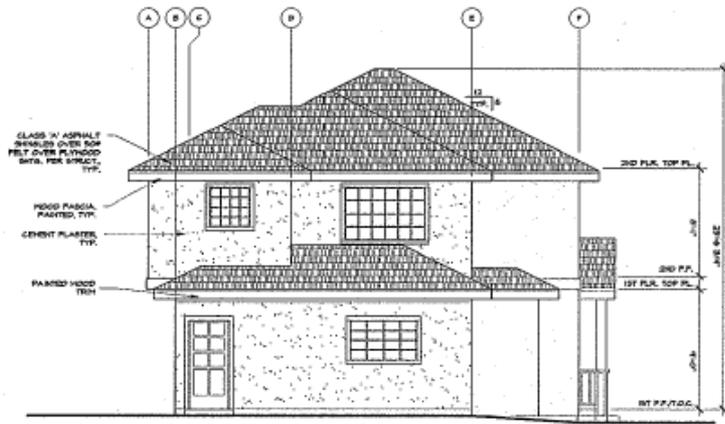
1/4"=1'-0"



PROJECT
Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



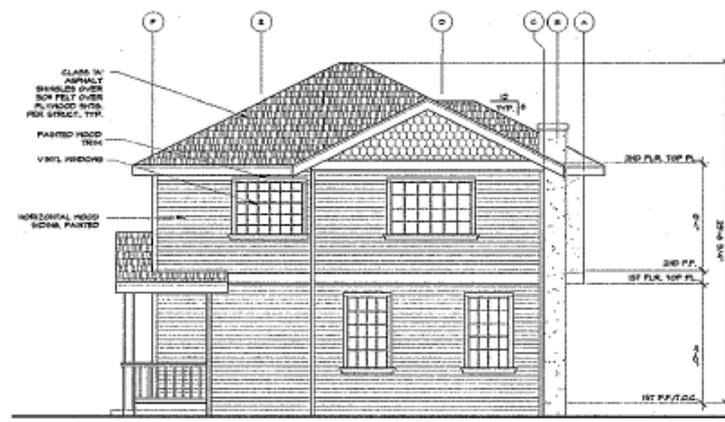
EXHIBIT
Floor Plans for Plan E Units



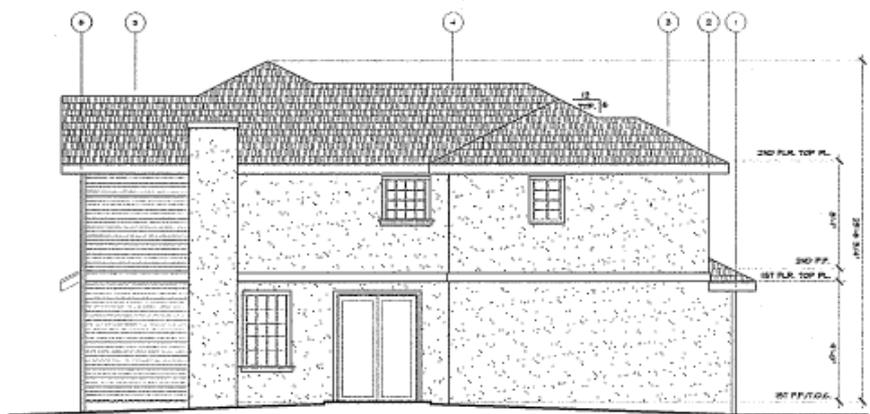
LEFT SIDE



FRONT



RIGHT SIDE



REAR

EXTERIOR ELEVATIONS - PLAN E

1/4" = 1'-0"

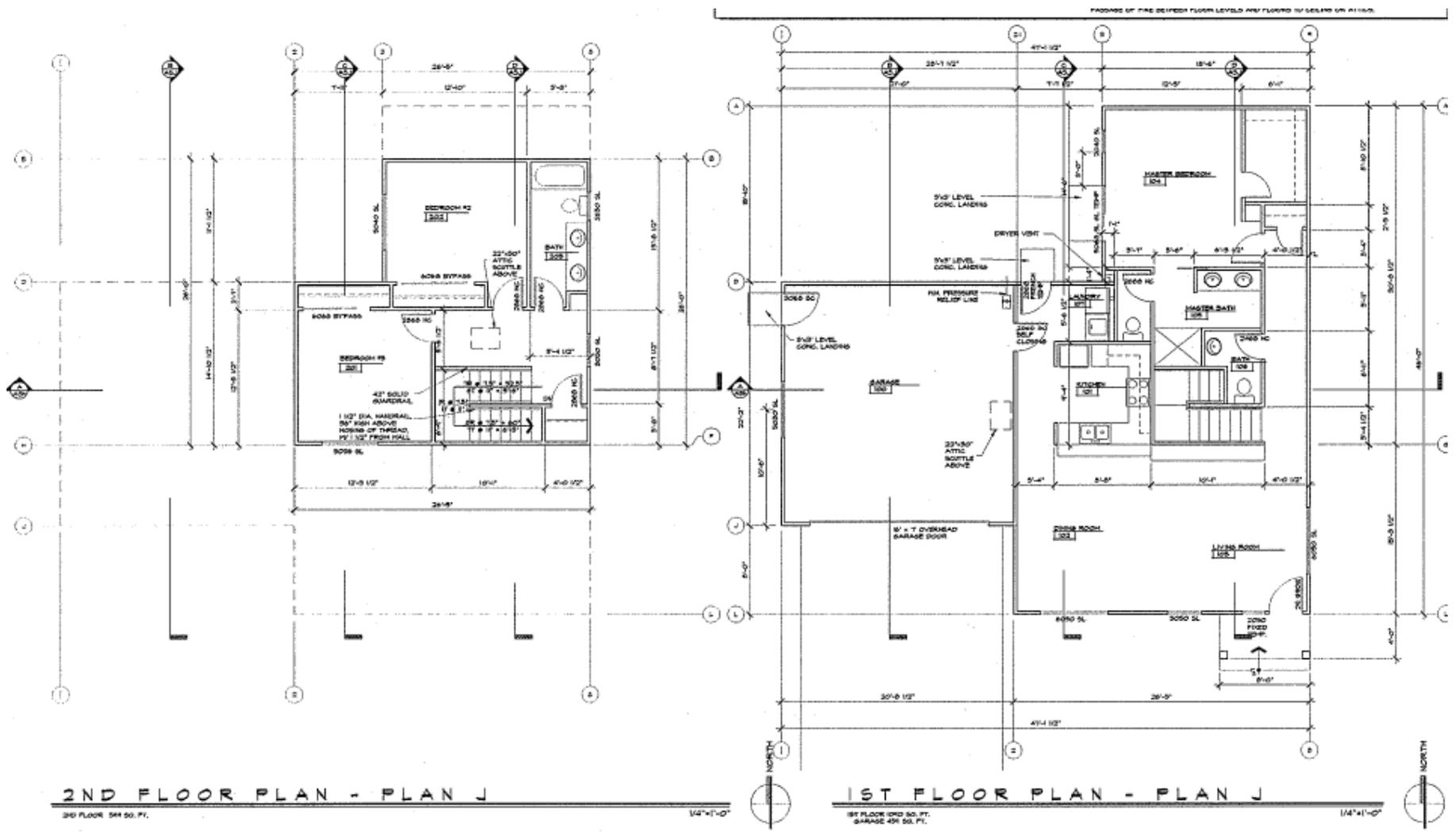
PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT

Elevations for Plan E Units



2ND FLOOR PLAN - PLAN J

2ND FLOOR 544 SQ. FT.

1/4"=1'-0"

1ST FLOOR PLAN - PLAN J

1ST FLOOR 1010 SQ. FT.
GARAGE 450 SQ. FT.

1/4"=1'-0"

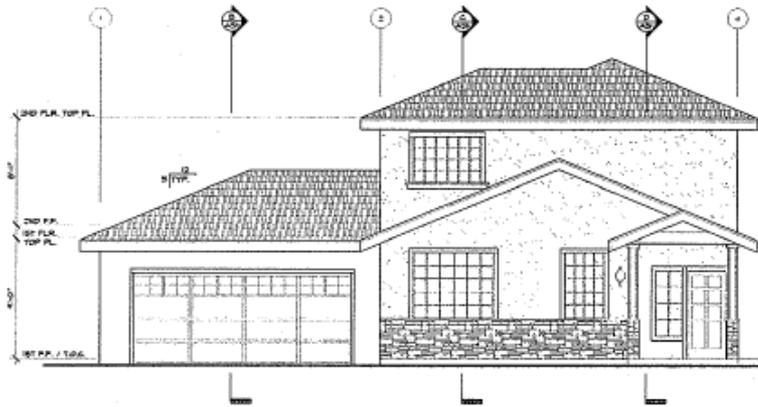
PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017

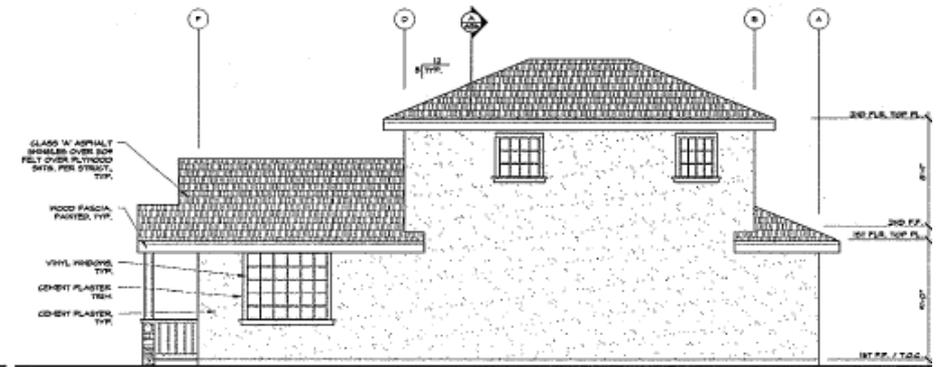


EXHIBIT

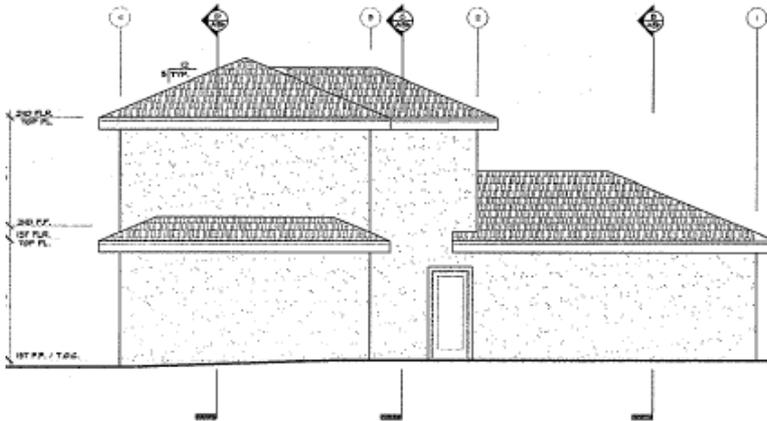
Floor Plans for Plan J Units



FRONT



RIGHT SIDE



REAR



LEFT SIDE

EXTERIOR ELEVATIONS - PLAN J

1/4"=1'-0"

PROJECT

Belridge Park II Tract Map, CUP and Lot Line Adjustment
Tract 3059/SUB2013-00042/SUB2014-00017



EXHIBIT

Elevations for Plan J Units

