

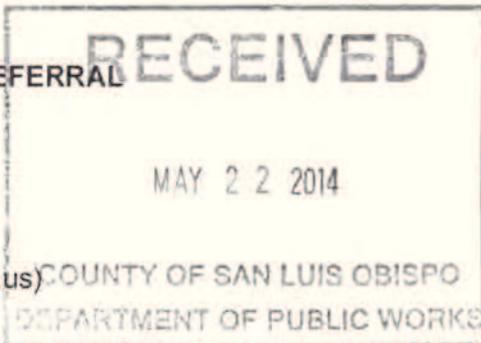
FLH



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 5/22/2014

TO: PW

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us) North County Team / Development Review

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2013-00070 CO12-0065 HILLIARD - Proposed parcel map to divide one lot of 5 acres into two lots of 2.5 acres each. Site location is 14284 Sandoval Rd, Atascadero. APN: 059-181-049

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.

Recommend approval. Recommended conditions attached. Tent map checklist attached - additional information needed.

Date 6/2/14

Name [Signature]

Phone x 5252

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CO 12-0065

Status	Item
/	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
/	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
/	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
/	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
/	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, 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.
/	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft
/	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
/	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
N/A	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
/	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow. <i>NONE</i>
/	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
① O	(13) <u>Streets</u> . The locations, names, <u>county road numbers and widths</u> of all adjoining and contiguous highways, streets and ways.
②③ O	(14) <u>Easements</u> . The locations, purpose and <u>width</u> of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
N/A	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
✓	21.02.048 (a)(2) <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable O = Requires Compliance ✓ = Complied

For Tract Map Applications only: \$ deposit rec'd Y / N C & I Agreement rec'd Y / N

COMMENTS:

① SANDOVAL RD = CO RD # 4060, ROAD IS 40' WIDE

② width of existing easement per 2090/895 not shown

③ Easement per item #2 on title report not shown



ATTACHMENT 4
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: June 4, 2014

To: Schani Siong Project Planner

From: Frank Honeycutt, Development Services

Subject: Public Works Project Referral for SUB2013-00070 – Hilliard Parcel Map for 2 residential lots. Sandoval Rd., Atascadero, APN 059-181-049

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:

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. An easement is indicated for ingress and egress but not so for utility service. Are these needed? Also, a water well is shown on Parcel 1. Will this well provide water to parcel 2? Is this parcel currently served by Atascadero Mutual Water Company?
- B. Although the project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet, as we are not recommending the completion of public improvements and the applicant is not proposing any improvements with this subdivision, the need for performance requirements and any stormwater management facilities should be evaluated when this property is developed.

Offers, Easements and Restrictions:

1. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. For future road improvement additional 5-foot wide road right-of-way along Sandoval Road to be described as 25-feet from the recorded centerline.

ATTACHMENT 4

2. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 25-foot shared private access and utility easement in favor of Parcel 2 with additional width as necessary to include all elements of the roadway prism and as may be required by Cal Fire.

Stormwater Pollution Prevention

3. **At the time of application for construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) to satisfy post construction requirements for stormwater treatment prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
4. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
5. **Prior to approval of the construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/22/2014

TO: Parks

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

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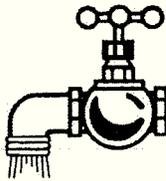
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Zumberg fees.

5-23-14
Date

S. Kavanagh
Name

781-4089
Phone



5005 EL CAMINO REAL • P.O. BOX 6075 • ATASCADERO, CA 93423 • (805) 466-2428

Atascadero Mutual Water Company

ESTABLISHED 1913

December 10, 2014

Mr. Tom Hilliard
14284 Sandoval Rd
Atascadero, CA 93422

Subject: TPM CO 12-0065
APN 059-181-049

Dear Mr. Hilliard:

Atascadero Mutual Water Company (AMWC) has completed its review of the subject tentative parcel map. AMWC is willing to supply water to the subject property subject to the following conditions:

1. Proposed Parcel 2 currently obtains water service from a meter on Carmel Road. Water from this existing water service shall only be used to serve proposed Parcel 2.
2. Proposed Parcel 1 may obtain water from an existing well on the proposed Parcel 1, or the property owner may design and construct a water main extension along Sandoval Road to the property frontage and obtain water service from AMWC. Water from the well shall only be used to serve proposed Parcel 1, and all connections between the existing well to proposed Parcel 2 shall be severed.
3. The property owner should verify that an easement exists across Lot 23, Block 102 (APN 059-181-032) for the private water service line that connects the water meter on Carmel Road to the existing residence on proposed Parcel 2. AMWC recommends obtaining this easement if it does not already exist.

These conditions of service are limited to this Will-serve letter application and supersede all other conditions previously required by AMWC for this property. This Will-serve letter expires sixty (60) days from the date of this letter.

Respectfully yours,

A handwritten signature in black ink, appearing to read "John B. Neil", written over a horizontal line.

John B. Neil
General Manager

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY



Public Health Department

Jeff Hamm
Health Agency Director

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



Public Health
Prevent. Promote. Protect.

December 24, 2014

Barak Miles
Geo-West Land Surveys
5420 Honda Ave.
Atascadero, CA 93422

Re: Tentative Parcel Map CO 12-0065 - Hilliard
APN: 059-181-049

Water Supply

The project described above is within the Atascadero Mutual Water Company service district boundary. This office is in receipt of **preliminary** evidence of water from the Atascadero Mutual Water Company in the form of a Will Serve Letter dated December 10, 2014. Said document states AMWC is willing to provide water to both the parcels being created. The will serve document references proposed Parcel 2 which currently obtains water service from a meter on Carmel Road.

Applicant has an existing well on the current parcel and proposes to utilize this well for water service to proposed Parcel 1. This office is in receipt of satisfactory preliminary evidence of water for this well in the form of a Well Completion Report (No. 07619). Please be advised that additional water well documentation will be required should this well be approved for domestic use at hearing **prior** to recordation of the map. Adequate documentation will include current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels served prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. A system is located on proposed parcel 1 and serves the existing development on said parcel. On-site systems shall be located on the parcel containing the structure served. Prior to hearing, please advise where this system is located. Testing (including three percolation tests and one deep soil boring) in the proposed system location shall be performed for proposed parcel 2. The results will be submitted to this office before a final health clearance letter is provided. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

Tentative Parcel Map CO 12-0065 is approved for Health Agency subdivision map processing.

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

c: Tom Hilliard (owner), AMWC, Co. Planning



CAL FIRE
San Luis Obispo
County Fire Department

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



Robert Lewin, Fire Chief

July 11, 2014

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

Subject: Parcel Map Project # **SUB2013-00070 / CO12-0065 (Hilliard)**

Ms. Siong,

I have reviewed the referral for the proposal to sub-divide an existing 5 acre parcel into two separate parcels of 2.5 acres each. The proposed parcel split project is located at 14284 Sandoval Road near Atascadero, CA. This project is located approximately **15** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area having a **High** Fire Hazard Severity Zone rating. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - Parcels less than 1 acres 800 feet
 - Parcels 1 acre to 4.99 acres 1320 feet
 - Parcels 5 acres to 19.99 acres 2640 feet
 - Parcels 20 acres or larger 5280 feet
- The road must be 20 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20-ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

The maximum dead-end road length standard does not present a concern for the proposed two parcel subdivision. Sandoval Road and El Camino Real provide for proper ingress/egress of the proposed parcels.

Driveway

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

Driveway standards required:

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

The existing driveway is sufficient to meet all relative requirements for the current proposal. The newly created parcel will be served by a separate driveway to extend directly off Sandoval Road.

Water Supply

The checked water supply is required:

This project will require a community water system which meets the minimum requirements of Appendix B & C of the California Fire Code.

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

A fire hydrant shall be required to be located at or near the property frontage. This department will assist the applicant in working with the Atascadero Mutual Water Company to meet this requirement.

Options may exist that would make it possible to place a water storage tank and fire connection in lieu of the addition of a fire hydrant.

Building Set Back

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

Fuel Modification

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

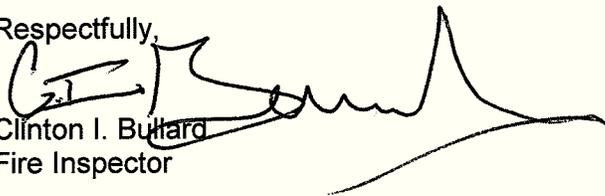
The project application reviewed **does not** meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire Department for another review.

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

Final Inspection

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

Respectfully,



Clinton I. Bullard
Fire Inspector