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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 10/14/2014

TO: PW

OCT 14 2014

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00027 CO14-0099 LEBLANC Proposed parcel map to divide one lot of 2 acres into two lots of 1 acre and 1 acre. Site location is 478 Pajaro Ln, Nipomo. APN: 092-473-035

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.

MAP REQUIRES CORRECTIONS AND ADDITIONAL INFO AS INDICATED
ON ATTACHED CHECK LIST

Date 10/23

Name D. RION

Phone 5265

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CO 14-0099

| Status | Item |
|--------|---|
| 0 | (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. |
| 0 | (2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property. |
| 0 | (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. <u>LEBLANC OR SALADIN?</u> |
| ✓ | (4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads |
| 0 | (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. |
| 0 | (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. |
| X | (9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean. |
| X | (10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow. |
| ✓ | (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. |
| 0 | (13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways. |
| | (14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities. |
| X | (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 |
| ✓ | <u>21.02.048 (a)(2)</u> <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 0 = Requires Compliance ✓ = Complied

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

COMMENTS:

- ① PARCEL BOUNDARIES EXTEND TO ROAD CENTERLINES PER DM 21/16 ADJUST AREAS & DIMS SHOWN ACCORDINGLY. SHOW 20' RETURN AT CORNER
- ② APN IS INCORRECT
- ③ DISTANCES BTWN STRUCTURES AND PARCEL LINES NOT SHOWN
- ④ NO CONTOUR LINES SHOWN
- ⑤ ROAD NAME SUFFIXES ARE NOT CORRECT. ADD CO RD #s = 1221 = OSAGE ST, 1235 = PALMARD LANE WIDTH OF OSAGE IS INCORRECT



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

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: November 7, 2014
 To: Megan Martin Project Planner
 From: Frank Honeycutt, Development Services Engineer
 Subject: **Public Works Project Referral for SUB2014-00027 –LEBLANC Parcel Map for two one-acre lots. 478 Pajaro Ln, Nipomo APN 092-473-035**

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 Comments:

- A. At the time the project referral was received by Public Works on October 15, 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 2008-152 Osage Street and Pajaro Lane shall be improved to an A-1 standards along the project frontage. (These roads may already meet this standard.)
- C. The proposed project is within the South County Road Improvement Fee Area 1. Payment of Road Improvement Fees is required prior to building permit issuance.
- D. 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.
- E. The project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWCP+Application+Pkg.pdf.

The Post Construction Requirement (PCR) Handbook can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

- F. The applicant must decide whether all stormwater management facilities are to be designed and constructed as subdivision improvements, or individually with each lot as they are developed. If Storm water management facilities are required:
- a. Stormwater management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements. Maintenance for those facilities shall be guaranteed in perpetuity.
 - b. Whether constructed as subdivision improvements or individually, an impervious area ceiling must be assumed for each lot and conditions citing that as a building restriction for that lot will be required.
 - c. If constructed individually, each lot will be required to perform its own stormwater management on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat it's stormwater per the performance requirements determined by the total impervious square footage of the subdivision. Maintenance for those facilities shall be guaranteed in perpetuity.

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. Osage Street shall be widened, as required, to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. Pajaro Lane shall be widened, as required, to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - c. All driveway approaches along Osage Street and Pajaro Lane shall be constructed in accordance with County Public Improvement Standard B-1a drawing.

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 future road improvement 50-foot wide road right-of-way along Osage Street and Pajaro Lane to be described as 25-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.
 - b. A 20-foot radius road right-of-way along the property line returns at the intersection of Osage Street and Pajaro Lane.
3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum XX-foot shared private access and utility easement in favor of Parcels XX 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.
 - b. By separate document and prior to approval of the improvement plans, an minimum XX-foot offsite shared private access and utility easement in favor of Parcels XX with

additional width as necessary to include all elements of the roadway prism, from the project site back to the nearest publicly-maintained road ROAD NAME.

Improvement Plans:

4. 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. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
5. All new underground electric power, telephone and cable television services shall be completed to proposed Parcel 2 and be 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.
6. 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.
7. 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.
8. 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.
9. 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

10. **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 by submitting a Stormwater Control Plan (SWCP) to show what is required to satisfy post construction requirements for stormwater treatment. It shall be 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.
11. If stormwater treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own stormwater treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will

be required to treat its stormwater per the performance requirements determined by the total assumed impervious square footage of the tract.

12. Stormwater treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
13. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
14. **At the time of submittal of the improvement plans**, 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.
15. **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.
16. **Prior to approval of the improvement plans**, 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.
17. **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.

Fees:

18. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the South County Road Improvement Fee Area 1 Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

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. 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.
 - b. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Road Improvement Fee Area I Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
 - c. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
 - d. For Stormwater management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.

Miscellaneous:

20. 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.
21. 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.
22. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
23. 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.

V:_DEVSERV Referrals\Land Divisions\Parcel Maps\CO 14-0099 SUB2014-00027 LeBlanc\CO 14-0099 SUB2014-00027 LeBlanc.doc



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 10/14/2014

TO: Env. Health

OCT 15 2014

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

Environmental Health

PROJECT DESCRIPTION: SUB2014-00027 CO14-0099 LEBLANC – Proposed parcel map to divide one lot of 2 acres into two lots of 1 acre and 1 acre. Site location is 478 Pajaro Ln, Nipomo. APN: 092-473-035

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.)

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

Applicant has not obtained a prelim. health clearance letter & must do so. Undev. parcel will need soils testing to demonstrate on-site wastewater suitability prior to recordation.

11/4/14
Date

[Signature]
Name

X5551
Phone

Tentative map does not indicate location of existing septic, this info. is needed. Stock's community water & on-site septic.

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>

Existing septic system has had minimal issues, conditions



SAN LUIS OBISPO COUNTY

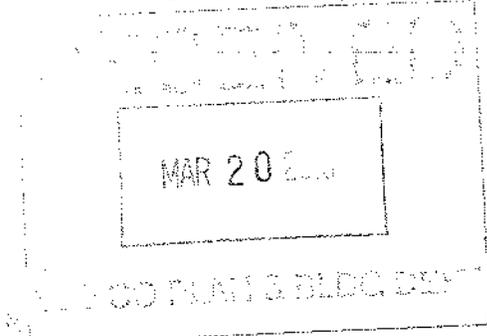
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/14/2014

TO: Parks

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review



PROJECT DESCRIPTION: SUB2014-00027 CO14-0099 LEBLANC -- Proposed parcel map to divide one lot of 2 acres into two lots of 1 acre and 1 acre. Site location is 478 Pajaro Ln, Nipomo. APN: 092-473-035

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Please Condition:

a 10 foot wide trail easement along lot frontage on Osage Street and pay 2w/mbly fees.

11/5/14
Date

E. Kavanaugh
Name

781-4089
Phone