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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE May 4, 2015	CONTACT/PHONE Megan Martin (805) 781-4163 mamartin@co.slo.ca.us	APPLICANT James Stevens	FILE NO. CO 14-0053 SUB2013-00074
SUBJECT A request by James Stevens for a Tentative Parcel Map (CO14-0053) to subdivide an existing approximately 5.04 acre parcel into two parcels of 2.52 acres and 2.52 acres each for the purpose of sale and/or development. The proposed project is located within the Residential Suburban land use category at 9522 Los Palos Road, approximately 900 feet north from the intersection of Los Palos Road and Santa Clara Road and approximately 0.58 miles from the City of Atascadero. The site is in the Salinas River sub-area of the North County planning area.			
RECOMMENDED ACTION Approve Tentative Parcel Map CO14-0053 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A General Rule Exemption was issued on April 1, 2015 (ED14-003)			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 059-091-005	SUPERVISOR DISTRICT(S): 5
PLANNING AREA STANDARDS: 22.94.080B – City of Atascadero Planning Impact Area 22.94.082H – Residential Suburban			
LAND USE ORDINANCE STANDARDS: 22.10.120 – Noise Standards 22.10.140 – Setbacks 22.22.070 – Subdivision Design Standards (Residential Suburban) 22.24.080 – Transfer of Development Credits			
EXISTING USES: Single family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Suburban / Residences <i>East:</i> Residential Suburban / Residences <i>South:</i> Residential Suburban / Residences <i>West:</i> Residential Suburban / Residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Air Pollution Control board (APCD), General Services/Parks, Cal Fire, Santa Margarita Fire, City of Atascadero, Santa Margarita Area Advisory Council	
TOPOGRAPHY: Level to gently rolling	VEGETATION: Grasses, ornamental landscaping, eucalyptus
PROPOSED SERVICES: Water supply: Community system / Atascadero Mutual Water Company Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: November 12, 2014

NORTH COUNTY PLANNING AREA STANDARDS

Salinas River Sub-area Standards

Section 22.94.080(B) - Planning Impact Area

According to Section 22.94.080(B), the proposed land division falls within the Planning Impact Area of the City of Atascadero and was referred to the City of Atascadero for review and comment. No comments were received.

Section 22.94.080(H) – Residential Suburban

The following standards apply within the Residential Suburban land use category of the Salinas River Sub-area of the North County Planning Area:

1. Minimum parcel size – Atascadero Colony. For new land divisions, the maximum number of residential lots allowed shall be computed on the basis of one lot per a minimum parcel size of 2.5 acres.

Staff Response: The proposed project will create two parcels of 2.5 acres each.

2. Driveway consolidation. Shared driveways are encouraged between parcels for access to individual residences to minimize the number of access points to the street.

Staff Response: The proposed project will utilize a shared driveway with the neighboring lot (APN 059-091-026) to access the proposed parcel. A 25' wide reciprocal access easement and maintenance agreement will be required (DOC. 1995-003351).

TITLE 21 - REAL PROPERTY DIVISION ORDINANCE

Section 21.03.010 – Design Criteria

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

Section 21.090 – 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.

Staff Response: The project is conditioned to pay the required fees.
 TITLE 22 – LAND USE ORDINANCE

22.10.120 – Noise Standards

Section 22.10.120 establishes standards for acceptable exterior and interior noise levels and describes how noise shall be measured, consistent with the County’s Noise Element. The Noise Element of the County General Plan provides a policy framework within which potential future noise impacts are minimized. According to the Table 3-1 of the Noise Element, the maximum allowable exposure to transportation noise sources for residential parcels is 60 decibel (dB) for outdoor areas, and 45 decibel for interior spaces. Transportation noise sources include traffic on state highways or major roadways, railroad operations, airport operations, industrial, commercial and agricultural activities.

Staff Response: The proposed project is adjacent to railroad tracks which run contiguous to the rear of proposed Parcel 2 (vacant). Based on the close proximity to the railroad, it is assumed that a portion of proposed Parcel 2 will exceed the county’s 60 dB threshold for residential noise exposure. Per the County’s Noise Element, future development will be subject to noise standards to meet the allowable noise exposure levels during building permit review.

22.10.140 – Setbacks

Section 22.10.140 of the Land Use Ordinance establishes the following setback standards for properties larger than one acre within rural areas:

Location	Setback
Front	25 foot minimum for all structures higher than 3 feet
Side	30 foot minimum (3 feet min. for accessory buildings/structures)
Rear	30 foot minimum (3 feet min. for accessory buildings/structures)

Staff Response: The proposed Parcel 2 (vacant) has adequate buildable area to meet the applicable setbacks. Any new residence will be required to meet these setbacks through building permit review. The proposed Parcel 1 has an existing residence and garage, which have conforming side setbacks. The proposed lot split does not affect the existing house and garage configuration and remains equal to the existing situation.

22.22.070 – Minimum Parcel Size

Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on the topography of the site and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by a slopes test and water supply and sewage disposal test.

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is between 0 and 10 %	1 acres
Water Supply and Sewage Disposal	Community water On-site septic	1 acres

Staff Response: The proposed project relies upon the Salinas River Sub-area standards for Atascadero Colony for determining minimum parcel size. The proposed parcels are 2.5 acres each, which meets the minimum parcel size requirement per the Salinas River Sub-area standards. Refer to Section 22.94.080(H) for further discussion.

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22.24.080 – Transfer of Development Credits

Land Use Ordinance Section 22.22.020(D) and 22.24.070(B)(2) requires the transfer of a development credit for any land division located outside of a village or urban reserve area.

The County's TDC program was adopted in 1996 as a land use planning tool which allows for the movement (transfer) of development from one parcel of land to another; from a "sending" site to a "receiving" site. The overall goal of the program is to move development to locations that can better support it. The Board of Supervisors amended the Ordinance in 2011, adding language to require the retirement of a TDC credit for any land division (parcel map or tract map) when located outside of an urban or village reserve line.

Section 22.24.070(B)(3) provides an exception to the requirement for a TDC where the Review Authority first finds that: "Retirement of credits is unnecessary due to specific circumstances applicable only to the subject site (for example if credits are not available within the area defined in Section 22.24.080)".

Section 22.24.080 requires that the source of the credits be located within the same geographical area. The "North County" geographical area is defined as sites located within Nacimiento, Adelaida, Salinas River and El Pomar-Estrella sub areas.

Staff Response: The project site is located within the Salinas River Sub-area outside of an urban or village area. Currently, there are credits available from an existing sending site located in the Adelaida Area which is in compliance with 22.24.080. Staff is unable to find that there are any existing circumstances which deem the credits unnecessary. The project, as conditioned, is required to retire one (1) credit.

Section 22.12.080 - 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.

Staff Response: Only one new parcel will result from the parcel map. The map will not be subject to this fee because it is below the threshold in Section 22.12.080(B)(2)(k).

COMMUNITY ADVISORY GROUP COMMENTS:

The Santa Margarita Advisory Council is in support of the proposed lot split.

AGENCY REVIEW:

Public Works – "The Tentative Map is in compliance with 21.02.046(a)." (Doug Rion, August 13, 2014). In addition, Public Works provided recommended conditions of approval for access and improvements, easements, and additional map sheet. These conditions have been included in Exhibit B – Conditions of Approval.

Environmental Health – Preliminary Health Clearance letter issued June 4, 2014.

Air Pollution Control board (APCD) – "The Climate Action Plan recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density

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residential development; therefore, the APCD does not support this project or this type of development.” (Andy Mutziger, June 30, 2014.)

Staff Response: The proposed project is located within the Residential Suburban land use category in Atascadero Colony in the Salinas River Sub-area. The proposed parcel map meets the minimum parcel size requirements for Atascadero Colony of 2.5 acres. The “character” of the residential suburban land use category is described as “areas at the outer portions of communities where open space is prominent, with residences on parcels ranging from one to five acres in size.” The two proposed 2.5 acre parcels are consistent with those in the immediate area and can be considered compatible with the character of the residential suburban land use category.

General Services/Parks – Require Quimby Fees.

Staff Response: The project, as conditioned, is required to pay Quimby Fees.

Cal Fire – A Fire Review Plan was received on July 7, 2014.

Santa Margarita Fire – None received.

City of Atascadero – None received.

LEGAL LOT STATUS:

The parent lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Megan Martin and reviewed by Terry Wahler and Steve McMasters.

FINDINGS - EXHIBIT A
STEVENS PARCEL MAP (SUB2013-00074 / CO14-0053)

Environmental Determination

- A. The project is covered by the general rule that CEQA applies to projects that have the potential for not causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment because the proposed lot split is compatible with the surrounding residential neighborhood and there are no sensitive resources on the site. Therefore, the project is not subject to CEQA (State CEQA Guidelines sec. 15061 (b) (3), General Rule Exemption).

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 Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the resulting parcels meet the minimum parcel size set by the Land Use Ordinance (Section 22.94.080(H)) 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 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 future residential development because the proposed parcels contain adequate area for development of single family residences and residential accessory uses allowed in the Residential Suburban land use category.
- F. The site is physically suitable for the proposed density of the development proposed because each resulting parcel can adequately support a single family residence and accessory uses allowed in the Residential Suburban land use category.
- 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 site is not located in an area identified as being a sensitive resource, it is not within close proximity of a creek, the resulting parcel configuration uses the land efficiently that would minimize site disruption in respect to site disturbance, vegetation removal, and, the proposed project will not hinder the use of the subject or adjacent parcels. Lastly, the proposed parcel configuration maintains the character and parcel configuration pattern of the surrounding area.
- 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.

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ATTACHMENT 1

Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

**CONDITIONS - EXHIBIT B
STEVENS PARCEL MAP (SUB2013-00074 / CO14-0053)**

Approved Project

A Tentative Parcel Map (CO14-0053) to subdivide an existing 5 acre parcel into two parcels of 2.5 acres each for the purpose of sale and/or development. Proposed Parcel 2 will utilize an existing reciprocal access easement (DOC. 1995-003351) with the adjacent property owner (APN 059-091-026.)

Access and Improvements

1. **At the time of application for construction permits for Parcel 2**, the applicant shall secure an Encroachment Permit from Public Works and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach to Parcel 2 in accordance with County Public Improvement Standard B-1a drawing for rural roadways.

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 5-foot wide road right-of-way along Los Palos Road to be described as 25-feet from the recorded centerline.
3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 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 the cul-de-sac or other Cal Fire approved road terminus.
4. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the map.

Fire Safety

5. **Prior to map recordation**, the applicant shall satisfy the applicable requirements of the fire safety plan approved and issued by Cal Fire on July 7, 2014.

Parks and Recreation (Quimby Fees)

6. 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.

TDC Program

7. **Prior to recordation of the final map**, the applicant shall release their ownership in the Receipt of Transfer or the Certificate of Sending Credits to the Department of Planning and Building. Acceptance of the release shall only occur if the credits are located in conformance with Section 22.24.090 of Title 22. The Director shall notify the TDC Administrator of the release and specify the registration numbers of the credits that were used. After release, the credits are no longer valid and available for use.

Miscellaneous

8. **Prior to any construction activities at the site**, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). An exemption request must be filed with the APCD.
9. 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.
10. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic system. Copies of which are attached hereto and incorporated by reference herein as though set forth in full.
11. 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 the date a time extension request may be acted on.

Additional Map Sheet

12. **Prior to recordation of the final map**, 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. That approval of the subdivision included the use of Transfer Development Credits, the number of credits used, their registration numbers, and the location and assessor's parcel numbers of the sending site.
 - c. 300 foot building setback line (rear) for noise mitigation.

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ATTACHMENT 2

- d. **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.
- e. **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.
- f. **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.
- g. **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 (July 7, 2014), prepared by the Cal Fire for this proposed project.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING
COMMUNITY WATER AND SEPTIC TANKS**

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 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 the County Health Department.
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. On-site systems that are in conformance with the county–approved Central Coast Regional Water Quality Control Board basin plan and County Building and Construction Ordinance, Title 19, will be an acceptable method of sewage disposal, until public sewers may become available.
7. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek bank, drainage swale or area subject to inundation.
8. For parcels created with approved community (public) water but no community sewers, the approved on-site sewage disposal system shall be designed, where feasible, for ease in ultimate sewerage.
9. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve 5 or more parcels shall be separated by a minimum of two hundred

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ATTACHMENT 2

(200) feet from a leach field, two hundred and fifty (250) feet from seepage pits or dry wells.

10. Individual systems on new land divisions shall be designed and constructed to either reserve sufficient site area for dual leach fields (100% replacement area), or construct the dual leach fields with a diverter valve at the time of initial septic system installation.
11. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the County Planning and Environmental Health Services for review and approval **prior to the issuance** of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for on-site subsurface sewage disposal.
12. An encroachment permit shall be obtained from County Public Works for any work to be performed within the county right-of-way.
13. An encroachment permit shall be obtained from the California Department of Transportation for any work to be performed on the state highway.
14. Any existing reservoir or drainage swale on the property shall be delineated on the map.
15. 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.
16. Required public utility easements shall be shown on the map.
17. Approved street names shall be shown on the map.
18. 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.
19. The developer shall submit a preliminary subdivision guarantee to County Public Works for review prior to the filing of the map.
20. Any private easements on the property shall be shown on the map with recording data.
21. All conditions of approval herein specified, unless otherwise noted, shall be completed prior to recordation of the map.
22. 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.
23. 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.

Attachment 4
ATTACHMENT 2

24. 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.



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ATTACHMENT 3

PROJECT
 Parcel Map
 Stevens/SUB2013-00074



EXHIBIT
 Vicinity Map



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ATTACHMENT 3

PROJECT

Parcel Map
Stevens/SUB2013-00074

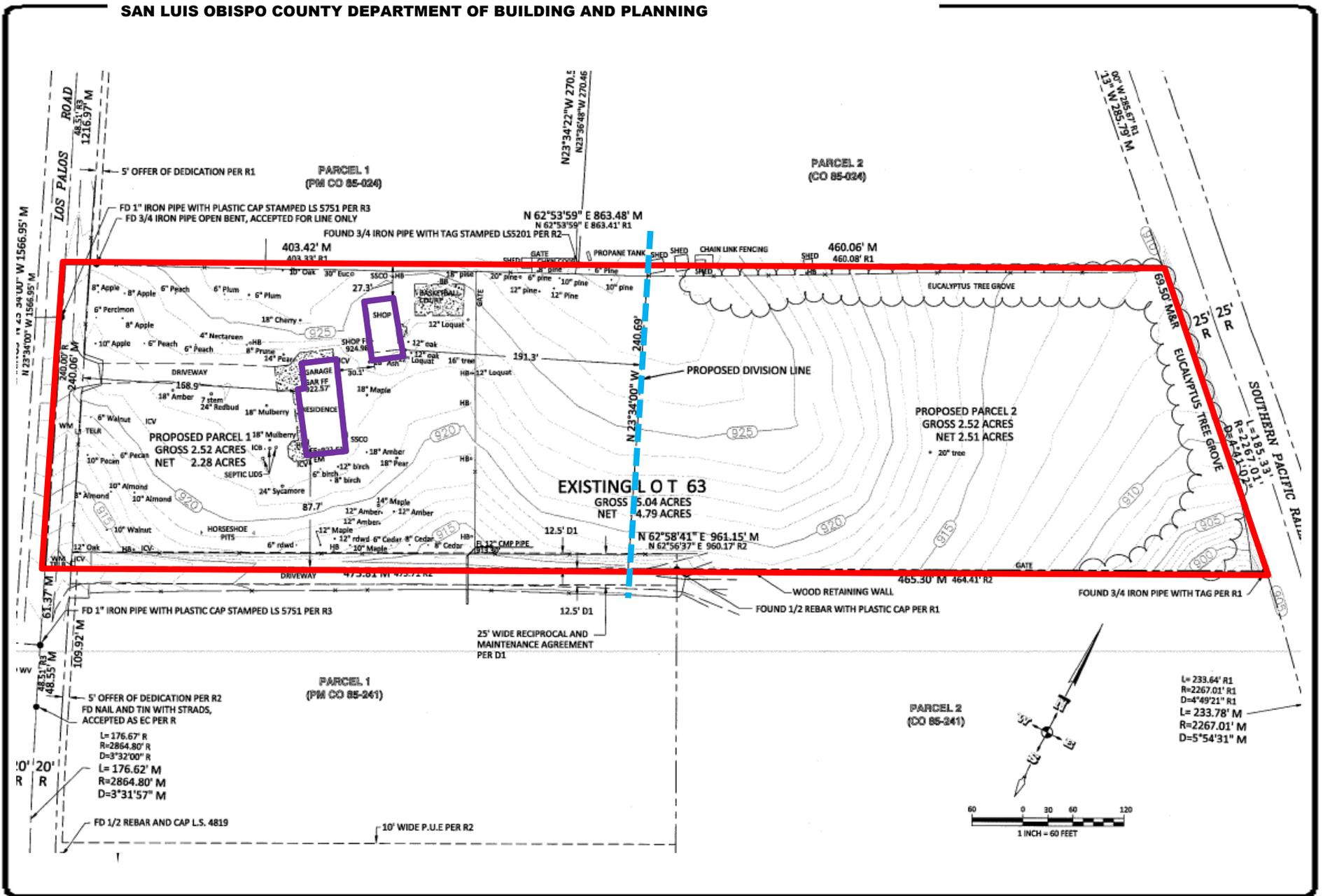


EXHIBIT

Aerial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

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ATTACHMENT 3

PROJECT

Parcel Map
Stevens/SUB2013-00074



EXHIBIT

Tentative Parcel Map

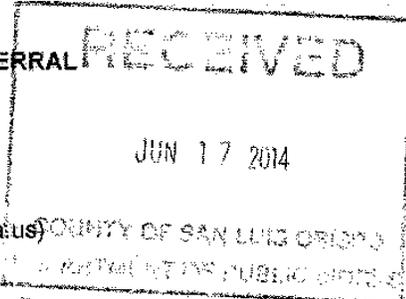
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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 6/16/2014

FROM TO: - PW Dora Rion

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

COUNTY OF SAN LUIS OBISPO
PUBLIC UTILITIES

PROJECT DESCRIPTION: SUB2013-00074 CO14-0053 STEVENS - Proposed parcel map for a two lot subdivision of equal acreage (2.52 acres each). Site location is 9522 Los Palos Rd. Atascadero. APN: 059-091-005

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.

See attached tentative map check list w/comments.

Date: 6/23/14 Name: D Rion Phone: x 5215

REVISED MAP IS OK DFM 11/12/14

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>

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or ~~Tract Map~~) Map No. CD 14-0053

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.
X	(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.
○	(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. <u>5/9/14</u> <u>14-405301</u>

X = Not Applicable ○ = Requires Compliance ✓ = Complied

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

COMMENTS:

- (1) Title block states "City of Atascadero", Project not within city limits
- (2) Name and address of record owner not shown
- (4) No vicinity map
- (13) Add County Road #40530 for Los Palos Rd.

Add "TENTATIVE" TO MAP TITLE



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 27, 2014
To: Megan Martin, Project Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-00074 – Stevens Proposed Parcel Map for 2 residential lots. Los Palos Road Atascadero APN 059-091-005**

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 June 17, 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.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. At the time of application for construction permits for parcel 2, the applicant shall secure an Encroachment Permit from Public Works and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach to Parcel 2 in accordance with County Public Improvement Standard B-1a drawing for rural roadways.

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 5-foot wide road right-of-way along Los Palos Road to be described as 25-feet from the recorded centerline.
3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 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 the cul-de-sac or other Cal Fire approved road terminus.

4. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

Additional Map Sheet:

5. 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.

Miscellaneous:

1. 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.

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

RECEIVED JUN 18 2014

TO: CAL FIRE

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

PROJECT DESCRIPTION: SUB2013-00074 CO14-0053 STEVENS – Proposed parcel map for a two lot subdivision of equal acreage (2.52 acres each). Site location is 9522 Los Palos Rd, Atascadero. APN: 059-091-005

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.

7-7-14
Date

Tina Rose
Name

543-4244
Phone



CAL FIRE
San Luis Obispo
County Fire Department

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



Robert Lewin, Fire Chief

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

Subject: Parcel Map Project # SUB2013-00074 STEVENS

Dear Megan Martin, North County Team,

I have reviewed the referral for the proposed 2-lot parcel map project, subdividing from 5 acres to 2.5 acres located at 9522 Los Palos Road in Atascadero, California on APN # 059-091-005. This project is located approximately 12-15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in Local Responsibility Area for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; 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 5 acres to 19.99 acres 2640 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.

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.

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 "will serve" letter stating both parcels will be serviced by the Atascadero Mutual Water Company is required.

Building Set Back

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

Fuel Modification

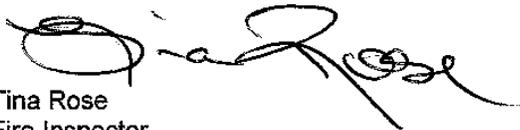
- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- 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 as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

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

Respectfully,



Tina Rose
Fire Inspector

C: James Stevens
James Wenzel



Air Pollution Control District
San Luis Obispo County

June 30, 2014

Megan Martin
SLO County Planning & Building
County Government Center
San Luis Obispo, CA 93408

SUBJECT: APCD Comments Regarding the Proposed Stevens 5-acre Parcel
Subdivision Project (SUB2013-00074; CO14-0053)

Dear Ms. Martin,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed subdivision of a parcel located approximately 0.5 miles south east of the south east corner of the Atascadero Urban Reserve Line. The parcel address is 9522 Los Palos Road, Atascadero (APN: 059-091-005) and the project proposes to subdivide the 5.04-acre parcel into two 2.52-acre lots. There is an existing residence on the western portion of the existing parcel and the subdivision would result in the eastern half of the parcel being available for the construction of an additional residential unit. *The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural parcels and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development; therefore, the APCD does not support this project or this type of development.** Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

APCD Comments Regarding the Stevens 5-acre Parcel Subdivision
June 30, 2014
Page 2 of 2

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Murtziger
Air Quality Specialist

AJM/arr

cc: Jim Stevens, Owner
Tim Fuhs, Enforcement Division, APCD

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014
TO: ENV HEALTH
FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review

RECEIVED

512 13948

JUN 17 2014

IN 92064

Environmental Health

PROJECT DESCRIPTION: SUB2013-00074 CO14-0053 STEVENS Proposed parcel map for a two lot subdivision of equal acreage (2.52 acres each). Site location is 9522 Los Palos Rd, Atascadero. APN: 059-091-005

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.

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- YES (Please go on to PART II.)
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- 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.

Please see attached. Stacks community water & on-site wastewater

7/3/14
Date

[Signature]
Name

X55551
Phone

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>



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.

June 4, 2014

Green Land Surveys
723 E. Grand Ave.
Arroyo Grande, CA 93420

ATTN: JAMES WENZEL
RE: TENTATIVE PARCEL MAP CO 14-0053 (STEVENS)
APN 059-091-005

Water Supply

This office is in receipt of preliminary evidence of water from the Atascadero Mutual Water Company (dated May 29, 2014) to provide service to the above referenced project.

Be advised that final will-to-serve documentation for water and service will be required prior to final map recordation. The improvements for water in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works and Environmental Health 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. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on the undeveloped lot prior to recordation of the final map. 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. Soil testing should be performed during wet weather months, and as early as reasonable during the project. The exhibit provided for preliminary approval reveals that proposed parcel 1 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on these systems prior to hearing.

CO 14-0053 is approved for Health Agency subdivision map processing.

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

c: Atascadero Mutual Water Co.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

Date: May 4, 2015
To: Subdivision Review Board
From: Megan Martin, Project Manager
Subject: Item 5 – James Stevens SUB2013-00074(CO14-0053) / Tentative Parcel Map

On April 29, 2015, staff received comments from the Department of Public Works, Glenn Marshall, recommending additional conditions be included as a part of the conditions of approval on the map. The following conditions have been added to Exhibi B – Conditions of Approval:

- Los Palos Road shall be widened 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.
- 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 plans are 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.
- 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.
- 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.
- 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.

If you have any questions concerning these requirements, please contact me at (805)781-4163 or mamartin@co.slo.ca.us.

Attachments:
1 – Revised Exhibit B – Conditions of Approval

ATTACHMENT 2

REVISED CONDITIONS - EXHIBIT B
STEVENS PARCEL MAP (SUB2013-00074 / CO14-0053)

Approved Project

A Tentative Parcel Map (CO14-0053) to subdivide an existing 5 acre parcel into two parcels of 2.5 acres each for the purpose of sale and/or development. Proposed Parcel 2 will utilize an existing reciprocal access easement (DOC. 1995-003351) with the adjacent property owner (APN 059-091-026.)

Access and Improvements

1. Los Palos Road shall be widened 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.

- 4.2. At the time of application for construction permits for Parcel 2, the applicant shall secure an Encroachment Permit from Public Works and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach to Parcel 2 in accordance with County Public Improvement Standard B-1a drawing for rural roadways.

3. 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 plans are 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.

4. 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.

5. 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.

- 4.6. 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.

ATTACHMENT 2

Offers, Easements and Restrictions:

~~2-7.~~ 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 5-foot wide road right-of-way along Los Palos Road to be described as 25-feet from the recorded centerline.

~~3-8.~~ The applicant shall reserve the following private easements by certificate on the map or by separate document:

- a. A minimum 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 the cul-de-sac or other Cal Fire approved road terminus.

~~4-9.~~ Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the map.

Fire Safety

~~5-10.~~ **Prior to map recordation**, the applicant shall satisfy the applicable requirements of the fire safety plan approved and issued by Cal Fire on July 7, 2014.

Parks and Recreation (Quimby Fees)

~~6-11.~~ 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.

TDC Program

~~7-12.~~ **Prior to recordation of the final map**, the applicant shall release their ownership in the Receipt of Transfer or the Certificate of Sending Credits to the Department of Planning and Building. Acceptance of the release shall only occur if the credits are located in conformance with Section 22.24.090 of Title 22. The Director shall notify the TDC Administrator of the release and specify the registration numbers of the credits that were used. After release, the credits are no longer valid and available for use.

Field Code Changed

Miscellaneous

~~8-13.~~ **Prior to any construction activities at the site**, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). An exemption request must be filed with the APCD.

~~9-14.~~ 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

ATTACHMENT 2

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.

~~40-15.~~ This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic system. Copies of which are attached hereto and incorporated by reference herein as though set forth in full.

~~44-16.~~ 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 the date a time extension request may be acted on.

Additional Map Sheet

~~42-17.~~ **Prior to recordation of the final map**, 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. That approval of the subdivision included the use of Transfer Development Credits, the number of credits used, their registration numbers, and the location and assessor's parcel numbers of the sending site.
- c. 300 foot building setback line (rear) for noise mitigation.
- d. **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.
- e. **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.
- f. **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.

ATTACHMENT 2

- g. **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 (July 7, 2014), prepared by the Cal Fire for this proposed project.

ATTACHMENT 2

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING
COMMUNITY WATER AND SEPTIC TANKS**

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 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 the County Health Department.
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. On-site systems that are in conformance with the county–approved Central Coast Regional Water Quality Control Board basin plan and County Building and Construction Ordinance, Title 19, will be an acceptable method of sewage disposal, until public sewers may become available.
7. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek bank, drainage swale or area subject to inundation.
8. For parcels created with approved community (public) water but no community sewers, the approved on-site sewage disposal system shall be designed, where feasible, for ease in ultimate sewerage.
9. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve 5 or more parcels shall be separated by a minimum of two hundred

ATTACHMENT 2

(200) feet from a leach field, two hundred and fifty (250) feet from seepage pits or dry wells.

10. Individual systems on new land divisions shall be designed and constructed to either reserve sufficient site area for dual leach fields (100% replacement area), or construct the dual leach fields with a diverter valve at the time of initial septic system installation.
11. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the County Planning and Environmental Health Services for review and approval **prior to the issuance** of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for on-site subsurface sewage disposal.
12. An encroachment permit shall be obtained from County Public Works for any work to be performed within the county right-of-way.
13. An encroachment permit shall be obtained from the California Department of Transportation for any work to be performed on the state highway.
14. Any existing reservoir or drainage swale on the property shall be delineated on the map.
15. 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.
16. Required public utility easements shall be shown on the map.
17. Approved street names shall be shown on the map.
18. 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.
19. The developer shall submit a preliminary subdivision guarantee to County Public Works for review prior to the filing of the map.
20. Any private easements on the property shall be shown on the map with recording data.
21. All conditions of approval herein specified, unless otherwise noted, shall be completed prior to recordation of the map.
22. 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.
23. 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.

ATTACHMENT 2

24. 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.