



Promoting the wise use of land

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

SUBDIVISION REVIEW BOARD

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------|-----------------------------------------|
| MEETING DATE May 5, 2015 | CONTACT/PHONE Schani Siong (805) 781-4374 ssiong@co.slo.ca.us | APPLICANT Tom Hilliard | FILE NO. CO 12-0065 SUB2013-00070 |
| SUBJECT Hearing to consider a request by Tom Hilliard for a Tentative Parcel Map (CO12-0065) to subdivide an existing approximately 5 acre parcel into two parcels of 2.5 acres and 2.5 acres each for the purpose of sale and/or development. The proposed project is located within the Residential Suburban land use category at 14284 Sandoval Road approximately 0.3 miles south from the Sandoval Road and Santa Clara Road intersection and approximately 1.1 miles southeast 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 CO 12-0065 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 (ED14-178) | | | |
| LAND USE CATEGORY Residential Suburban | COMBINING DESIGNATION N/A | ASSESSOR PARCEL NUMBER 059-181-049 | 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: 22.22.070 - Subdivision Design Standards (Residential Suburban), 22.10.140 - Setbacks, 22.24.080 - Transfer of Development Credits, 22.10.120 - Noise Standards | | | |
| EXISTING USES: Single family residence and detached garage | | | |
| 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 | | | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Santa Margarita Advisory Council, Public Works, Environmental Health, County Parks, City of Atascadero | | | |
| TOPOGRAPHY: Level to gently rolling | | VEGETATION: Grasses, ornamental landscaping | |
| PROPOSED SERVICES: Water supply: Community system & individual well Sewage Disposal: Septic system Fire Protection: Cal Fire | | ACCEPTANCE DATE: February 18, 2015 | |
| 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 | | | |

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PLANNING AREA STANDARDS

Salinas River Sub-area of the North County Planning Area.

Residential Suburban

Section 22.94.080H establishes the following standards for the Residential Suburban land use category:

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 comment: The proposed project complies with this standard. The proposed division 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 comment: The proposed project will be conditioned to meet this standard.

City of Atascadero Planning Impact Area

According to Section 22.94.080B, the proposed land division falls within the City of Atascadero Planning Impact Area and has been referred to the City of Atascadero for review and comment. No referral response was received. However staff did consider the following potential impacts: water quantity and quality, drainage, noise, traffic and circulation, public safety, and cumulative impacts as part of the environmental review process.

LAND USE ORDINANCE COMPLIANCE

Design Standards

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

Minimum Parcel Size

Section 22.22.080 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 tests.

Staff comment: The proposed parcels are 2.5 acres each, which meet the largest parcel size test and the minimum parcel size per Salinas River Planning Area standards for Atascadero Colony. The proposed Parcel 1 is vacant and has an existing on-site well, which may be used to serve the future development on the lot. In the event that the well is not suitable for potable usage, the property owner shall connect to the Atascadero Mutual Water Company (AMWC) service by building a new water main extension along Sandoval Road to the property frontage. The existing well must be capped and not used to serve any of the two parcels. Parcel 2 consists of an existing residence, which is served by the AMWC from a meter on Carmel Road. Water from this existing water service shall only be used to serve proposed Parcel 2. (AMWC Will-Serve Letter, December 10, 2014).

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| TEST | STANDARD | MINIMUM PARCEL SIZE |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Slope | Average slope is less than 15% (Outside GSA) | 1 acre |
| Water Supply & Sewage Disposal | <p>Parcel 1 (vacant) Community Water or Individual Well On-site Septic</p> <p>Parcel 2 (existing residence) Community Water On-site Septic</p> | 2.5 acres |

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 comment: The project is conditioned to pay the required fees.*

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 comment: The project results only in one new parcel and will not be subject to this fee.*

Setbacks

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

- Front Setback: 25 feet minimum for all structures higher than 3 feet;
- Side Setback: 30 feet minimum (3 feet minimum for accessory building/ structures)
- Rear Setback: 30 feet minimum (3 feet minimum for accessory building/ structures)

Staff comments: The proposed Parcel 1 (vacant) has adequate buildable area and the new residence will be required to meet the applicable setbacks through building permit review. The proposed Parcel 2 has an existing residence and barn, which have non-conforming side setbacks. The proposed parcel split does not affect the existing house and barn configuration, which remains equal to the existing condition.

Transfer of Development Credits

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

Staff comments: 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. The subject site is located outside of an urban or village area and is conditioned to transfer one credit.

Section 22.24.070 B.3 of the Land Use Ordinance 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 comments: The subject site is located within the Salinas River sub area. Currently, there are credits available from an existing sending site located in the Adelaide Area which is in compliance with 22.24.080. The project has been conditioned to transfer one credit from the existing sending site in the Adelaide area. There are credits available within the North County area and staff is unable to find that there are any other circumstances which deem the credits unnecessary.

Noise Standards & County Noise Element

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 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 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 comments: The proposed project site is located within close proximity (approximately 50 feet) to the railroad track, which is estimated to exceed the county's 60 decibel threshold for residential noise exposure. Per the County's Noise Element, the project (future residence) will be subject to standard noise mitigation measures to meet the allowable noise exposure levels during building permit review. In addition, the applicant has agreed to a 200 foot front setback for future development on Parcel 1 (vacant). This large front setback ensures the future residence will be located within the allowable 60 decibel or less noise threshold, based on the County's noise contour map.

COMBINING DESIGNATIONS

None

COMMUNITY ADVISORY GROUP COMMENTS

The Santa Margarita Advisory Council is in support of this project.

AGENCY REVIEW

Public Works - Provided recommended conditions of approval for road improvement, utility and shared access easements, and storm water management which have been included in the attached conditions of approval.

Environmental Health – Preliminary health clearance letter issued on December 24, 2014.

County Parks – Require Quimby fees

Atascadero Mutual Water Company – The District issued a preliminary intent to serve letter (Dec 10, 2014) outlining conditions for the 2-lot split. AMWC is aware of the possible on-site well usage and also prepares to serve the newly created lot (Parcel 1), if the on-site well is not viable.

Cal Fire – A Fire Review Plan was received on July 11, 2014.

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 Schani Siong and reviewed by Terry Wahler, Senior Planner.

**FINDINGS - EXHIBIT A
HILLIARD PARCEL MAP (SUB2013-00070/CO12-0065)**

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 single-family residence is located on a vacant, infill lot, 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 parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and 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 Single Family 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 project site is in an urbanized area that is not in close proximity to significant fish or wildlife habitats. The resulting parcels uses the land efficiently, minimize site disruption in respect to cuts, fills and vegetation removal, will not hinder the use of the subject or adjacent parcels, and maintain 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.

**CONDITIONS - EXHIBIT B
HILLIARD PARCEL MAP (SUB2013-00070/CO 12-0065)**

Approved Project

A Tentative Parcel Map (CO 12-0065) to subdivide an existing 5 acre parcel into two parcels of 2.5 acres each for the purpose of sale and/or development.

Access

1. The future development on Parcel 1 shall utilize a shared driveway with Parcel 2 (using the existing driveway). All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads to be accepted for County maintenance shall require an encroachment permit.

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 additional 5-foot wide road right-of-way along Sandoval 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 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.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan prepared for the project by the Cal Fire Department, dated July 11, 2014.

Parks and Recreation (Quimby) Fees

5. 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.

Transfer of Development Credit

6. **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. The applicant is required to transfer one credit from an existing sending site in the Adelaida area for the purpose of this subdivision.

Miscellaneous

7. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic or individual well and septic system. Copies of which are attached hereto and incorporated by reference herein as though set forth in full.
8. 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

9. 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. 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.
 - b. Building setback line for noise mitigation as shown on tentative map.
 - c. **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.
 - d. **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.

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e. 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.

**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 4

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.

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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.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS**

1. Each parcel shall have its own private well(s) for a domestic water supply approved by Environmental Health Services, except as set forth in 2d.
2. Operable water facilities shall exist prior to the filing of the final subdivision map. Evidence of adequate and potable water, shall be submitted to Environmental Health Services including the following:
 - A. Well Completion Report- The well log generated by the driller at the time the well is constructed.
 - B. Water Quality- A complete chemical analysis, to include general mineral, general physical and inorganics, shall be submitted for evaluation for each of the wells developed. Site evaluations may trigger additional testing requirements by Environmental Health Services. (Within last 5 years)
 - C. Production- On individual private wells, a minimum of a four hour pump test with draw down and recovery data by a **licensed** and **bonded** well driller or pump testing company, shall be submitted for review and approval for each well proposed for the subdivision. (Within last 5 years)
 - D. Shared Well System- The applicant shall contact Environmental Health Services for assistance in properly designing a shared water well system. A shared water well system review fee (said fee is separate from any fees paid through the County Planning and Building Department) shall be provided to this office prior to finaling the map.
3. 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 community sewers may become available.
4. No sewage disposal system installations are to be placed closer that 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. 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 (200) feet from septic systems and dry wells.
6. 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.
7. 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 Department 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

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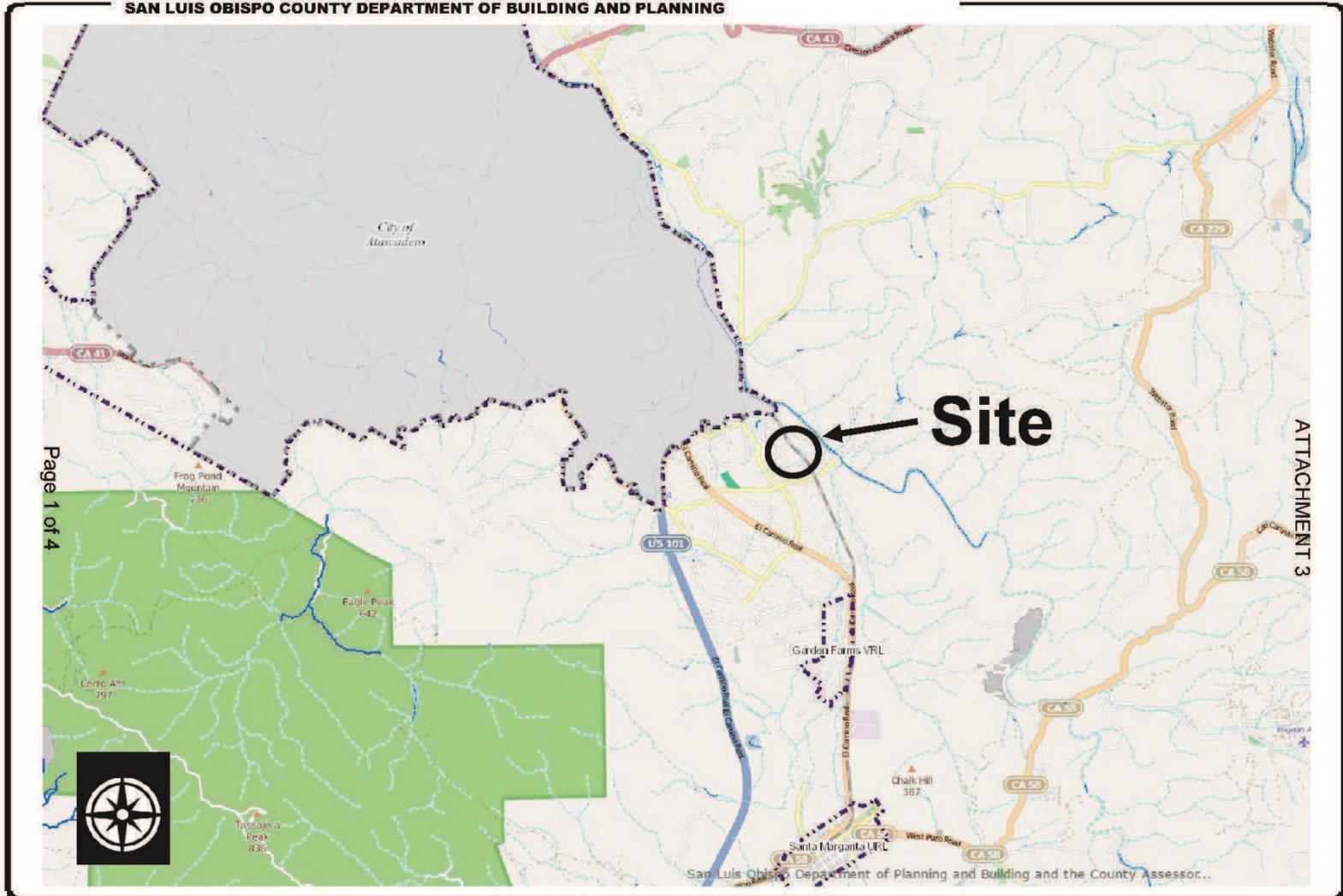
ATTACHMENT 2

including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

8. An encroachment permit shall be obtained from County Public Works for any work to be done within the county right-of-way.
9. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
10. Any existing reservoir or drainage swale on the property shall be delineated on the map.
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12. Required public utility easements shall be shown on the map.
13. Approved street names shall be shown on the map.
14. 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 the land proposed.
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16. Any private easements on the property shall be shown on the map with recording data.
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18. 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.
19. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
20. 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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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Parcel Map
Hilliard/SUB2013-00070



EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



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ATTACHMENT 3

PROJECT

Parcel Map
Hilliard/SUB2013-00070



EXHIBIT

Aerial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

COUNTY OF SAN LUIS OBISPO, CA
TENTATIVE PARCEL MAP
CO 12-0065



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805.441.5246 • 805.208.0439
www.geo-west.com

OWNER

THOMAS AND GAYLE HILLIARD
1825 JARDINE ROAD
ATASCADERO, CA 93422

APN

09181010

ACREAGE

LOT 11 3.00 ACRES (100%)
PARCELING COLONY 3.00 ACRES NET

PARCELS

PARCEL 1 7.00 ACRES NET (2.00 ACRES COLONY)
PARCEL 2 2.00 ACRES NET (2.00 ACRES COLONY)

STORM WATER CONTROL PLAN

ALL STORM WATER MANAGEMENT FACILITIES SHALL BE AS TO BE DESIGNED AND CONSTRUCTED AS INDICATED BY THE PLAN. ALL FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SAN LUIS OBISPO COUNTY STORM WATER CONTROL PLAN.

DATE OF CONSTRUCTION: THESE FACILITIES SHALL BE CONSTRUCTED WITHIN 180 DAYS OF THE DATE OF THE APPROVAL OF THIS TENTATIVE PARCEL MAP.

UNPLOTTABLE EASEMENTS

There is a right of way easement shown on this map which is a right of way easement for the County of San Luis Obispo. The easement is shown on the map as a dashed line. The easement is shown on the map as a dashed line.

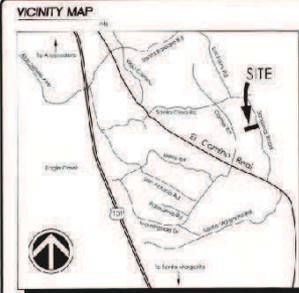
LEGEND

- ROAD AND HIGHWAY
- SETBACK ZONE AND FENCE LINE
- DRIVEWAY
- HOME FENCE
- POLE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD POWER
- EXISTING FENCE
- EXISTING FENCE

CO 12-0065
THOMAS HILLIARD



DATE: JAN 28 14 APR 04 12 APR 07 13 2014
Sheet 1 of 1

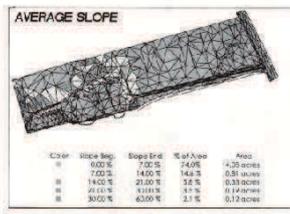


PARCEL 1 PROPOSED BUILDING
APPROXIMATELY 1,000 SQ FT AREA. FLOOR FINISHES TO BE DETERMINED BY THE ARCHITECT. CONCRETE FLOOR FINISHES TO BE DETERMINED BY THE ARCHITECT. CONCRETE FLOOR FINISHES TO BE DETERMINED BY THE ARCHITECT.

MAP OF ATASCADERO COLONY
SHEET No. 153

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ATTACHMENT 3



NOTE
1. AREA OF WATER WASHES IS SHOWN ON THIS SITE.
2. AREA OF WATER WASHES IS SHOWN ON THIS SITE.

PROJECT
Parcel Map
Hilliard/SUB2013-00070



EXHIBIT
Tentative Parcel Map

FH

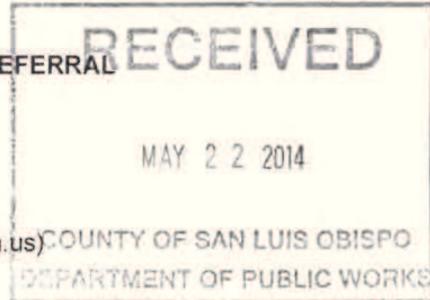


ATTACHMENT 4

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

ATTACHMENT 4

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 |
| ✓ | <u>21.02.048 (a)(2) 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 2010/895 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:

- I. 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

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.

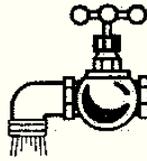
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Zumbly fees.

5-23-14
Date

L. 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,

John B. Neil
General Manager

ATTACHMENT 4

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

2191 Johnson Avenue, San Luis Obispo, California 93401
(805) 781-5500 FAX (805) 781-5543 www.SLOpublichealth.org



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.

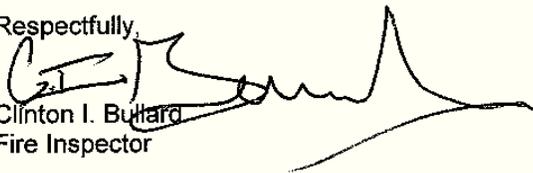
The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

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

A handwritten signature in black ink, appearing to read 'C. Bullard', written over the printed name.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM

DATE: April 29, 2015

TO: Subdivision Review Board

FROM: Schani Siong, Current Planning

SUBJECT: May 4, 2015 Subdivision Review Board Hearing
Hilliard Parcel Map (SUB2013-00070 CO12-0065)

For the abovementioned project, Exhibit B Conditions of Approval has been revised to incorporate additional conditions to rectify a violation on site and the prohibition of a secondary dwelling. In addition, standard subdivision improvement conditions related to wastewater disposal, road maintenance agreement, access and improvements have been included in the revision.

REVISED CONDITIONS - EXHIBIT B
HILLIARD PARCEL MAP (SUB2013-00070/CO 12-0065)

Approved Project

A Tentative Parcel Map (CO 12-0065) to subdivide an existing 5 acre parcel into two parcels of 2.5 acres each for the purpose of sale and/or development.

Access & Improvements

1. Sandoval 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.
2. A private access road serving Parcels 1 and 2 shall be reconstructed, if necessary, to Cal Fire Standards within a minimum 25-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
3. The future development on Parcel 1 shall utilize a shared driveway with Parcel 2 (using the existing driveway). ~~All-The~~ driveway approaches shall be constructed, if necessary, in accordance with County Public Improvement Standards. ~~All driveway approaches constructed on County roads to be accepted for County maintenance shall require an encroachment permit.~~
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 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.
5. 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.
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.

Offers, Easements, and Restrictions

8. 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.
9. 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 1 and Parcel 2 with additional width as necessary to include all elements of the roadway prism and as may be required by Cal Fire.

Fire Safety

10. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan prepared for the project by the Cal Fire Department, dated July 11, 2014.

Parks and Recreation (Quimby) Fees

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.

Transfer of Development Credit

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. The applicant

is required to transfer one credit from an existing sending site in the Adelaida area for the purpose of this subdivision.

Miscellaneous

- 13. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic or individual well and septic system. Copies of which are attached hereto and incorporated by reference herein as though set forth in full.
- 14. 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.
- 15. Prior to map recordation a Road Maintenance Agreement must be recorded with the San Luis Obispo County Clerk-Recorder. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the onsite shared access road; and shall be binding upon the heirs and assigns.

Wastewater Disposal

- 16. Prior to the filing of the final parcel map, the applicant shall submit to and be jointly approved by the County Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system on Parcel 1.

Design

- 17. Prior to the filing of the final parcel map, the Dunn Barn on Parcel 1 shall be brought into conformance in accordance to Land Use Ordinance Section 22.01.070. A demolition and as-built permits will be required to remove unpermitted kitchen(s), bath(s) and other improvements made and revert the barn into a non-habitable structure. A grading permit may be required for the on-site grading done to create the parking pads. Permit(s) must be finalized by the Department of Planning and Building prior to the filing of the final parcel map.

Additional Map Sheet

~~14.18.~~ 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. 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.

b. Building setback line for noise mitigation as shown on tentative map.

c. 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.

d. 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.

e. 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.

f. Secondary dwellings shall not be allowed on Parcel 1 or Parcel 2.

g. Notification to prospective buyers that the access road is to be privately maintained, indicating the proposed maintenance mechanism.

**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

ATTACHMENT 4

intended to serve 5 or more parcels shall be separated by a minimum of two hundred (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.

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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.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS**

1. Each parcel shall have its own private well(s) for a domestic water supply approved by Environmental Health Services, except as set forth in 2d.
2. Operable water facilities shall exist prior to the filing of the final subdivision map. Evidence of adequate and potable water, shall be submitted to Environmental Health Services including the following:
 - A. Well Completion Report- The well log generated by the driller at the time the well is constructed.
 - B. Water Quality- A complete chemical analysis, to include general mineral, general physical and inorganics, shall be submitted for evaluation for each of the wells developed. Site evaluations may trigger additional testing requirements by Environmental Health Services. (Within last 5 years)
 - C. Production- On individual private wells, a minimum of a four hour pump test with draw down and recovery data by a **licensed** and **bonded** well driller or pump testing company, shall be submitted for review and approval for each well proposed for the subdivision. (Within last 5 years)
 - D. Shared Well System- The applicant shall contact Environmental Health Services for assistance in properly designing a shared water well system. A shared water well system review fee (said fee is separate from any fees paid through the County Planning and Building Department) shall be provided to this office prior to finaling the map.
3. 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 community sewers may become available.
4. No sewage disposal system installations are to be placed closer that 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. 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 (200) feet from septic systems and dry wells.
6. 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.
7. 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 Department 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

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including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

8. An encroachment permit shall be obtained from County Public Works for any work to be done within the county right-of-way.
9. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
10. Any existing reservoir or drainage swale on the property shall be delineated on the map.
11. Prior to submission of the map "checkprints" to County Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
12. Required public utility easements shall be shown on the map.
13. Approved street names shall be shown on the map.
14. 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 the land proposed.
15. The developer shall submit a preliminary subdivision guarantee to County Public Works for review prior to recordation of the map.
16. Any private easements on the property shall be shown on the map with recording data.
17. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to recordation of the map.
18. 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.
19. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
20. 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.