

## ***Avila Valley Advisory Council***

**San Luis Obispo County, California**

**P.O. Box 65**

**Avila Beach, CA 93424 [www.avac-avila.org](http://www.avac-avila.org)**

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Open (alt)

October 5, 2015

To: Terry Wahler, SLO County Planning Department

Re: **DRC2014-00112 HACKETT, South County E-Referral, MUP, Avila Beach - REVISED**

Dear Terry,

Regarding the above referenced project, the Heron Crest Architectural Review Committee has reviewed the project and has found no significant issues with it. Therefore, AVAC recommends that the project be approved and move forward.

Sincerely,

*Jim Hartig*

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor, Ryan Hostetter, Planning, Megan Martin, Planning AVAC Members

**POST OFFICE BOX 2200  
AVILA BEACH, CA 93424  
805-710-7724**

July 16, 2015

Isaman Design, Inc  
1027 Marsh Street, Suite 200  
San Luis Obispo, CA 93401

Sent by email: bill@isamandesign.com

**RE: Heron Crest Design Committee (HCDC) Review - Hackett Residence  
6315 Mar Vista Place, Avila Beach, CA  
Modifications**

Dear Bill:

Your modifications as submitted to Victor Montgomery in regard to the referenced Hackett residence are minimal and do not affect the previous approval by the Heron Crest Design Committee on April 25, 2015.

For your information, the Association will be conducting a micro seal on all Heron Crest roads during September/October this year; this will include Mar Vista Place and the Hammerhead section in front of the Hackett residence. As a reminder, you must seek approval from the Heron Crest HOA Board for any modification to the Association's Common Facility, which includes the Hammerhead section.

Thank you for keeping us informed of your project.

Sincerely,



Robert Pusanik  
Chairman HCDC

Copy by email:  
Heron Crest HOA Board  
Ms. Megan Martin (DRC2014-00112 Hackett)

4/24/2015

Via Post

To:  
Isaman Design, Inc  
1027 Marsh Street, Suite 200  
San Luis Obispo, CA 93401

RE: Heron Crest Design Committee (HCDC) Review - Hackett Residence  
6315 Mar Vista Place, Avila Beach, CA

Dear Bill;

On 4/23/2015 the HCDC reviewed the plans for the proposed Hackett residence for conformance with Section 11 of the Heron Crest CCRs. The HCDC has the following comments.

**General Comments:**

1. The property owners are responsible for compliance with all applicable County of SLO and State regulations, codes and conditions applicable to the site and building.
2. Prior to starting any work on the site the owners shall obtain any required land use and/or construction permits from the County of SLO.
3. The property owners are responsible for compliance with all Heron Crest Tract Map conditions.
4. All construction activities are subject to and shall comply with the Heron Crest CCR's and Heron Crest Custom Lot Design Guidelines for construction contractor activities (hours of operations, noise, dogs, etc.)
5. The property owners shall be responsible for notification of all utility providers prior to start of construction
6. The property owners shall be solely responsible for any damage to utility boxes, services lines and/or damage to the Heron Crest Association streets, curbs, gutter and drainage facilities that may occur as a result of or related to their construction project. Repair

of any damage shall be repaired within 72 hours of notice of such damage.

7. The property owners and their contractor shall be responsible for keeping the street access clear of construction materials, debris, and dirt at the end of each day of construction.
8. The hammer head at the end of Mar Vista Place and all Heron Crest streets are fire lanes and must be kept clear for passage of emergency response vehicles. Streets must be kept clear of vehicles, building materials, sanitary facilities or any other potential obstruction at all times.

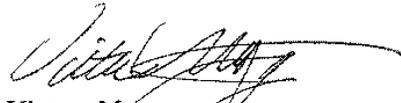
**HCDC Specific Conditions:**

1. Please relocate the proposed outdoor kitchen facility, specifically the BBQ facilities away from the north property line.
2. Based upon HCDC member experience with sewage pump equipment we strongly suggest moving it outside of the proposed residence building (recommendation).
3. Mar Vista Place including the hammerhead is a Heron Crest HOA facility therefore before any construction or reconstruction within the hammerhead area is started permission must be granted by the Heron Crest HOA Board and the proposed improvements will be subject to their review and approval. The adjacent property owner to the north Mr. Sansone has indicated that he would like to discuss potential modification of the hammerhead with the Hackett's prior to the start of construction.
4. The location of SD1, SD2, SD3, SD4 and SD5 are established such that they may drain across the subject property and on to the adjacent open space, especially during periods of high rainfall. The construction of velocity reduction and dispersal facilities shall be such that the potential for down slope erosion is minimized. Should downslope erosion on the HOA open space begin to occur the HOA may request modification of these drainage facilities or implementation of new facilities (dry wells) to stop the erosion.
5. Retaining walls shall not have an exposed surface of more than 5 feet above finished grade.
6. No tree removal outside of the designated building envelop is authorized. Tree removal on the lot but outside of the building envelop shall be reviewed and approved by the County of SLO in advance of any construction start and compensatory planting, if required, shall be determined by the County of SLO.

7. Removal, trimming, limbing up, etc. of trees outside of your lot boundary on the HOA open space area is strictly prohibited, except as such fire prevention actions may be specifically directed by Cal Fire.
8. Construction of your residence shall be completed within 24 months of the start of any construction on the site.

**HCDC Action:**

The HCDC action taken is to approve the proposed residence subject to the comments and conditions described above. If you have any questions regarding these comments or conditions you may reach me at 805-595-2160 (home) or 805-543-1794 (office).



Victor Montgomery  
Chairman HCDC

CC  
Bob Pusanik, HCDC  
Mary Martin Marquart, HCDC  
Ken Thom, Heron Crest Board of Directors  
M Martin, County of SLO Department of Planning & Building



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

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

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## MEMORANDUM

Date: September 11, 2015  
To: Terry Wahler, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2014-00112, Hackett MUP, Mar Vista Pl, Avila Beach, APN 076-160-010**

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.

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### Public Works Comments:

- A. The proposed project is within the Avila Beach Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits. Care must be taken to protect the Oak trees here from concentrated drainage run-off.
- C. The project appears to not meet the applicability criteria for a Stormwater Management (It is in a Tract whose drainage scheme was designed and approved prior to any Storm Water Control Ordinance). Therefore no Stormwater Control Plan is required.

### Recommended Project Conditions of Approval:

#### Fees

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

#### Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete engineered drainage plans for review and approval in accordance with Section 22.52.110

(Drainage) of the Land Use Ordinance. Care must be taken to protect the Oak trees here from concentrated drainage run-off.

3. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.



# CAL FIRE – SAN LUIS OBISPO FIRE SAFETY PLAN



Date: September 13, 2015

Project Number: DRG2014-00112

Project City: Avila Beach, CA. (San Luis Bay Estates)

Owner Name: Ralph &amp; Lisa Hackett

City, State, Zip: Clovis, CA. 93619

Agent Name: Isaman Design, Inc.

City, State, Zip: San Luis Obispo, CA. 93401

Project Location: 6315 Mar Vista Place

Cross Street: Lupine Canyon / Vista De Avila Ln.

Owner Address: 6827 Blackhawk Lane

Owner Phone(s): (559)643-8008

Agent Address: 1027 Marsh St. Suite 200

Agent Phone(s): (805)544-5672

**Project Notes:** 4,785 square foot single family residence with attached garage (includes 1,821 square feet of unconditioned space). Fire sprinklers required throughout. A valid community water service "Will Serve" letter is required.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling (805) 543-4244, extension #3429.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at [www.calfireslo.org](http://www.calfireslo.org) for more information.

This project is located approximately 4-5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **High** Fire Hazard Severity Zone. 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 CHECKED standards are required:	
<input type="checkbox"/>	<b>SETBACK</b> 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
<input checked="" type="checkbox"/>	<b>FIRE SPRINKLERS</b> A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/>	Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
<input checked="" type="checkbox"/>	Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input type="checkbox"/>	<b>TANK</b> A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/>	gallons of <b>minimum</b> water storage is required for fire protection
<input type="checkbox"/>	<b>Note:</b> 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input type="checkbox"/>	Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input type="checkbox"/>	Automatic Fill, Sight Gauge & Venting System required
<input type="checkbox"/>	Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input type="checkbox"/>	System must gravity drain to the Fire Department Connection
<input type="checkbox"/>	Fire connection shall be located on the approach to the structure(s)
<input type="checkbox"/>	Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input type="checkbox"/>	Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input type="checkbox"/>	Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input type="checkbox"/>	If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input type="checkbox"/>	Must maintain a 3 foot clear space around the circumference of the connection at all times
<input type="checkbox"/>	Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input checked="" type="checkbox"/>	<b>HYDRANT</b> A fire hydrant is required that can deliver <b>1000</b> gallons per minute for 2 hours.
<input checked="" type="checkbox"/>	****Must submit a completed Community Water System Verification Form
<input checked="" type="checkbox"/>	Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input checked="" type="checkbox"/>	Must be located within 8 feet of the roadway
<input checked="" type="checkbox"/>	Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input checked="" type="checkbox"/>	Hydrant must be located within <b>250</b> feet of the residence.

<input checked="" type="checkbox"/>	Must maintain a 3 foot clear space around the hydrant at all times
<input type="checkbox"/>	<b>ACCESS ROAD</b> A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	<b>DRIVEWAY</b> must be 12 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	<b>BRIDGE</b> is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input type="checkbox"/>	<b>GATE</b> entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input type="checkbox"/>	Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input checked="" type="checkbox"/>	<b>100' FLAMMABLE VEGETATION MANAGEMENT</b> around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input type="checkbox"/>	<b>LPG TANKS</b> Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	<b>IGNITION RESISTANT CONSTRUCTION REQUIREMENTS</b> This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class B non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input type="checkbox"/>	<b>ADDRESS</b> Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	<b>SMOKE &amp; CARBON MONOXIDE DETECTOR</b> Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
<b>Comments:</b> Proposed property line setbacks are supported by CAL FIRE/County Fire.	

**Please note:** Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit, it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

**Clinton I. Bullard**  
Fire Inspector



**Re: DRC2014-00112 HACKETT, South County E-Referral, MUP, Avila Beach  
- REVISED**

Michael Stoker to: Terry Wahler

09/11/2015 07:14 AM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

Terry,

It appears the revised DRC E-Referral has changed the footprint of the building and decreased the size (sq. ft) of both the conditioned and unconditioned portions of the building. However, the building departments original comments sent on 4/1/2015 are still applicable. Please let me know if you have any questions or concerns.

Thanks

Michael Stoker  
Building Division Supervisor, CASp  
805.781.1543



**Building Division Review for DRC 2014-00112 Hackett - April 1, 2015**

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new single family residence with an attached garage and pool deck (conditioned space 4,785 sq. ft and unconditioned space 1,821 sq. ft). The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) A separate permit will be required for the pool shown on the site plan. However, the same set of plans can be used provide the pool design (structural and non-structural elements including supporting calculations) and safety measures are detailed, noted, and/or shown on the plans to verify compliance with CBC Section 3109 as we did not adopt appendix G in the CRC.
- 3) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 4) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 5) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 6) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 CPC.
- 7) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 8) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 9) Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 10) A grading and SWPPP plan may be required depending on the total area of disturbance.