



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, 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: August 19, 2015  
To: Brian Pedrotti, Project Planner  
From: Glenn Marshall, Development Services Engineer  
Subject: **Public Works Project Referral for SUB2015-00009 – Castameda Parcel Map CO 15-0065, Pomeroy Road, Nipomo, APN 091-073-021**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. The tentative map is incomplete, please refer to attached checklist.

**Public Works Comments:**

- A. At the time the project referral was received by Public Works on August 18, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):  
*"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*
- C. Recommended road improvements along Pomeroy Road and Rocky Place may impact or require removal of existing trees. The Planner should address this issue in the environmental determination.
- D. Access restrictions to Pomeroy Road are being recommended due to driveway sight distance requirements. Alternatively, provide civil engineers site distance evaluation showing that any

existing or proposed connection to Pomeroy Road meets county standard A-5 series sight distance requirements (500 feet either direction from driveway).

- E. The proposed project is within the South County Road Improvement Area 2. Payment of Road Improvement Fees is required prior to future building permit issuance.

**Recommended Public Works Conditions of Approval**

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
  - a. Pomeroy Road shall be widened to complete an A-1 rural road section fronting the property and within a ten foot dedicated right-of-way easement, or additional as necessary to ensure sufficient width to contain all elements of the roadway prism.
  - b. Rocky Place shall be improved to Cal Fire standards from Pomeroy Road easterly along the entire property frontage and within the existing 20 foot easement, or provide additional easement width along the property frontage as necessary to contain all elements of the roadway prism.
  - c. Private access road serving Parcels 1 and 2 from Rocky Place shall be constructed to Cal Fire Standards within a minimum 20-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.
  - d. At its intersection with Pomeroy Road, Rocky Place shall be improved to a B-1 series driveway and sight distance standard.
  - e. All existing driveway connections to Pomeroy Road shall be demolished, scarified, revegetated, fenced and the shoulder restored in accordance with County rural road standards.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
4. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
5. All public improvements shall be completed prior to occupancy of any new structure.

Offers, Easements and Restrictions:

6. 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 10-foot wide road right-of-way along Pomeroy Road to be described as 30-foot from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.
  - b. A 20-foot radius road right-of-way along the property line returns at the intersection of Pomeroy Road and Rocky Place.
  - c. A public utility easement along Pomeroy Road to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
7. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum 20-foot shared private access and utility easement in favor of Parcels 1 and 2 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.
  - b. Provide additional width as necessary along the existing 20 foot Rocky Lane easement to include all elements of the roadway prism.
8. The applicant shall show the following restrictions by certificate on the map or by separate document:
  - a. Access shall be denied to Parcels 1 and 3 from Pomeroy Road and this shall be by certificate and designation on the map.
  - b. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.
9. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.

Improvement Maintenance:

10. Prior to map recordation the developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure inspection, operation, and maintenance of the following improvements:
  - a. The shared private access road serving parcels 1 and 2.
  - b. Maintenance of Rocky Place fronting Parcels 3 and 4.

- c. Shared drainage basins or other shared storm water facilities.

Improvement Plans:

- 11. 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. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - g. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
  - h. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
- 12. 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.
- 13. 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.
- 14. New gas distribution mains shall be installed along the entire project frontage and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

Drainage:

- 15. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

Additional Map Sheet:

16. 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. Notification to prospective buyers that Rocky Place and the share driveway to Parcels 1 and 2 are to be privately maintained by the property owners, indicating the proposed maintenance mechanism.
  - b. If drainage basins are required, that the property owners are responsible for on-going maintenance of basin, fencing, landscaping in a viable condition on a continuing basis into perpetuity. The basin areas shall be indicated as a building restriction.
  - c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
  - d. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Improvement Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.
  - e. The property owner shall be responsible for the operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Covenants, Conditions and Restrictions:

17. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
- a. Maintenance of Rocky Place and the share driveway to Parcels 1 and 2 in perpetuity.
  - b. If a private storm drainage system is required, on-going maintenance of the system and appurtenances on a continuing basis into perpetuity
  - c. If a drainage basin is required, on-going maintenance of basin, fencing, landscaping, and related components in a viable condition on a continuing basis into perpetuity.
  - d. If storm water treatment facilities are required, on-going maintenance of said facilities in a viable condition on a continuing basis into perpetuity.
  - e. Operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity.

- f. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

18. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
19. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full:
20. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
21. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

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UPDATED: August 19, 2015

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map) or Tract Map Map No. CO 15-0065

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
0	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(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.
N/A	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
?	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
0	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
0	(14) <u>Easements</u> . The locations, purpose and width 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
0	<b>21.02.048 (a)(2)</b> <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

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

COMMENTS:

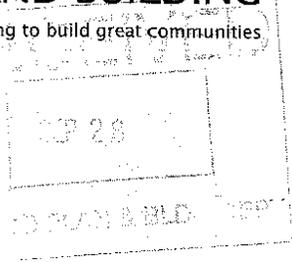
(5) WELLS, SEPTIC?  
 (12) POWERED RD, CO RA # 1034  
 (14) ACCESS & UTIL RESULT TO SURVEY NEW PROGRESS. LABEL ALL EXISTING UTIL FROM TITLE RPT.  
 • TITLE REPORTS ARE TO OLD AND HAVE DIFFERENT OWNERS NOT SHOWN ON TENT MAP PROVIDE COPIES OF RECENT TITLE REPORTS FOR EACH LOT.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities



THIS IS A NEW PROJECT REFERRAL

DATE: 8/17/2015  
TO: Gen Services - Parks  
FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)  
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00009 CO15-0065 CASTANEDA – Proposed parcel map to divide two parcels of approximately 20.9 ac into four resulting parcels of 5.2, 5.3, 5.3, and 5.1 acres. Site location is 1650 Rocky Pl, Arroyo Grande. APNs: 091-073-021 and -022

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

PAY QUIMBY FEES AND A 10 foot wide trail easement along Pomeroy Street side of Both Lots

9/25/15  
Date

E. KAVANAUGH  
Name

781-4089  
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL RECEIVED AUG 1-9 2015

DATE: 8/17/2015

TO: Cal Fire

FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)  
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00009 CO15-0065 CASTANEDA - Proposed parcel map to divide two parcels of approximately 20.9 ac into four resulting parcels of 5.2, 5.3, 5.3, and 5.1 acres. Site location is 1650 Rocky Pl, Arroyo Grande. APNs: 091-073-021 and -022

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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.

AFTER completing a review of SUB2015-00009 CALFIRE/County Fire has determined there is NO significant Fire and life safety concerns for this project.

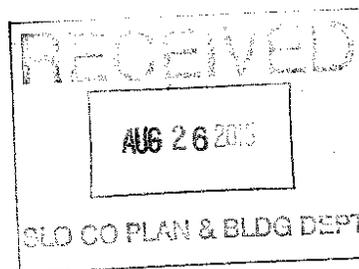
9/12/15  
Date

Ty Gerz  
Name

543-4244  
Phone



Air Pollution Control District  
San Luis Obispo County



August 24, 2015

Brian Pedrotti  
San Luis Obispo County Department of Planning & Building  
County Government Center  
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding the Castaneda Parcel Split Project Referral.  
(SUB2015-00009)

Dear Mr. Pedrotti,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 1650 Rocky Place in Arroyo Grande. The project, as described, proposes to divide two parcels of approximately 20.9 acres into four, resulting in parcels of 5.2, 5.3, 5.3 and 5.1 acres.

*The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

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

The District understands that under the County's Land Use Ordinance parcels within the Residential Rural category can be subdivided to a minimum lot size of five acres. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar, rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable. Such development

*Project Referral for Castaneda Parcel Split  
August 24, 2015  
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cumulatively contributes to existing stresses on air quality, circulation, and other natural and physical resources and infrastructure that cannot be easily mitigated.

Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

Naturally Occurring Asbestos

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

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to [slocleanair.org/business/asbestos.php](http://slocleanair.org/business/asbestos.php) for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: [slocleanair.org/business/onlineforms.php](http://slocleanair.org/business/onlineforms.php).

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material**

Project Referral for Castaneda Parcel Split

August 24, 2015

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**within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

#### Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **APCD staff recommends the following measures be incorporated into the project to control dust:**

Projects with grading areas that are less than 4 acres and are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

#### Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;

Project Referral for Castaneda Parcel Split  
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- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

**To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

Residential Wood Combustion

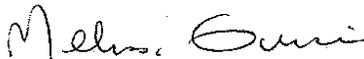
Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

**If you have any questions about approved wood burning devices, please contact the APCD Enforcement Division at 781-5912.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-4667.

Sincerely,



Melissa Guise  
Air Quality Specialist

MAG/arr

cc: Carlos Castaneda, Jr.  
Tim Fuhs, Enforcement Division, APCD  
Dora Drexler, Enforcement Division, APCD  
Gary Willey, Engineering Division, APCD

Attachments: 1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

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Air Pollution Control District  
San Luis Obispo County

**Naturally Occurring Asbestos  
Construction and Grading Project Form**

<b>Applicant Information/Property Owner</b>		<b>Project Name</b>	
<b>Address</b>		<b>Project Address</b>	
<b>City, State, Zip</b>		<b>City, State, Zip</b>	
<b>Email for Contact Person</b>		<b>Project Site Latitude, Longitude</b>	<b>Assessors Parcel Number</b>
<b>Phone Number</b>	<b>Date Submitted</b>	<b>Agent</b>	<b>Phone Number</b>
<b>Check Applicable</b>	<b>DESCRIPTION (attach applicable required information)</b>	<b>APCD REQUIREMENT 1</b>	<b>APCD REQUIREMENT 2</b>
	Project is subject to NOA requirements but NOT disturbing NOA (See Website Map) <a href="http://www.slocleanair.org/business/asbestos.php">http://www.slocleanair.org/business/asbestos.php</a>	Geological Evaluation	Exemption Request Form
	Project is subject to NOA requirements and project is disturbing NOA - more than one acre	Geological Evaluation	Dust Control Measure Plan
	Project is subject to NOA requirements and project is disturbing NOA - one acre or less	Geological Evaluation	Mini Dust Control Measure Plan

***Please note that the applicant will be invoiced for any associated fees.***

**REQUIRED APPLICANT SIGNATURE:**

Legal Declaration/Authorized Signature

Date

<b>APCD OFFICE USE ONLY</b>				
<b>Geological Evaluation</b>	<b>Exemption Request Form</b>	<b>Dust Control Measure Plan</b>		<b>Monitoring, Health and Safety Plan</b>
Approved Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>		Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	Comments:	Comments:		
APCD Staff:	Date Received:	Date Reviewed	OIS Site #	OIS Proj #
Invoice No.	Basic Fee	Additional Fees	Billable Hrs	Total Fees

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T 805.781.5912

F 805.781.1002

W [slocleanair.org](http://slocleanair.org)

3433 Roberto Court, San Luis Obispo, CA 93401



Air Pollution Control District  
San Luis Obispo County

**Naturally Occurring Asbestos  
Construction & Grading Project Exemption Request Form**

<b>Applicant Information/ Property Owner</b>		<b>Project Name</b>	
<b>Address</b>		<b>Project Address</b>	
<b>City, State, Zip</b>		<b>City, State, Zip</b>	
<b>Email Address</b>		<b>Project Site Latitude, Longitude</b>	<b>Assessors Parcel Number</b>
<b>Phone Number</b>	<b>Date Submitted</b>	<b>Agent</b>	<b>Phone Number</b>

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS - Geological Evaluation Requirements." See the APCD Website map: <http://www.slocleanair.org/business/asbestos.php>

**NOTE: A basic exemption evaluation fee of \$172.00 will be charged.**

**APPLICANT MUST SIGN BELOW:**

*I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.*

Legal Declaration/Authorized Signature \_\_\_\_\_ Date: \_\_\_\_\_

OFFICE USE ONLY - APCD Required Element - Geological Evaluation			
Date Received:	Date Reviewed:	OIS Site #:	OIS Project #:
	APCD Staff:	Approved	Not Approved
Comments:			

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T 805.781.5912

F 805.781.1002

W slocleanair.org

3433 Roberto Court, San Luis Obispo, CA 93401

# NIPOMO COMMUNITY

**BOARD MEMBERS**  
CRAIG ARMSTRONG, PRESIDENT  
DAN GADDIS, VICE PRESIDENT  
BOB BLAIR, DIRECTOR  
ED EBY, DIRECTOR  
DAN WOODSON, DIRECTOR



# SERVICES DISTRICT

**STAFF**  
MICHAEL S. LEBRUN, GENERAL MANAGER  
LISA BOGNUDA, FINANCE DIRECTOR  
PETER SEVCIK, P.E., DIRECTOR OF ENG. & OPS.  
MICHAEL W. SEITZ, GENERAL COUNSEL

*Celebrating 50 Years of Service to the Community, 1965 - 2015*

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148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326  
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

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May 27, 2015

Carlos Castaneda  
P.O. Box 430  
Grover Beach, CA 93483

**This is not a Will Serve letter**

**SUBJECT: INTENT-TO-SERVE WATER AND SOLID WASTE SERVICE  
APNs 091-073-021, -022, 1650 ROCKY PLACE, NIPOMO  
4-LOT RESIDENTIAL DEVELOPMENT**

An Intent-to-Serve letter for District services including water and solid waste for APNs 091-073-021 and 091-073-022, in Nipomo, a 4-lot residential development (the "Project"), is granted with conditions.

**This Intent-to Serve-letter is limited to the Project as described above.**

**This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.**

**The following conditions must be satisfied prior to the District issuing a Will Serve Letter:**

**GENERAL CONDITIONS**

- Project shall obtain solid waste and water service for all parcels.
- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. The estimated fee deposit for the project is \$22,637 based on the current District fee schedule.

- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

#### CONDITIONS TO SETTING WATER METERS

- Construct the improvements required and submit the following:
  - Reproducible "As Builts" - A mylar copy and digital format disk (PDF) which includes engineer, developer, tract number and water improvements
  - Offer of Dedication
  - Engineer's Certification
  - Summary of all water improvement costs
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.

#### AUTOMATIC TERMINATION

- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate on the first to occur:
  - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
  - Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
    - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
    - Applicant provides proof of reasonable due diligence in processing the Project.
    - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.

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Intent-To-Serve Letter  
APNs 091-073-021, 091-073-022

Page 3 of 3

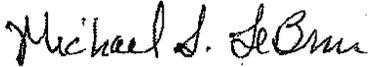
May 27, 2015

- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.  
General Manager

I, CARLOS CASTANEDA, have read the foregoing Intent-to-Serve Letter for solid waste and water service for APNs 091-073-021 and 091-073-022 and by my signature below, agree to the conditions contained herein.

Date: 5/27/15

Owner   
Print Name (Owner)

**MEETING MINUTES Cont' Monday, September 28th, 2015**

**Consent Agenda –**

**The following items 1 through 3 were passed on consent agenda – Dan Woodson Moved, Gary Spelbring Second and passed by unanimous consent. Vince McCarthy asked that item 4 be removed for discussion.**

1. Minutes of August 24th, 2015 SCAC meeting
2. Treasurer's Report for September 28th, 2015
3. SUB2015-0009 CO15-0065 CASTANEDA – Proposed parcel map to divide two parcels.
4. DRC2014-00156 – Proposed Minor Use Permit for the Jim O Miller Community Park in Olde Towne REMOVED FROM CONSENT AT THE REQUEST OF VINCE MCCARTHY;

Peg Miller of the Olde Towne Nipomo Association presented an overview of the proposed park project with questions asked by Vince McCarthy relating to Proposition 218, the ongoing maintenance of the park, concerns about criminal behavior and then a request that Richard Malvarose and Kevin Beauchamp recuse themselves from the vote based on their ties to the Real Estate Industry. A group discussion ensued in which it was determined that there was no conflict of interest and a recusal was unnecessary. A Motion to pass was made by Kevin Beauchamp, seconded by David Nilsen and passed in favor 8 to 1.

**Old Business –**

1. DRC2014-00152 PG&E – Proposed minor use permit request for Verizon cell site consisting of one antenna to be installed on an existing utility pole at 125 S. Thompson Ave, Nipomo. Item previously discussed and passed on to Olde Towne Nipomo Association for further discussion

**New Business –**

1. DRC2014-00130 MONARCH DUNES – Conditional Use Permit for 242 homes, roads and open space at Woodlands Phase II.
  - a. Jaime Kirk presented the change in plans to the board
  - b. Questions asked by the Board and members of the audience:
    - b.i. Istar Holiday Do the homes have low flow water fixtures? Yes. Where and when will the Assisted Living Facility be constructed? Outside of the business circle and will go before the BOS for further review. Why are so many trees being removed? Istar suggested that redwoods and cypress trees be planted to replace the eucalyptus trees.
    - b.ii. Mike Berry asked about pocket parks, whether the model home would be removed and voiced concerns over water use. Answers – Model home will come down during @A/2B construction and replaced with new model homes, the golf course has been browned out on purpose due to drought concerns.



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.

May 3, 2016

Carlos Castaneda  
P.O. Box 430  
Grover Beach, CA 93483

Re: **Tentative Parcel Map CO 15-0065 - CASTANEDA**  
**APN: 091-073-022**

Water Supply

This office is in receipt of a preliminary evidence of water in the form of an Intent-To-Serve letter from the NCSO dated May 27, 2015 to provide water to the above referenced project.

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 created 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. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. 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. The exhibit provided for preliminary approval reveals that proposed parcels 3 and 4 have existing septic systems. Please provide documentation of any maintenance or problems that have occurred on these systems prior to hearing.

Tentative Parcel Map CO 15-0065 is approved for Health Agency subdivision map processing.

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

c: NCSO  
County Planning and Building