SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/31/2015

TO: _____

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00046 MILBURN – Proposed conditional certificate of compliance. Site location is 2365 Parkhill Rd, Santa Margarita. APN: 071-041-023

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.

_____

_____

_____

_____	_____	_____
Date	Name	Phone

APPLICATION: **CONDITIONAL CERTIFICATE OF COMPLIANCE, SUB2014-00046 (C15-0020) (APN: 071-041-023)**

OWNERS: **Loren Milburn and Guy Howe**

AGENT: Semmes and Company Builders, Jessica Steely

PROJECT HISTORY:

On February 19, 2015 the applicant applied for a residential building permit, PMT2014-02190, for one (1) residence on the subject property. During an initial review of the building permit application it was determined that the property was not a legal parcel. Therefore, the applicant submitted a conditional certificate of compliance application for processing (SUB2014-00046).

The applicant is requesting one (1) conditional certificate of compliance for an approximate 23 acre parcel that is a portion of Parcel 1 of Parcel Map CO72-152 which was filed for record on August 25, 1972 in Book 9, Page 40 of Parcel Maps.

Pursuant to the Subdivision Map Act, the parcel should comply with the subdivision standards in effect on March 24, 1975 as that is the date that the applicant acquired his interest in the property.

The original legal parcel, Parcel 1 of Parcel Map CO 72-152, was approximately 41.8 acres. It included the APN: 071-041-023 (subject parcel) and APN: 071-041-024. Based upon a parcel size of approximately 23 acres, a pre-1966 deed would establish the legality of that parcel if the parcel had been conveyed by deed separately from surrounding land prior to February 17, 1966. There is not a pre-1966 deed for this specific parcel which deeded it separately from surrounding land; APN: 071-041-024 was first deeded out separately on February 5, 1975 (1817 OR 230). This conveyance left the subject property, APN: 071-041-023, as an illegal remainder. Based upon the approximate 23 acre parcel size the parcel size was a violation of the County's Lot Division Ordinance and State Subdivision Map Act because lots of more than 3 acres but less than 40 acres could not be created after February 17, 1966 without first having a subdivision approved by the County Subdivision Review Board (SRB). A map was required to be approved to create parcels after February 17, 1966, therefore the subject parcel was an illegal subdivision by deed conveyance. Therefore, a conditional certificate of compliance is required.

Applicable deed/map history is as follows:

August 25, 1972 – Book 9, Page 40 of Parcel Maps – Parcel Map CO 72-152. Includes APNs: 071-041-023 (subject property) and 071-041-024 which together are Parcel 1 of Parcel Map CO 72-152. It also included APN: 071-041-019 which is Parcel 2 of Parcel Map CO 72-152.

APPLICATION: **CONDITIONAL CERTIFICATE OF COMPLIANCE, SUB2014-00046 (C15-0020) (APN: 071-041-023)**

PROJECT HISTORY:

(continued – Page 2)

February 5, 1975 – 1817 OR 230 recorded February 6, 1975 – Joint Tenancy Grant Deed from Keith W. Milburn, a single man to Dennis E. Milburn and Deborah Ann Milburn, husband and wife as joint tenants. APN: 071-041-024. This was a violation of the County's Lot Division Ordinance and State Subdivision Map Act because parcels more than three acres but less than forty acres could not be created after February 17, 1966 (Lot Division Ordinance) without first having a subdivision approved by the County Subdivision Review Board. A map was required to be approved to create parcels at that time, therefore the parcel was not legally created and the subject parcel was left as an illegal remainder.

March 24, 1975 – 1825 OR 544 recorded March 27, 1975 – Grant Deed from Keith W. Milburn, a single man to Loren L. Milburn, a single man, as his sole and separate property. APN: 071-041-023 (subject property). This property is an illegal remainder per deed 1817 OR 230 as noted above.

August 4, 2014 – Document #2014-031898 recorded August 7, 2014 – Grant Deed from Loren L. Milburn to Loren L. Milburn and Guy Willian Howe, Registered Domestic Partners. APN: 071-041-023 (subject property).

RECORDING REQUESTED BY
SAN LUIS OBISPO COUNTY

WHEN RECORDED, RETURN TO:

Director of Planning and Building
County Government Center
San Luis Obispo, California 93408
ATTN: Jo S. Manson

APN(S): 071-041-023
PROJECT NO: C15-0020
PARCEL NO: 1
FILE NO: SUB2014-00046

DRAFT

CONDITIONAL CERTIFICATE OF COMPLIANCE

California Government Code Section 66499.35(b)

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The following described single parcel of real property has been determined to be NOT in compliance with the applicable provisions of the Subdivision Map Act and local ordinance enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

All of the following conditions shall be fulfilled and implemented prior to the issuance of any required permits or other grant of approval for development of the parcel of real property described herein:

As described in Exhibit A attached to this certificate and incorporated herein as if set forth in full.

Said parcel of real property is situated in the unincorporated area of the County of San Luis Obispo, State of California, and is described as follows:

As described in Exhibit B attached to this certificate and incorporated herein as if set forth in full.

RECORD OWNER(S):
Loren L. Milburn and Guy Willian Howe, registered domestic partners, as joint tenants.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) **SS**
COUNTY OF SAN LUIS OBISPO)

(SEAL)

JAMES A. BERGMAN
Director, Department of Planning and Building

By: _____
Jo S. Manson, Planner III

On _____ before me, M. Fisher, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
M. Fisher, Notary Public

APN(S): 071-041-023
PROJECT NO: C15-0020

FILE NO: SUB2014-00046
PARCEL NO: 1

EXHIBIT A
Conditions

DRAFT

CONDITIONS TO BE SET BY THE SAN LUIS OBISPO COUNTY SUBDIVISION REVIEW BOARD

APN(S): 071-041-023
PROJECT NO: C15-0020

FILE NO: SUB2014-00046
PARCEL NO: 1

EXHIBIT B

Legal Description

DRAFT

That portion of the Southwest quarter of Section 19, Township 29 South, Range 15 East, Mount Diablo Base and Meridian, in the County of San Luis Obispo, State of California, according to the Official Plat thereof, described as follows:

Beginning at the Southwest corner of Section 19; thence Easterly along the South line of said section, South 86° 49' East 1,002.70 feet, which is the true point of beginning; thence Easterly along the South line of Section 19 to the Southwest corner of Lot 8; thence North along the West line of Lot 8 to the center of the San Jose-La Panza Road (Co. Road No. C3092) as said center line existed June 1, 1972; thence Northwesterly and Westerly along the center line of said road to the Northeast corner of property deeded to Dennis and Deborah Milburn; thence South along line of said property to point of beginning and being a portion of Lot 7, Section 19, Township 29 South, Range 15 East, Mount Diablo Base and meridian.

Said land is a portion of Parcel 1 of Parcel Map CO-72-152, recorded in Book 9, Page 40 of Parcel Maps.

Case: PMT2014-02190

CONSTRUCTION F

MILBURN LOREN L

Project: APN: 071-041-023

Single Family Dwelling

SFD - 3,191 SQ FT WITH 372 SQ FT DECK. SUB2014-00046. PMT2014-02506 - 02365 PARKHILL RD NCLPIL

PLANNING & BUILDING DEPARTMENT • CO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • (

PROPERTY INFORMATION

Assessor Parcel Number(s): 071-041-023 Project Address: Park Hill Road Santa Margarita, CA

APPLICANT / PROFESSIONAL INFORMATION (*Check ☐ contact person. Agents must fill out Authorization of Agent.*)

☐ Landowner Name Loren Milburn Daytime Phone: (916) 955-9333
Mailing Address 271 Hebron Circle City: Sacramento, CA Zip: 95835
Email Address

☒ Licensed Professional In Charge of Project Alison Edwards Phone: (805) 234-0799
Mailing Address 5120 Sycamore Road City: Atascadero, CA License: C-34194
Email Address alison@jadearchitecture.com

☒ Licensed Contractor Semmes and Co. Builders, Inc. Phone: (805) 466-6737
Mailing Address 7900 El Camino Real City: Atascadero, CA License:
Email Address JESSICAS@SEMMESCO.COM

☐ Agent for ☒ Contractor ☒ Owner Phone:
Mailing Address 7900 EL CAMINO REAL City: ATASCADERO Zip: 93422
Email Address JESSICAS@SEMMES CO.COM

PROJECT INFORMATION *(please fill out this section completely)*

Scope of Work: A proposal for a new 3,191 s.f. single story, single family residence.

Valuation: $

- Structure Info - Conditioned Area 3,191 sq. ft. • Unconditioned Area ____ sq. ft. • Deck/Porch/Patio 372 sq. ft.
  Retaining Wall Length Ø lin. ft. • Bedrooms 2 • Bathrooms 2 • Stories 1 • Roof Height 17'-7" ft.
- Utilities - ☒ Well ☒ Septic ☐ Public - agency or company for water/sewer
- Grading - Cut 260 c.y. Fill: 240 c.y. Total 500 c.y. Slope: 5% Area of disturbance 0.55 ac.
- Impervious surface area 4,088 sq. ft. *(May require separate Stormwater Control Plan Application)*
- Solar - ☐ Grid tied ☐ Off Grid Total KW ____ ☐ New Electric Meter ____ Amps

WASTE MANAGEMENT - RECYCLING PLAN

Are you planning to

☒ **A)** use an Integrated Waste Management Authority (IWMA)-certified construction and demolition waste recycling facility? **or**
☐ **B)** use other recycling and disposal facilities? (*complete Detailed Recycling Form*)

BY MY SIGNATURE BELOW, I CERTIFY TO EACH OF THE FOLLOWING:

☒ I am the property owner, contractor, or am authorized to act on the property owner's behalf, and the information I have provided above is correct. I acknowledge that I have read and understand the information contained herein.
☒ I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
☒ I authorize representatives of this city or county to enter the above-identified property for inspection purposes.
☒ My construction permit application is public record and is therefore published in the weekly reports on the San Luis Obispo County Planning and Building Department's website, as well as in the public information area. All references to names, addresses, telephone numbers, and project information will be part of this public record. All applications must be filed under the property owner's name and address; however, I may use an alternate contact address and telephone number.
☒ I acknowledge **my application will expire after 6 months (2 months for Code Enforcement)**, if not issued by that time.

Signature of Owner / Authorized Agent Date 2-19-15

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

'or Signature Date 2-19-15

DISCLOSURES *(please initial 'yes' or 'no' for each)*

☒ Yes **I have signed and completed the required** Hazardous Waste and Substances Statement Disclosure.
☐ Yes ☒ No This project requires me to obtain a D.O.S.H. Hazardous Activities Permit.
☒ Yes ☐ No I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Name & Address of Lender: BANK OF THE WEST : 13422 LINCOLN WAY AUBURN CA 95603

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason:

_____

☐ I have signed and completed the Owner-Builder Notice to Property Owner form

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website: http://www.leginfo.ca.gov/calaw.html.

Signature of Owner/Authorized Agent_____ **Date:**_____

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure workers' compensation coverage us unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in section 3706 of the Labor Code, interest, and attorney's fees. I hereby affirm under penalty of perjury one of the following declarations:

____ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
Policy No. _____

X I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier STATE COMP INSURANCE FUND Policy Number 9083639 2015 Expiration Date 01/01/16
Name of Agent MARK ANELLI - MORRIS + GARRITANO Phone # 805 543 6887

____ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Owner/Authorized Agent/Contractor _____ **Date:** 2-19-15

NOTE: Applications will become null and void if not issued within 6 months (2 months for Code Enforcement applications), and applicant will need to resubmit and repay fees.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title: MILBURN - HOWE RESIDENCE **Project APN(s):** 071-041-023

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962,5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (http://www.envirostor.dtsc.ca.gov/public/)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (http://geotracker.waterboards.ca.gov/)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

☒ Is not included on any of lists found on the above-referenced websites.

☐ Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of applicant: _____

Address: _____

Address of site (street name & number if available, City, State and ZIP Code):

_____

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

_____

Regulatory identification number: _____

Date of list: _____

Signature of Applicant

JESSICA STEELY

Name of Applicant (Print)

2-19-15

Date

Telephone

CONCURRENT PROCESSING REQUEST FORM

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

CONCURRENT PROCESSING REQUESTED
Concurrent processing is defined as a building permit having its plan check completed before approval of a required land use permit, including any required appeal periods.

Because your building permit requires the processing of a discretionary land use permit, there are a number of inherent risks associated with concurrent processing. A discretionary permit requires the review and approval of a Review Authority. A discretionary permit may be approved, approved with conditions, or denied. Application for a discretionary permit does not guarantee approval, whether a project complies with all applicable standards, or has been a recommended for approval. All decisions on discretionary permits can be appealed to the Board of Supervisors, who will then make the final decision on the project. The risks associated with concurrently processing your building permit and land use permit include, but are not limited to, costs of redesign of a complete set of construction drawings, costs of and additional time required to complete new plan checking by the County based on required redesigns, and denial of the project and loss of permit fees associated with work completed before the project was denied.

Building Permit Number: PMT 2014-02190

Land Use Permit File Number: SUB2014-00046 Kmall

I, JESSICA STEELY (AGENT), as the owner of the property located at 2365 PARKHILL RD specifically acknowledge my understanding that San Luis Obispo County Department of Planning and Building provides me with the opportunity to have my building permit and land use permit concurrently processed.

Further, I understand that should the project be determined by the Review Authority to require re-design or substantial change, that review of said changes may result in additional processing time and/or additional fees being charged. I further understand that if the required discretionary permit is denied, fees associated with my building permit will not be refunded.

Nevertheless, I hereby agree to allow concurrent processing of the building permit and land use permit listed on this form.

I have read and understand the above statements.

OWNER'S SIGNATURE _____ DATE 3-3-15

Manager approving **CONCURRENT PROCESSING**

Name MATT DAVISSON Signature _____

SITE INVESTIGATION REPORT

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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

OWNERS NAME: Milburn **Project:** PMT20 14-2190

Date: 3/20/15 **Inspector:** TODD **Inspection Area:** 7

SITE PLAN:

☑ Site Check Complete ☐ Site Check Not Complete

Comments

Plot Plan: ☑ OK ☐ Not OK

☐ Topo Incorrect/Not provided ☐ Show all Waterways

☐ Survey Property Boundaries

☐ Show all Existing Structures on Site

Comments

GRADING:

Bldg Site 5 %slope

Drive/Road >10 % incline ____% cross slope

☐ Grading Required for Driveway

☐ Grading Required for Pad

Comments

☐ Major (>10% or 5000 yds) ☐ Minor ☐ Permit Req'd

☐ Site Disturbance over acre

RECENT GRADING ☑ No ☐ Yes ☐ Asbuilt

☐ Engineer to Address Cut/Fill Pad

☐ Soils Report ☐ Geologist Review Required

☐ Liquefaction ☐ Compaction report

☐ Expansion Index Test ☐ Pad Certification

Comments

DRAINAGE:

☑ OK ☐ Potential Problem:

☐ Low Lying Lot ☐ Possible Flood Hazard

☐ Drainage and/or ☐ Erosion Control Plan Required

☐ Waterways Present

Comments

SEWAGE DISPOSAL SYSTEM:

☐ Well/waterway w/in 100' ☐ Reservoir w/in 200'

☐ High groundwater area

☐ Slope <20% ☐ Slope 20-30% ☐ Slope > 30%

Comments

TREE REMOVAL GREATER THAN 8" DIA:

#____ Will be removed #____Have been removed

☐ Show Location on Plot Plan

EXISTING UTILITY SERVICE LOCATIONS:

☐ Gas Line

Electric: ☐ Overhead ☐ Underground

☐ Show easements on Site Plan

Comments

TENANT IMPROVEMENT:

☐ Disabled Access Site Check Form Attached

Existing use or occupancy

Comments

GENERAL COMMENTS:

☐ See Site Plan marked up by Inspector ☐ Picture Attached

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **February 20, 2015**

Project Number: PMT2014-02190
Project City: Santa Margarita
Owner Name: Loren Milburn
City, State, Zip: Sacramento, Ca. 95835
Agent Name: Jessica Steely
City, State, Zip: Atascadero, Ca. 93422

Project Location: 2365 Park Hill Road
Cross Street: Las Pilitas
Owner Address: 271 Hebron Circle
Owner Phone(s): 916-955-9333
Agent Address: 7900 El Camino Real
Agent Phone(s): 805-550-5423

Project Description: 3,191 SF SFD W/ Attached covered Porch.

- 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 #3490.**
- 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 for more information.

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 for wildland fires, and **is** designated as a **Very 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:
☒ **SETBACK** 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.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒ Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
☒ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☒ **5000** gallons of **minimum** water storage is required for fire protection
☒ **Note**: 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.
☒ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☒ Automatic Fill, Sight Gauge & Venting System required
☒ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
☒ System must gravity drain to the Fire Department Connection
☒ Fire connection shall be located on the approach to the structure(s)
☒ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☒ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☒ 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.
☒ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☒ Must maintain a 3 foot clear space around the circumference of the connection at all times
☒ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☐ **HYDRANT** A fire hydrant is required that can deliver **750** gallons per minute for 2 hours.
☐ ****Must submit a completed Community Water System Verification Form
☐ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☐ Must be located within 8 feet of the roadway
☐ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☐ Hydrant must be located within **250** feet of the residence.
☐ Must maintain a 3 foot clear space around the hydrant at all times

☐	**ACCESS ROAD** A 20-foot wide access road is required
☐	All weather surface capable of supporting 20 tons
☐	10 feet of fuel modification is required on both sides of road
☐	Must provide an unobstructed vertical clearance of not less than 13'6"
☐	Where road exceeds a 12% grade, it must be a nonskid surface
☐	If road exceeds a 16% grade, it must be certified by an engineer
☐	Road must be named & posted using the County standard signage
☒	**DRIVEWAY** must be **16** feet wide
☒	All weather surface capable of supporting 20 tons
☒	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
☒	If driveway exceeds a 16% grade, it must be certified by an engineer
☒	10 feet of fuel modification is required on both sides of the driveway
☒	Must provide an unobstructed vertical clearance of not less than 13'6"
☒	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☒	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception**: 16' wide driveways)
☐	**BRIDGE** is required to support a fire engine load weight of 20 tons
☐	Bridge must have a sign indicating load & vertical clearance limits at entrances
☐	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☒	**GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☒	Center line of lane turning radius must be at least 25 feet
☒	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.
☒	Must be setback a minimum of 30 feet from the SLO County maintained road
☒	**100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒	Maintain a fire clearance of 30 feet around all buildings & structures
☒	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒	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
☒	**LPG TANKS** 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
☒	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒	**IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** 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.
☒	A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
☒	**ADDRESS** 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.
☒	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!
☒	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒	**SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: The existing address numbering, driveway, water storage tank, residential fire connection and defensible space must meet all relative minimum standards.	

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.

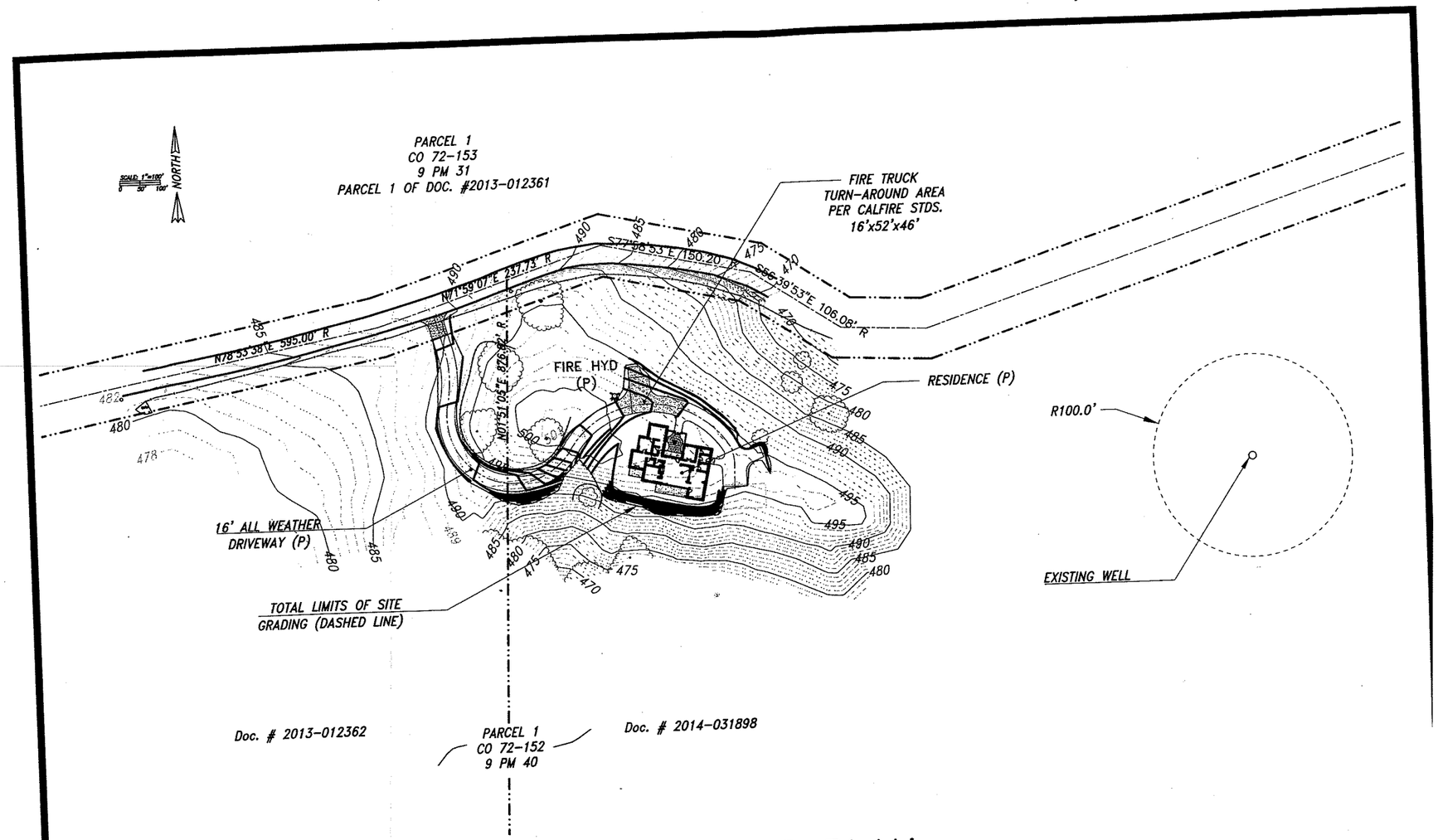
Inspector

Clinton I. Bullard /TU

Fire Captain

PARK HILL RD, SANTA MARGARITA, CA
PTN. SW 1/4 SEC. 19 T29S R15E M.D.M.
APN: 071-041-023

PMT 2014-02190



OVERALL SITE PLAN: