

ATTACHMENT 10: TENTATIVE PARCEL MAP, DATED APRIL 2020

TENTATIVE PARCEL MAP NO.14,848

COUNTY OF SANTA BARBARA, CA
20TPM-00000-00003

BEING A SUBDIVISION OF PARCEL "B" AS SHOWN ON PARCEL MAP NO. 11,463 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 9, PAGE 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY OWNER
STEPHAN RUFFINO
774 MAIN STREET
LOS ALAMOS, CA 93440

PHONE: (805) 363-1459

PROPERTY ADDRESS
774 MAIN STREET
LOS ALAMOS, CA 93440

APN NUMBERS
101-260-040

UTILITY PROVIDERS
SEWER: LOS ALAMOS COMMUNITY SERVICES DISTRICT
WATER: LOS ALAMOS COMMUNITY SERVICES DISTRICT
ELECTRIC: PACIFIC GAS & ELECTRIC
GAS: SO. CALIF. GAS COMPANY
TELEPHONE: VERIZON
CABLE: CABLE

ZONING
10-R-2

FLOOD PLAIN
PER FIRM MAP NO. 06083C0757G THE PROPERTY SHOWN HEREON IS OUTSIDE OF ALL FLOOD ZONES

PARCEL SIZES	GROSS	NET
EXISTING	66,646 sf	n/a
PROPOSED PARCEL 1	19,305 sf	19,305 sf
PROPOSED PARCEL 2	17,946 sf	17,946 sf
PROPOSED PARCEL 3	16,980 sf	16,980 sf
PROPOSED PARCEL 4	12,415 sf	12,415 sf

CERTIFICATE OF OWNERSHIP
I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

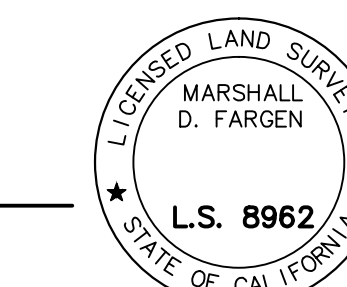
DATE: _____
SIGNED: _____
PRINTED NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____ ZIP CODE: _____

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT.

MARSHALL d. FARGEN L.S. 8962

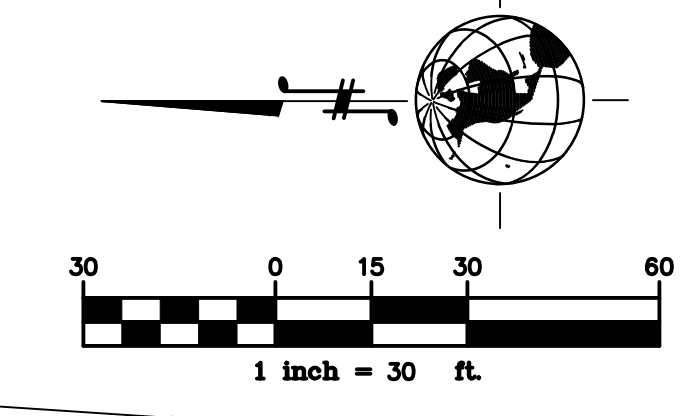
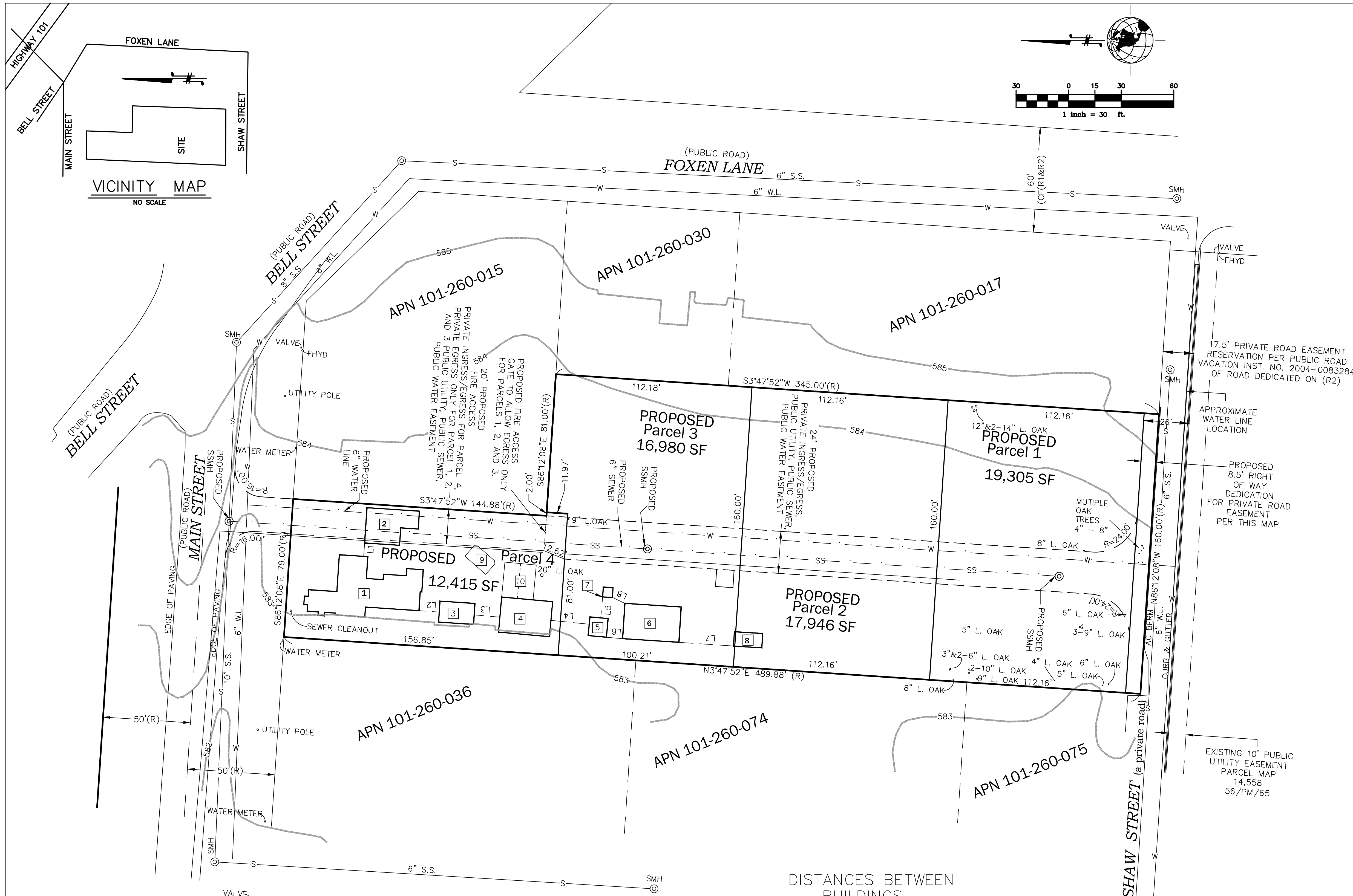
DATE



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: (805) 934-5727
FAX: (805) 934-3448
DATE: APRIL 2020

JOB: 20035

SHEET: 1 OF 3



ABBREVIATIONS

AC	ASPHALT	HW	HEADWALL
BDG	BUILDING	HW	INVERT ELEVATION
BW	BARRED WIRE FENCE	IR	IRRIGATION
CATV	CABLE TELEVISION BOX	JP	JOINT POLE
CB	CATCH BASIN	MKR	MARKER
CF	CURB FACE	MON	MONUMENT
CL	CENTERLINE	OH	OVERHANG(EAVES)
CL	CHAIN LINK FENCE	PB	PULL BOX
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CLEAN OUT(SEWER)	PVC	PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RR	RAILROAD
DIA	DIAMETER	RW	RETAINING WALL
DWY	DRIVEWAY	R/W	RIGHT OF WAY
ELEC	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
ESMT	EASEMENT	SS	SANITARY SEWER
EUC	EUCALYPTUS	SW	SIDEWALK
EXIST	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FENCE	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TEL	TELEPHONE
FH	FIRE HYDRANT	TOS	TOP OF SOIL
FL	FLOW LINE	TOW	TOP OF WALL
FS	FINISH SURFACE	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	TYP	TYPICAL
GM	GAS METER	WM	WATER METER
GRD	GROUND	WV	WATER VALVE

LEGEND

PRELIMINARY TITLE NO.: FWVE-77920000080-00
(R) PARCEL MAP 11463, 9/PM/48
(R1) TRACT MAP 14058, 159/MB/48
(R2) PARCEL MAP 14558, 56/PM/65
CF CALCULATED FROM
ADU ACCESSORY DWELLING UNIT

BUILDING LEGEND

- 1. HOUSE - TWO STORIES
- 2. GARAGE - SINGLE STORY - TO BE REMOVED
- 3. OUTSIDE KITCHEN - SINGLE STORY
- 4. BARN - SINGLE STORY
- 5. WATER TOWER BASE - TWO STORY
- 6. ACCESSORY DWELLING UNIT (ADU) - SINGLE STORY
- 7. WINDMILL - TWO STORY HEIGHT
- 8. SHED - SINGLE STORY - TO BE REMOVED
- 9. COVERED PATIO - SINGLE STORY - TO BE REMOVED
- 10. TWO PROPOSED PARKING SPOTS FOR PARCEL 4 USE ONLY

DISTANCES BETWEEN BUILDINGS

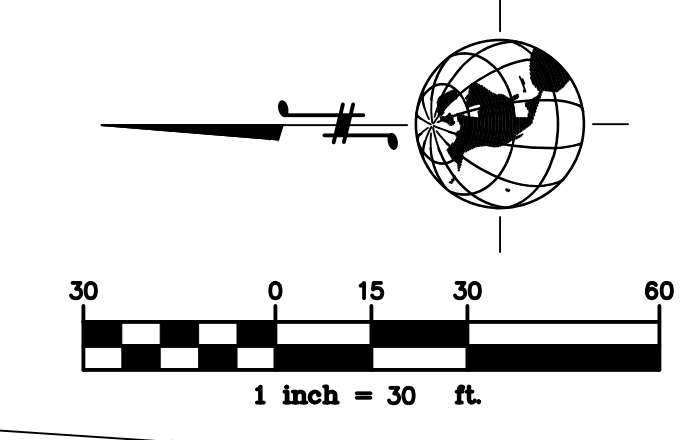
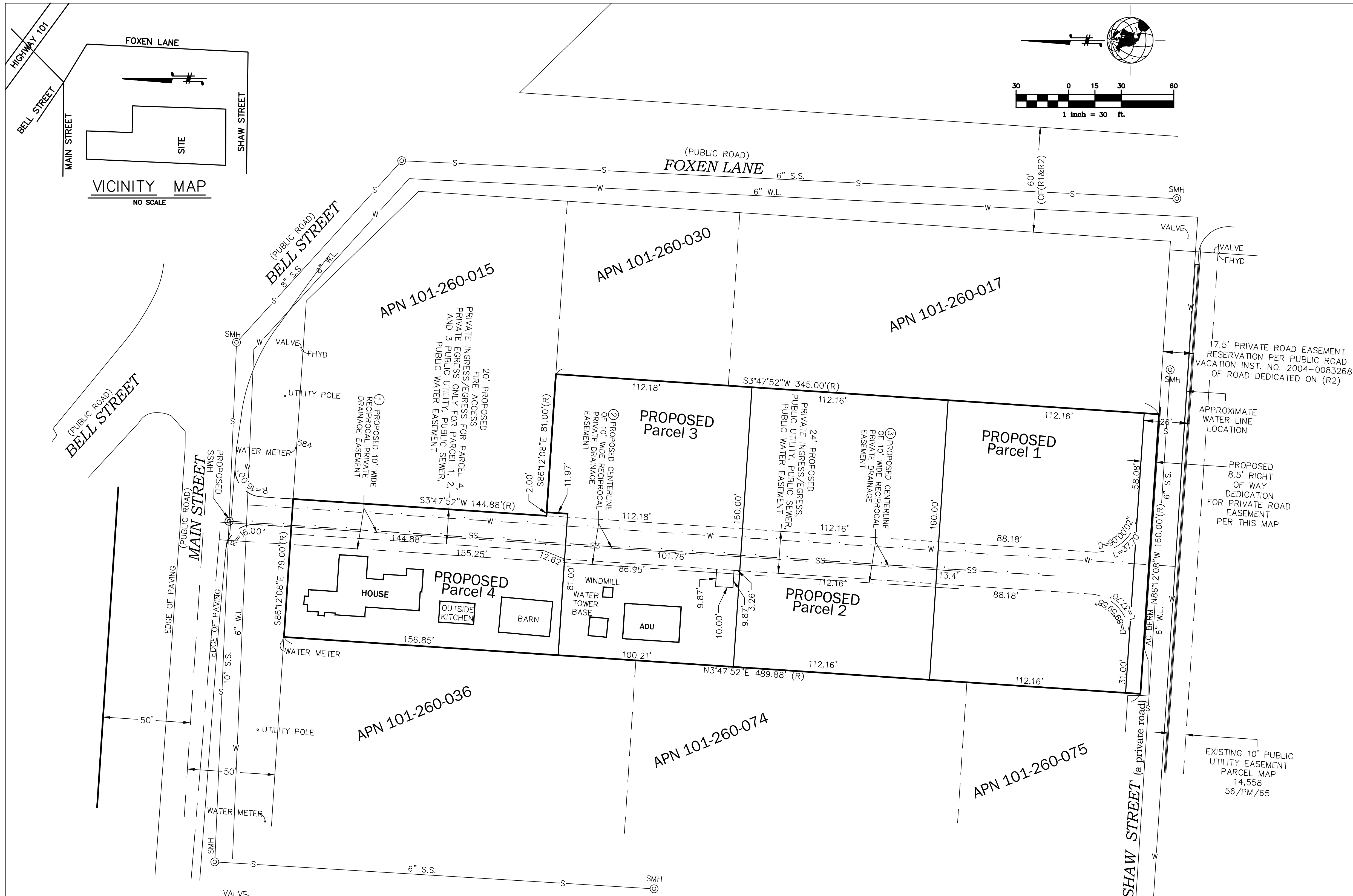
Line #	Length	Direction
L1	7.68	N86°07'05"W
L2	11.61	S3°51'10"W
L3	14.71	S5°11'53"W
L4	21.97	S5°46'53"W
L5	12.02	N84°45'14"W
L6	9.27	S4°56'26"W
L7	31.22	S3°55'08"W
L8	7.83	S25°28'50"W

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

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LEGEND

PRELIMINARY TITLE NO.: FWVE-7792000080-PR
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 (R1) TRACT MAP 14058, 159/MB/48
 (R2) PARCEL MAP 14558, 56/PM/65
 CF CALCULATED FROM
 ADU ACCESSORY DWELLING UNIT

PROPOSED PRIVATE DRAINAGE EASEMENT

PROPOSED RECIPROCAL PRIVATE DRAINAGE EASEMENTS OVER EACH LOT IN FAVOR OF CONTRIBUTING LOTS AS FOLLOWS:
 ① PRIVATE DRAINAGE EASEMENT OVER PARCEL 4 IN FAVOR OF PARCELS 3, 2 AND 1.
 ② PRIVATE DRAINAGE EASEMENT OVER PARCEL 3 IN FAVOR OF PARCELS 2 AND 1.
 ③ PRIVATE DRAINAGE EASEMENT OVER PARCEL 2 IN FAVOR OF PARCEL 1.

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INFORMATION SHEET

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NOTES

1. STORM DRAIN SYSTEM DESIGN AND INSTALLATION MUST SUBSTANTIALLY CONFORM TO THE DRAINAGE REPORT PREPARED BY BUENA RESOURCES, INC. ON FEBRUARY 19, 2021.
2. EACH PARCEL SHALL MITIGATE PEAK STORM RUNOFF VIA DETENTION BASINS TO REDUCE THE POST-DEVELOPMENT PEAK STORM WATER RUNOFF DISCHARGE RATE PER THE FLOOD CONTROL DISTRICT STANDARD CONDITIONS AND PER THE DRAINAGE REPORT PREPARED BY BUENA RESOURCES, INC. AND DATED FEBRUARY 19, 2021, AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
3. EACH PARCEL SHALL MITIGATE FOR STORM WATER QUALITY AND RETAIN RUNOFF FROM THE 95TH PERCENTILE STORM PER PROJECT CLEAN WATER STANDARD CONDITIONS AND IN SUBSTANTIAL CONFORMANCE TO THE STORM WATER CONTROL PLAN PREPARED BY BUENA RESOURCES, INC. AND DATED FEBRUARY 19, 2021, AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
4. EACH PARCEL SHALL SUBMIT A PLAN CHECK DEPOSIT FEE TO COVER PLAN CHECK COSTS.
5. EACH PARCEL SHALL EXECUTE A PRIVATE DRAINAGE AND DETENTION SYSTEM MAINTENANCE AGREEMENT.



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