



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL <sup>RE-</sup>

10/2/13  
FROM: ~~Stephanie Fuhs~~  
TO: DOUG RYON, PW  
To FROM: Stephanie Fuhs, Development Review

PROJECT DESCRIPTION: SUB2012-00031, CO12-0080 CICCHITELLI- Parcel Map to create 2 parcels. Site located off Grell Lane in Oceano. APN: 062-303-084. (PARCELS RECONFIGURED)

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.

Revised tentative map OK, recommend ~~with~~ approval with conditions as transmitted on 4/18/13

10/2/13  
Date

Doug Ryon  
Name

x52405  
Phone



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

Paavo Ogren, Director

---

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

**MEMORANDUM**

Date: April 18, 2013  
To: Stephanie Fuhs, Development Review  
From: Doug Rion, Development Services  
Via: Frank Honeycutt, Development Services Engineer  
Subject: **Public Works Project Referral for SUB2012-00031, CO 12-0080, Cicchitelli  
2 Lot parcel map, Grell Lane, Oceano APN 062-303-084**

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 Comments:**

- A. The gross and net parcel sizes are not shown on the tentative map as required by 21.02.046(a)(11)
- B. Application includes request to abandon the existing offer of dedication according to 37-PM-94. Abandonment on the map would only abandon that portion of the offer within the subject parcel. PWD does not support the proposed abandonment via the map and suggests that the proposed abandonment be pursued as provided for in the Streets and Highways Code as a separate action to abandon all offers of dedication on Grell Lane.
- C. The existing access road Grell Lane serves in excess of the maximum parcels allowed per 21.03.010(d)(7). The application indicates a requested adjustment provided by 21.03.020.
- D. Street improvements including curb, gutter and sidewalk are normally required within the Residential Single Family Land Use area, however none of the existing parcels along Grell Lane meet that requirement. It is recommended the applicant request an adjustment to 21.03.020(d).

see correction - page 3

## **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. Grell Lane shall be constructed to Five Cities Fire Authority (FCFA) requirements within the existing offer of dedication and the road shall terminate in a standard cul-de-sac or other approved terminus.

### Offers, Easements and Restrictions:

2. The applicant shall show the following restrictions by certificate on the map or by separate document:
  - a. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.

### Grading:

3. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
  - a. Road plan and profile for the required onsite shared access road improvements.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Erosion and Sedimentation control plan for road related improvements.
  - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

### Improvement Plans:

4. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Water plan to be approved jointly with County Environmental Health.
  - d. Sewer plan to be approved jointly with County Environmental Health.
  - e. Sedimentation and erosion control plan for subdivision related improvement locations.
  - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
5. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
6. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained 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.

7. All project related drainage shall be designed and constructed in accordance with the recommendations of the Oceano Drainage and Flood Control Study.
8. 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. The applicant shall also 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.
9. 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. All public improvements shall be completed prior to occupancy of any new structure.

Stormwater Pollution Prevention

10. In accordance with the Land Use Ordinance, Section 22.10.155 for Stormwater Management, the "*Private Stormwater Conveyance Management and Maintenance System*" shall be submitted to the Department of Public Works for review and approval. Upon approval, the applicant shall record with the County Recorder's Office the "*Private Stormwater Conveyance Management and Maintenance System*" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

11. 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 all subdivision roads and streets are to be privately maintained until accepted for maintenance by a public agency.
  - b. If a drainage basin is required, that the owner(s) of Parcels 1 & 2 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
  - c. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
  - d. 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.

Miscellaneous:

12. 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.

13. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

14. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

V:\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 12-0080, CICCHITELLI, Grell Lane.doc

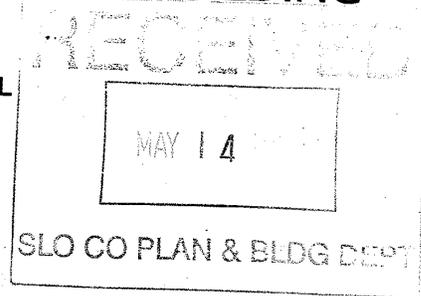


SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

2013 APR -5 AM 9: 39

THIS IS A NEW PROJECT REFERRAL



DATE: 4/2/2013

TO: Parks

FROM: Stephanie Fuhs, Development Review

PROJECT DESCRIPTION: SUB2012-00031, CO12-0080 CICCHITELLI- Parcel Map to create 2 parcels. Site located off Grell Lane in Oceano. APN: 062-303-084.

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  
 NO

(Please go on to PART II.)  
(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  
 NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Pay Zumbly fees

5-1-13  
Date

E. Kavanaugh  
Name

781-4089  
Phone