



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

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

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Date: August 14, 2015  
To: Stephanie Fuhs, South County Team Planner  
From: Glenn Marshall, Development Services Engineer

**Subject: Public Works Comments and Recommended Conditions of Approval for SUB2015-00006, CO 15-0042, Rusco, San Luis Obispo Fringe, APN 076-532-006**

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

**INFORMATION HOLD REQUESTED**

1. See attached Tentative Map checklist
2. Coordinate with the City of SLO
  - a. Degree of Orcutt Road improvements
  - b. Road Impact Fees

**Public Works Comments:**

1. At the time the project referral was received by Public Works on August 4, 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.
2. 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."

3. The project is located adjacent to the Orcutt Area Specific Plan. The City's Orcutt road section would include a center left turn lane with bike lanes each side. The planner is encouraged to send a referral to the city to ensure the proposed conditions of approval reflect the City's road requirements.
4. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fee may be applicable to this project. However, it is outside the County's SLO Fringe Road Impact Fee area.

Attachment 3 - Referrals

5. Public Works has no concerns with the proposed abandonment (vacation) of the offer to dedicate per 3274-OR-629, as shown on the tentative map.

## Recommended Public Works Conditions of Approval

### Access and Improvements:

Road and/or streets to be constructed to the following standards, unless design adjustments are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:

- a. Orcutt shall be widened to complete the project side of an A-1 rural road section and in accordance with the Orcutt Area Specific Plan fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- b. Tiburon Way shall be widened to complete the project side of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- c. All existing driveway approaches shall be reconstructed if necessary and in accordance with County Public Improvement Standard B-1 series drawings for rural driveways.

### Offers, Easements and Restrictions:

Access shall be denied to Parcel 2 from Orcutt Road and this shall be by certificate and designation on the map.

### Improvement Plans:

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 (County Environmental Health).
- d. Sewer plan (County Environmental Health).
- e. Grading and erosion control plan for subdivision related improvement locations.
- f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
- g. 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.

The applicant shall enter into an agreement 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.

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.

If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not required.

**Drainage:**

All project related drainage shall be designed and constructed in accordance with the recommendations of the San Luis Creek Watershed Drainage Design Manual.

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.

**Utilities:**

All new and existing electric, telephone and/or cable television lines shall be installed underground and service laterals stubbed to each lot.

Gas lines shall be installed and service laterals stubbed to each lot.

All work which encroaches within the existing Department of Water Resources (DWR) Coastal Aqueduct Reach 5a shall require an Encroachment Permit issued by the DWR Division of Engineering at 800-600-4397, and the Central Coast Water Authority (CCWA) at 805-688-2292. No County permits shall be issued without proof of a DWR Encroachment Permit, or that a Permit is not required.

**Fees:**

The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:

- a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

**Additional Map Sheet:**

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:

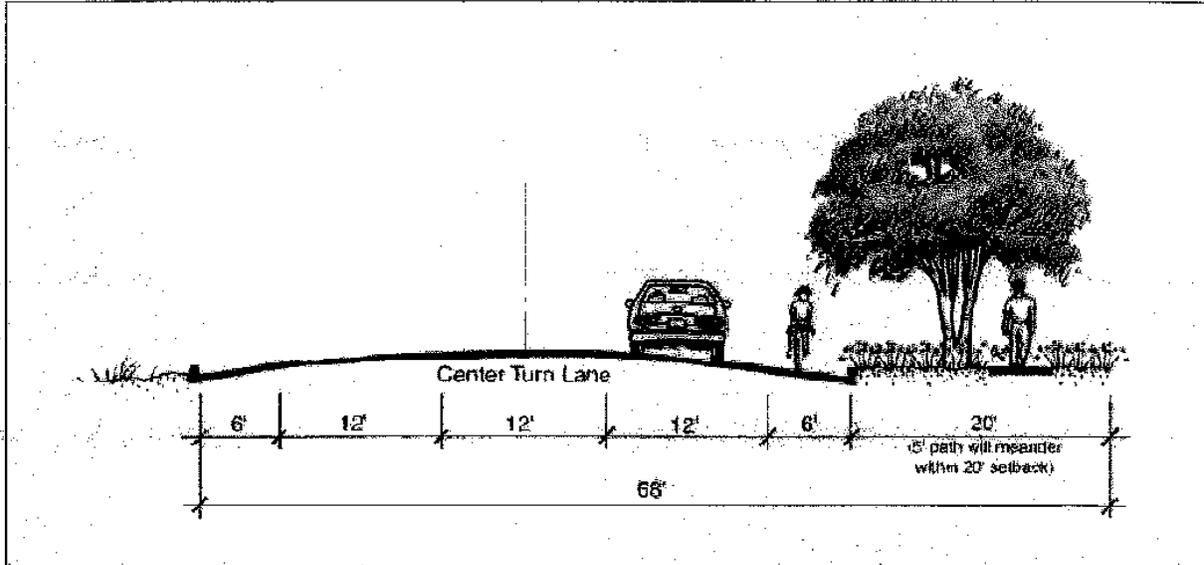
- a. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
- b. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- c. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency. The encroachment permit issued by Public Works identifying the limits of responsibility shall be recorded with the County Clerk.

Miscellaneous:

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.

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.

**FIGURE 5.3A ORCUTT ROAD FROM JOHNSON AVENUE TO HANSEN LANE**



G:\Development\_DEVSERV Referrals\Land Divisions\Parcel Mapst\CO 2015-0042, Rusco, Orcutt Rd, SLO\CO 2015-0042, Rusco, Orcutt Rd, SLO.doc



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.

February 9, 2016

Patrick and Davia Rusco  
1590 Tiburon Way  
San Luis Obispo, CA 93401

Re: **Tentative Parcel Map CO 15-0042 - RUSCO**  
**APN: 076-532-006**

Water Supply

This office is in receipt of a preliminary evidence of water in the form of a letter from the Afuera de Chorro Mutual Water Co. dated April 1, 2015 to provide water to the above referenced project. In addition an extension letter dated February 5, 2016 has been provided.

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. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on the undeveloped lot (proposed parcel 2) prior to recordation of the final map. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. 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 parcel 1 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on this system prior to hearing.

Tentative **Parcel Map CO 15-0042** is approved for Health Agency subdivision map processing.

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

c: Afuera de Chorro Mutual Water Co.



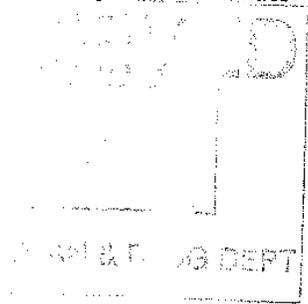
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/3/2015  
TO: Gen Services - Parks  
FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)  
South County Team / Development Review



PROJECT DESCRIPTION: SUB2015-00006 CO15-0042 RUSCO - Proposed parcel map to divide one parcel of 5.54 ac into two parcels of 2.87 ac and 2.67 ac. Site location is 1590 Tiburon Way, San Luis Obispo. APN: 076-532-006

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.

PAY QUIMBY Fees

9/25/15  
Date

E-KAVANAUGH  
Name

781-4089  
Phone



August 13, 2015

COALITION PARTNERS:

Bike SLO County  
Boys and Girls Club – South County  
Cal Poly State University  
    Art and Design Department  
    Center for Sustainability  
    Food Science & Nutrition Department  
    Kinesiology Department  
STRIDE  
CenCal Health  
City of San Luis Obispo Parks and Recreation  
Community Action Partnership of SLO  
Community Foundation of San Luis Obispo County  
Dairy Council of California  
Diringer & Associates  
First 5 San Luis Obispo County  
Food Bank Coalition of SLO County  
French Hospital Medical Center  
Lucia Mar Unified School District  
One Cool Earth  
Rideshare – Safe Routes to School  
San Luis Sports Therapy  
SLO Council of Governments  
SLO County Departments:  
    Board of Supervisors  
    Health Commission  
    Planning and Building  
    Public Health  
SLO County Office of Education  
The Community Foundation SLO County  
UC Cooperative Extension  
YMCA of SLO County

TO: Stephanie Fuhs, San Luis Obispo County Planning

FROM: HEAL-SLO - Healthy Communities Work Group

RE: SUB2015-00006\_CO15-0042 Rusco Parcel Map

The Healthy Communities Work Group has reviewed the proposed parcel map subdivision. We support this project and do not see any significant health impacts.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

*HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.*



**Project Referral SUB2015-00006 CO15-0042 Rusco**  
Craig Piper to: Stephanie Fuhs

08/11/2015 07:52 AM

From: Craig Piper/GenSrvcs/COSLO  
To: Stephanie Fuhs/Planning/COSLO@Wings

Hi Stephanie,

We have no comments regarding this project other than if this parcel does not already have an Avigation Easement one should be established.

Thank you,

Craig Piper  
Assistant Director  
Department of Airports  
County of San Luis Obispo  
805-781-4376

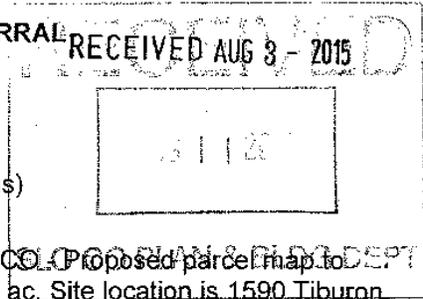


SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL



DATE: 8/3/2015  
TO: Cal Fire  
FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)  
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00006 CO15-0042 RUSCOL Proposed parcel map to divide one parcel of 5.54 ac into two parcels of 2.87 ac and 2.67 ac. Site location is 1590 Tiburon Way, San Luis Obispo. APN: 076-532-006

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

CAL FIRE / SLO COUNTY FIRE HAS DETERMINED THERE IS NO SIGNIFICANT FIRE AND LIFE SAFETY CONCERNS FOR THE PROPOSED PARCEL SPLIT.

Date 8/8/2015

Name TRAVIS CRAIG

Phone 543-4244



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
www.calfireslo.org



*Robert Lewin, Fire Chief*

County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2015-00006

Dear Ms. Fuhs,

I have reviewed the referral for the parcel map plans for the proposed 5.54 parcel subdivision project located at 1590 Tiburon Way, San Luis Obispo. This project is located approximately 4 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. - 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 conditions shall apply to this project:

**Access Road**

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres            800 feet
  - Parcels 1 acre to 4.99 acres        1320 feet
  - Parcels 5 acres to 19.99 acres    2640 feet
  - Parcels 20 acres or larger        5280 feet
- The road must be 20 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

### Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

### Water Supply

The checked water supply is required:

This project will require a community water system which meets the minimum requirements of the Appendix IIIA and IIIB of the California Fire Code.

A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

### Fuel Modification

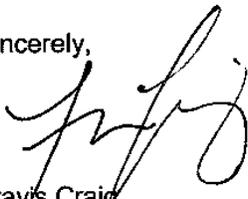
- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

### Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,



Travis Craig  
Fire Captain/ Inspector