



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



MEMORANDUM

Date: May 20, 2016

To: Stephanie Fuhs, Project Planner

From: Glenn Marshall, Development Services Engineer

Subject: Public Works Project Referral for SUB2015-00058 CO16-0122 – Burke Parcel Map, Farmhouse Lane, San Luis Obispo, APN's 076-512-008 & 076-512-009

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. This is a revised response.

Public Works Comments:

- A. We have reviewed the applicant's April 25, 2016 submittal and have no further comments or concerns with the application.
- B. At the time the project referral was received by Public Works on March 25, 2016 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.
- C. 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."
- D. 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 fees may be applicable to this project. It is recommended that the Planner coordinate with the City to determine if a traffic engineer's report is required. No roads in this area are county maintained.
- E. Unless otherwise determined by Resolution 2007-344, the streets/roads within this tract shall not be accepted for County maintenance following completion and certification of the improvements.
- F. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 or the Coastal Zone Land Use Ordinance, Section 23.04.450 for Storm Water

Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

- G. Although the project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet, as we are not recommending the completion of public improvements and the applicant is not proposing any improvements with this subdivision, the need for performance requirements and any storm water management facilities should be evaluated when this property is developed.
- H. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

At time of construction permit application, the applicable Post Construction Storm Water Performance Requirement(s) to fulfill shall be based on cumulative new or replaced impervious surface development on parcels 1, 2, and 3 collectively.

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. The existing Farmhouse Lane improvements fronting the project site shall be reconstructed to repair deteriorated improvements and/or upgraded as required to conform to current Public Improvement Standards for an A-2 urban street standard.
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. The 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.
4. All public improvements shall be completed prior to occupancy of any new structure.

Offers, Easements and Restrictions:

5. The applicant shall reserve the following private easements by certificate on the map or by separate document:

- a. A minimum 30-foot shared private access, drainage, and utility easement in favor of Parcel 3 with additional width as necessary to include all elements of the roadway.
6. 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 or document.
7. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns.

Improvement Plans:

8. 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 improvements.
 - f. Storm water control plan for subdivision related improvements (if subject to MS-4 requirements).
 - g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
 - h. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
9. 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.
10. 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.

Storm Water:

11. At the time of application for construction permits, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm water Management by submitting a Storm Water Control Plan (SWCP) to show what is

required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.

- a. Storm Water treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with the subdivision improvements.
 - b. If private storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site based on the total new or replaced impervious square footage of those improvements, and in accordance with the *County of San Luis Obispo Post Construction Requirements Handbook* Performance Requirement 4 (PR4).
12. **At the time of submittal of the improvement plans or construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
13. **Prior to approval of the improvement plans or construction permits** if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

14. 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 LOTS 1-3 are responsible for on-going maintenance of drainage basin, fencing, 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.
 - d. With development each lot will be required to perform its own storm water treatment on site based on the total new or replaced impervious square footage of those improvements, and in accordance with the *County of San Luis Obispo Post Construction Requirements Handbook* Performance Requirement 4 (PR4).
 - e. Storm Water treatment facilities shall be shall be maintained and inspected in perpetuity as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).

- f. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
- g. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan Application.
- h. Storm Water treatment facilities shall be shall be maintained and inspected in perpetuity as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
- i. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, and pedestrian amenities 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:

- 15. The developer shall remain with the existing Tract 2368 Property Owners' Association 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 be the same as to those established for Tract 2368.

Miscellaneous:

- 16. 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.
- 17. 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.
- 18. 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.

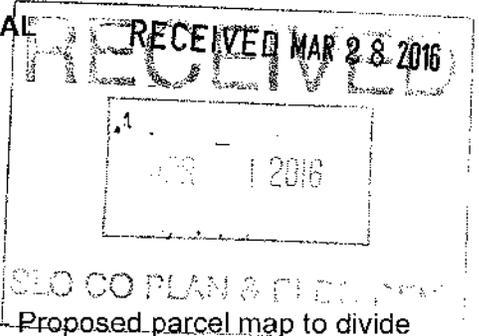


SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL



DATE: 3/22/2016

TO: CAL FIRE

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us) South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00058 CO16-0122 BURKE - Proposed parcel map to divide two parcels into three parcels of 1.3 ac, 1.2 ac, and 1.3 ac. Site location is 1167 and 1197 Farmhouse Ln, San Luis Obispo. APNs: 076-512-008 and -009

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.

SEE ATTACHED FIRE SAFETY PLAN.

Date 3/30/16

Name Travis Craig

Phone 805-593-3427



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 # SUB2015-00058

Dear Ms. Fuhs,

I have reviewed the referral for the parcel map to divide two parcels into three parcels of 1.3, 1.2, 1.3 acre parcels located at 1167 Farmhouse Lane, San Luis Obispo. This project is located approximately 3 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** 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

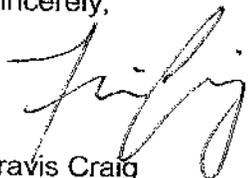
- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- 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



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slcity.org

April 5, 2016

Stephanie Fuhs
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Proposed parcel map to divide two parcels into three parcels of two-1.3 acre parcels and one-1.2 acre parcel at 1167 and 1197 Farmhouse Lane (SUB 2015-0058, CO16-0122 BURKE)

This letter serves as the City of San Luis Obispo's comment letter on the proposed parcel map within the previously approved Morabito-Burke subdivision.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The project is located within the City of San Luis Obispo's Airport Area Specific Plan (AASP) and designation for annexation. This letter includes recommended conditions of approval which should be included with any project approvals.

Airport Area Specific Plan

The project site is located within the Airport Area Specific Plan and is designated for annexation to the City of San Luis Obispo. Project approvals in this area should be coordinated with planned development and infrastructure improvements in the Airport Area Specific Plan (AASP). The AASP provides a framework to guide development decisions in the planning area and conditions of approval to accommodate planned infrastructure should be applied accordingly (please see Public Works comments and conditions below).

For the complete Airport Area Specific Plan, please see the following link:
<http://www.slcity.org/government/department-directory/community-development/planning-zoning/specific-area-plans/airport-area>



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slcity.org

Public Works Department Comments

Comments for the County Referral Projects near Broad Street in the Airport Area Specific Plan

The environmental assessment previously done for the subdivision established maximum area and trip generation from projects in the vicinity that formed the basis of fee payments for traffic impacts.

Conditions of Approval

Should the County consider approval of the application to construct the commercial building, the City requests the following conditions be added to the project:

Conditions:

1. Mitigation (in-lieu) fees for agricultural/open space impacts identified in the AASP EIR are required prior to issuance of building permit. Currently, these fees are:
\$0.467 per square foot for Business Park
\$0.692 per square foot for Service Commercial
\$0.629 per square foot for Manufacturing
2. Increased traffic impact fees (as applicable) based upon evaluation of cumulative trip generation rates shall be submitted to the City of San Luis Obispo prior to issuance of building permits.

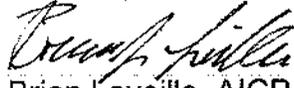
The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail: bleville@slcity.org

Thank you for considering City Community Development Department comments on the proposed project.

City of San Luis Obispo referral response
Burke PM (SUB 2015-00058)

Sincerely,



Brian Leveille, AICP

Senior Planner

Long Range Planning

City of San Luis Obispo, Community Development Department

CC: San Luis Obispo City Council
Michael Codron, Community Development Director
Xzandrea Fowler, Deputy Director of Community Development
Tim Bochum, Deputy Director of Public Works
Hal Hannula, Supervising Civil Engineer
Jake Hudson, Traffic Operations Manager