



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: _____

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.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00006 CO15-0042 RUSCO PATRICK I

Parcel Map

TWO LOT PARCEL MAP TO DIVIDE ONE PARCEL OF 5.54 AC INTO TWO PARCELS OF SLOSLO/ SLOC

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Road Name
- Certificate of Compliance
- P: AR RS
- R
- Condominium (new or conversion)
- Amendment to approved land division

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name PATRICK RUSCO + DANIA RUSCO TRUST Daytime Phone 805 235-3780
 Mailing Address 1590 TIBURON WAY, SAN LUIS OBISPO Zip Code 93401
 Email Address: PRUSCO@CHARTER.NET

Applicant Name PATRICK RUSCO Daytime Phone 805-235-3780
 Mailing Address 1590 TIBURON WAY, SAN LUIS OBISPO Zip Code 93401
 Email Address: PRUSCO@CHARTER.NET

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

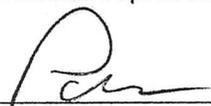
Total Size of Site: 5.54 ACRES Assessor Parcel Number(s): 076-532-006
 Legal Description: LOT 4 OF TRACT 681, IN THE COUNTY OF SAN LUIS OBISPO
 Address of the project (if known): 1590 TIBURON WAY, SAN LUIS OBISPO
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: TIBURON WAY, FROM ORCUTT ROAD, FIRST LOT ON LEFT, GATE CODE 6611
 Describe current uses, existing structures, and other improvements and vegetation on the property: PRIMARY RESIDENCE, FENCED, GRASS, TREES, SHRUBS

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): DIVIDE THE CURRENT 5.54 ACRE PARCEL INTO A 2.87 ACRE PARCEL AND A 2.67 ACRE PARCEL

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 7/28/15

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: TWO PARCELS: 1- 2.087 AC; 1- 2.67 AC

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 5.54 ACRES

What will the property be used for after division: SINGLE FAMILY RESIDENCE

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Describe existing and future access to the proposed project site: EXISTING DRIVEWAY ON TIBURON WAY; FUTURE FROM TIBURON WAY - NEW DRIVEWAY

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENTIAL South: RESIDENTIAL

East: RESIDENTIAL West: RESIDENTIAL

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: AGUERA DE CHONCO WATER CO

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: CAL FIRE

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request TERMINATE THE OFFER OF DEDICATION OF THE LIGHT OF WAY FOR ROAD PURPOSES DESCRIBED IN DOC # 11569, RECORDED IN VOLUME 3274, PAGE 629 OF OFFICIAL RECORDS OF SLO COUNTY

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 5.54 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: GRADING FOR EXISTING HOME IN 1993
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: TRIBUNON WAY AND ORCUTT ROAD

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 400 GPD
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. 20 YEARS OF RECORDS ON FILE
7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No MUTUAL WATER COMPANY TESTS
Physical Yes No ON FILE WITH COUNTY ENVIRON -
Water analysis report submitted? Yes No MENTAL HEALTH
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 450 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: SAN LUIS GARBAGE
- 3. Where is the waste disposal storage in relation to buildings? EAST SIDE OF RESIDENCE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: SAN LUIS COASTAL
- 2. Location of nearest police station: DOWNTOWN SAN LUIS OBISPO
- 3. Location of nearest fire station: LAUREL LANE ; CAL FIRE AT SLO AIRPORT
- 4. Location of nearest public transit stop: ORCUTT RD AND JOHNSON AVE
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: CATTLE GRAZING
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application. ONE WAS SUPPOSEDLY DONE WHEN TRACT 681 WAS CREATED

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- 1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- 2. If yes, is the site currently under land conservation contract? Yes No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): NONE

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

TENTATIVE PARCEL MAP CO15-0042

BEING A PROPOSED SUBDIVISION OF LOT 4 OF TRACT 681, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N 29°26'38" W AS MEASURED FROM THE CENTER LINE WELL MONUMENT AT THE INTERSECTION OF CALLE CROTALO AND SEQUOIA DRIVE, AND THE CENTER LINE WELL MONUMENT AT THE INTERSECTION OF SEQUOIA DRIVE AND TANGLEWOOD DRIVE. (CCS83, CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK)

BENCHMARK

THE PROJECT BENCHMARK IS A LEAD AND TACK ON THE NORTHWEST CORNER OF THE MAILBOX SLAB ON THE SOUTH SIDE OF TIBURON WAY AND 30' NORTHEAST OF ORCUTT ROAD, HAVING AN ELEVATION OF 280.29 FEET. (NAVD88, SLO CITY BENCHMARK SYSTEM)

NOTES

1. PURSUANT TO SECTIONS 66477.2(a) AND 66499.20.2 OF THE GOVERNMENT CODE, APPROVAL OF THE PARCEL MAP SHALL TERMINATE THE OFFER OF DEDICATION OF THE RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED IN DOC. NO. 11569, RECORDED IN VOLUME 3274, PAGE 629 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

LEGEND

(E)	EXISTING
(P)	PROPOSED
---	EXISTING PROPERTY BOUNDARY LINE
---	(E) UNDERGROUND ELECTRICAL, TV, PHONE
---	(E) WATER MAIN
---	(E) UNDERGROUND NATURAL GAS
---	(E) FENCE

SITE INFORMATION

APN : 076-532-006
 ADDRESS : 1590 TIBURON WAY
 SAN LUIS OBISPO, CA 93401
 PROJECT AREA : 5.54 ACRES
 ZONING : RS - RESIDENTIAL SUBURBAN (TRACT 681)
 AVG. SLOPE : 4%

SITE UTILITIES

ELECTRICITY : PG&E
 NATURAL GAS : SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE : AT&T
 WATER : AFUERA DE CHORRO WATER COMPANY
 SEWER : PRIVATE SEPTIC
 TV/CABLE : CHARTER COMMUNICATIONS

OWNER

PATRICK & DAVIA RUSCO
 1590 TIBURON WAY
 SAN LUIS OBISPO, CA 93401
 (805)235-3780

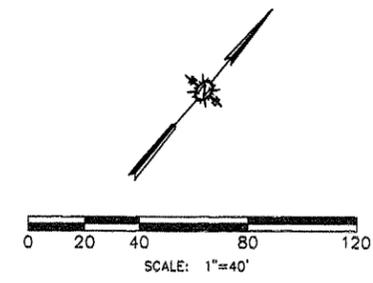
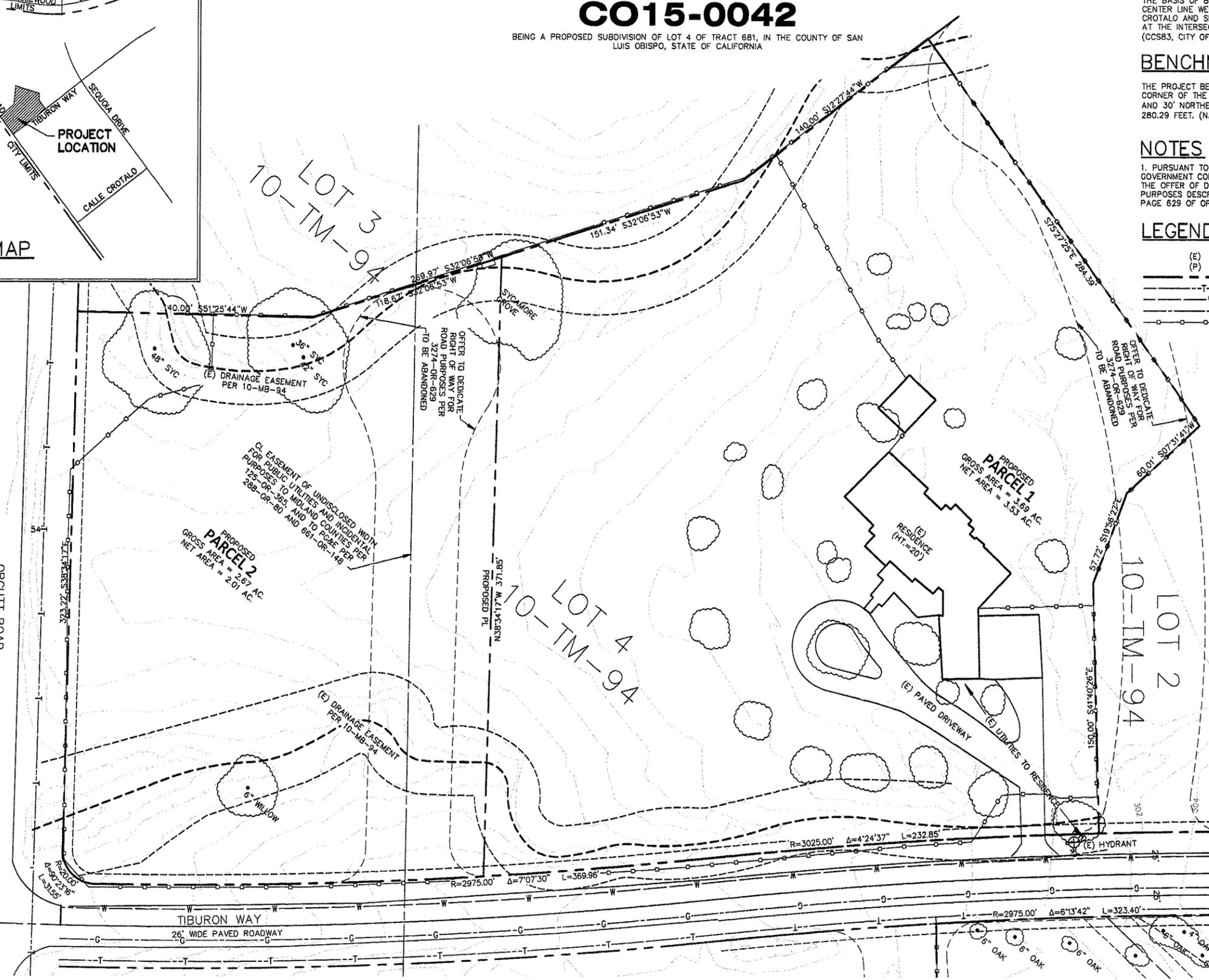
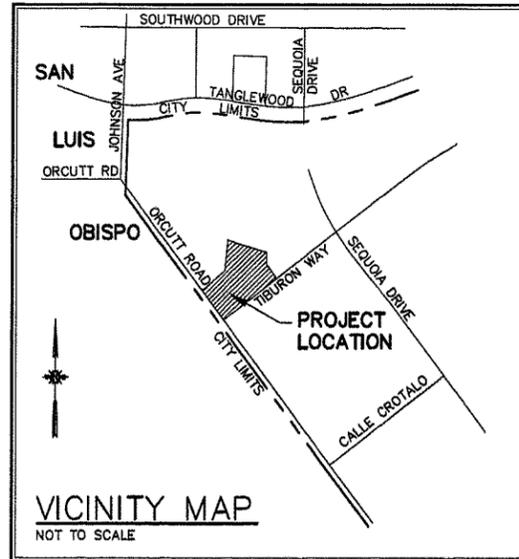
PREPARED BY:

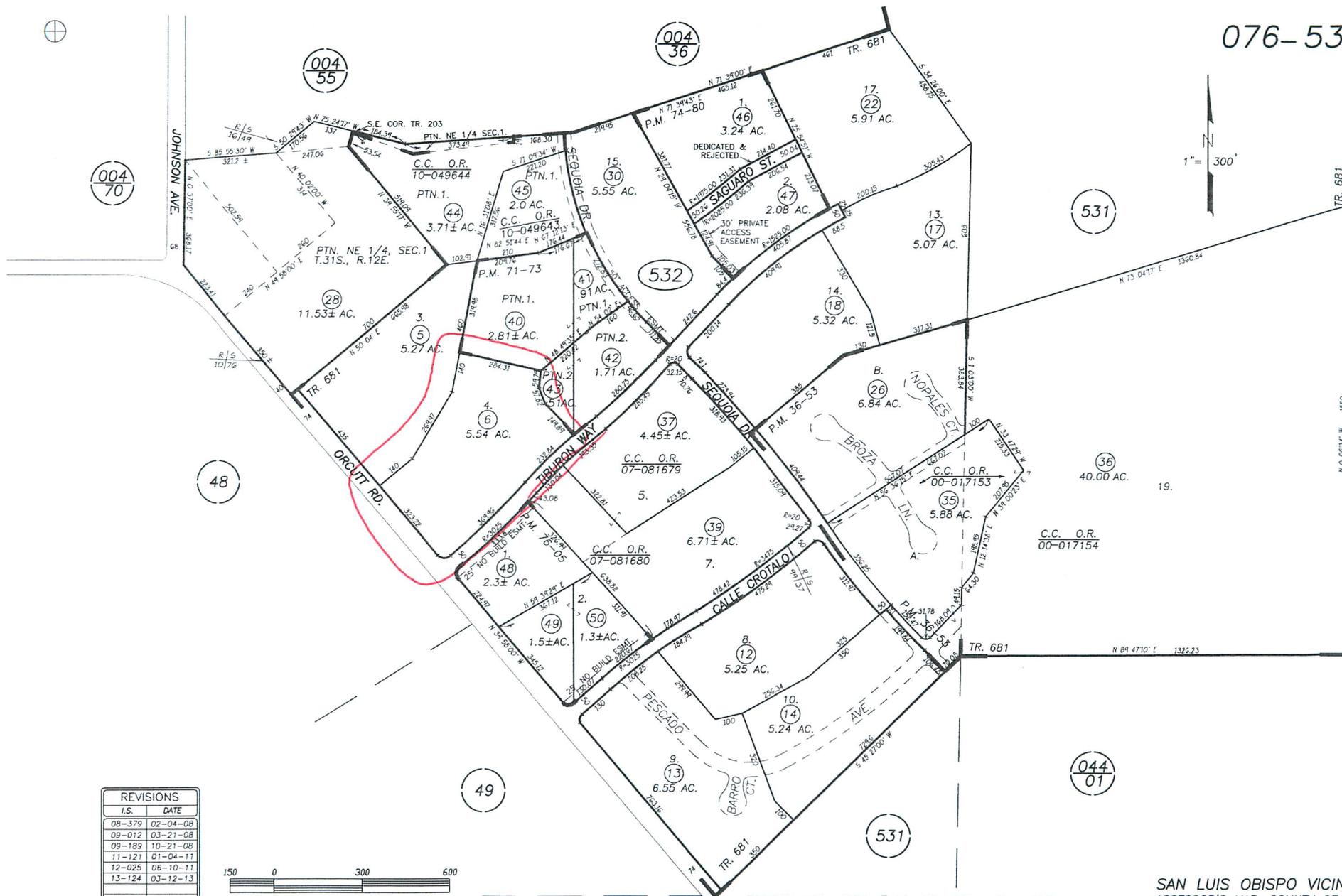
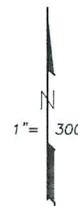
ROMANO DESIGN

TIMOTHY ROMANO, PLS #8206
 3505 SEQUOIA DRIVE
 SAN LUIS OBISPO, CA 93401
 (805) 550-5910

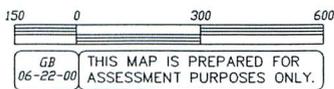
JUNE 2015

SHEET 1 OF 1





REVISIONS	
I.S.	DATE
08-379	02-04-08
09-012	03-21-08
09-189	10-21-08
11-121	01-04-11
12-025	06-10-11
13-124	03-12-13



GB
06-22-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 681, R.M. Bk. 10 , Pg. 94.
T.31S. ; R.12E. ; SECTION 1 (NE 1/4), M.D.B.& M.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 076 PAGE 532



Bispo URL
Area North

TEGUE AVENUE

RS

CITY OF
SAN LUIS OBISPO

RR





Parcel Summary Report For Parcel # 076-532-006

7/31/2015
1:30:56PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN RUSCO PATRICK D
 1590 TIBURON WY SLO CA 93401-8304
OWN RUSCO DAVIA G

OWN RUSCO PATRICK D & DAVIA G REVOCABLE

Address Information

Status Address
P 01590 TIBURON WY SLOC

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
681	0000	0004	San Luis Obisp	San Luis Obis	RS	AR		Y	SS / SC / HA	

Parcel Information

Status Description
Active TR 681 LT 4

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21



Parcel Summary Report For Parcel # 076-532-006

8/3/2015
3:16:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

88043 FNL Primary Parcel

Description:

GRADING FOR SFD

88735 FNL Primary Parcel

Description:

CONSTR SINGLE FAMILY DWELL W/ ATT GARAGE

A0523 FNL Primary Parcel

Description:

GARAGE AND BATH

A1867 FNL Primary Parcel

Description:

SPA

PMT2002-17679 WIT Primary Parcel

Description:

SINGLE FAMILY DWELLING W/ ATT GARAGE(DO 884)

SUB2015-00006 REC Primary Parcel

Description:

TWO LOT PARCEL MAP TO DIVIDE ONE PARCEL OF 5.54 AC INTO TWO PARCELS OF 2.87 AC AND 2.67 AC