



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: March 10, 2014
To: Michael Conger Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00065, People's Self Help Housing MUP, 11th Street, San Miguel, APN 021-241-021**

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 proposed project is in Tract 2710 (SUB2004-00331).
- B. Public Improvements (access, drainage, utilities) to be constructed per the approved Tract conditions prior to occupancy or final inspection.

Recommended Project Conditions of Approval:

Fees

1. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the San Miguel Area Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. The design of the basin shall be approved by the Department of Public Works and in compliance with the approved Tract drainage plan.

Stormwater Pollution Prevention

3. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval if required.



Re: LRP2013-00011 PLAZA CENTRAL, South County E-Referral, Amendment to Planning Area Standard, Oceano 📎

Charles Riha to: Michael Conger

03/28/2014 02:25 PM

Cc: Cheryl Journey, Stephen Hicks

Michael,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
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April 2, 2014

COALITION PARTNERS:

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San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
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SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

TO: San Luis Obispo County Planning Commission
FROM: HEAL-SLO - Healthy Communities Work Group
RE: DRC2013-00065 PEOPLE'S SELF-HELP HOUSING

The Healthy Communities work group has reviewed the minor use permit application for 24 single family residences to be built in a development located at 525 11th Street (APN: 021-241-021) in San Miguel.

We support Peoples' Self-Help Housing's mission to "provide affordable housing and programs leading to self-sufficiency for low-income families, seniors, and other special needs groups on California's Central Coast."

With San Luis Obispo County having one of the highest median sales price for homes (Dec. '13-March '14: \$422, 500) in the state, the provision of affordable housing developments is vital for low-income families in our county.

While we do not foresee any immediate health impacts with this project, we do offer the following comments related to this specific proposal.

The planned development is located just north of an area zoned for recreation land use. We suggest the project provide ingress and egress points of access to the recreation zoned area in order to account for any future development. Parks and open spaces allow opportunity for physical activity and healthy living behaviors which, according to Centers for Disease Control and Prevention, help reduce the risks of preventative and chronic diseases (CDC.gov).

With the development's close proximity to the Lillian Larson Elementary School and train tracks, we recommend crosswalks, appropriate signage, and protective barriers be provided along the major intersections located at 14th and 16th Street to accommodate for pedestrian and bicycle traffic, and particularly for the children traveling to and from school. Infrastructure that promotes safety and active transportation (i.e. bike lanes) options help foster environments which promote active lifestyles, which in turn can help reduce green house gas emissions by getting people out of their cars, increasing physical activity levels and provide opportunities for social interaction (Frank, Sallis, Conway, Chapman, Saelens, & Bachman, 2006).

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.

March 30, 2014

San Miguel Advisory Council

PO Box 425

San Miguel, CA 93451

James Bergman, Director

San Luis Obispo Planning Dept.

976 Osos St., Rm 200

San Luis Obispo, CA 93408

Mr. James Bergman

On March 26, 2014 Sheryl Flores of Peoples Self Help Housing and Lauren Luker of Rea & Luker Architects presented their project for Peoples Self Help Housing to the Council. Both representatives gave clear and concise descriptions as well as answers to the questions that the Council members offered. With a few reservations, which Ms. Flores allayed with her information; the Council voted 6-0 with one abstention to approve the project.

While we know that the project was initially approved by the County in 2009 and that our approval does not carry the same weight, it does give us the opportunity, at the community level to determine how projects will be perceived. We appreciate that and due to the presentation that both Ms. Flores and Ms.

Luker gave; the Council members were left with good attitudes feeling that this project is a good fit for San Miguel.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Sanders", written in a cursive style.

Michael Sanders, Chairperson

San Miguel Advisory Council

MS/sb



Re: DRC2013-00065; peoples' self help housing VTTM 2710

Vanderwier, Julie to: mconger

Cc: Roger Root, Douglass Cooper

05/14/2014 04:27 PM

michael. thank you so much for your responsiveness; i really appreciate it.

whether this project can go forward is contingent on receipt of HUD funding, which in turn is contingent on the completion of NEPA for the project. i presume the NEPA compliance is an environmental assessment, which would mean that the project could have no potential to significantly affect the quality of the human environment. it seems prudent to make sure that this is the care for biological resources (i.e., san joaquin kit fox) before the county approves a minor use permit for the proposed project. recognizing that there is a "timed exam" quality to all of this, it is still the service's preference that the hearing be postponed until NEPA compliance is complete. -- julie

julie m. vanderwier, senior fish & wildlife biologist
u.s. fish & wildlife service
ventura fish & wildlife office
2493 portola road, suite b
ventura, california 93003
805.644.1766 ext. 222

On Wed, May 14, 2014 at 3:22 PM, <mconger@co.slo.ca.us> wrote:

Hi, Julie...

Here's what I've found out....

Tony has requested an updated habitat assessment as part of the NEPA review to allow Peoples Self Help to use federal funds. It has not yet been provided, but I understand it's coming in soon, as the funding is time-sensitive. We anticipate that the habitat evaluation will document that conditions have not changed much on the site and that the existing mitigation measures applied to the tract are still appropriate. I expect Tony will be coordinating with you again once that information comes in.

As for the Minor Use Permit that's in process.... the item is scheduled for Friday's Planned Department Hearing as a "non-hearing" item. Because it's a non-hearing item, the hearing officer does not have the discretion to amend the conditions or change the project in any way. He can, however, choose to continue the item to a later hearing date if it's warranted.

This is a pretty unique situation in that there is a NEPA requirement that must be met to fund the project. To complete the NEPA document, there will need to be an updated habitat assessment. So, this means there is still an opportunity to confirm and/or add to mitigation associated with the project even if the Minor Use Permit has already been acted on. No construction would take place until the funding is

approved, which would ensure that this gets completed.

So, we have two choices: (1) Allow the MUP to go through as-is and address the updated habitat assessment through the NEPA process; or (2) Request that the MUP be continued off-calendar to allow time for the habitat assessment to be submitted.

I'm sure the applicant would prefer number 1. If you're amenable to that, I think that's the way we should go. But, if USFWS would like the hearing to be continued until the habitat assessment is resolved, I'm pretty sure we can accommodate that. If you could, let me know your preference.

Thanks much,

Michael T. Conger
Long Range Planning Division
County of San Luis Obispo Dept. of Planning and Building
Phone: (805) 781-5136
Fax: (805) 781-5624
Email: mconger@co.slo.ca.us

From: "Vanderwier, Julie" <julie_vanderwier@fws.gov>
To: <mconger@co.slo.ca.us>
Date: 05/14/2014 01:58 PM
Subject: DRC2013-00065; peoples' self help housing VTTM 2710

michael. i believe that there are unresolved endangered species issues associated with this project. attached is the letter we sent to tony navarro on april 15, 2014, as part of his request for our concurrence, pursuant to section 7(a)(2) of the federal endangered species act, that the proposed project was not likely to result in adverse effects to san joaquin kit fox. i am concerned that our inability to concur with this request was not considered. as such, we request our letter (attached) be made available to the planning department hearing officer and entered into the record at the hearing for this project scheduled for may 16, 2014.

the november 2013 initial study doesn't mention san joaquin kit fox and no mitigation is included in exhibit B contained therein. it was our understanding from discussions with mr. navarro that mitigation for this species (to address CDFW concerns only) was to be provided in the form of payment of an in-lieu fee. as a responsible agency, the service should have been contacted at the time the initial study was being prepared so that we could provide input relative to endangered species issues and assist you in determining whether a federal

permit might be required.

i would appreciate a response to this email. if you have any questions, feel free to give me a call. thanks. -- julie

julie m. vanderwier, senior fish & wildlife biologist
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[attachment "Peoples' Self Help Housing, VTTM 2710, USFWS response 04-15-2014.pdf" deleted by Michael Conger/Planning/COSLO]

[Scanned @co.slo.ca.us]



peoples' self help housing project, san miguel; sjkf issues

Vanderwier, Julie to: mconger

Cc: Christopher Diel

07/02/2014 01:52 PM

1 attachment



peoples' self-help housing sjkf 07-02-2014.pdf

michael. attached please find a PDF that includes 4 documents.

the first is the early evaluation prepared by althouse and meade (june 20, 2014), without figures and site plan; the second is the county's "guide to federal and state regulation pertaining to the san joaquin kit fox;" the third is the county's "kit fox conditions for grading and building plans;" and the fourth is my take on the san joaquin kit fox habitat evaluation form using current information in its scoring. i will be out of the office after today and not back until july 14th. if you have some questions about my annotations or how you might need to change the wording in your conditions, please give chris diel a call as he reviewed these documents i'm providing and is very familiar with sj kit fox issues in that part of the world. one substantial comment he made refers to mitigation regarding use of conservation bank credits and found on page 8 of the early evaluation. i believe he may be out until tuesday but otherwise can be reached at extension 305. i thank you for working with us and considering our input; have a safe (and fun) 4th. -- julie

julie m. vanderwier, senior fish & wildlife biologist

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"The good thing about science is that it's true whether or not you believe in it." - Neil deGrasse Tyson