



ATTACHMENT 04
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: August 11, 2015
To: Megan Martin, Project Planner
From: Glenn Marshall, Development Services
Subject: **Public Works Revised Comments on DRC2013-00005, Sipes MUP, 21st St., Oceano, APN 062-143-007,016**

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with Land Use Ordinance, Section 22.10.155, as the project is an outdoor storage area of greater than 5000 square feet, the proposed project is considered a Priority Project and required to submit a Stormwater Quality Priority Project Application with the project application.

<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/stormwaterapp.pdf>

- a. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects. The plan shall outline the runoff reduction measures used when developing the site plan.
- b. The applicant shall demonstrate the project has incorporated at least two (2) County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.
- c. The applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030 . Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. Per the ordinance, the applicant is required to construct curb, gutter and sidewalk and a half width (plus one travel lane) road built to County Standards fronting the project (plus the adjacent parcel owned by the applicant). In addition, a 20 ft wide road paved to County Standards from the above mentioned improvements to the nearest County maintained Road (Nipomo St).
- B. The proposed project is located off non-county maintained roads. In accordance with Resolution 2008-152 no proposed land development which attracts general public traffic shall be permitted on privately maintained roads without a submission of a road maintenance agreement acceptable to all residents served by those roads.
- C. The project meets the applicability criteria for Stormwater Management (Outdoor storage of 5000 sf or greater); therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.
 - a. The proposed project must be designed to promote groundwater recharge by application of LID design.
 - b. A Drainage Plan and an Erosion and Sedimentation plan are required and will be reviewed at this time.
- D. As this project is located in a 100 year flood zone, sturdy fencing is required to contain the stored vehicles, but solid fencing not allowing the free passage of flood waters will not be allowed.
- E. It is recommended that the applicant consult with a Civil Engineer in the preparation of the required Stormwater Quality Plan Application and its associated plans and reports.
- F. It is recommended that the applicant apply to the Planning and Building Department for a Waiver of the requirement to construct Curb Gutter and Sidewalk. This application can run concurrently with the Landuse Permit.

Recommended Project Conditions of Approval:**Access**

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:

- a. Street plan and profile for constructing 21st Street, Front Street and Nipomo Street to complete the project side of an A-2 urban street section fronting the property. All proposed driveways shall be constructed in accordance with County Standard B-3 series drawings.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - d. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - e. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
 - f. Remove vegetation as required to achieve sight distance standards.
 - g. Removal of all existing non-permitted obstructions from within the right-of-way of the project frontage.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans 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.
 3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the road widening improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
 4. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
 5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc.
 6. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for 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.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 22.52.110

(Drainage) of the Land Use Ordinance. If required, all drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.

8. **At the time of application for future construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060
9. **At the time of application for future construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Stormwater Quality Plan Application for Priority Projects*.
10. **On-going condition of approval (valid for the life of the project)**, 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.

Stormwater Pollution Prevention

11. The applicant shall submit a Stormwater Quality 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, all drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.



{In Archive} Fw: Re-Referral: DRC2013-00005 SIPES, South County E-Referral, MUP, Oceano

Craig Piper to: Megan A Martin

08/19/2015 10:10 AM

History: This message has been forwarded.

Archive: This message is being viewed in an archive.

Hi Megan,

I received the referral for: DRC2013-00005 SIPES, South County E-Referral, MUP, Oceano.

I have no comment other than if this property does not already have an Avigation Easement established, then one should be put in place.

Thank you,

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

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 08/19/2015 10:07 AM -----

From: Mail for PL_Referrals Group
To:
Cc: Megan A Martin/Planning/COSLO@Wings, Donna Hawkins/Planning/COSLO
Date: 08/11/2015 09:24 AM
Subject: Re-Referral: DRC2013-00005 SIPES, South County E-Referral, MUP, Oceano
Sent by: Donna Hawkins

**San Luis Obispo County
Planning & Building Department**

Re-Referral: DRC2013-00005 SIPES, South County E-Referral, MUP, Oceano

The attached documents are provided for your review:

Direct your comments to the planner, Megan Martin 805-781-4163 or mamartin@co.slo.ca.us.

Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to

respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins
Current Planning
805/788-2009

dhawkins@co.slo.ca.us [attachment "Sipes_C2.1_05-11-2015.pdf" deleted by Craig Piper/GenSrvcs/COSLO] [attachment "Sipes_C1.1_05-11-2015.pdf" deleted by Craig Piper/GenSrvcs/COSLO] [attachment "Richard Sipes Developers Statement.pdf" deleted by Craig Piper/GenSrvcs/COSLO]

ATTACHMENT 04



{In Archive} RE: Richard Sipes - RV Storage Proposal

Bart Pearson

to:

'mamartin@co.slo.ca.us'

07/31/2015 01:22 PM

Hide Details

From: Bart Pearson <bpearson@fivecitiesfire.org>

To: "'mamartin@co.slo.ca.us'" <mamartin@co.slo.ca.us>

History: This message has been forwarded.

Archive: This message is being viewed in an archive.

3 Attachments



image003.jpg image004.jpg image002.jpg

Good afternoon Megan,

After reviewing the proposed site and looking at the surrounding area, it is my determination that the fire department would require a paved street (21st) leading to the project site and a minimum of an engineered base rock for the proposed site area to hold the imposing loads of the fire apparatus (2013 CFC Sec. 503). I do not see any way he could have a driveway leading from Nipomo St to the proposed site other than through his existing property. Additionally, If the site is to be accessed through a gate, then a KNOX box brand of key box will be required and keyed to the FCFA (Oceano) KNOX key (2013 CFC Sec. 506.1) The application for the lock box may be acquired at our headquarters station located at 140 Traffic Way in Arroyo Grande. Premises identification must be used and must meet the requirements of the 2013 CFC Section 505.1. I hope this helps. I you have any other questions please feel free to contact me anytime at 805-574-3487. Thanks again

Barton Pearson

Captain / Fire Inspector

Station 3

Five Cities Fire Authority

ATTACHMENT 04

**140 Traffic Way
Arroyo Grande CA, 93420**



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From: mamartin@co.slo.ca.us [<mailto:mamartin@co.slo.ca.us>]
Sent: Tuesday, July 21, 2015 11:27 AM
To: Bart Pearson
Subject: Richard Sipes - RV Storage Proposal

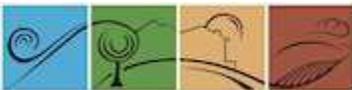
Hi Barton,

Thanks again for taking time to talk to me about the proposed project yesterday. Please let me know if Five Cities would like to see two points of access (Nipomo Street and 21st Street south of Nipomo Street) and whether Five Cities would prefer to have 21st paved south of Nipomo Street.

Thank you!

Sincerely,

Megan Martin, MCRP
Planner II
Planning & Building Department
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
(805) 781-4163



<http://www.sloplanning.org>

<http://www.facebook.com/SLOPlanning>

<http://www.twitter.com/SLOCoPlanning>



Re: DRC2013-00005 SIPES, Coastal E-Referral, MUP, Oceano)

Charles Riha to: Megan Elovich

08/09/2013 03:09 PM

Cc: Cheryl Journey, Stephen Hicks

Megan,

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. The project will require a building permit if the proposed fence is greater than 6'-6" in height.
2. The project will require Five Cities Fire Department approval.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
976 Osos Street, Room 200
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805-781-5630

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