



# 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: June 6, 2016

To: Holly Phipps, Project Planner

From: Glenn Marshall, Development Services

**Subject: Public Works Comments on DRC2012-00078, Greengate Farms CUP, Greengate Rd, Edna**

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. We have reviewed:
- a. The traffic report prepared by Pinnacle Traffic Engineering, dated Aug 11, 2014 and incorporated their recommendations.
  - b. The Transportation Demand Management Plan prepared by Pinnacle Traffic Engineering, dated September 1, 2015 and incorporated their recommendations.
  - c. Caltrans comments, letter dated August 31, 2015.
- B. The number of event attendees proposed triggers Greengate Road frontage road improvements per Resolution 2008-152. Note the road widening may require significant tree trimming or removal that must be addressed for mitigation, if necessary, in the project environmental document.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

## **Recommended Project Conditions of Approval:**

### Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install road and/or streets improvements to County Public Improvement Standards, unless design exceptions are approved by the respective agency:
  - a. Widen State Route 227 at its intersection with Greengate Road to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, within necessary dedicated right-of-way. A Caltrans encroachment permit will be required.
  - b. Widen Greengate Road from State Route 227 to the northerly-most event access driveway (Event Area B) to an A-1b rural road section, and within necessary dedicated right-of-way easements. Improvements to also include:
    - i. Minimum 20-foot wide paved road
    - ii. Typical 4-foot wide aggregate base shoulders both sides. Shoulder width may be reduced to save existing trees where allowed by an approved Design Exception (Section 1.2 Public Improvement Standards).
    - iii. Sawcut approximately 2-feet to remove and replace existing easterly edge of pavement to competent road section and to provide a minimum 20-foot wide paved road section.
    - iv. Trim existing California pepper trees as necessary to provide improved visibility and sight distance
  - c. Widen Greengate Road along its southerly approach to State Route 227 to provide a paved shoulder taper in substantial conformance with B-1e standards.
  - d. All existing and proposed driveway approaches on Greengate Road used for event access shall be improved in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.
  - e. Construct a new paved driveway approach on Corbett Canyon Road in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.
  - f. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - g. Removal of all existing non-permitted obstructions from within the public rights-of-way along the project frontages (signs, fences, etc).
  - h. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
  - i. Utility plan showing all existing utilities and installation of all new utilities to serve the project.

- j. 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.
  - k. Traffic control plan.
  - l. Sedimentation and erosion control plan.
2. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
  3. **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.
  4. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that all public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy or final inspection.
  5. **On-going condition of approval (valid for the life of the project)**, the property owner/s shall adhere to and enforce the intent of the *Transportation Management Plan* prepared by Pinnacle Traffic Engineering, dated September 1, 2015. Amendments to the *Transportation Management Plan* may be allowed but must be submitted by a registered civil or transportation engineer for prior approval by the County Planning and Building Department, in consultation with the Department of Public Works.
  6. **On-going condition of approval (valid for the life of the project)**, the new Corbett Canyon Road driveway approach is access restricted to existing agricultural operations and site emergency access, but may be used for egress (no ingress) during events greater than 300 guests. The onsite roadway approach must be maintained by the property owner/s as necessary to prevent tracking soil and other materials onto the public roadway.
  7. **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 county maintained public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
  8. **On-going condition of approval (valid for the life of the project)**, the property owner/s shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

9. **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.
10. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
11. **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.

#### Recycling

12. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

#### Offers

13. **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for **Greengate Road** widening purposes a sufficient width as necessary to contain all elements of the roadway prism. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
14. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

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UPDATED: August 11, 2016