

To: **San Luis Obispo County Department of Planning and Building**
Attention: Karen Nall

From: **San Luis Obispo County Department of Public Works**
by: Sam Taylor Jr., Staff Engineer/Surveyor, Development Services
Division, (805) 788-2177 - email: SLTaylor@co.slo.ca.us

Date: January 22, 2008

Subject: LRP2007-00015, General Plan Amendment, Agriculture to Public
Facilities (040-211-003)

Recommendation

That the Board of Supervisors accept the proposed General Plan Amendment for processing.

If the Board of Supervisors accepts the proposed General Plan Amendment for processing, please send another referral to my attention for detailed Public Works recommendations.

Discussion

Among its duties the Public Works Department reviews and recommends conditions for discretionary projects regarding:

- Flood Hazard
- Drainage
- Circulation

All building and grading permits on the site will be reviewed for drainage and flood hazard by the Public Works Department prior to issuance.

However, the at-grade crossing of the Union Pacific Railroad between the site and its access to Main Street raises a safety concern because some of the allowed uses intended for the general public are not discretionary under the Public Facilities Land Use Category (Only a Site Plan – a ministerial land use permit, see Section 22.62.040 – is required for Public Parks and Playgrounds, Swim and Racquet Clubs, etc. – see Section 22.06.030, Table 2-2).

The following comment was made by Frank Honeycutt, P.E., Transportation Project Manager, of the Transportation Planning & Projects Division of the Public Works Department:

If this parcel is intended to be used for public recreation (as the ap says) then a grade separated crossing at the RR tracks should be constructed prior to the development. This would be similar to the request earlier this year for a residential development across the street. This may not be necessary if the intended use is for drainage or water treatment facilities but not open to the general public.

Exhibit E

Therefore, the Public Works Department wishes the applicant to understand that the Public Works Department will be making recommendations during the General Plan Amendment process to concurrently amend the Land Use Ordinance Planning Area Standards to require a Conditional Use Permit for all uses which will attract the general public to the site so that Public Works can recommend a grade separated crossing of the railroad should a Traffic Study indicate one is needed for public safety.

The Public Works Department further recommends that comments from the California Public Utilities Commission and the Union Pacific Railroad be solicited by the Department of Planning and Building.

