



Date: May 31, 2019

To: Young Choi, Project Planner

From: Mark Davis/Ed Reading, Development Services

**Subject: Public Works Project Referral for SUB2019-00017 TR 3130, Cabrillo Court Construction Co., Wilmar Ave., Oceano, APN: 062-073-002**

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. At the time the project referral was received by Public Works on February 28, 2019 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommended road improvements along Wilmar Ave may impact or require removal of existing trees. The Planner should address this issue in the environmental determination.
- C. On-site ingress/egress is limited to a 20' wide easement per Cal Fire Standards. No separate pedestrian access is being proposed. Please notify Public Works if project conditions will require a sidewalk or any other access in addition to the proposed 20' easement.
- D. Unless otherwise determined by Resolution 2007-344, the streets/roads within this tract shall not be accepted for County maintenance following completion and certification of the improvements.
- E. All subdivision improvements must be designed and constructed in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards.
- F. This project is a regulated project as it meets the applicability criteria for Stormwater Management and is therefore required to submit a Stormwater Control Plan (SWCP) Application. The Stormwater Control Plan application, SWCP template, and LID Handbook guidance can be found at:  
<https://www.slocounty.ca.gov/Departments/Public-Works/Services/Stormwater-Requirements-for-New-Construction.aspx>
- G. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit.
- H. The site is within the Santa Maria Northern Cities Management Area and is therefore subject to the Sustainable Groundwater Management Act (SGMA). However, the Groundwater Sustainability Agency responsible for overseeing SGMA compliance has not completed the planning efforts that will define the need for any groundwater mitigation requirements. In the interim, consideration of the project's impacts on the groundwater basin should be included in the project's CEQA analysis.

## **Recommended Public Works Conditions of Approval**

### Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
  - a. Wilmar Ave shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
  - b. A private access road serving Parcels 1-14 shall be constructed to Cal Fire Standards within a 20-foot minimum shared private access, public utility easement, and private drainage easement with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.
  - c. All roadway grading shall be done in accordance with Title 19 and the California Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall 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. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.

### Offers, Easements and Restrictions:

4. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. For future road improvement 24-foot wide road right-of-way along Wilmar Avenue to be described as 24-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.
  - b. A public utility easement along Wilmar Avenue to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
  - c. A 10-foot minimum public utility easement serving Parcels 1-14.
  - d. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.
5. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum 20-foot shared private access and drainage easement in favor of Parcels 1-14 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.
6. The applicant shall show the following restrictions by certificate on the map or record by separate document:

- a. Access shall be denied to lots 1 and 8 from Wilmar Avenue and this shall be by certificate and designation on the map.
- b. If drainage basins are required, then the basin areas shall be indicated as a building restriction on the map.

Improvement Maintenance:

7. Prior to map recordation the developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure inspection, operation, and maintenance of the following improvements:
  - a. The shared private access road serving parcels 1 and 14.
  - b. The shared storm water treatment and retention facilities shall record an operation and maintenance plan via an recorded agreement or through recorded Covenants, Codes, and Restrictions (CC&Rs).
  - c. The shared storm drainage basins, inlets, pipes, fences, landscaping and other related appurtenances (if required) for public or common area improvements.

Improvement Plans:

8. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Utility plan.
    1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.
    2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.
    3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.
    4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
  - d. Sedimentation and erosion control plan for subdivision related improvements.
  - e. Stormwater control plan for subdivision related improvements (if subject to MS-4 requirements).
  - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
  - g. 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.
  - h. All grading shall be done in accordance with the County Public Improvement Standards and the California Uniform Building Code. Lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Subdivision Grading:

9. Grading not associated with required public improvements shall be subject to the Subdivision Grading Process per the latest Public Improvement Standards.

Drainage & Flood Control:

10. All subdivision improvements must be designed and constructed in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the “Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study” (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:
  - a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
  - b. Controlling concentrated runoff with curb usage or culverts or similar
  - c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
  - d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.
11. Submit complete drainage calculations prepared by a licensed civil engineer to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

Stormwater Pollution Prevention Plan (SWPPP)

12. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California’s Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site’s erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

13. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
  - a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County’s latest SWCP template.
  - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
    1. Structural Control Measure Description (Exhibit B)
    2. Stormwater System Contact Information
    3. Stormwater System Plans and Manuals

- c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

14. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

Additional Map Sheet:

15. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
  - b. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
  - c. Notification that the owner(s) of all lots are responsible for on-going maintenance of drainage and flood control improvements including basins, pipes, manholes, inlets, headwalls, sediment control devices, fencing, landscaping, etc. in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism. The improved areas shall be indicated as a building restriction.
  - d. Notification that the owner(s) of all lots are responsible for on-going maintenance of stormwater quality improvements including basins, water quality control devices, landscaping, etc. in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism.
  - e. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
  - f. Lot development must be designed and constructed in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards.
  - g. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
  - h. The property owners shall be responsible for the operation and maintenance of public road frontage landscaping and driveway sight distance in a viable condition and on a continuing basis into perpetuity.
  - i. The additional map sheet shall contain the final conditions of approval for the Development Plan (if applicable) as they are shown in the Notice of Final Action.

Covenants, Conditions and Restrictions:

16. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall

establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate inspection, operation, and maintenance (Maintenance) of the below project features in a form acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate:

- a. Maintenance of all private access roads in perpetuity.
- b. Maintenance of all drainage and flood control facilities including basins, inlets, pipes, fencing, landscaping, and related drainage appurtenances in a viable condition on a continuing basis into perpetuity.
- c. Maintenance of all stormwater quality facilities as stipulated in the Stormwater Operations and Maintenance Plan recorded with the County Clerk-Recorder's Office.
- d. Maintenance of any proposed common areas within the subdivision in perpetuity.
- e. Maintenance of public road frontage improvements, landscaping, and driveway sight distance in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
- f. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

17. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
18. All lots must be numbered in sequence.
19. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

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**21.02.046(a) Tentative Map Check List**

Status	Item	Comments
✓	<u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.	
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.	
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.	
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.	
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads	
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.	
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope , 5 ft	
✓	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.	
✓	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.	
X	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.	
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.	
✓	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.	
✓	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.	
✓	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
X	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site	

Status: X = Not Applicable O = Requires Compliance ✓ = Complied

**Young L. Choi**

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**From:** Bart Pearson <bpearson@fivecitiesfire.org>  
**Sent:** Thursday, February 28, 2019 10:16 AM  
**To:** Mail for PL\_Referrals Group; Young L. Choi  
**Cc:** Cody Scheel  
**Subject:** [EXT]RE: SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral, Tract Map w/ Conditional Use Permit, Oceano

**ATTENTION:** This email originated from outside the County's network. Use caution when opening attachments or links.

Five Cities Fire Authority has no issues with the proposed development. Initial fire department requirements will be traffic / road improvements for the Wilmar x 25<sup>th</sup> St intersection, driveway access shall be posted "No Parking Fire Lane" the entire length as well as an approved turnaround shall be required at the end of the proposed driveway.

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**From:** Mail for PL\_Referrals Group <plreferrals@co.slo.ca.us>  
**Sent:** Thursday, February 28, 2019 9:53 AM  
**To:** Young L. Choi <ychoi@co.slo.ca.us>  
**Cc:** Cody Scheel <cscheel@co.slo.ca.us>  
**Subject:** SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral, Tract Map w/ Conditional Use Permit, Oceano

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

**SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral,  
Tract Map w/ Conditional Use Permit, Oceano  
APN(s): 074-134-019**

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

[DIRECT LINK to Referral Package](#)

Link to webpage for all referral packages on new website (07/26/2017 and later):

<http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals.aspx>

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.



**Young L. Choi**

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**From:** Michael Stoker  
**Sent:** Monday, May 20, 2019 10:20 AM  
**To:** Young L. Choi  
**Cc:** Don C. Moore; Cheryl Journey  
**Subject:** Re: SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral, Tract Map w/ Conditional Use Permit, Oceano

Young,

Please find buildings recommendations for SUB2019-00017 below. Please let me know if you have any questions.

In regards to this preliminary review, building permits are required for the individual dwelling and grading on the individual lot prior to construction of the SFD's or other structures. Conditional Use Permit for 14 unit affordable housing development (each unit approximately 1200 SF. The project will need to comply with current codes adopted by the County of San Luis Obispo at the time of building permit submittal (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

1. A separate building permit will be required for the dwelling on separate lots prior to construction.
2. Specify the occupancy group and type of construction on the plans.
3. Provide plans which clearly show the structural design for the residences to verify compliance with the prescriptive requirements of the California Residential Code (current version) or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
4. The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
5. Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
6. Provide details on the plans for the design of the stairs, handrails, and guards to verify compliance with the California Residential Code.
7. Provide an electrical plan to show the location of all receptacles, light switches, and smoke detectors and Co alarms, etc...
8. Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the California Plumbing Code.
9. Energy calculation will need to be submitted to verify compliance with the California Energy Code.

Attachment 7

10. The plans will need show compliance with the California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
11. A grading permit and SWPPP plan will need to be submitted for review. Note a SWPPP is only required when 1 acre or more is disturbed.
12. Fire sprinklers will be required for the structures and plans for the design submitted under a separate permit.

Thanks

**County Of San Luis Obispo**

**Planning & Building**

**Michael Stoker, CASp**

Building Division Supervisor

(p) 805-781-1543

[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)

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**From:** Young L. Choi

**Sent:** Wednesday, May 8, 2019 9:05 AM

**To:** Michael Stoker

**Subject:** FW: SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral, Tract Map w/ Conditional Use Permit, Oceano

Mike,

Have you seen this referral for 14-unit Tract Map? I don't think I received your referral... Let me know if you've already sent them.

I do have a concern on the design of the single family units on this tract map. If you see the plans, garages are attached. Are they still considered SFD? Don't they have to meet minimum setback? (3ft)?

Also, this project is requesting for State Density Bonus for affordable housing, and is seeking many exceptions to lot/width of the lot, exclusion of common space, as well as to use State' density bonus to round up the available units on this tiny lot... Not sure if this make any difference for building.

Thanks!

**Young Choi**

**Planner**

(p) 805-788-2086

[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)

**COUNTY OF SAN LUIS OBISPO**

**DEPARTMENT OF PLANNING & BUILDING**

**From:** Mail for PL\_Referrals Group <plreferrals@co.slo.ca.us>  
**Sent:** Thursday, February 28, 2019 9:53 AM  
**To:** Young L. Choi <ychoi@co.slo.ca.us>  
**Cc:** Cody Scheel <cscheel@co.slo.ca.us>  
**Subject:** SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral, Tract Map w/ Conditional Use Permit, Oceano

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

**SUB2019-00017 CABRILLO COURT CONSTRUCTION COMPANY, South County E-Referral,  
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**Please comment** on all issues associated with this project **within 14 days** of receiving this e-mail

***(Community Advisory Groups: please respond within 60 days)***

**Direct your comments to the project manager(s):  
Young Choi (805-788-2086 or [ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us))**

**Referral Response:**

*As part of your response to this referral, please answer the following questions:  
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.

Attachment 7

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 feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.*

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For general referral questions or to update your agency/department's contact (referral recipient) information, please contact:

Hilary Brown (805-788-2009 or [hbrown@co.slo.ca.us](mailto:hbrown@co.slo.ca.us) )