

**From:** Jackie Mansoor  
**Sent:** Wednesday, June 9, 2021 9:31 AM  
**To:** Matthew Ringel  
**Subject:** RE: SUB2021-00035

Hi Matthew,

The APCD reviewed the information in the project referral. This project will likely be below APCD thresholds and is inside the URL line, therefore the APCD does not have comments on this project at this time.

Thank you,  
Jackie

**Jacqueline Mansoor** | Air Quality Specialist | Pronouns: she, her

**ASK ME ABOUT FUNDING FOR EV CHARGERS**

SLO County Air Pollution Control District

3433 Roberto Court, SLO 93401

805-781-5983 • [SLOCleanAir.org](http://SLOCleanAir.org) • [SLOCarFree.org](http://SLOCarFree.org)



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**From:** Mail for PL\_Referrals Group <[plreferrals@co.slo.ca.us](mailto:plreferrals@co.slo.ca.us)>  
**Sent:** Monday, June 7, 2021 3:37 PM  
**To:** Jackie Mansoor <[JMansoor@co.slo.ca.us](mailto:JMansoor@co.slo.ca.us)>; Andrew Mutziger <[amutziger@co.slo.ca.us](mailto:amutziger@co.slo.ca.us)>; Alyssa Roslan <[aroslan@co.slo.ca.us](mailto:aroslan@co.slo.ca.us)>; Michelle Freeman <[mfreeman@co.slo.ca.us](mailto:mfreeman@co.slo.ca.us)>; Don C. Moore <[dcmoore@co.slo.ca.us](mailto:dcmoore@co.slo.ca.us)>; Michael Stoker <[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)>; Sylvia Aldana <[saldana@co.slo.ca.us](mailto:saldana@co.slo.ca.us)>; [garrett.veyna@fire.ca.gov](mailto:garrett.veyna@fire.ca.gov); [dell.wells@fire.ca.gov](mailto:dell.wells@fire.ca.gov); Tony.Gomes\_fire.ca.gov <[Tony.Gomes@fire.ca.gov](mailto:Tony.Gomes@fire.ca.gov)>; Clint Bullard <[clint.bullard@fire.ca.gov](mailto:clint.bullard@fire.ca.gov)>; Kevin.McLean\_fire.ca.gov <[Kevin.McLean@fire.ca.gov](mailto:Kevin.McLean@fire.ca.gov)>; [Loree.McRoberts@fire.ca.gov](mailto:Loree.McRoberts@fire.ca.gov); Leslie Terry <[lterry@co.slo.ca.us](mailto:lterry@co.slo.ca.us)>; Elizabeth Kavanaugh <[ekavanaugh@co.slo.ca.us](mailto:ekavanaugh@co.slo.ca.us)>; Shaun E. Cooper <[secooper@co.slo.ca.us](mailto:secooper@co.slo.ca.us)>; Peter Moreci <[PMoreci@co.slo.ca.us](mailto:PMoreci@co.slo.ca.us)>; JR Beard <[rbeard@co.slo.ca.us](mailto:rbeard@co.slo.ca.us)>; Wendell Wilkes <[wwilkes@co.slo.ca.us](mailto:wwilkes@co.slo.ca.us)>; Rene Brill <[rbrill@co.slo.ca.us](mailto:rbrill@co.slo.ca.us)>; David Grim <[dgrim@co.slo.ca.us](mailto:dgrim@co.slo.ca.us)>; Edward Reading <[ereading@co.slo.ca.us](mailto:ereading@co.slo.ca.us)>; David Grim <[dgrim@co.slo.ca.us](mailto:dgrim@co.slo.ca.us)>; Emi D. Sugiyama <[esugiyama@co.slo.ca.us](mailto:esugiyama@co.slo.ca.us)>; Anthony Schuetze <[aschuetze@co.slo.ca.us](mailto:aschuetze@co.slo.ca.us)>; [kevin.beauchamp@kw.com](mailto:kevin.beauchamp@kw.com); William\_Woodson\_hotmail.com <[William\\_Woodson@hotmail.com](mailto:William_Woodson@hotmail.com)>; rs4375\_att.com <[rs4375@att.com](mailto:rs4375@att.com)>; nz5698\_att.com <[nz5698@att.com](mailto:nz5698@att.com)>; nz5698\_att.com <[nz5698@att.com](mailto:nz5698@att.com)>; [timothy.lindsay@charter.com](mailto:timothy.lindsay@charter.com); [SEL3@pge.com](mailto:SEL3@pge.com); [SEL3@pge.com](mailto:SEL3@pge.com); [SEL3@pge.com](mailto:SEL3@pge.com); [duane.whittemore@lmusd.org](mailto:duane.whittemore@lmusd.org)  
**Cc:** Matthew Ringel <[mringel@co.slo.ca.us](mailto:mringel@co.slo.ca.us)>  
**Subject:** SUB2021-00035

We are requesting your review of this recently submitted application as the proposed project may be of interest or concern to your department/agency. Please click the direct hyperlink below titled "Project Summary / Referral\*" for an overview of the project:

**Project Summary / Referral\*: New Land Division, SUB2021-00035**

**APN(s): 092-578-003**

**Direct comments or questions on this application to the project manager(s):**

Matt Ringel ([mringel@co.slo.ca.us](mailto:mringel@co.slo.ca.us)) 805-788-2414

Please comment within 14 days of receiving this e-mail (Community Advisory Groups: please respond within 60 days)

Referral Response:

As part of your response to this referral, please consider 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.
- 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.

*\*All information and/or material provided in the linked Referral Package is valid for 90 days after this correspondence. If current or additional information is needed, please contact the Project Manager for the most updated information*

Respectfully,



COUNTY OF SAN LUIS OBISPO  
PLANNING AND BUILDING DEPARTMENT

**From:** Emi D. Sugiyama  
**Sent:** Wednesday, June 9, 2021 4:28 PM  
**To:** Matthew Ringel  
**Subject:** RE: SUB2021-00035

Hello Matt

This project will require new road names for the proposed roads serving two or more lots . Please include the following condition:

Prior to final map recordation, the applicant shall apply to the Department of Planning and Building for approval of new road names for any road serving two or more lots. Approved road names meeting that standards of Title 20 of the County Code shall be shown on the final parcel or tract map. In accordance with Title 20 standards, pre-addressing of proposed units will occur at time of road name approval and will accompany the road name approval letter.

You may also wish to advise the applicant that the road name currently presented (Cerro Lane) would not meet the standards for road naming as it is a possible duplicate name.

**Emi Sugiyama**

Planner

(805) 788-9470

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



COUNTY OF SAN LUIS OBISPO  
PLANNING & BUILDING

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**From:** Mail for PL\_Referrals Group <[plreferrals@co.slo.ca.us](mailto:plreferrals@co.slo.ca.us)>  
**Sent:** Monday, June 7, 2021 3:37 PM  
**To:** Jackie Mansoor <[JMansoor@co.slo.ca.us](mailto:JMansoor@co.slo.ca.us)>; Andrew Mutziger <[amutziger@co.slo.ca.us](mailto:amutziger@co.slo.ca.us)>; Alyssa Roslan <[aroslan@co.slo.ca.us](mailto:aroslan@co.slo.ca.us)>; Michelle Freeman <[mfreeman@co.slo.ca.us](mailto:mfreeman@co.slo.ca.us)>; Don C. Moore <[dcmoore@co.slo.ca.us](mailto:dcmoore@co.slo.ca.us)>; Michael Stoker <[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)>; Sylvia Aldana <[saldana@co.slo.ca.us](mailto:saldana@co.slo.ca.us)>; [garrett.veyna@fire.ca.gov](mailto:garrett.veyna@fire.ca.gov); [dell.wells@fire.ca.gov](mailto:dell.wells@fire.ca.gov); Tony.Gomes\_fire.ca.gov <[Tony.Gomes@fire.ca.gov](mailto:Tony.Gomes@fire.ca.gov)>; Clint Bullard <[clint.bullard@fire.ca.gov](mailto:clint.bullard@fire.ca.gov)>; Kevin.McLean\_fire.ca.gov <[Kevin.McLean@fire.ca.gov](mailto:Kevin.McLean@fire.ca.gov)>; [Loree.McRoberts@fire.ca.gov](mailto:Loree.McRoberts@fire.ca.gov); Leslie Terry <[lterry@co.slo.ca.us](mailto:lterry@co.slo.ca.us)>; Elizabeth Kavanaugh <[ekavanaugh@co.slo.ca.us](mailto:ekavanaugh@co.slo.ca.us)>; Shaun E. Cooper <[secooper@co.slo.ca.us](mailto:secooper@co.slo.ca.us)>; Peter Moreci <[PMoreci@co.slo.ca.us](mailto:PMoreci@co.slo.ca.us)>; JR Beard <[rbeard@co.slo.ca.us](mailto:rbeard@co.slo.ca.us)>; Wendell Wilkes <[wwilkes@co.slo.ca.us](mailto:wwilkes@co.slo.ca.us)>; Rene Brill <[rbrill@co.slo.ca.us](mailto:rbrill@co.slo.ca.us)>; David Grim <[dgrim@co.slo.ca.us](mailto:dgrim@co.slo.ca.us)>; Edward Reading <[ereading@co.slo.ca.us](mailto:ereading@co.slo.ca.us)>; David Grim <[dgrim@co.slo.ca.us](mailto:dgrim@co.slo.ca.us)>; Emi D. Sugiyama <[esugiyama@co.slo.ca.us](mailto:esugiyama@co.slo.ca.us)>; Anthony Schuetze <[aschuetze@co.slo.ca.us](mailto:aschuetze@co.slo.ca.us)>; [kevin.beauchamp@kw.com](mailto:kevin.beauchamp@kw.com); William\_Woodson\_hotmail.com <[William\\_Woodson@hotmail.com](mailto:William_Woodson@hotmail.com)>; rs4375\_att.com <[rs4375@att.com](mailto:rs4375@att.com)>; nz5698\_att.com <[nz5698@att.com](mailto:nz5698@att.com)>; nz5698\_att.com <[nz5698@att.com](mailto:nz5698@att.com)>; [timothy.lindsay@charter.com](mailto:timothy.lindsay@charter.com); [SEL3@pge.com](mailto:SEL3@pge.com); [SEL3@pge.com](mailto:SEL3@pge.com); [SEL3@pge.com](mailto:SEL3@pge.com); [duane.whittemore@lmusd.org](mailto:duane.whittemore@lmusd.org)  
**Cc:** Matthew Ringel <[mringel@co.slo.ca.us](mailto:mringel@co.slo.ca.us)>  
**Subject:** SUB2021-00035

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**[Project Summary / Referral\\*](#): New Land Division, SUB2021-00035**

**APN(s): 092-578-003**

**Direct comments or questions on this application to the project manager(s):**

Matt Ringel ([mringel@co.slo.ca.us](mailto:mringel@co.slo.ca.us)) 805-788-2414

Please comment within 14 days of receiving this e-mail (Community Advisory Groups: please respond within 60 days)

Referral Response:

As part of your response to this referral, please consider the following questions:

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*\*All information and/or material provided in the linked Referral Package is valid for 90 days after this correspondence. If current or additional information is needed, please contact the Project Manager for the most updated information*

Respectfully,



COUNTY OF SAN LUIS OBISPO  
PLANNING AND BUILDING DEPARTMENT

# South County Advisory Council Meeting

June 14, 2021, 10 AM

## Summary Notes:

1. PROJECT DESCRIPTION\*: A request by Briar Rose Estates LLC and Monte J. Cool to allow for 1) a planned development; 2) to subdivide an approximate 2.73-acre parcel into 25 lots; and 3) allow for grading and construction of 24 single-family residences, a pocket park, and an on-site road. The proposed project is located at 695 Hill Street, Nipomo, CA 93444 (APN: 092-578-003) within the Residential Multi-Family Land Use Assigned Planner: **Matt Ringel**.

**Summary: The main issue that the Council discussed was the potential traffic that would be generated by the proposed 24 lot subdivision of the 2.73-acre parcel. The Council requested a traffic impact analyses on Blume and Hill Street. The project was motioned to move to the next full SCAC meeting on June 28<sup>th</sup>.**

2. PROJECT DESCRIPTION\*: Proposed 5-lot land subdivision on a 2.9-acre parcel, with an airspace condominium subdivision for 20 residential units over a common area parcel (Lot 1). This project was previously referred on June 26, 2020. The site has three existing commercial buildings to remain, proposed on separate parcels, and an existing parking lot and paved circulation. APN(s): 092-577-008. Assigned Planner: **Cidney Chambers**.

**Summary: The main issue that the Council discussed was that the project is in a very pre-mature stage. The applicant and the agent are still working on the final tract map. Given the project's preliminary stage, the Council decided to table off this project for a month.**

3. Project description\*: SLO Driver, LLC. Is requesting a conditional use permit for a commercial Cannabis Microbusiness, that includes 2,225 sf non-storefront delivery, manufacturing, and distribution, within an existing 12,035sf metal building. The project will be located within suite #a. No exterior improvements are proposed. APN(s): 091-195-00 Assigned Planner: **Elizabeth Moreno**.

**Summary: The applicant presented a different Site Plan at the SCAC meeting than what he submitted to the Planning Department. The Council members had a hard time orientating themselves with the presented map. One of the main concerns was the manufacturing aspect of the project. The applicant named many products that he will be manufacturing, the Council was not sure how he would be able to achieve that. Due to the map not being the actual Site Plan, the Chair requested a Site Visit. The Chair would be reaching out to set up the Site Visit with the applicant and assigned planner. The applicant agreed. The project was motioned to move to the full SCAC meeting on June 28<sup>th</sup>.**



THIS IS A NEW PROJECT REFERRAL / SUMMARY \*

DATE: 6/7/2021
TO: APCD, Building, Cal Fire, Env Health, Parks, Legislative Assistant #4, Public Works, Road Naming, Storm Water, AT&T, Charter Cable TV, PG&E, Southern Cal Gas, Nipomo CSD, Lucia Mar, AB52
FROM: Matt Ringel (mringel@co.slo.ca.us) 805-788-2414

PROJECT NUMBER & NAME: Hill Street Terraces / TR 3135 / SUB2021-00035

PROJECT DESCRIPTION\*: A request by Briar Rose Estates LLC and Monte J. Cool to allow for 1) a planned development; 2) to subdivide an approximate 2.73-acre parcel into 25 lots; and 3) allow for grading and construction of 24 single-family residences, a pocket park, and an on-site road. The proposed project is located at 695 Hill Street, Nipomo, CA 93444 (APN: 092-578-003) within the Residential Multi-Family Land Use Category

APN(s): 092-578-003

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

See attached.

6/16/2021 Anthony Schuetze 805-781-5602
Date Name Phone





**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**TREVOR KEITH, *DIRECTOR***

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**Date:** June 16, 2021

**To:** Matt Ringel

**From:** Anthony Schuetze, Stormwater Program Manger

**Subject:** Referral Comments, SUB2021-00035

Thank you for the opportunity to provide information on the proposed project. Based on the information provided in the referral package, the applicant should be made aware of the following conditions and requirements that may impact the proposed project.

**Recommended Project Conditions of Approval:**

1. At the time of application for construction permits, the applicant must account for the total area of disturbance associated with construction and indicate the limits of disturbance on the plans. Projects that disturb greater than 1.0 acre of construction related activities must enroll in the Construction General Permit for Stormwater Discharges Associated with Construction (Order 2009-0009-DWQ).
2. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) may be required. At the time of application for construction permits, the applicant shall complete a Stormwater Control Plan (SWCP) Application and supporting documents or Stormwater Post Construction Requirements Wavier Request Form.

**Building Division Stormwater Comments:**

1. Projects that are required to enroll in the Construction General Permit will be required to provide evidence of enrollment, including providing WDID#, NOI, QSD/P, and copy of SWPPP.
2. Projects that do not receive a Stormwater Post Construction Requirements Wavier must incorporate site design and runoff reduction measures during the project planning stage and complete a SWCP. Based on total net impervious surface area created, Post Construction Stormwater Management Performance Requirements may be required.
3. The Department of Planning and Building is required to track the long-term operation and maintenance of post-construction stormwater control measures installed within the County's Stormwater Management Area. A stormwater Condition Compliance Monitoring Case for tracking long-term compliance and approved Operations and Maintenance Plan is required if Performance Requirements PR2 or higher are identified. Operation and Maintenance Plans typically consist of a Recorded Agreement or Recorded Covenants, Codes, and Restrictions (CC&Rs) for the project.



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805.543.4244 • Fax: 805.543.4248  
www.calfireslo.org

TO:	Planning Department – Matt Ringel	DATE:	6/25/2020
FROM:	Dell Wells Captain / Deputy Fire Marshal San Luis Obispo County Fire		
Project:	<b>SUB2021-00035 Hill St. Terraces TR3135</b>	APN:	<b>092-578-003</b>

The San Luis Obispo County Fire Marshal's Office has reviewed the submittal package for the above proposed project. Planned development, subdivide 2.73 acres into 25 lots with 24 single-family residences, pocket park and on site road. Location at 695 Hill Street, Nipomo CA. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

1. All construction plans and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance (2019 CA Fire Code and San Luis Obispo County Title 16).
2. Occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.
3. A registered Fire Protection Engineer is required to provide a written technical analysis of the fire protection requirements. **San Luis Obispo County Fire Dept. will need to review fire flows calculated that will meet CFC Appendix B and C. Plans do not show hydrants to meet C.F.C.**
4. Projects shall have an approved water supply for fire protection be made available as soon as combustible material arrives on the site. All underground fire lines, pump and tank plans are required to be a separate submittal from the building or civil plans.
5. Submittals required for Underground Fire Lines, Automatic Fire Sprinklers, Fire Alarm Systems.
6. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of C.F.C. Sec. 503 and San Luis Obispo County Title 16.
7. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an

engineered analysis of the proposed roadway noting its ability to support apparatus weighing 40,000 lbs. minimum (residential).

8. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
9. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulders and 13-foot 6-inch vertical clearance. Additional 8 feet will be required for parking. No parking will be designated for areas that do not allow parking due to widths.
10. Turnarounds are required on driveways and dead end roadways of 150 feet in length.
11. Roadway radius shall not have a radius of less than 50 feet. And additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
12. Community Water System- fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with C.F.C. Appendix B. Approved hydrants shall be installed based in accordance with requirements in CFC appendix C. Private fire service mains shall be installed, tested and maintained per NFPA 24 2016 edition.
13. Community Water System - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24, 2016 edition for the installation of Underground Fire Protection Mains. Sizing based on flow requirements.
14. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the San Luis Obispo amendments and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
15. All buildings shall comply with California Residential Code Chapter 10 Means of Egress requirements. Including but not limited to; exit doors, exit hardware, secondary exits.
16. Provide 30 feet of defensible space around all structures of dry vegetation. C.F.C.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions, contact me at (805)593-3427 or email at [dell.wells@fire.ca.gov](mailto:dell.wells@fire.ca.gov)



Date: 07/13/2021

To: mringel@co.slo.ca.us

From: The Healthy Communities Work Group

RE: Briar Rose Project Recommendations

COALITION PARTNERS:

Bike SLO County  
Cal Poly State University  
Community Action Partnership of SLO County  
First 5 San Luis Obispo County  
Independent Living Resource Center, Inc.  
Rideshare – Safe Routes to School  
Smart Share Housing Solutions  
SLO Council of Governments  
SLO County Departments:  
    Air Pollution Control District  
    Board of Supervisors  
    Health Commission  
    Public Health  
    Environmental Health  
SLO County YIMBY

RESOURCES:

[Data Dashboard, SLO Health Counts](#)

[Healthy Communities Webpage](#)

[Community Health Improvement Plan](#)

Dear Matt,

The HCWG encourages the developers of the Briar Rose project to give consideration to designing a percentage of the proposed units to include accessory dwellings with separate living spaces. These attached suites can bring meaningful benefits to the homeowner and to the larger community, by providing flexibility to house family members, a caregiver, or a renter while maintaining privacy for both households.

The interior street with garages seems well suited for adding this option to some home plans. The main entrance for the secondary unit could front the interior street while the main home entrance fronts the project outside frontage.

A recent member survey by the American Institute of Architects shows the overwhelming popularity of this option. In 2019, the percentage of respondents reporting client interest in multigenerational housing hit 41%. In the last quarter of 2020, it rose to 54%.

Accessory dwelling units provide a good source of rentals affordable to lower income and moderate income renters and help address the shortage of one-bedroom and studio units for the region's growing demographic of smaller households.

In addition, we support the location of this project as an infill project close to many services, which would promote walking or biking in the area.

*Chuck Stevenson*

Chuck Stevenson, AICP  
Co-Chair, Healthy Communities Group

A handwritten signature in blue ink that reads 'Kealoha Ghiglia'.

Kealoha Ghiglia, REHS  
Co-Chair, Healthy Communities Work Group

## Kerry Brown

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**From:** Sylvia Aldana  
**Sent:** Tuesday, September 21, 2021 6:49 PM  
**To:** Kerry Brown  
**Cc:** Michael Stoker; Don C. Moore; Cheryl Journey  
**Subject:** Fw: SUB2021-00035

Kerry,

This SUB used to be assigned to Matt Ringel, not sure who it will be re-assigned to but here are the Building Division Comments

Planning Project Plan Check Request: SUB2021-00035

In regard to this preliminary review for a proposed tract map to subdivide an existing 2.73-acre parcel into 25 lots; and allow for grading, construction of 24 single family residences, a pocket park and an on-site road. The proposed project is located at 695 Hill Street, Nipomo, Ca.

Here are the Building divisions comments:

IMPORTANT! Typically, the applicant will first request a pre-submittal meeting with Public Works and the Building division, to discuss the rough and precise grading permits, on site & off-site road improvements, utilities, and drainage basin. At that meeting a plan will be written down to determine what components will be processed through Public Works Department and which components will be processed through the Building division. We strongly encourage applicants to have this meeting before plans are submitted to either department in order to avoid any time delays.

In addition, the building division typically does not accept any grading and house permit applications until the public hearing date is set for approval of the Final Map. The new lots shall be legally verified lots prior to submitting for building permits. The Building Official will determine verification of legal lots.

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 the time of building permit application, the following items are noted to assist design review and not necessarily be considered complete, due to the plans not being the final permit submittal package;

- 1) Separate building permits will be required for each dwelling, fire sprinkler, photovoltaic system on each lot 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.
- 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 Storm Water Pollution Prevention Program (SWPPP) will be needed prior to permit issuance for this is a common plan of development.
- 12) Fire sprinklers will be required for the structures and plans for the design submitted under a separate permit.
- 13) Photovoltaic system will be required for the structures and plans for the design submitted under a separate permit.
- 14) The accessibility elements for the park and recreational area will need to be shown, detailed, and / or noted on the plans to verify compliance with current version of the CBC Chapter 11B (hotel) and Chapter 11A (condos), where applicable. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.).

Thank you

**Sylvia Aldana**  
**Plans Examiner III**  
**County of San Luis Obispo**  
**Planning and Building Department**  
(p) 805-781-4671  
(f) 805-781-1242  
[saldana@co.slo.ca.us](mailto:saldana@co.slo.ca.us)

*The permit processing and review times have been extended from our target dates. Thanks for your patience and understanding as staff is currently working through the permit applications in the order they are received. Please monitor your projects' status on CSS understanding that the target dates are just estimates. We will contact each customer with the next steps in the process as soon as possible. Please note that applications and submittals that are complete provide for a thorough plan review on the first round. Again, thank you for understanding*



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**

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**From:** Mail for PL\_Referrals Group <plreferrals@co.slo.ca.us>

**Sent:** Monday, June 7, 2021 3:37 PM

**To:** Jackie Mansoor <JMansoor@co.slo.ca.us>; Andrew Mutziger <amutziger@co.slo.ca.us>; Alyssa Roslan <aroslan@co.slo.ca.us>; Michelle Freeman <mfreeman@co.slo.ca.us>; Don C. Moore <dcmoore@co.slo.ca.us>; Michael Stoker <mstoker@co.slo.ca.us>; Sylvia Aldana <saldana@co.slo.ca.us>; garrett.veyna@fire.ca.gov <garrett.veyna@fire.ca.gov>; dell.wells@fire.ca.gov <dell.wells@fire.ca.gov>; Tony.Gomes\_fire.ca.gov <Tony.Gomes@fire.ca.gov>; Clint Bullard <clint.bullard@fire.ca.gov>; Kevin.McLean\_fire.ca.gov <Kevin.McLean@fire.ca.gov>; Loree.McRoberts@fire.ca.gov <Loree.McRoberts@fire.ca.gov>; Leslie Terry <lterry@co.slo.ca.us>; Elizabeth Kavanaugh <ekavanaugh@co.slo.ca.us>; Shaun E. Cooper <secooper@co.slo.ca.us>; Peter Moreci <PMoreci@co.slo.ca.us>; JR Beard <rbeard@co.slo.ca.us>; Wendell Wilkes <wwilkes@co.slo.ca.us>; Rene Brill <rbrill@co.slo.ca.us>; David Grim <dgrim@co.slo.ca.us>; Edward Reading <ereading@co.slo.ca.us>; David Grim <dgrim@co.slo.ca.us>; Emi D. Sugiyama <esugiyama@co.slo.ca.us>; Anthony Schuetze <aschuetze@co.slo.ca.us>; kevin.beauchamp@kw.com <kevin.beauchamp@kw.com>; William\_Woodson\_hotmail.com <William\_Woodson@hotmail.com>; rs4375\_att.com <rs4375@att.com>; nz5698\_att.com <nz5698@att.com>; nz5698\_att.com <nz5698@att.com>; timothy.lindsay@charter.com <timothy.lindsay@charter.com>; SEL3@pge.com <SEL3@pge.com>; SEL3@pge.com <SEL3@pge.com>; SEL3@pge.com <SEL3@pge.com>; duane.whittemore@lmsud.org <duane.whittemore@lmsud.org>

**Cc:** Matthew Ringel <mringel@co.slo.ca.us>

**Subject:** SUB2021-00035

We are requesting your review of this recently submitted application as the proposed project may be of interest or concern to your department/agency. Please click the direct hyperlink below titled "Project Summary / Referral\*" for an overview of the project:

**[Project Summary / Referral\\*](#): New Land Division, SUB2021-00035**

**APN(s): 092-578-003**

**Direct comments or questions on this application to the project manager(s):**

Matt Ringel ([mringel@co.slo.ca.us](mailto:mringel@co.slo.ca.us)) 805-788-2414

Please comment within 14 days of receiving this e-mail (Community Advisory Groups: please respond within 60 days)

#### Referral Response:

As part of your response to this referral, please consider 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.
- 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.

*\*All information and/or material provided in the linked Referral Package is valid for 90 days after this correspondence. If current or additional information is needed, please contact the Project Manager for the most updated information*

Respectfully,



COUNTY OF SAN LUIS OBISPO  
PLANNING AND BUILDING DEPARTMENT





Date: January 3, 2022  
To: Cheryl Ku, Project Planner  
From: Edward M. Reading, County Surveyor  
JR Beard, Development Services Engineer  
Subject: **SUB2021-00035 TR 3135, Briar Rose Estates LLC and Monte J. Cool, Hill St, Nipomo, APN 092-578-003**

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

1. Revise the Tentative Map to address the following:
  - a. Address deficient items as shown on attached Checklist.
2. General comment (no response required): Stormwater Control Plan Application and Stormwater Control Plan indicates that DMA-1 will be directed to on-site retention facility SCM-1. This approach will not satisfy PR2. It is recommended that more consideration is given to utilizing proposed landscape areas, but this can be discussed further when preparing construction documents.

### 21.02.046(a) Tentative Map Check List

Status	Item	Comments
✓	<u>Preliminary Title Report</u> . Preliminary title report concerning the property which is <b>not more than six months old</b> 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.	
O	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and <b>the gross and net area of each parcel</b> 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.	

Status	Item	Comments
✓	(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.	
✓	(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

Address redline comments on attached map.

EMR 1/3/2022