



Date: November 22, 2022
To: Jessica Macrae, Project Planner
From: Melissa Hazlett, Development Services

Subject: N-DRC2022-00011 Starkovich MUP 1085 Fox Canyon Ln., Arroyo Grande, APN 044-501-033

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. The project site is located on a privately maintained road at the end of Cougar Creek Way, a non-County maintained roadway. Road maintenance concerns can be addressed through a private Road Maintenance Agreement entered into by owners of the access road easement or adjacent parcel owners. In lieu of a Road Maintenance Agreement, the California Civil Code (Section 845) requires the cost of maintenance for privately maintained roads to be shared equitably by the landowners benefiting from those roads.
- B. The proposed project is within a drainage review area. A drainage plan is required to be prepared by a registered civil engineer and will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Section 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- C. All 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.
- D. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even if it is located outside a Stormwater Management Area.

Recommended Project Conditions of Approval

Access

- 1. **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, or the regulating fire agency standards and specifications back to the nearest public maintained roadway, Corbett Canyon Road.
- 2. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement, as applicable. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights or be fully assumed by the applicant for the full width across their property frontage and back to the nearest county maintained road; be binding upon their heirs and assigns; and be recorded with the County Clerk on each of the effected properties.



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 5/4/2022
TO: Building, Cal Fire/ County Fire, Public Works, Storm Water,
FROM: Jessica Gastineau, Planner - jgastineau@co.slo.ca.us 805-788-2714

PROJECT NUMBER & NAME: N-DRC2022-00011 Starkovich Minor Use Permit

PROJECT DESCRIPTION*: Proposal for a minor use permit for major grading at lot 5, Cougar Creek Way, Arroyo Grande, CA. The major grading scope consists of 1.97 a.c. of disturbance, 7,900 CY of export, and 1030 linear feet of retaining walls.

APN(s): 044-501-033

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.

5/27/2022 Date Anthony Schuetze Name 805-781-5602 Phone

*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.



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

Date: May 27, 2022

To: Jessica Macrae

From: Anthony Schuetze, Stormwater Program Manger

Subject: Referral Comments, DRC2022-00011

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).

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. A site-specific drainage and erosion control plan must be included with application for Grading/Construction Permits. Erosion and Sediment Control temporary BMPs are required during any construction activities and must be maintained until project stabilization is complete.

Jessica Macrae

From: Schudson, Jenna@DOT <Jenna.Schudson@dot.ca.gov>
Sent: Thursday, February 9, 2023 10:39 AM
To: Jessica Macrae
Cc: Aisling Burke
Subject: RE: [EXT]RE: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

Hi Jessica & Aisling,

We would like to see a trip generation for this project. Also, we will want to see pre and post drainage calculations, to make sure there is no negative impact on the adjacent highway. Please clearly denote the Caltrans row on plans. And be aware that any work within the Caltrans row will require a permit from us.

Regards,

Jenna Schudson
Associate Transportation Planner
Caltrans, District 5
805-835-6432

From: Jessica Macrae <JMacrae@co.slo.ca.us>
Sent: Thursday, February 9, 2023 10:13 AM
To: Schudson, Jenna@DOT <Jenna.Schudson@dot.ca.gov>
Cc: Aisling Burke <aislingb@tenoverstudio.com>
Subject: RE: [EXT]RE: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi Jenna,

Hope all is well. I have copied the project agent for Idler's N-DRC2022-00018, Aisling Burke. I'm reaching out to see if you have comments to provide on this project? On December 16, 2022, you asked me if a traffic study or trip generation report had been provided but as of now that has not been requested of your department. This project is directly adjacent to Highway 101 in Nipomo.

Please provide referral response comments/conditions/questions for this project or if you have any other feedback, please reach out to me or Aisling. Thank you, Jenna.

Here is a link to the referral package, [N-DRC2022-00018 \(sloplanning.org\)](#)

Sincerely,

Jessica Macrae

Planner

(p) 805-788-2714

jmacrae@co.slo.ca.us



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

From: Jessica Macrae
Sent: Wednesday, January 4, 2023 3:14 PM
To: Schudson, Jenna@DOT <Jenna.Schudson@dot.ca.gov>
Subject: RE: [EXT]RE: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

Hello Jenna,
Following up to see if Cal Trans Cal Trans has any comments or concerns for this project. Please advise at your convenience.

Sincerely,
Jessica Macrae
Planner
(p) 805-788-2714
jmacrae@co.slo.ca.us



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

From: Jessica Macrae
Sent: Friday, December 16, 2022 3:26 PM
To: Schudson, Jenna@DOT <Jenna.Schudson@dot.ca.gov>
Subject: RE: [EXT]RE: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

Hi Jenna,
I've attached the referral package for the applicants submittal, although I do not see a trip generation report or a traffic study.

Sincerely,
Jessica Macrae
Planner
(p) 805-788-2714
jmacrae@co.slo.ca.us



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

From: Schudson, Jenna@DOT <Jenna.Schudson@dot.ca.gov>
Sent: Friday, December 16, 2022 3:03 PM
To: Jessica Macrae <JMacrae@co.slo.ca.us>
Subject: [EXT]RE: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

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

Hi Jessica,

Was a traffic study or trips generation provided?

Thanks,

Jenna Schudson
Associate Transportation Planner
Caltrans, District 5
805-835-6432

From: Jessica Macrae <JMacrae@co.slo.ca.us>
Sent: Friday, December 16, 2022 2:47 PM
To: Schudson, Jenna@DOT <Jenna.Schudson@dot.ca.gov>
Subject: RE: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

EXTERNAL EMAIL. Links/attachments may not be safe.

Hello Jenna,

The applicant is hoping to confirm if Cal Trans has any comments or concerns for this project. Please advise at your convenience. Thank you in advance for your time.

Sincerely,

Jessica Macrae

Planner

(p) 805-788-2714

jmacrae@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: Tuesday, June 28, 2022 11:24 AM
To: jenna.schudson@dot.ca.gov
Cc: Jessica Macrae <JMacrae@co.slo.ca.us>
Subject: Referral Package - N-DRC2022-00018-Idler Minor Use Permit

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*](#): N-DRC2022-00018 Idler Minor Use Permit

APN(s): 090-151-015

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

Jessica Macrae, Planner - jmacrae@co.slo.ca.us 805-788-2714

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*



Jessica Macrae

From: Sylvia Aldana
Sent: Saturday, May 21, 2022 2:47 PM
To: Jessica Macrae
Cc: Don C. Moore; Michael Stoker; Cheryl Journey
Subject: Re: Referral Package - N-DRC2022-00011-Starkovich Minor Use Permit

Hello Jessica,

The following are the Building Division Comments for Planning Project Plan Check Request: N-DRC2022-00011 Starkovich

I
In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed is for major grading at lot 5, Cougar Creek Way, Arroyo Grande, CA. The major grading scope consists of 1.97 a.c. of disturbance, 7,900 CY of export, and 1030 linear feet of retaining walls. The project shall comply with current California Building codes adopted by the County of San Luis Obispo and Title 19 of the SLO County Codes

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) Clarify scope of work, plans show major grading, a single family dwelling, garage, ADU/pool house, and water tanks. Please clearly specify the full scope of work to be done and designate the use of each individual structure.
- 2) Construction shall comply with the 2019 California Building Codes.
- 3) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues. This will include and is not limited to the rough and precise grading permits, on site road improvements, utilities, and drainage.
- 4) Separate building permits will be required for the following work: major grading, a single family dwelling, garage, ADU/pool house, fire sprinklers, photovoltaic system and water tanks.
- 5) Provide quantities of cut & fill, area of disturbance including staging area, stockpiling, etc.
- 6) Specify if any bank stabilization/shoring will be needed, if so, then provide supporting engineered documentation and calculations.
- 7) Specify the applicable codes on the cover sheet of the plans.
- 8) A grading major permit will be required. Also, a SWPPP plan will be required for this project since the total area of disturbance for the project is 1 acre or greater.
- 9) A soils report will be required for the project.
- 10) For the building structure(s), provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2019 California Residential Code 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
- 11) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with California Residential Code Section 302, including Table 302.1(2) for buildings with sprinklers.

- 12) Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
- 13) The design of the stairs, handrails, and guardrails need to be detailed on the plans to verify compliance with the 2019 California Residential Code.
- 14) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2019 California Electrical Code for all permits.
- 15) 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 2019 California Plumbing Code.
- 16) Energy calculation will need to be submitted to verify compliance with the 2019 California Energy Code.
- 17) The plans will need to show compliance with the 2019 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 18) Fire sprinklers will be required under a separate permit application for the single family dwelling, garage, and ADU/pool house. Provide plans showing the design and layout for the sprinkler system for each house.
- 19) Photovoltaic systems will be required under a separate permit application for the single family dwelling, and ADU.
- 20) If there are retaining walls on site, the design of the retaining walls for the site and the foundation used to support the structure on a sloping lot will require the drawings to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 21) Onsite Wastewater Treatment System (OWTS) setbacks will have to be maintained to wells, streams, structures, etc., as noted in the San Luis Obispo County Local Agency Management Program (LAMP) in Table 5 (page 32).
- 22) Soil suitability such as percolation rates and ground water depth determination are a considerable variable for OWTS's. A geological investigation for both is required to determine soil suitability.
- 23) The OWTS design shall be designed, signed, and stamped by a qualified professional, either a civil engineer or registered environmental health specialist.
- 24) Designs must include plans drawn to scale, completely dimensioned, showing direction and approximate slope of surface, location of present or proposed retaining walls, drainage channels, water supply lines or wells, paved areas and structures on the plot, number of bedrooms or plumbing fixtures in each structure, and location of the private sewage disposal system with relation to lot lines and structures, together with a full description of the complete installation including quality, kind, and grade of materials, equipment, construction, workmanship, and methods of assembly and installation showing compliance with the requirements of the San Luis Obispo County LAMP, California Plumbing Code (CPC) Appendix H, and RWQCB OWTS Policy.

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

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 COMMUNITY DEVELOPMENT

The information contained in this e-mail, including any attachments, may be privileged, confidential, and/or exempt under applicable law, and covered by the Electronic Communications Privacy Act, 18 U.S.C. sections 2510-2521. This email is intended only for the use of the individual(s) or entity to which it is addressed, and the privileges and exemptions are not waived by virtue of this having been sent by e-mail. If the person actually receiving this e-mail or any other reader of the e-mail is not a named recipient or the employee or agent responsible to deliver it to a named recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error and/or are not the intended recipient, do not read, distribute or reproduce this transmission. Please contact the sender of this email at the above e-mail address and permanently delete the message and any attachments from your system.

From: Mail for PL_Referrals Group <plreferrals@co.slo.ca.us>

Sent: Wednesday, May 4, 2022 4:03 PM

To: 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>; 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>; Peter Moreci <PMoreci@co.slo.ca.us>; JR Beard <rbeard@co.slo.ca.us>; Melissa Hazlett <MHazlett@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>; Anthony Schuetze <aschuetze@co.slo.ca.us>

Cc: Jessica Gastineau <JGastineau@co.slo.ca.us>

Subject: Referral Package - N-DRC2022-00011-Starkovich Minor Use Permit

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*:](#) N-DRC2022-00011 Starkovich Minor Use Permit

APN(s): 044-501-033

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

Jessica Gastineau, Planner - jgastineau@co.slo.ca.us 805-788-2714

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*



3. **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., without a valid encroachment permit issued by the Department of Public Works.

Drainage & Flood Hazard

4. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
5. **At the time of application for construction permits**, the applicant shall submit sedimentation control plans 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.
6. **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 Section 22.52.120 of the Land Use Ordinance.

Stormwater Pollution Prevention Plan (SWPPP)

7. **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.

G:\Development\DEVSERV Referrals\Land Use Permits\MUP\DRC2022\N-DRC2022-00011 Starkovich MUP 1085 Fox Canyon Ln., Arroyo Grande\Stock COA for MUP CUP.docx