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|  | SAN LUIS OBISPO COUNTY  **DEPARTMENT OF PUBLIC WORKS**  Wade Horton, Director  County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252  Fax (805) 781-1229 email address: pwd@co.slo.ca.us | |  |

**Date:** October 9, 2015

**To:** Brian Pedrotti Project Manager

**From:** Glenn Marshall, Development Services Engineer

**Subject: DRC2014-00084 & LRP2013-00018: Ormonde Minor Use Permit and General Plan Amendment for Truck Sales, Wellsona Rd, Paso Robles**

Thank you for the opportunity to provide initial comments on the subject project. For our use, the General Plan Amendment (GPA) should adequately address anticipated impacts associated with changes to traffic, circulation, drainage, and flood hazard. To address these issues we are providing recommended conditions of approval for the associated use permit, DRC2014-00084.

**Public Works Comments**:

1. Public Works has reviewed the updated traffic report prepared by Central Coast Transportation Consulting (dated August 6, 2015) and have no further comments.
2. Public Work supports Caltrans recommended conditions of approval as described in their letter dated October 8, 2015, and have incorporated their recommendations in this referral response.
3. Wellsona Road and Benton Road widening improvements were previously approved and (partially?) constructed under permit DRC2003-00063. Because the project was abandoned prior to acceptance of the improvements by the county similar conditions are being recommended. If the improvements are complete then an engineer’s improvement certification may be all that is necessary to satisfy a specific condition.
4. The project is located within the Paso Robles Groundwater Basin and must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.
5. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at: *<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf>*

**Recommended Project Conditions of Approval**:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works and/or to Caltrans to secure the necessary encroachment permits to install the following improvements in accordance with the respective agencies standards and specifications:
   1. US 101 northbound median acceleration lane shall be lengthened in accordance with AASHTO standards for heavy vehicles accelerating from zero to 55 miles per hour, and Caltrans requirements.
   2. Wellsona Road shall be widened along its eastbound approach to US 101 to provide separate left and right channelization in accordance with the Highway Design Manual, and Caltrans requirements.
   3. Wellsona Road shall be widened to complete the project frontage to a county A-1 rural road section within necessary dedicated right-of-way easements, and the existing site access driveways shall be improved to a county B-1 series rural driveway standard and modified as necessary to accommodate STAA design vehicle turn radii.
   4. Benton Road shall be widened to complete the project frontages to a county A-1 rural road section within necessary dedicated right-of-way easements, and the existing site access driveway shall be reconstructed to a county B-1 series rural driveway standard.
   5. Drainage ditches, culverts, and other structures (if drainage calculations require).
   6. Tree plan identifying protection, removal and replacement.
2. **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **Prior to occupancy or final inspection,** a Registered Civil Engineer must certify to the Department of Public Works that all county and state public improvements have been constructed or reconstructed to the satisfaction of the respective agency; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **Prior to occupancy or final inspection,** all public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and Caltrans (State) Inspector.
5. **On-going condition of approval (valid for the life of the project)**, tractor-trailer truck access to the Benton Road driveway shall be restricted to ingress only and identified as such by onsite signage and pavement markings to direct all trucks to egress the site via the Wellsona Road driveways. The owner shall be responsible for ongoing enforcement.
6. **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; gates; etc. without a valid encroachment permit issued by the Department of Public Works.
7. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation andmaintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

1. **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 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
2. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
3. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County’s Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

1. **On-going condition of approval (valid for the life of the project):** In accordance with 8.68.130 (Article III), non-storm water discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.

Storm Water Control Plan

1. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP’s, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
2. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft “Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
3. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the “Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

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