COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Detailed Agenda:

9:00 - 9:10 AM: Welcome, Overview and Introductions *(Gillespie)*

9:10 - 9:30 AM: Intake and Plan Review Process *(Lambert)*

9:30 - 9:50 AM: Operations and Maintenance Procedure *(Gillespie)*

9:50 - 10:00 AM: Break *(Extinguish flaming emails)*

10:00 - 12:00 PM: Low Impact Development, Bioretention, Documenting Compliance *(Cloak)*

12:00 – 12:30 PM: Assorted Q & A

Introductions and Overview

- Instant Overview of Post-Construction Requirements
- County Application Intake and Review
- Plan Review and Inspection Staff

Overview of Post-Construction Requirements

1. **Central Coast Post-Construction Requirements**
   - Applies to all areas **inside** the County's MS4 Permit Coverage Area.

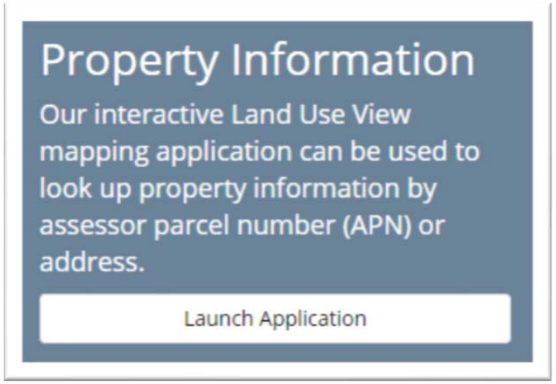
2. **Construction General Permit for Stormwater**
   - Applies to all areas **outside** the County's MS4 Permit Area.

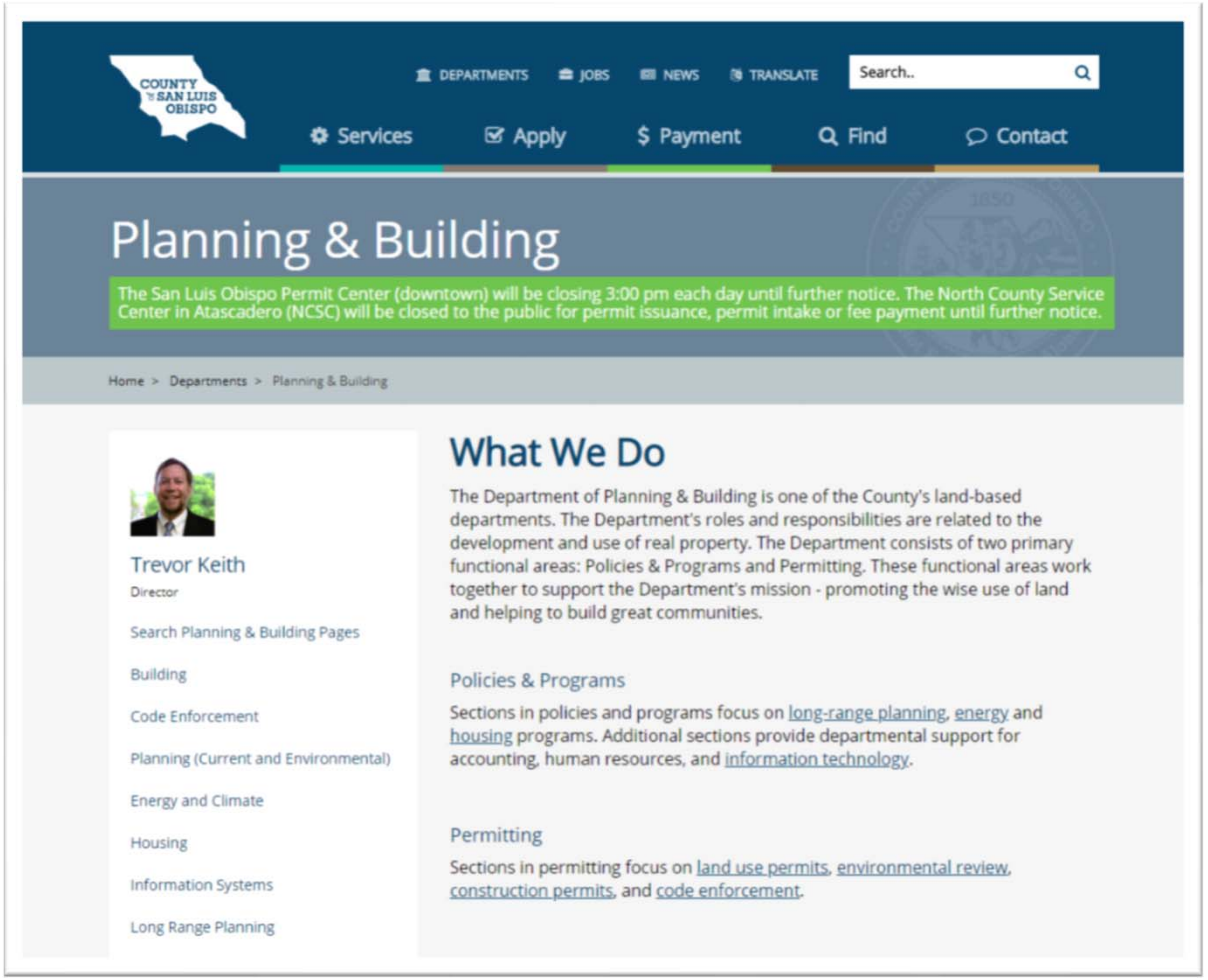
MS4: Municipal Separate Storm Sewer System

How do I know if my project is in the MS4 Area?

Step 1: Browse to County Planning & Building webpage.

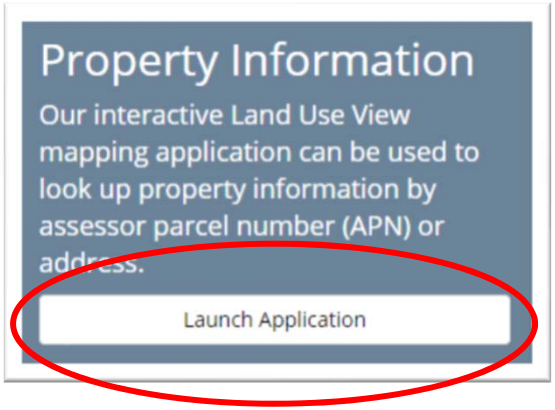
(Look for Land Use View application. Towards the bottom, in left menu pane.)

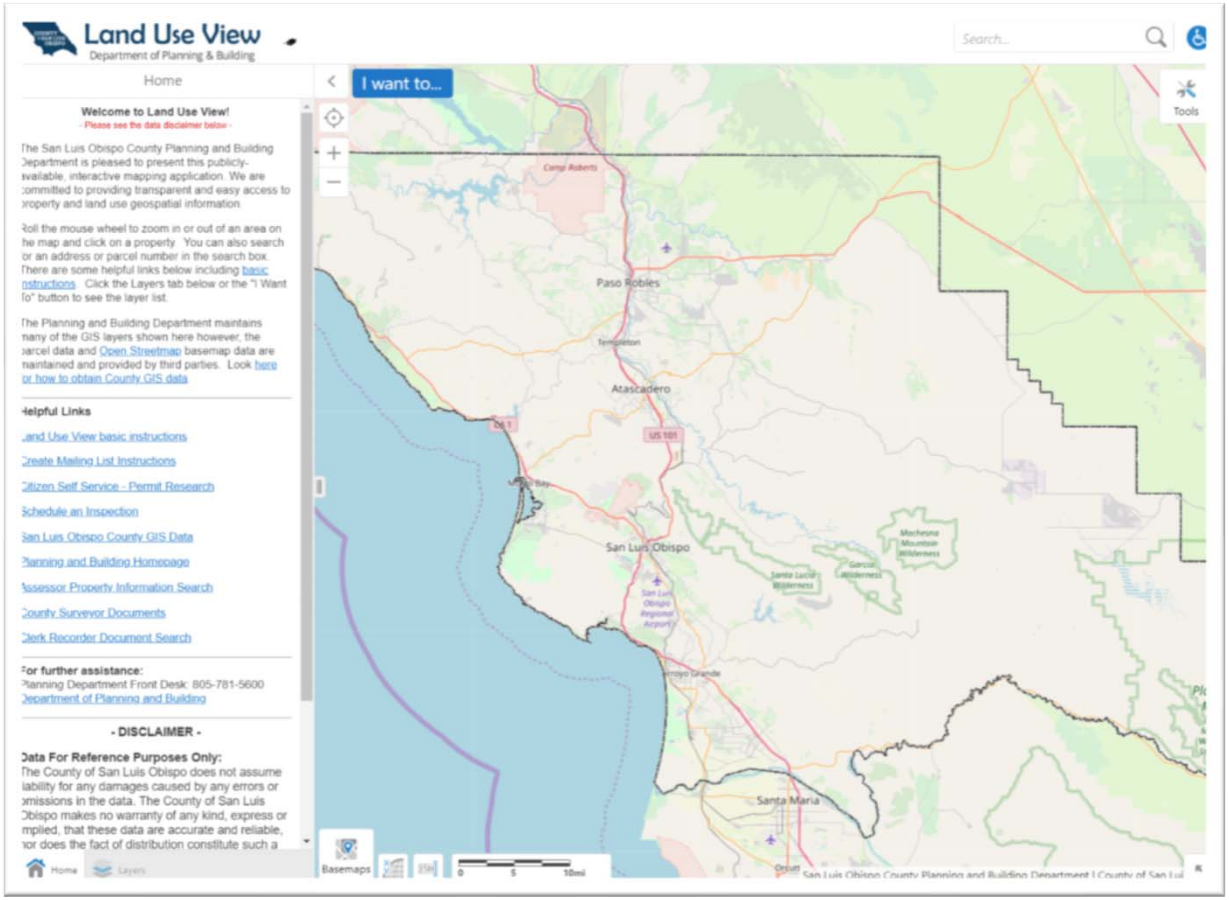




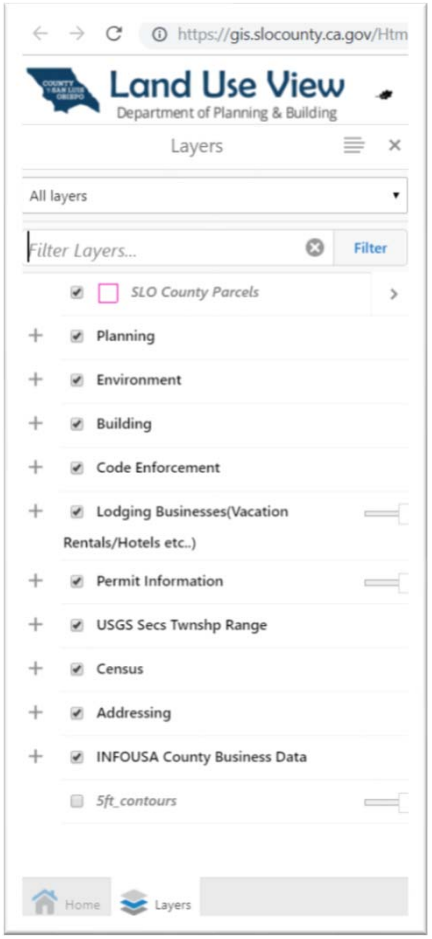
How do I know if my project is in the MS4?

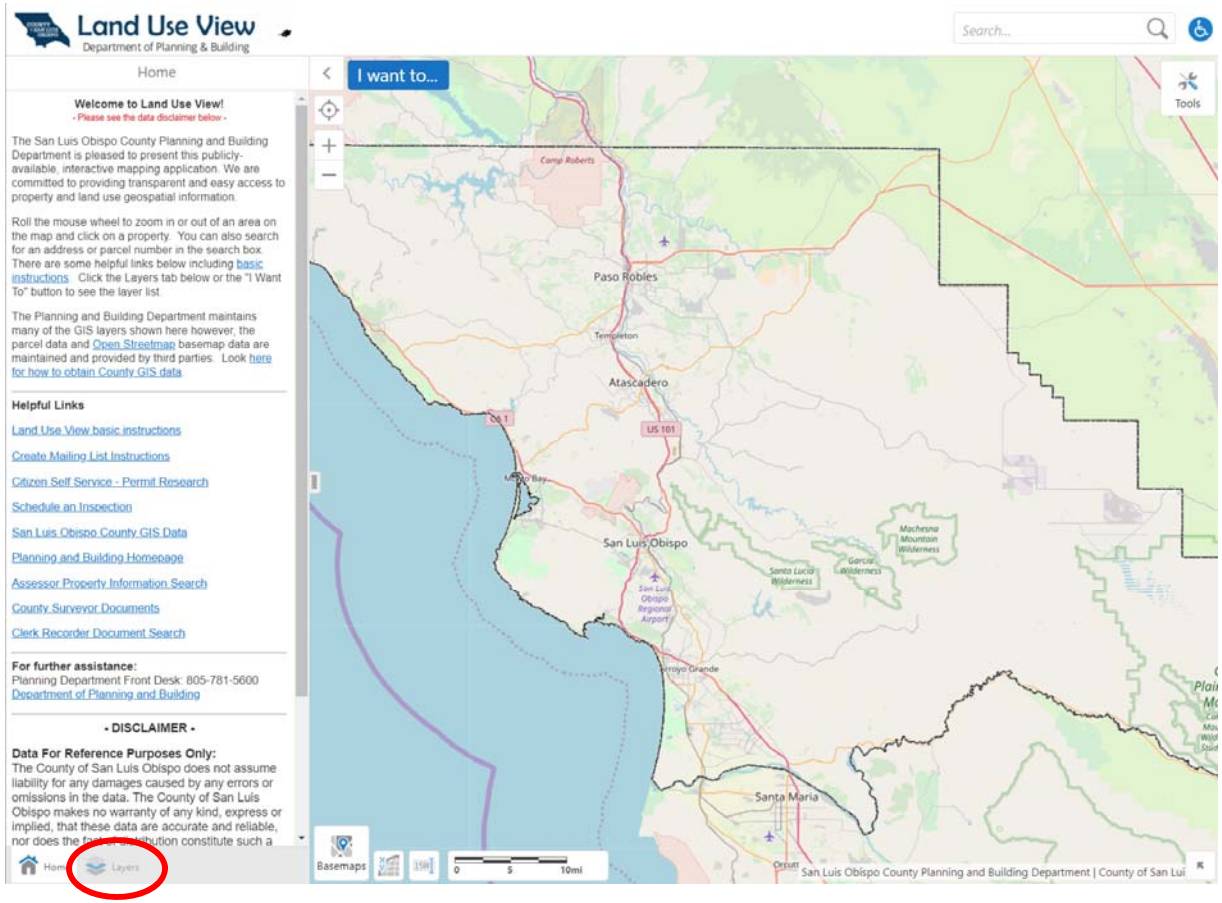
Step 2: Launch Land Use View via Planning & Building webpage.





How do I know if my project is in the MS4?

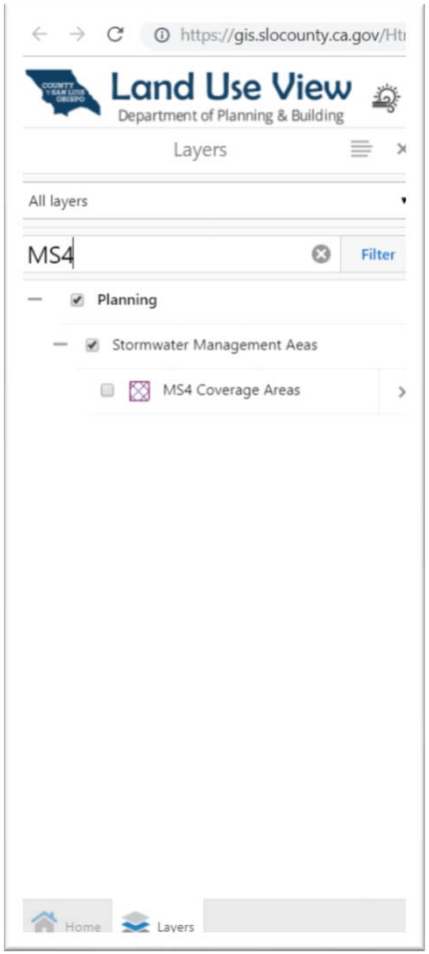


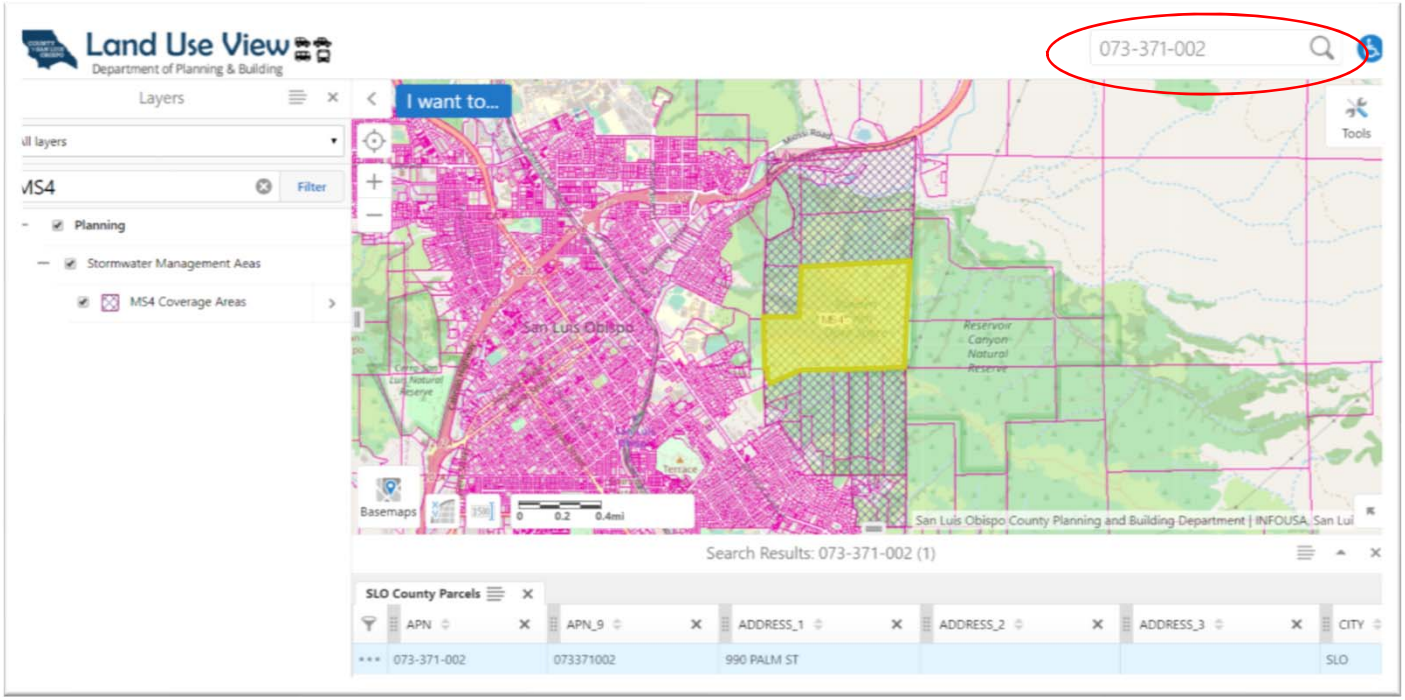


Step 3: Click on the Layers Tab.

How do I know if my project is in the MS4?

Step 4: Type MS4 into the Layers filter box.
Step 5: Check box to turn on the MS4 Coverage Areas Layer.
Step 6: Enter parcel number or address, zoom to location on map.





Basic Review Process for Projects OUTSIDE the MS4 Area

Planning & Building receives applications for construction on individual parcels.

(Residential, Commercial, Industrial, Grading.)

Planning reviews zoning rules and conditions of tract.

Building reviews structural, mechanical and grading.

Public Works reviews drainage, roads, encroachment, and public improvements (curb, gutter, sidewalk).

Planning & Building or Public Works may require a SWPPP if necessary.

Public Works will review flood control and drainage requirements.

Applicant enrolls in Construction General Permit, includes Post-Construction documentation in Stormwater Pollution Prevention Plan (SWPPP).

Basic Review Process for Projects INSIDE MS4 Area

Planning & Building receives applications for construction on individual parcels.

(Residential, Commercial, Industrial, Grading.)

Planning reviews zoning requirements and conditions of tract.

Building reviews structural, mechanical and grading.

Public Works reviews drainage, roads, encroachment, and any public improvements (curb, gutter, sidewalk).

Planning & Building review may require a SWPPP if necessary.

Public Works reviews Stormwater Control Plan, determine if CCM Case is required.

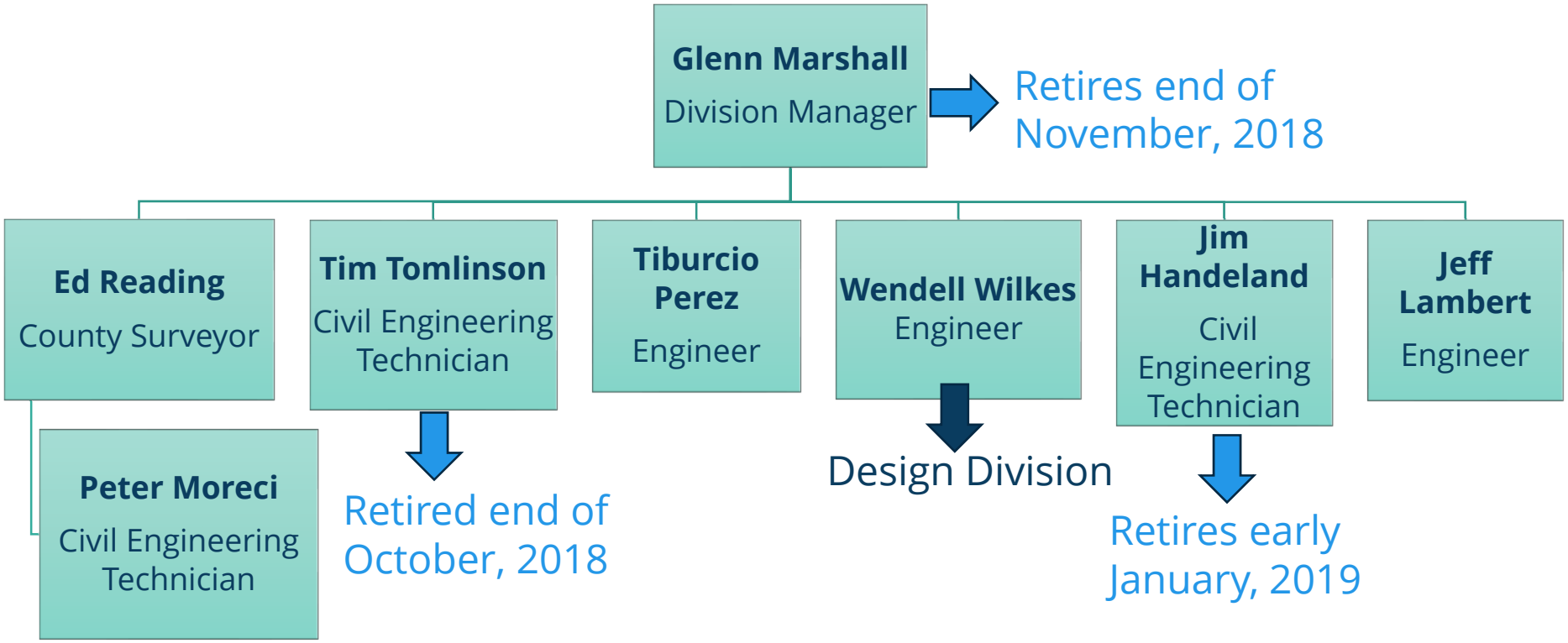
Building opens a Condition Compliance Monitoring Case and requires an Operations and Maintenance Agreement.

Applicant records Agreement with **Building Division**

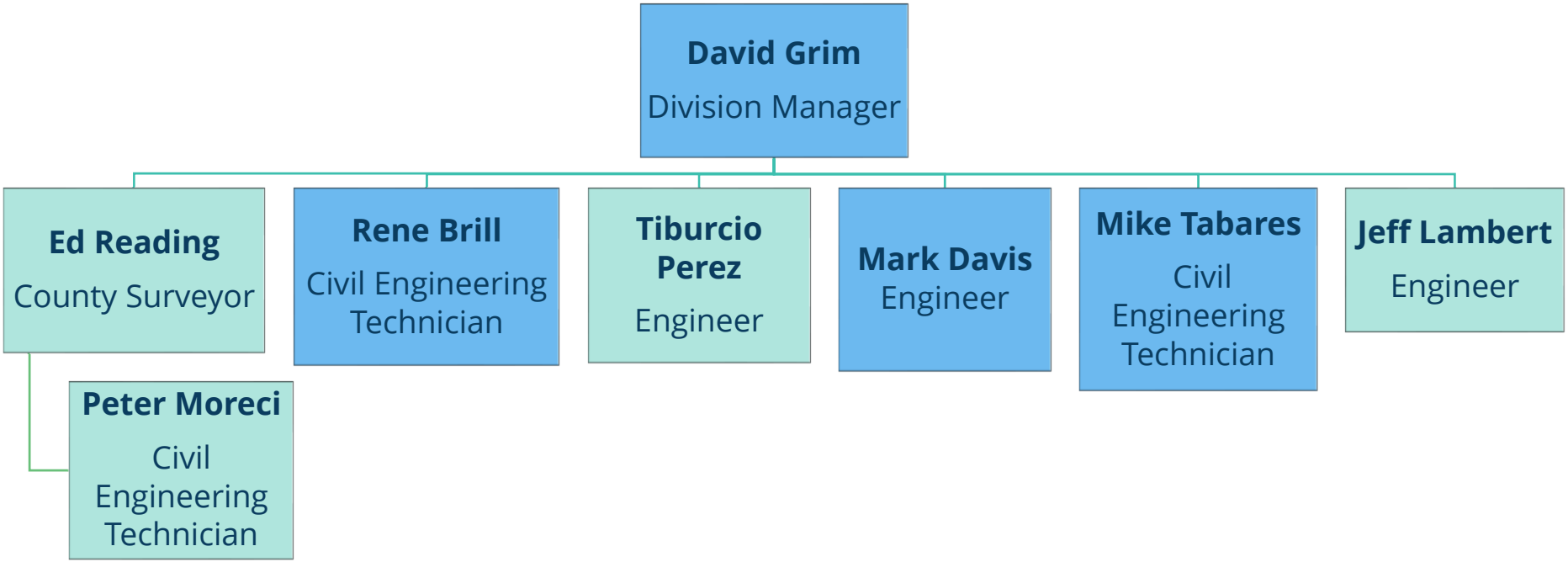
or

incorporates maintenance into CC&Rs with **Planning Division.**

Public Works Development Services Division 2017



Public Works Development Services Division
2018



Public Works Plan Review Staff:

- Jeff Lambert: Public Works, Development Services
- Mark Davis: Public Works, Development Services

Public Works Field Inspection Staff:

- Mike Tabares: Public Works, Development Services
- Jason Rath: Public Works, Construction Division
- Brian Uder: Public Works, Construction Division

Planning & Building Stormwater Manager:

- Anthony Schuetze: Planning & Building, Building Division
  - *(Replacing Ann Gillespie)*

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