



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

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 8/3/2021
TO: APCD, Building, Cal Fire/County Fire, Public Works, Storm Water, San Miguel Advisory Council, San Miguel CSD, CA Fish and Wildlife, AB52
FROM: Cassidy McSurdy - 805-788-2959 - mcsurdy@co.slo.ca.us

PROJECT NUMBER & NAME: DRC2021-00146 Minor Use Permit Smith

PROJECT DESCRIPTION*: A request to establish a new residential cottage structure: 3,117 SF. The Cottage structure would include work areas on main level with storage and living unit (kitchen bathroom, sleeping area) on upper level on an approximately 58 acre site. The project site is located at 5175 Martingale Circle, Paso Robles, CA

APN(s): 015-023-009

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.

8/16/2021

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: August 16, 2021

To: Cassidy McSurdy

From: Anthony Schuetze, Stormwater Program Manager

Subject: Referral Comments, DRC2021-00146

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, if needed, 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 for construction related activities must enroll in the Construction General Permit (CGP) 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.

Hello,

The APCD has reviewed the information in the Project Referral. This project would likely fall below APCD *numerical* thresholds such as those stated in the tables under the “Calculating Construction Emissions for Project Level Review” and “Calculating Operational Emissions for Project Level Review” on the [Land Use and CEQA Webpage](#). However, please note: Any project with a grading area > 4 acres and/or within 1,000 of sensitive receptor should implement [Fugitive Dust Mitigation Measures: Expanded List](#). There may be other mitigation measures/special conditions to meet state or federal guidelines (such as asbestos requirements) needed for this project, which will be stated in the following documents on page 2 - [Quick Guide for Construction Mitigation Measures](#) and [Quick Guide for Operational Mitigation Measures](#).

The APCD would also like to inform the applicant, lead agency, and/or public of the below **(1) Information Comments**.

(1) Information Comments

i. Subdivision or Lot Splits Outside Urban & Village Reserve Lines

The APCD is concerned with the continued small lot fracturing of lands outside of the urban and village reserve lines which is inconsistent with the land use planning strategies in our Clean Air Plan (CAP). Our CAP calls for these parcels to not be split below 20 acres in size and instead promotes the concept of urban infill by directing growth to areas within the existing URL/VRL boundaries. Mobile sources are the largest contributor to air pollution in our county and rural parcel splits like this project fosters continued dependency on private auto use as the primary means of accessing essential services and other destinations. For these reasons, APCD will not support this project.

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](#) • [SLOCarFree.org](#)



Hi Shelby, thanks for sending over the report. Based on the report we do not have any concerns at this time.

Take Care, Patti

On 2023-01-12 09:45, Shelby Fredrick wrote:

> Good morning Patti,
>
> I have taken over this project for Cassidy and we are at the stage of
> writing the Mitigated Negative Declaration. I noticed that Cassidy had
> said she would send the Phase 1 study to you, but I don't see any
> record that she did send it. Please see the attached Phase 1 and let
> me know if you have any comments.
>
> Sincerely,
>
> Shelby Fredrick
> Land Use Technician
> (p) 805-781-1298
> sfredrick@co.slo.ca.us
>
> COUNTY OF SAN LUIS OBISPO
> DEPARTMENT OF PLANNING AND BUILDING

> -----Original Message-----
> From: info@salinatribe.com <info@salinatribe.com>
> Sent: Tuesday, September 21, 2021 11:04 AM
> To: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
> Subject: Re: [EXT]Re: DRC2021-00146 Referral Package

>
> Hi Cassidy, thanks so much for the update.

>
> Take Care, Patti
>

> On 2021-09-21 10:38, Cassidy McSurdy wrote:

>> Good Morning,
>>
>> Thank you for your response. A Phase I has been requested for this
>> project. I will make sure it is forwarded to you once submitted to
>> the county. Please let me know if you have anything else in the mean
>> time!

>>
>> Cassidy McSurdy, Planner
>> COUNTY OF SAN LUIS OBISPO
>> PLANNING & BUILDING
>> e: cmcsurdy@co.slo.ca.us
>> p: 805-788-2959
>>

>> -----Original Message-----

>> From: info@salinantribe.com <info@salinantribe.com>

>> Sent: Monday, September 20, 2021 11:30 AM

>> To: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>

>> Subject: [EXT]Re: DRC2021-00146 Referral Package

>>

>> ATTENTION: This email originated from outside the County's network.

>> Use caution when opening attachments or links.

>>

>> Cassidy, We were wondering if we could get an update on this project

>> and if a phase I archaeological survey was done? If not we would

>> request that one be done. And depending on the our come we may

>> request monitoring of all ground disturbing activities.

>>

>> Xayatspanikan,

>> Patti Dunton, Tribal Administrator

>>

>> On 2021-08-03 12:53, Mail for PL_Referrals Group wrote:

>>> 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 [1]*: Minor Use Permit, DRC2021-00146

>>>

>>> APN(s): 015-023-009

>>>

>>> Direct comments or questions on this application to the project

>>> manager(s):

>>>

>>> Cassidy McSurdy, 805-788-2959, mcsurdy@co.slo.ca.us

>>>

>>> 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_
>>>



Date: August 9, 2021
To: Cassidy McSurdy, Project Planner
From: David E. Grim, Development Services
Subject: DRC2021-00146 Smith MUP 5175 Martingale Circle, Paso Robles, APN 015-023-009

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 Martingale Circle, a County maintained roadway.
- B. 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.
- C. 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.
- D. This project appears to not meet the applicability criteria for Stormwater Management, as it is located outside a Stormwater Management Area (MS4) or is within but creates or replaces less than 2,500 sf of impervious area.
- E. 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.
- F. The site is within the Paso Groundwater Basin and may be 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 Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond, to install improvements within the public right-of-way in accordance with County Public Improvement Standards, unless already constructed and acceptable or design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. The plans are to include, as applicable:

- a. A new Martingale Circle site access shall be constructed in accordance with B-1 rural driveway approach and A-5 sight distance standards.
 - b. Except for the primary and secondary access driveways, all other existing property connections to Vineyard Drive shall be removed, scarified, revegetated, and fenced (or otherwise blocked) to prohibit access. The adjacent shoulder shall be restored to County road standards.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
2. **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, signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works.
 3. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards in a viable condition and on a continuing basis into perpetuity.
 4. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
 5. **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.

Drainage & Flood Hazard

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
7. **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)

8. **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.

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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	DATE:	9/1/2021
FROM:	Kevin McLean San Luis Obispo County Fire		
Project:	DRC2021-00146	APN:	DRC2021-00146

The San Luis Obispo County Fire Marshal's Office has reviewed the submittal package for the above proposed project. 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, CA State Title 14, 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. 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.
4. Submittals required for Underground Fire Lines, Fire Pump, Automatic Fire Sprinklers.
5. 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 75,000 lbs. (commercial) or 40,000 lbs. (residential).
6. Driveways up to 199 feet shall be a minimum of 12 feet in width. Driveways over 199 feet shall be 14 feet wide.
7. Turnouts shall be a minimum of 12 feet in width, 30 foot in length and 25-foot taper on each end. Refer to CA Title 14 for spacing requirements.
8. Turnarounds are required on driveways and dead end roadways.
9. Grades for all roadways and driveways shall not exceed 16 percent. Over 16 percent up to 20 percent require approval. No grades over 20 percent will be approved.

10. 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.
11. GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway. Center line of lane turning radius must be at least 25 feet Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
12. Residential - A water storage tank is required with a draft hydrant based off design professionals NFPA 1142 calculation (minimum of 4,500 gal).
13. Residential - Approved draft hydrants shall be installed between 50 feet and 150 feet from the structure. Private fire service mains shall be installed, tested and maintained per NFPA 24 2016 edition.
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. Provide 100 feet of defensible space around all structures.
16. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

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)593-3429 or email at kevin.mclean@fire.ca.gov



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

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 8/3/2021
TO: APCD, Building, Cal Fire/County Fire, Public Works, Storm Water, San Miguel Advisory Council, San Miguel CSD, CA Fish and Wildlife, AB52
FROM: Cassidy McSurdy - 805-788-2959 - mcsurdy@co.slo.ca.us
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IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

We accepted Project vote 4-0 1 absent
8/25/2021 *Michael Hardt* *805 912 9120*
Date Name Phone

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