

# Dalidio Ranch Initiative

Public Works Department

Review and Approval

August 2, 2006

# **Areas of Public Works Review**

- Drainage and Flood Control
- Maintenance of Drainage Basins
- Community Water and Wastewater Service
- Internal Road System construction
- Transportation Mitigation

# **Drainage and Flood Control**

## **Typical Review Items**

- Section 22.52.080 establishes drainage review
- Hydrologic Analysis
- Facility Design and Capacity
- Detention of Increased Run-off
- Establishment of Floodplain and building elevation above 100 year flood limit
- Potential mitigation of impacts (San Luis Obispo Creek Watershed)

# **Drainage and Flood Control**

## **Dalidio Initiative Process**

- Deletes processing under existing Title 22 codes
- Public Works would apply drainage review under individual building permits under Title 19
- Flood Hazard review not established, however, federal requirements may be applicable.
- No provision for watershed review; County would study to assess liability

# Maintenance of Drainage Basins

## Typical Review Items

- Establishment of Flood Control or Assessment District
- Establishment of annual fees and maintenance responsibilities
- Would be needed for other public features such as Street Lights and Landscaping

# **Maintenance of Drainage Basins**

## **Dalidio Initiative Process**

- No Clear Mechanism for establishing maintenance responsibility and district to fund annual costs

# **Water and Wastewater Typical Review Items**

- Assure “Will Serve” from agency or community system in place
- Location and construction utilities in conjunction with road improvement plans

# **Water and Wastewater Valido Initiative Process**

- Likely no difference in processing
- Other agencies would have regulatory concerns for processing

# **Internal Road Improvements**

## **Typical Review Items**

- Prepare plans to County Standards
- Enter into checking and inspection agreement
- Construct improvement under Registered Engineer
- Encroachment Permit required to connect to existing roads
- County accepts roads into maintained system upon certification of the work

# **Internal Road Improvement Dalidio Initiative Process**

- Section 22.113.50 states that “all streets...shall be constructed to County public road standards.”
- Section 22.113.020 states that “no departmental review approval.. shall be required.”
- County would ultimately not accept roads if not built and processed to our standards
- Encroachment permit required from City
- Access to Embassy Suites/parking concern

# **Transportation Mitigation Typical Review Process**

- Conduct traffic study for existing traffic, existing plus project traffic, and cumulative plus project traffic
- Determine impacts
- Identify mitigation contribution
- Construct off-site improvements or contribute to County mitigation account (Road improvement Fees)

# **Transportation Mitigation Dalidio Initiative Process**

- Not tied to Traffic Study
- Impacts not fully addressed
- Mitigation funds submitted at occupancy
- Reverts burden of improvements to County if improvements have not been made by others in timely matter (Ten Years). Relieves party of City improvements if not done within one year.
- Exempted from Road Impact Fees
- Bypasses multiple agency review and approval (SLOCOG, City, Caltrans)

# Public Works Overview

- Drainage review and maintenance provisions reduced
- Water and Wastewater involve other agencies
- Internal Road System construction review affected. City encroachment permit required.
- Transportation Mitigation involving multiply agencies at August 16th meeting