



MEMORANDUM

TO: Planning Commission

FROM: Andrew Perez, Planning Manager

**SUBJECT: Supplemental Information
Agenda Item 8.a – April 2, 2024, Regular Meeting**

DATE: April 2, 2024

This supplemental memo includes public comment letters received for the above referenced item that were received after the publication of the agenda, and the draft Resolution with modifications to condition of approval number 2. The condition was modified to include a requirement that the applicant provide a signed affidavit that the residential units proposed for demolition was not rented to low-income households within the past five years, as provided for in Government Code Sections 66300.5 and 66300.6.

cc: Community Development Director
City Website

Subject: Conditional Use Permit 23-010 for Lot Line Adjustment 24-001; Construction of New Car Wash; Location – 414,418,422 East Grand Ave.

The following are our concerns over plans to building a new Car Wash in Arroyo Grande.

- 1) **Traffic:** Traffic studies are not always accurate. This necessitates the importance of considering a couple of important factors such as the age and quality of the data being used. The traffic study conducted for the Village Car Wash uses daily vehicle data from 2018. It is imperative for the planning commission to only accept data they feel is suitable for a project. If the planning commission were to accept this data, they could be setting a dangerous precedent for any future projects.
Car wash facilities can attract significant vehicular traffic, particularly during peak times, which may lead to congestion, safety hazards, and disruptions to surrounding neighborhoods. The proposed location does not have sufficient infrastructure to accommodate increased traffic volumes and has raised concerns among residents.
- 2) **Water Usage:** There is absolutely no mention of the amount of water that is going to be used whilst running this car wash. The community needs to be apprised of the exact amount of water being used so that an informed decision can be made regarding its impact. Arroyo Grande declared a water shortage emergency in October 2021 and this was only lifted in March 2023. We need to evaluate the long-term sustainability of the project's water usage, considering factors such as water demand projections, population growth, and ecosystem needs. We should also evaluate whether the project aligns with state and local water management goals, conservation objectives, and sustainability targets.
- 3) **Chemicals:** There is absolutely no mention of chemicals and how they will be managed at this facility. Car wash detergents and cleaning chemicals can contain a variety of ingredients, including surfactants, solvents, phosphates, and biocides. Some of these chemicals may be toxic, persistent, or harmful to aquatic life and ecosystems.
- 4) **Air Pollution:** Car wash facilities may contribute to air pollution through emissions from drying equipment or idling vehicles waiting in line. Again, there is no indication of this in the plans. It is pivotal to provide evidence in the form of a preliminary assessment before the planning commission approves any such project.
- 5) **Electricity:** Tunnel car washes typically rely on electric motors to power conveyor belts, brushes, blowers, and other equipment. It is important to know the projected electric consumption of this project during peak daily hours and on weekends when it will see more business. It is the responsibility of the commission to ensure that resources don't get strained by approving this project.
- 6) **Water Heating:** Many tunnel car washes use hot water for more effective cleaning. Heating water requires energy, whether it's electricity, natural gas, or another fuel source. Again, none of this information has been mentioned in the plans.
- 7) **Do we need another car wash?:** Currently, there are several options to have your car washed in Arroyo Grande. We have the Sinclair gas station that offers a tunnel-style car

wash, the Valero station that has a stick-style wash, Bob's offers a hand wash, and Sunset North has a full wash and detail center. Not too far, in Grover Beach, the Chevron station offers another tunnel-style car wash. Building more of the same kind of businesses leads to oversaturation and is an inefficient use of resources.

According to the US Census Bureau – there are 16,976 car wash establishments in the US, serving a population of approximately 330 million. The ratio of the US population/number of car washes works out to 1 car wash being sufficient to service the needs of approximately 19,000 people.

As of 2022, the population of Arroyo Grande was approximately 18,380 and according to the above population/car wash ratio, Arroyo Grande requires only 1 car wash to fulfill the car wash requirements of its residents. Arroyo Grande currently has 4 car washes, quadruple the number needed as per the national average to serve its population. Therefore, an additional car wash is redundant and will not provide any tangible benefit to the Arroyo Grande community.

A likely way forward:

Housing in the Central Coast of California, like many coastal regions, can be characterized by high demand and relatively high prices compared to other areas. The City should therefore focus on increasing housing supply and this lot is perfect for it. Here are some strategies that can help increase housing supply in our region:

1. **Zoning and Land Use Policies:** Revise zoning and land use policies to allow for higher-density development, mixed-use developments, and in-fill projects. This may involve rezoning underutilized or vacant parcels of land for residential development, relaxing minimum lot size requirements, and permitting accessory dwelling units or multi-family housing in residential neighborhoods.
2. **Incentives for Affordable Housing:** We should try to provide financial incentives, density bonuses, and regulatory concessions to encourage the development of affordable housing units. This may include waiving development impact fees, providing tax credits or subsidies to developers of affordable housing projects.
3. **Public-Private Partnerships:** Collaborating with private developers, nonprofit organizations, and community stakeholders can leverage resources and expertise to increase housing supply on the Central Coast. Public-private partnerships can facilitate the development of mixed-income housing developments that promote sustainable growth.

The following residents oppose the building of the car wash in Arroyo Grande

Please include your signatures below.

Paul Garen

Saman

Pradu

~~Signature~~

Johned

Rajesh

~~Signature~~

~~Signature~~

Radhika

Kashan

DURGALZ A

~~Signature~~

mike

Vingge

RonWest

~~Signature~~

Kashan

Alexander

Preeti

~~Signature~~

David

We don't think this project is viable for our community. These car washes typically use large amounts of water, detergents & chemicals. This is not environmentally friendly. The automated nature of the car washes mean that vehicles pass through a series of dents, damage to paintwork etc, particularly those with delicate surfaces. These businesses are known to undercut prices and our thinly staffed. This can lead to the closure of local businesses. They also can be noisy & lead to traffic jams and disturb the peace and quiet of neighborhoods.

There is also no personal touch with these businesses.

We need businesses that offer to make meaningful connections with the community and therefore build loyal and satisfied customers. Without personalized interactions, customers feel like a number in the car wash line. This can lead to a sense of disconnect and is not a harbor for success in the long run.

JACK THOMAS

Resident of AQ and Pismo Beach since 1984

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT 24-001 AND CONDITIONAL USE PERMIT 23-010; 414, 418, 422 EAST GRAND AVE.; APPLIED FOR BY RYAN TALLEY

WHEREAS, the project site, which includes three (3) existing lots, is approximately 0.43 acres, zoned Highway Mixed-Use (HMU), and is located near the corner of East Grand Avenue and Oak Street; and

WHEREAS, the applicant has filed Lot Line Adjustment 24-001 to adjust existing lot lines to extinguish two of the existing lots, leaving one (1) remaining lot at the project site; and

WHEREAS, Municipal Code Table 16.20.140 requires that lot line adjustments be reviewed by the Planning Commission; and

WHEREAS, the applicant has filed Conditional Use Permit 23-010 for the development of a drive-thru car wash; and

WHEREAS, the Architectural Review Committee considered the Conditional Use Permit and Lot Line Adjustment on July 3, 2023, and recommended approval of the project as submitted; and

WHEREAS, the Staff Advisory Committee considered the project on March 4, 2024, and recommended approval; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and determined that the project is exempt pursuant Section 15332 of the CEQA Guidelines regarding in-fill development (Class 32); and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on April 2, 2024; and

WHEREAS, the Planning Commission finds that this project is consistent with the City's General Plan and Development Code; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the proposed lot line adjustment does not:

1. Create any new lots;
2. Include any lots or parcels created illegally;

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3. Impair any existing access or create a need for access to any adjacent lots or parcels;
4. Impair any existing easements or create a need for any new easements serving adjacent lots or parcels;
5. Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;
6. Require substantial alteration of any existing improvements or create a need for any new improvements;
7. Create a nonconforming lot in the development district in which it exists, except as allowed in Municipal Code Section 16.48.110.

Conditional Use Permit Findings:

1. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all the applicable provisions of this title, the goals, and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City.

The proposed project complies with all applicable development standards for the Highway Mixed-Use (HMU) zoning district, which implements the Land Use Element of the General Plan. Furthermore, the auto-related use is congruent with the HMU zone. Drive-through services and new commercial structures are allowed with the approval of a conditional use permit by the Planning Commission.

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

The proposed use of the site for a drive-through car wash will not impair the integrity of the HMU district. The intent of the district is to provide areas for a variety of visitor-serving and auto-related uses in areas convenient to both freeway traffic and vehicles. Car washes are considered auto-related uses.

3. The site is suitable for the type and intensity of use or development that is proposed.

The site is approximately 0.43 acres of land in the HMU zoning district and meets the development standards of the HMU zoning district and the Arroyo Grande Municipal Code. The car wash is suitable for the site because it provides an appropriate transition between the existing single-family neighborhood and the other auto-related uses near East Grand Avenue and Highway 101. Additionally, the project complies with the City's noise ordinance to ensure the tranquility of the neighborhood is maintained.

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4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

The proposed project will utilize City supplied water, sanitation, and public utilities and services that ensure public health and safety. No aspect of the proposed project is anticipated to be overly impactful to these services. Conditions of approval developed for the project will additionally ensure public services are minimally impacted.

5. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity.

The proposed use will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, as it will comply conditions of approval specifically developed for the project for that purpose.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Conditional Use Permit 23-010 and Lot Line Adjustment 24-001, as set forth in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSTAIN

ABSENT:

the foregoing Resolution was adopted this 2nd day of April, 2024

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**JAMIE MARAVIGLIA
CHAIR**

ATTEST:

**PATRICK HOLUB
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**BRIAN PEDROTTI
COMMUNITY DEVELOPMENT DIRECTOR**

EXHIBIT 'A'
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 23-010 AND LOT LINE ADJUSTMENT 24-001
414, 418, 422 EAST GRAND AVE

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

GENERAL CONDITIONS

1. This approval authorizes the construction of a new drive-through car wash with a self-service vacuum area and a lot line adjustment.
2. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project. Before the demolition of any residential dwelling for the development of this project, the applicant shall submit an affidavit signed under penalty of perjury attesting to the fact that any residential dwelling to be demolished as part of this project was not rented by low income households within the past five years, as provided for in Government Code sections 66300.5 and 66300.6.
3. The applicant shall comply with all conditions of approval for Conditional Use Permit 24-010 and Lot Line Adjustment 24-001.
4. This application shall automatically expire on April 2, 2026 unless a building permit is issued. Thirty (30) days prior to the expiration of the approval, the applicant may apply for an extension of one (1) year from the original date of expiration.
5. Development shall conform to the Highway Mixed-Use development standards except as otherwise approved.
6. Development shall occur in substantial conformance with the plans presented to the Planning Commission at the meeting of April 2, 2024 and marked Exhibit B and on file in the Community Development Department.
7. To the extent permitted by law, Applicant shall defend, indemnify and hold harmless the City of Arroyo Grande, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The Applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City related to this permit or approval. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate at

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its own expense in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.

8. A copy of these conditions shall be incorporated into all construction documents.
9. Applicant shall submit a tabular matrix showing status of all conditions of approval and mitigation measures prior to first building permit submittal and again before project closeout.
10. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
11. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements".
12. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans including those specifically modified by these conditions.
13. The developer shall comply with Development Code Chapter 16.56, "Parking and Loading Requirements". All parking spaces adjacent to a wall, fence, or property line shall have a minimum width of 11 feet.
14. All parking areas of five or more spaces shall have an average of one-half foot-candle illumination per square foot of parking area for visibility and security during hours of darkness.
15. Trash enclosures shall be screened from public view with landscaping or other appropriate screening materials and shall be made of an exterior finish that complements the architectural features of the main building. The trash enclosure area shall accommodate recycling container(s).
16. Final design and location of the trash enclosure(s) shall be reviewed and approved by South County Sanitary in the form of a "Will Serve" letter.
17. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7 AM to 5 PM Monday through Friday, and from 9 AM to 5 PM on weekends. No construction shall occur on Sundays or City observed holidays.
18. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The lighting plan shall include the height, location, and intensity of all exterior lighting consistent with Section 16.48.090 of the Development Code. All lighting fixtures shall be shielded so that neither the

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lamp nor the related reflector interior surface is visible from adjacent properties. All lighting for the site shall be downward directed and shall not create spill or glare to adjacent properties. All lighting shall be energy efficient (e.g. LED).

19. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection/establishment of use. The landscape and irrigation plan shall be prepared by a licensed landscape architect subject to review and approval by the Community Development and Public Works Departments. The landscape plan shall be in conformance with Development Code Chapter 16.84 (Water Efficient Landscape Requirements) and shall include the following:
 - a. Tree staking, soil preparation and planting detail;
 - b. The use of landscaping to screen ground-mounted utility and mechanical equipment;
 - c. The required landscaping and improvements. This includes:
 - i. Deep root planters shall be included in areas where trees are within five feet (5') of asphalt or concrete surfaces and curbs;
 - ii. Water conservation practices including the use of low flow heads, drip irrigation, mulch, gravel, drought tolerant plants.
 - iii. An automated irrigation system using smart controller (weather based) technology.
 - iv. The selection of groundcover plant species shall include native plants.
 - v. Linear planters shall be provided in parking areas.
 - vi. Turf areas shall be limited in accordance with Section 16.84.010 of the Development Code.
20. For projects approved with specific exterior building colors, the developer shall paint a test patch on the building including all colors. The remainder of the building may not be painted until inspected by the Community Development Department to verify that colors are consistent with the approved color board. A 48-hour notice is required for this inspection.
21. All new electrical panel boxes shall be installed inside the building(s).
22. Buildings equipped with a fire sprinkler system shall also have a Fire Department Connection (FDC), which shall be located adjacent to a fire access roadway, be remote from all buildings outside the building collapse zone, and screened to the maximum extent permitted by the Building Official or Fire Chief.
23. Fire Department Connections (FDC) shall be located near a fire hydrant, which is no closer than 20 feet and no greater than 100 feet with no obstructions or barriers between the FDC and the hydrant such as roads or driveways.

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24. Double detector check valve assemblies shall be located directly adjacent to or within the respective building to which they serve, and screened to the maximum extent feasible.
25. All ducts, meters, air conditioning equipment and all other mechanical equipment, whether on the ground, on the structure or elsewhere, shall be screened from public view with materials architecturally compatible with the main structure. It is especially important that gas and electric meters, electric transformers, and large water piping systems be completely screened from public view. All roof-mounted equipment which generates noise, solid particles, odors, etc., shall cause the objectionable material to be directed away from residential properties.
26. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Development Code Section 16.08.100.

SUBDIVISION CONDITIONS

27. The developer shall comply with Development Code Chapter 16.20 "Land Divisions".
28. The developer shall comply with Development Code Chapter 16.64 "Dedications, Fees and Reservations."
29. The developer shall comply with Development Code Chapter 16.68 "Improvements".
30. An operations and maintenance agreement shall be submitted for all drainage facilities.
31. A building permit will not be issued until all drainage facilities are functional to the satisfaction of the Community Development Director.

SPECIAL CONDITIONS

32. Hours of operation for the car wash shall be limited to 8:00 am to 7:00 pm.
33. The project shall incorporate the design features identified in the noise impact study to ensure compliance with the City's noise standards contained in AGMC Section 9.16
 - a. The project shall incorporate a 120 hp HP International Dryer Company Predator System, or equivalent, to meet the acoustical benchmarks. Any modification of the dryer equipment would require a re-evaluation.
 - b. The exit from the car wash tunnel shall be 10 ft. by 10 ft, or smaller.
 - c. The project will incorporate a 6 ft. wall at the north property line.
 - d. An acoustic liner (Acoustiblok perforated metal panels, or equivalent) will line

the car wash tunnel, as indicated in the noise impact study.

BUILDING AND LIFE SAFETY DIVISION AND FIRE DEPARTMENT CONDITIONS

BUILDING CODES

34. The project shall comply with the most recent editions of the California Building Standards Code, as adopted by the City of Arroyo Grande.

FIRE LANES

35. **Prior to occupancy**, the applicant shall post designated fire lanes, per Section 22500.1 of the California Vehicle Code.
36. All fire lanes must be posted and enforced, per Police Department and Fire Department guidelines.
37. Provide Fire apparatus access per the California Fire Code Appendix D, as adopted by the City of Arroyo Grande.

FIRE FLOW/FIRE HYDRANTS

38. Project shall have a fire flow in accordance with the California Fire Code.
39. Utilize existing fire hydrant connection for Fire Department Connection (FDC) on East Grand Avenue frontage, along eastern edge of the subject site, per Fire Department and Public Works Department standards pursuant to the California Fire Code.

SECURITY KEY BOX

40. The applicant must provide an approved "security key box," per Building and Fire Department guidelines and per the California Fire Code.

ABANDONMENT / NON-CONFORMING

41. The applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions.

DEMOLITION PERMIT / RETAINING WALLS

42. A demolition permit must be applied for, approved and issued. All asbestos and lead shall be verified if present and abated prior to permit issuance.

OTHER PERMITS

43. County Air Pollution Control Board approval is required prior to demolition of existing

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structures on site.

44. The developer shall reimburse the City for all costs associated with outside plan checks performed at either the developer's or City's request.

ENGINEERING DIVISION CONDITIONS

POST CONSTRUCTION REQUIREMENTS REGIONAL WATER QUALITY CONTROL BOARD, STORMWATER CONTROL PLAN, OPERATIONS AND MAINTENANCE PLAN, AND ANNUAL STORMWATER CONTROL FACILITIES MAINTENANCE

45. The Applicant shall develop, implement and provide the City a:
- a. Prior to a building or grading permit a Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls complying with Engineering Standard 1010 Section 5.2.2.
 - b. Prior to final acceptance an Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls complying with Engineering Standard 1010 Section 5.2.3.
 - c. Annual Maintenance Notification indicating that all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls are being maintained and are functioning as designed.
 - d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).

GENERAL CONDITIONS

46. The developer shall sweep streets in compliance with Standard Specifications Section 13-4.03F.
47. For work requiring engineering inspections, working hours shall comply with Standard Specification Section 5-1.01.
48. Provide trash enclosure in compliance with Engineering Standard 9060 with solid/rain-deflecting roof. Drain of trash enclosure to tie into the onsite water quality BMP.
49. Trash enclosure area(s) shall be screened from public view with landscaping or other appropriate screening materials, and shall be reserved exclusively for dumpster and recycling container storage. Interior vehicle travel ways shall be designed to be capable of withstanding loads imposed by trash trucks.
50. All project improvements shall be designed and constructed in accordance with the most recent version of the City of Arroyo Grande Standard Specifications and Engineering Standards.

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51. Record Drawings (“as-built” plans) are required to be submitted prior to issuance of occupancy.
52. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director in compliance with Engineering Standard 1010 Section 9.3 E. Provide an electronic document on a flash drive in both AutoCAD and PDF format. AutoCAD drawings shall be in State plane coordinates.
53. Submit an electronic PDF file of approved improvement plans for inspection purposes during construction.
54. Preserve existing survey monuments and vertical control benchmarks in compliance with Standard Specifications Section 5-1.26A.
55. Provide one (1) new vertical control survey benchmark, per City Standard, as directed by City Engineer.

IMPROVEMENT PLANS

56. Public Improvement Plans, Site Civil Plans, and Maps shall be submitted to the Public Works Department Engineering Division be separate submittal from any vertical construction/structures building improvement plans.
57. Improvement plans must comply with Engineering Standard 1010 Section 1 and shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works Department and/or Community Development Department. The following plan sheet shall be provided:
 - a. Site Plan
 - i. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
 - ii. The location, size and orientation of all trash enclosures.
 - iii. All existing and proposed parcel lines and easements crossing the property.
 - iv. The location and dimension of all existing and proposed paved areas.
 - v. The location of all existing and proposed public or private utilities.
 - vi. Location of 100-year flood plain and any areas of inundation within project area.
 - b. Grading Plan with Cross Sections
 - c. Retaining Wall Plan and Profiles
 - d. Roadway Improvements Plan and Profiles
 - e. Storm Drainage Plan and Profile
 - f. Utilities - Water and Sewer Plan and Profile
 - g. Utilities – Composite Utility
 - h. Signing and Striping
 - i. Erosion Control

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- j. Landscape and Irrigation Plans for Public Right-of-Way
 - k. Tree Protection Plan
 - l. Details
 - m. Notes
 - n. Conditions of Approval and Mitigation Measures
 - o. Other improvements as required by the Community Development Director.
(NOTE: All plan sheets must include City standard title blocks)
 - p. Engineers estimate for construction cost based on County of San Luis Obispo unit cost.
58. Submit all retaining wall calculations for review and approval by the Community Development Director including any referenced geotechnical report.
59. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.
60. Applicant shall fund outsourced plan and map check services, as required.
61. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way (City, County and/or Caltrans).

STREET IMPROVEMENTS

62. Obtain approval from the Public Works Director prior to excavating in any street recently over-laid or slurry sealed. The Director shall approve the method of repair of any such trenches, but shall not be limited to an overlay or type 2 slurry seal.
63. Remove existing roadway striping and markers prior to any overlay or slurry seal work to the satisfaction of the Public Works Director. Use only thermoplastic roadway striping.
64. Street structural sections shall be determined by an R-Value soil test, but shall not be less than 3" of asphalt and 6" of Class II AB.
65. Restripe all striping along project frontage using thermoplastic roadway striping upon completion of project.
66. Developer shall repave the roadway width adjacent to the project site five feet past the furthest abandonment for the entirety of the Oak Street and E. Grand Avenue frontages, respectively.
67. Add green striping in bike lanes across conflict zones, to the satisfaction of the City Engineer.
68. The applicant shall ensure that all driveway approaches and curb ramps meet Americans with Disabilities (ADA) and City standards.

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69. Add red curb striping adjacent to the project driveway, as recommended by the traffic analysis prepared for this project.

CURB, GUTTER, AND SIDEWALK

70. Install new concrete curb, gutter, and sidewalk as directed by the Community Development Director and Public Works Director.
71. Color any such new facilities as directed by the Community Development Director.
72. Install tree wells with root barriers for all trees planted adjacent to curb, gutter and sidewalk to prevent damage due to root growth.
73. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director
74. Install sidewalk along Oak Street consistent with Engineering Standard 4110

DEDICATIONS AND EASEMENTS

75. All easements, abandonments, or similar documents to be recorded as a document separate from a map, shall be prepared by the applicant on 8 1/2 x 11 City standard forms, and shall include legal descriptions, sketches, closure calculations, and a current preliminary title report. The applicant shall be responsible for all required fees, including any additional required City processing.

GRADING AND DRAINAGE

76. PRIOR TO ISSUANCE OF A GRADING PERMIT, the developer shall submit one (1) copies of the final project-specific Storm Water Pollution Prevention Plan (SWPPP) or a Water Pollution Control Plan (WPCP) consistent with the San Luis Obispo Regional Water Quality Control Board (RWCB) requirements.
77. All grading shall be performed in accordance with the City Grading Ordinance and Standard Specifications and Engineering Standards.
78. Drainage facilities shall be designed in compliance with Engineering Standard 1010 Section 5.1.2.
79. Submit a soils report for the project shall be prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report. The date of the soils report shall be less than 3 years old at the time of submittal.
80. Infiltration basins shall be designed based on soil percolation tests. Infiltration test

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shall include adequate borings depth and frequency to support design recommendations.

WATER

81. Whenever possible, all water mains shall be looped to prevent dead ends. The Public Works Director must grant permission to dead end water mains.
82. A Reduced Pressure Principle (RPP) backflow device is required on all water lines to the structure and landscape irrigation.
83. Double Detector Check (DDC) backflow devices are required on the water service line to the structures. FDCs must be remote and locations to be approved by the Building Official and Fire Chief.
84. The DDC shall be placed inside the building or adjacent to the building. Other locations for the DDC shall be approved by the Director or Community Development.
85. Non-potable water for construction purposes is available at the Soto Sports Complex. The City of Arroyo Grande does not allow the use of hydrant meters.
86. Lots using fire sprinklers shall have individual service connections.
87. Existing water services to be abandoned shall be abandoned in compliance with Engineering Standard 6050.
88. Existing water services along Oak Street and East Grand Avenue shall be abandoned per City Standard 6050 B.
89. A new water service will be required in place of the existing service along Oak Street per City Standard 6230, to the satisfaction of the Utilities Manager, along with back flow per City Standard 6420.

SEWER

90. The applicant shall extend the sewer main to adequately serve the project across the property frontage. All new sewer mains shall be a minimum diameter of 8".
91. All sewer laterals shall comply with Engineering Standard 6810.
92. All water and sewer laterals not being used for this project shall be abandoned in compliance with Engineering Standard 6050.
93. Each parcel shall be provided a separate sewer lateral. Laterals shall be sized for the appropriate use, minimum 4".

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94. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with Standard Specifications and Engineering Standards.
95. Obtain approval from the South San Luis Obispo County Sanitation District for the development's impact to District facilities prior to permit issuance.
96. Obtain approval from the South San Luis Obispo County Sanitation District prior to relocation of any District facilities.
97. Submit a will-serve letter from South County Sanitary stating that the property access and location of trash receptacles is adequate for trash collection service.
98. Design the drain inlets to be located near the egress driveway.
99. Existing lateral along Oak Street shall be video inspected prior to reuse for car wash. If the condition of the lateral is determined to be poor by the City's Utility Manager, the lateral shall be abandoned and replaced per City Standard 6810.
100. Existing laterals along East Grand Avenue shall be abandoned per City Standard 6050 E.

PUBLIC UTILITIES

101. The developer shall comply with Development Code Section 16.68.050: All projects that involve the addition of over 500 square feet of habitable space shall be required to place service connections underground - existing and proposed utilities.
102. All new and relocated dry utilities shall be shown on a utility plan.
103. Prior to approving any building permit within the project for occupancy, all conditions of approval for project shall be satisfied.
104. Public Improvement plans shall be submitted to the public utility companies for review and approval. Utility comments shall be forwarded to the Director of Public Works for approval.
105. Street lighting shall comply with Engineering Standard 1010 Section 3.1.2.Q.
106. Upon execution of PG&E contract, submit contract to the City. Include PG&E schematic in the project plan set."

PUBLIC SAFETY

107. **Prior to issuance of building permit**, applicant to submit exterior lighting plan for Police Department approval.

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108. **Prior to issuance of a certificate of occupancy**, the applicant shall post accessible parking signage, per California Building Code Section 11A and other applicable standards.
109. **Prior to issuance of a certificate of occupancy**, the applicant shall install a burglary [or robbery] alarm system per Police Department guidelines, and pay the Police Department alarm permit application fee.
110. **Prior to issuance of a certificate of occupancy**, for any parking lots available to the public located on private lots, the developer shall post private property "No Parking" signs in accordance with the handout available from the Police Department.

FEES AND BONDS

The applicant shall pay all applicable City fees, including the following:

111. **FEES TO BE PAID PRIOR TO PLAN SUBMITTAL**

- a. **Map check fee** for Lot Line Adjustment.
- b. **Plan check** for grading plans (Based on an approved earthwork estimate).
- c. **Plan check** for improvement plans (Based on an approved construction cost estimate).
- d. **Permit Fee** for grading plans (Based on an approved earthwork estimate).
- e. **Inspection Fee** of public improvement plans (Based on an approved construction cost estimate).
- f. **Plan Review Fee** (Based on the current Building Division fee schedule.
NOTE: The applicant is responsible to pay all fees associated with outside plan review consultants)

112. **FEES TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT**

- a. **Water Neutralization fee**, to be based on codes and rates in effect at the time of building permit issuance, involving water connection or enlargement of an existing connection.
- b. **Water Distribution fee**, to be based on codes and rates in effect at the time of building permit issuance.
- c. **Water Meter charge** to be based on codes and rates in effect at the time of building permit issuance.
- d. **Water Availability charge**, to be based on codes and rates in effect at the time of building permit issuance.
- e. **Traffic Impact fee**, to be based on codes and rates in effect at the time of building permit issuance.
- f. **Traffic Signalization fee**, to be based on codes and rates in effect at the time of building permit issuance.
- g. **Fire Protection fee**, to be based on codes and rates in effect at the time of building permit issuance.
- h. **Police Facilities fee**, to be based on codes and rates in effect at the time

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- of building permit issuance.
 - i. **Sewer Connection fee**, to be based on codes and rates in effect at the time of building permit issuance.
 - j. **South San Luis Obispo County Sanitation District Connection fee**.
 - k. **Drainage fee**, as required by the area drainage plan for the area being developed.
 - l. **Park Development fee**, the developer shall pay the current parks development fee for each unit approved for construction (credit shall be provided for existing houses), to be based on codes and rates in effect at the time of building permit issuance.
 - m. **Construction Tax**, the applicant shall pay a construction tax.
 - n. **Alarm Fee**, to be based on codes and rates in effect at the time of development.
 - o. **Strong Motion Instrumentation Program (SMIP) Fee**, to be based on codes and rates in effect at the time of development.
 - p. **Building Permit Fee**, to be based on codes and rates in effect at the time of development.
113. **Prior to issuance of a certificate of occupancy**, the applicant shall install a burglary [or robbery] alarm system per Police Department guidelines and pay the Police Department alarm permit application fee.
114. **Preliminary Title Report**, a current preliminary title report shall be submitted to the Director of Public Works prior to checking the map. If the property owner is a Limited Liability Company (LLC), provide names and contact information for the individual owners. A current subdivision guarantee shall be submitted to the Director of Public Works prior to recording the Map.

BONDING SURETY

115. **Erosion Control**, prior to issuance of the grading or building permit, all new residential construction requires posting of a \$1,200.00 performance bond for erosion control and damage to the public right-of-way. This bond is refundable upon successful completion of the work, less expenses incurred by the City in maintaining and/or restoring the site.
116. The applicant shall provide bonds or other financial security for the following. All bonds or security shall be in a form acceptable to the City, and shall be provided prior to recording of the map, unless noted otherwise. The minimum term for Improvement securities shall be equal to the term of the subdivision agreement.
- a. **Faithful Performance**, 100% of the approved estimated cost of all subdivision improvements.
 - b. **Erosion Control and Landscape**, 100% of the approved estimated cost of all erosion control work during construction and the estimated cost of all final landscaping after construction is complete. This bond

is refundable upon successful completion of the work, less expenses uncured by the City in maintaining and/or restoring the site.

- c. **Labor and Materials**, 50% of the approved estimated cost of all subdivision improvements.
- d. **One Year Guarantee**, 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements.
- e. **Monumentation**, 100% of the estimated cost of setting survey monuments.
- f. **Tax Certificate**, the applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property