



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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MEMORANDUM

Date: July 1, 2013
To: Stephanie Fuhs, Project Planner
From: Tim Tomlinson, Development Services
Subject: Public Works Comments on DRC2012-00114, MENDOZA MUP, 17th Street, Oceano, APN 062-083-004

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Drainage and Flood Hazard information (see comment below). Provide preliminary plans for retention of this site's stormwater run-off. Provide the 100 year flood elevation at this site and show that the structure's finished floor will be one foot above that elevation.
2. The applicant proposes a vacation of an adjacent alley and the purchasing of vacated alley property from a neighbor. The proposed vacation will follow a separate application process. Any vacated land purchased from a neighbor will require a Lot Line Adjustment to combine it with this property.

Public Works Comments:

- A. The applicant proposes to connect to the "City Storm Drain System". As there is no such system in Oceano, a revision to the applicant's proposal is required.
- B. The proposed project triggers Curb Gutter and Sidewalk requirements per 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works.

D. The proposed project is within a Flood Hazard area. A Flood Hazard plan is required to be submitted and it will be reviewed at the time of Building Permit submittal by Public Works.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - b. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
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**, all public improvements will have been constructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
4. **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, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be detained on-site (or under the fronting right-of-way) and the design of the detention structure shall be approved by the Department of Public Works.
6. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Title 23.
7. **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.



1755 17th Street
celia to: sfuhs

08/14/2013 02:48 PM

From: <celia@oceanocsd.org>
To: <sfuhs@co.slo.ca.us>
Please respond to <celia@oceanocsd.org>

History: This message has been replied to.

Stephanie,

The Oceano Community Services District intends to serve APN 062-083-004. Once OCSD receives full set of construction drawings it will move forward to provide a will serve letter for the project. If you have any questions feel free to email me back. Thank you.

Celia