

Land Use Committee Project Report – August, 2014

The Committee met on 8/4/2014. Attending: Mary Webb, Marj Sewell, Laurel Stewart, Tony Church, and applicant John Crawford.

Projects link:

<http://www.slocounty.ca.gov/planning/referrals.htm>, then click on *coastal*

**1 - DRC2014-00003 CRAWFORD** – The applicant seeks a MUP to remodel the upper deck and roof of the Single Family Residence at 2150 Windsor Blvd, Cambria. APN: 023-048-002

The Committee finds the project to be an enhancement of the home, and recommends approval.

**2 - DRC2013-00116 STOOHOFF** – The applicant seeks a MUP for a two-story addition of 558 square feet and conversion of an existing bedroom/bath to a garage of the Single Family Residence at 967 Sheffield St, Cambria. APNs: 022-212-034 and -035

The Committee finds the project to be an enhancement of the home and neighborhood. We request the County ensure effective routing (and if possible, retention) of run-off coming off the steep hill behind the addition, and we recommend approval.

**3 - DRC2013-00112 CAMBRIA CSD** – The applicant is proposing the follow-up development plan/CDP for a 250 AFY capacity back-up brackish water supply project on San Simeon Creek. The Emergency permit (ZON2013-00589), with 23 conditions, was issued on 5/15/2014. Condition #6 states: “Within 30 days of the date of issuance of this emergency permit, the permittee shall apply for a regular Coastal Development Permit to authorize the emergency project. The regular permit will be subject to all applicable provisions of the California Coastal Act and the Local Coastal Program, including the specific requirements for desalination facilities in the North Coast Area Plan Community Wide Policy 4D and the policies applicable to protecting creek and stream resources, and may be conditioned accordingly...”. Condition # 8 states: “This [emergency] permit does not obviate the need to obtain necessary authorization and/or permits from other agencies.”

**Concerns**

1 - The project is evidently incompatible with the Coastal Act, the Local Coastal Program, including the NCAP, as well as other agency requirements and laws, based on comments which the Coastal Commission, U.S. Fish and Wildlife, the Central Coast Regional Water Quality Control Board, and the California Department of Parks and Recreation sent CCSD in regard to their CEQA findings.

2 –California Coastal Commission staff sent CCSD staff and General Manager an early morning August 4<sup>th</sup> e-mail in response to a CCSD e-mail which had asked for a *Possible interagency meeting on Cambria water supply project?* The response:

“We

*recommend the District hold off on completing CEQA or funding the proposed project until after the [interagency] meeting, as you are likely to get advice and guidance from the agencies about substantial changes needed for the project to avoid significant impacts and be consistent with*

*several requirements and laws – e.g. the current proposal is likely to result in permanent loss of one or more age classes of steelhead, so your expected operation would need to be severely curtailed.”*

3 – At their August 4<sup>th</sup> Special Meeting, CCSD signed loan papers to finance a project, but have tabled adoption of their CEQA document and the Title 22 Technical Report pending that interagency meeting and any changes to the project which may result.

***Action***

The Committee finds that the current CDP application is insufficient for review and the project evidently incompatible with Coastal requirements and policy and other requirements and law, so that the project may change substantially. Until we know what the project is, we cannot make a recommendation. We would like to do so after the project has been revised and a revised application (project description) provided.

Respectfully submitted. Laurel Stewart, LUC Chair



**Fw: DRC2013-00116 STOOTHOFF, Coastal E-Referral, MUP, Cambria**  
Airlin Singewald to: Brandi Cummings

08/01/2014 03:52 PM

FYI - please print and add to file.

Airlin Singewald  
San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 08/01/2014 03:51 PM -----

From: Charles Riha/Planning/COSLO  
To: Airlin Singewald/Planning/COSLO@Wings  
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings  
Date: 08/01/2014 03:28 PM  
Subject: Re: DRC2013-00116 STOOTHOFF, Coastal E-Referral, MUP, Cambria

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Airlin,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
2. It may be necessary for you to employ the services of a California registered architect or engineer for the design of portions of the project that do not meet "conventional construction" as defined by our current building code.
3. The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system may be required.

Charles Riha, Plans Examiner III



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**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

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**MEMORANDUM**

Date: July 13, 2014  
To: Airlin Singewald Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2013-00116, Stoothoff MUP, Sheffield St, Cambria, APN 022-212-034 & 035**

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.

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**Public Works Comments:**

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of building permits.
- B. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

**Recommended Project Conditions of Approval:**

**Drainage**

1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
2. **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 22.52.120.
3. **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.