



GM FH
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

FEB 20 2015

DATE: 2/18/2015

FR TO: PW

D FROM: Cheryl Cochran (805-781-1366 or ccochran@co.slo.ca.us) OF PUBLIC WORKS Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00087 MUELLER – Proposed minor use permit for a secondary dwelling consisting of a 1160 sf manufactured home with a driveway and utilities. Site location is 2199 Falcon Ridge Lane, Los Osos. APN: 074-225-015

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - 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 SO INDICATE, OR CALL.

NO COMMENT

3-1-15
Date

Ann Conlinson 5271
Name Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

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TO: CALFIRE

RECEIVED FEB 23 2015

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Coastal Team / Development Review

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CAL FIRE / SLO COUNTY FIRE HAS NO CONCERNS FOR FIRE OR LIFE SAFETY.

Date 2/25/15

Name TRAVIS CRAIG

Phone 805-543-4244



CAL FIRE – SAN LUIS OBISPO FIRE SAFETY PLAN



Date: **February 25, 2015**

Project Number: DRC2014-00087

Project City: Los Osos

Owner Name: Troye Mueller

City, State, Zip: Los Osos, Ca. 93402

Agent Name: Dana Rudebeck

City, State, Zip: San Luis Obispo, Ca. 93401

Project Location: 2199 Falcon Ridge Lane

Cross Street: Clark Valley Road

Owner Address: 2199 Falcon Ridge Lane

Owner Phone(s): 805-748-9375

Agent Address: 3960 Higuera Street

Agent Phone(s): 805-305-7349

Project Description: 1,160 SF Manufactured home on property as secondary dwelling with driveway.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **5** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:	
<input checked="" type="checkbox"/>	SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
<input checked="" type="checkbox"/>	FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/>	Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
<input checked="" type="checkbox"/>	Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input checked="" type="checkbox"/>	TANK A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/>	gallons of minimum water storage is required for fire protection
<input checked="" type="checkbox"/>	Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input checked="" type="checkbox"/>	Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input checked="" type="checkbox"/>	Automatic Fill, Sight Gauge & Venting System required
<input checked="" type="checkbox"/>	Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input checked="" type="checkbox"/>	System must gravity drain to the Fire Department Connection
<input checked="" type="checkbox"/>	Fire connection shall be located on the approach to the structure(s)
<input checked="" type="checkbox"/>	Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input checked="" type="checkbox"/>	Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input checked="" type="checkbox"/>	Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input checked="" type="checkbox"/>	If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input checked="" type="checkbox"/>	Must maintain a 3 foot clear space around the circumference of the connection at all times
<input checked="" type="checkbox"/>	Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input type="checkbox"/>	HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.
<input type="checkbox"/>	****Must submit a completed Community Water System Verification Form
<input type="checkbox"/>	Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input type="checkbox"/>	Must be located within 8 feet of the roadway
<input type="checkbox"/>	Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input type="checkbox"/>	Hydrant must be located within 250 feet of the residence.
<input type="checkbox"/>	Must maintain a 3 foot clear space around the hydrant at all times

<input type="checkbox"/>	ACCESS ROAD A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	DRIVEWAY must be 10 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input checked="" type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input checked="" type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input checked="" type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input checked="" type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input checked="" type="checkbox"/>	Electric gates shall be maintained <u>operational at all times</u> 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.
<input checked="" type="checkbox"/>	Must be setback a minimum of 30 feet from the SLO County maintained road
<input checked="" type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input checked="" type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input checked="" type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class C non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance <u>and</u> directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: The existing address numbering, driveway, water storage tank, residential fire connection and defensible space must meet all relative minimum standards. Follow Gate standards only if adding a gate.	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Inspector

Travis Craig
Fire Captain



Re: DRC2014-00087 MUELLER, Coastal E-Referral, MUP, Los Osos 

Michael Stoker to: Cheryl Cochran, Donna Hawkins

02/27/2015 08:13 AM

Cc: Cheryl Journey

Cheryl,

Please find the building departments comments below and let me know if you have any comments.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a 1160 sq. ft manufactured home for a secondary dwelling with a new driveway and utilities. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Any structural elements which do not comply with the prescriptive requirements of the California Residential Code shall be designed by a licensed design professional. Provide plans for the foundation design.
- 3) Provide details on the plans for the marriage connection for the two sections of the manufactured home.
- 4) Provide an electrical plan to show the location of the electrical service.
- 5) The plans should reflect the plumbing connections (ie. Water service, drainage and waste and gas). Specify the type and size of the material / piping to be used.

Michael Stoker
Building Division Supervisor, CASp
805.781.1543

