



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

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email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 13, 2015
To: Schani Siong, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2014-00104, McLaughlin MUP, 9th St., Cayucos, APN 064-152-036**

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. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. The project residential driveway approach as shown exceeds the 20 foot maximum width allowed per County Standards .
- B. The project appears to meet the applicability criteria for Stormwater Management (Note that the driveway approach and the pavers all contribute to the impervious area,). Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCPC+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Stormwater Pollution Prevention

2. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.



Re: DRC2014-00104 MCLAUGHLIN, Coastal E-Referral, MUP, Cayucos 
Michael Stoker to: Schani Siong
Cc: Cheryl Journey, Martin Mofield
03/06/2015 12:46 PM

Schani,

Please find the building departments comments for DRC2014-00104 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new two-story single family residence of 2,518 sq. ft.. 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) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) The front elevation as shown on sheet A6 shows the structure has projections extending to the property line. Please see comment 2 above as projections are not permitted to extend to the property line.
- 4) Provide plans which clearly show the structural design for the project to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element(s) not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design. All supporting documentation (structural calculations, truss calculations, product information, etc) will need to be provided as well.
- 5) A grading permit may need to be provided and grading plans submitted for review.
- 6) Provide an electrical plan to show the location of all electric panels, sub-panels, receptacles, light switches, lights, smoke detectors and Co alarms, etc.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines as they will need to comply with the 2013 CPC.
- 8) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 9) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 10) Fire sprinklers will be required under a separate permit and plans showing the design provided for review.

Thanks

Paso Robles Beach Water Association
P.O. BOX 315, CAYUCOS, CA 93430
PH: (805) 995-3766 FAX: (805) 995-0953

FINAL WATER WILL SERVE LETTER

March 9, 2015

To: San Luis Obispo County
Department of Planning and Building
County Government Center San Luis Obispo, CA 93408

Address: 11 9th Street, Cayucos, CA 93430

Assessor Parcel Number: 064-152-036 **Lot:** 15/16 **Block:** 12 **Subdivision:** PR1

Building Application Number/Permit #: (**MUP#** DRC2014-00104)

Project: NEW Single Family Residence

The property listed above has met the requirements of the Water Will-Serve Notice and Conditional Water Will-Serve Letter.

A new 1 inch water meter service and 1 inch water meter will be installed.

Sincerely,



Grace Pope, Administrative Supervisor
Paso Robles Beach Water Association

CAYUCOS SANITARY DISTRICT

200 Ash Avenue
P.O. Box 333, Cayucos, California 93430-0333
805-995-3290

GOVERNING BOARD

R. Enns, President
D. Chivens, Vice-President
S. Lyon, Director
C. Maffioli, Director
D. Lloyd, Director

February 25, 2015

DIANA MCLAUGHLIN
16 E SUNSET DR S
REDLANDS, CA 92373-7226

Subject: APN# 064-152-036 – 11 9TH STREET, Cayucos, CA

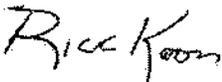
This letter is to notify you of the Cayucos Sanitary District's Intent to Serve the property located at 11 9TH STREET, Cayucos, CA.

The Cayucos Sanitary District will issue conditions for this project once we've had an opportunity to review the plans. These conditions will include any easement encroachment issues that may exist, backflow requirements etc.

A copy of our Conditional Sewer Will Serve Letter will be forwarded to the County Planning and Building Department upon issue.

If there are questions or comments regarding this letter, please contact me at the District office.

Sincerely,



Rick Koon
District Manager