



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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Date: November 6, 2015  
To: Michael Conger, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2015-00050 MUP, CHC Oceano**

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 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 or Flood Hazard information.
  - a. Submit a letter from the project Engineer or project Soils Engineer stating that the proposed subsurface drainage facilities will be adequate given the seasonally high ground water elevation. Provide historical groundwater elevation data.
2. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water 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/SWCP+Application+Pkg.pdf>

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**Public Works Comments:**

- A. 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. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- B. 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. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- C. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water 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/SWCP+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](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

### **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 22.54.030/23.05.106 (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. Construct new commercial driveway and reconstruct, if necessary, all deteriorated or non-compliant **Cienaga Street (State Route 1)** frontage improvements in accordance with Caltrans Standards. A separate encroachment permit will be required from Caltrans for this work.
  - b. Street plan and profile to construct **21<sup>st</sup> Street** frontage improvements to an A-2d urban street section. Minimum width to include 12' travel lane plus 8' parking lane on the east (project) side of centerline; and a 12' travel lane with 2' aggregate base shoulder on the west side of centerline.
  - c. Drainage ditches, culverts, and other structures.
  - d. 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**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
6. **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, landscaping, street

lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

### Offers

7. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public right-of-way easements by separate document for a 20-foot radius property line return at the intersection of **Cienaga Street (SR 1)** and **21<sup>st</sup> Street**. Submit the document/s to Public Works for review and approval prior to recordation with the County Clerk.
8. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing rights-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
9. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

### Drainage

10. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and a report prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. All displaced flood plain waters must be retained on-site and the design of the storage device shall be approved by the Department of Public Works.
11. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.
12. **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 (half of the project site is located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 0603041601G.)
13. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval.
14. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
15. **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.

### Storm Water Control Plan

16. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water 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 Storm Water Quality Standards and shall include a drainage plan, an erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.

17. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
18. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

#### Other Agency Encroachment

19. **Prior to issuance of construction permits**, all work which encroaches into the Cienaga Street (SR 1) right-of-way shall require an encroachment permit issued by Caltrans. No County permits shall be issued without evidence of a Caltrans encroachment permit, or that a permit is not required.

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UPDATED: November 16, 2015



**Re: DRC2015-00050 COMMUNITY HEALTH CENTER, South County  
E-Referral, VARIANCE, Oceano**

**Michael Stoker** to: Michael Conger

10/27/2015 01:12 PM

Cc: Cheryl Journey, Stephen Hicks, Charles Moloney, Martin Mofield

History: This message has been forwarded.

Michael,

Please find the building departments comments for DRC2015-00050 below. Please 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 new community health center of approximately 14,500 sq. ft. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

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

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) Is the building going to be an OSHPD 3 or 4 classifications? If so, the design and specifications will need to clearly comply with the 2013 California Building Standards Codes for OSHPD 3 or 4.
- 4) Specify the occupancy classification and Type of Construction on the cover sheet of the plans to verify compliance with the 2013 CBC.
- 5) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Section 508.
- 6) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 7) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
- 8) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 9) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 10) The accessibility elements throughout will need to be shown, detailed, and / or

noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.)

- 11) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 12) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
- 13) A grading permit and SWPPP plan will be required for this project.
- 14) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
- 15) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
- 16) Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
- 17) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13.
- 18) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
- 19) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
- 20) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.
- 21) Note: if the applicant is interested in the E-Plan Review process for this project, please contact Martin Mofield at 781-5629 to obtain more information.

Thanks

Michael Stoker  
Building Division Supervisor, CASp  
805.781.1543





**Fw: DRC2015-00050 COMMUNITY HEALTH CENTER South County  
E-Referral, VARIANCE (Oceano)**

**Craig Piper** to: Michael Conger

10/29/2015 08:56 AM

Hi Michael,

After reviewing the attached project referral We do have a couple comments.

First, the project location is approximately 3100 feet from the end of the runway at the Oceano Airport. In addition, it is approximately 1000 feet from the extended runway center line. This location will experience aircraft overflight and any potential noise associated with aircraft operations. If not already in place an Avigation easement should be obtained.

Second, due to the proximity of the project to the airport, construction projects are to be reviewed by the FAA to ensure they don't create obstructions or other issues affecting aircraft in flight. This can be accomplished by submitting the required information on the FAA website at:  
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Craig Piper  
Assistant Director  
Department of Airports  
County of San Luis Obispo  
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 10/29/2015 08:41 AM -----

From: Mail for PL\_Referrals Group  
To:  
Cc: Michael Conger/Planning/COSLO@Wings, Teresa Ditmars/Planning/COSLO@Wings  
Date: 10/28/2015 02:59 PM  
Subject: DRC2015-00050 COMMUNITY HEALTH CENTER South County E-Referral, VARIANCE (Oceano)  
Sent by: Donna Hawkins

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**San Luis Obispo County  
Planning & Building Department**

**DRC2015-00050 COMMUNITY HEALTH CENTER South County E -Referral, VARIANCE (Oceano)**

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This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Please comment on all issues that you see may be associated with this project.**

Please respond to this referral within 14 days of receiving this e-mail.

**Community Advisory Groups, please respond within 60 days of receiving this e-mail.**

Direct your comments to the planner, Michael Conger, (805) 781-5136 [mconger@co.slo.ca.us](mailto:mconger@co.slo.ca.us)