

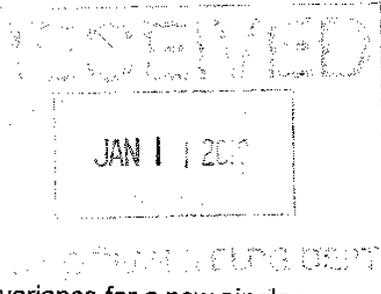


SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL



DATE: 8/6/2015

TO: Cayucos CAC

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00021 HOLLAND - Proposed variance for a new single family residence of 3,360 sf with an attached 1,074 sf garage. Site location is 460 Chaney Av, Cayucos. APN: 064-404-012

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 I - 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.

Recommend for approval as long as issues are resolved with mitigation and area standards met

1-7-16
Date

Marie Jagna
Name

805-995-0632
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: August 14, 2015
To: Terry Wahler, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2015-00021, Holland MUP, Chaney Av., Cayocos, APN 064-404-012**

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 or Flood Hazard information. Drainage plan is required to be prepared by a registered civil engineer to be reviewed at this time by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance.
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.

Public Works Comments:

- A. The project meets the applicability criteria for Storm Water Management (approx.. 2600 sf of impervious area). 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

Recommended Project Conditions of Approval:

Access

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.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
3. **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.
4. **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.
5. **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

6. **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 preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
7. **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.
8. **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.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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THIS IS A NEW PROJECT REFERRAL

DATE: 8/6/2015
TO: Cayucos Five Protection Dist.
FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00021 HOLLAND - Proposed variance for a new single family residence of 3,360 sf with an attached 1,074 sf garage. Site location is 460 Chaney Av, Cayucos. APN: 064-404-012

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?

- X 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.)
X 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.

8-21-15 Date
Name: Darrin Carlson
Phone: 995-3322

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711
planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm



Re: DRC2015-00021 HOLLAND, Coastal E-Referral, Variance, Cayucos

Michael Stoker to: Terry Wahler

08/19/2015 12:30 PM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

Terry,

Please find the building departments comments 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 single family residence of 3,360 sq. ft with an attached garage of 1,074 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) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 4) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 5) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 6) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 7) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 8) Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 9) A grading plan may be required depending on the total area of disturbance.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543

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

September 24, 2015

MATTHEW HOLLAND
29001 IRONWOOD LN
SAUGUS, CA 91390

Subject: APN# 064-404-012
460 CHANEY AVE, CAYUCOS, CA 93430

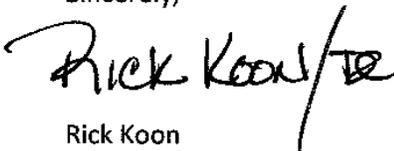
This letter is to notify you of the Cayucos Sanitary District's Intent to Serve the property located at the above address.

The Cayucos Sanitary District will issue conditions for this project once the minor use process is complete, you have applied for a building permit, and 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



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

Fax (805) 781-1229

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

DISTRICT County Service Area No. 10A IS WILLING AND ABLE TO PROVIDE WATER SERVICE TO ASSESSORS PARCEL NUMBER 064-404-012, Lots 24 & 25, Block 11, AT 460 Chaney Avenue LOCATED IN THE COMMUNITY OF Cayucos, SUBJECT TO ALL FEES AND CONDITIONS OF THE RULES AND REGULATIONS OF THE DISTRICT, AND SUBJECT TO AN APPROVED FIRE SAFETY PLAN AND COMPLIANCE WITH UNIFORM FIRE CODE REQUIREMENTS OF THE LOCAL FIRE PROTECTION AGENCY. FEES AND CHARGES IN EFFECT AT TIME OF CONNECTION TO BE PAID IN FULL PRIOR TO INSTALLATION OF WATER METER.

SIGNATURE

HYDRAULIC OPERATIONS ADMINISTRATOR
TITLE

March 4, 2013
DATE

Planning No. B
WPL# 232
Matt Holland
661-296-5644



November 2, 2015

File No.: 0916-01
SLO Co. File Nos. **DRC2015-00021**

Mr. & Mrs. Matt and Bettina Holland
C/o John MacDonald, Architect
2813 Santa Barbara Avenue
Cayucos, California 93430



Attention: Mr. John MacDonald

Subject **Review of Engineering Geologic Investigation**

Project: **Holland Residence**
460 Chaney Avenue (APN 064-404--012)
Cayucos Area of San Luis Obispo County, California

References: 1. Engineering Geologic Investigation, 460 Chaney Avenue, APN: 064-404-012, Cayucos Area, San Luis Obispo County, California, Project No. SL07576-3, prepared by Geosolutions, Inc., dated May 19, 2015.

Dear Mr. & Mrs. Holland:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on October 30, 2015; and review of the above referenced engineering geology report (Reference 1).

The report was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the referenced report presents a comprehensive outline, modeling the site engineering geology and geologic constraints.

It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the engineering geologic investigation prepared by Geosolutions, Inc., dated May 19, 2015.

November 2, 2015

File No. 0916-01
SLO Co. File Nos. DRC2015-00021

It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA & CZLUO compliance. The itemized recommendations Nos. 1-13 summarized on pp. 3-4 (Reference 1) should be included as conditions of approval prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 1511-100.REV

- Copies: Addressee (2)
Mr. & Mrs. Matt and Bettina Holland (1)
Mr. Terry Wahler, San Luis Obispo County Planning Department (1)
Mr. John Kammer, Geosolutions, Inc. (1)
SLO County Geology files (1)

November 2, 2015

File No. 0916-01

SLO Co. File Nos. DRC2015-00021

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	X	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	X	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	N/A	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s , S_1 , S_{MS} , S_{M1} , S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	N/A	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Engineering geology report signed by CEG	X	