



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

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Date: January 22, 2016
To: James Caruso, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2015-00068, Thomas MUP, Peachy Canyon Rd., Paso Robles, APN 018-191-005**

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 Comments:

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 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Access

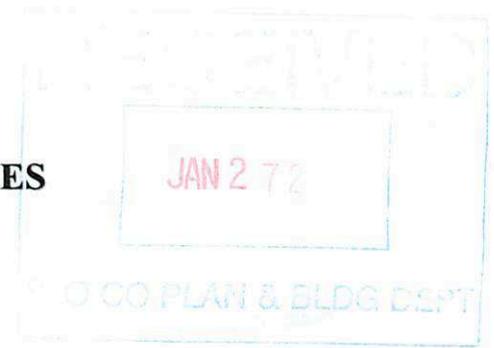
1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

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 22.52.110 (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.



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"



January 25, 2016

James Caruso
San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

RE: DRC2015-00068 Thomas
Peachy Canyon Road, Paso Robles

Dear James:

Thank you for the opportunity to comment on the application submitted by Betty Thomas for two single family residences on Peachy Canyon Road.

The project will generate traffic in the City of Paso Robles. In order to mitigate these impacts and maintain consistency with conditions of approval applied to the Santa Ysabel Ranch on S. River Road, the following condition of approval is recommended:

- Traffic impact fees shall be imposed on the building permits in the amount of 80% of the fees in place, in the City, at the time the building permits are issued.

Once this project is scheduled for hearing, please provide us notice of the hearing and a copy of your staff report. We do appreciate the opportunity to comment.

Sincerely,

John Falkenstien
City Engineer

cc: Warren Frace, Community Development Director

Bullard, Clint@CALFIRE

From: Bullard, Clint@CALFIRE
Sent: Tuesday, October 13, 2015 11:03 AM
To: Tim Roberts (tim@robertsenginc.com)
Subject: driveway proposal

Mr. Roberts,

CAL FIRE/County Fire will support the proposed residential driveway (Roberts Engineering - 10/11/2015) with the following mitigation –

- The entire driveway must be constructed so as to provide an edge to edge driving surface of no less than 16-feet wide.
- A “rough finished” concrete surface will be required for the entire driveway from Peachy Canyon Road to the primary residence. The entire concrete surface must be 16-feet wide.
- At NO point, may any portion of the driveway exceed an 18% grade.
- Only galvanized steel water storage tanks will be allowed to be placed for future residential development at the site.
- Class A roof covering(s) will be required for all structures.
- Once installed, the monitored security system must also be connected to the smoke detectors and fire sprinklers within both residential structures.
- No commercial and/or intensified public use of the site or structures will be supported by CAL FIRE/County Fire.
- Gate(s) located at the driveway encroachment to Peachy Canyon Road must be setback a minimum of 30-feet from the edge of the roadway. San Luis Obispo County Dept. of Public Works may require a setback greater than 30-feet.

Please feel free to contact me should you have additional questions and/or concerns regarding this matter.

Thank you,

Clinton I. Bullard
Fire Inspector
**CAL FIRE/
SAN LUIS OBISPO COUNTY FIRE**
(805)543-4244 ext. 3425