



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

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

Fax (805) 781-1229

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



Date: July 6, 2016
To: Stephanie Fuhs, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2015-00093, Onsrc LLC MUP, Farmhouse Ln, San Luis Obispo, APN 076-512-003**

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:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans for any alterations or maintenance to the existing Curb Gutter and Sidewalk must be submitted to Public Works for review and approval.
- B. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
- C. 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.
- D. 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. Due to the special nature of the existing storm drain system in this tract, the Storm Water Control Plan shall be designed to meet County requirements to the greatest extent possible. 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>

The SWCP application submitted concludes that only Performance Requirements 1 & 2 are required for compliance. Projects of this impervious area are required to meet Performance requirements 1 through 4.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, Curb Gutter and Sidewalk plans shall be prepared in compliance with Section 22.54.03006 (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. Reconstruct, if necessary, all deteriorated or non-compliant curb, gutter, sidewalk and driveway property frontage improvements in accordance with County Public Improvement Standards. All new driveways shall be constructed to County B-3a standards.
 - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
2. **Prior to issuance of construction permits**, the applicant must quitclaim all existing easements that would conflict with development of the proposed structure.
3. **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 Curb Gutter and Sidewalk 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.
4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite access road horizontal and vertical alignment and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the Curb Gutter and Sidewalk improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All Curb Gutter and Sidewalk improvements shall be completed prior to occupancy of any new structure.
6. **Prior to occupancy or final inspection**, all Curb Gutter and Sidewalk improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
7. **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.

Drainage

8. **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.
9. **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.
10. **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.
11. **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

12. **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.
13. **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.
14. **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.



Comments on Farmhouse Lane proposed project

Dale Sutliff to: sfuhs

03/31/2016 05:12 PM

michele Olmsted-Matson, Bill Van Orden, Ken Price, Josh Olejczak,
Cc: Ed Goshorn, Red Davis, "Myron \"skip\" Amerine", Bill Kennedy,
Claudia Callwood

1 attachment



DRC2015-00093 ONSORC LLC South County E-Referral, MUP, SLO.rtf

Stephanie,

As Chairman of the SLO Co Bicycle Advisory Committee, I am providing the following comments on application DRC2015-00093 ONSORC LLC South County E-Referral, MUP, SLO:

1. Per the County LUE and the 2010 Bikeways Plan, this project is required to provide a minimum of 2 bike parking spaces (one bike space for each 10 parking spaces), as the proposal includes 21 auto parking spaces. The applicant has not identified this intention on the application.

2. I encourage the applicant to provide more than the two required bike parking spaces. In the 2010 Bikeways Plan, and in the draft 2015/16 Bikeways Plan update (to go to the Board of Supervisors this summer), the BAC has continued to recommend commercial projects and business parks provide bike storage and to encourage employees to use alternative transportation. This project, located in the developing airport business area, is on a prime corridor for commuters using alternative transportation (SLOCOG), and we would like to see increased provision of bicycle-related support facilities in this area that link with existing bus routes, bike lanes, etc.

Thank you for including the BAC in your project review process.

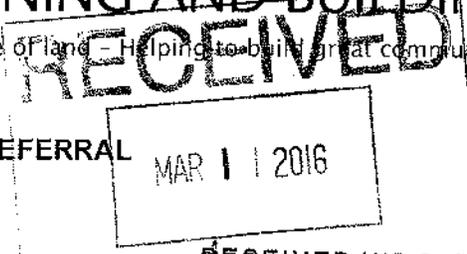
Dale Sutliff
Chairman, SLO CO BAC
cell: 805 440-2412



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

MAR 1 2016

RECEIVED MAR 9 2016

DATE: 3/8/2016

TO: CAL FIRE

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00093 ONSORC LLC - Proposed minor use permit for a new 11,350 sf metal building with future mezzanine. Site location is Farmhouse Lane, San Luis Obispo. APN: 076-512-003

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.

SEE ATTACHED FIRE SAFETY PLAN.

Date 3/10/16

Name TRAVIS CRAIG

Phone 593.3427



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
 Phone: 805-543-4244 • Fax: 805-543-4248
 www.calfireslo.org



Robert Lewin, Fire Chief

Commercial Fire Safety Plan

March 10, 2016

Project Summary

Name: **Wade Crosno (Onsorc) LLC** Project Number: **DRC2015-00093**
 Street Name: **Farm House Lane** City: **San Luis Obispo** State: **Ca** Zip: **93401**
 Project Description: **New 11,350 SF Metal building.** Phone #: **(805)547-2240**

This project is located approximately 3 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wild land fires, and **is not** designated as a ----- 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.

OPERATIONAL REQUIREMENTS

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire Evacuation Plans

Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where *approved*, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for *persons* unable to use the general *means of egress* unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire Safety Plans

Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.

- 4.3. Secondary evacuation routes.
- 4.4. Accessible egress routes.
- 4.5. Areas of refuge.
- 4.6. Exterior areas for assisted rescue.
- 4.7. Manual fire alarm boxes.
- 4.8. Portable fire extinguishers.
- 4.9. Occupant-use hose stations.
- 4.10. Fire alarm annunciators and controls.
- 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
- 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Additional/Special Conditions

Building Construction requirements and Vegetation Management

Vegetation Management

- A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Screening and Environmental Considerations

- Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Stairway Access to Roof

- New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

Building Height and Area

- Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure.
- A building that is greater than 20,000 square feet (1.858 m²) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 1/2 inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.

Address Requirements

- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Industrial 10** inches high with a minimum stroke width of 0.5 inch (12.7mm).

Address Directories

- When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

Additional/Special Conditions**Solar Photovoltaic systems**

- Solar systems shall be installed in accordance with sections 605.11.1-605.11.4. Marking is required on interior and exterior Direct Current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.
- Solar components shall be located as close to the hip, ridge, or valley or directly possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.
- Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows, doors and must be located over strong points where access point does not conflict with overhead obstacles such as trees wires or signs.
- There shall be a six (6) foot wide clear perimeter around the edges of the roof unless either axis of the building is 250 feet then 4 (4) foot clear perimeter is permitted. Smoke ventilation operations requires distance between arrays shall be eight foot or greater in width OR a four foot or greater pathway and bordering roof skylights, or smoke and heat vents OR a four (4) foot or greater and a bordering four foot by eight (8) foot "venting cutouts" every 20 feet on alternating sides of the pathway.

Site Access /Roads/Knox/Exiting**Commercial and Residential Access Road Standards**

- All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>

Commercial and Residential Road Grades

- The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.
- All roads shall:
- Be able to support Fire Apparatus.
 - Provide a vertical clearance of 13'6"
 - Provide a 10 foot fuel modification zone on both sides.

Commercial

- The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.
- Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- Fire access shall be provided to within 150 feet of the outside building perimeter.

Additional/Special Conditions

Emergency Access Knox Keys and/or Gate Switches

Structural Access Requirements

- All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Gate Access Requirements

- Gate must be setback a minimum of 75 feet from the SLO County maintained road.
- Gate must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Exiting

- All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Setbacks

- A 30-foot building setback from property line required for parcels 1 acre in size or larger.

Fire Protection Systems Sprinklers Hydrants Alarms

Fire Sprinklers in Structures

- This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.
- The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)

Hydrants

- All fire hydrants and required access roads shall be installed PRIOR to structural construction.

Additional/Special Conditions

Sprinkler System Supervision and Alarms

- All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

Fire Protection Engineer required

- A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.
- Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.
- The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

PRESSURIZED System and Hydrant Specifications

- Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

FDC

- The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

Additional/Special Conditions**ALARMS****NEPA 72 Alarm systems**

- A centralized interlinked Fire Alarm System is required for this project.*** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.
- Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, storage, delivery and processing areas.

Commercial Cooking Operations

- California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:
- 1) Wet chemical extinguishing system, complying with UL 300.
 - 2) Carbon Dioxide extinguishing systems
 - 3) Automatic Fire Sprinkler Systems

General Fire Precautions and Signage**Portable Fire Extinguishers**

- Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

- Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Petroleum Tanks

- Fire Protection systems and safety precautions requirements shall be required in accordance with California Fire Code Chapter 57 Flammable and Combustible Liquids. Foam protection system shall be provided for above ground tanks California Fire Code section 5704.2.9.2 in accordance with NFPA Standard 11 Low expansion foam and combined agent systems, and NFPA Standard 15 Water Spray Fixed Systems NFPA Standard 30 Flammable and Combustible Liquids Code.

Storage, Stockpiles and Enclosures

Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

Electrical

Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Additional/Special Conditions

Inspector

Travis Craig

Fire Captain



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

March 23, 2016

Stephanie Fuhs
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Proposed minor use permit for a commercial building on Farmhouse Lane, San Luis Obispo (DRC 2015-00093 ONSORC LLC)

This letter serves as the City of San Luis Obispo's comment letter on the minor use permit review of a commercial building with 11,350 square feet with future mezzanine, within a previously approved subdivision.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The project is located within the City of San Luis Obispo's Airport Area Specific Plan (AASP) and designation for annexation. This letter includes recommended conditions of approval which should be included with any project approvals.

Airport Area Specific Plan

The project site is located within the Airport Area Specific Plan and is designated for annexation to the City of San Luis Obispo. Project approvals in this area should be coordinated with planned development and infrastructure improvements in the Airport Area Specific Plan (AASP). The AASP provides a framework to guide development decisions in the planning area and conditions of approval to accommodate planned infrastructure should be applied accordingly (please see Public Works comments and conditions below).

For the complete Airport Area Specific Plan, please see the following link:
<http://www.slocity.org/government/department-directory/community-development/planning-zoning/specific-area-plans/airport-area>

Public Works Department Comments

Comments for the County Referral Projects near Broad Street in the Airport Area Specific Plan

City of San Luis Obispo referral response
ONSORC LLC (DRC2015-00093)

The environmental assessment previously done for the subdivision established maximum area and trip generation from projects in the vicinity that formed the basis of fee payments for traffic impacts.

Conditions of Approval

Should the County consider approval of the application to construct the commercial building, the City requests the following conditions be added to the project:

Conditions:

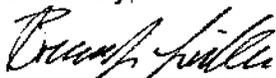
1. Mitigation (in-lieu) fees for agricultural/open space impacts identified in the AASP EIR are required prior to issuance of building permit. Currently, these fees are:
\$0.467 per square foot for Business Park
\$0.692 per square foot for Service Commercial
\$0.629 per square foot for Manufacturing
2. Increased traffic impact fees (as applicable) based upon evaluation of cumulative trip generation rates shall be submitted to the City of San Luis Obispo prior to issuance of building permits.

The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail: bleveille@slocity.org

Thank you for considering City Community Development Department comments on the proposed project.

Sincerely,



Brian Leveille, AICP

Senior Planner

Long Range Planning

City of San Luis Obispo, Community Development Department

CC: San Luis Obispo City Council
Michael Codron, Community Development Director
Xzandrea Fowler, Deputy Director of Community Development
Tim Bochum, Deputy Director of Public Works
Hal Hannula, Supervising Civil Engineer
Jake Hudson, Traffic Operations Manager



Re: DRC2015-00093 ONSORC LLC South County E-Referral, MUP, SLO

Michael Stoker to: Stephanie Fuhs

03/11/2016 02:20 PM

Cc: Cheryl Journey, Martin Mofield

Stephanie,

Please find Buildings comments for DRC2015-00093 below. Also, I added the comments in Tidemark and 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 the construction of a 11,350 sq. ft office/warehouse metal building with a future mezzanine. 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 pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 2) As the project is over 10,000 sq. ft and commissioning is required, The Owners Project Requirements (OPR) needs to be submitted with the land use permit approval. See CGBC Section 5.410
- 3) 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.
- 4) 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.
- 5) 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.
- 6) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 7) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 8) 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, equivalent, etc.)
- 9) 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.
- 10) 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.
 - 11) A grading permit and SWPPP plan may be required for this project.
 - 12) 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.
 - 13) 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.
 - 14) Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
 - 15) 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.
 - 16) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
 - 17) 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.
 - 18) 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.

Thanks

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