

P.O.Box 533  
Cambria, CA 93428  
[www.northcoastadvisorycouncil.org](http://www.northcoastadvisorycouncil.org)

May 23, 2016

Airlin Singewald  
County of San Luis Obispo Planning Department  
976 Osos Street #300  
San Luis Obispo, CA 93408

**RE: DRC2015-00112 PAPENDORF MUP**

The North Coast Advisory Council, on May 18, 2016, voted to recommend approval of **DRC2015-00112** with the following conditions:

with the design suggestion of highlighting the stucco exterior with textural elements as suggested in the NCAP Design Standards (NCAP 7-70).

Sincerely,

Ted Siegler  
NCAC Chairman



*Sh*

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

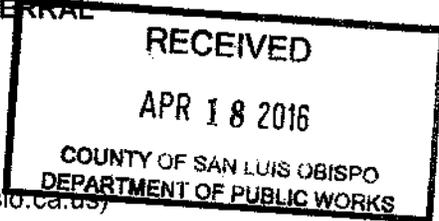
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THIS IS A NEW PROJECT REFERRAL

DATE: 4/14/2016

FR TO: PW

TO FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)  
Coastal Team / Development Review



**PROJECT DESCRIPTION:** DRC2015-00112 PAPENDORF – Proposed minor use permit for the construction of a single family residence. Project location is 351 Norfolk Street, Cambria. APN: 022-171-020

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?

- 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*

4-22-16  
Date

*Airlin Singewald*  
Name

5271  
Phone



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](mailto:pwd@co.slo.ca.us)



Date: April 22, 2016  
 To: Airlin Singewald Project Planner  
 From: Tim Tomlinson, Development Services  
 Subject: **Public Works Comments on DRC2015-00112 Papendorf, MUP, Norfolk, St., Cambria, APN 022-171-020**

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. Additional drainage information (see comments).
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 proposed project is within the North Coast Area B Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- 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 23.05.040 of the Land Use Ordinance prior to future submittal of development permits. Cross lot drainage in this neighborhood is problematical. The concentrated flow developed by the improvements needs to be dispersed or carried through an easement to Windsor Blvd. The drainage plan proposed on the submitted plans may not be adequate.
- C. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan (SWCP) 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)

- D. You must itemize the different impervious areas that make up the total new or replaced impervious area entered on the SWCP. Areas such as: all building footprints (residences, garages, shops, storage, decks, shade structures), concrete, asphalt or paver\* driveways, patios, walk ways or other flatwork, driveway approaches (even in the road right of way), and any other impervious items shown on the plans.

**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.

**Fees**

2. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the North Coast Area B Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

**Drainage**

3. **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.
4. **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.
5. **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.
6. **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**

7. **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.

8. **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.
9. **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.