

MEMORANDUM

DATE: December 13, 2019

TO: Terry Wahler & Katie Nall

FROM: Elizabeth Szwabowski

SUBJECT: Building Division Comments
Planning Project Plan Check Request: DRC2019-00256

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 farm quarters (caretaker) residence of 1,020 SF (1-story w/ 1-bedroom and 1-bathroom) plus parking and deck located off of Vetter Lane in Pismo Beach. The project shall comply with current codes adopted by the County of San Luis Obispo (2016 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 2016 California Residential Code (CRC) if applied before December 31, 2019. If the application is submitted after January 1, 2020, then the effect code is the 2019 CRC which requires a mandatory Solar permit for all new residences.\
- 2) A separate grading permit is required if the grading is determined to be major grading.
- 3) 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.
- 4) Detail the wall separating the garage from the guest house to comply with CRC R302.
- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2016 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
- 6) Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
- 7) 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 2016 California Electrical Code.
- 8) Provide notes and information on the plans for the plumbing fixtures requirements, design of the waste lines, vents, and water lines will all need to comply with the 2016 California Plumbing Code.
- 9) Energy calculation will need to be submitted to verify compliance with the 2016 California Energy Code, see comment # 1 above.
- 10) The plans will need show compliance with the 2016 or the 2019 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.

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- 11) Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 12) A soils report may be required for the project.



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

Scott M. Jalbert, Unit Chief

October 27, 2019

Don Moore
County of San Luis Obispo
Planning & Building
County Government Center
San Luis Obispo, CA 93408

Spanish Vineyard LLC Major Grading review comments, PMTG2019-00091

Mr. Moore,

CAL FIRE/ San Luis Obispo County Fire Department (SLOCFD) has reviewed this project and has the following comments:

1. This project is located in State Responsibility Area (SRA) and in a High Fire Severity Area.
2. This project is to construct a 20 foot wide road with 2 foot shoulders on each side from Vetter Lane to a new residence (PMTR2019-01879) approximately 9900 LF in length. This is located on parcel numbers, APN # 044-561-004 and 079-251-005.
3. Title 23 Chapter 11 requirements shall be used for fuel modification on 10 feet of each side of the road.

CAL FIRE/ SLOCFD approves the plans submitted for the major grading and construction of this road to be used as access to the future residence, however this road is not approved for uses for multiple structures or to support a subdivision due to exceeding dead end road length requirements.

If I can provide additional information or assistance, please call (805) 779-1025.

Respectfully Submitted,

Dennis Byrnes
Fire Captain/ Fire Prevention



CAL FIRE / County of San Luis Obispo FIRE SAFETY PLAN



Date: **January 18, 2020**

Project Number: PMTR2019-01879

Project City: Pismo Beach

Owner Name: Spanish Vineyard LLC (John King)

City, State, Zip: San Luis Obispo , CA 93401

Agent Name: David Watson, Watson Planning
Consultants

City, State, Zip: Pismo Beach, CA.93448

Project Location: 0 Vetter Lane

Cross Street: Spanish Springs

Owner Address: 285 Bridge St.

Owner Phone(s): (805)544-4444

Agent Address: P.O. Box 385.

Agent Phone(s): (805)704-8728

Project Description: FARM QUARTER SUPPORT DWELLING (1020 SF), DECK (250 SF) WITH MAJOR GRADING (PMTG2019-00091)APN # 079-251-005, 441 Acres Parcel

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **16** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a High 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.

The following **CHECKED** standards are required:

- | |
|--|
| ☐ SETBACK 30-foot minimum building setback from property line required for parcels 1 acre in size or larger
**Note: All setbacks are subject to S.L.O County Planning Department approval. |
| ☒ FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code. |
| ☒ Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D). |
| ☒ Mount spare heads & wrench box in garage or near riser. (1 of each type) |
| ☐ TANK A water storage tank is required that gravity feeds a residential fire connection |
| ☒ 5000 gallons of minimum water storage is required for fire protection |
| ☐ Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered. |
| ☒ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones |
| ☒ Automatic Fill, Sight Gauge & Venting System required |
| ☒ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe |
| ☒ System must gravity drain to the Fire Department Connection |
| ☒ Fire connection shall be located on the approach to the structure(s) |
| ☒ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure |
| ☒ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade |
| ☒ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle. |
| ☒ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection |
| ☒ Must maintain a 3 foot clear space around the circumference of the connection at all times |
| ☒ Blue dot reflector must be located near fire connection, visible to approaching vehicles |
| ☐ HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours. |
| ☐ ****Must submit a completed Community Water System Verification Form |
| ☐ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads |
| ☐ Must be located within 8 feet of the roadway |

☐	Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☐	Hydrant must be located within 250 feet of the residence.
☐	Must maintain a 3 foot clear space around the hydrant at all times
☒	ACCESS ROAD A 24-foot wide access road is required
☒	All weather surface capable of supporting 75,000 lbs.
☒	10 feet of fuel modification is required on both sides of road
☒	Must provide an unobstructed vertical clearance of not less than 13'6"
☒	Where road exceeds a 12% grade, it must be a nonskid surface
☒	Road must be named & posted using the County standard signage
☒	DRIVEWAY must be 16 feet wide
☒	All weather surface capable of supporting 75,000 lbs.
☒	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
☒	10 feet of fuel modification is required on both sides of the driveway
☒	Must provide an unobstructed vertical clearance of not less than 13'6"
☒	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☒	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
☐	BRIDGE is required to support a fire engine load weight of 20 tons
☐	Bridge must have a sign indicating load & vertical clearance limits at entrances
☐	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☒	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☒	Center line of lane turning radius must be at least 25 feet
☒	Electric gates shall be maintained <u>operational at all times</u> and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☒	Must be setback a minimum of 30 feet from the SLO County maintained road
☒	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
☒	Maintain a fire clearance of 30 feet around all buildings & structures
☒	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
☒	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2016 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
☒	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2016 California Building Code.
☒	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
☒	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance <u>and</u> directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
☒	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: Access Road under aPMTG2019-00091, 9900 LF long from Vetter Lane.	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit, it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Dennis Byrnes



Date: December 11, 2019
To: Terry Wahler, Project Planner
From: David E. Grim, Development Services
Subject: DRC2019-00256 Spanish Vineyards MUP Vetter Ln., Pismo Beach, APN 079-251-005 & 044-561-004

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 project site is located at the end of Vetter Lane, a County maintained roadway.
- B. The proposed project is within a drainage review area. A drainage plan is required to be prepared by a registered civil engineer and 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.
- C. All improvements must be designed and constructed in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and County Public Improvement Standards.
- D. This project appears to not meet the applicability criteria for Stormwater Management, as it is located outside a Stormwater Management Area (MS4) or is within but creates or replaces less than 2,500 square feet of impervious area.
- E. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even if it is located outside a Stormwater Management Area.

Recommended Project Conditions of Approval:

Access

- 1. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
 - a. The existing Vetter Lane site access shall be reconstructed to transition from the A-1b rural road section (Vetter Lane is 24' in width) to the CalFire access road or driveway standard.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.

- d. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - e. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
 - f. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
2. **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.
 3. **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 improvements, landscaping, maintaining County driveway sight distance standards in a viable condition and on a continuing basis into perpetuity.
 4. **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. In addition, prior to building permit issuance, the owner must post a performance bond. 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.
 5. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
 6. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

Drainage & Flood Hazard

7. **At the time of application for construction permits**, the applicant shall be required to submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit sedimentation control plans in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), County Public Improvement Standards, and Section 22.52.120 of the Land Use Ordinance. The BMPs shall include and not be limited to:
 - a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
 - b. Controlling concentrated runoff with curb usage or culverts or similar
 - c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
 - d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.
9. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of

Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

Stormwater Pollution Prevention Plan (SWPPP)

10. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

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