COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
August 5, 2005 LOCAL EFFECTIVE DATE August 20, 2005 APPROX FINAL EFFECTIVE DATE September 9, 2005	Mike Wulkan, Project Planner 805-781-5608	Kevin McClory	DRC2004-00247

SUBJECT
Request by Kevin McClory for a Minor Use Permit/Coastal Development Permit to allow development of an approximately 1,507 square-foot addition, including an attached garage and new second story, to an existing approximately 1,554 square-foot single-story, single-family residence, plus addition of second-story decks and ground-floor porches. The project will result in the disturbance of an additional approximately 500 square feet of a 9,162 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 404 Old Creek Road in the community of Cayucos in the Estero Planning Area.

RECOMMENDED ACTION
Approve Minor Use Permit DRC2004-00247 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION
A Class 3 Categorical Exemption was issued on June 24, 2005 (ED04-577)

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT:
Residential Single-Family	Local Coastal Program, Archaeologically Sensitive Area, Flood Hazard, SRA-ESHA: Streams and Riparian Vegetation	064,264,051,-052	2

PLANNING AREA STANDARDS:
Cayucos Urban Area: Communitywide #2: Setbacks - Communitywide
Cayucos Urban Area: Combining Designations: Sensitive Resource Area #1: setbacks – coastal streams
Cayucos Urban Area: RSF #1: Height limitation
Does the project meet applicable Planning Area Standards? Yes - see discussion

LAND USE ORDINANCE STANDARDS:
Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone); Section 23.07.060: Flood Hazard Area; Section 23.07.104: Archaeologically Sensitive Area; Section 23.07.120: Local Coastal Program
Does the project conform to the Coastal Zone Land Use Ordinance Standards? Yes - see discussion.

FINAL ACTION
This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

EXISTING USES: Single-family dwelling and detached garage	
SURROUNDING LAND USE CATEGORIES AND USES: *North:* Single Family Residential (SFR)/single-family residences *South:* SFR/single-family residences	*East:* SFR/single-family residences *West:* SFR/single-family residences
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire Protection District, Cayucos Sanitary District, County Service Area 10A,, Regional Water Quality Control Board, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, ornamental trees, riparian vegetation
PROPOSED SERVICES: Water supply: County Service Area 10A Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: June 13, 2005

DISCUSSION

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone)
The project is appealable to the Coastal Commission because the site is within 100 feet of a coastal stream.

Section 23.07.060: Flood Hazard Area
Drainage plan approval is required where any portion of the proposed site is located within a Flood Hazard combining designation, and specified construction standards apply to new development within the combining designation. In this case, however, the proposed addition is located outside of the Flood Hazard combining designation, and according to the Public Works Department, is well above the 100-year flood elevation and will not cause drainage concerns. In any case, a drainage plan will be required as a condition of approval. Therefore, as conditioned, the project complies with these standards.

Section 23.07.104: Archaeologically Sensitive Area
A preliminary site survey is required prior to the issuance of a land use or construction permit in order to determine the likelihood of the existence of resources. In the event archaeological resources are discovered during construction, construction activities shall cease and the other standards specified in Section 23.05.140 shall apply. Robert O. Gibson, Gibson's Archaeological Consulting, a qualified professional, conducted a Phase I Archaeological Surface Survey on April 30, 2005. The survey did not find evidence of cultural resources. The Conditions of Approval require that in the event that archaeological resources are discovered during construction, construction activities shall cease, and the Planning and Building Department (and in the event of human remains, the County coroner) shall be notified so that resources can be recorded and their disposition handled in accordance with state and federal law. Therefore, as conditioned, the project complies with this standard.

Section 23.07.120 - Local Coastal Program
The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES:

The project is consistent with the Local Coastal Plan. The most relevant policies follow.

Shoreline Access: ☒ Policy No. 2: New Development
Recreation and Visitor Serving: N/A
Energy and Industrial Development: N/A
Commercial Fishing, Recreational Boating and Port Facilities: N/A
Environmentally Sensitive Habitats:
- ☒ Policy No. 1: Land Uses Within or Adjacent to Environmentally Sensitive Areas
- ☒ Policy No. 20: Coastal Streams and Riparian Vegetation
- ☒ Policy No. 21: Development in or Adjacent to a Coastal Stream
- ☒ Policy No. 28: Buffer Zone for Riparian Habitats

Agriculture: N/A
Public Works: N/A
Coastal Watersheds: N/A
Visual and Scenic Resources: ☒ Policy 2: Site Selection for New Development
Hazards: ☒ Policy 1: New Development
Archaeology: ☒ Policy 1: Protection of Archaeological Resources
Policy 4: Preliminary Site Survey
Air Quality: N/A

COASTAL PLAN POLICY DISCUSSION:

Shoreline Access

Policy 2, New Development: the proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, with exceptions, because the proposed residence is not between the first public road and the shoreline, and the project will not interfere with public access to the coast.

Environmentally Sensitive Habitats

Policy 1, Land Uses Within or Adjacent to Environmentally Sensitive Areas; Policy 20, Coastal Streams and Riparian Vegetation; Policy No. 21, Development in or Adjacent to a Coastal Stream; Policy No. 28: Buffer Zone for Riparian Habitats: the proposed project is consistent with these policies to protect coastal streams and riparian vegetation, prevent significant impacts to the resource and habitat, and provide specified stream setbacks, because the area of new development is already disturbed, no alteration of riparian vegetation will occur, a minimal amount of impervious surface will be added, and the proposed development will exceed the 20-foot minimum setback from riparian vegetation specified in the Estero Area Plan.

Visual and Scenic Resources

Policy 2, Site Selection for New Development: the proposed project is consistent with this policy because the proposed addition will not interfere with public views to the ocean.

Hazards

Policy 1, New Development: the proposed project is consistent with this policy to locate and design new development to minimize risks to human life and property, because the proposed addition is located outside of the Flood Hazard combining designation, and according to the Public Works Department, is well above the 100-year flood elevation and will not cause drainage concerns.

Archaeology

Policy 1, Protection of Archaeological Resources and Policy 4, Preliminary Site Survey: the proposed project is consistent with these policies to protect known and potential archaeological resources, and to require a preliminary site survey. A qualified professional conducted a Phase I Archaeological Surface Survey on April 30, 2005. The survey did not find evidence of cultural resources. The project is conditioned to protect archaeological resources in the event that they are unearthed or discovered during construction.

Does the project meet applicable Coastal Plan Policies? Yes, as conditioned.

PLANNING AREA STANDARDS:

Cayucos Urban Area: Communitywide #2: Setbacks – Communitywide

	Required Setback	Proposed Setback	Status
Front	10'	11.5'	O.K.
Side	3'	west side: 3' east side: 12', 0' (existing garage)	O.K.
Rear	5[1]	>20'	O.K.

1 superseded by the required coastal stream setback discussed below

Cayucos Urban Area: Combining Designations: Sensitive Resource Area #1: Setbacks – Coastal Streams

Proposed development exceeds the required 20-foot setback from the outer limits of riparian vegetation along Willow Creek.

Cayucos Urban Area: RSF #1: Height limitation

The proposed building height of approximately 25 feet is within the maximum building height of 28 feet, as measured from average natural grade.

COMMUNITY ADVISORY GROUP COMMENTS:

The Land Use Committee of the Cayucos Citizens Advisory Council reviewed the proposed project, and expressed no objections, but did question whether the existing garage could remain with substandard side setback. Because the existing garage does not conform to required setbacks (it is on the side property line and too close to the existing residence), it will need to be upgraded as needed to meet Building and Construction Ordinance standards regarding fire resistiveness, as required by the conditions of approval.

AGENCY REVIEW:

Public Works: Recommend approval; new garage will need driveway approach that meets County standards; flood hazard due to creek does not appear to be a problem as the project is well above the 100-year elevation

County Service Area 10A: "continue-to-serve" water letter issued

Cayucos Sanitary District: "will-serve" letter will be needed

Cayucos Fire Protection District: no problems anticipated

California Coastal Commission: no comments submitted prior to preparation of this staff report

LEGAL LOT STATUS:

The three existing lots are considered legal lots by virtue of existing development. The existing lots are considered to be a single building in accordance with the lot consolidation standards of the Coastal Zone Land Use Ordinance (Section 23.04.048). The Conditions of Approval require that a Voluntary Merger be completed prior to issuance of a building permit.

Staff report prepared by Mike Wulkan.

EXHIBIT A - FINDINGS

CEQA Exemption

A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303, because the proposed project is consistent with the exemption regarding construction of new, small structures.

Minor Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan, because a single-family residence is an allowable use, and as conditioned, is consistent with all of the General Plan policies, including policies for environmentally sensitive habitats, visual and scenic resources, hazards, and archaeology.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the construction of an addition to an existing single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because it is an addition to an existing single-family residence that is similar in nature to, and will not conflict with, the surrounding lands and residential uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the proposed addition will not generate additional traffic.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes development of an approximately 1,507 square-foot addition, including an attached garage and new second story, to an existing, approximately 1,554 square-foot single-story, single-family residence, plus addition of second-story decks and ground-floor porches.

2. All development shall be consistent with the approved site plan, floor plans, and elevations.

Conditions required to be completed at the time of application for construction permits

Site Development

3. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.

4. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Building and Construction Ordinance/Fire Safety

5. At the time of application for construction permits, the construction plans shall demonstrate how the existing garage meets, or will be modified to meet, fire safety requirements (Coastal Zone Land Use Ordinance Section 23.05.080), and all applicable provisions of Title 19 (the Building and Construction Ordinance) and the Uniform Building Code regarding the location of the building on the site and the fire resistiveness of exterior walls, parapets and roofs.

Conditions to be completed prior to issuance of a construction permit

Public Works

6. Prior to issuance of a construction permit, the applicant shall submit plans to the County Department of Public Works demonstrating that the driveway approach for the proposed garage meets County standards, and if required, apply for and obtain an encroachment permit for the driveway from the County Department of Public Works.

7. Prior to issuance of a construction permit, the applicant shall submit for review and approval by the County Engineer a drainage plan in accordance with the requirements of Coastal Zone Land Use Ordinance Section 23.05.044.

Services

8. Prior to issuance of a construction permit, the applicant shall submit to the Development Review staff evidence from the **Cayucos Sanitary District** that they will serve the proposed project, and that all of their requirements, including payment of fees, have been met.

Fire Safety

9. Prior to issuance of a construction permit, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cayucos Fire Protection District. The fire safety plan shall include any improvements needed to bring the existing garage into conformity with existing fire safety standards.

Lot Consolidation

10. Prior to issuance of a construction permit, the applicant shall complete a Voluntary Merger of the three underlying lots comprising this site.

Conditions to be completed during project construction

Building Height

11. The maximum height of the project is 28 feet as measured from the average natural grade. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height, and the actual height of the structure. A licensed surveyor or civil engineer shall prepare this certification.

Archaeology

12. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

    a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

    b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to final building inspection

Fire Safety

13. Prior to final inspection, the applicant shall obtain final inspection and approval from Cayucos Fire Protection District for all required fire/life safety measures.

Miscellaneous

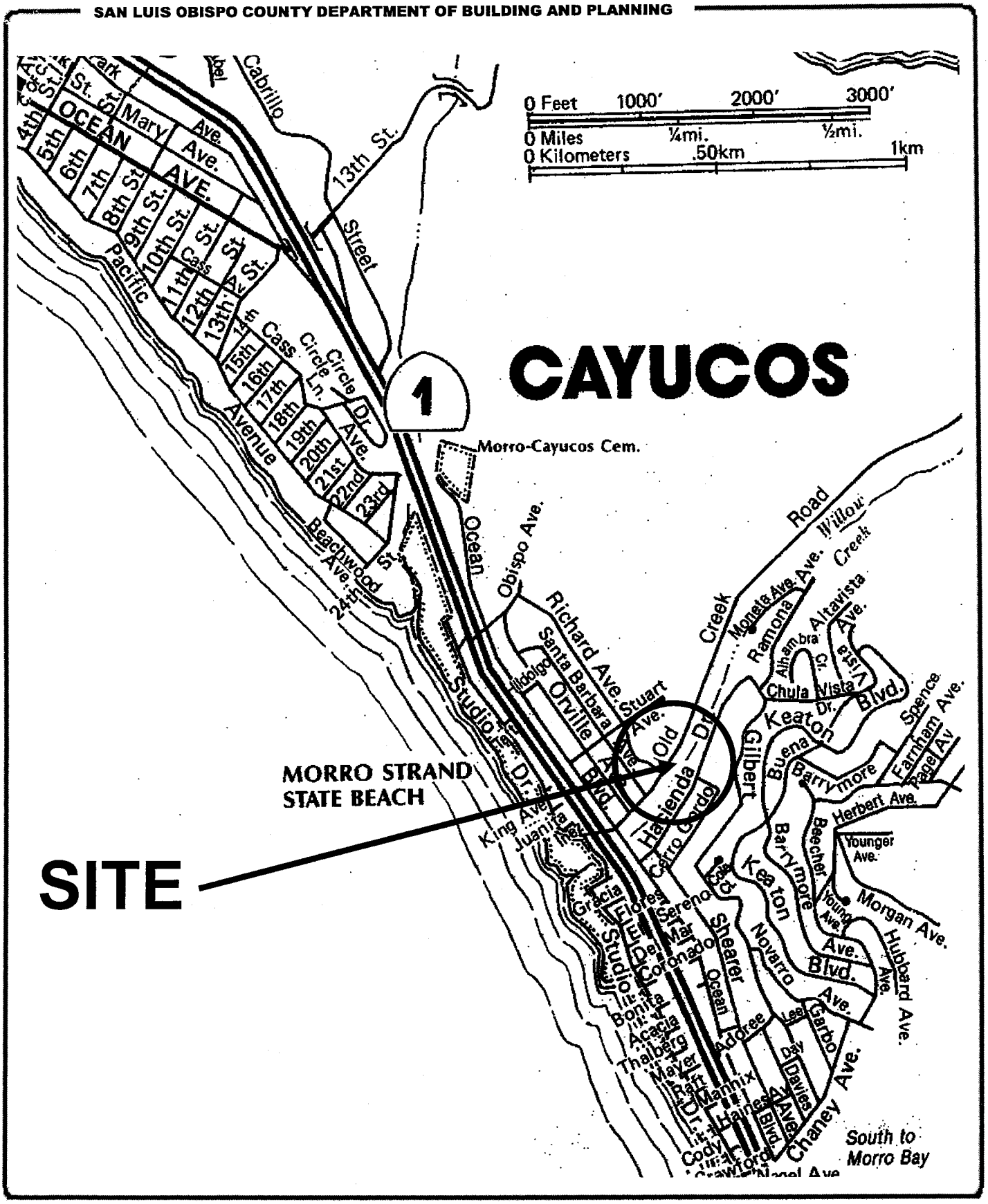
14. Prior to occupancy of any structure associated with this approval, the applicant shall contact the County Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

15. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

16. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



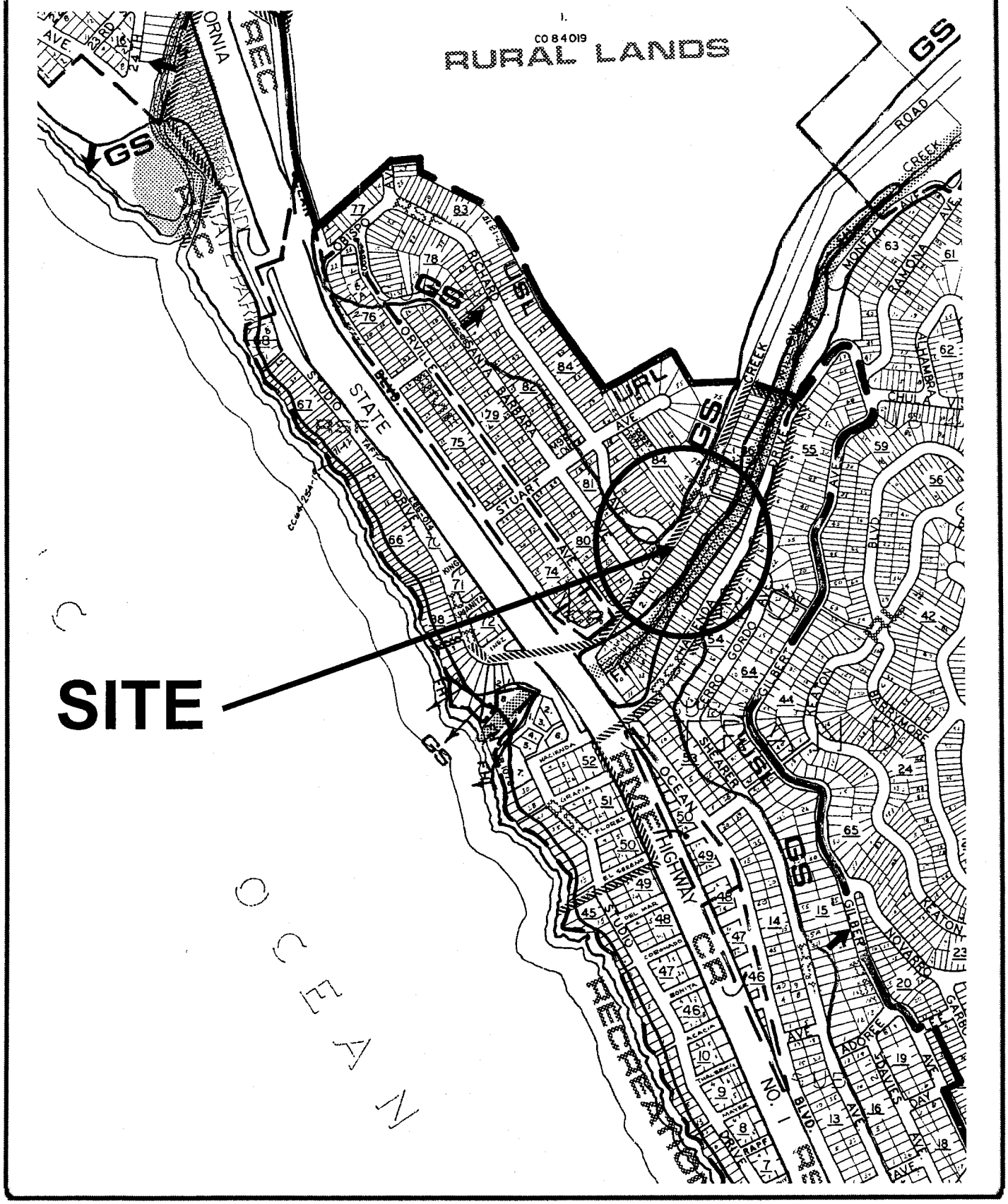
PROJECT

Minor Use Permit
McClory DRC2004-00247

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



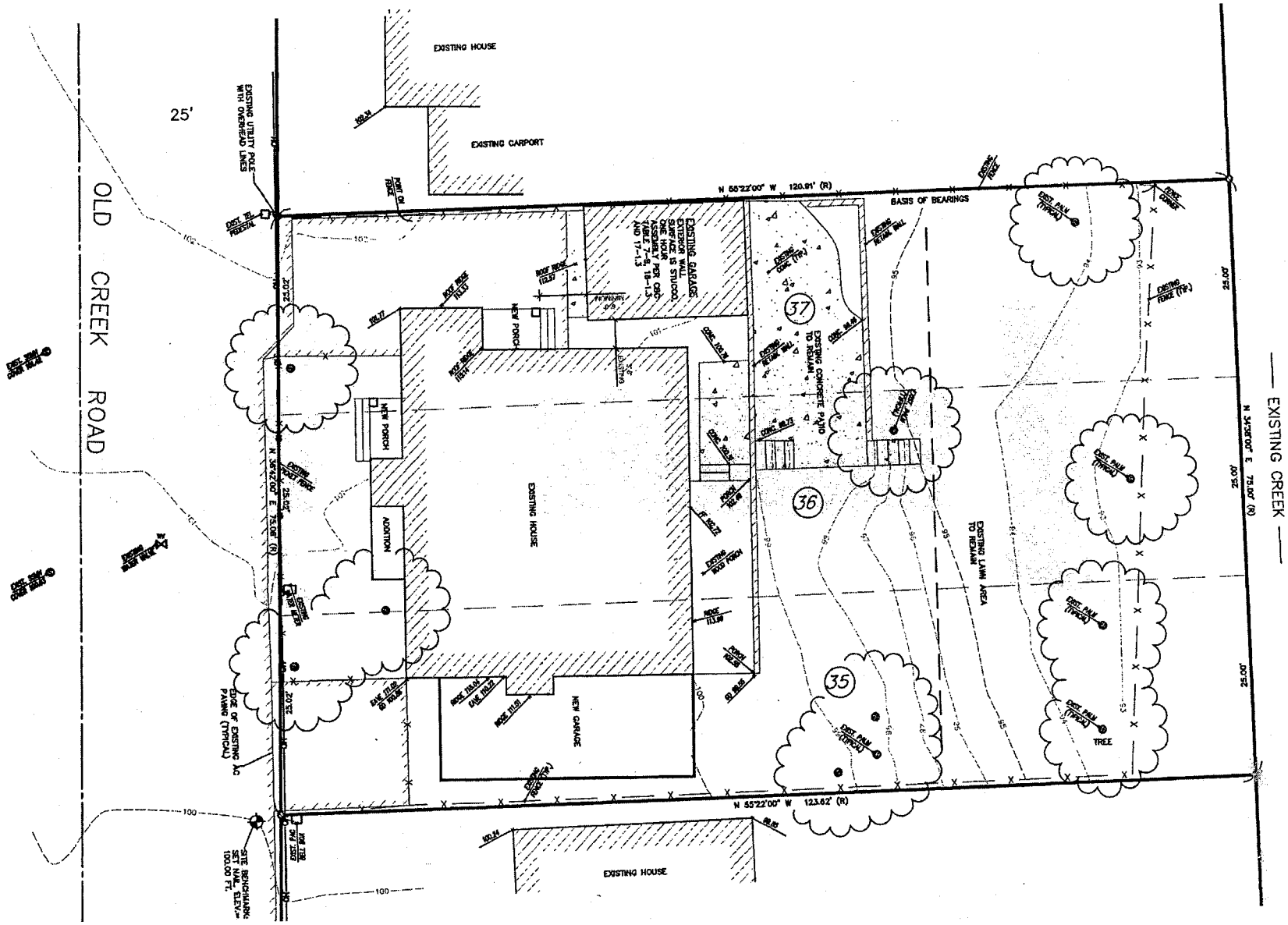
PROJECT

Minor Use Permit
McClory DRC2004-00247

EXHIBIT

Land Use Category

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

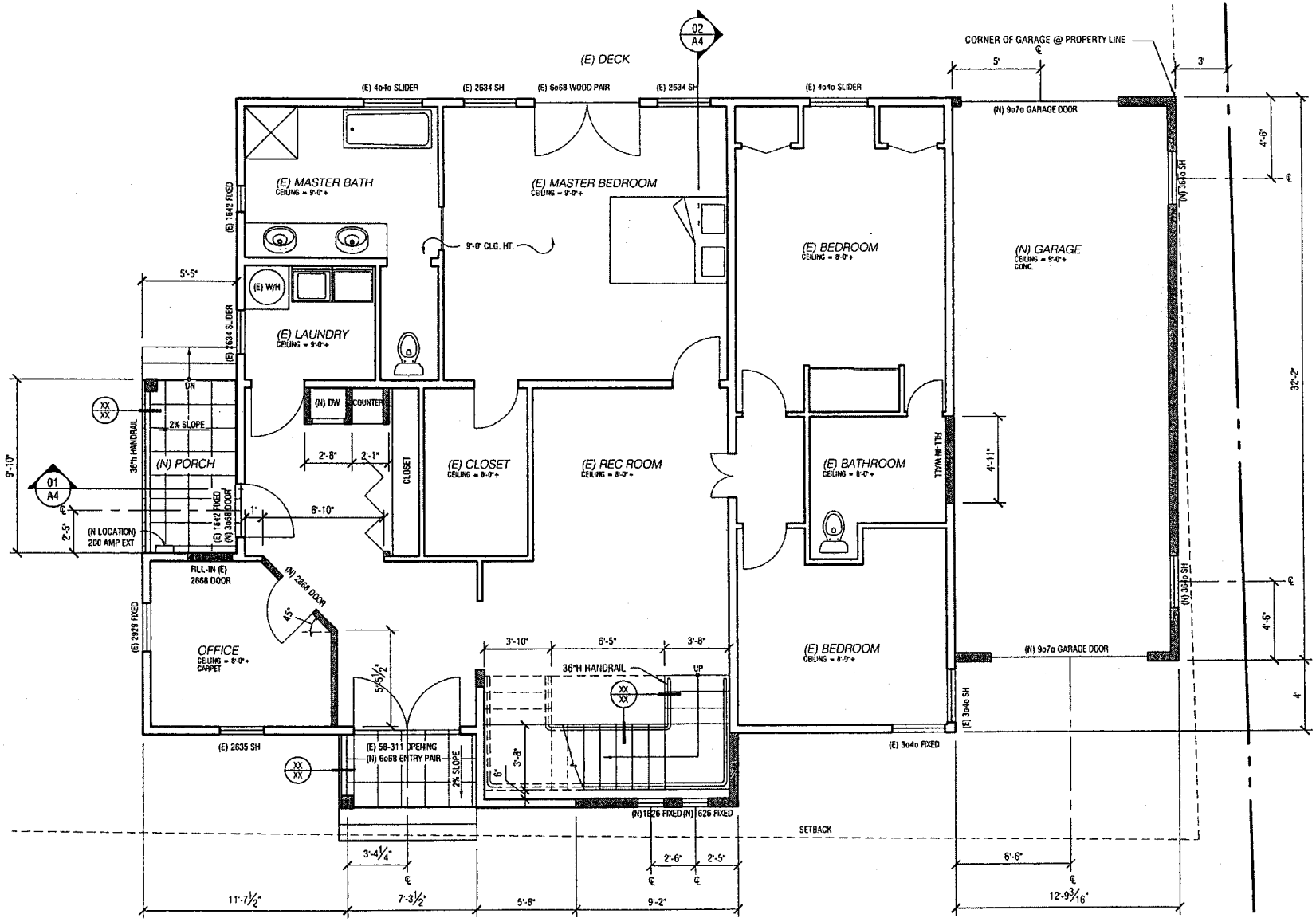
Minor Use Permit

McClory DRC2004-00247

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



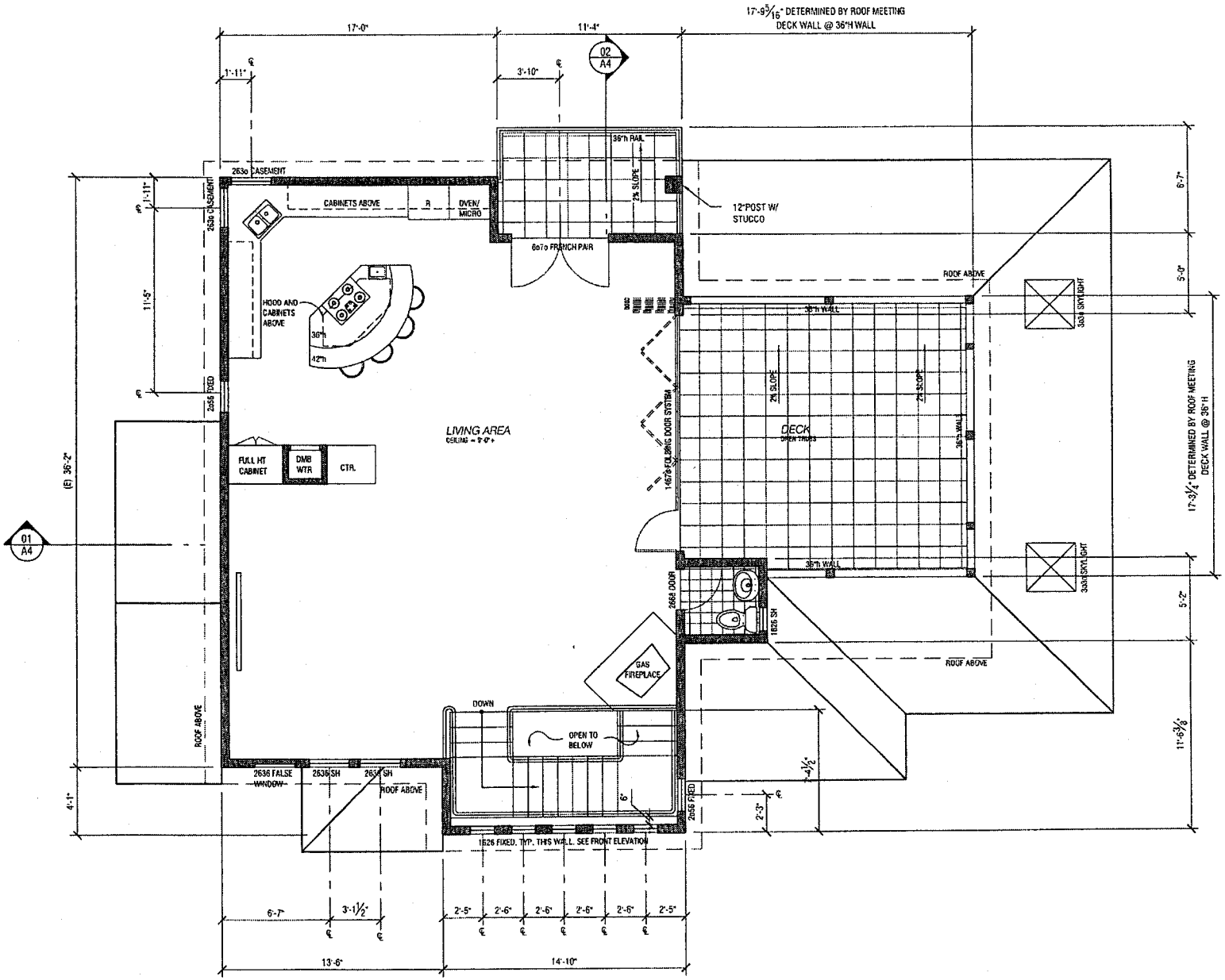
PROJECT

Minor Use Permit

McClory DRC2004-00247

EXHIBIT

Floor Plans – First Floor



PROJECT

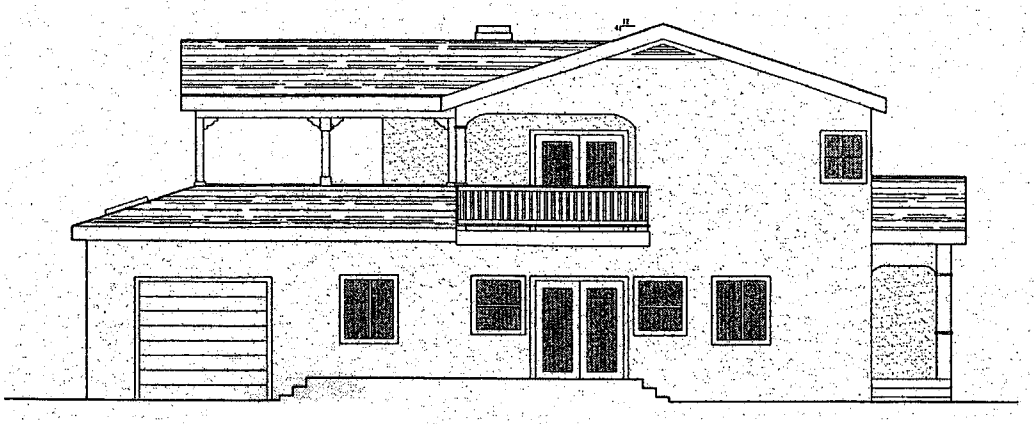
Minor Use Permit

McClory DRC2004-00247

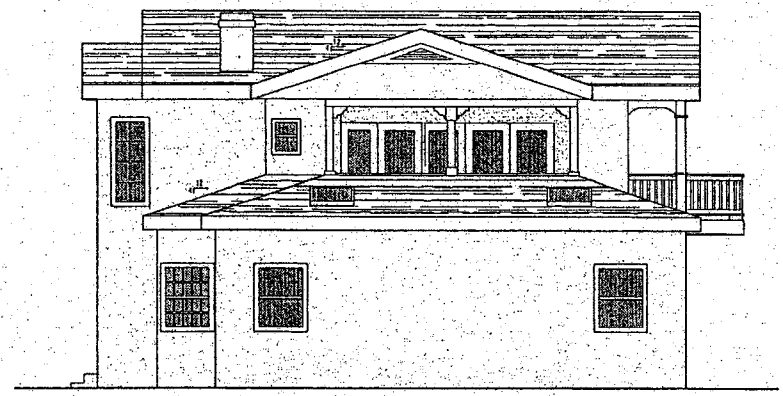
EXHIBIT

Floor Plans – Second Floor

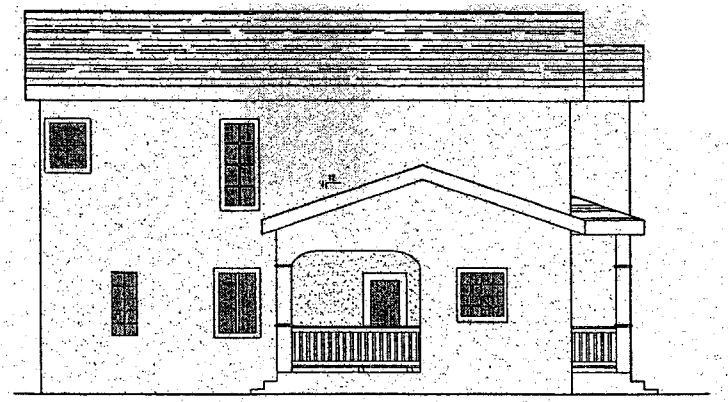
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



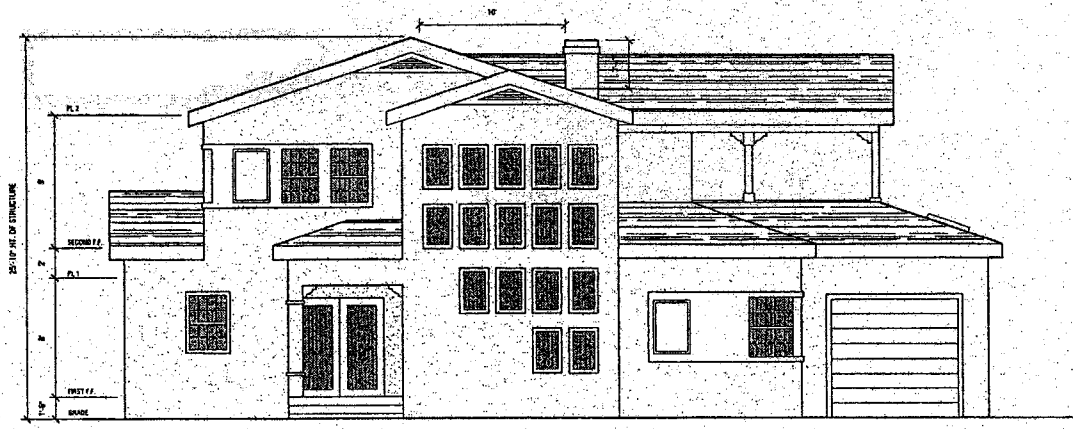
SOUTH-EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH-WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH-EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH-EAST (STREET) ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT

Minor Use Permit
McClory DRC2004-00247

EXHIBIT

Elevations

Cayucos **Land Use Committee**

MEMO

TO: Mike Wulkan mwulkan@co.slo.ca.us

FROM: Mary Ann Carnegie 995-3659

DATE: July 7, 2005

RE: Project ID---DRC2004-00247 Kevin McClory
APN 064-051-052 404 Old Creek Rd

This project is for a Minor Use Permit to add 1912 square feet to an existing single family residence, as well as a garage and second story; there will also be two new porches added to the home. The project is located in the Morro Strand area, and near the Willow Creek, and thus is in a flood hazard area.

The Land Use Committee reviewed this particular project on Monday, June 20. The project basically seems to follow all the standards and guidelines of the local Estero Area Plan.

- The project is certainly within the allowable height of 28 ft. in that it is only requesting/showing 25 ft. 10 in.
- The front setback of 10ft. being met.
- The required 50ft. setback from the creek was asked to be verified/confirmed in that the location of the creek and the actual distance of construction from it were not clearly defined on the plans submitted. That all criteria for being near a creek will be met from any agencies that have specific requests/conditions.

- The major concern was regarding the existing garage.
  a) it is non-conforming for the minimum three foot side setback standard, and would seem to become a question of fire safety for the surrounding properties
  b) Why would this be allowed if a new garage is being built, and this one is non conforming?
  c) If allowed to remain, would conditions be placed on it for example to install a 2hour or more fire wall?

Otherwise there were no other concerns expressed on the project and it was agreed that it would not have to be placed on the full CCAC agenda as a specific item, but would rather just be presented as a part of the Land Use Committee Report section.

Respectfully submitted,
Mary Ann Carnegie

4

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED MAY 19 2005

THIS IS A NEW PROJECT REFERRAL

DATE: 5/19/05

FROM PW

FROM: Coastal Team
(Please direct response to the above)

McClory
DRC2004-00247
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: MUP -> remodel existing residence - adding new garage, 2 porches & approx. 1500 sf in living space. Located off 404 Old Creek Rd. in Cayucos. APN: 064-264-051 & 052

Return this letter with your comments attached no later than: 6/6/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES
____ NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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 INDICATE**

RECOMMEND APPROVAL - NEW GARAGE WILL NEED A DRIVEWAY APPROACH TO OLD CREEK ROAD THAT MEETS Co STDS. EXISTING NON-CONFORMING GARAGE to be DEMO? APPL. DOES NOT STATE, OR MODIFIED WITH ONE-HOUR FIREWALL? FLOOD HAZ due to Creek does not appear to be a Problem as they are well above 100yr ELEVATION.

10 JUNE 2005
Date

GOODWIN
Name

5252
Phone

M:\PI-Forms\Project Referral - #216 Word.doc

Revised 4/4/03

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Noel King, 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

COUNTY SERVICE AREA NO. 10A
CONTINUE-TO-SERVE WATER LETTER

DISTRICT County Service Area No. 10A IS WILLING AND ABLE TO CONTINUE TO PROVIDE WATER SERVICE TO THE FOLLOWING PROPERTY: ASSESSOR PARCEL NUMBER 064-264-051, and 064-264-052, LOCATED AT 404 Old Creek Road LOCATED IN THE COMMUNITY OF Cayucos, SUBJECT TO ALL FEES AND CONDITIONS OF THE RULES AND REGULATIONS OF THE DISTRICT. THIS CONTINUE-TO-SERVE LETTER IS BEING ISSUED AS THE PROPERTY WILL BE USED AS A VACATION RENTAL AND TO CONFIRM THAT THE WATER DISTRICT IS ABLE TO CONTINUE TO PROVIDE WATER SERVICE.

Chris Long
SIGNATURE

for HYDRAULIC OPERATIONS ADMINISTRATOR
TITLE

June 9, 2005
DATE

Planning No. N/A
WPL# N/A
Kevin McClory

V:\Will Serves\CSA10A\Continue to Serve Letters\McClory.do

Post-it® Fax Note 7671	Date 6-13-05	# of pages ▶
To Mike Walkun	From Chris Long	
Co./Dept. Planning + Building	Co. Public Works	
Phone #	Phone # x 5239	
Fax # 781-1242	Fax #	

RECEIVED MAY 2 4 2005

4

MTW

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/19/05

TO: Cayucos Sanitary Dist.

FROM: Coastal Team
(Please direct response to the above)

McClory
DRC2004-00247
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCHBOARD FOR THE PLANNER

PROJECT DESCRIPTION: MUP -> remodel existing residence - adding new garage, 2 porches & approx. 1500 s.f. in living space. Located off 404 Old Creek Rd. in Cayucos. APN: 064-264-051

Return this letter with your comments attached no later than: 6/6/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES
____ NO

Lot 35, 36, 37
Blk 85 (2851)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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 INDICATE**

We will require a Will-Serve during this project.
Thank you!

5/31/2005 — Date
SUSAN ESTES — Name
995-3290 — Phone

M:\PI-Forms\Project Referral - #216 Word.doc
Revised 4/4/03

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/19/05

TO: Cayu. FPD

FROM: Coastal Team
(Please direct response to the above)

McClory
DRC2004-00247
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Return this letter with your comments attached no later than: 6/6/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X YES
____ NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

X NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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 INDICATE**

Don't anticipate any problems

5-20-05 — Date
Bill Moore — Name
995-3372 — Phone

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