



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/27/2010

TO: \_\_\_\_\_

FROM: Kerry Brown, Coastal Team

**PROJECT DESCRIPTION:** D990336P KELLAWAY- MUP for a SFD with attached garage located in Los Osos. APNs- 074-022-042. See application attached.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 11/10/2010 please.

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone



# GENERAL PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No. 017032

## APPLICATION TYPE CHECK ALL THAT APPLY

- |   |  |  |  |   |
|---|--|--|--|---|
| <input type="checkbox"/> Construction Permit    | <input type="checkbox"/> Site Plan                       | <input type="checkbox"/> Public Lot                | <input type="checkbox"/> Sending Site                    | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Emergency Permit       | <input checked="" type="checkbox"/> Minor Use Permit     | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Receiving Site                  | <input type="checkbox"/> Amendment w/Update     |
| <input type="checkbox"/> Zoning Clearance       | <input type="checkbox"/> Development Plan                | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Preliminary Determination       | <input type="checkbox"/> Specific Plan          |
| <input type="checkbox"/> Road Naming/Addressing | <input type="checkbox"/> Variance                        | <input type="checkbox"/> Parcel Map                | <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Ordinance Amendment    |
| <input type="checkbox"/> Tree Removal           | <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Tract Map                 | <input type="checkbox"/> Road Abandonment                | <input type="checkbox"/> Ag Preserve            |
| <input type="checkbox"/> Plot Plan              | <input type="checkbox"/> Voluntary Merger                | <input type="checkbox"/> Reversion to Acreage      | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver  | <input type="checkbox"/> Other                  |

## APPLICANT INFORMATION

CHECK BOX FOR CONTACT PERSON

Landowner Name TOM KELLAWAY Daytime Phone: \_\_\_\_\_  
 Mailing Address P.O. BOX 480500 KANSAS CITY MO. Zip: 64148  
 Applicant Name TOM KELLAWAY Daytime Phone: \_\_\_\_\_  
 Mailing Address SAME Zip: \_\_\_\_\_  
 Agent BOB SEMONSEN Daytime Phone: 528-7289  
 Mailing Address 1120 4<sup>th</sup> ST. LOS OSOS Zip: 93402

## PROPERTY INFORMATION

Total Size of Site: 5.46 AC. Assessor Parcel Number(s): 74-022-042  
 Legal Description: METES & BOUNDS  
 Address of the project (if known): \_\_\_\_\_  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: PECHO RD TO RODMAN DR TO MADERA (NORTH) TO SANDRINICO TO SAN LEANDRO CT.  
 Describe current uses, existing structures, and other improvements and vegetation on the property: VACANT W/ MANZANITA & OAKS  
 Describe the proposed project (inc. sq. ft. of all buildings): S.F.R. W/ DRIVEWAY

## LEGAL DECLARATION

I, the owner of record of this property, consent to the named agent/applicant to act in my behalf in connection with this matter. I have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Bob Semonsen Date 12/24/00  
AGENT

OFFICE USE ONLY			
Date Received: _____	By: _____	Receipt No.: _____	Use Group?: _____
Planning Area: <u>FEST</u>	Community Code: <u>LRCS</u>	[ ] *A* Use	[ ] *S* Use
Land Use Category: <u>RES</u>	Combining Designation: <u>ICP CAZ</u>		
Coastal Zone: <input checked="" type="checkbox"/> In [ ] Out	Enforcement Case: [ ] Yes [ ] No	File # _____	Addressing: _____
Comments: _____	Planner: _____	Date: _____	



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No. \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): ACCESS WILL BE TAKEN ACROSS PARCEL 74-483-025 (SAME OWNER)

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? 5.46 AC.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: VACANT South: VACANT  
East: RESIDENTIAL West: RESIDENTIAL

For all projects answer the following:

What is the square footage and percentage of the total site (approximately) will be used for the following:

Buildings: 5669 sq. feet 2.5 % Landscaping: 3000 sq. feet 1.3 %  
Paving: 12,500 sq. feet 5.6 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 18169 Total area of grading or removal of ground cover: 20,000  
Number of parking spaces proposed: 9 Height of tallest structure: 33'-10" ABV ALG. GR.  
Number of trees to be removed: 9 Setbacks: Front 54' Right 245' Left 302' Back 141'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: CAL - CITIES

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: SOUTH BAY FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  
Total floor area of all structures including upper stories: \_\_\_\_\_

For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of site minus building footprint and parking spaces: \_\_\_\_\_



# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No. \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site: Level to gently rolling, 0-10% slopes: 5 acres  
 Moderate slopes of 10-30%: \_\_\_\_\_ acres  
 Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
 If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
 If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
 If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No If yes, please include with application.
8. Are there any sewer ponds or waste disposal sites on or adjacent to the project?  Yes  No
9. Is a railroad or highway within 300 feet of your project site?  Yes  No
10. Can the proposed project be seen from surrounding public roads?  Yes  No  
 If yes, please list: SAN LEANDRO & SEAHORSE LN.

Water Supply Information

1. What is the proposed use of the water?  Residential  Agricultural: explain \_\_\_\_\_  
 Commercial/Office: explain \_\_\_\_\_  Industrial: explain \_\_\_\_\_
2. What is the expected daily water demand associated with the project? 160 GPD
3. How many service connections will be required? 1
4. Do operable water facilities exist on the site?  Yes  No  
 If yes, please describe: \_\_\_\_\_
5. Has there been a sustained yield test on proposed or existing wells?  Yes  No If yes please attach
6. Does water meet the Health Agency's quality requirements?  
 Bacteriological:  Yes  No Chemical:  Yes  No  
 Physical:  Yes  No Water analysis report submitted?  Yes  No
7. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter  Water Quality Analysis →  OK or  Problems  
 Will Serve Letter  Pump Test → \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs  Hydrologic Study  Other \_\_\_\_\_

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

*If an on-site (individual) subsurface sewage disposal system will be used:*

1. Has an engineered percolation test been accomplished?  Yes  No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  Yes  No
4. Has a piezometer test been completed?  Yes  No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  Yes  No  
 (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

*If a community sewage disposal system is to be used:*

1. Is this project to be connected to an existing sewer line?  Yes  No  
 Distance to nearest sewer line: \_\_\_\_\_  
 Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?  Yes  No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?  Domestic     Industrial     Agricultural  
 Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: \_\_\_\_\_
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?     Yes     No

Community Service Information

- 1. Name of School District: 960 COASTAL
- 2. Location of nearest police station: 10th ST L.O.
- 3. Location of nearest fire station: BAY VIEW HGTS DR.
- 4. Location of nearest public transit stop: PINE ST.
- 5. Are services (grocery and other shopping) within walking distance of the project?     Yes     No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: VACANT

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- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?     Yes     No  
If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?     Yes     No  
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_

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4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors.)?  Yes  No  
 If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity?  Yes  No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_  
 \_\_\_\_\_
7. Will hazardous products be used or stored on-site?  Yes  No  
 If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared?  Yes  No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
 Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
 If yes, please describe \_\_\_\_\_

Agricultural Information

Only complete this section if you are within the Agricultural land use category or your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): \_\_\_\_\_  
 \_\_\_\_\_

2. Will the development occur in phase?  Yes  No  
 If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
 If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
 If yes, please describe: \_\_\_\_\_

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: \_\_\_\_\_  
STANDARD LOW FLOW PLUMBING FIXTURES

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

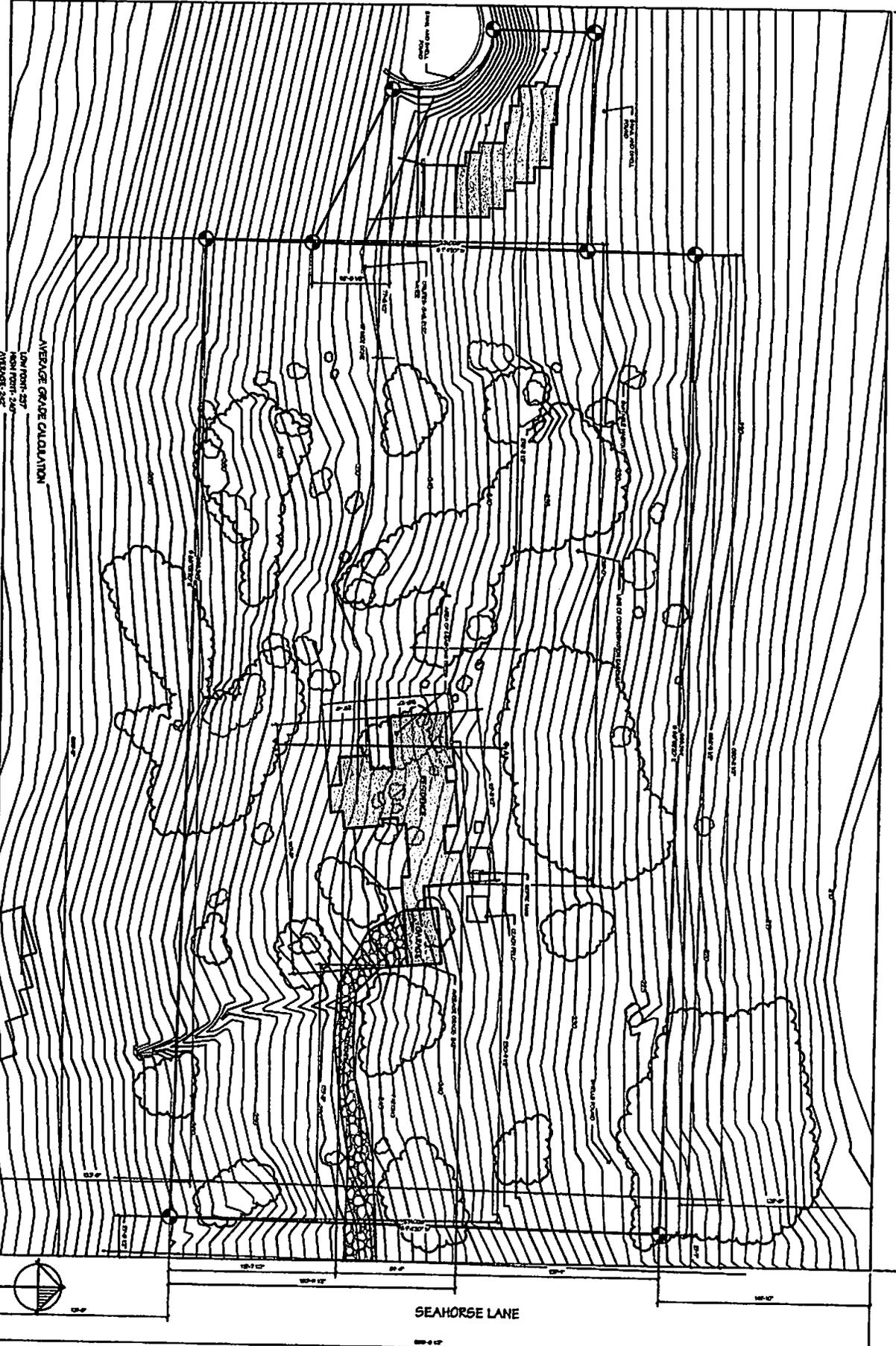
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: \_\_\_\_\_  
 \_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
 If yes, please list: MANZANITA AND SNAIL HABITAT - SEE REPORT
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
 If yes, please describe and provide "ED" number(s): \_\_\_\_\_

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_  
 \_\_\_\_\_

(If you are unsure if additional permits are required from other agencies, please ask your project planner or environmental specialist for guidance)



AVERAGE GRADE CALCULATION  
 LOW POINT - 227'  
 HIGH POINT - 240'  
 AVERAGE - 242'

**SITE PLAN**  
 SCALE 1" = 30'

SEAHORSE LANE



DATE	02/02/20
DESIGNER	XXX
PROJECT	XXX
SCALE	1" = 30'
SHEET NO.	1

SHEET TITLE	
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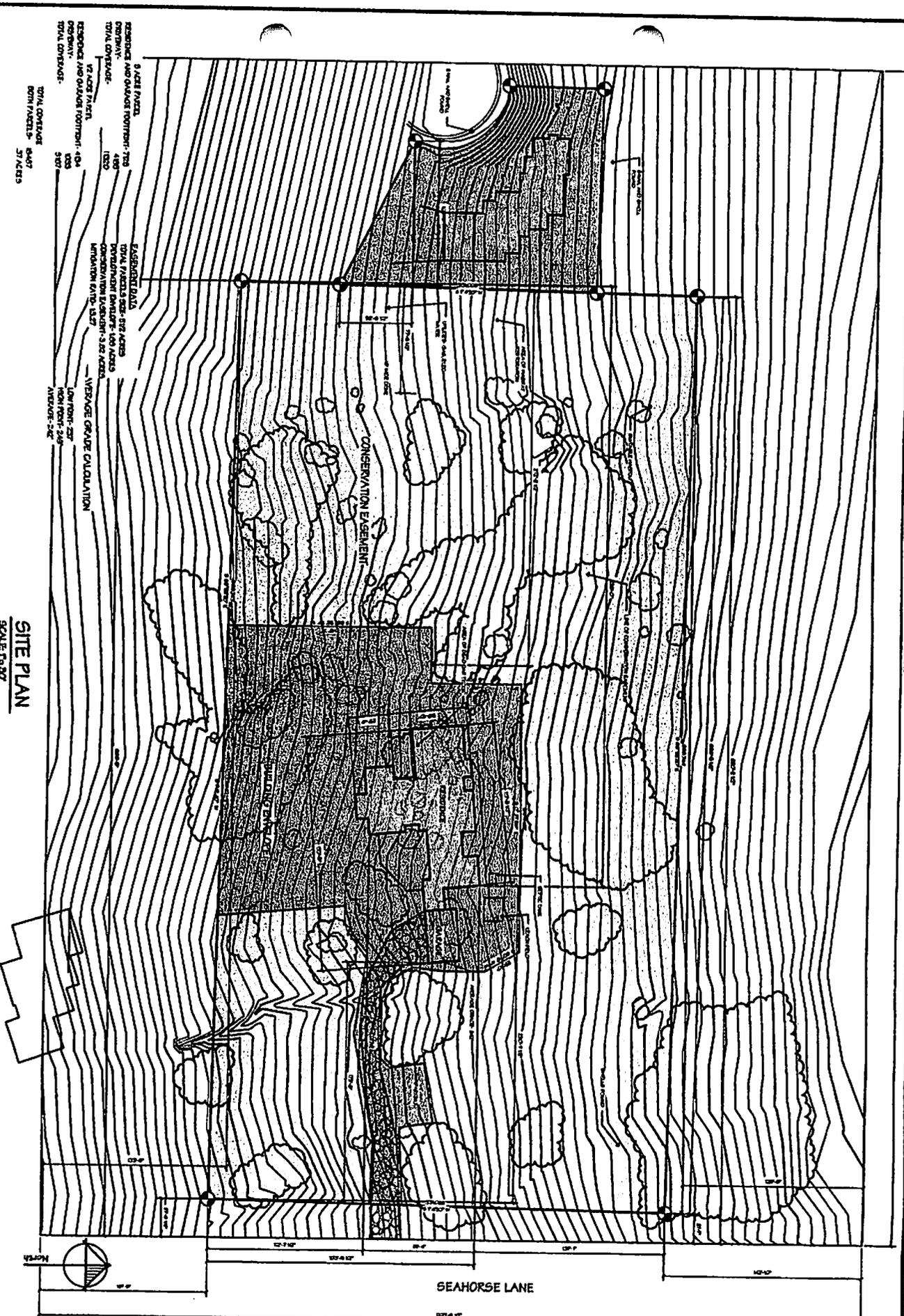
PROJECT TITLE	
CLIENT	
PROJECT ADDRESS	
LOCAL DESCRIPTION	

COUNTY	
DESIGNER	
PROJECT ADDRESS	
LOCAL DESCRIPTION	

PROJECT TITLE	
CLIENT	
PROJECT ADDRESS	
LOCAL DESCRIPTION	

COUNTY	
DESIGNER	
PROJECT ADDRESS	
LOCAL DESCRIPTION	

REVISIONS	



9 ACRES PAVED  
 RESURFACE AND OVERLAYS FOOTPRINT - 780  
 PERMANENTLY  
 TOTAL COVERAGES  
 1000

EASEMENT DATA  
 TOTAL PAVED AREA - 810 ACRES  
 PERMANENTLY PAVED - 100 ACRES  
 CONSERVATION EASEMENT - 3.00 ACRES  
 IMPERVIOUS AREA - 137

WEATHER GRADE CALCULATION  
 LOW POINT - 227  
 HIGH POINT - 249  
 AVERAGE - 242

**SITE PLAN**  
 SCALE 1" = 20'



<p>OWNER          PROJECT ADDRESS          LOCAL DESCRIPTION          SHEET NO.</p>	<p>PROJECT NO. 8          DRAWING NO. 100</p>	<p>COUNTY/CITY          DESIGN          DATE          (PLOT) (SCALE)</p>	<p>DATE          SCALE          SHEET NO.</p>
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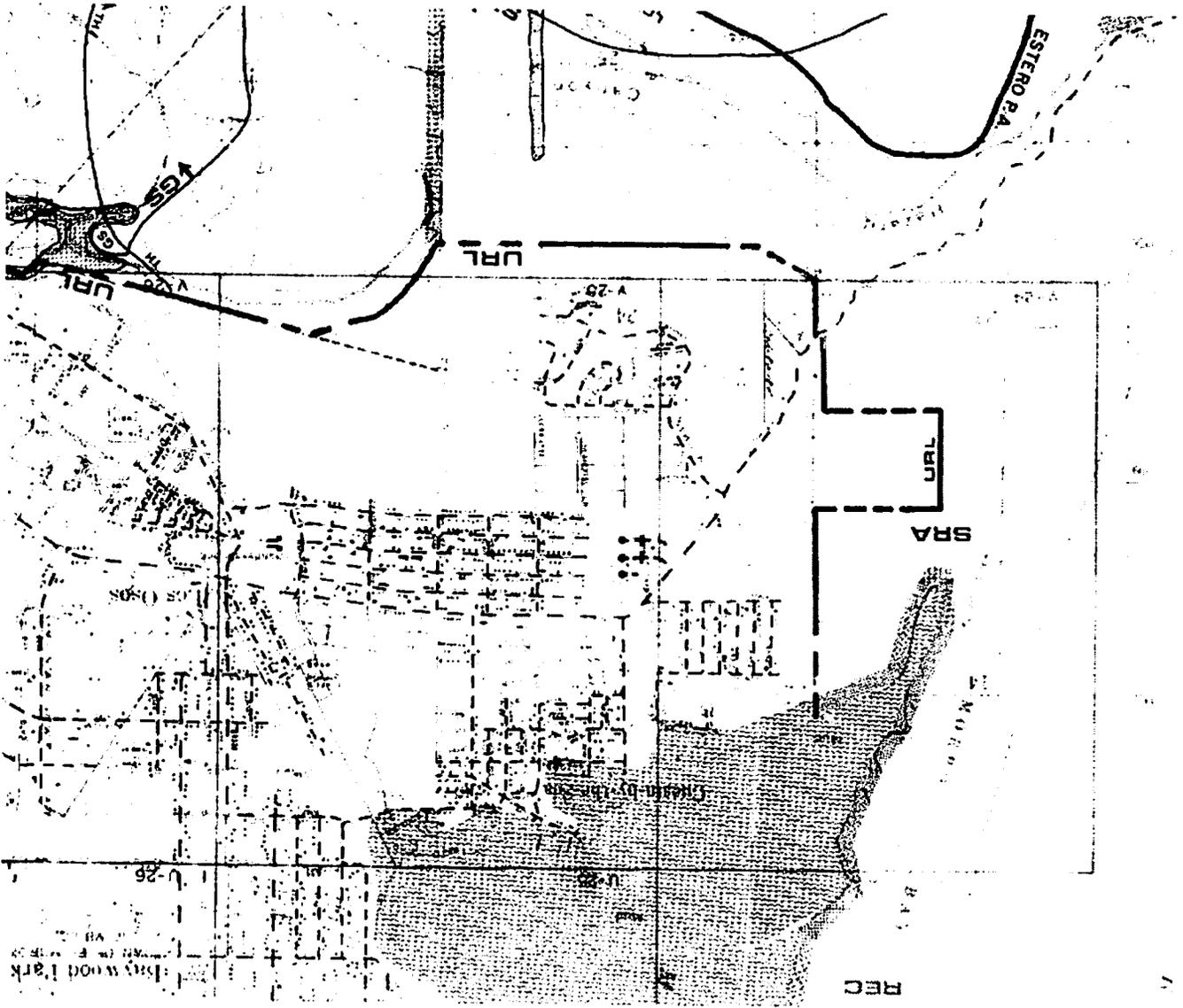














# Parcel Summary Report For Parcel # 074-022-042

10/8/2010  
11:58:32AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

**Role    Name and Address**

OWN    KELLAWAY THOMAS R  
          PO BOX 1140 STRATHAM NH 03885-  
OWN    REDMOND DORIS J

### Address Information

**Status            Address**  
P                    00000 SEA HORSE LN LSOS

### Lot Information:

<u>Tract / Twshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
T30S	R10E	24P	Los Osos	Estero	RS	LCP	CAZ	U		

### Parcel Information

**Status    Description**  
Active    T30S R10E PTN SEC 24

### Notes

### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
LOS OSOS COMM. SERVICE  
NO. 02 ROAD-CO/SUPVR  
LOS OSOS-ZONE B COMM. SERVICE  
AREA NO. 21 COUNTY SERVICE  
LOS OSOS-ZONE J COMM. SERVICE



# Parcel Summary Report For Parcel # 074-022-042

10/8/2010  
11:58:33AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

D990336P

**Case Status:**

INH

Primary Parcel

**Description:**

SFD

PMT2002-11628

REC

Primary Parcel

**Description:**

SFD W/ ATTACHED GARAGE & GRADING