



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/24/07

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2007-00031 BOND/ MUP- demo existing SFR and build new SFR. Site located off Studio Dr. in Cayucos. APN: 064-443-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/10/07 please. 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.

Date

Name

Phone



MAYER

STATE HIGHWAY

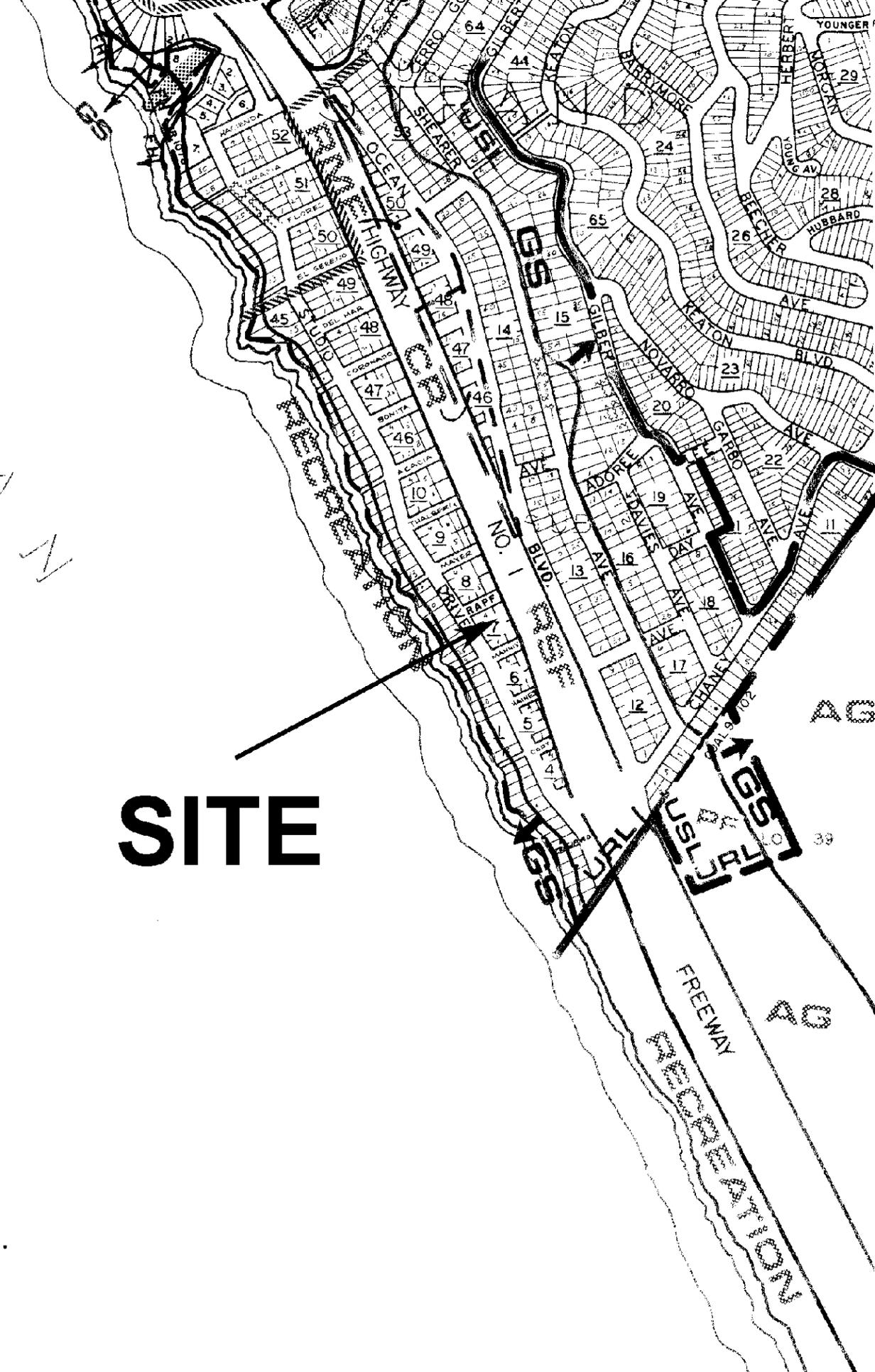
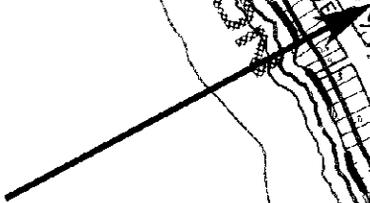
SOUTH

AVENUE

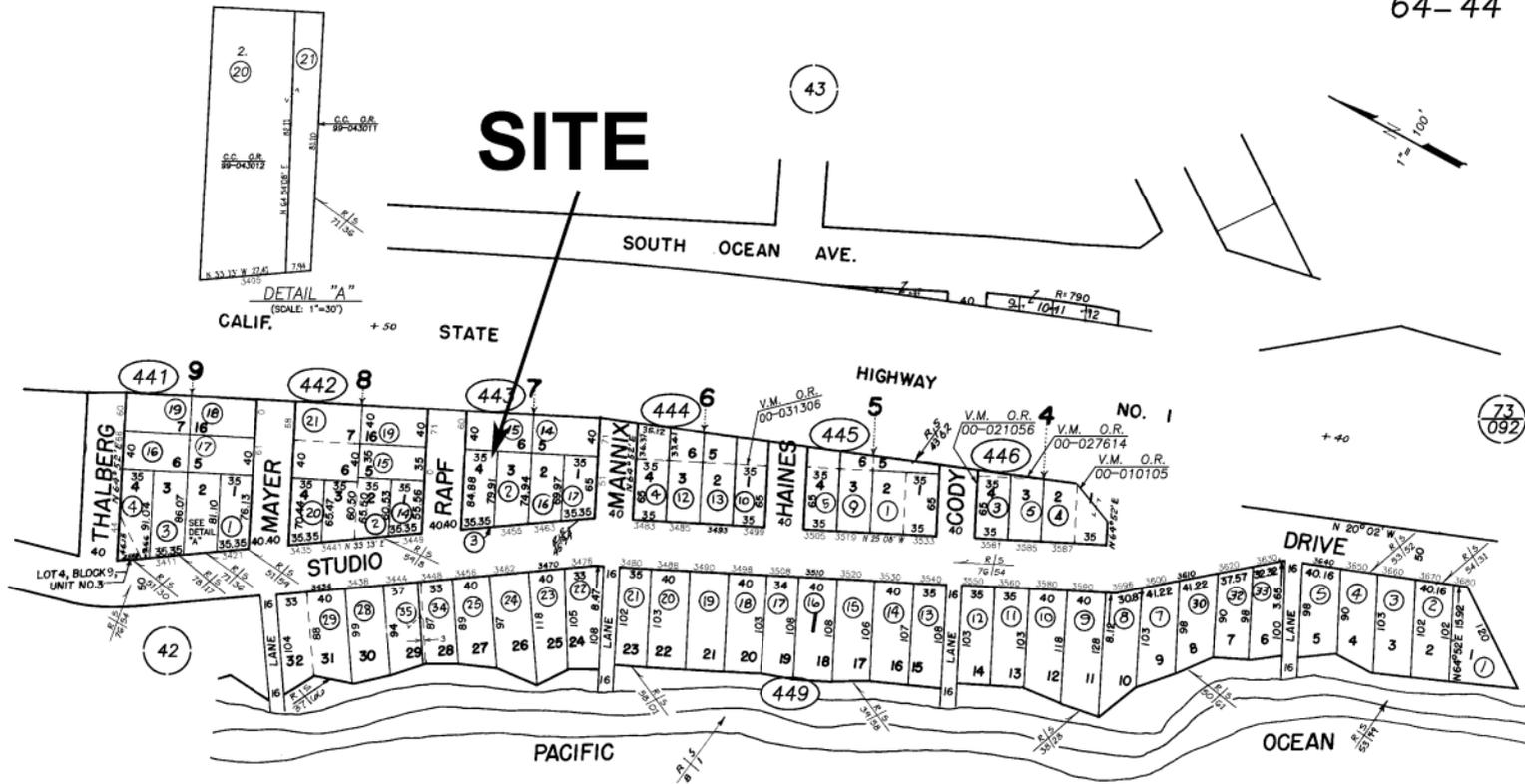
AVENUE

AVENUE

SITE



SITE



REVISIONS	
TECH	DATE
RS	11-22-99
SP	02-29-00
EP	05-12-00
LZ	05-17-00
EP	08-29-00
JAW	09-13-00
LZ	10-19-00
DW	12-05-01

50 0 100 200

RC
11-22-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MINOR USE PERMIT

GEN

San Luis Obispo

DEMO EXISTING SFR AND REPLACE WITH NEW 1362 SQ FT RESIDENCE, 231 SQ FT EST/ CAYU

CAZ LCP RSF SSN

FORM

File No _____

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to a approved land use permit
- Plot Plan
- Minor Use Permit
- Variance

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name _____ Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name John MacDonnell Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 2825 sq. ft. Assessor Parcel Number(s): 064-443-003
 Legal Description: Lot 4 Block 7
 Address of the project (if known): Studio Dr., Cayucos
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1 to Studio Dr.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Exist. SFR

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Demo exist SFR
Replace w/ New 1362 sq. Res. w/ 231 sq garage
690 sq. Barn

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 8-16-07

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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): N/A

Describe existing and future access to the proposed project site: STUDIO TR

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?: _____

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

North: Res. Neutral South: _____

East: H West: H

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 1593 sq. feet 60 % Landscaping: 660 sq. feet 20 %

Paving: 670 sq. feet 10 % Other (specify) _____

Total area of all paving and structures: 2293 sq. feet acres

Total area of grading or removal of ground cover: 2875 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 24

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10 Right 4 Left 5 Back 5

Proposed water source: On-site well Shared well Other _____

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

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: CAYUCOS Sanitary

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

Fire Agency: - List the agency responsible for fire protection: Cayucos Fire

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 1

Total floor area of all structures including upper stories, but not garages and carports: 1362 sq. ft

Total of area of the lot(s) minus building footprint and parking spaces: 860 sq. ft

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: 2875 ^{S.F.} 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.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: STUDIO DR. -

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 1 - EXCEPT
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXIST SFR
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. 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: Existing @ Stud. Dr
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: Mission
- 3. Where is the waste disposal storage in relation to buildings? Garage
- 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: Coast Union
- 2. Location of nearest police station: Los Osos
- 3. Location of nearest fire station: Cayman
- 4. Location of nearest public transit stop: Bay 1
- 5. Are services (grocery / 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: Best SFR
- 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 _____
- 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: 1) within the Agricultural land use category or 2) 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 phases? 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*: _____

* 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: N/A

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: _____
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): MUP / BUILDING

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

PROJECT DATA

OWNERS:
 FRED & SHANNON BOND
 1870 ALRITA STREET
 SAN LUIS OBISPO, CA 93401

LEGAL DESCRIPTION:
 LOT - 4 BLOCK - 7
 MORRO STRAND UNIT #1
 APN 064-443-003

SQUARE FOOTAGE:	
LOWER LEVEL	806 S.F.
UPPER LEVEL	556 S.F.
TOTAL	1362 S.F.

GARAGE 231 S.F.

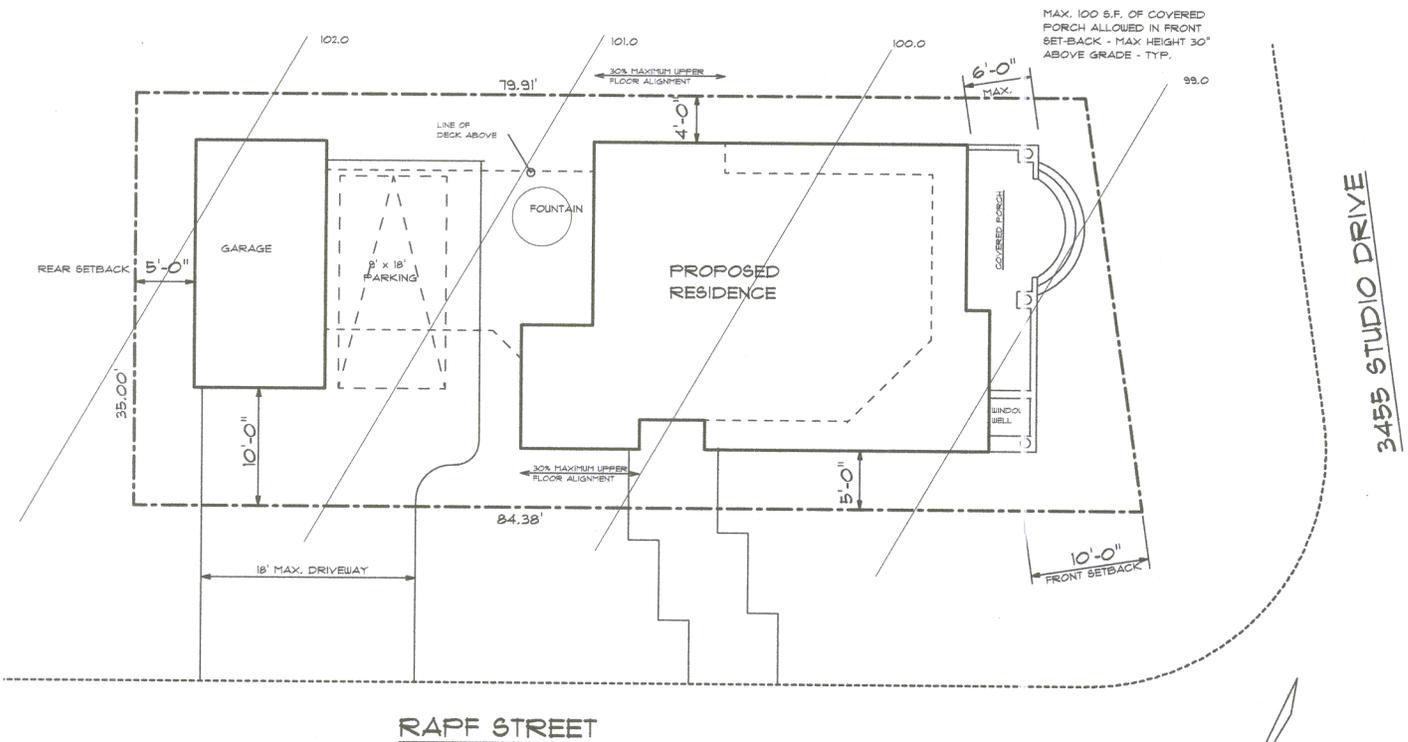
TOTAL G&A 1593 S.F.

BASEMENT 690 S.F.

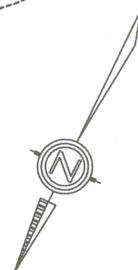
DECKING 430 S.F.

LOT SIZE - 2875 S.F.

ALLOWABLE G&A - 1595 S.F.



LIGHT CALCULATION
 MAXIMUM HEIGHT
 SURED FROM CENTER
 RAPP STREET

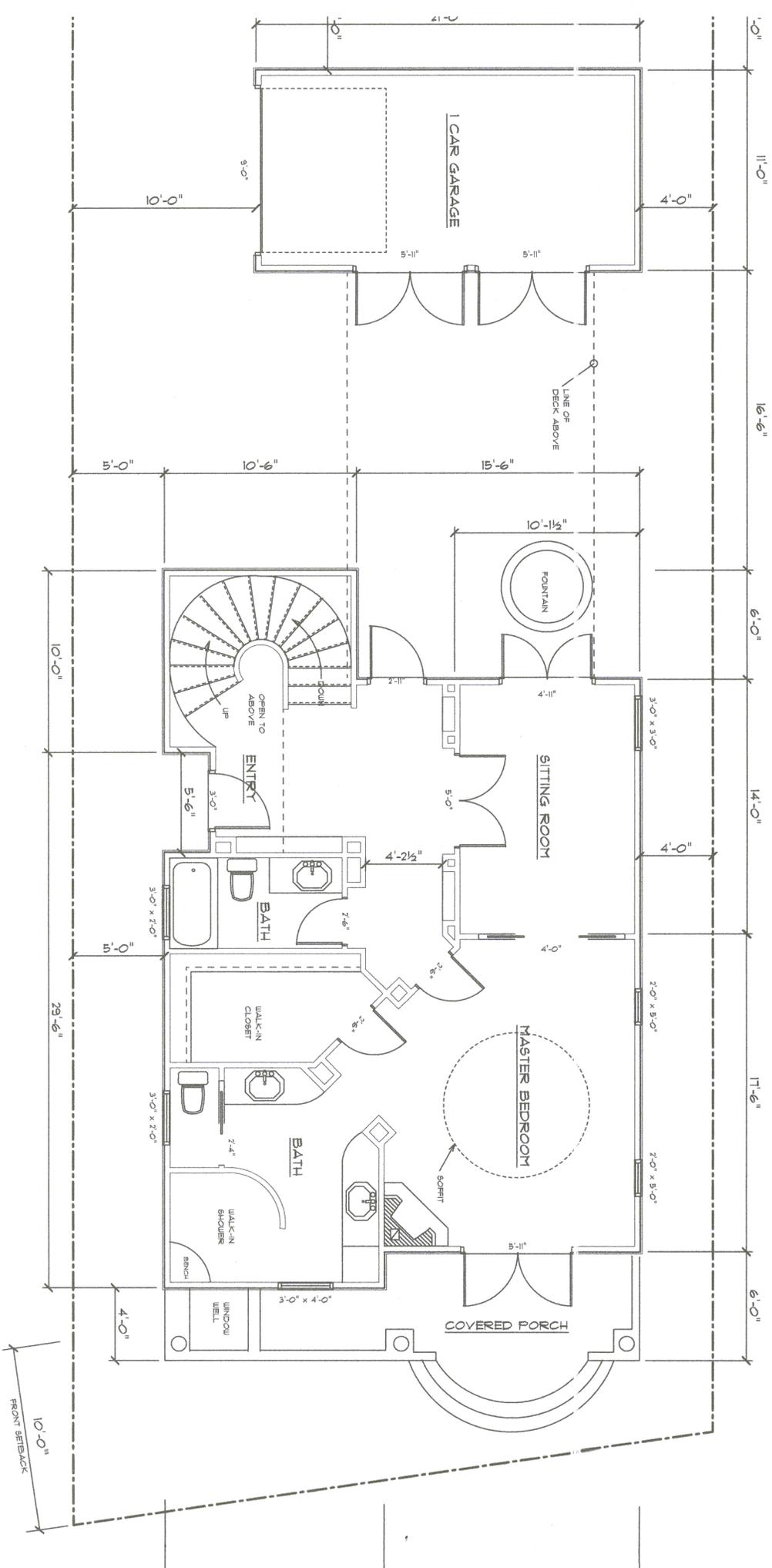


SITE PLAN

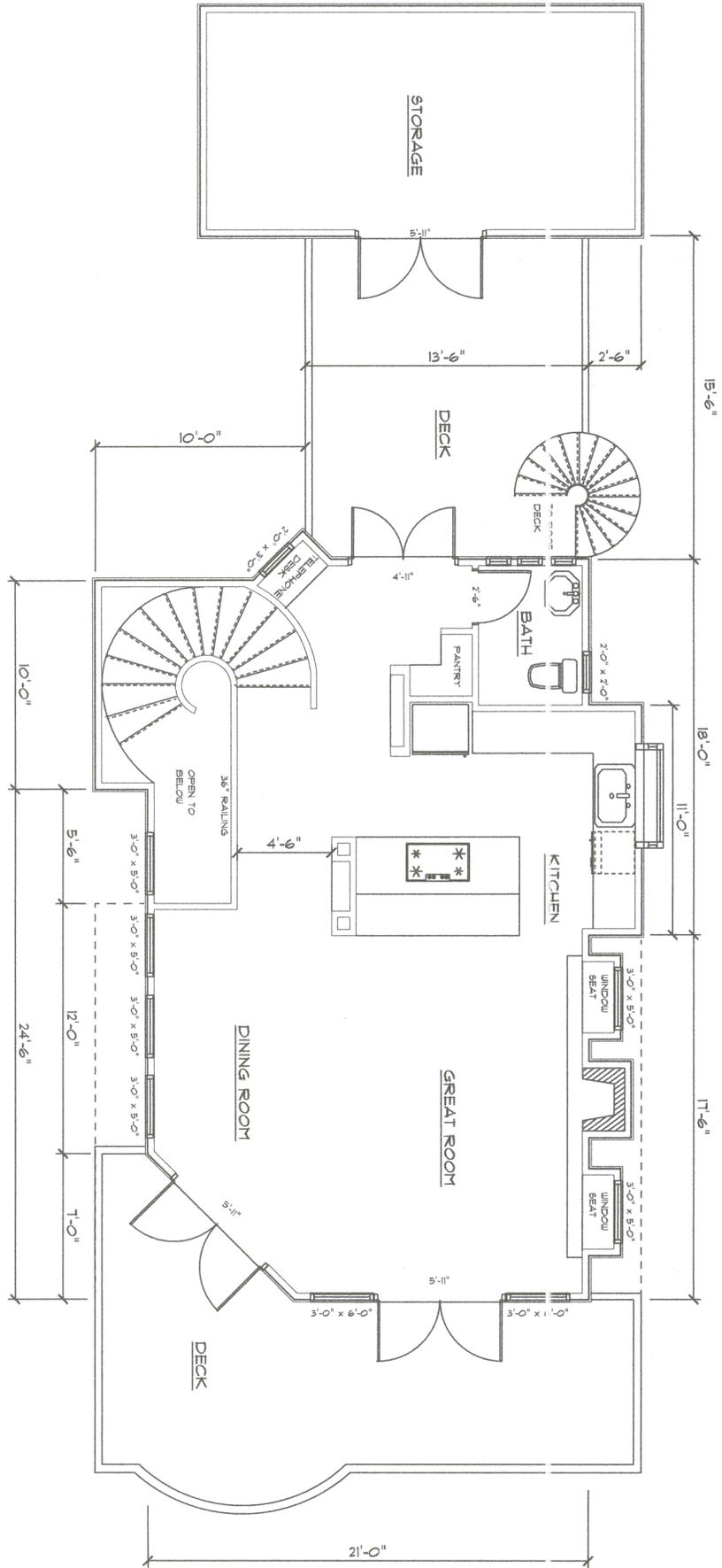
1/4" = 1'-0"

LOWER FLOOR PLAN

1/4" = 1'-0"

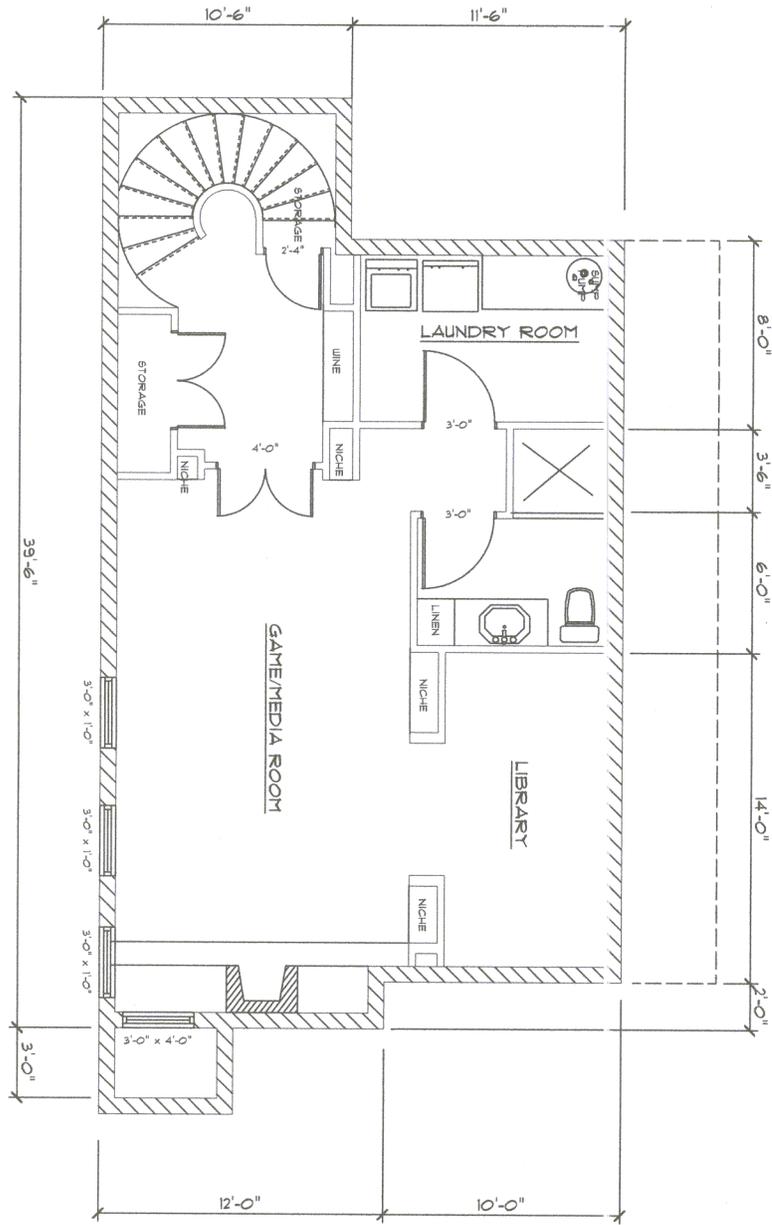


UPPER FLOOR PLAN

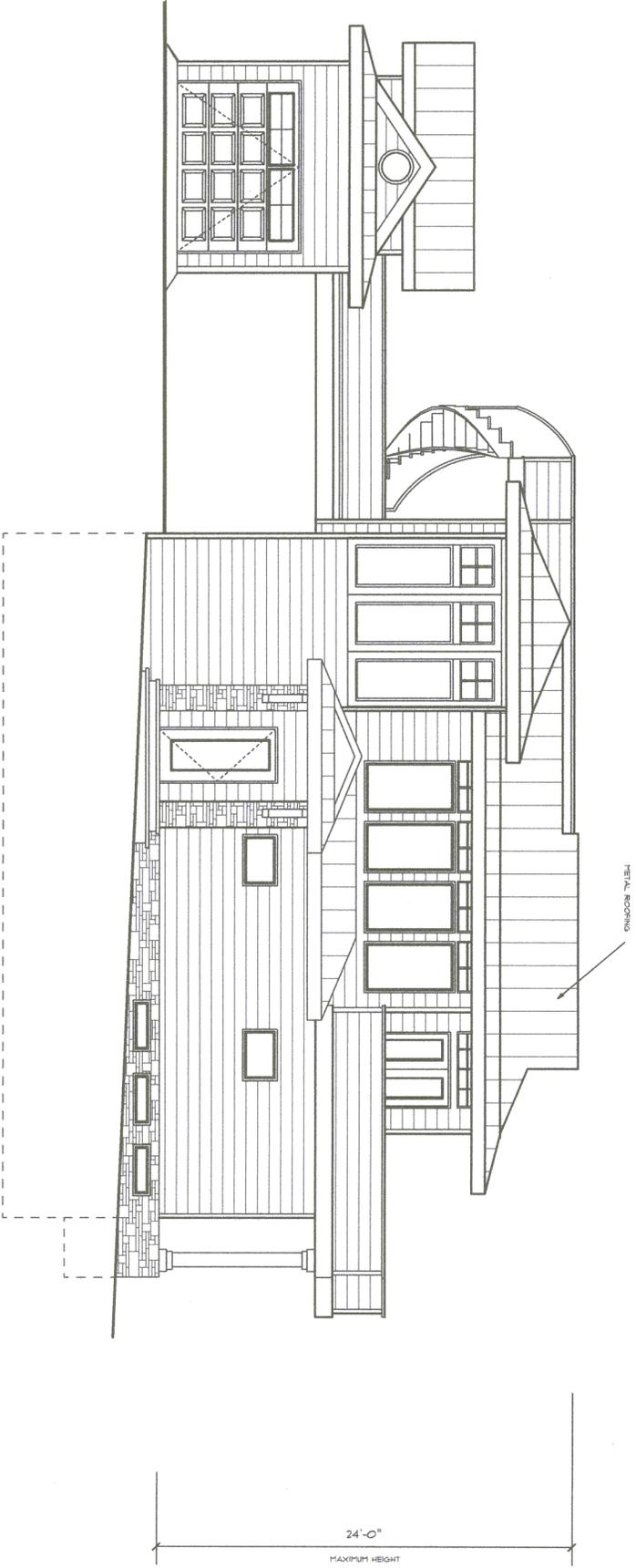


1/4" = 1'-0"

BASEMENT



1/4" = 1'-0"

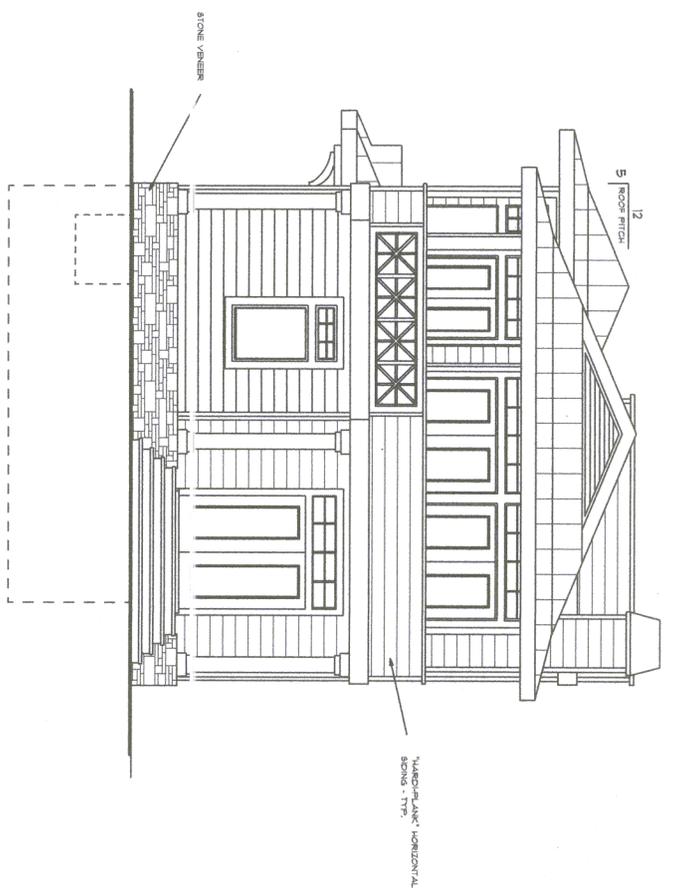


METAL ROOFING

24'-0"
MAXIMUM HEIGHT

FRONT ELEVATION

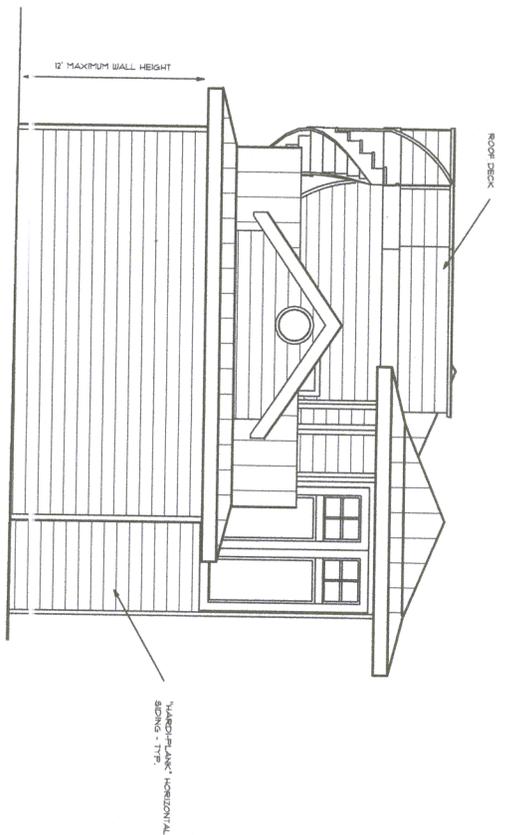
1/4" = 1'0"



STONE FINISH

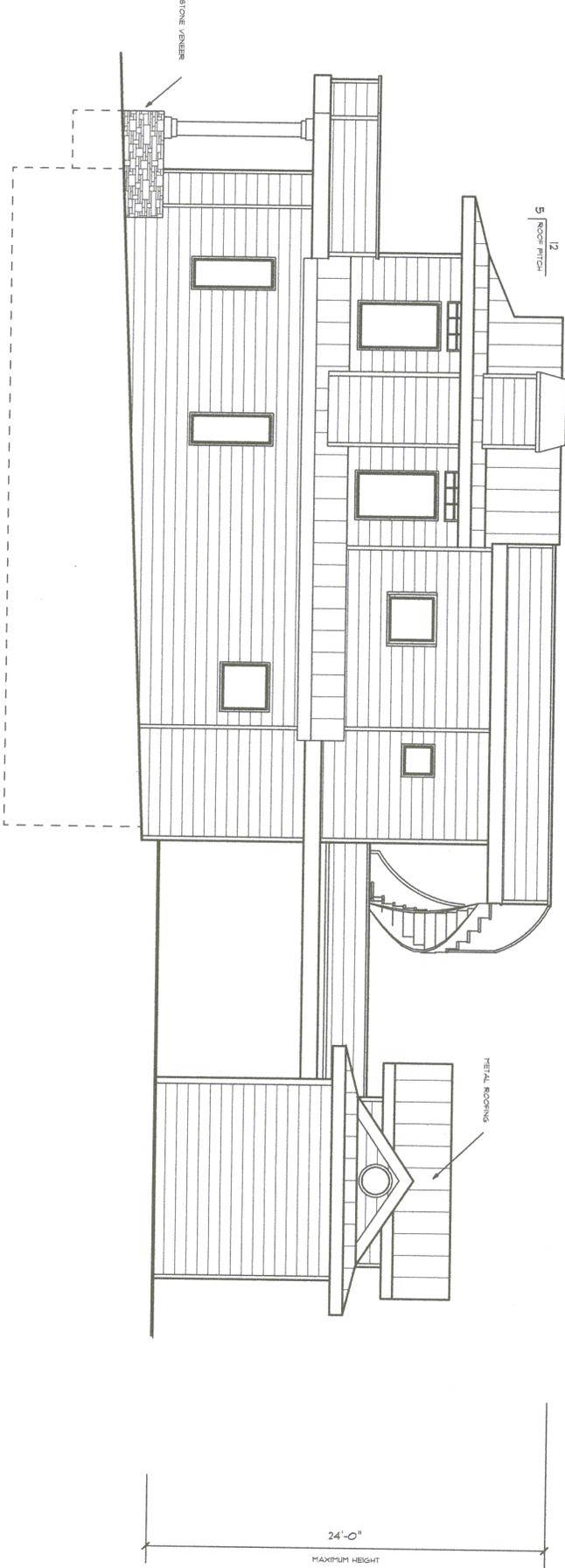
"HARBORLANE" HORIZONTAL
Siding - TYP.

5' ROOF PITCH
12'



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"