



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

### THIS IS A NEW PROJECT REFERRAL

DATE: 3/23/2010

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

FROM: Airlin Singewald, Coastal Team

**PROJECT DESCRIPTION:** DRC2009-00069 MIDKIFF- MUP for a SFR, barn and arena. 21.2 acre site located off Cruces Lane in Cambria. APN: 013-081-055.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 4/7/2010 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 APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

Check box for contact person assigned to this project 804-883-7400

Landowner Name CHARLES & ELAINE MIDKIFF Daytime Phone \_\_\_\_\_  
 Mailing Address 18540 TAYLORS CREEK RD, MONTEPELIER, VA Zip Code 23192  
 Email Address: \_\_\_\_\_

Applicant Name SAME AS ABOVE Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name BRENT BERRY ARCHITECT Daytime Phone 805-927-4962  
 Mailing Address 656 WEYMOUTH ST., CAMBERIA, CA Zip Code 93428  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 21.2 ACRES Assessor Parcel Number(s): D13-081-055  
 Legal Description: PTN. OF SECT. 13 & 14, TOWNSHIP 27 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE AND MERIDIAN COUNTY  
 Address of the project (if known): 4344 DOS CRUCES LANE  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: DOS CRUCES ROAD FROM SANTA ROSA CREEK ROAD - GATE ACCESS CODE: 4244

Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT PROPERTY WITH DRIVEWAY ACCESS AND 2 EXIST. WELLS.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 4325 SF RESIDENCE AND 2232 SF BARN AND HORSE ARENA

### LEGAL DECLARATION

I, the owner of record of this property, 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.

X Property owner signature Charles F. Midkiff Date 3-9-2010

<p><b>FOR STAFF USE ONLY</b></p> <p>Reason for Land Use Permit: _____</p>
---

# 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): NA

Describe existing and future access to the proposed project site: EXISTING LOS CRUCES LANE

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: AG South: AG  
East: AG West: AG

For all projects, answer the following:

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

Buildings: 6750 sq. feet 1 % Landscaping: 20,000 sq. feet 2.5 %

Paving: 30,000 sq. feet 4 % Other (specify) \_\_\_\_\_

EXIST:

Total area of all paving and structures: 37,000  sq. feet  acres

Total area of grading or removal of ground cover: 1.31  sq. feet  acres

Number of parking spaces proposed: 4 Height of tallest structure: 22 FT (BARN)

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 30 FT Right 30 FT Left 30 FT Back 30 FT

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  No (If yes, please submit copy)

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  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: NA  sq. feet  acres

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

For residential projects, answer the following:

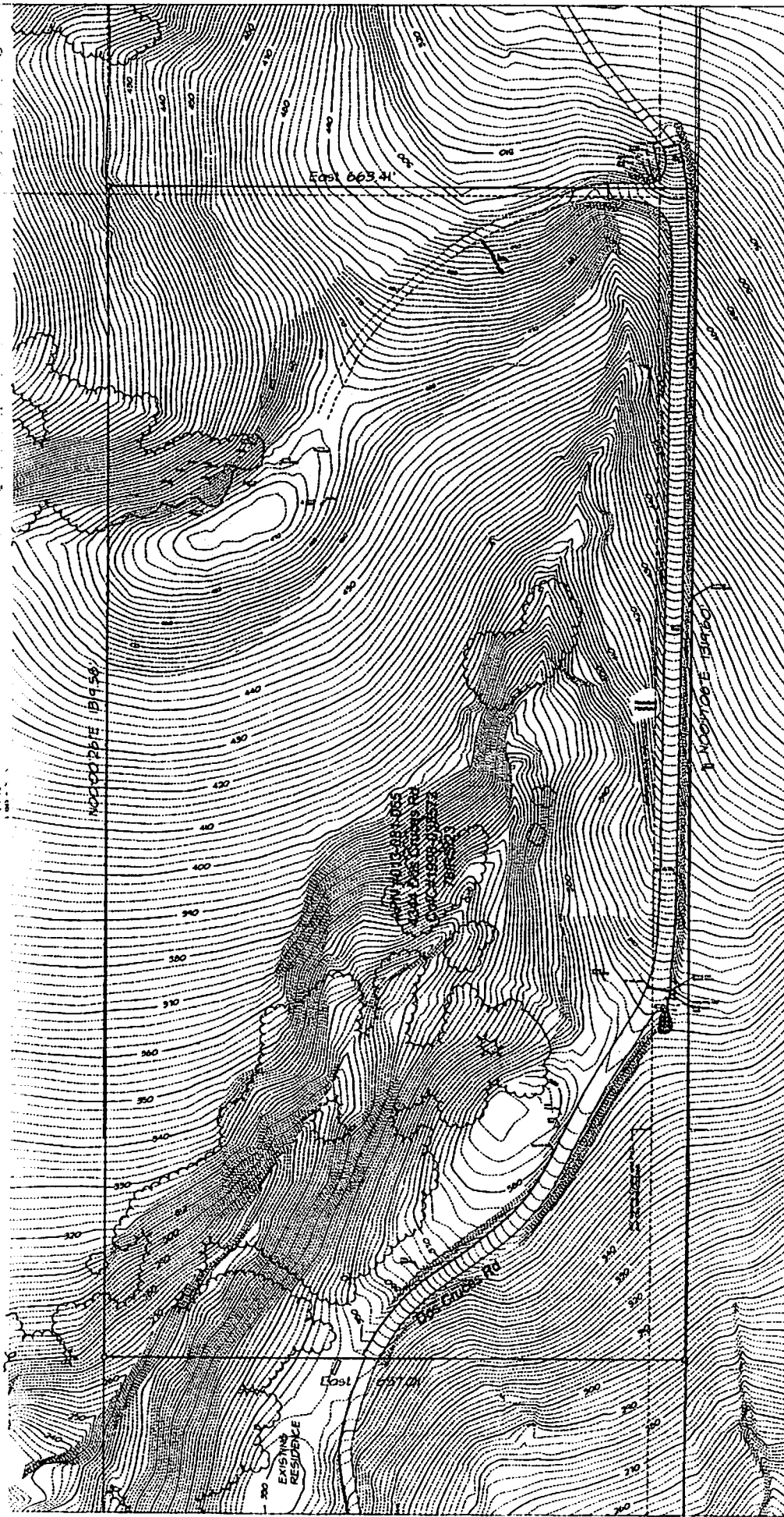
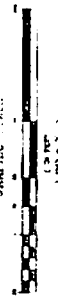
Number of residential units: ONE Number of bedrooms per unit: 3

Total floor area of all structures including upper stories, but not garages and carports: 3670 SF

Total of area of the lot(s) minus building footprint and parking spaces: 2.1 ACRES



GRAPHIC SCALE



Jan 2009 Supplemental field topo by:  
**Pacific Coast Survey & Design Group, Inc.**  
 P.O. Box 4483  
 935 Riverside Avenue #78  
 Paso Robles, California 93447  
 (805) 218-9881  
 Project File: V02563 Top 6x9  
 Last Revised 24 JAN 09



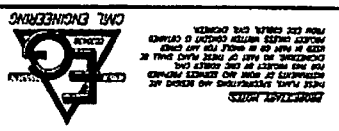
The base of elevation for this map is based upon 1985 observations of the Pacific Coast Survey & Design Group, Inc. and the National Geodetic Survey. The horizontal control was established by the Pacific Coast Survey & Design Group, Inc. and the National Geodetic Survey. The vertical control was established by the Pacific Coast Survey & Design Group, Inc. and the National Geodetic Survey. The map is based upon a datum of 1985. The map is based upon a datum of 1985. The map is based upon a datum of 1985.

DATE: 01/24/09  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 PROJECT: V02563 TOP 6x9  
 SCALE: 1" = 100'

**Topographic Map**  
 Of a portion of Sections 13 and 24, Township 27 South,  
 Range 8 East, Mount Diablo Base and Meridian  
 County of San Luis Obispo, State of California as shown  
 on the map of Compliance recorded as Document  
 #1699-031877  
 Area 4.093-064-043 RA.  
 Prepared for The Ashbourn & Harwood Leases

**VAUGHAN SURVEYS, INC.**  
 1101 Riverside Avenue  
 Paso Robles, California 93448  
 (805) 236-5725  
 Fax: (805) 236-5725  
 www.vaughansurveys.com  
 Sheet 1 of 1.

9-1	3	N
<p>100-60</p>		
<p>1110</p>		

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT. ANY REPRODUCTION OR COPIING OF THIS PLAN WITHOUT HIS WRITTEN CONSENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

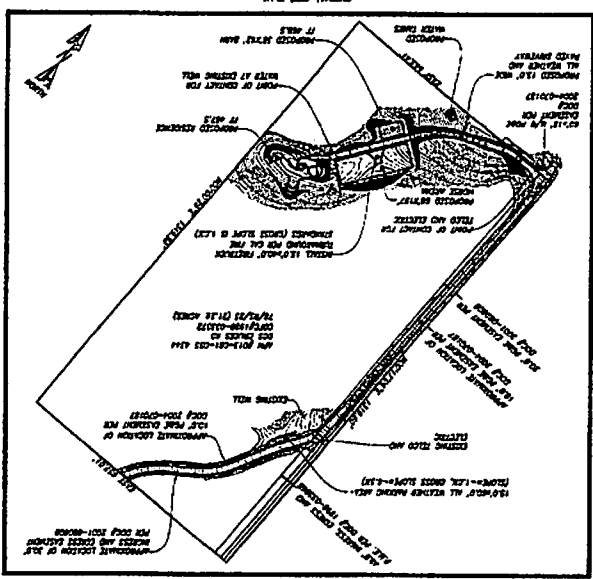
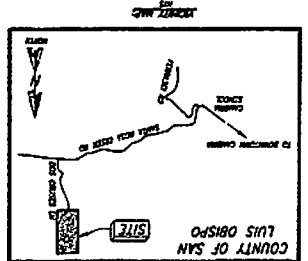
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLANS	11-15-60
2	FINAL PLANS	12-15-60
3	REVISIONS	1-15-61
4	REVISIONS	2-15-61
5	REVISIONS	3-15-61
6	REVISIONS	4-15-61
7	REVISIONS	5-15-61
8	REVISIONS	6-15-61
9	REVISIONS	7-15-61
10	REVISIONS	8-15-61

1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.

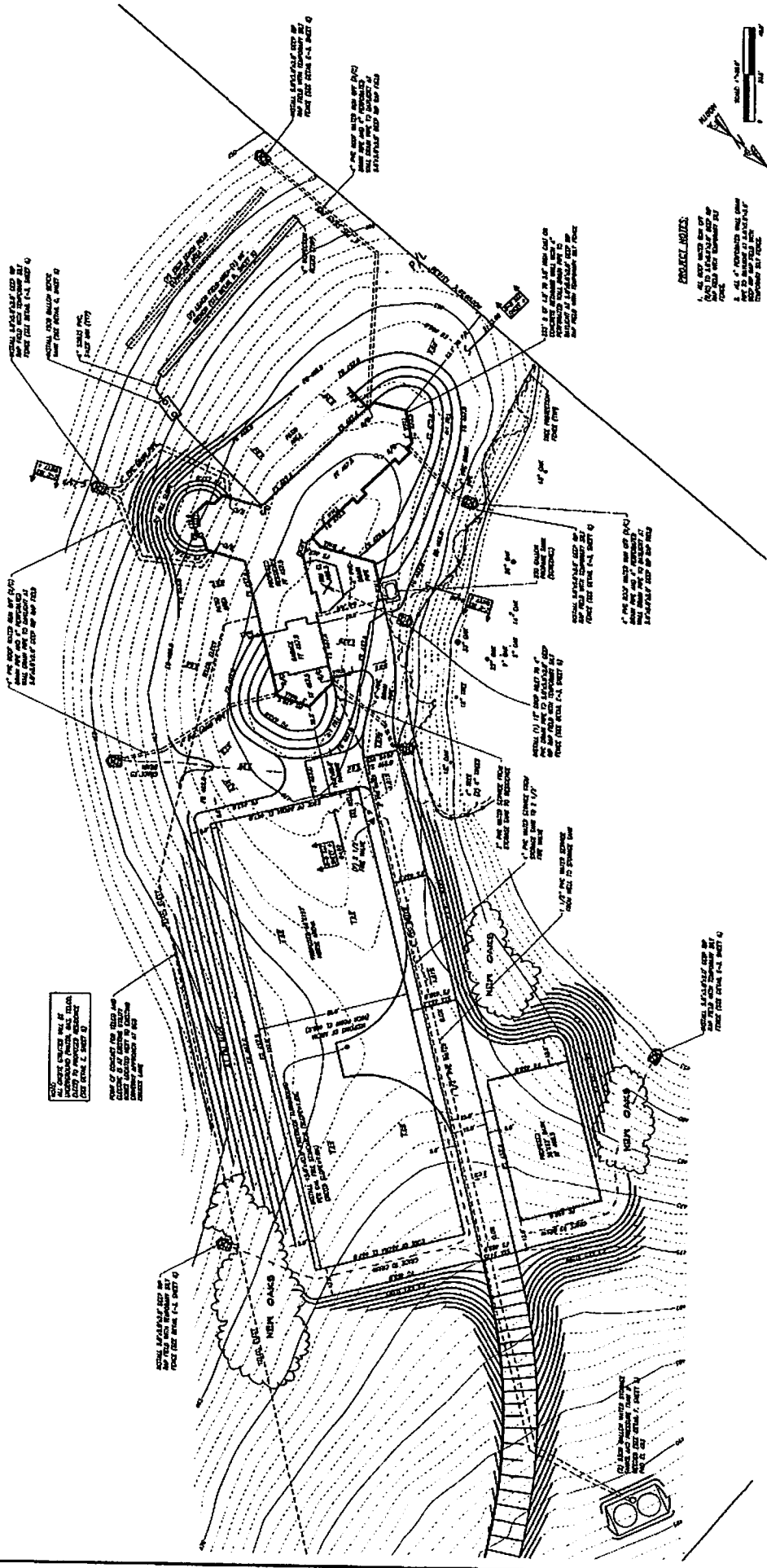
2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.



SINGLE FAMILY RESIDENCE  
 CHUCK & ELAINE MINKOFF, 4344 DOS PUENTES LANE  
 PRIN. OF SECT. 13 AND 24, TOWNSHIP 27 SOUTH, RANGE 8  
 EAST, MOUNT DIABLO BASE AND MERIDIAN COUNTY  
 APN: 013-081-055  
 COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

- 1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.
- 2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS OF THE OPINION THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS.





**PROJECT NOTES:**  
 1. THE ROAD SHALL BE 12' WIDE AT THE TOP AND 12' WIDE AT THE BOTTOM AT ALL POINTS UNLESS OTHERWISE NOTED.  
 2. THE ROAD SHALL BE 12' WIDE AT THE TOP AND 12' WIDE AT THE BOTTOM AT ALL POINTS UNLESS OTHERWISE NOTED.  
 3. THE ROAD SHALL BE 12' WIDE AT THE TOP AND 12' WIDE AT THE BOTTOM AT ALL POINTS UNLESS OTHERWISE NOTED.

PROJECT NO. 1110  
 DATE: 11-15-50  
 DRAWN BY: J. L. COOPER, JR.  
 CHECKED BY: J. L. COOPER, JR.  
 TITLE: NEW CHAIRS AND DRIVE  
 SHEET NO. 3 OF 3  
 PROJECT: NEW CHAIRS AND DRIVE  
 LOCATION: NEW CHAIRS AND DRIVE  
 SCALE: AS SHOWN  
 DRAWING NO. 1110-3

**WALSH ENGINEERING, INC.**  
 1000 W. 10th Street  
 Oklahoma City, Oklahoma  
 Phone: 246-1111

**REGISTERED PROFESSIONAL ENGINEER**  
 State of Oklahoma  
 No. 1110  
 Exp. 12-31-51



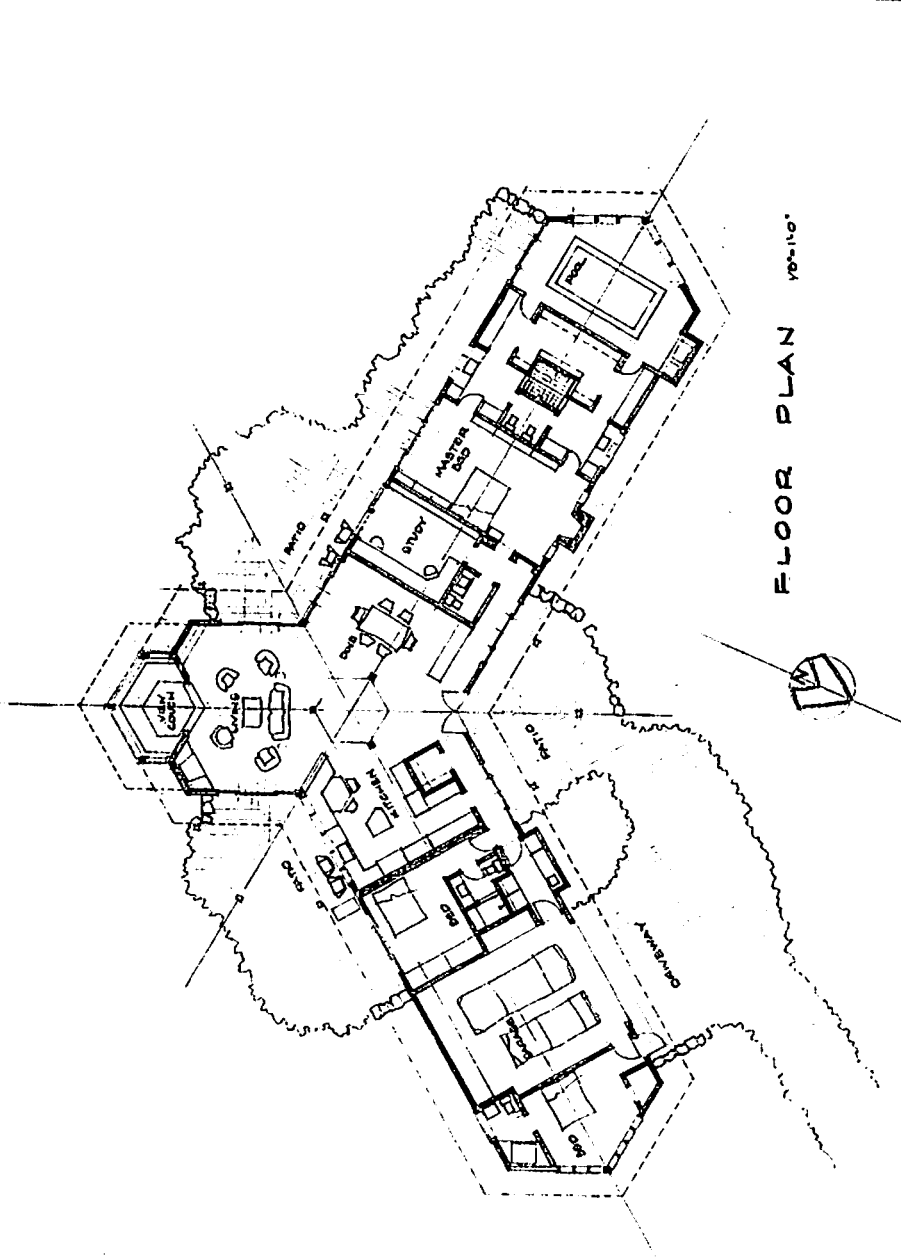




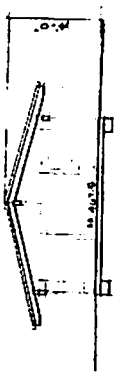
NO.	
REVISIONS	

**MIDKIFF**  
**RESIDENCE**

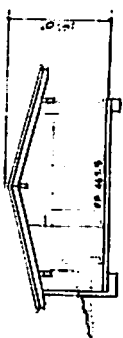
**BRENT BERRY**  
 ARCHITECT  
 100 W. 10th St. - Portland, Ore.  
 100 W. 10th St. - Portland, Ore.



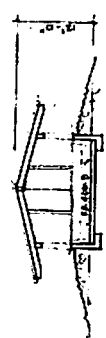
FLOOR PLAN 1/8"=1'-0"



SECTION THROUGH LIVING



SECTION THROUGH MASTER BED



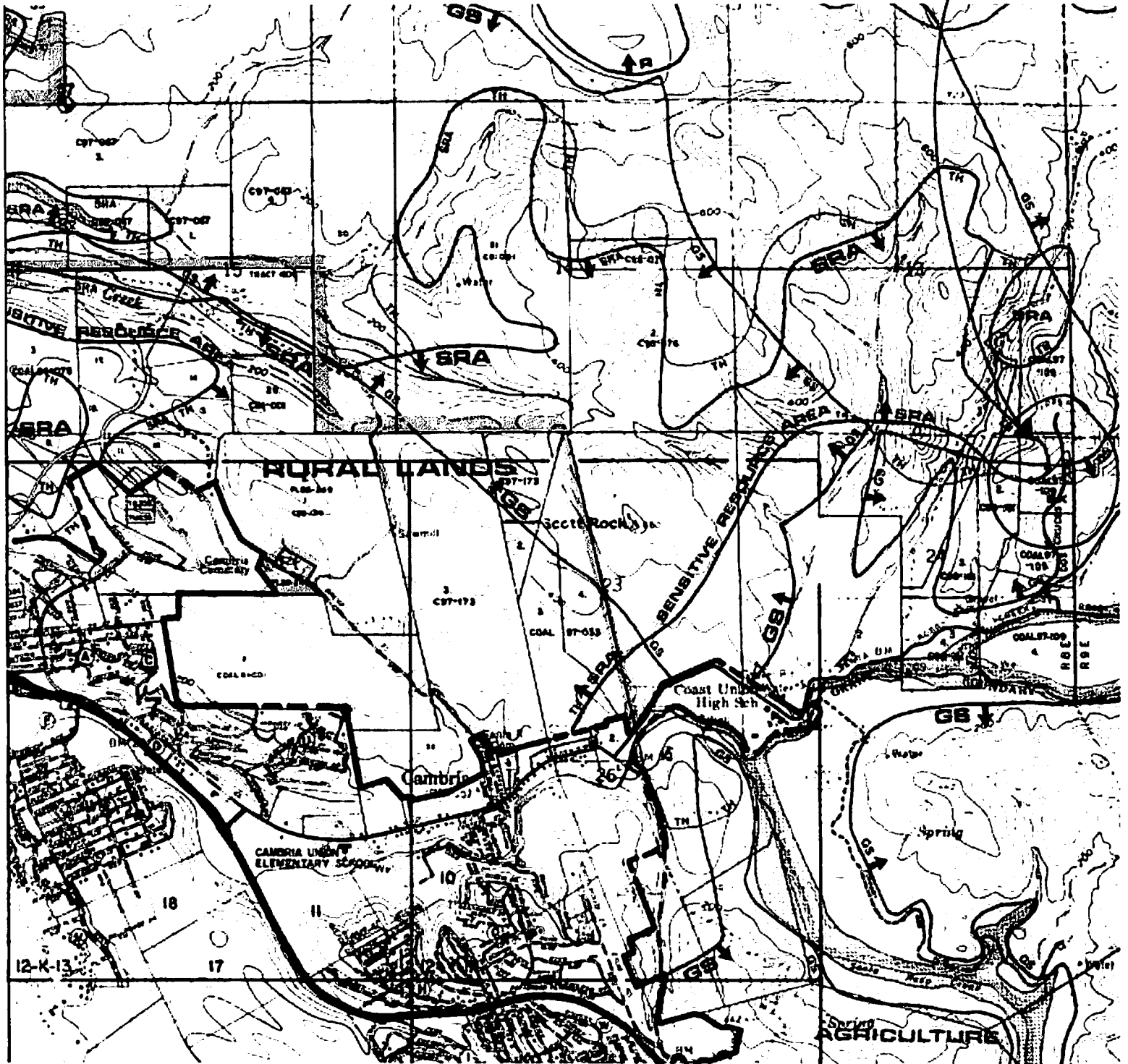
SECTION THROUGH VIEW COUCH







SITE







# Parcel Summary Report For Parcel # 013-081-055

3/22/2010  
12:41:47PM

## 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    MIDKIFF CHARLES F  
18546 TAYLORS CREEK RD MONTPELIER VA 23192-  
OWN    MIDKIFF ELAINE H

### Address Information

Status            Address  
P                    04344 DOS CRUCES LN RNC

### Lot Information:

<u>Tract / Townshp</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>
013081	055	0001	North Coast Ru	North Coast	TH			N		
COAL97-	109	0002	North Coast Ru	North Coast	AG	LCP	GS	Y		S81071601

### Parcel Information

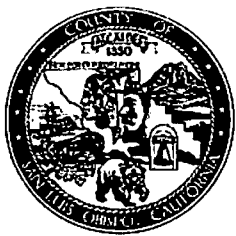
Status    Description  
Active    T27S R8E PTN SECS 13 & 24

#### Notes

MUP REQUIRED AS PART OF THE LLA APPROVAL WHICH IS ON MICROFICHE. MUP FOR VISUAL AND DESIGNATE A BUILDING SITE OUTSIDE OF THE SRA, NOT TO BE VISIBLE FROM PUBLIC ROADS. SWC 6/2/09

#### Tax Districts

COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT  
CAMBRIA COMMUNITY HOSPITAL  
NO. 02 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE  
COAST (SB1537) UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
CAMBRIA PUBLIC CEMETERY



# Parcel Summary Report For Parcel # 013-081-055

3/22/2010  
12:41:48PM

## 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:**

**Case Status:**

DRC2009-00069 REC Primary Parcel

**Description:**

MUP FOR 4325 SQ FT RESIDENCE AND 2232 SQ FT BARN AND HORSE ARENA

PRE2007-00001 REC Primary Parcel

**Description:**

21 ACRE PARCEL- TO COASTAL TEAM PLANNERS

PRE2008-00071 REC Primary Parcel

**Description:**

BARN AND HORSE ARENA

C0052 FNL Related Parcel

**Description:**

ENGINEERED GRADING FOR ROAD ON SLOPES OVER 30% BEN HARPER,RCE/RICK GORMAN,RG/PAUL CARTER,RCE/ ACCESS ROAD FOR PARCELS 1 THR 4 COAL 97-109 ROAD NAME DOS CRUCES

D920250D EXP Related Parcel

**Description:**

MH FARM SUPPORT DWELL/WELL/GRADING

D980102V APP Related Parcel

**Description:**

ROAD IMPROVEMENTS FOR ACCESS TO REAR

PMT2002-23474 WIT Related Parcel

**Description:**

AS-BUILT GRADING ( COULD HAVE BEEN REPLACED BY PERMIT C0052 GRADING FOR ACCESS ROAD DOS CRUCES)

S950003C RDD Related Parcel

**Description:**

4 CERT OF COMP PROPOSED

S960208L RDD Related Parcel

**Description:**

PROP 4 LOT ADJUSTMENT

S970184N RDD Related Parcel

**Description:**

DOS CRUCES LN - NAME RD OFF SANTA ROSA