



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5-26-2010

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2009-00085 MOONSTONE LLC. – MUP to construct 2 SFRs on 2 lots. Site located off Moonstone Beach Drive in Cambria. APN: 022-052-052 and 053.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.

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

MINOR USE PERMIT

MUP TO CONSTRUCT TWO SFR ON TWO LOTS.

GENERAL APPLICATION

San Luis Obispo County Department of Planning and

AS CAZ LCP RSF

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

• Landowner Name MOONSTONE LLC. Daytime Phone 559-440-8304
 Mailing Address 1396 W. HERNDON AVE. SUITE 101 Zip FRESNO CA. 93711
 Email Address: _____

• Applicant Name CHRISTINE LINGENTHALER Daytime Phone _____
 Mailing Address SAME AS ABOVE Zip _____
 Email Address: _____

• Agent Name DAVID BROWN - ARCHITECT Daytime Phone 927-3376
 Mailing Address PO BOX 123 CAMBRIDGE CA. Zip 93428
 Email Address _____

PROPERTY INFORMATION (NORTH 5130 SF)

Total Size of Site: (SOUTH - 3963 SF) Assessor Parcel Number(s): 022-052-052
022-052-053
 Legal Description: (SOUTH - LOT 3 BLK 4 CPM# 2) (NORTH LOTS 2, 5 BLK 4 CPM# No 2)
 Address of the project (if known): 5860 1/2 MOONSTONE BCH DR. CAMBRIDGE
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SLO - N TO HWY 1 - LEFT ON WEYMOUTH - LEFT ON MOONSTONE BCH DR. - GATHAN
 Describe current uses, existing structures, and other improvements and vegetation on the property: ABANDONED MOTEL (NON CONFORMING) TO BE DEMOLISHED.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONSTRUCT TWO S.F.R. SOUTH UNIT 2140 SF AND NORTH UNIT 2775 SF AND GRADING

LEGAL DECLARATION

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

Property owner signature David Brown Date 5.6.2010

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): NONE

Describe existing and future access to the proposed project site: SOUTH UNIT FROM MOONSTONE BCH DR. / NORTH UNIT FROM CHATHAM 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: S.F.R. South: S.F.R.
East: S.F.R. West: MOONSTONE BEACH DR.

For all projects, answer the following: (S) SOUTH UNIT (N) NORTH UNIT
Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 1906(N) sq. feet (N) 37 % (S) 45% Landscaping: (N) 600 sq. feet (S) 15 % (N) 11 %
Paving: 780(N) sq. feet (N) 15 % (S) 12% Other (specify) _____
Total area of all paving and structures: (N) 2686 (S) 2312 sq. feet acres
Total area of grading or removal of ground cover: 5930 sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 15' ANG.
Number of trees to be removed: 1 Type: CYPRESS.
Setbacks: Front 10 Right 3 Left 3 Back 15

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: CAMBRIA CSD.
Do you have a valid will-serve letter? Yes No 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: CCSD
Do you have a valid will-serve letter? Yes No If yes, please submit copy No

Fire Agency: List the agency responsible for fire protection: CAMBRIA FIRE DEPT

For commercial/industrial projects answer the following: N.A.
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: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) 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: ALL acres
 Moderate slopes of 10-30%: 0 acres
 Steep slopes over 30%: 0 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: CUT FOR MOTEL BUILDING & PARKING
- 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: SEEN FROM MOONSTONE BEACH DR (NOT HWY 1)

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? 1 EDU / UNIT
4. How many service connections will be required? TWO
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING METER
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: N.A.

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: 25 FT.
 Location of connection: MOONSTONE B&H DR.
2. What is the amount of proposed flow? 2 S.F.R. 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 COUNTRY DISPOSAL
- 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 SCHOOL DISTRICT
- 2. Location of nearest police station: NORTH SAN LUIS OBISPO - SHERIFF
- 3. Location of nearest fire station: BURTON DRIVE
- 4. Location of nearest public transit stop: MOONSTONE BEACH DRIVE 1/8 MILE
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/2 MILE (APPROX) feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: MOST RECENTLY (30 YEARS)
MOTEL (TO BE DEMOLISHED)
- 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 N.A.

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, customers 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 *N.A.*

Only complete this section if your site is: 1) within the Agricultural land use category, or 2) 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): NONE
- 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*: INSULATION, WINDOWS, WATER SAVING UTILITIES ETC
- * 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 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:
BARTTONE COLORS /

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): MOTEL DEMOLITION M.U.P.

Other Related Permits

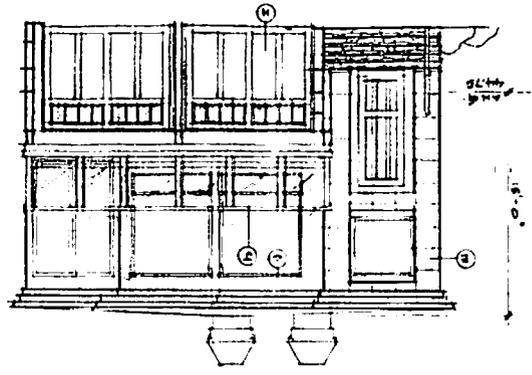
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): LOCAL M.U.P. / BLDG PERMIT / ENCROACHMENT / GRADING
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division)

SHEET
A35
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 PROJECT: _____
 CLIENT: _____

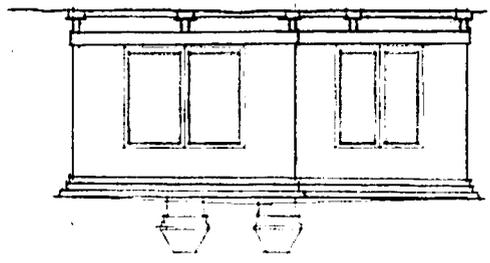
PROJECT: NEW CONSTRUCTION FOR:
MOONSTONE LLC SOUTH UNIT
 5800 MOONSTONE BEACH DRIVE
 CARBONIA, CALIFORNIA

DAVID M. BROWN
 ARCHITECT
 10000 W. 31st
 FARMINGTON, UT 84003
 TEL: 437-4371

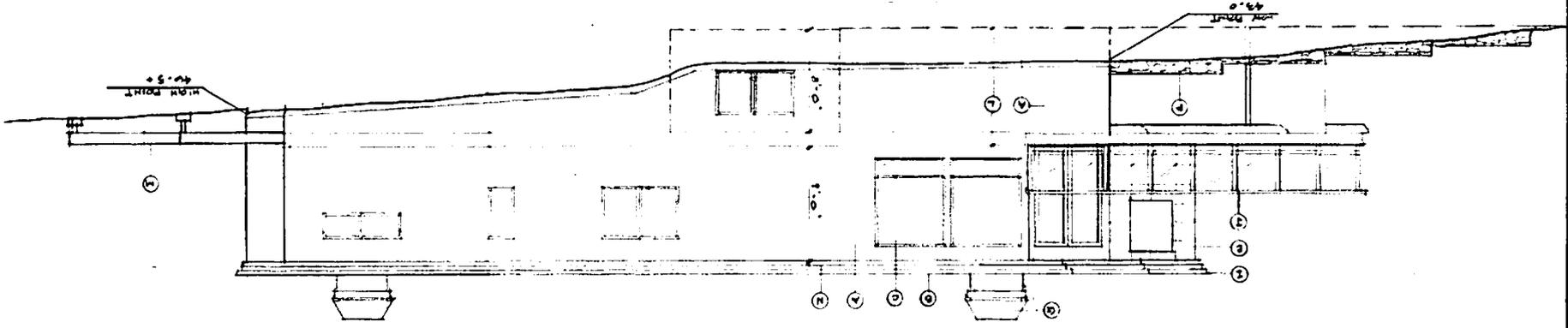
WEST ELEVATION



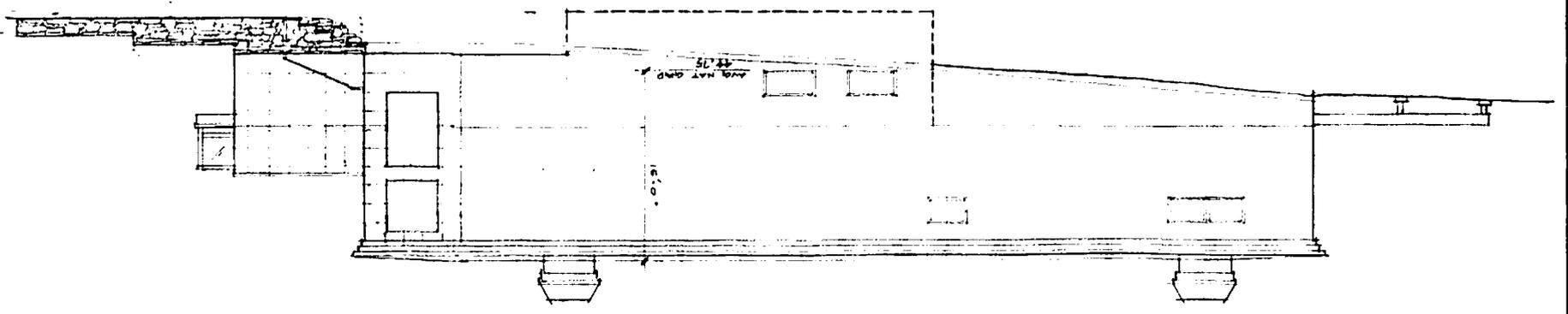
EAST ELEVATION



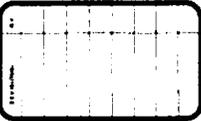
NORTH ELEVATION



SOUTH ELEVATION



- TYPE A ELEVATION NOTES:
- 1. 3/4" x 1/2" exterior panels
 - 2. 1/2" x 1/2" exterior panels
 - 3. 1/2" x 1/2" exterior panels
 - 4. 1/2" x 1/2" exterior panels
 - 5. 1/2" x 1/2" exterior panels
 - 6. 1/2" x 1/2" exterior panels
 - 7. 1/2" x 1/2" exterior panels
 - 8. 1/2" x 1/2" exterior panels
 - 9. 1/2" x 1/2" exterior panels
 - 10. 1/2" x 1/2" exterior panels
 - 11. 1/2" x 1/2" exterior panels
 - 12. 1/2" x 1/2" exterior panels
 - 13. 1/2" x 1/2" exterior panels
 - 14. 1/2" x 1/2" exterior panels
 - 15. 1/2" x 1/2" exterior panels
 - 16. 1/2" x 1/2" exterior panels
 - 17. 1/2" x 1/2" exterior panels
 - 18. 1/2" x 1/2" exterior panels
 - 19. 1/2" x 1/2" exterior panels
 - 20. 1/2" x 1/2" exterior panels

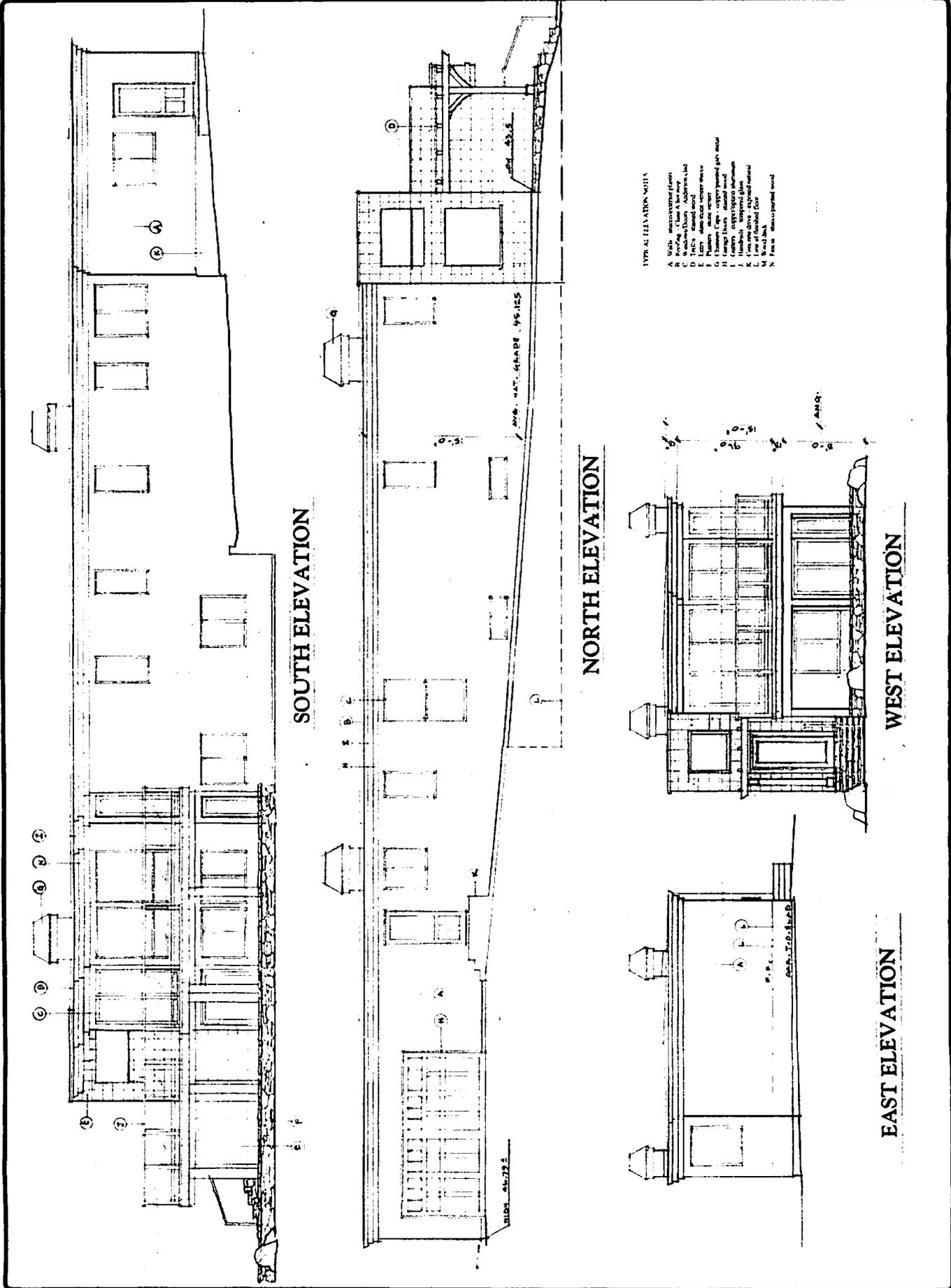


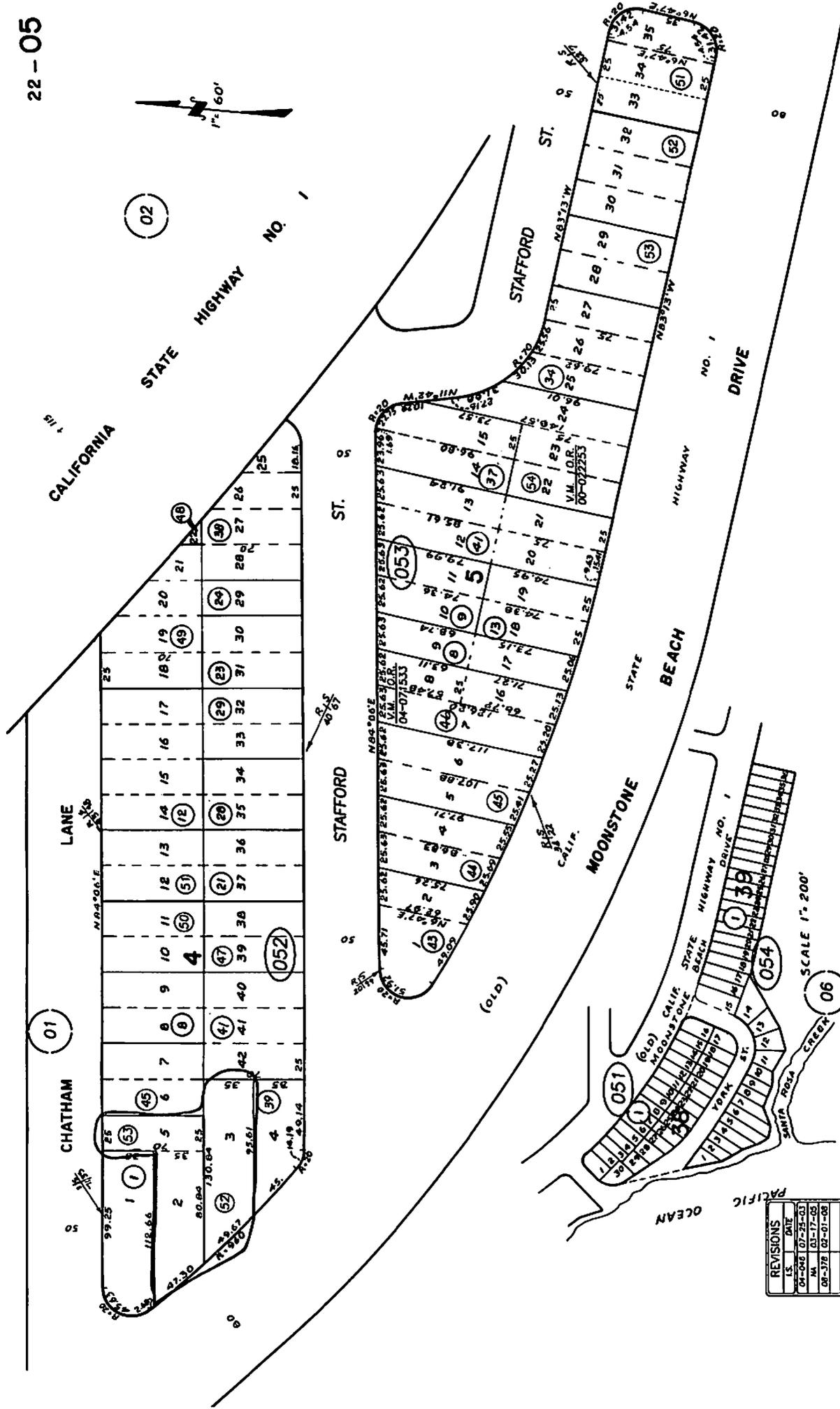
DAVID M. BROWN
ARCHITECT

1000 PERMIT
NO. 121719
CITY OF CAMDEN, CA 95008

MOONSTONE LLC
8860 MOONSTONE BEACH DRIVE
CAMBRIA, CALIFORNIA

PROJECT NO. 2017-001
DATE: 11/15/17
JOB NUMBER:
EXHIBIT CODE:
SHEET
A3 N





CAMBRIA
 ASSESSOR'S MAP
 SAN LUIS OBISPO, CA.
 BOOK 22 PAGE 05

CAMBRIA PINES UNIT NO. 2, R.M. Bk. 03, Pg. 109

REVISIONS	DATE
04-048	07-25-03
04-049	01-17-05
04-378	02-01-08

SCALE 1" = 200'

0 60' 120'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 022-052-052

5/19/2010
12:19:15PM

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 COAST NATIONAL BANK
500 MARSH ST SLO CA 93401-3955

OWN MOONSTONE INN LLC A CA LLC
1306 W HERNDON AVE #101 FRESNO CA 93711-7183

Address Information

Status Address
00000 MOONSTONE BEACH DR CAMB

Lot Information:

<u>Tract / Twnshp</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>
CPUNIT2	0004	0003			RSF	LCP	AS	Y		
022052	052	0001			CAZ			N		

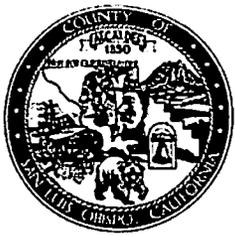
Parcel Information

Status Description
Active CAM PINES U NO 2 BL 4 LT 3

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 022-052-052

5/19/2010
12:19:15PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST (SB1537) UNIFIED SCHOOL

Case Information

Case Number:

Case Status:

95183 FNL Primary Parcel

Description:

DEMO & REPLACE WIND RETAINING & SCREEN BLOCK WALLS

DRC2007-00038 EX1 Primary Parcel

Description:

MUP TO REMOVE EXISTING 1974 SF RES/MOTEL

DRC2007-00039 WIT Primary Parcel

Description:

MUP TO REMOVE EXISTING 1250 SF NON CONFORMING MOTEL (3 ROOMS) AND CONSTRUCT 2070 SF RESIDENCE W/ 682 SF GARAGE

DRC2009-00085 REC Primary Parcel

Description:

MUP TO CONSTRUCT TWO SFR ON TWO LOTS.

H0037 FNL Primary Parcel

Description:

200 AMP SERVICE PANEL REPLACEMENT

P020794Z APP Primary Parcel

Description:

OWNERSHIP CHANGE ONLY DBA MOONSTONE INN

P950822Z APP Primary Parcel

Description:

MOONSTONE INN MOTEL

PMT2003-02216 FNL Primary Parcel

Description:

ELECTRICAL HOOK-UP FOR REPLACEMENT OF EXISTING HOT TUB AT HOTEL.

ZON2003-00195 APP Primary Parcel

Description:

HANDYMAN