



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/20/2011

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00002 HUNTER- Minor Use Permit for an addition to an existing SFR including a new bedroom, bathroom, upper deck and addition to lower deck. Site located off Darby Lane in Cambria. APN: 022-083-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. 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.

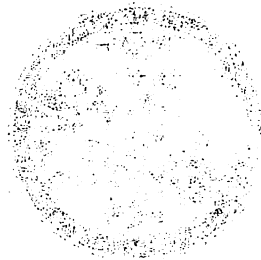
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: WEDNESDAY

TO:

FROM: Kelly Brown, District Team

RE: PROJECT DESCRIPTION: PERSONAL-0002 HUNTER-MINOR USE PERMIT for an addition to an existing structure including a new bathroom, bedroom, closet deck and addition to lower deck located on Oak Lane in Cambria. APN: 002-082-012

Before this permit is issued, you must complete the following: 1. Complete a preliminary map. 2. Complete a preliminary report. 3. Complete a preliminary plan.

PLEASE ATTACH THE ATTACHED INFORMATION ABOVE TO COMPLETE YOUR REVIEW.

YES
 NO

(Please go on to PART II)
(Call the MAP to discuss what else you need. We have only 30 days in which we must finish our permit from outside agencies.)

PLEASE ATTACH THE ATTACHED INFORMATION ABOVE TO COMPLETE YOUR REVIEW.

YES
 NO

(Please describe in detail, and with a numbered list, the items to be reviewed. Please reduce the number of items to less than significant levels, and attach to the report.)
(Please go on to PART II)

PLEASE INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval of your recommendation to be incorporated into the final approval. Please include any recommendations for record keeping.

IF YOU HAVE NO COMMENTS, 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

Landowner Name Ron & Becky Hunter Daytime Phone 927-2896
 Mailing Address 512 Darby Lane Cambria Ca Zip Code 93428
 Email Address: _____

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

Agent Name Bruce Koontz Daytime Phone 927-4957
 Mailing Address 2755 Trenton Ave Cambria Zip Code 93428
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 4,730 sq ft Assessor Parcel Number(s): 022-083-003
 Legal Description: L 32.33 BLK 19 TR CPU# 1
 Address of the project (if known): 512 Darby Lane Cambria
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 (N) to Weymouth (R) to Charing (R) to Warwick (L) to Darby Lane (R)
 Describe current uses, existing structures, and other improvements and vegetation on the property: SFR

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Add Bedroom & bath over lower living, new upper deck, add small portion to lower deck

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.

Property owner signature [Signature] Date 7-7-11

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): Ø

Describe existing and future access to the proposed project site: Exist driveway

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: R1
East: R1

South: R1
West: R1

For all projects, answer the following:

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

Buildings: 1583 sq. feet 33 % Landscaping: 400 sq. feet 8 %

Paving: 1200 sq. feet 4 % Other (specify) _____

Total area of all paving and structures: 1783 sq. feet acres

Total area of grading or removal of ground cover: Ø this permit sq. feet acres

Number of parking spaces proposed: 2 EXIST. Height of tallest structure: < 28' above A.N.G.

Number of trees to be removed: Ø Type: Ø

Setbacks: Front 15 Right 6 Left 6 Back 10

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

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

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: CCSD

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

Fire Agency: List the agency responsible for fire protection: CAMPBELL 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: 4

Total floor area of all structures including upper stories, but not garages and carports: 1,988

Total of area of the lot(s) minus building footprint and parking spaces: 3,192

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 4,730^{1/2} acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: EXIST. SFD
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Std. Neighbor hood

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 - EXIST
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
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 _____ G.P.M.
 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 *Existing*
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: Coast Unified
2. Location of nearest police station: Sherville, M. Bay
3. Location of nearest fire station: Burton Dr.
4. Location of nearest public transit stop: Pain St.
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: SFD
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. NOT SURE

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, 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

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) 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

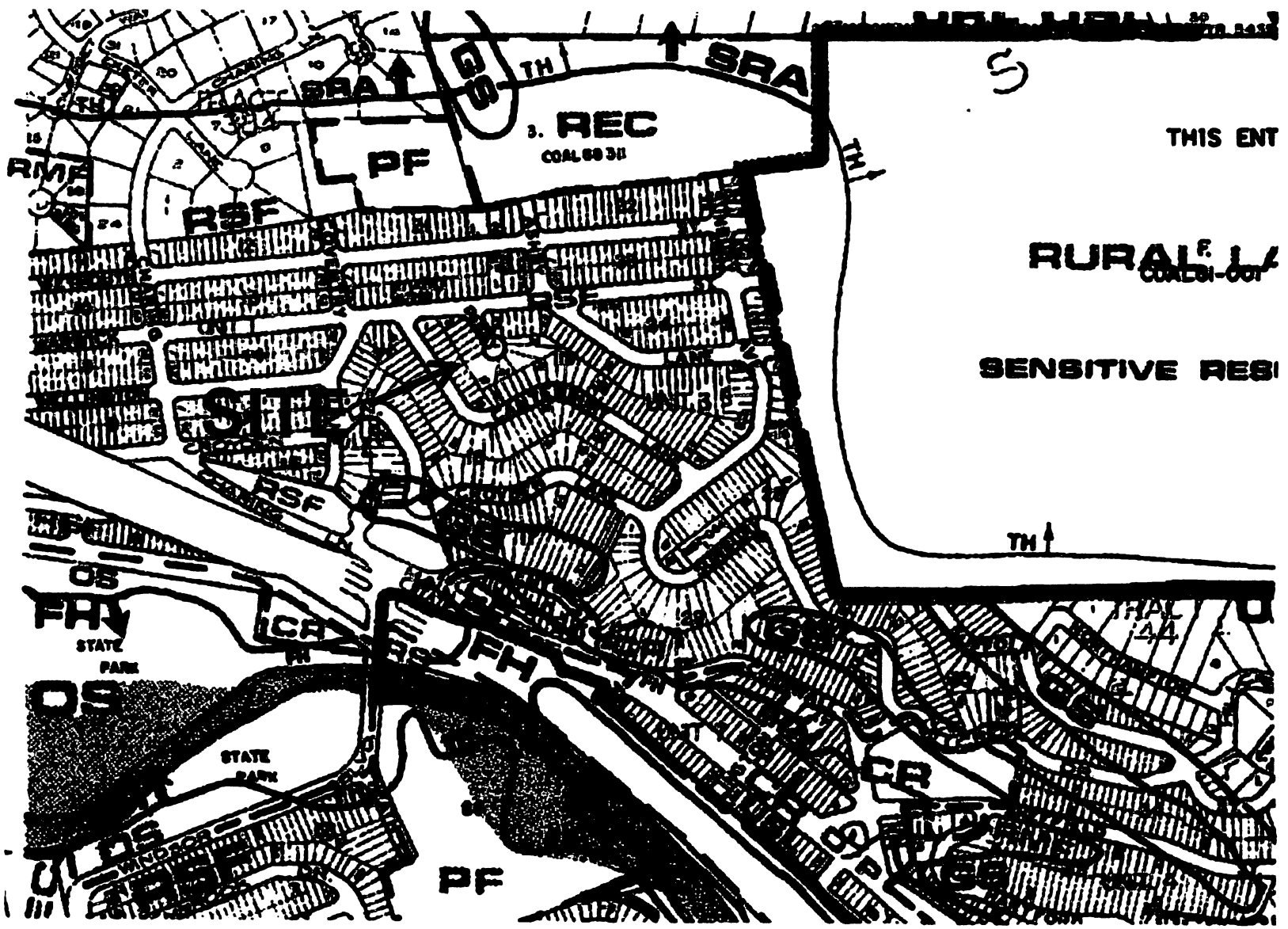
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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): N.O.P. / CONSTRUCTION

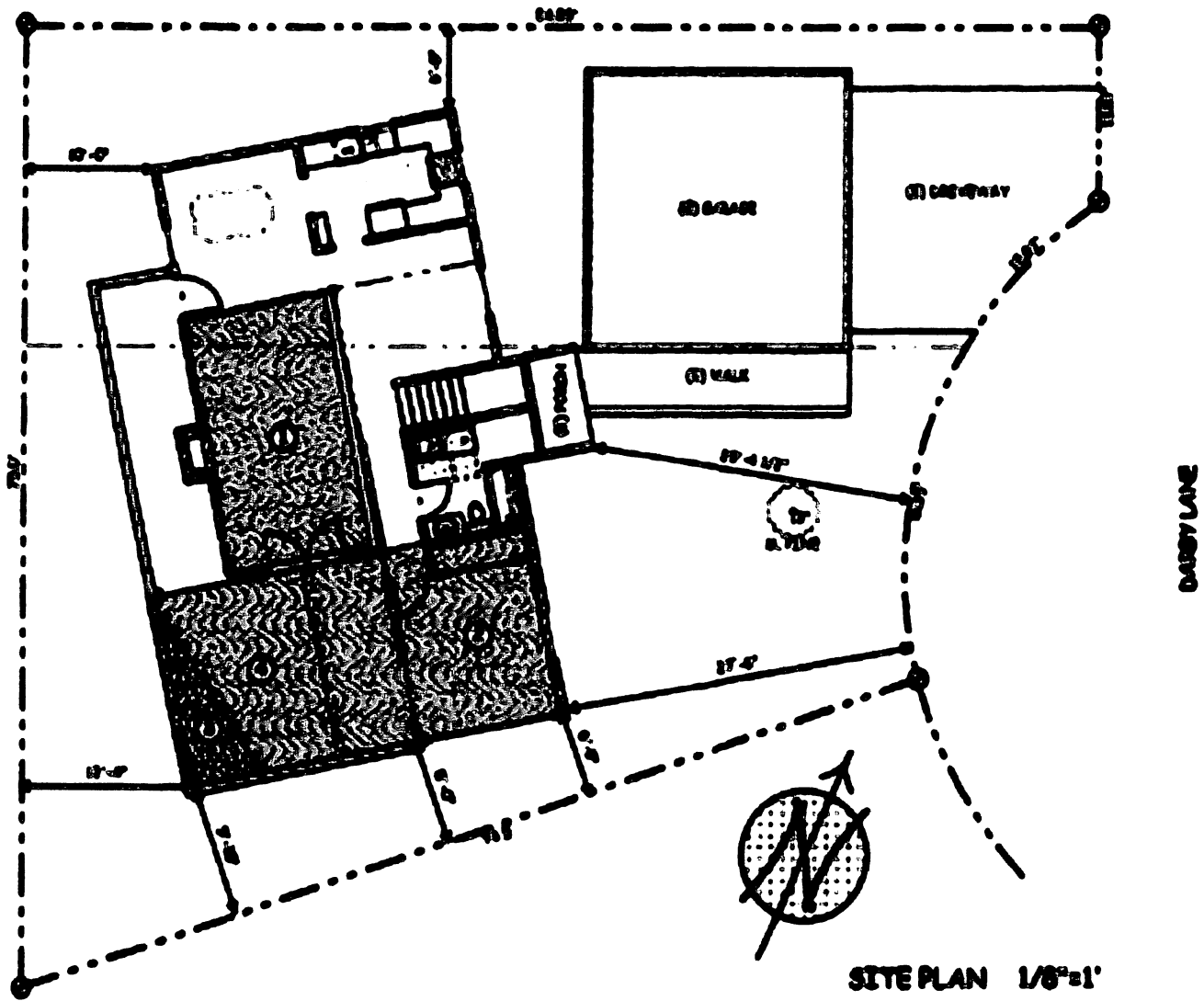
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



PROJECT
Hunter Minor Use Permit
DRC2011-00002



EXHIBIT
Land Use Category Map



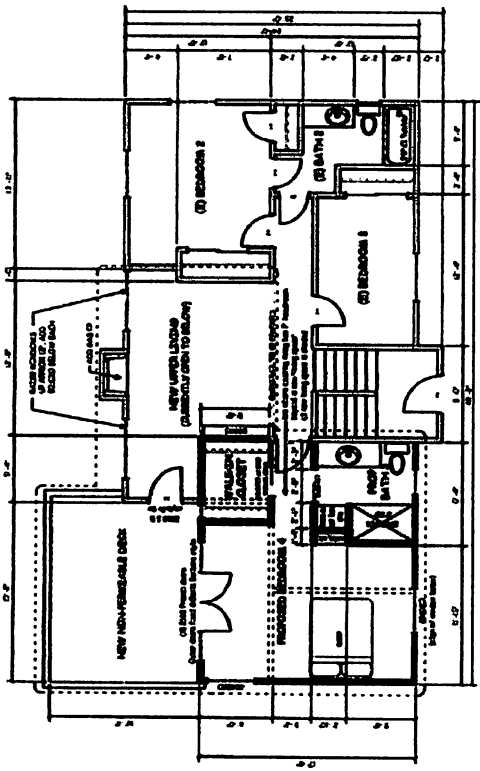
PROJECT

Hunter Minor Use Permit
DRC2011-00002



EXHIBIT

Site Plan



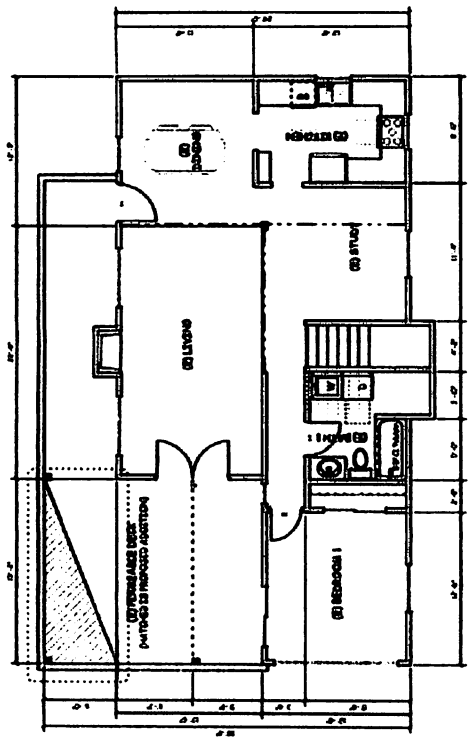
UPPER FLOOR PLAN 1/4\"/>

FLOOR PLAN NOTES

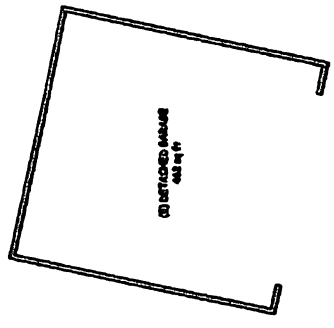
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 1/2\"/>

WALL KEY

()	EXISTING WALLS
()	WALLS TO BE REMOVED
()	WALLS TO BE ADDED
()	WALLS TO BE ADDED WITH GLAZING
()	POSTS - NOTED
()	NEW OR EXISTING



LOWER FLOOR PLAN 1/4\"/>

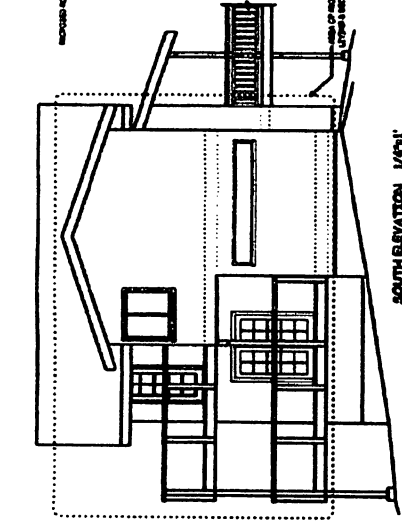
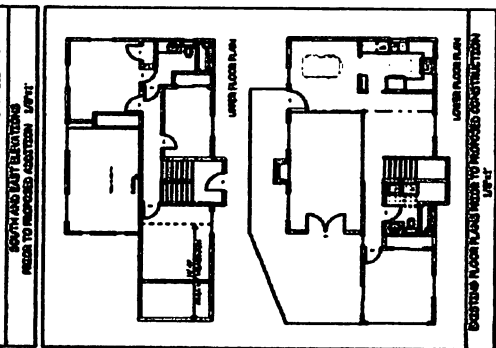
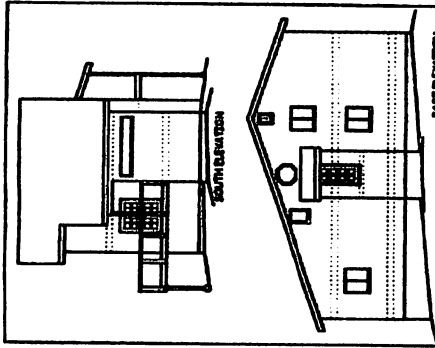


FLOOR PLAN	Room #	Room Number
	001	001
Drawn by	0001	0001
Scale	1/4\"/>	

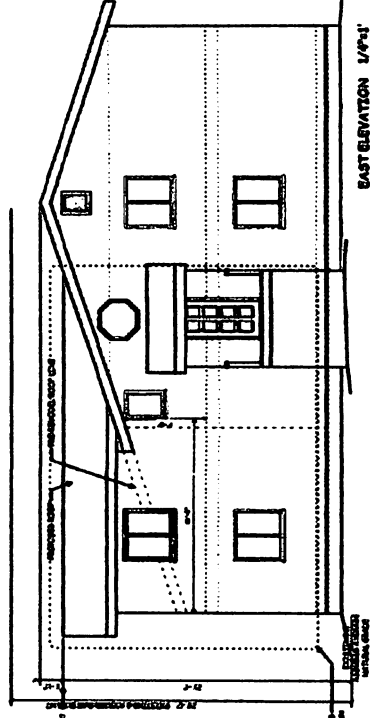


EXHIBIT
Upper and Lower Floor Plan

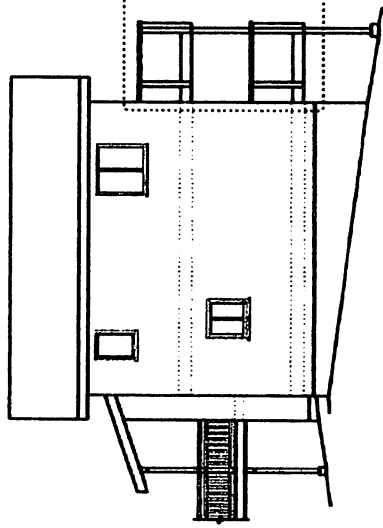
PROJECT
Hunter Minor Use Permit
DRC2011-00002



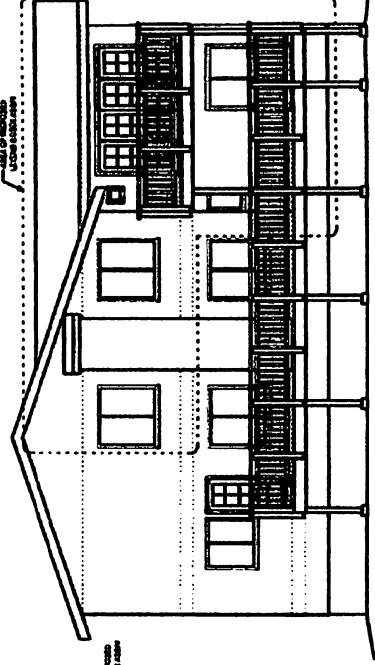
SOUTH ELEVATION 1/4"=1'



EAST ELEVATION 1/4"=1'



NORTH ELEVATION 1/4"=1'



WEST ELEVATION 1/4"=1'

NOT TO SCALE
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. MATERIALS TO BE DETERMINED BY THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA.
 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING SERVICES.
 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTANT SERVICES.
 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES.
 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL SERVICES.

DESIGNER	DATE
PROJECT	NO.
CLIENT	NO.
SCALE	NO.
DATE	NO.

PROJECT
 Hunter Minor Use Permit
 DRC2011-00002



EXHIBIT
 Elevations



Parcel Summary Report For Parcel # 022-083-003

7/20/2011
11:38:32AM

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 HUNTER RONNIE G
512 DARBY LN CAMBRIA CA 93428-
OWN HUNTER REBECCA H

Address Information

<u>Status</u>	<u>Address</u>
P	00512 DERBY LN CAMB

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>
CPUNIT1	0019	0032	Cambria	North Coast	RSF	LCP	AS	Y	L2	
CPUNIT1	0019	0033	Cambria	North Coast				Y	L2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CAM PINES U 1 BL 19 LTS 32 & 33

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 022-083-003

7/20/2011
11:38:32AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT

Case Information

Case Number:

DRC2011-00002

Case Status:

REC

Primary Parcel

Description:

MINOR USE PERMIT TO ADD BEDROOM AND BATHROOM OVER LOWER LIVING, NEW UPPER DECK AND NEW SMALL PORTION TO LOWER DECK