



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/26 /2011

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00018 BELLO- MUP to demolish and remove apartment building and construct new SFD. Site located off Luarel Lane in Avila Beach. APN: 076-201-043.

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

MINOR USE PERMIT

MUP TO DEMOLISH & REMOVE APARTMENT BUILDING AND CONSTRUCT A NEW SFD. SLB/ AVLB

AS CAZ LCP RMF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name GLORIA BELLO Daytime Phone 925-1792
 Mailing Address 200 W. ROSE AVE SANTA MARIA Zip Code 93458
 Email Address: _____

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

Agent Name MICHAEL HODGE P.E. Daytime Phone 215-8753
 Mailing Address 351 SAN MIGUEL AVE SAN LUIS OBISPO Zip Code 93405
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 4998 SF Assessor Parcel Number(s): 076-201-040
 Legal Description: LOTS OF JUNIOR ADDITION BOOK 3 PAGE 41
 Address of the project (if known): 236 LAUREL ST. AVILA BEACH
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: AVILA RD, LEFT ON SAN LUIS ST, RIGHT ON LAUREL

Describe current uses, existing structures, and other improvements and vegetation on the property:
FOUR PLEX APARTMENT, RETAINING WALL @ REAR, JUNIPER SHRUB ON S. FL
18" DEAD TREE @ NW CORNER

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMOLISH & REMOVE ALL IMPROVEMENTS AND CONSTRUCT A SINGLE FAMILY RESIDENCE

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 G. Bello Date 8-14-11

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): NONE

Describe existing and future access to the proposed project site: LAUREL ST.

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: VACANT South: APARTMENT
East: VACANT West: LAUREL ST

For all projects, answer the following:

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

Buildings: 1930 sq. feet 44 % Landscaping: 1188 sq. feet 27 %
Paving: 1280 sq. feet 29 % Other (specify) _____

Total area of all paving and structures: 3210 sq. feet acres

Total area of grading or removal of ground cover: 4398 sq. feet acres

Number of parking spaces proposed: 3 Height of tallest structure: 25'

Number of trees to be removed: 1 Type: UNKNOWN - DEAD

Setbacks: Front 22 Right 5 Left 5 Back 15

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

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

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: ABOSD

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

Fire Agency: List the agency responsible for fire protection: CALFIRE

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: 3190

Total of area of the lot(s) minus building footprint and parking spaces: 2306

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: 0.009 acres
Moderate slopes of 10-30%: 0.003 acres
Steep slopes over 30%: 0.006 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: DRAINAGE COURSE FOR UPLAND AREA
- 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: EXISTING DEVELOPMENT
- 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: LAUREL ST.

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? 300 GAL
4. How many service connections will be required? ONE
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? NA
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? NA
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: NA

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: NA

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: SOUTH COUNTY SANITATION
- 3. Where is the waste disposal storage in relation to buildings? IN TRASH ENCLOSURE ON NORTH SIDE OF
- 4. Does your project design include an area for collecting recyclable materials and/or composting BUILDING materials?
 Yes No

Community Service Information

- 1. Name of School District: SLCUSD
- 2. Location of nearest police station: PISMO BEACH
- 3. Location of nearest fire station: AVILA BEACH
- 4. Location of nearest public transit stop: PISMO BEACH
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? < 1000 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
FOUR FLEX APARTMENT
- 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 NA

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 NA

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): NA
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 *: NO

*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:
LESS WATER USE

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): MINOR USE PERMIT

(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.)

SYMBOL LEGEND:

—	FENCE LINE
—	SEWER MAIN
—	WATER MAIN
—	GAS MAIN
—	TELEPHONE BOX
—	TELEPHONE CABLE
—	OVERHEAD ELECTRIC
—	DRIP INLET AT CURB
—	STORM DRAIN MANHOLE
—	FIRE HYDRANT
—	WATER WELL
—	WATER VALVE
—	WATER METER
—	SEWER MANHOLE
—	SEWER CLEANOUT
—	RETAINING WALL
—	POLE BOX
—	TELEPHONE BOX
—	SIGNAL BOX
—	CABLE T.V. BOX
—	ELECTRIC DOX
—	TELEPHONE MANHOLE
—	STREET LIGHT
—	JOINT POLE
—	POWER POLE
—	COY WIRE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AP	ANGLE POINT
BR	BRICK
BLDG	BUILDING
BRW	BACK OF WALK
CB	CURB
CF	CATCH BASIN
COL	COLUMN
COR	CORNER
CMU	CONCRETE MASONRY UNITS
DI	DRAIN
ED	EXISTING GRADE
FD	FINISH
FL	FLOOR LINE
FOR	FACE OF WALL
HSE	HOUSE CORNER
GM	GAS METER
IP	IRON PIPE
EM	ELECTRIC METER
GB	GRADE BREAK
HP	HIGH POINT
LI	LIGHT
LM	LIGHT MANHOLE
PP	POWDER PIPE
PAC	POSSIBLE PIPE
RDY	READY
RFO	REINFORCED CONCRETE FIVE
CA	CANOPY ROOFS
SI	SEWER
SP	POINT ON SLOPE
SS	SEWER STAIRS
ST	STAIR
TOP	TOP OF
TS	TOP OF SLOPE
TV	TOP OF WALL
W	WATER
WM	WATER METER
WV	WATER VALVE

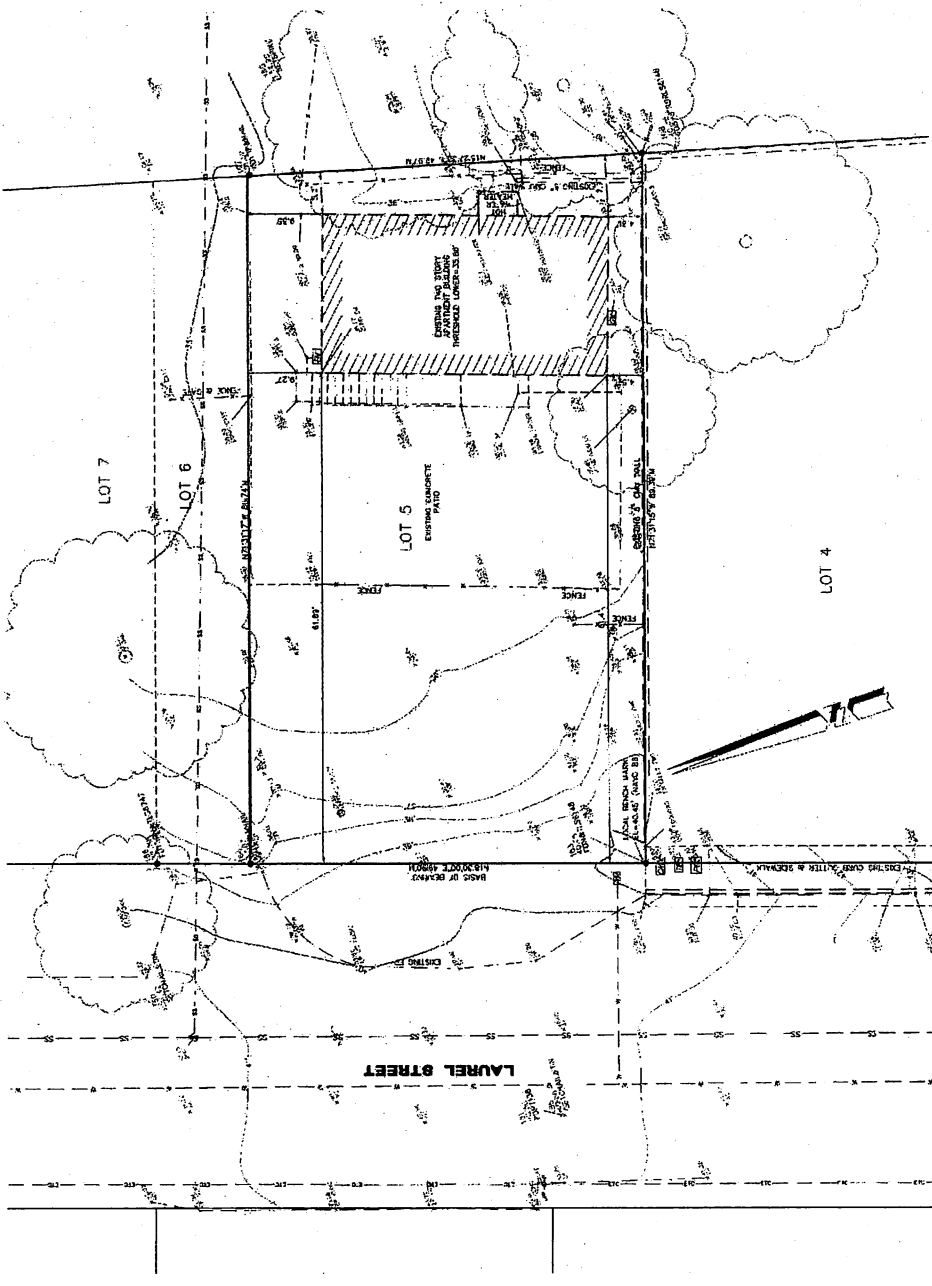


SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE WEST. THE SURVEY WAS PERFORMED ON 8-3-1980.
 MICHAEL B. STANTON, PLS 2702 DATE

SURVEYOR'S NOTES:
 1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
 2. ONLY THE SURFACE PORTION OF UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE DEPTH OF THESE UTILITIES IS NOT GUARANTEED. UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THESE UNDERGROUND UTILITIES.
 3. THE SURVEYOR HAS BEEN ADVISED BY THE LOCAL GOVERNING AGENCY THAT TO ANY EXTENT THE SURVEYOR ALSO HAS MADE NO WARRANTY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 4. IT WILL BE THE RESPONSIBILITY OF THE LOCAL GOVERNING AGENCY AND HEED RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 5. THE SHOWN AND SEALED ORIGINAL DRAWINGS OF THIS MAP CONSTITUTE THE FINAL WORK PRODUCT. MAPS AND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 6. PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION AND FIELD SURVEY. THE SURVEYOR HAS NO RECORD OF ANY PROPERTY EASEMENTS WHICH HAVE NOT BEEN FOUND OR SET IN THE FIELD.

TOPOGRAPHIC MAP

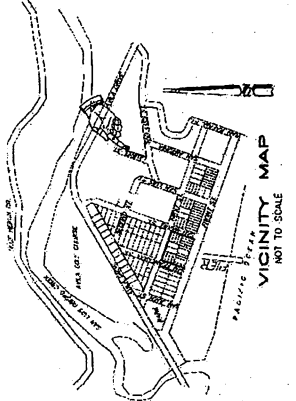
AT THE REQUEST OF GLORIA BELLO
 AUGUST 2009 SCALE: 1"=10'
 MICHAEL B. STANTON, PLS 2702
 SAN JUAN STREET, SUITE 200
 SAN JUAN, CALIFORNIA 93301
 805-564-1980
 JOB No. 09-078



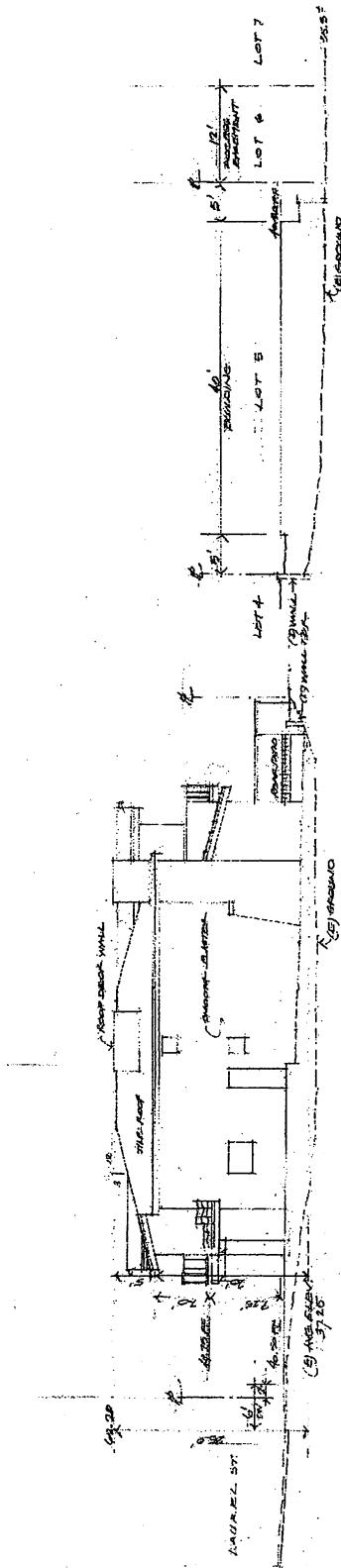
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS IS BASED ON TRADITIONAL SURVEYING METHODS ALONG THE EXTREMELY NORTH-OF-WAY OF LAUREL STREET BEARING N 18° 30' 00" E.

SITE DATA:
 ADDRESS: 218 LAUREL STREET, MOJA
 ASSESSOR'S PARCEL NO. APN 076-201-043

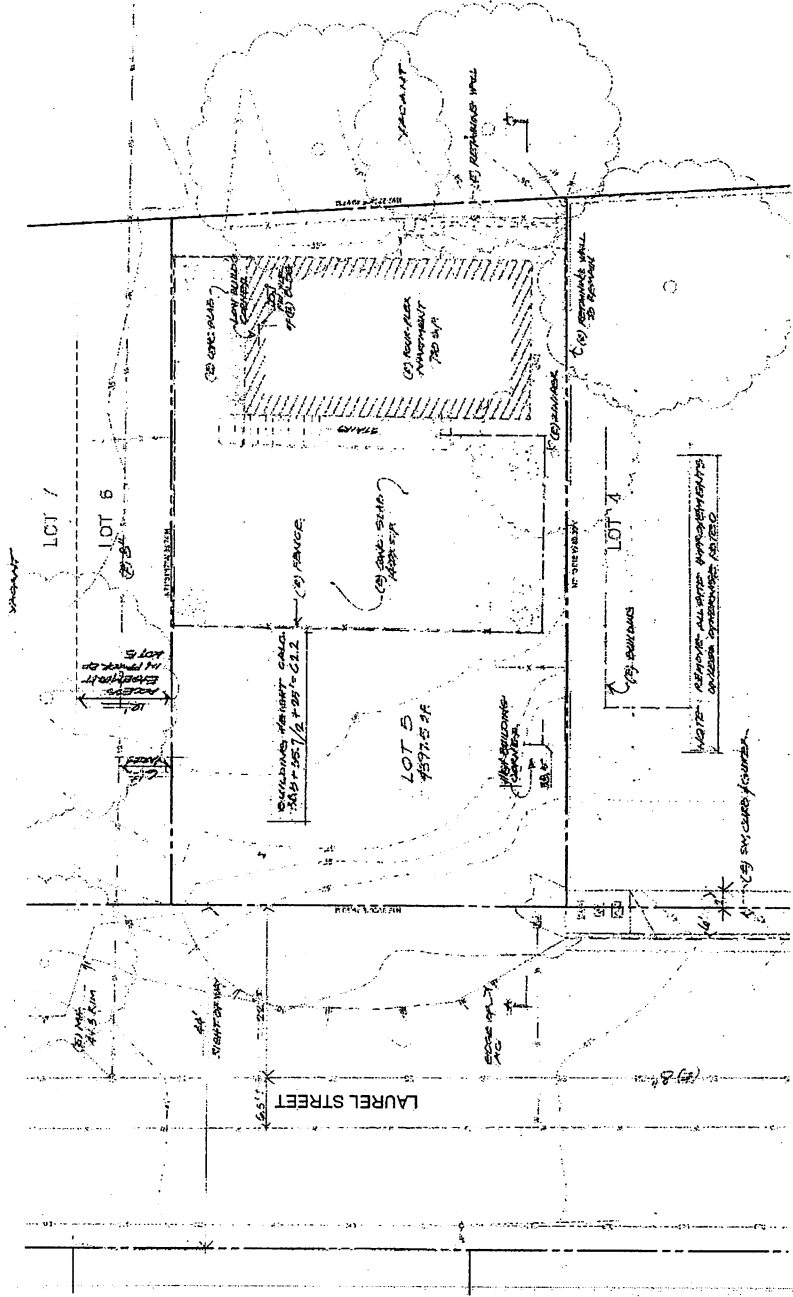
BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A U.S. BENCH MARK J 1451 LOCATED ON THE SOUTH SIDE OF SAN JUAN STREET IN ROAD CUT IN BEDROCK.
 ELEVATION= 89.21' (MVD 88)
 THE LOCAL BENCH MARK IS A FOUND LEAS. N.S. T.O. 75 6148' AT THE SOUTHWESTERN CORNER OF LOT 5 AS SHOWN.
 ELEVATION= 43.45' (MVD 89)



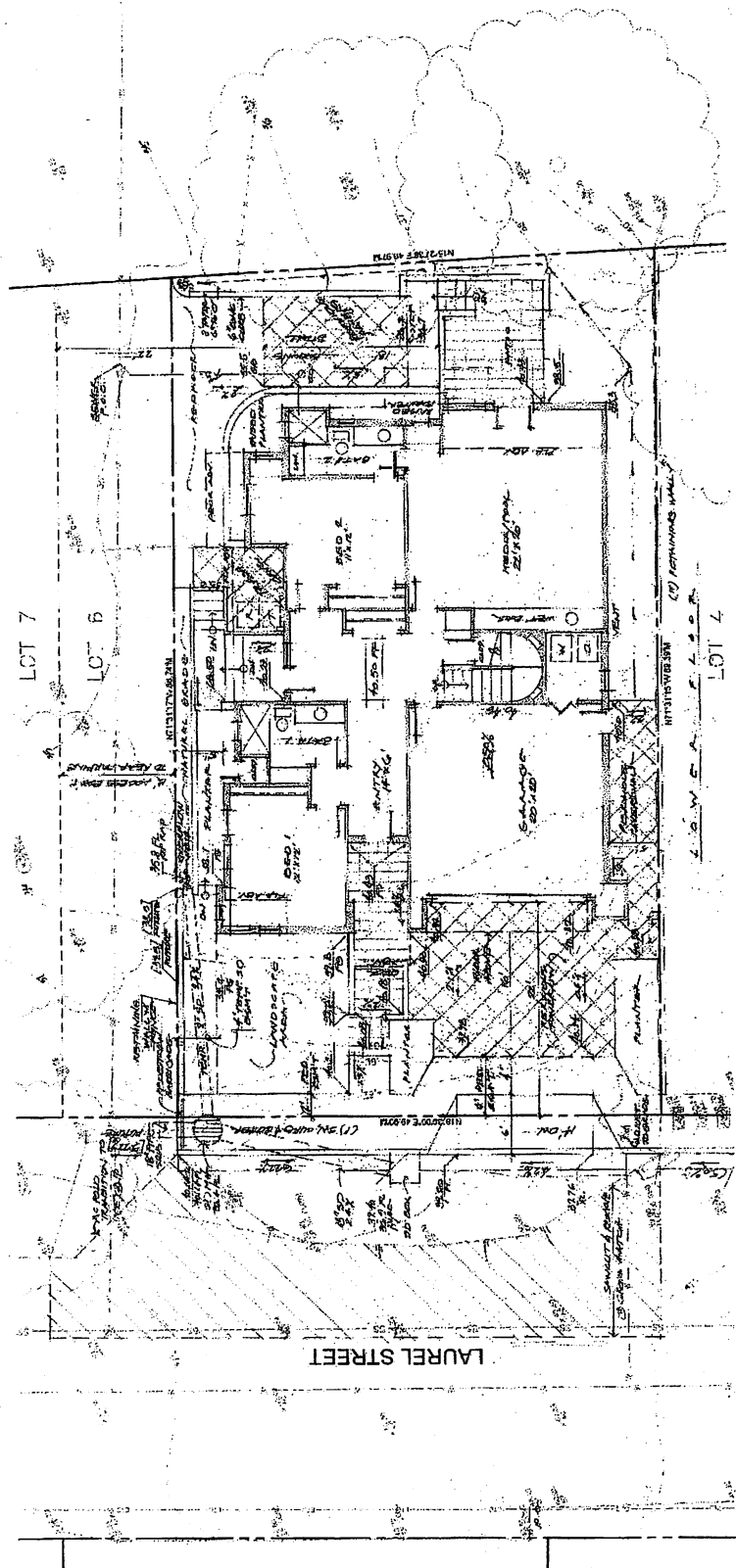
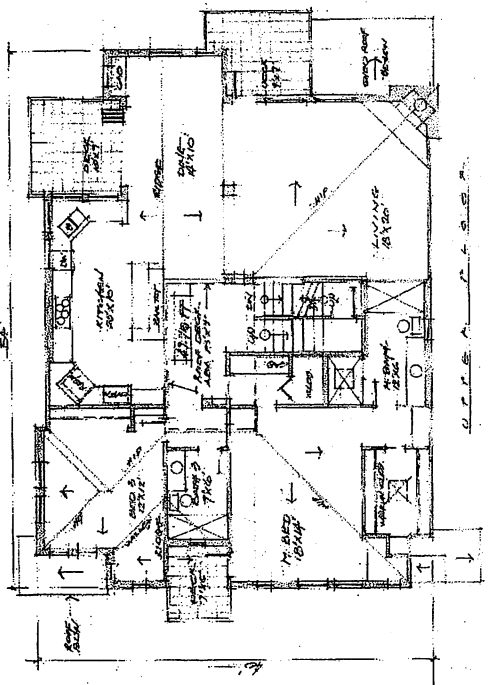
DATE: 10/15/10
 SUB: 15 NOTED
 SHEET: 15-0



TRANSVERSE SECTION B-B
 SCALE: 1/8" = 1'-0"

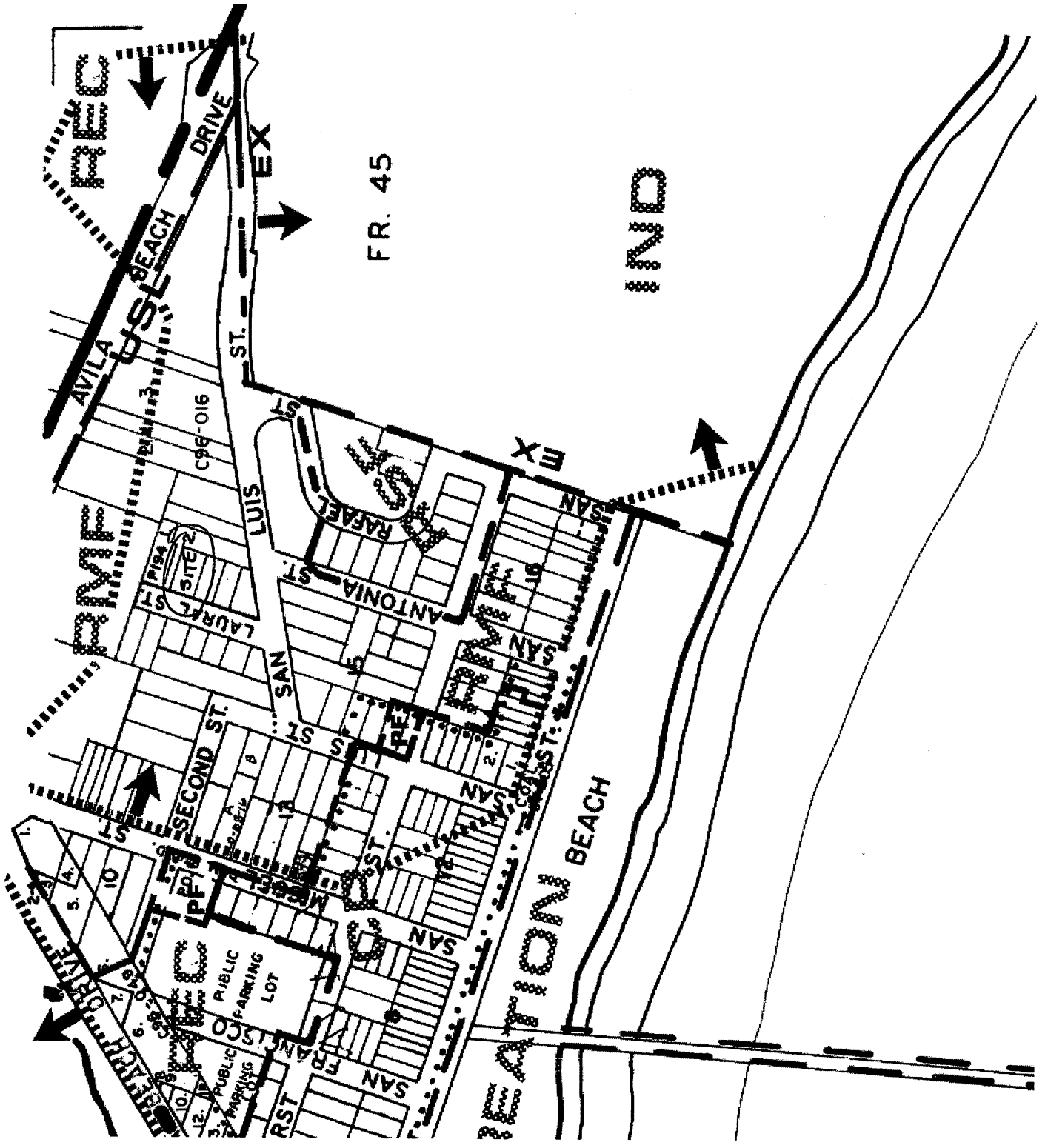


EXISTING SITE IMPROVEMENTS/EMOLITION PLAN



GARDING/DRAINAGE/FLOOR PLANS/ROOF PLAN/SITE PLAN

ALL RIGHTS RESERVED BY THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



FR. 45

NO

AVILA BEACH DRIVE

LUIS ST.

ANTONIA ST.

SECOND ST.

SAN FRANCISCO ST.

PUBLIC PARKING LOT

LAUREL ST.

SAN LUIS ST.

SAN FRANCISCO ST.

ST. JAMES ST.

SAN FRANCISCO ST.

SAN FRANCISCO ST.

ST. JAMES ST.

SAN FRANCISCO ST.

SAN FRANCISCO ST.

ST. JAMES ST.

SAN FRANCISCO ST.

SAN FRANCISCO ST.

ST. JAMES ST.

SAN FRANCISCO ST.

SAN FRANCISCO ST.

ST. JAMES ST.

SAN FRANCISCO ST.

SAN FRANCISCO ST.



Parcel Summary Report For Parcel # 076-201-043

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 BELLO GLORIA J
200 W ROSE SANTA MARIA CA 93458-3044
OWN BELLO GLORIA J REVOCABLE TRUST

Address Information

Status Address
P 00236 LAUREL ST AVLB

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
076201	043	0001	Avila Beach	San Luis Bay	CAZ			N		
JRADD	0000	0005	Avila Beach	San Luis Bay	RMF	LCP	AS	Y		

Parcel Information

Status Description
Active TN AVILA JR ADD LT 5

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COUNTY-ZONE NO. 03 FLOOD CONTROL
COUNTY-ZONE NO. 09 FLOOD CONTROL
AVILA BEACH COMM. SERVICE
SAN LUIS PORT & HARBOR
NO. 03 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 076-201-043

9/21/2011
10:03:04AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE
AVILA BEACH IMPROVEMENT NO. 01 COMM. SERVICE

Case Information

Case Number: DRC2011-00018

Case Status: REC Primary Parcel

Description:

MUP TO DEMOLISH & REMOVE APARTMENT BUILDING AND CONSTRUCT A NEW SFD.

PRE2007-00140

REC Primary Parcel

Description:

4 UNITS