



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 1/3/2012

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

FROM: Kerry Brown, Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00050 CEDILLO- Minor use permit for a new 2,942 square foot SFR. Site located off Crocket Circle in Los Osos. APN: 074-454-017.

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Build

EST/LSOS  
CAZ LCP RSF

KJB

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name ALFONSO CEDILLO & JUANITA ALONZO Daytime Phone 530.400.4690  
 Mailing Address PO BOX 1630 MORRO BAY, CA. Zip Code 93443-1630  
 Email Address: \_\_\_\_\_

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

Agent Name VAN LITH DESIGN & CONSTRUCTION Daytime Phone 528-1366  
 Mailing Address PO BOX 6030 - LOS OSOS, CA. Zip Code 93412-6030  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 10120 SQ FT Assessor Parcel Number(s): 074-454-017

Legal Description: LOT 17, BUX 4, TRACT 300

Address of the project (if known): 2701 CROCKETT CIRCLE

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOS OSOS RD TO FERRY, FERRY TO

RYMAN, LEFT TO PAVES, LEFT TO 2ND CROCKETT, RIGHT

Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT PAMPAS GRASS, ICE PLANT, MANZANITA, GRASSES

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SINGLE FAMILY RESIDENCE  
2942 SQ FT

### 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 Alfonso M. Cedillo Date 12-10-11

**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): \_\_\_\_\_

Describe existing and future access to the proposed project site: PUBLIC STREET

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: SFR South: VACANT LOT  
East: SFR West: SFR

### For all projects, answer the following:

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

Buildings: 3153 sq. feet 31 % Landscaping: 5506 sq. feet 54.4 %  
Paving: ~~105,000~~ sq. feet 14.6 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 4315  sq. feet  acres  
Total area of grading or removal of ground cover: 6911  sq. feet  acres

Number of parking spaces proposed: 3 Height of tallest structure: 31

Number of trees to be removed: 3 Type: MANZANITA

Setbacks: Front 25 Right 5 Left 5 Back 10

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: GOLDEN STATE  
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: CDF

### 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: 3  
Total floor area of all structures including upper stories, but not garages and carports: 2942  
Total of area of the lot(s) minus building footprint and parking spaces: 6967 SQ FT

# Golden State

Water Company

A Subsidiary of American States Water Company

May 20, 2011

Revised from June 18, 2009

Alfonso M. Cedillo and Juanita Alonzo  
1231 Antelope Avenue  
Davis, CA 95616

**RE: CAN AND WILL SERVE LETTER**  
**2781 Crockett Circle, Los Osos, CA**  
**APN 074-454-017**

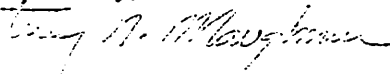
This letter is to inform you that Golden State Water Company (GSWC), can and will be able to provide domestic and fire protection water service to the property located at 2781 Crockett Circle, in our Los Osos customer service area.

There is an existing idle service available for this property. You may request a meter from our Los Osos office located at 1140 Los Olivos Avenue.

You will be responsible for providing GSWC with an accurate count of water fixtures for all existing and proposed buildings on the lot and irrigation sprinkler and bubbler heads to ensure proper sizing of the service and water meter. Please provide this information to me in our Los Osos office.

This can and will serve commitment expires one year from the date of the letter. If construction of the water system improvements has not started within one year, a time extension may be requested. Such time extension will be subject to any governmental requirements in place at the time of the request.

Sincerely,



Terry N. Maughmer, P.E.  
Operations Engineer

cc: Mark Zimmer, Golden State Water Company  
Kathy Meacham, Golden State Water Company



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Ventura Fish and Wildlife Office  
2493 Portola Road, Suite B  
Ventura, California 93003

IN REPLY REFER TO:  
08EVEN00-2012-CPA-0044

December 12, 2011

Dan Dugan  
Tenera Environmental  
141 Suburban Road, Suite A2  
San Luis Obispo, California 93401

**Subject:** Non-Federal No Take Concurrence Request for Morro Shoulderband Snail, 2781  
Crockett Circle (APN 074-454-017), Los Osos, California

Dear Mr. Dugan:

We are in receipt of your letter dated December 1, 2011, and received in our office on December 5, 2011, that requests our concurrence with a determination that construction and occupation of a single-family residence at subject site is not likely to result in take of the federally endangered Morro shoulderband snail (*Helminthoglypta walkeriana*).

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(19) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Service regulations (50 CFR 17.3) define "harm" to include significant habitat modification or degradation which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or negligent action that creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7, or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

The property owner proposes to construct a single-family residence on this 0.23-acre legally subdivided parcel of land. Surrounding land uses include Crockett Circle to the northwest, residential development to the north- and southeast, and an undeveloped parcel immediately to the southwest. The proposed project site is currently undeveloped and vegetation consists of a combination of non-native annual grassland (0.12 acre; 52 percent), maritime chaparral (0.06 acre; 26 percent), and ruderal habitat (0.05 acre; 22 percent). Morro manzanita (*Arctostaphylos morroensis*), a federally threatened plant species, is present as a constituent of the maritime chaparral. While the Act and its implementing regulations prohibit the take of listed animal species, neither prohibits take of federally-listed plant species unless removal constitutes a knowing violation

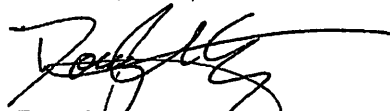
of state law. Morro manzanita, while not State-listed species, is considered to be sensitive by the California Department of Fish and Game, County of San Luis Obispo, and California Coastal Commission. We recommend that you coordinate with the County of San Luis Obispo regarding any proposed impacts to this species.

Six protocol-level surveys for Morro shoulderband snail were conducted under appropriate field conditions between December 11, 2006 and January 27, 2007. No live or empty shells of Morro shoulderband snail were found on the subject property. In March 2007, based upon these results, the Service concurred that take of the species was not likely to occur as a result of the construction of a single-family residence. As these surveys and our previous concurrence are more than 2 years old, current information regarding the possible presence of Morro shoulderband snail onsite was requested in the form of 2 supplemental surveys that would be performed under weather conditions that would maximize the detection of the species. The supplemental surveys were performed by you and Barbie Dugan on October 5 and November 4, 2011, under the authority of recovery permits TE 067992-2 and TE 067990-1, respectively, and in accordance with our 1997 interim survey guidelines. Surveys were conducted during, or immediately, following a rain event. No live individuals or empty shells of Morro shoulderband snail were encountered during the surveys; however, three other species of snails were detected. These species were identified as the European brown snail (*Helix aspersa*), the cellar glass snail (*Oxychelis cellarius*), and (tentatively) *Discus whitneyi* (a species not previously documented from Los Osos or elsewhere in San Luis Obispo County).

The negative findings of these current surveys, combined with the previous six protocol-level surveys, suggest that the Morro shoulderband snail is not present onsite. As such, we concur with your determination that the construction and occupation of a single-family residence at 2781 Crockett Circle is not likely to result in take of the species. Please note that this concurrence does not authorize the take, in any form, of Morro shoulderband snail and will expire on December 31, 2013. If Morro shoulderband snail, or any other federally listed animal species, is observed onsite prior to or during, site preparation or project construction, those activities that could result in take should cease and the Service contacted for guidance on how to proceed.

If you have any questions regarding the contents of this letter, please contact Julie M. Vanderwier of my staff at (805) 644-1766, extension 222.

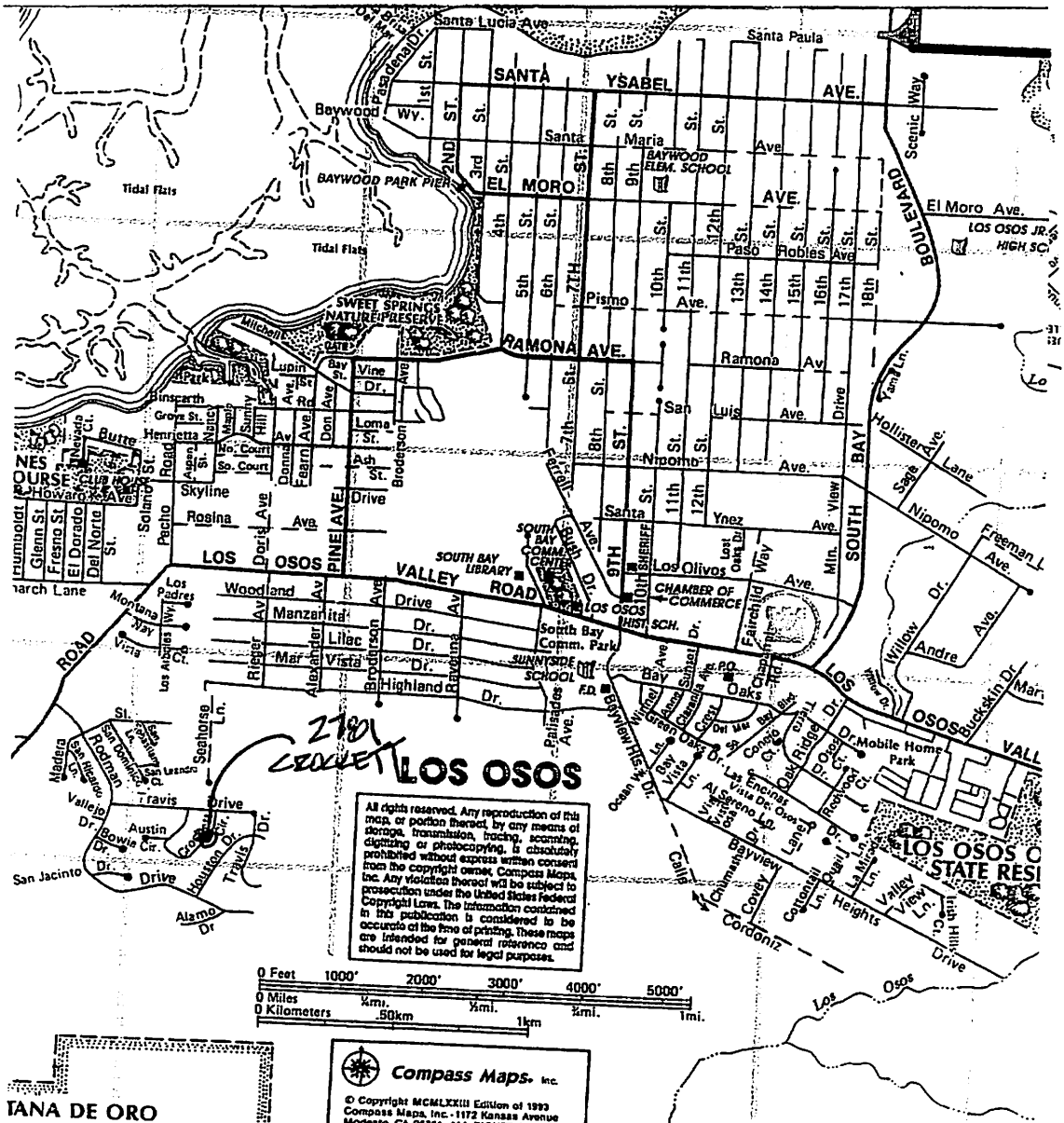
Sincerely,



Douglass M. Cooper  
Deputy Assistant Field Supervisor

cc:

Kerry Brown, County of San Luis Obispo



TANA DE ORO







REVISIONS

drawn by

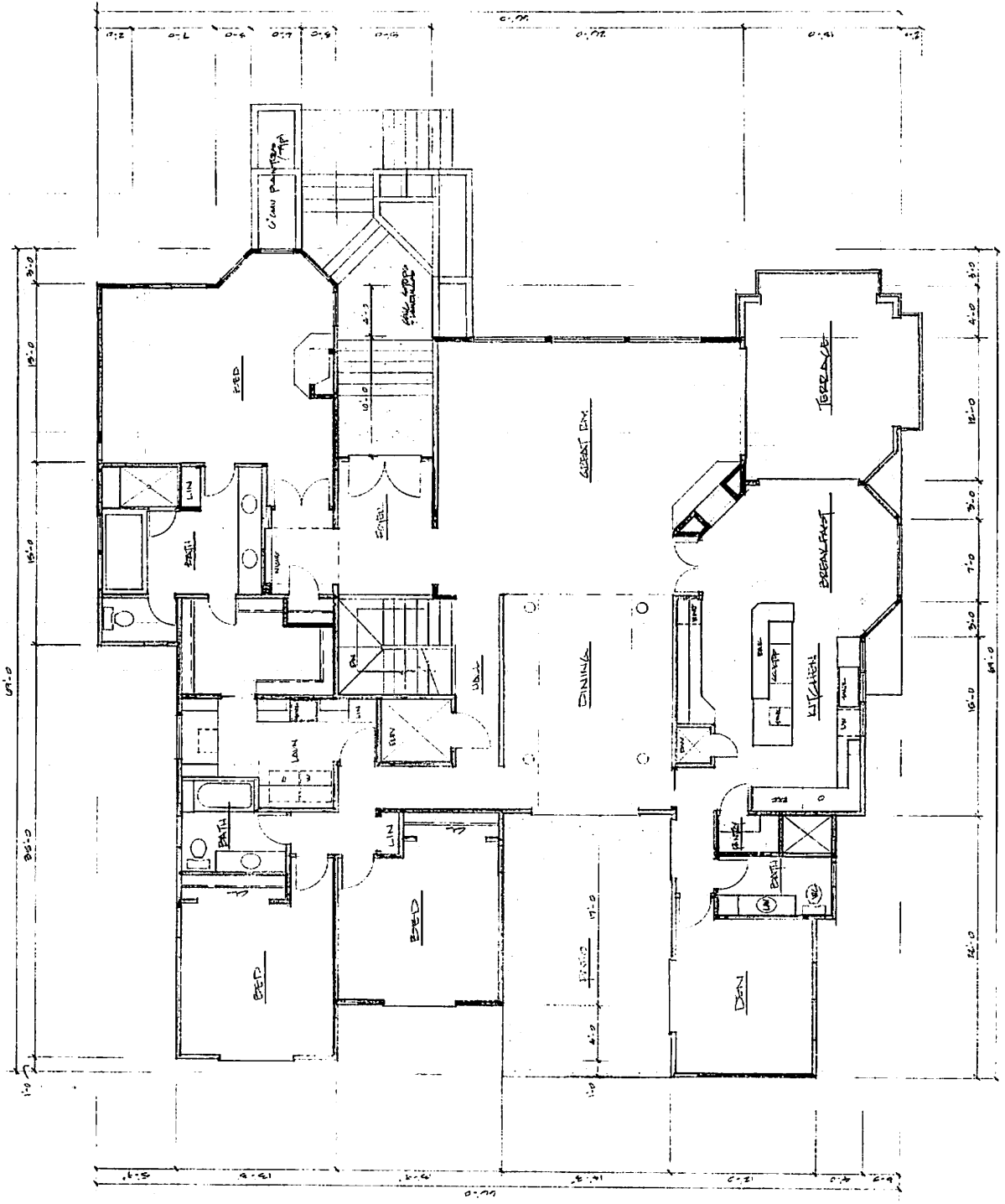
designer - builder  
**VAN LITH**  
DESIGN AND CONSTRUCTION  
108 0808, CA  
PO BOX 8030  
no no 484108

date

12-10-11

project  
A - MAKE FAMILY COMFORT EST  
LIVING ROOM, KITCHEN, BATH, HALL  
B - ADDITION TO REAR PORCH  
C - ADDITION TO REAR PORCH

sheet

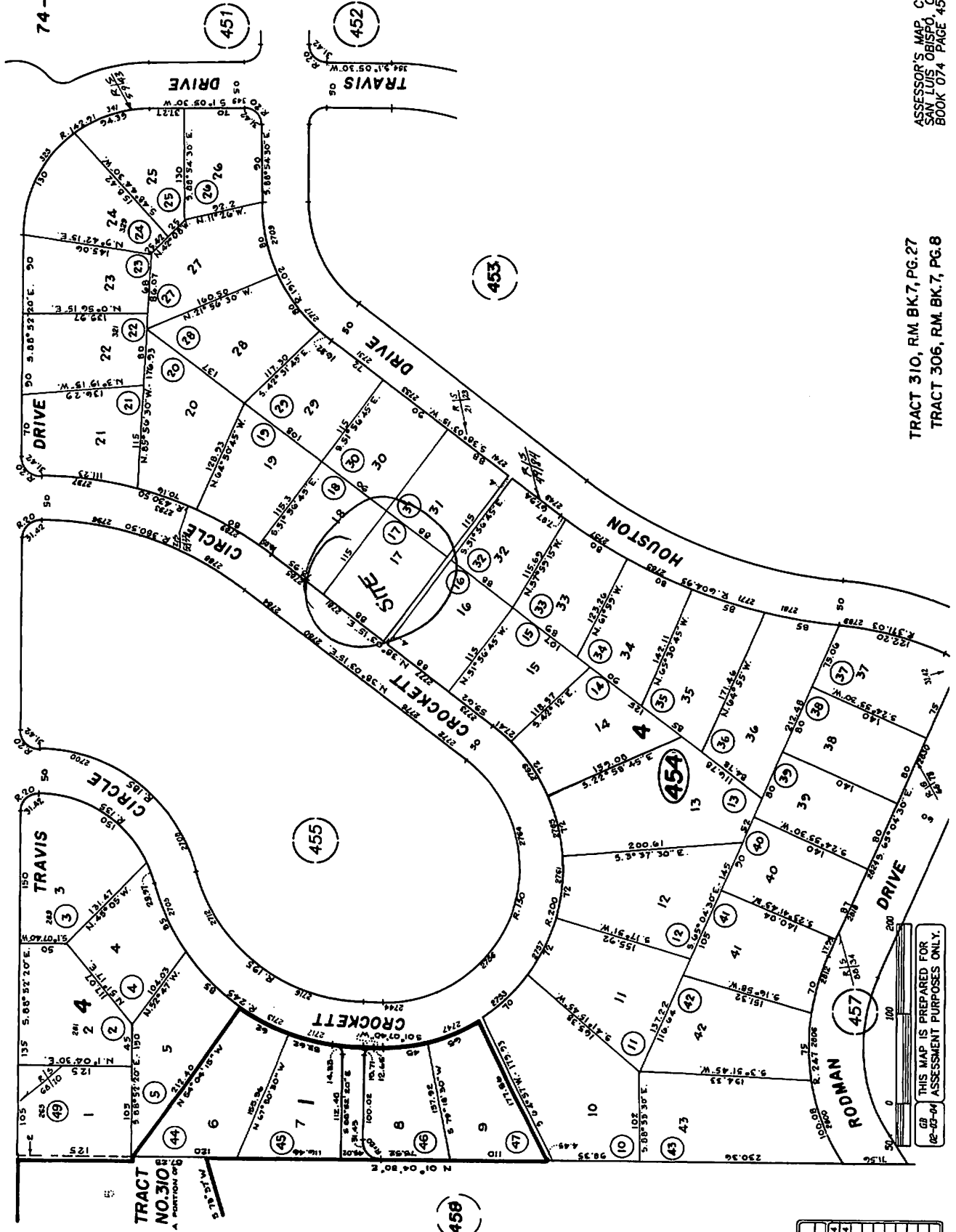
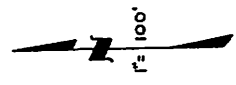


SECOND FLOOR PLAN





74-454

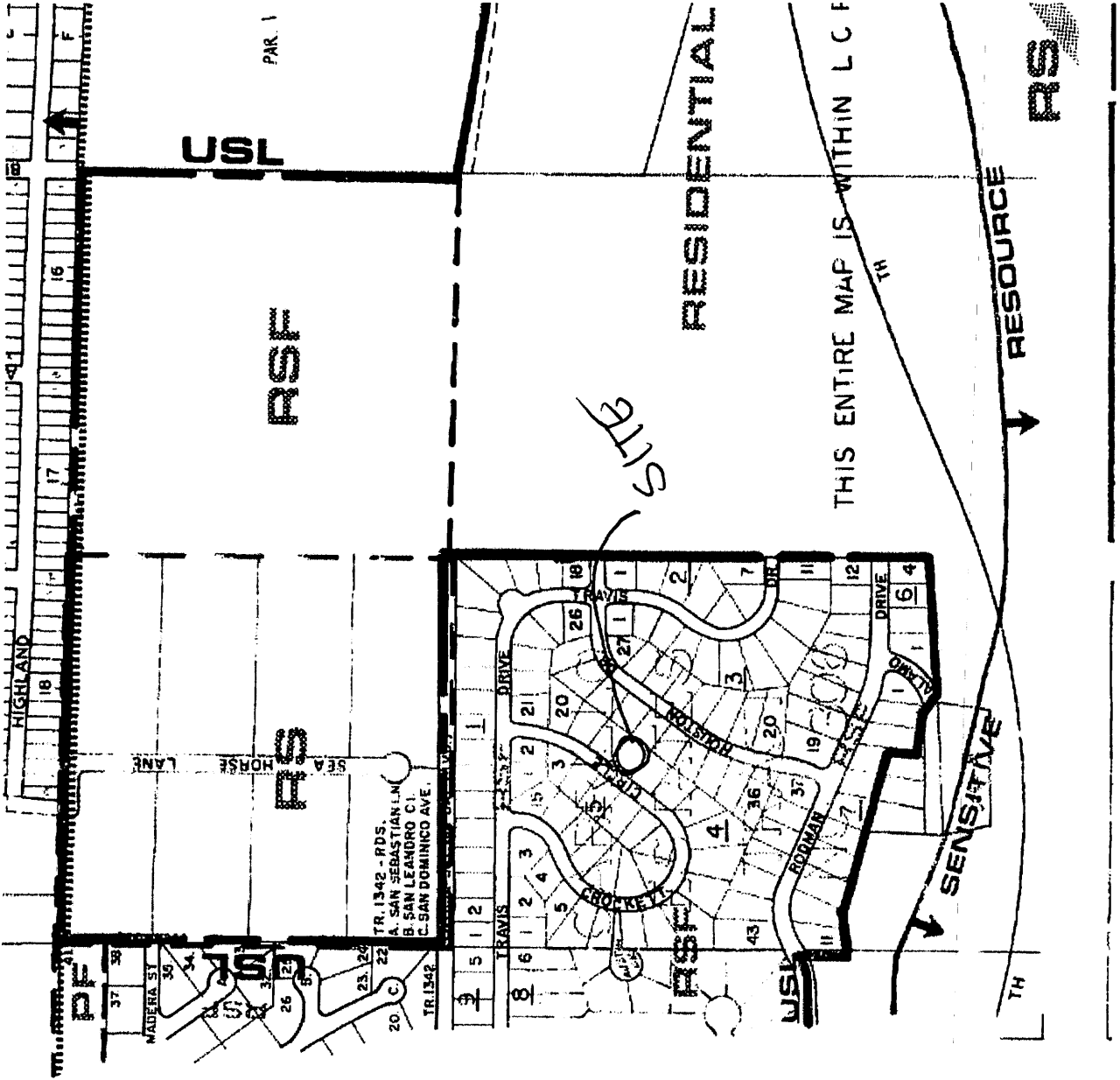


TRACT NO. 310  
A PORTION OF

REVISIONS	I.S.	DATE
	NA	02-03-04
	NA	03-10-04

TRACT 310, RM. BK.7, PG.27  
TRACT 306, RM. BK.7, PG.8

ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 074 PAGE 454



# Parcel Summary Report For Parcel # 074-454-017

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 CEDILLO ALFONSO  
 PO BOX 1630 MORRO BAY CA 93443-1630  
 OWN ALONZO JUANITA  
 OWN CEDILLO ALFONSO M

**Address Information**

**Status Address**  
 P 02781 CROCKETT CR LSOS

**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>
306	0004	0017	Los Osos	Estero	RSF	LCP	CAZ	Y		

**Parcel Information**

**Status Description**

Active TR 306 BL 4 LT 17

**Notes**

**Tax Districts**

SAN LUIS COASTAL UNIFIED SCHOOL  
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
 AREA NO. 21 COUNTY SERVICE  
 LOS OSOS-ZONE J COMM. SERVICE  
 LOS OSOS-ZONE K COMM. SERVICE  
 LOS OSOS COMM. SERVICE



NO. 02 ROAD-CO/SUPVR  
LOS OSOS-ZONE B COMM. SERVICE  
LOS OSOS-ZONE D COMM. SERVICE

**Case Information**

<b><u>Case Number:</u></b>	<b><u>Case Status:</u></b>
DRC2011-00050	REC
<b><u>Description:</u></b>	Primary Parcel
NEW 2,942 SQ FT SFD.	

**Parcel Summary Report For Parcel # 074-454-017**  
**San Luis Obispo County Department of Planning and Building**  
County Government Center      San Luis Obispo, California 93408      Telephone: (805) 781-5600