



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/20/2012

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

FROM: Kerry Brown, Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00052 USTIN- Variance to install a water well. Project site located off Chorro Creek Road in Morro Bay. APN: 073-131-019.

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

VARIANCE

VARIANCE INSTALL WATER WELL

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and E

EST/ REST

AG FH LCP

### 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 ERIK + ANGELA USTIN Daytime Phone (805) 464-1972  
 Mailing Address 465 CHORRO CREEK ROAD Zip Code 93442  
 Email Address: \_\_\_\_\_

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

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 0.709 Assessor Parcel Number(s): 073 131 019  
 Legal Description: SEE ATTACHED  
 Address of the project (if known): 465 CHORRO CREEK ROAD, MORRO BAY, CA 93442  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: CHORRO CREEK ROAD IS OFF QUINTANA ROAD JUST OUTSIDE MORRO BAY CITY LIMITS.  
 Describe current uses, existing structures, and other improvements and vegetation on the property: RESIDENTIAL HOME WITH 2 SEPERATE [GARAGE] BUILDINGS. [AG-Barn]

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DRILL WATER WELL

### 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 Erik + Angela Ustin Date 12/6/2011

**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): Parcel size is less than 1 acre.

Describe existing and future access to the proposed project site: Driveway off Chorro Creek Rd.

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 - Residential South: Ag parcel - No home  
East: Ag - NO Home West: Ag - Residential

### For all projects, answer the following:

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

Buildings: 5,036 sq. feet 16.2 % Landscaping: 16,719 sq. feet 53.9 %  
Paving: ± 9,300 sq. feet 29.9 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 14,336  sq. feet  acres  
Total area of grading or removal of ground cover: 0  sq. feet  acres  
Number of parking spaces proposed: 0 Height of tallest structure: 1 story  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 10' Right 10' Left 10' Back 10'

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: 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: 4  
Total floor area of all structures including upper stories, but not garages and carports: 2,188  
Total of area of the lot(s) minus building footprint and parking spaces: 26,019

DATE	
BY	
REVISED	

**DESIGNER**  
  
 DeLonghi Design  
 2200 BAY BLVD, SUITE 100  
 MORRO BAY, CA 93442  
 TEL: (805) 464-1972

**AG BARN FOR:**  
 ERK URSH  
 MORRO BAY, CA 93442  
 CELL: (805) 464-1972

**DETACHED AG BARN**  
 SITE PLAN  
 APN: 073-131-019  
 465 CHORRO CREEK RD.  
 MORRO BAY, CA 93442

DATE	
BY	
REVISED	
SCALE	
AS NOTED	
JOB	
465 CHORRO CRT	
7-07	

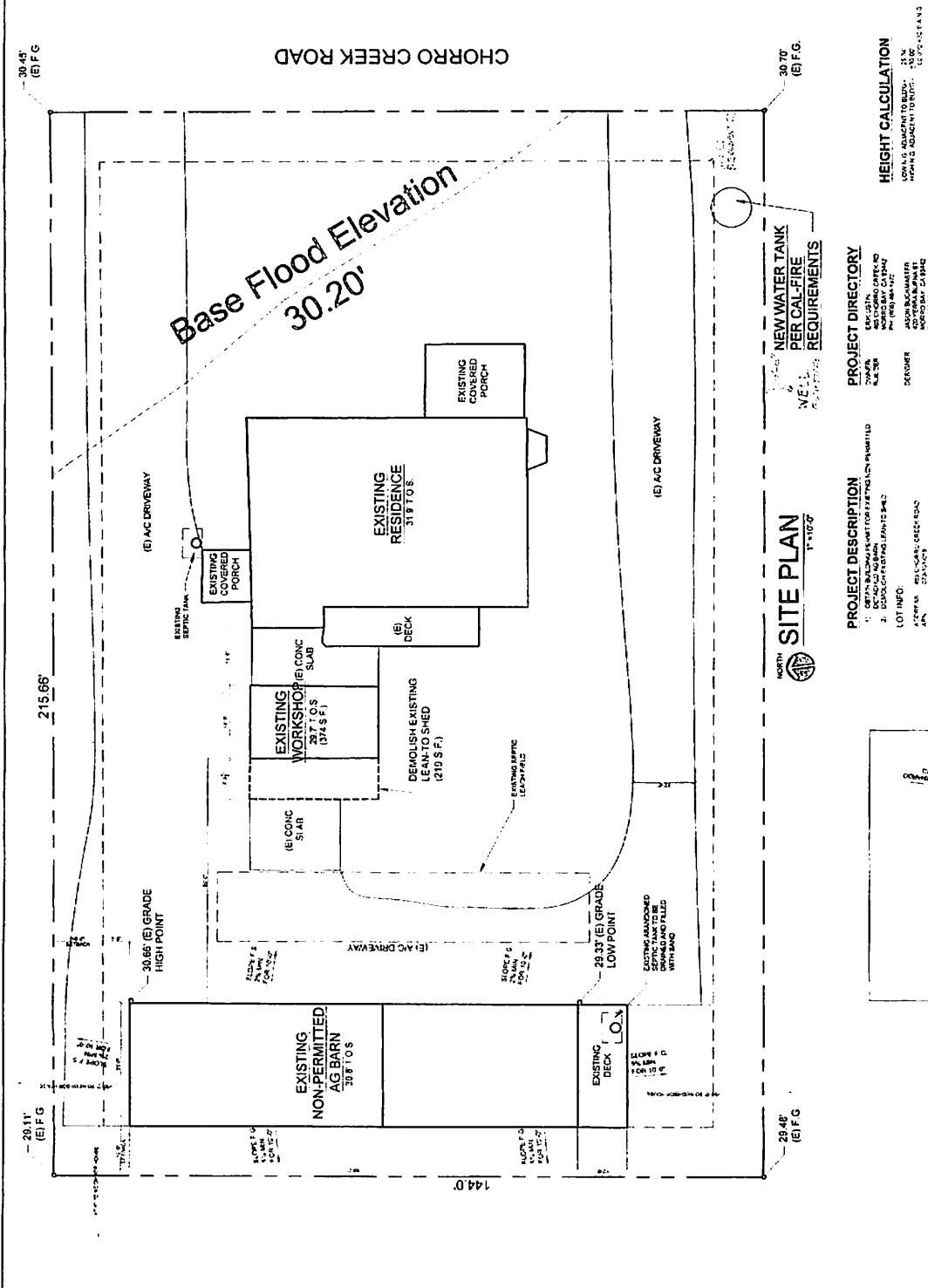
**A1**

**GENERAL NOTES**

1. ALL CALLS TO BE MADE TO THE CITY OF MORRO BAY, CA 93442.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MORRO BAY, CA 93442.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STRUCTURAL CODE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WOOD PRESERVATION CODE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ZONING ORDINANCE.

**SITE NOTES:**

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MORRO BAY, CA 93442.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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**HEIGHT CALCULATION**

LOW AS ADJACENT TO BUILDING: 31.00'  
 HIGH AS ADJACENT TO BUILDING: 33.00'  
 WIND-INDUCED SWAY: 44.00'  
 WIND-INDUCED SWAY: 44.00'

**PROJECT DIRECTORY**

PROJECT: 465 CHORRO CREEK RD.  
 CLIENT: ERK URSH  
 ARCHITECT: JASON BUCHHEIT  
 CONTRACTOR: JASON BUCHHEIT  
 PERMIT NO: 201801019

**SHEET INDEX**

A1 SITE PLAN  
 A2 EXISTING AND PROPOSED FLOOR PLANS  
 A3 EXISTING AND PROPOSED FOUNDATION  
 A4 EXISTING AND PROPOSED ROOF PLAN  
 A5 EXISTING AND PROPOSED ELECTRICAL PLAN  
 A6 EXISTING AND PROPOSED MECHANICAL PLAN  
 A7 EXISTING AND PROPOSED PLUMBING PLAN  
 A8 EXISTING AND PROPOSED LANDSCAPE PLAN

**PROJECT DESCRIPTION**

1. DETACHED AG BARN FOR THE EXISTING RESIDENCE.  
 2. EXISTING DRIVEWAY TO BE REPAIRED AND WIDENED.  
 3. NEW WATER TANK PER CAL FIRE REQUIREMENTS.

**LOT INFO:**

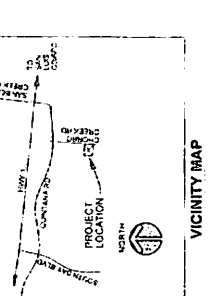
APN: 073-131-019  
 LOT AREA: 27,262 S.F.  
 LOT DIMENSIONS: 120' x 227' x 120'

**BUILDING AREAS**

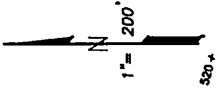
EXISTING RESIDENCE: 3170 S.F.  
 EXISTING WORKSHOP: 3174 S.F.  
 EXISTING LEAN-TO SHED: 219 S.F.  
 EXISTING DECK: 107 S.F.

**PROPOSED AREAS**

NEW WATER TANK: 10' x 10' x 10'

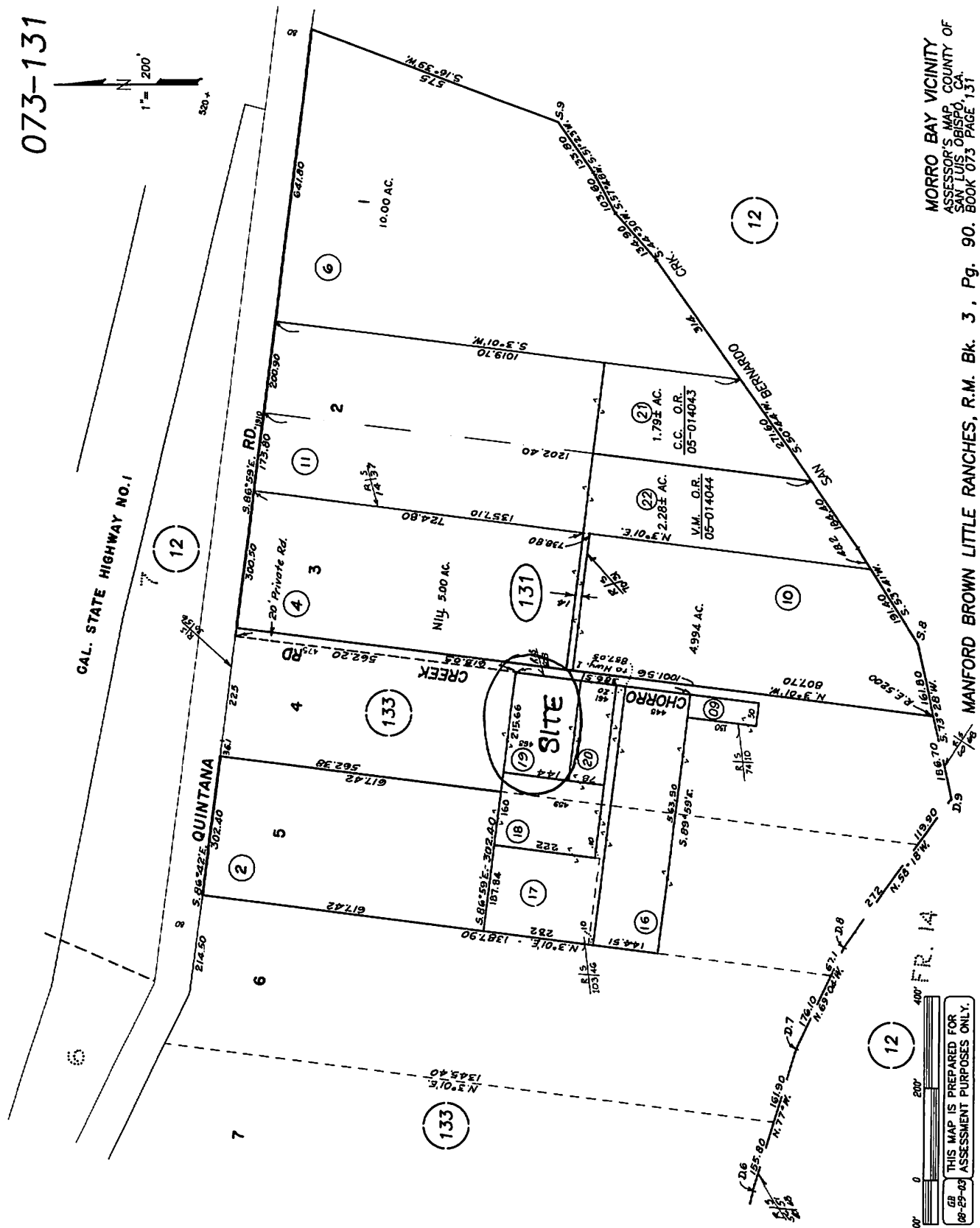


073-131



CAL. STATE HIGHWAY NO. 1

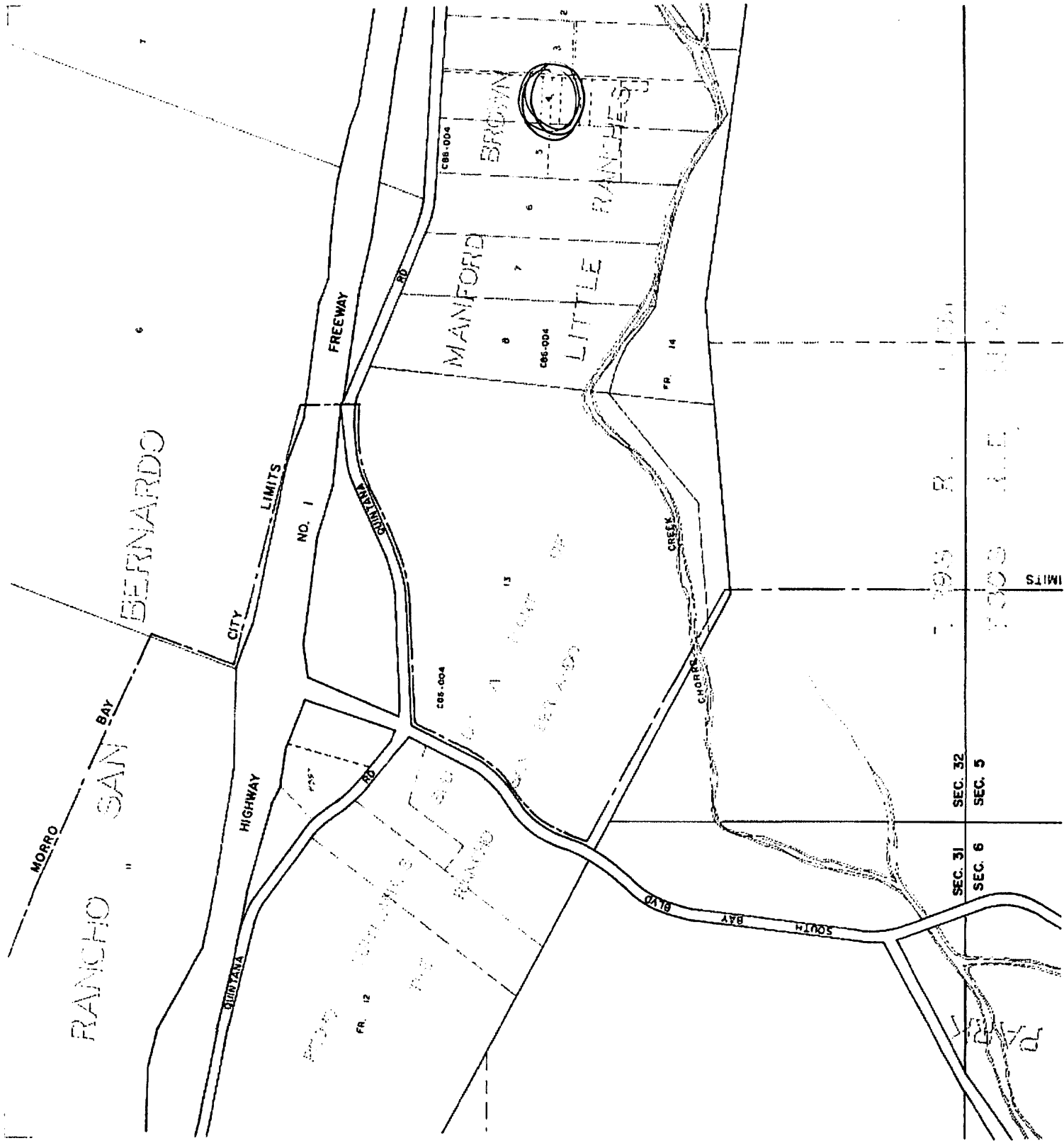
073-12



100' 0 200' 400' FR. 14  
 THIS MAP IS PREPARED FOR  
 ASSESSMENT PURPOSES ONLY.

REVISIONS	LS.	DATE
	04-078	08-29-03
	05-227	01-09-06

MORRO BAY VICINITY  
 ASSESSOR'S MAP COUNTY OF  
 SAN LUIS OBISPO, CA.  
 MANFORD BROWN LITTLE RANCHES, R.M. Bk. 3, Pg. 90. BOOK 073 PAGE 131



MORRO " SAN BAY BERNARDO

CITY LIMITS

NO. 1

FREEWAY

VALLEJO

RD

MANFORD

CBS-004

BROWN

6

7

CBS-004

LITTLE

RANCHES

2

FR. 14

CREEK

CHORRO

SOUTH

BAY

RD

1995

WOOD

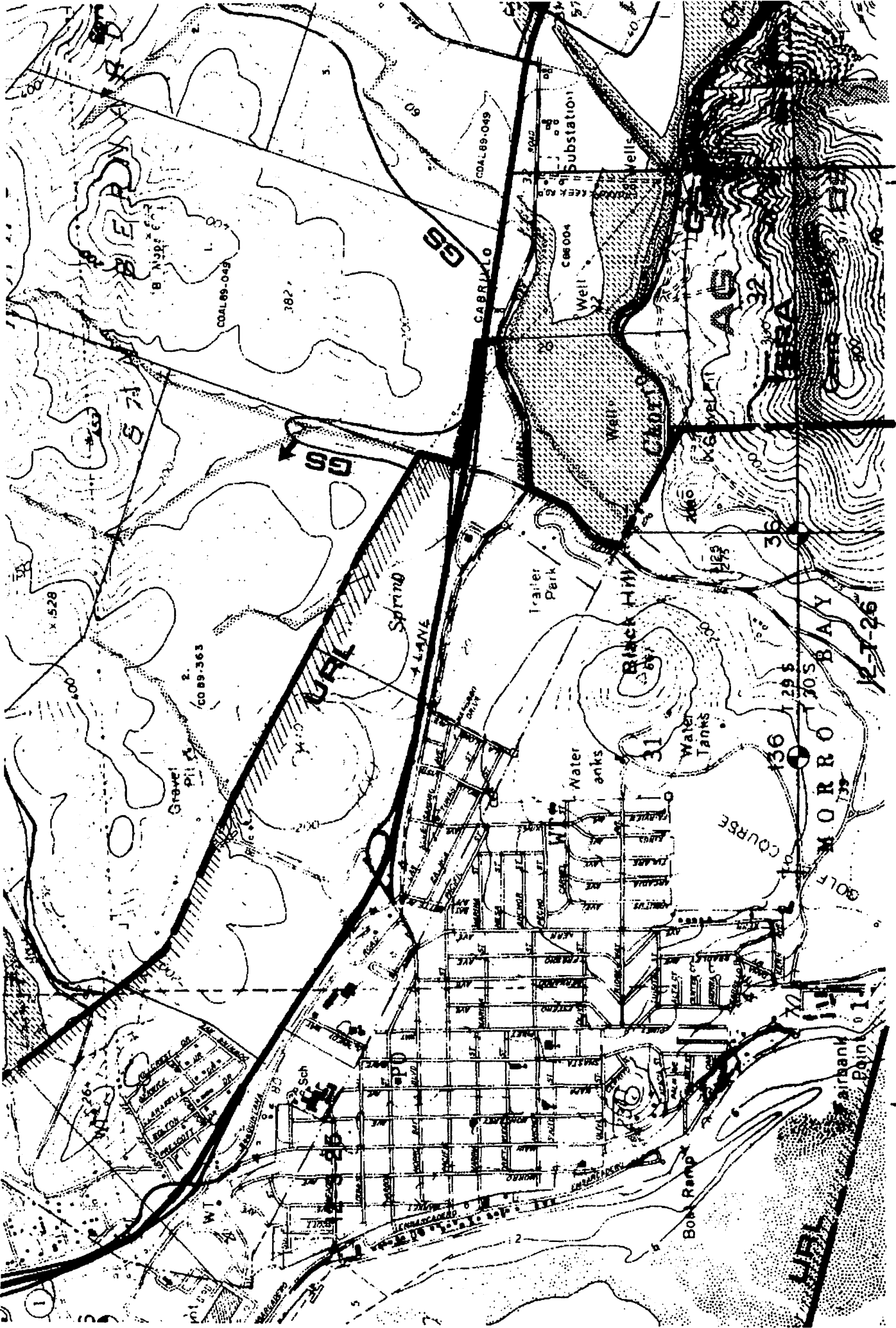
SEC. 31

SEC. 32

SEC. 6

SEC. 5

LIMITS



BERRY  
B 11307 653  
COAL 89-049  
3827

GS  
CABRILLO

Substation  
Wells

AG

GS

UCL  
Springs  
LANE

Trailer Park

BIRCH HILL  
31

Water Tanks

36

GOLF COURSE  
MORRO BAY  
129 S  
136  
137

12-7-26

Boat Ramp

Airbank  
Point

UCL





# Parcel Summary Report For Parcel # 073-131-019

## 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 USTIN ERIK  
2301 SHIRE LN DAVIS CA 95616-  
OWN USTIN ANGELA

### Address Information

Status Address  
P 00465 CHORRO CREEK RD REST

### Lot Information:

<u>Tract / Township</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>
BROWNLRH	0000 4P	Estero Rural	Estero		AG	LCP	FH	Y	VP	

### Parcel Information

Status Description  
Active RHO SAN BERN M BROWN RHS PTN LT 4

### Notes

TO GET INFORMATION ON THIS LOT GO TO ENFORCEMENT CASE AND CLICK ON DOCUMENTS FOR A DESCRIPTION OF WHAT NEEDS TO BE DONE TO GET A WELL ON THE SITE.

#### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
CAYUCOS-MORRO CEMETERY  
NO. 02 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE



**Parcel Summary Report For Parcel # 073-131-019**  
**San Luis Obispo County Department of Planning and Building**  
 County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

1/19/2012  
2:12:31PM

**Case Information**

<b><u>Case Number:</u></b>	<b><u>Case Status:</u></b>
COD2008-00432	REC Primary Parcel
<b><u>Description:</u></b> UNPERMITTED GARAGE/GUESTHOUSE	
DRC2011-00052	REC Primary Parcel
<b><u>Description:</u></b> VARIANCE INSTALL WATER WELL	
PMT2002-16704	REC Primary Parcel
<b><u>Description:</u></b> INSTALL SPA (AS-BUILT)	
PMT2008-02065	EXP Primary Parcel
<b><u>Description:</u></b> ATTACH GARAGE TO SFD BY ADDITION OF 89 SF CONDITIONED SPACE HALLWAY	
PMT2008-02066	EXP Primary Parcel
<b><u>Description:</u></b> AS BUILT GUEST HOUSE (594 SF) WITH ATTACHED GARAGE/WORKSHOP (1256 SF) & DECK (250 SF). MEETS INTENT OF CC *REAL TIME BILLING *** MODERATE FHZ.	
PMT2011-00830	RWW Primary Parcel
<b><u>Description:</u></b> AS BUILT BARN 2250 SF W/ DECK 250 SF IN REAR/ SEPARATE STRUCTURE FRONT HOUSE & GARAGE --UNCONDITIONED ENCLOSED BREEZWAY 89 SQ FT TO CONNECT EXISTING SINGLE FAMILY TO EXIST. GARAGE	
SEP2009-00459	ISS Primary Parcel
<b><u>Description:</u></b> Septic Inspection	