SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/6/2013

TO: _____

FROM: Xzandrea Fowler, Development Review

PROJECT DESCRIPTION: DRC2012-00068 REDDEN- Minor Use Permit to remodel an existing SFR located off Clark Valley Road in Los Osos, on 10.5 acres. APN: 067-132-024.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2012-00068 REDDEN PAUL & H
MINOR USE PERMIT
CONVERT (E) LEVEL 2 (3600SF) (AG STRUCTURE) TO SFR, ADD 240SF COVERED EST/ REST
AG CAZ GS LCP

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Build

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐ [illegible]
- ☐ 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 PAUL REDDEN & JODY HARTONG Daytime Phone 925 899 5791
Mailing Address PAUL REDDEN, CH1-3 CHENGDU POUCH, PO BOX 6046, SAN RAMON, CA 94583 Zip Code 94583
~~Email Address:~~

☐ Applicant Name PAUL REDDEN & JODY HARTONG Daytime Phone 925 899 5791
Mailing Address SAME AS ABOVE Zip Code
Email Address:

☒ Agent Name RICHARD M. BRESKA, ARCHITECT Daytime Phone 805 544 4232
Mailing Address 979 OSOS ST, A4, SLO, CA. 93401 Zip Code 93401
Email Address:

PROPERTY INFORMATION

Total Size of Site: 10.5 AC Assessor Parcel Number(s): 067-132-024
Legal Description: PARCEL D, 22 PM, PAGE 59, SLOCO
Address of the project (if known): 2788 CLARK VALLEY RD., LOS OSOS
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: CLARK VALLEY RD FROM LOS OSOS VALLEY RD.
Describe current uses, existing structures, and other improvements and vegetation on the property: (E) 2-STORY BLDG (GARAGE, STORAGE, MULTIPURPOSE) (7440 SF) LOWER, (3600 SF) UPPER, (E) 402 SF ROOF DECK(S), (E) STORAGE SHED (768 SF), (E) 2660 SF CORRAL

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONVERT (E) LEVEL 2 (3600 SF) TO SFR, ADD 240 SF COVERED PORCH, CONVERT 522 SF (E) ROOF AREA TO DECK, ADD NEW INTERIOR STAIRWELL, ADD EXTERIOR PLASTER COLUMNS (TRELLIS), SOLAR PANELS, MAKE REPAIRS.

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 Date 1/7/2012

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): -NA-

Describe existing and future access to the proposed project site: CLARK VALLEY ROAD (EXISTING) NO CHANGE REQUIRED.

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: SFR
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:
(E) Buildings: 7440 sq. feet 1.62 % PASTURE/OS Landscaping: 430584 sq. feet 94.1 %
(E) Paving: 16308 sq. feet 3.57 % Other (specify) (E) SHED + COVERED HORSE CORRAL 2768 SF (0.6
Total area of all paving and structures: 26516 SF (E) ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 280 SF (NEW) ☒ sq. feet ☐ acres
Number of parking spaces proposed: 4+ Height of tallest structure: 27' (E)
Number of trees to be removed: 0 Type: - NA -
Setbacks: Front 266' Right 223' Left 50' Back 768'

Proposed water source: ☒ (E) 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: ☒ (E) 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: CAL 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: 3
Total floor area of all structures including upper stories, but not garages and carports: 3600 SF (E)
Total of area of the lot(s) minus building footprint and parking spaces: 10.33 AC.

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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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: 2 acres
   Moderate slopes of 10-30%: 3½ acres
   Steep slopes over 30%: 5 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: _____
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: CLARK VALLEY ROAD

Water Supply Information

1. What type of water supply is proposed?
   ☒ Individual well (E) ☐ 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? TYPICAL SFR RATES
4. How many service connections will be required? - NA -
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: (E) WELL
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 4 Hours 7 1/2 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? (E) PERMITTED 1500 GAL SEPTIC SYSTEM
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 100 + 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: _____ 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: SAN LUIS GARBAGE CO
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: SAN LUIS COASTAL
2. Location of nearest police station: LOS OSOS
3. Location of nearest fire station: LOS OSOS
4. Location of nearest public transit stop: LOYR
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:
   _____
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

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): _____
   94.1% OPEN SPACE (E)
2. Will the development occur in phases? ☒ Yes ☐ No
   If yes describe: SOLAR PANELS MAY NOT BE INSTALLED RIGHT AWAY
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 *: UPGRADING (E) WINDOWS + FUTURE SOLAR PANELS.

   *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

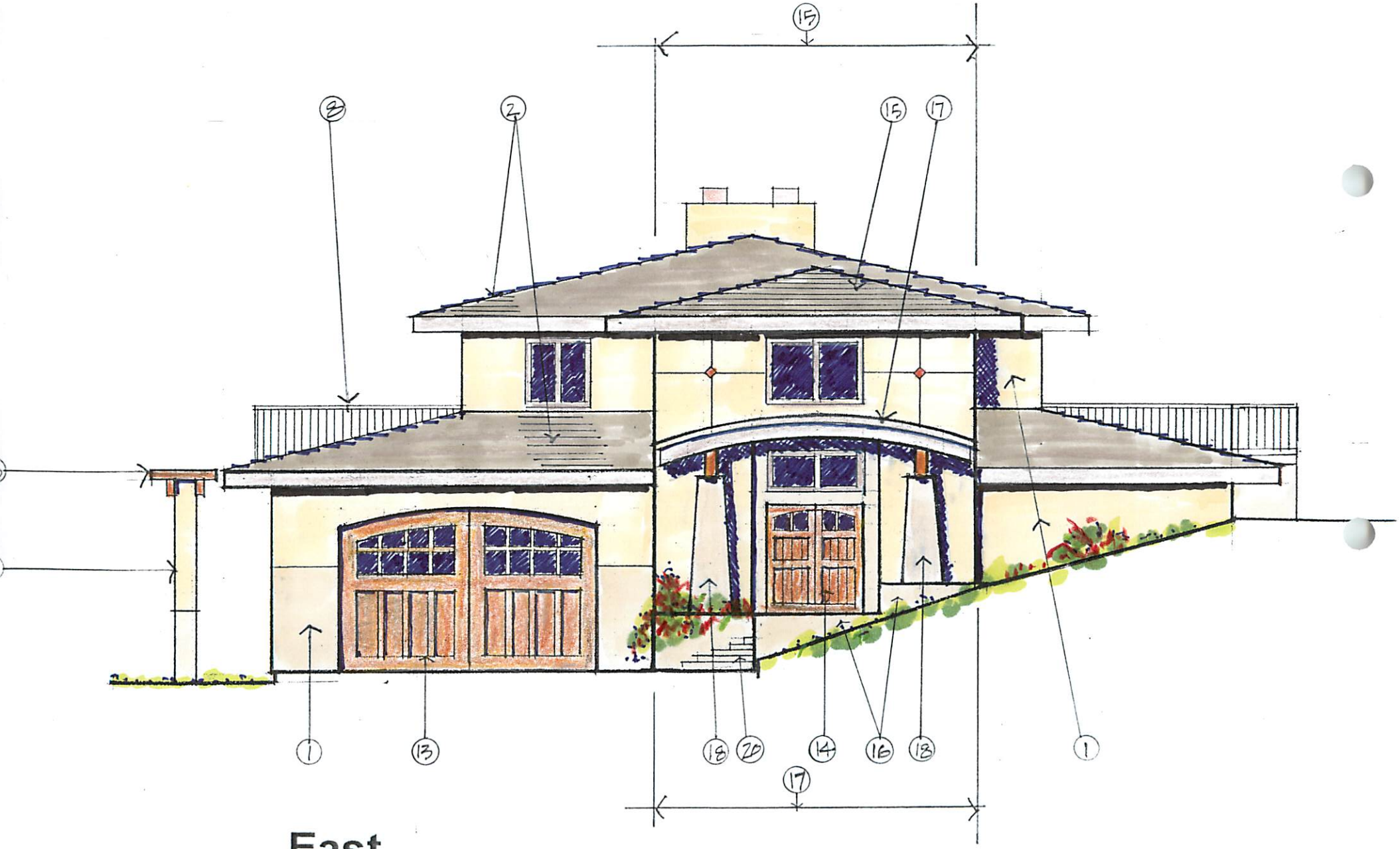
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____

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): _____

   (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.)



East

1/8" = 1'-0"

Site Plan Legend

1	Proposed covered porch (240sf)
2	Proposed concrete porch @ grade
3	Proposed 24"-30" ht concrete retaining wall
4	Proposed concrete stairs @ grade
5	Proposed deck (225 sf), replacing (F) roof area
6	Proposed deck (225 sf), replacing (F) roof area
7	Proposed deck (78 sf), replacing (F) roof area
8	Proposed deck @ grade
9	Proposed interior stairs/entry (240 sf), roof change
10	Proposed planter enhancements and wood trellis
11	Proposed solar panel location
12	Proposed renewed drought tolerant landscape areas
13	(F) Prunner room (1400 sf), level 2
14	(F) Garage area (7440 sf) level 1
15	(F) Deck (180 sf)
16	(F) Deck (222 sf)
17	(F) Stairs to grade
18	(F) Concrete wall/waypapers
19	(F) Concrete driveway
20	(F) 400A entrance panel/meter (UG)
21	(F) Telephone entrance (UG)
22	(E) 1500 gallon septic tank and leach fields
23	(F) Well
24	(F) 9500 gal water storage tank
25	(F) 6650 gal water storage tank
26	(F) Fence, 1 rail (4-1/2') horse fence
27	(F) Gate
28	(F) AC paved drive
29	(F) Storage shed (768 sf)
30	(F) Horse corrals, covered

(F)	Existing
UG	Underground
FF	Finish floor
FP	Edge of pavement (AC)
OH	Overhead
UP	Utility pole

Project
SFR Addition and remodel.

Owner
Paul Redden & Judy Hartong

Mailing Address
Paul Redden
CHB-1 Chengdu Branch
PO Box 6046
San Ramon, CA 94583
925 899 5781

Project Address
2788 Clark Valley Road
Los Osos, CA 93402

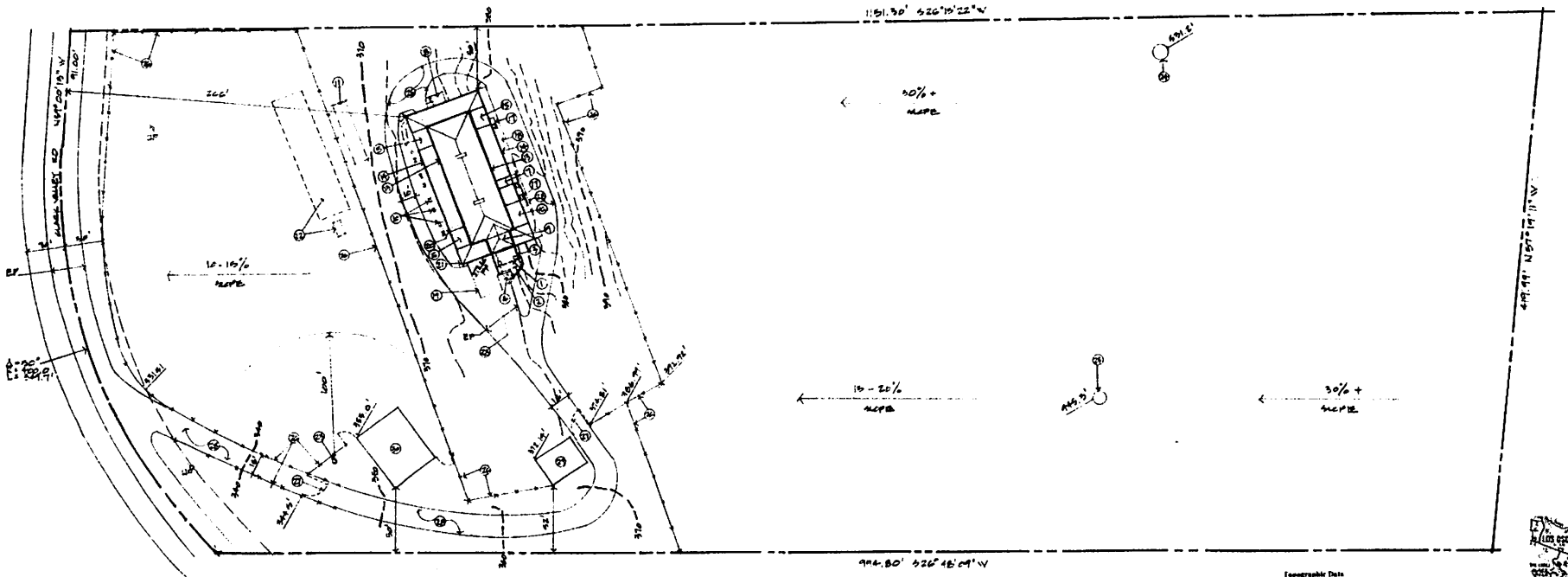
Legal
Parcel 11, 32PM, Page 93
County of San Luis Obispo
APN 067-112-021

Project Data

Existing Use	Office/living/work/deck areas (Level 2) Garage/storage (Level 1)
Zoning	AG
Site Area	10.5 acres
Occupancy	R3 & U
Construct Type	VN

Remodels/convert and add the following

(F) Level 1 area	7440 sf remodel
(F) Level 1 area	360 sf convert to entry / stairways to SFR
(F) Level 2 area	9600 sf convert to SFR/remodel
(F) Level 1 roof	522 sf convert to deck area
Level 1	Add 240 sf covered entry porch



Topographic Data
Alan J. Vollmecke LS 5501

PENCHMARK STATEMENT

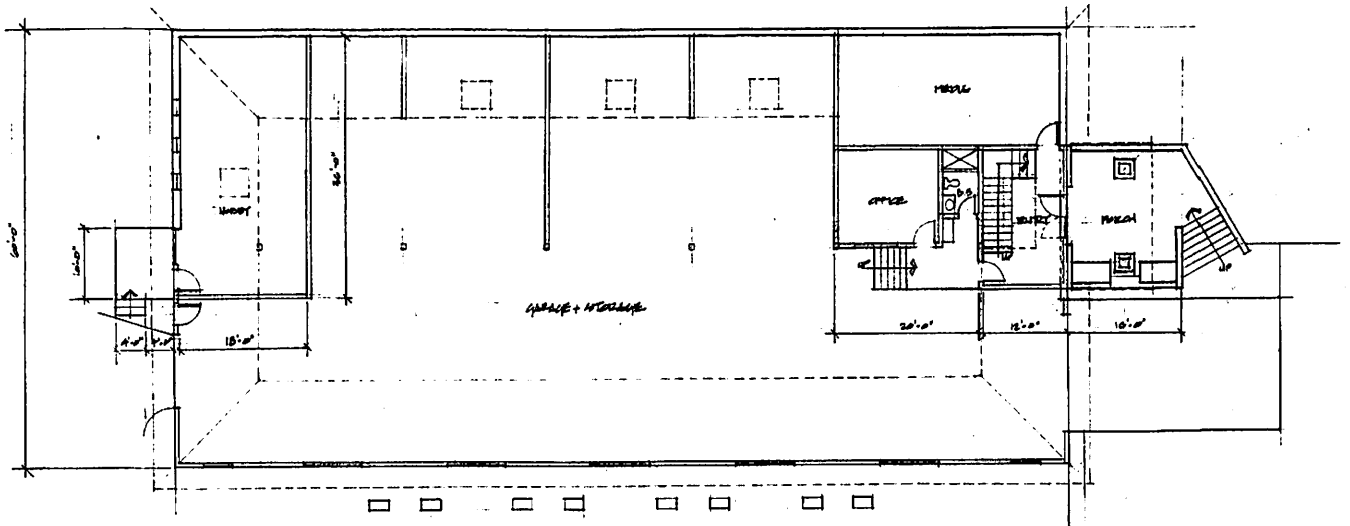
DATE of SURVEY

Richard M. Brooks, Architect
Brooks & Associates
970 Lane Street
San Luis Obispo, California
(805) 543-4700

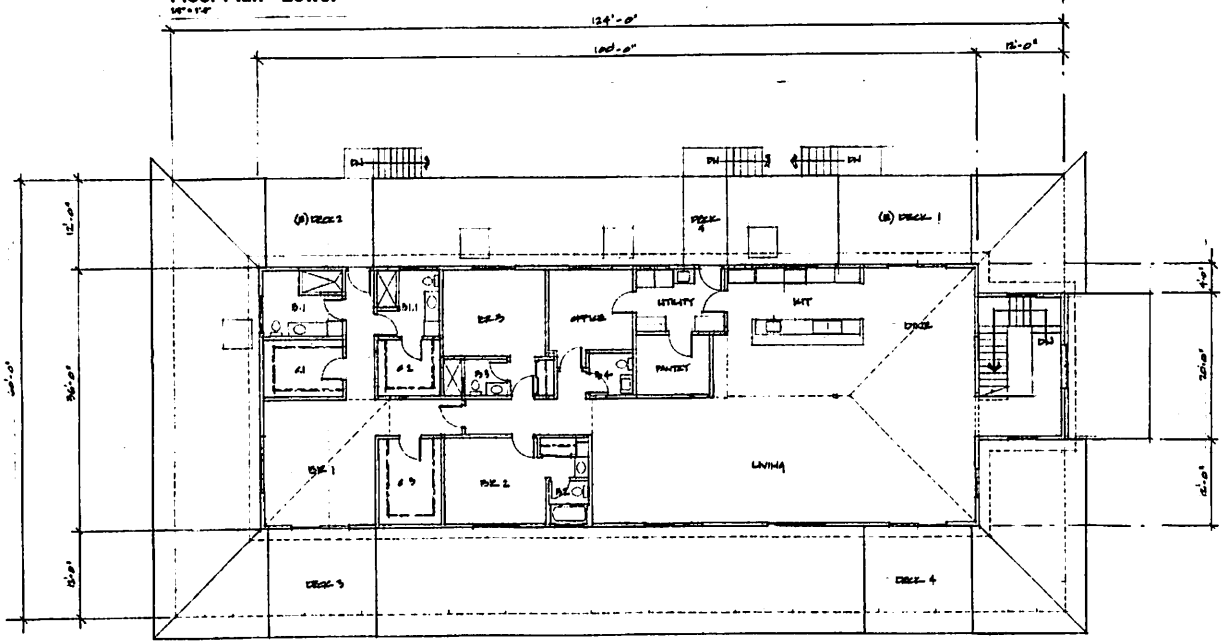
Redden & Hartong Remodel/Add
2788 Clark Valley Road
Los Osos, CA 93402

Site Plan

1



Floor Plan - Lower



Floor Plan - Upper

Floor Pl

Redden & Hartong Remodel/Add
2788 Clark Valley Road
Los Osos, CA 93402

Breaks & Associates

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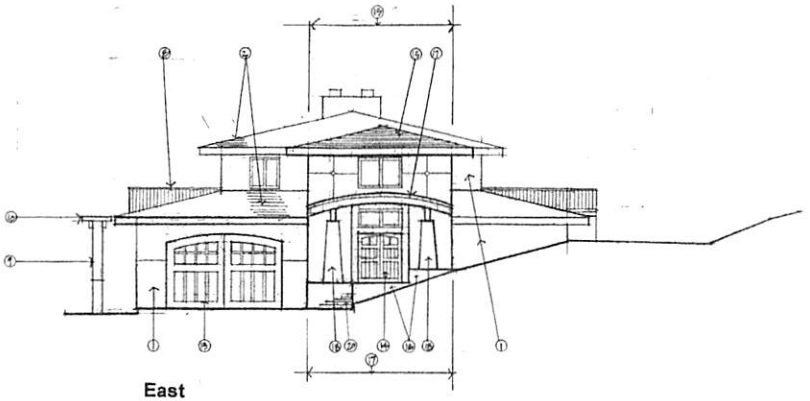
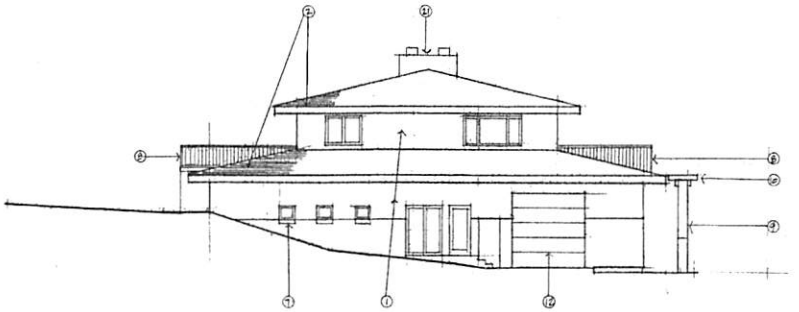
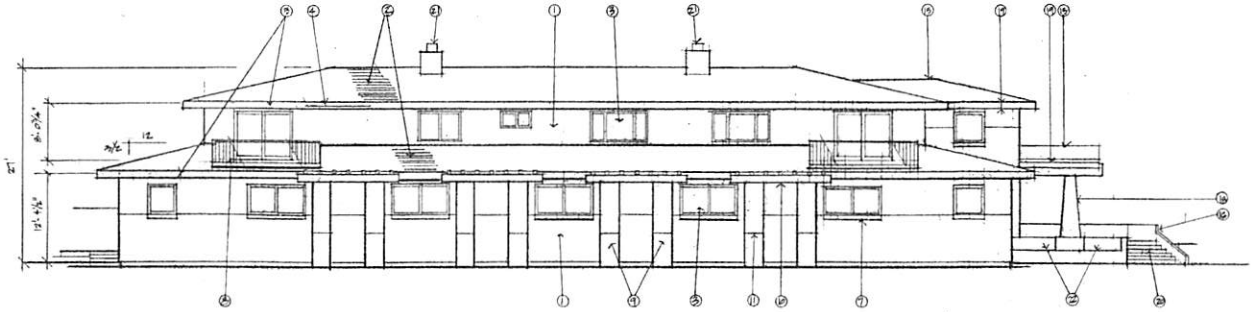


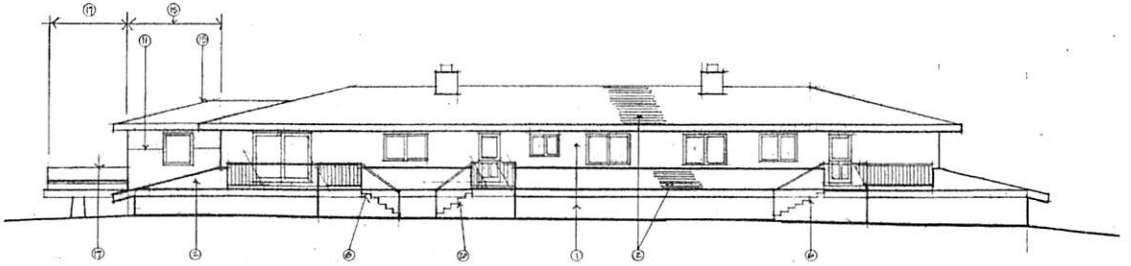
East
1/8" = 1'-0"



West
1/8" = 1'-0"



South
1/8" = 1'-0"



North
1/8" = 1'-0"

Legend

1	(E) Plaster walls/save soffit, to be painted
2	(E) Cosep shingles to be replaced new
3	Replace (E) aluminum windows with new Milgard energy efficient windows
4	(E) Gutters, 6" aluminum
5	(E) Wood fascia
6	(E) Wood stairs to grade. Reconstruct to current code
7	Formed plaster sill, + 1-1/2"
8	Metal guardrail, 42" high
9	Plaster columns
10	Wood trellis
11	Expansion joint
12	(E) Metal garage door
13	New wood garage door to replace (e) garage door
14	New wood entry doors
15	New roof area over new entry
16	New plaster wall at entry stairs
17	New covered porch
18	New plaster columns at new covered porch
19	New fascia and gutter to match existing
20	New stairs to grade
21	Architectural element chimney with plaster, terra cotta vent top
22	Raised plaster (+21")

Elevatio

Redden & Hartong Remodel/Add
2788 Clark Valley Road
Los Osos, CA 93402

Richard M. Breska, Architect C18232
Breska & Associates
979 Oak Street Suite A4
San Luis Obispo, California 93401
805.544.4232 RMBreska@aol.com

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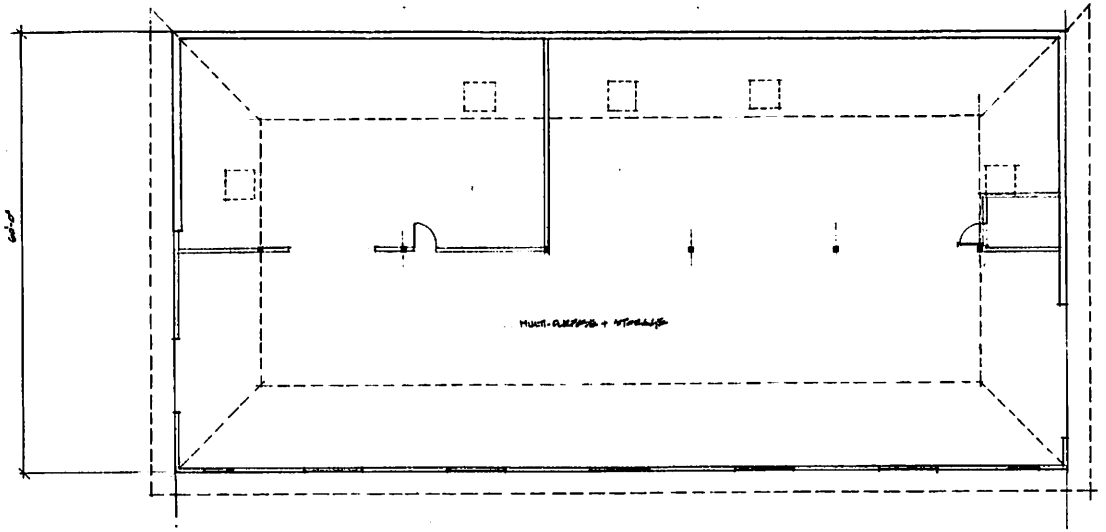
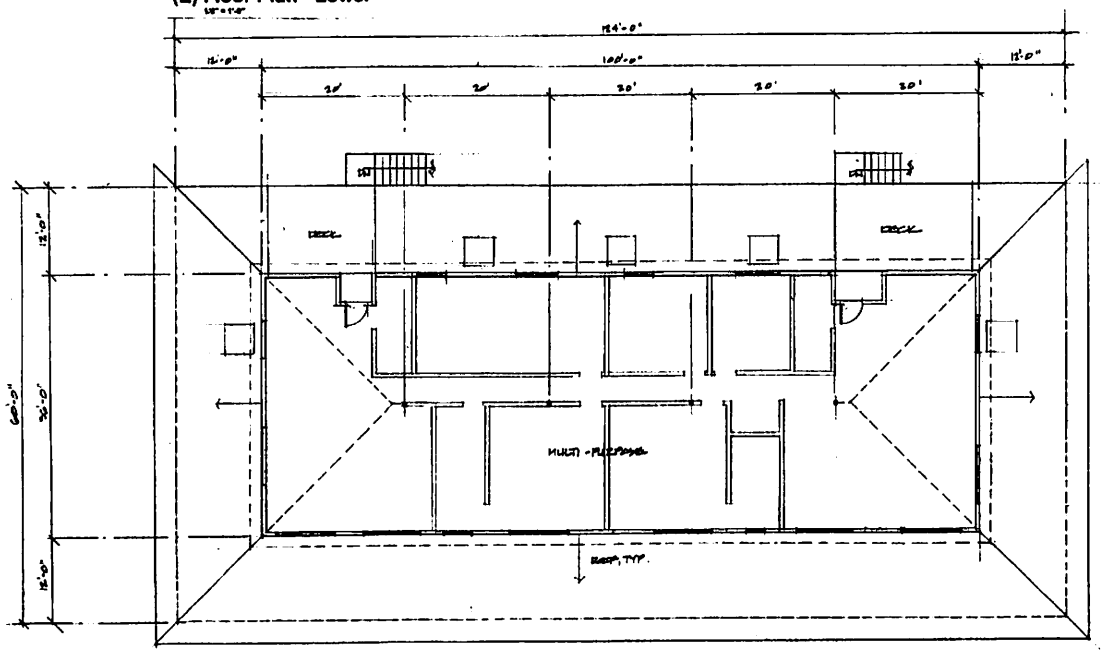
3



(E) Floor Plan - Lower



(E) Floor Plan - Upper

(E) Floor Plans

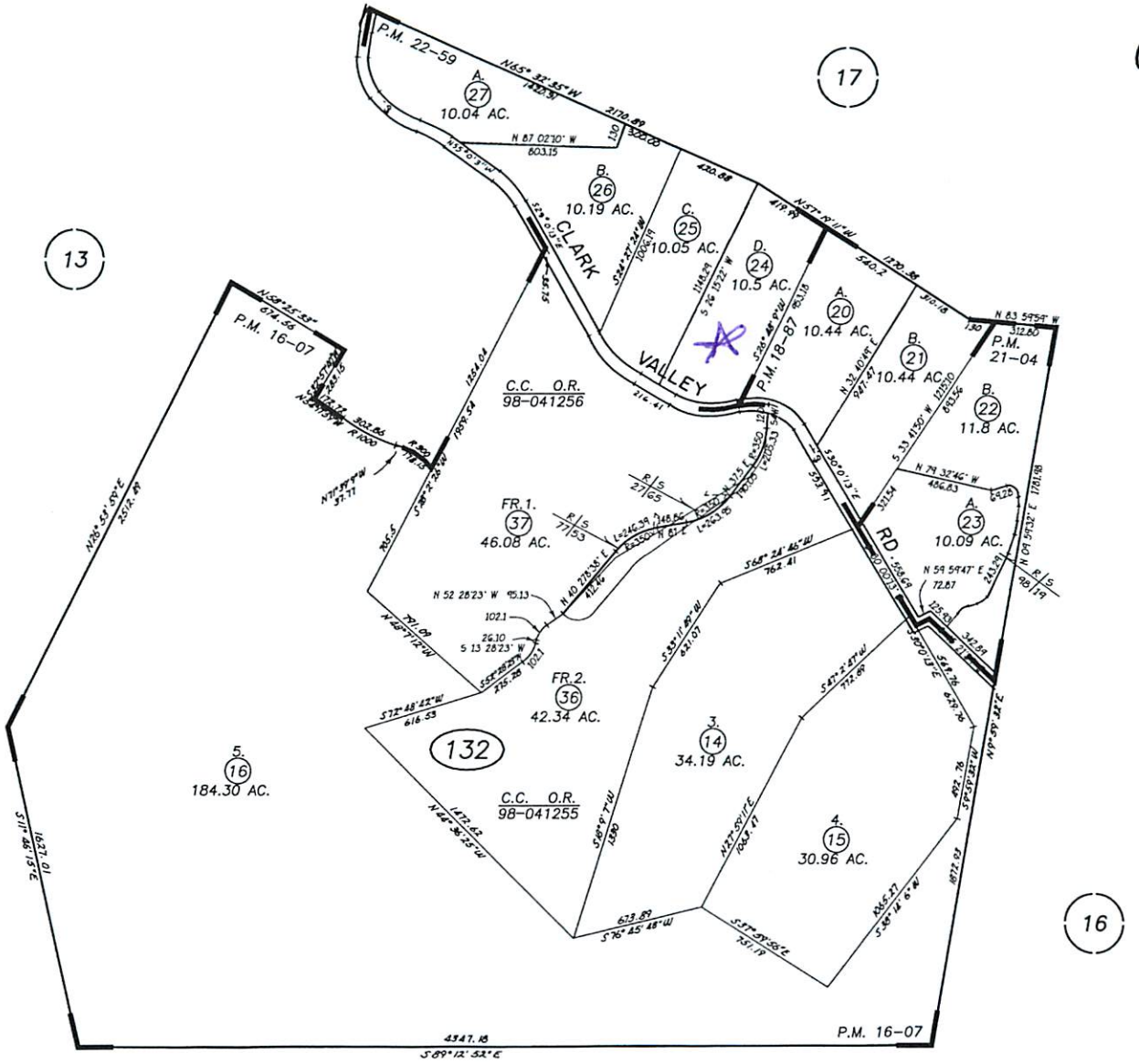
Redden & Hartong Remodel/Add
2788 Clark Valley Road
Los Osos, CA 93402

Breaks & Associates

3.11.19

4

067-132



1" = 600'

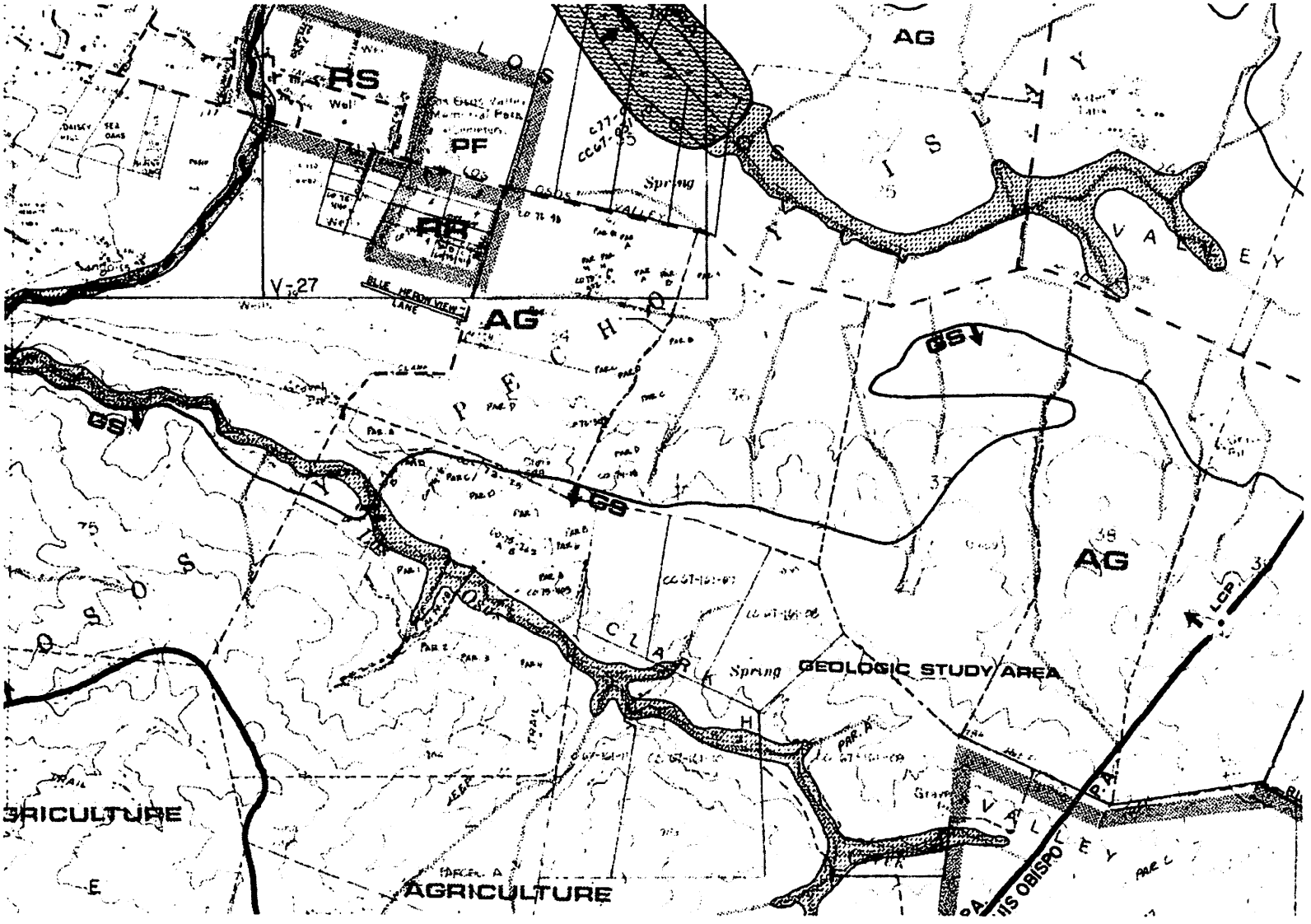
REVISIONS	
TECH	DATE
JAW	04-28-99
JAW	04-29-99
LZ	06-13-00
RS	08-14-00

300' 0 600' 1200'

JAW 04-28-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PARCEL MAP: CO-73-25, R.M. Bk. 16 , Pg. 07

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 067 PAGE 132


AG
RS
PF
RR
Spring
V-27
BLUE HERON VIEW LANE
AG
GS
GS
GS
AG
LCP
Spring
GEOLOGIC STUDY AREA
AGRICULTURE
AGRICULTURE

CLARK VALLEY
Los Osos Creek
DRIVEWAY

Parcel Summary Report For Parcel # 067-132-024

3/6/2013
11:22:29AM

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	REDDEN PAUL PO BOX 6046 SAN RAMON CA 94583-
OWN	HARTONG JO-ANN

Address Information

Status	Address
P	00000 CLARK VALLEY RD REST

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
067132	024	0001	Estero Rural	Estero	CAZ			N		
CO76-	061	D	Estero Rural	Estero	AG	LCP	GS	Y		D890061P

Parcel Information

Status	Description
Active	PM 22-59 PAR D

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
AREA NO. 09 COUNTY SERVICE
NO. 02 ROAD-CO/SUPVR

Case Information

Case Number: **Case Status:**

Parcel Summary Report For Parcel # 067-132-024

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

73564 WIT Primary Parcel

Description:

AG STOAGE BLDG

91785 FNL Primary Parcel

Description:

FINAL RES BARN (PERMIT 73564 WITHDRAWN)

D890061P CMP Primary Parcel

Description:

AGRICULTURE BARN

DRC2012-00068 REC Primary Parcel

Description:

CONVERT (E) LEVEL 2 (3600SF) (AG STRUCTURE) TO SFR, ADD 240SF COVERED PORCH, CONVERT 522SF (E) ROOF AREA TO DECK, ADD NEW INTERIOR STAIRWELL, ADD EXTERIOR PLASTER COLUMNS (TRELLIS), SOLAR PANELS, MAKE REPAIRS

PMT2002-20241 WIT Primary Parcel

Description:

CONST SFD DO# B1327

SEP2011-00066 ISS Primary Parcel

Description:

Septic Inspection