



5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2013

TO: file

FROM: Airlin Singewald, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00117 SWIFT- Minor Use Permit for a proposed new 2,340 sf SFR with 280 sf attached garage, and the conversion of the existing SFR to farm support quarters. 171.42 acre project site located off Clark Valley Road in Los Osos. APN: 067-161-014.

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

(6)

DRC2012-00117

SWIFT JOHN F

MINOR USE PERMIT

NEW 2340 SQ FT SFD, AND CONVERT EXISTING SFD TO FARM SUPPORT EST/ REST

AG AS CAZ FH GS LCP SRV

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 JOHN F. SWIFT Daytime Phone (805) 441-4348
 Mailing Address 3698 CLARK VALLEY RD., LOS OSOS, CA Zip Code 93402
 Email Address: jfswift@me.com

Applicant Name SONJA SWIFT Daytime Phone (805) 704-8828
 Mailing Address 3698 CLARK VALLEY RD., LOS OSOS, CA Zip Code 93402
 Email Address: sonjaswift@gmail.com

Agent Name RACHEL ALJILANI Daytime Phone (805) 878-0815
 Mailing Address P.O. Box 1199 MORRO BAY, CA Zip Code 93443
 Email Address: green4me@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 171.42 ACRES Assessor Parcel Number(s): 067-161-014
 Legal Description: PARCEL A, COAL 81-221 PER 31/PM/G7 IN THE COUNTY OF SAN LUIS OBISPO,
 Address of the project (if known): 3698 CLARK VALLEY ROAD, LOS OSOS, CA 93402

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 VALLEY ROAD TO CLARK VALLEY RD.

CONTINUE ON DIRT RD. - (GO LEFT @ FORK (BCR) SIGN UNTIL GREEN GATE, SEE SITE PLAN

Describe current uses, existing structures, and other improvements and vegetation on the property:
AGRICULTURE - "SWIFT SUBTROPICALS" W/ ONE PRIMARY DWELING & APPROVED HOME OCCUPATION, ADDITIONAL AGRICULTURE ACCESSORY STRUCTURES

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SINGLE FAMILY DWELING
2340 SQ. FT. W/ ATTACHED 280 SQ. FT. GARAGE

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 6/5/13

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

(6)

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): COASTAL APPEALABLE ZONE & FARM SUPPORT QUARTERS

Describe existing and future access to the proposed project site: CLARK VALLEY ROAD TO PRIVATE ACCESS TO PROPOSED IMPROVED DIRT ROAD FOR 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? 055.2 ±

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AGRICULTURE - CROPS/GRAZING South: AGRICULTURE - GRAZING
East: AGRICULTURE - CROPS/GRAZING West: AGRICULTURE - CROPS/GRAZING

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1950 sq. feet 0.026 % Landscaping: 378 sq. feet 0.005 %
Paving: 19428 sq. feet 0.26 % Other (specify) _____
Total area of all paving and structures: 21,756 sq. feet acres
Total area of grading or removal of ground cover: 25,000 sq. feet acres
Number of parking spaces proposed: 3 Height of tallest structure: 30'-0"
Number of trees to be removed: 17 Type: COASTAL LIVE OAK
Setbacks: Front 25' Right 25' Left 25' Back 30'

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: CAV FIRE - SLO

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: 2
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: 171 ± ACRES

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: 48.3 acres
Moderate slopes of 10-30%: 80.02 acres
Steep slopes over 30%: 43.1 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: LOS OSOS CREEK
- 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: _____
- 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: _____

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? 100 GPP BASED ON 50 GPP/OCC.
4. How many service connections will be required? NA
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: ON-SITE 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 30 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? 2150 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
- 3. Where is the waste disposal storage in relation to buildings? AT THE BUILDING W/PICKUP @ THE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? ENTRY GATE
 Yes No

Community Service Information

- 1. Name of School District: SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: SLO COAST PATROL - 2099 10TH ST., LOS OSOS, CA 93402
- 3. Location of nearest fire station: CAL FIRE STATION 15 - SOUTH BAY - 2315 BAYVIEW HILLS DR.
- 4. Location of nearest public transit stop: RTA - ROUTE 12 (10TH ST. & LOS OSOS VALLEY RD.)
- 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:
AGRICULTURE
- 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: _____

PORTIONS OF PARCEL HAVE SLOPES GREATER THAN 30%, SHALLOW BEDROCK @ RIDGES, OAK WOODLANDS, RIPARIAN CORRIDORS & CHAPARRAL

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: PASSIVE & ACTIVE SOLAR SYSTEMS, STRAW BALE CONSTRUCTION

*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:
REPLANTING OAKS ON-SITE

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.)



FARM SUPPORT QUARTERS APPLICATION

San Luis Obispo County Department of Planning and Building

Occupancy of farm support quarters is limited to the full-time employees and the spouse and children of full time employees of agricultural or ranch operations conducted by the owner of the farm support housing or lessor of the housing owner's acreage. Farm support quarters are not to be rented or leased to individuals other than farm help and their families. Farm support quarters are allowable only when the housing is in direct support of existing agricultural production activities.

APPLICANT INFORMATION

Landowner Name JOHN F. SWIFT
Daytime Phone: (Business Hours) (805) 441-4348
Mailing Address 3698 CLARK VALLEY ROAD City LOS OROS Zip: 93402

PROPERTY INFORMATION

Assessor Parcel Number(s): 067-161-014
Total Size of Site: 171.42 ACRES
Project address: 3698 CLARK VALLEY ROAD, LOS OROS, CA 93402
Acreage of each crop being raised: FIELD CROPS (15 ACRES) / ORCHARDS (5 ACRES)
[HORN MELON, PASSION FRUIT, OTHER] [FEIJOAS]
Type and number of livestock raised for commercial purposes by acreage (ex. 2 cows per acre):

Why is it necessary to have a farm labor employee(s) living on the property? _____

TO MANAGE AGRICULTURE OPERATIONS ON SITE

Name and address of Farm Labor Employee for whom this application is for:

JUAN & AMELIA RIVERA

3698 CLARK VALLEY ROAD, LOS OROS, CA 93402

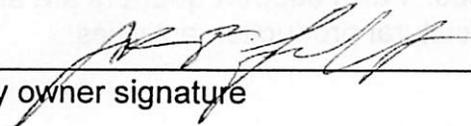
Job Title of Farm Labor Employee: _____

What is the term of employment: ONGOING

How many other people will be living in the residence other than the employee and what is the relationship to the employee: WIFE (AMELIA) & TWO DAUGHTERS

LEGAL DECLARATION

I have read and understand the application and declare that the foregoing statements are true and correct. I understand that farm support quarters are to be occupied only by persons (or their families) that are actually employed as farm laborers on the subject site. Failure to comply may result in revocation of the land use approval



Property owner signature

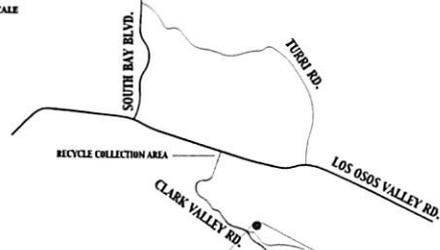
6/5/13

Date

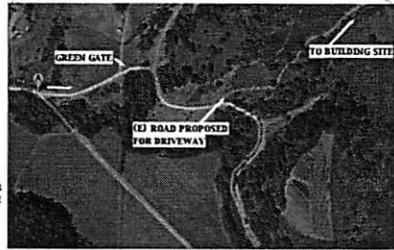
OFFICE USE ONLY	
Date Received: _____	By: _____
Comments: _____	
Planning Area: _____	Community Code: _____
Land Use Category: _____	Combining Designation: _____
Revised 7/26/00	

VICINITY MAP:

NOT TO SCALE



DIRECTIONS TO BUILDING SITE:
 FROM SAN LUIS OBISPO, TAKE LOS OSOS VALLEY ROAD TOWARD THE COMMUNITY OF LOS OSOS. BEFORE REACHING THE COMMUNITY, MAKE A LEFT ON CLARK VALLEY ROAD (ACROSS FROM LOS OSOS VALLEY MORTUARY, CREMATARY & MEMORIAL PARK). CONTINUE INTO CLARK VALLEY. THE PAVED COUNTY ROAD WILL END. CONTINUE ON THE UNPAVED ROAD. WHEN THE DIRT ROAD FORKS (SEE A QM MAP), STAY TO THE LEFT FOLLOWING A SIGN THAT READS "NCK" AND YOU WILL SHORTLY COME TO A GREEN ENTRY (CATTLE) GATE. ONCE INSIDE THE GATE CONTINUE FOR 500 FEET (PAST THE DIRT ROAD TO YOUR LEFT), AS YOU PASS THE BASE OF THE SLOPE, LOOK FOR A SMALL CULVERT ON THE ROAD ON THE HILLSIDE, IT MAY BE DIFFICULT TO SEE. IF YOU BEGIN TO HEAD SOUTH, YOU HAVE GONE TOO FAR.



LEGAL DESCRIPTION:
 PARCEL A, COAL 81-221 PER BOOK 31, PM 67 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

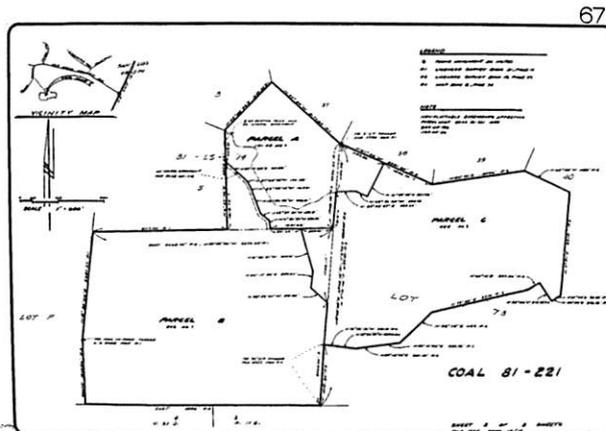
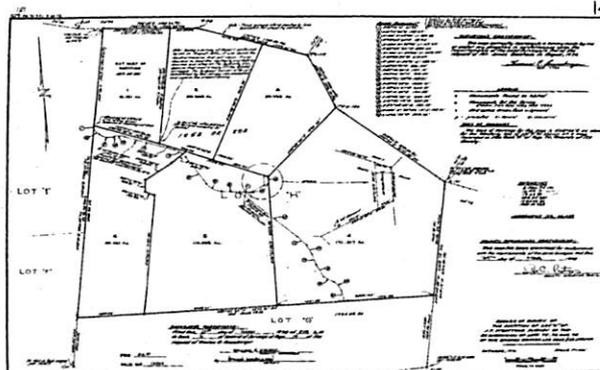
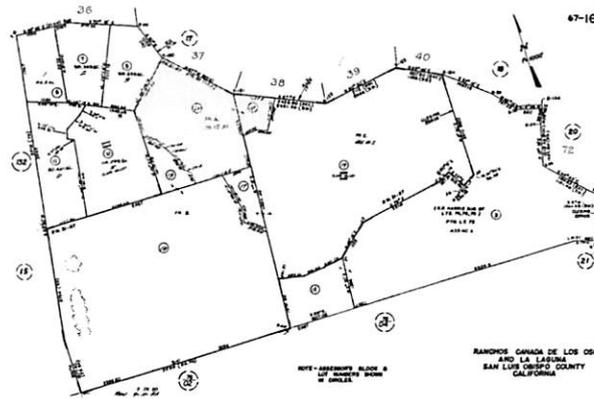
SCOPE OF WORK:
 SINGLE FAMILY DWELLING (2 BEDROOM/ 2 BATHROOM) WITH ATTACHED SINGLE CAR GARAGE

FIRST FLOOR 1670 SQ. FT.
 SECOND FLOOR 670 SQ. FT.
 LOFT (MEZZANINE-200 SQ. FT.)
 TOTAL CONDITIONED FLOOR AREA = 2340 SQ. FT.

ATTACHED GARAGE 280 SQ. FT.
 PORCH 218 SQ. FT.
 COURTYARD 160 SQ. FT.
 COVERED BALCONY - DECK 190 SQ. FT.
 NEW SEPTIC TANK AND SEEPAGE PIT
 NEW SERVICES (WATER FROM EXISTING WELL & ELECTRIC FROM SOLAR ELECTRIC)
 NEW CONCRETE DRIVEWAY AND RETAINING WALLS

TOTAL AREA OF SITE DISTURBANCE FOR RESIDENCE AND DRIVEWAY 0.57 ACRES

APPLICABLE CODES & REGULATIONS:
 COUNTY FIRE CODE ORDINANCE TITLE 16
 COUNTY BUILDING & CONSTRUCTION ORDINANCE TITLE 19
 COUNTY LAND USE ORDINANCE TITLE 22
 COUNTY COASTAL ZONE LAND USE ORDINANCE TITLE 23
 COUNTY GREEN BUILDING ORDINANCE
 2010 CA BUILDING CODE, VOLS 1 & 2 (2009 IBC)
 2010 RESIDENTIAL CODE (2009 IRC)
 2010 CA PLUMBING CODE (2009 UPC)
 2010 CA GREEN BUILDING CODE
 2010 CA MECHANICAL CODE (2009 UMC)
 2010 CA ELECTRICAL CODE (2008 NEC)
 2008 CA ENERGY CODE
 2010 CA FIRE CODE (2009 IFC)
 2010 CA REFERENCE STANDARDS CODE



SHEET INDEX:

- TO- COVER SHEET
- A1- SITE PLAN
- A2.1- FIRST FLOOR PLAN
- A2.2- SECOND FLOOR & LOFT PLAN
- A3.1- ELEVATIONS
- A3.2- ELEVATIONS
- C2.1- PRELIMINARY GRADING & UTILITY PLANS
- C2.2- PRELIMINARY GRADING & UTILITY PLANS
- TS1- TOPOGRAPHIC SURVEY
- TS2- TOPOGRAPHIC SURVEY
- TS3- TOPOGRAPHIC SURVEY
- TS4- TOPOGRAPHIC SURVEY

APPLICANT:
 JOHN & SONJA SWIFT
 3698 CLARK VALLEY ROAD
 LOS OSOS, CA 93402
 T: (805) 704-8828
 E-MAIL: SONJASWIFT@GMAIL.COM

LOT INFORMATION:
 APN: 067-161-014
 ZONED: AGRICULTURE (AG)

COASTAL ZONE

MODERATE AND VERY HIGH FIRE SEVERITY ZONE- INITIAL FIRE INSPECTOR FEEDBACK ON 6/19/12 AT THE SITE INDICATED THIS AREA WAS CHARACTERISTIC OF A MODERATE FIRE SEVERITY ZONE AND THE LENGTH OF DRIVEWAY COULD ACCOMMODATE A 10' WIDE ROAD.

ARCHAEOLOGICAL SENSITIVE AREA- SEE ARCHAEOLOGICAL REPORT PREPARED BY:
 ROBERT O. GIBSON
 P.O. BOX 102
 PASO ROBLES, CA 93447-0102
 T: (805) 238-5411
 FAX: (805) 238-7029
 E-MAIL: ROJG@SBCGLOBAL.NET

GEOLOGIC STUDY AREA- SEE GEOTECHNICAL ENGINEERING, GEOLOGIC HAZARDS AND PERCOLATION REPORT PREPARED BY:
 EARTH SYSTEMS PACIFIC
 4378 OLD SANTE FE ROAD
 SAN LUIS OBISPO, CA 93401

OTHER PROJECT CONSULTANTS

ARCHITECT:
 SAN LUIS SUSTAINABILITY GROUP
 16550 ORACLE OAK WAY
 SANTA MARGARITA, CA 93543
 (805) 438-4452
 E-MAIL: SLOSG@SLONET.ORG

CIVIL ENGINEER:
 BKF ENGINEERS
 255 SHORELINE DR., SUITE 200
 REDWOOD CITY, CA
 T: (650) 482-6300

THE ABOVE SUSTAINABILITY PLAN, SPECIFICATIONS AND LOCAL ORDINANCES AND REGULATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, EITHER IN WHOLE OR IN PART, OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

San Luis Sustainability Group
 16550 Oracle Oak Way, Santa Margarita, CA 93543
 (805) 438-4452
 slogsg@slonet.org

MINOR USE PERMIT SUBMITTAL
 SWIFT RESIDENCE
 3698 CLARK VALLEY ROAD
 LOS OSOS, CA 93402

COVER SHEET

Drawn on Date:

12.14.12

Drawing No.:

TO

PROJECT NOTES:

SCOPE OF WORK:
 THE PROJECT SITE IS WITHIN THE COASTAL ZONE. IT CURRENTLY HAS A SINGLE FAMILY DWELLING UNIT THAT WOULD BE CONVERTED TO FARM SUPPORT QUARTERS.
 AN EXISTING ROAD IS PROPOSED FOR IMPROVEMENT TO SERVE THE NEW SINGLE FAMILY DWELLING. SEE CIVIL SHEETS C2.1 AND C2.2 FOR PRELIMINARY GRADING, DRAINAGE AND UTILITY PLANS.
 AN EXISTING WATER WELL LOCATED AT THE FARM OPERATIONS PACKING SHED IS PROPOSED TO SERVE THE NEW RESIDENCE- SEE WELL REPORTS FOR QUALITY AND YIELD. THE EXISTING WATER MAIN PASSES BY THE ENTRANCE OF THE EXISTING DIRT ROAD.

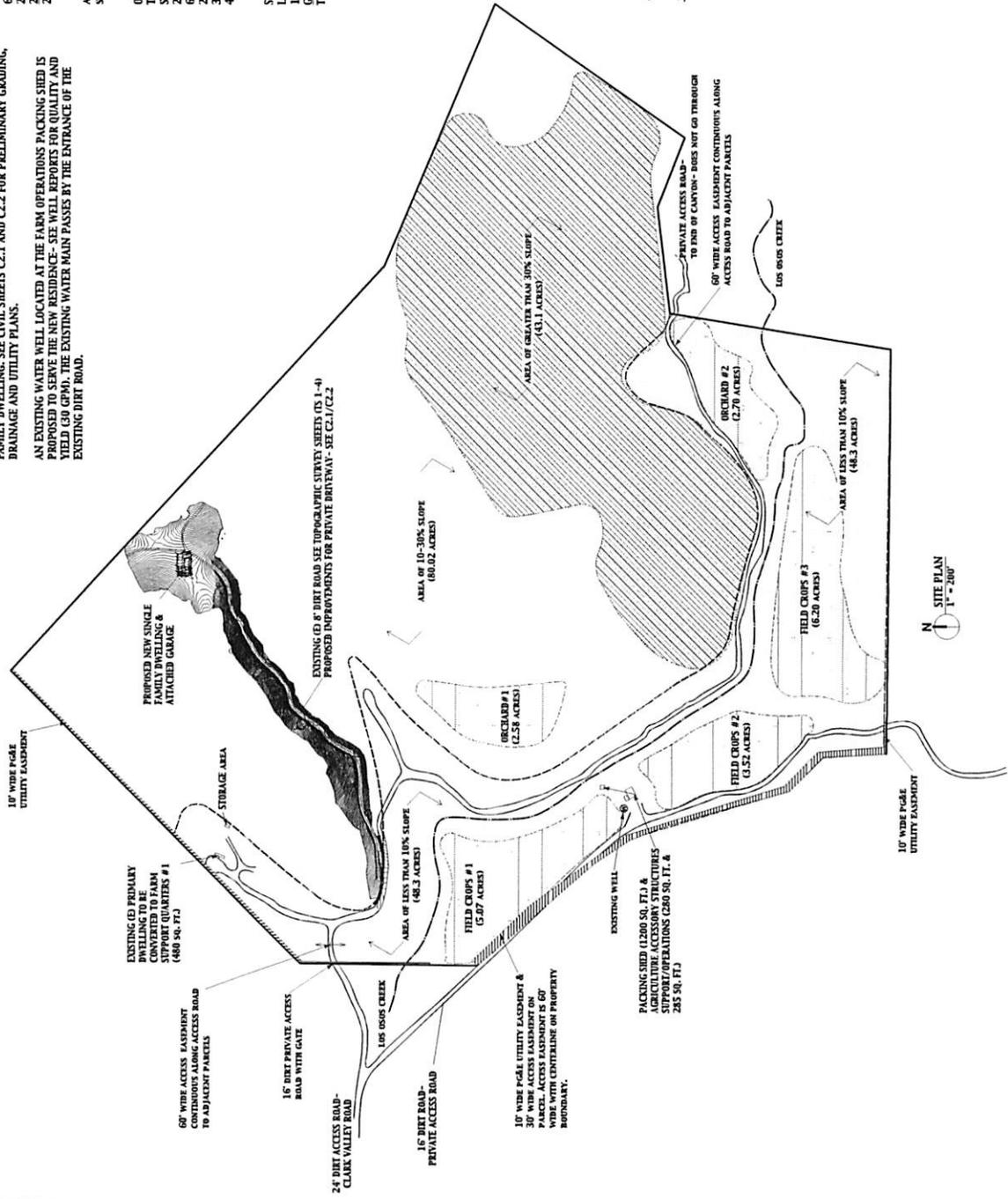
DENSITY OF FARM SUPPORT QUARTERS BASED ON AGRICULTURAL LAND USE AS DESCRIBED BELOW PER COASTAL ZONE LAND USE ORDINANCE (23.08.167):
 ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 100 BEEF CATTLE

- CATTLE GRAZING (BEEF)- 30 CATTLE
 ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 20 ACRES IRRIGATED CROPS, SPECIALLY CROPS, ORCHARDS AND VINEYARDS.
 SPECIALLY CROPS, ORCHARDS AND VINEYARDS
- 5.07 ACRES- FIELDS CROPS #1
 - 3.57 ACRES- FIELDS CROPS #2
 - 6.20 ACRES- FIELDS CROPS #3
 - 2.58 ACRES- ORCHARD #1
 - 2.70 ACRES- ORCHARD #2
 - 20.06 ACRES IN IRRIGATED CROPS, SPECIALLY CROPS, ORCHARDS AND VINEYARDS.
- ALLOWED 1 UNIT OF FARM SUPPORT QUARTERS PER 20 ACRES IRRIGATED CROPS, SPECIALLY CROPS, ORCHARDS AND VINEYARDS

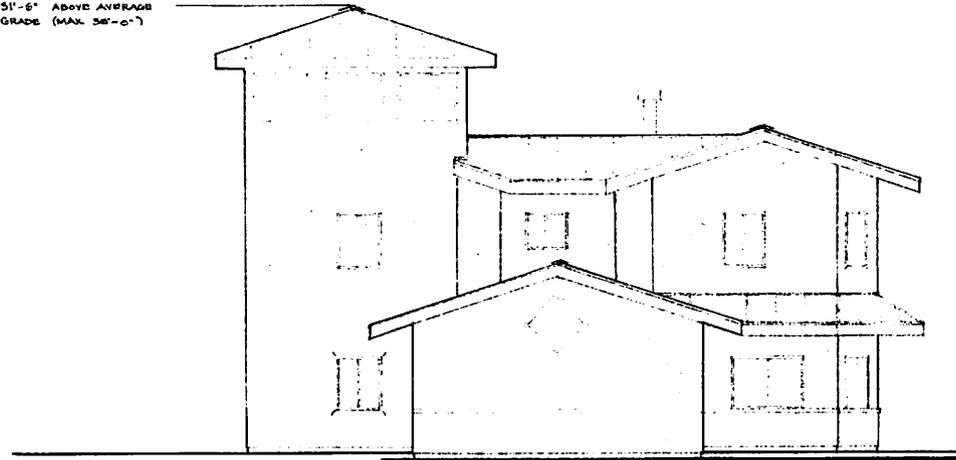
OAK TREE REPLACEMENT SHALL OCCUR BY PLANTING OAKS ON SITE TO REPLACE THE OAKS THAT MAY BE REMOVED OR IMPACTED WITH THE IMPROVEMENTS AND STABILIZATION OF THE DRAINWAY, THESE ARE COASTAL LIVE OAKS:

- 2- 4" L. OAKS
- 2- 5" L. OAKS
- 3- 8" L. OAKS
- 4- 12" L. OAKS

SLOPES ON SITE RANGE FROM LESS THAN 10% TO GREATER THAN 30%:
 LESS THAN 10% SLOPE = 48.3 ACRES
 10-30% SLOPE = 80.02 ACRES
 GREATER THAN 30% SLOPE = 43.1 ACRES
 TOTAL SITE AREA = 171.42 ACRES

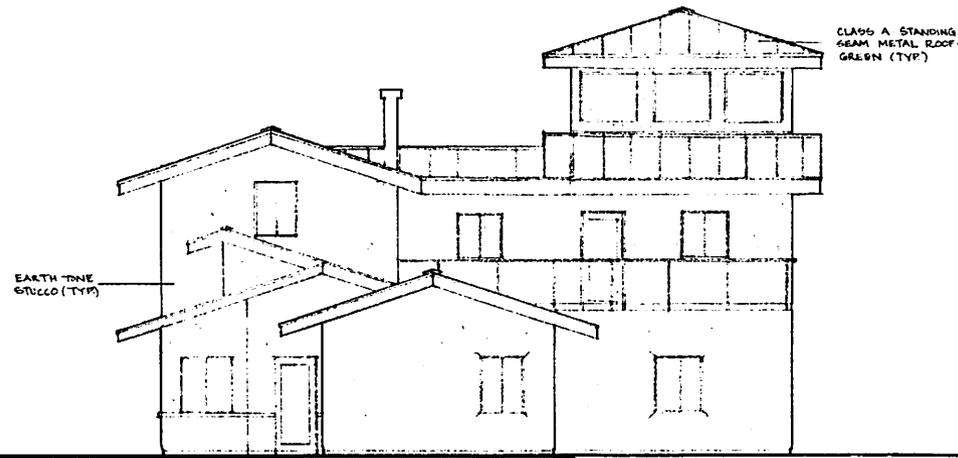


51'-6" ABOVE AVERAGE
GRADE (MAX. 56'-0")



AVERAGE GRADE 655'-0"
(GARAGE TO SLAB)

· WEST ELEVATION ·



EARTH TONE
STUCCO (TYP)

CLASS A STANDING
SEAM METAL ROOF
GREEN (TYP)

· EAST ELEVATION ·

THIS PLAN IS PREPARED BY THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND ARCHITECTURAL SERVICES PROVIDED TO THE CLIENT AND DOES NOT INCLUDE ANY OTHER SERVICES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE CONSIDERED TO HAVE BEEN ADVISED OF ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND ARCHITECTURAL SERVICES PROVIDED TO THE CLIENT AND DOES NOT INCLUDE ANY OTHER SERVICES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE CONSIDERED TO HAVE BEEN ADVISED OF ALL APPLICABLE CODES AND REGULATIONS.

**SAN LUIS SOLAR GROUP
SUSTAINABILITY GROUP**
1620 CHERRY OAK WAY, BERKELEY, CA 94704
(PH) 415-442-1432 (FX) (PH) 415-442-4880

IMPROVE PERMIT SUBMITTAL
SWIFT RESIDENCE
APN: 067-181-014
3990 CLARKVILLE ROAD
LOS CERRILLOS, CA 95068

ELEVATIONS

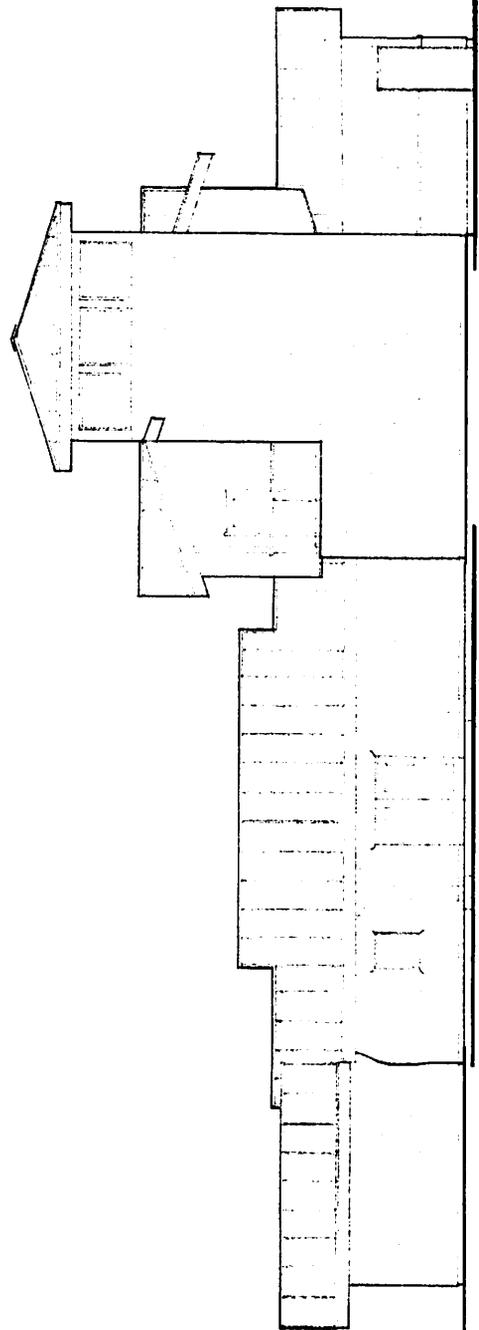
7/25/18

MINOR USE PERMIT SUBMITTAL
SMITH RESIDENCE
APN: 067-181-014
3696 CLARK VALLEY ROAD
LOS OSOS, CA 93402

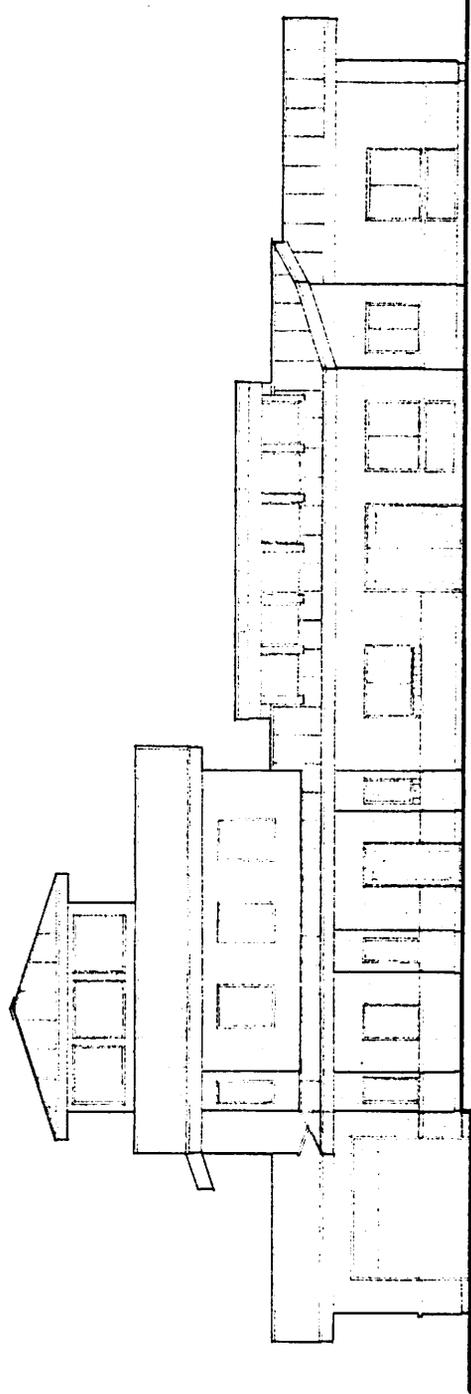


SAN LUIS SOLAR GROUP SUSTAINABILITY GROUP
14520 OLIVER CAY WAY, SHERES MARSHFIELD, CA 95565
(709) 439-4432 fax (709) 439-4690

THE ABOVE DIMENSIONS AND SPECIFICATIONS
AND ALL GEOMETRIES AND ALIGNMENTS
PRESENTED THEREIN ARE AND SHALL REMAIN
THE PROPERTY OF THE APPLICANT. ALL PERMIT
THEREON SHALL BE COMPIED, DISCLOSED TO
OTHERS OR COPIED IN CONNECTION WITH ANY
WORK ON PROJECT FOR WHICH THEY ARE
ISSUED WITHOUT THE WRITTEN
CONSENT OF THE APPLICANT.

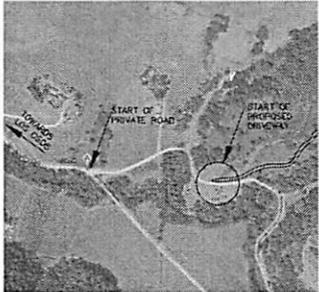


· NORTH ELEVATION ·

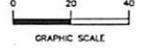
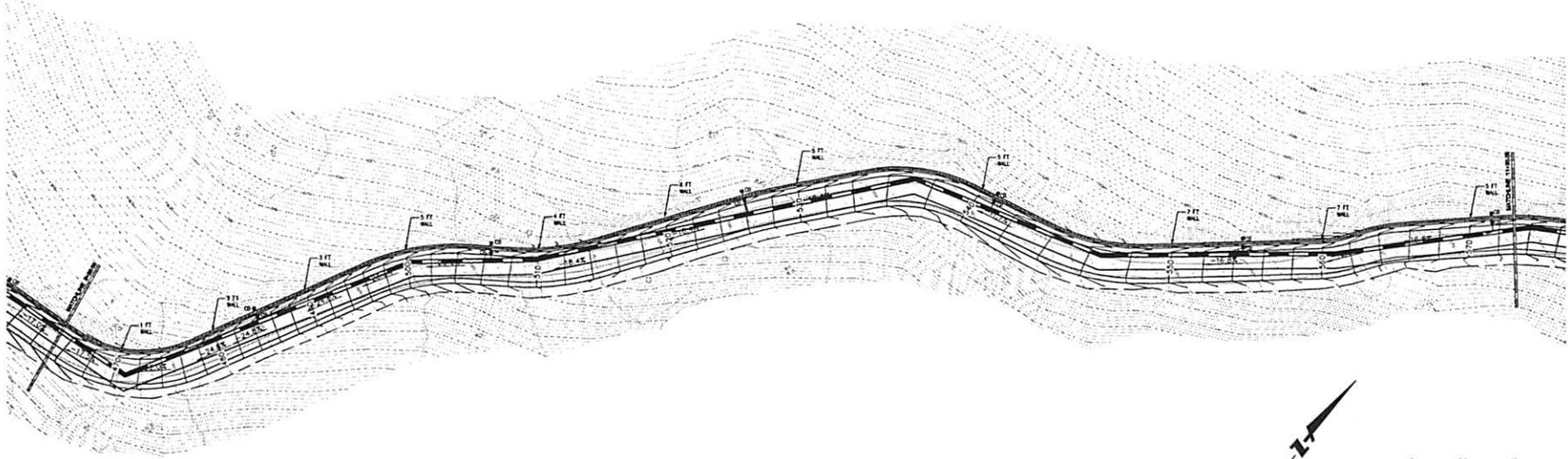
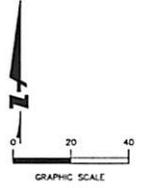
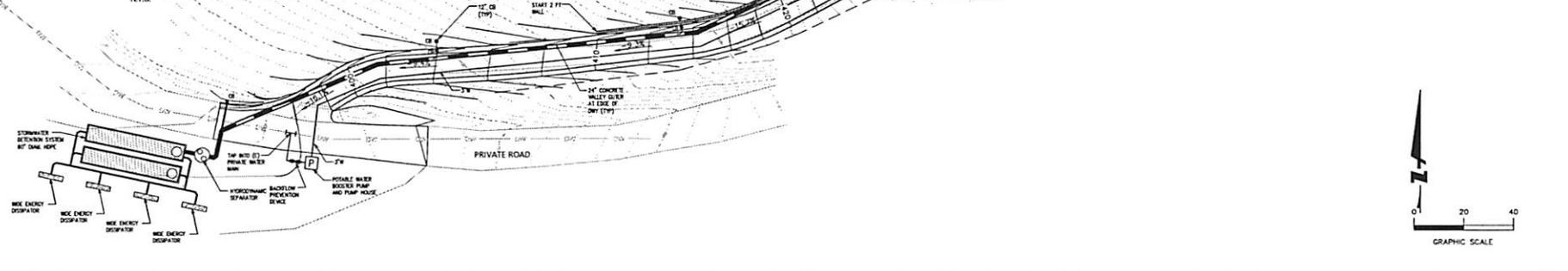


· SOUTH ELEVATION ·

Date:	
Revised:	
No.	
Drawn By:	
Checked By:	
Approved By:	
JOB No. 20250248	



LOCATION MAP
N.T.S.



DRAWING NAME: C:\1\proj\4\p\pub\11\4725\N\c\resid\c2.dwg
PLOT DATE: 08-15-13 PLOTTED BY: 1449

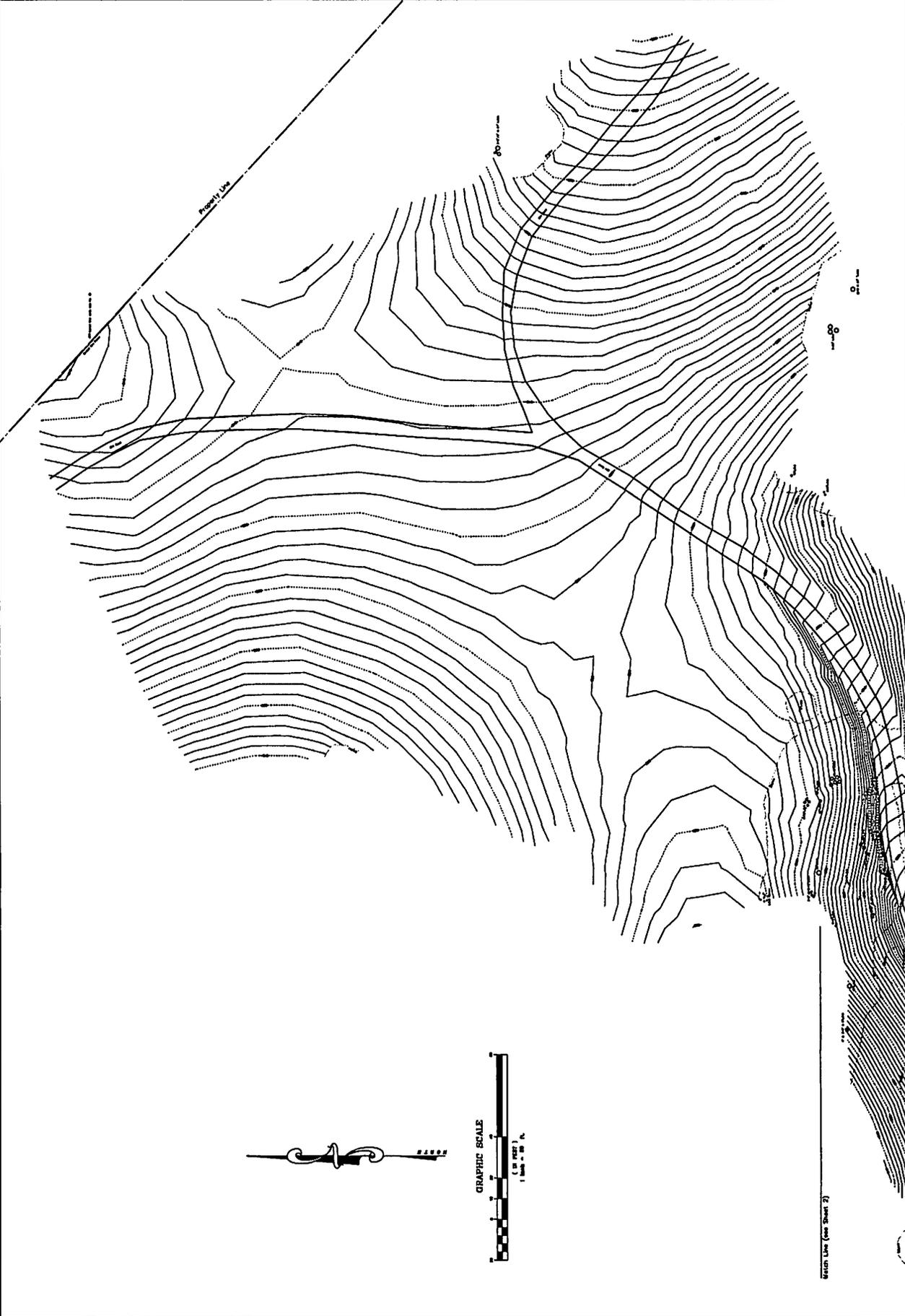


Surveyor's Statement
 THIS MAP IS THE RESULT OF A FIELD SURVEY MADE BY THE OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.
 J. B. BLAKE, PLS. 4786
 DATE: _____

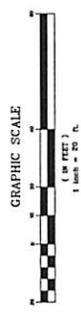
PREPARED BY
Blake Land Surveys
 P.O. BOX 819
 250 RUSTLEVALE AVE., SUITE C
 BRALTON, CA 94427
 TEL: 925-438-7024
 FAX: 925-438-1918
 EMAIL: info@blakesurveys.com
 ESTABLISHED IN 1982

**Topographic Map of a portion of Parcel A,
 of San Luis Obispo, State of California,
 for Sonja Swift**

DATE PREPARED	10/9/2012
PROJECT NO.	P201204
SCALE	1"=20'
DRAWN BY	BT
DATE	MS
BY	MS
DATE	MS
BY	MS
DATE	MS
BY	MS



Stream Line (see Sheet 2)



Match Line (See Sheet 4)

REVISIONS	REMARKS



Surveyor's Statement

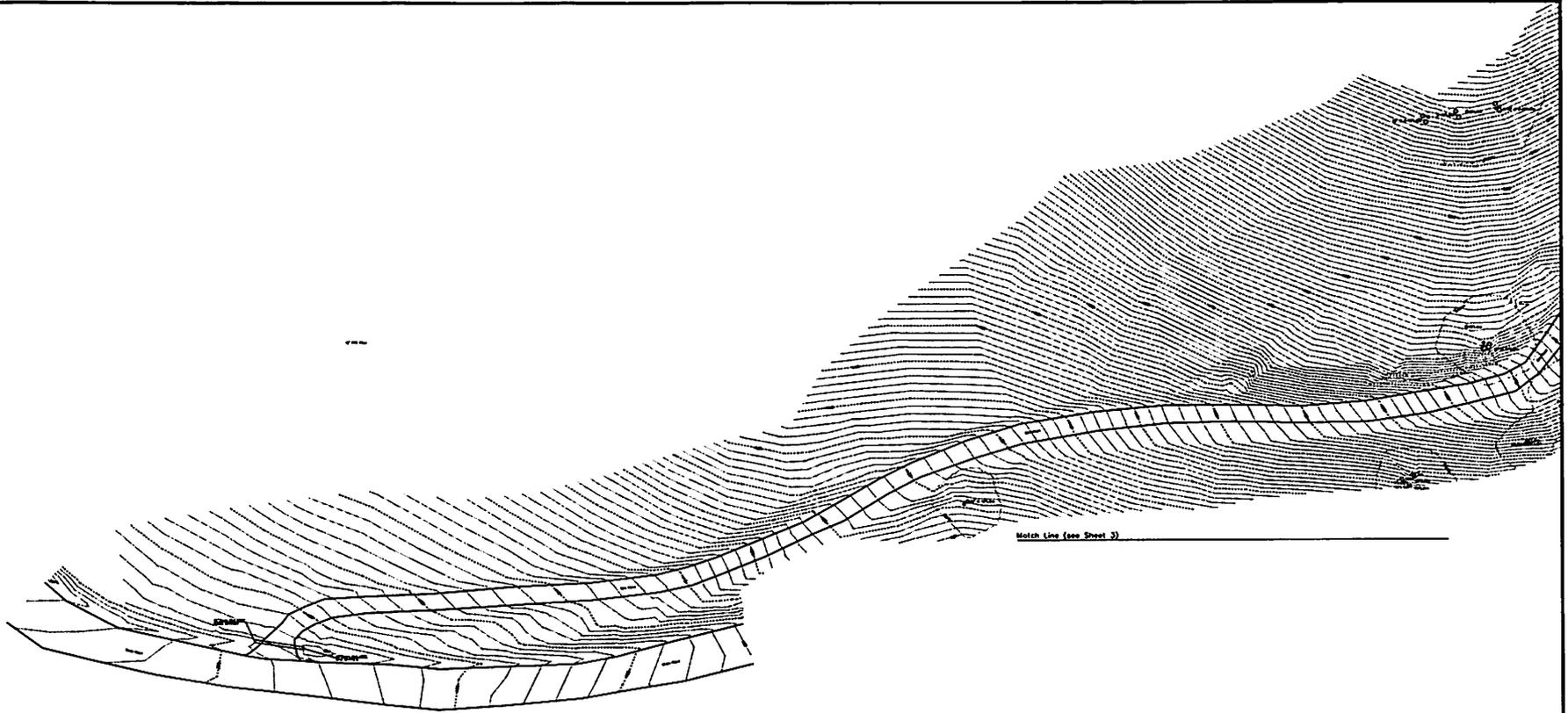
I, the undersigned, being a duly licensed Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office and meets the standards of my profession for the date that it was prepared.

J. B. BLAKE, PLS. 4726

PREPARED BY
Blake Land Surveys
 250 INDUSTRIAL WAY, SUITE C
 P.O. BOX 609 94927
 SAN RAFAEL, CALIFORNIA 94903
 TEL: 925-888-2054
 FAX: 925-888-2054
 EMAIL: blls@blakesurveys.com
 ESTABLISHED IN 1982

Topographic Map of a portion of Parcel A, COAL 81-221 per 31/PM/67 in the County of San Luis Obispo, State of California for Sonja Swift

DATE PREPARED	10/7/2017	SHEET 3 OF 4
DRAWING NO.	2012064	PROJECT NO. P2012064
BY	KSE	SCALE 1"=30'
		DATUM
		REF.



Match Line (see Sheet 3)



REVISIONS DATE	REMARKS



Surveyor's Statement

THIS MAP IS A TRUE COPY OF A FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.

JED B. BLAKE, PLS 4786

PREPARED BY
Blake Land Surveys
 250 INDUSTRIAL WAY, SUITE C
 P.O. BOX 989
 SULLY, CA 95427
 TEL: 925-480-2024
 FAX: 925-480-1878 DATED
 EMAIL: ed@blakeland.com
 ESTABLISHED IN 1980

**Topographic Map of a portion of Parcel A, COAL 81-221
 per 31/PM/67 in the County of San Luis Obispo,
 State of California
 for Sonja Swift**

DATE PREPARED 10/9/2012	SHEET 4 OF 4
DRAWING NO. 2012064	PROJECT NO. P2012064
BY KSB	SCALE 1"=20'
REF:	DATUM





Parcel Summary Report For Parcel # 067-161-014

6/11/2013
10:04:10AM

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 SWIFT JOHN F
 3698 CLARK VALLEY RD LOS OSOS CA 93402-4620

OWN SWIFT FAMILY TRUST

OWN SWIFT KIRSTEN B

Address Information

Status **Address**
 P 03698 CLARK VALLEY RD REST

Lot Information:

<u>Tract / Twncshp</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>
067161	014	0001	Estero Rural	Estero	FH	SRV	CAZ	N		D900105P
COAL81-	221	A-PT	Estero Rural	Estero	AG	GS	LCP	Y	IR / L2	D910287P

Lot Information:

<u>Tract / Twncshp</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>
067161	014	0002	North Coast Ru	North Coast	AS			N		

Parcel Information

Status **Description**
 Active PM 31/67 PTN PAR A

Notes

BUSINESS LIC #0725135 FOR A VACATION RENTAL - NO ZONING CLEARANCE
 NEEDS MUP FOR SECOND HOME. HAD THEM CHECK WITH AN ARCHAEOLOGIST TO SEE WHAT IS ON FILE WITH THE CENTRAL COAST
 INFORMATION CENTER AS THE ARCH TAG WAS PROBABLY PUT ON BY THE COASTAL COMMISSION YEARS AGO ACCORDING TO STEVE
 MCMASTERS. SWC



Parcel Summary Report For Parcel # 067-161-014

6/11/2013
10:04:10AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
AREA NO. 09
NO. 02

Case Information

Case Number:

Case Status:

84365 FNL Primary Parcel

Description:

UPGRADE ELECTRIC FOR 5 HP AG WELL

87804 FNL Primary Parcel

Description:

CONST ADD/ALT GARAGE CONVERSION TO SFD

88696 FNL Primary Parcel

Description:

STREAM BANK STABILIZATION

D900105P CMP Primary Parcel

Description:

DRILL NEW WELL FOR AG USE

D910287P APP Primary Parcel

Description:

GRADING FOR STREAM BANK STABILIZATION

DRC2012-00117 REC Primary Parcel

Description:

NEW 2340 SQ FT SFD, AND CONVERT EXISTING SFD TO FARM SUPPORT QUARTERS

PMT2002-20535 EXP Primary Parcel

Description:

INSTALL MOBILE HOME DO# B 1562

PMT2006-00327 FNL Primary Parcel

Description:

REPLACEMENT ELECTRIC SERVICE (200 AMP) TO SERVE EXISTING BARN, SFD, AND AG WELL

PMT2006-00355 FNL Primary Parcel

Description:

SOLAR PHOTOVOLTAIC - ROOF MOUNTED



Parcel Summary Report For Parcel # 067-161-014

6/11/2013
10:04:10AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2005-00981 APV

Primary Parcel

Description:

HOUSE CLEANING

S770060C RDD

Related Parcel

Description:

PROP 5 CERT OF COMP