



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 7/30/2013

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

FROM: Xzandrea Fowler, Development Review

**PROJECT DESCRIPTION:** DRC2013-00001 COWAN- Minor use permit for the proposed demolition of a fire damaged residence and the construction of a new residence. APN: 023-205-013.

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 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 Ron Cowan Daytime Phone 235-2109  
 Mailing Address 2755 Trenton Cambria Ca Zip Code 93428  
 Email Address: \_\_\_\_\_

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

Agent Name Bruce Koontz Daytime Phone 927-4957  
 Mailing Address 2755 Trenton Ave Cambria Zip Code 93428  
 Email Address: bkoontz@charter.net

## PROPERTY INFORMATION

Total Size of Site: 1,750 sq ft Assessor Parcel Number(s): 023-205-013  
 Legal Description: lot 26 blk 4 CPMU #1

Address of the project (if known): 2180 Andover Pl. Cambria  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 (N) to Burton (R) to Wilton (L) to Andover (L)

Describe current uses, existing structures, and other improvements and vegetation on the property:  
SFD - FIRE DESTROYED

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Build new home to replace burned home

## 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: [Signature] Date 6-28-13

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

## OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, Post Office Box 227, Santa Maria, California 93456, (805) 925-2686.

## SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Landscaping Plan prepared pursuant to Section 22/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).
- Location, size, design and text of all existing and proposed signs.
- Location and design of solid waste disposal facilities - as required by Section 2/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.

# 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): 100 SQ FT TDC

Describe existing and future access to the proposed project site: SFD

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: R1 South: R1  
East: R1 West: R1

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 800 sq. feet 34 % Landscaping: 0 sq. feet \_\_\_\_\_ %  
Paving: 200 sq. feet 9 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 1,000  sq. feet  acres  
Total area of grading or removal of ground cover: 1,200  sq. feet  acres  
Number of parking spaces proposed: 2 Height of tallest structure: 28'  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 11 Right 3 Left 3 Back 14

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: CCSD - EXISTS  
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: CCSD - EXISTS  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAMBRIA 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: 1  
Total floor area of all structures including upper stories, but not garages and carports: 1,000   
Total of area of the lot(s) minus building footprint and parking spaces: 950

# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):  
\_\_\_\_\_, identified as Assessor Parcel Number  
\_\_\_\_\_, for which a construction permit, land use permit, land  
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county  
requesting an approval for: \_\_\_\_\_ (specify type of project, for example:  
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:  
Print Name: \_\_\_\_\_  
Daytime Telephone Number: \_\_\_\_\_
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property \_\_\_\_\_

## PERSON OR ENTITY GRANTING CONSENT:

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Signature of landowner: \_\_\_\_\_ Date: \_\_\_\_\_

## AUTHORIZED AGENT:

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Signature of authorized agent: \_\_\_\_\_ Date: \_\_\_\_\_

# 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: 1750  $\phi$  acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ 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: \_\_\_\_\_
- 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 home was built in 1985 or so
- 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: Standard

**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? 1 EDU
4. How many service connections will be required? 1 - exists
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?  
 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 \_\_\_\_\_ 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:

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:

1. Is this project to be connected to an existing sewer line?  Yes     No  
Distance to nearest sewer line: 50'    Location of connection: street
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    service exists

**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: \_\_\_\_\_
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: Coast Unified
2. Location of nearest police station: Sheriff sub station
3. Location of nearest fire station: Burton Dr
4. Location of nearest public transit stop: " "
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: SFD
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): no
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 \*: CEC Title 24

\*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): M. U. P. of Construction

(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.)

# INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

**TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS** - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

**RIGHT TO FARM DISCLOSURE** - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

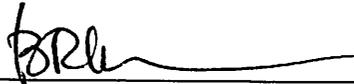
**HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE** - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within 1/2 mile of certain landfills (see back of sheet).

**PLEASE COMPLETE AND SIGN BELOW**

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

**AND**

I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the Landfill Disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is not shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.



Signature

6.28.13

Date

Print Name:

Bruce R Kowitz agent

**SAN LUIS OBISPO COUNTY  
IDENTIFIED HAZARDOUS WASTE SITES – April, 1998**

**IMPACT CITY: ARROYO GRANDE**  
Site: Union Oil Co - Santa Maria refinery  
Location: Willow Rd. north of Guadalupe  
City: Arroyo Grande Zip: 93420  
Source: DHS1

**IMPACT CITY: CAMBRIA**  
Site: Hampton Hotel  
Location: 2601 Main Street  
City: Cambria Zip: 93428  
Source: WRCB Problem: Tank Leak

Site: Cambria General Store  
Location: 850 Main Street  
City: Cambria Zip: 93428  
Source: WRCB Problem: Tank Leak

Site: Chevron  
Location: 2194 Main Street  
City: Cambria Zip: 93428  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: CAYUCOS**  
Site: Chevron  
Location: 12 N. Ocean Boulevard  
City: Cayucos Zip: 93430  
Source: WRCB Problem: Tank Leak

Site: Bob's Corner Store  
Location: 198 N. Ocean Boulevard  
City: Cayucos Zip: 93430  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: CHOLAME**  
Site: Hearst Corp.  
Location: Highway 46  
City: Cholame Zip: 93431  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: LOS OSOS**  
Site: Los Osos Valley Garage  
Location: 1099 Los Osos Valley Road  
City: Los Osos Zip: 93402  
Source: WRCB Problem: Tank Leak

Site: Los Osos Landfill  
Location: Turri Road  
City: Los Osos Zip: 93402  
Source: CIWMB  
Problem: Groundwater Contamination

**IMPACT CITY: LOS PADRES**  
Site: Ozena Station  
Location: Highway 33 Zip: 93023  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: OCEANO**  
Site: Bell Craig (from service station)  
Location: 1899 Cienega  
City: Oceano Zip: 93445  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: PASO ROBLES**  
Site: Camp Roberts Site 936  
Location: Highway 101  
City: San Miguel Zip: 93451  
Source: WRCB Problem: Tank Leak

Site: San Paso Truck & Auto  
Location: Wellsona Road  
City: Paso Robles Zip: 93446  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: SAN LUIS OBISPO**  
Site: Unocal Tank Farm Facility  
Location: 276 Tank Farm Road  
City: San Luis Obispo Zip: 93401  
Source: WRCB Problem: Tank Leak

Site: Hearn Trucking  
Location: 4902 Edna Road  
City: San Luis Obispo Zip: 93401  
Source: WRCB Problem: Tank Leak

Site: Camp San Luis Obispo  
Location: Highway 1 west of Highway 101  
City: San Luis Obispo Zip: 93401  
Source: WRCB Problem: Tank Leak

Site: SLO Golf & Country Club  
Location: 255 Country Club  
City: San Luis Obispo Zip: 93401  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: SAN SIMEON**  
Site: Chevron  
Location: 9540 Castillo Drive  
City: San Simeon Zip: 93452  
Source: WRCB Problem: Tank Leak

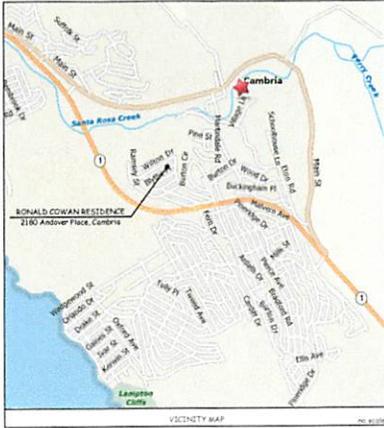
**IMPACT CITY: SANTA MARGARITA**  
Site: Kaiser Sand & Gravel  
Location: El Camino Real  
City: Santa Margarita Zip: 93453  
Source: WRCB Problem: Tank Leak

Site: Pacific Beverage  
Location: 22255 El Camino Real  
City: Santa Margarita Zip: 93453  
Source: WRCB Problem: Tank Leak

**IMPACT CITY: TEMPLETON**  
Site: Templeton Mobile  
Location: 701 Las Tablas  
City: Templeton Zip: 93465  
Source: WRCB Problem: Tank Leak

**LANDFILL OPERATIONS  
DISCLOSURE  
EL POMAR/ESTRELLA  
PLANNING AREA**

If your site is located within 1/2 mile of either the Paso Robles Municipal or the Chicago Grade Landfills (see maps on file with the Department of Planning and Building), this acts to notify you of your proximity to a landfill operation and all of the associated inconveniences and discomforts resulting from the continuing and future operation of such landfill, including possible expansions. Persons living near landfills may contact the California Integrated Waste Management Board (916) 341-6413 to seek available remedies concerning any improper or unlawful activities at the landfill.



**CAMBRIA COMMUNITY SERVICES DISTRICT REQUIREMENTS**

- PRIOR TO COUNTY'S FUNDATION INSPECTION**
1. CSD sewer sign-off. For new sewer connections, it is necessary for an inspection by a CSD staff on the County building inspection card.
  2. Cambria Fire District Sign-off. All projects that are required to have a fire sprinkler system will need an inspection by the Cambria Fire Department before installing insulation and before the County Building Inspector's framing sign-off.
- PRIOR TO COUNTY'S FRAMING INSPECTION**
1. CSD hot water re-circulation system sign-off. At framing, prior to insulation, it is necessary for CSD to inspect the hot water re-circulation system. The county building inspector will not approve and sign card without a signature by a CSD staff on the County building inspection card.
  2. Cambria Fire District Sign-off. All projects that are required to have a fire sprinkler system will need an inspection by the Cambria Fire Department before installing insulation and before the County Building Inspector's framing sign-off.
- PRIOR TO COUNTY'S FINAL INSPECTION**
1. CSD low flow fixture sign-off. At final, it is necessary for CSD to inspect the low flow fixture. The county building inspector will not approve and sign card without a signature by a CSD staff on the County building inspection card.
  2. Cambria Fire District sign-off. All projects which require fire plans will need a final inspection by the Fire Department prior to the County's building inspector's final sign-off.

**GENERAL NOTES**

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST CODES AND ALL LOCAL CODES:  
2008 Ca Energy Code  
2010 Ca Building Code - Vols 1&2 (2009 IBC)  
2010 Ca Electrical Code (2008 NEC)  
2010 Ca Fire Code (2009 IFC)  
2010 Ca Green Building Code (NEW)  
2010 Ca Mechanical Code (2009 IMC)  
2010 Ca Plumbing Code (2009 UPC)  
2010 Ca Fire Sprinkler Standards Code  
2010 Ca Residential Code (New) (2009 IRC)  
County Building and Construction Ordinance - Title 19  
County Coastal Zone Land Use Ordinance - Title 23  
County Fire Code Ordinance - Title 16  
County Land Use Ordinance - Title 22

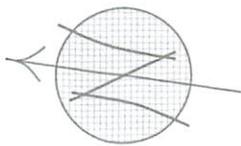
2. ALL CONTRACTORS SHALL EXAMINE THE PLANS AND BUILDING SITE AND VERIFY ALL DIMENSIONS PRIOR TO BEGINNING AND CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW. REPORT ANY DISCREPANCY TO THE DESIGNER FOR CORRECTION. CONSULT DESIGNER REGARDING ANY FIELD CHANGES TO PLAN.  
(Survey and top, setbacks, sewer line depth/connection, underground utilities, building height, overhang in setbacks, hidden locations, bearing walls, connections for beams, glazing, egress and tempered/glass, dimensions floor to floor, stone headroom etc.)
3. CODES GOVERN OVER DRAWINGS.
4. DIMENSIONS GOVERN OVER SCALE.
5. VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.
6. **GLUE-LAM BEAMS** - MANUFACTURER TO CERTIFY BEAMS & IDENTIFY OWNER, JOB ADDRESS, GRADE & SPECIES OF WOOD.
7. **DESIGNER IS AVAILABLE** FOR ANY QUESTIONS DURING CONSTRUCTION, CONTRACTOR TO CONSULT WITH DESIGNER PRIOR TO CHANGES TO PLANS, ADDITION OR DELETION OF WINDOWS, ETC.
8. THIS PROJECT COMPLIES WITH CALIFORNIA ENERGY COMMISSION TITLE 24 REQUIREMENTS.
9. The approved project allowed to be constructed by the building permit shall conform to the fire safety plan requirements as deemed necessary by the fire dept. having jurisdiction for this permit. Prior to beginning construction the property owner shall read the fire safety plan issued by the fire department and become fully aware of all necessary fire protection requirements as many of these fire protection requirements may require the installation of fire sprinklers/ special safety glazed windows/non combustible exterior construction and roof/ceiling setbacks/ special driveway/roadway requirements and other special construction.

10. In Cambria, CSD requirements include:  
Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended. The owners shall provide the District with a copy of county building permit issued for this project.  
Landscape per landscape plan and requirements, the sheet.
11. **VERIFY SETBACKS, ROOFING & WINDOW REQUIREMENTS PER CAMBRIA FIRE PLAN APPROVAL.**  
Per Public Works Department:  
All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site or passed on through an effective erosion control device or drainage system approved by the County Engineer as shown on plans.  
Prior to foundation inspection,  
All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site or passed on through an effective erosion control device or drainage system approved by the County Engineer.  
Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.  
Grading, filling or site disturbance of existing soil & vegetation shall be limited to the min. areas necessary.  
Stackpipes and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.  
All areas disturbed by grading activities shall be re-vegetated with temporary or permanent erosion control devices in place.



- SITE NOTES:**
1. SITE USE: RESIDENTIAL.
  2. ALL FILLS WITHIN THE FOOTPRINT OF THE BUILDING SHALL HAVE A COMPACTION TEST AND REPORT DONE.
  3. MAXIMUM SLOPE OF UNBETRIED CUTS SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
  4. MAXIMUM SLOPE OF UNBETRIED FILLS SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
  5. AREA TO BE FILLED SHALL BE CLEARED FREE OF ALL VEGETATION AND DEBRIS.
  6. ALL NON-COMPLYING FILL IN THE FILL AREA SHALL BE REMOVED.
  7. REMOVE ALL UNSTABLE SOIL IN THE AREA TO BE FILLED.
  8. ALL EXISTING SOIL IN THE AREA TO BE FILLED SHALL BE SCAFFLED.
  9. FILL MATERIAL - SANDY LOAM.
  10. FILL AREAS SHALL BE COMPACTED TO 90%.
  11. SETTLEMENT AND DISCHARGE SHALL BE KEPT TO A MINIMUM WHEN CUTS AND FILLS ARE DONE DURING THE RAINY MONTHS. ALSO DURING RAINY MONTHS USE MAX BULK STABIL WITH BEAMS AT TOP OF SLOPE AND SILT FENCE BELOW DISTURBED SOIL.
  12. ADDRESS SHALL BE LOCATED AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE 4" IN HEIGHT AND A COLOR CONTRASTING WITH BACKGROUND.
  13. FINISH GRADE AROUND THE BUILDING SHALL SLOPE AWAY FROM BUILDING FOUNDATION MIN 5% FOR FEET 10' whenever possible.
  14. USE ROOF UTTERS TO COLLECT ALL ROOF RUNOFF & DIRECT TO DRAINAGE SYSTEM OR SHALE AT ROAD. WITH FIRE OR SHALE.
  15. ALL ELECTRICAL, TELECOMMUNICATION, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN FIVE ACRES AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.

**BUILDING HEIGHT NOTE:**  
Prior to any site disturbance, a licensed surveyor or civil engineer shall stake the building corners, establish average natural grade and set a reference point (benchmarks) or, for those few cases in which the height reference is other than natural grade, the licensed surveyor or civil engineer shall determine the specific reference point.  
Prior to approval of roof raftering inspection, the applicant shall provide the building inspector w/ documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by licensed surveyor or civil engineer.



**PROJECT SUMMARY:**  
LOT:  
LOT 26 BLOCK 4 TRACT CPMU#1  
APN: 023-205-013  
LOT SIZE: 1,700 SQ FT  
ADDRESS: 2180 Andover Place  
Cambria, Ca

**OWNER:**  
Ronald Cowan  
2180 Andover Pl, Cambria, Ca 93428  
805 235-2109

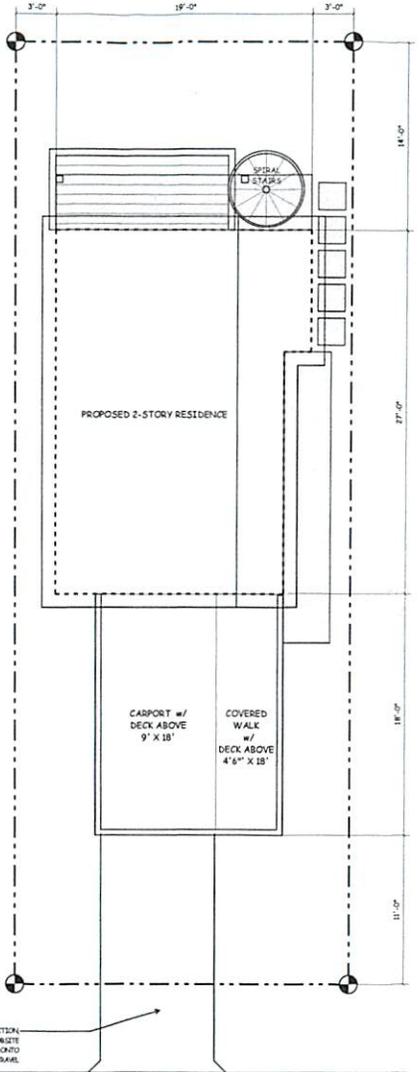
Total Site Disturbance Proposed = 1,000 sq ft  
LOT COVERABLE:  
LOT TYPE: Typical  
MAX TDC ALLOWED = 100 sq ft  
FOOTPRINT (700 sq ft allowed)  
638 sq ft proposed

6-S.A. (w/TDC 1,000 sq ft allowed)  
1,000 sq ft proposed

LIVING AREA 838 sq ft proposed  
LOFT 128 sq ft proposed  
CARPORT 162 sq ft  
DECKS 140 sq ft  
BUILDING HEIGHT CALCULATION  
high nat grade = 101'  
low nat grade = 100'  
avg nat grade = 100.5'  
allowable ht @ ridge = 100.5' + 28' = 128.5'  
actual ht @ ridge = 128.5'  
control: Living FF slab = 101.5'

- Water main connection:
1. Use no type M copper, only lead free solder
  2. Provide schematic of hot and cold water systems to field inspector prior to installation, including pipe sizing calculations.
  3. Verify specifications for fire sprinkler per Cambria Fire fire plan

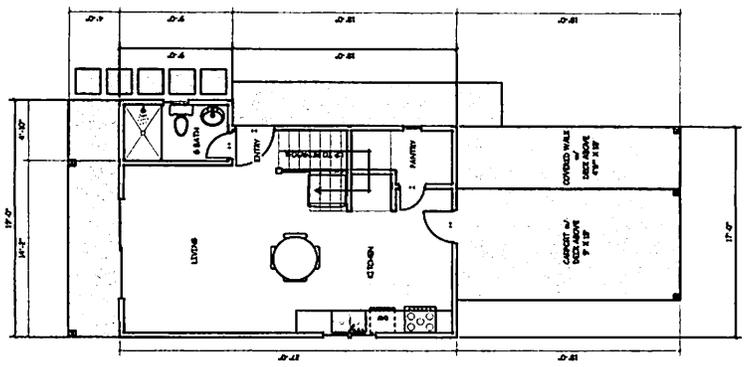
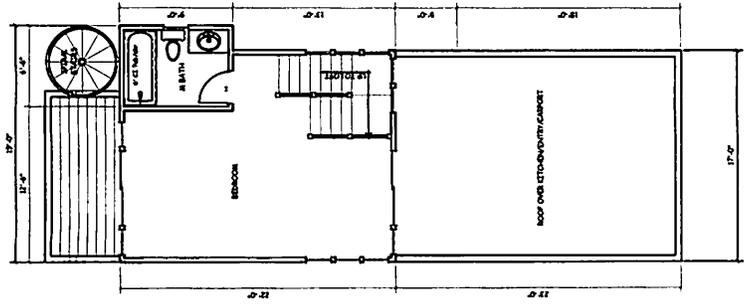
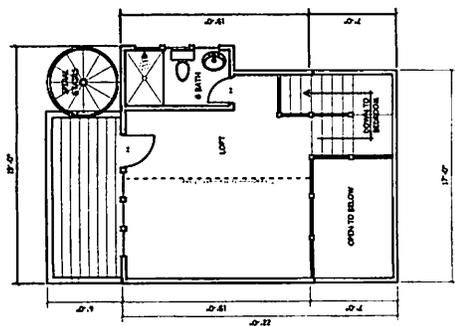
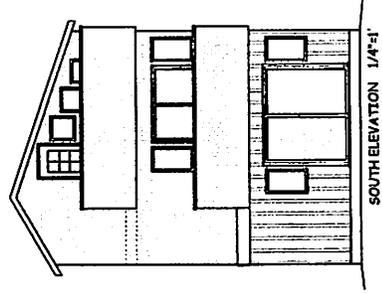
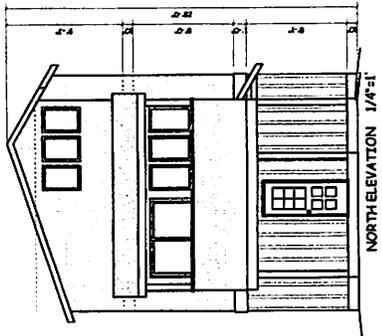
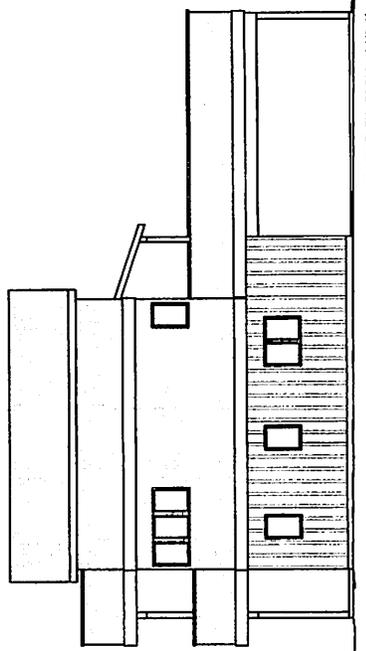
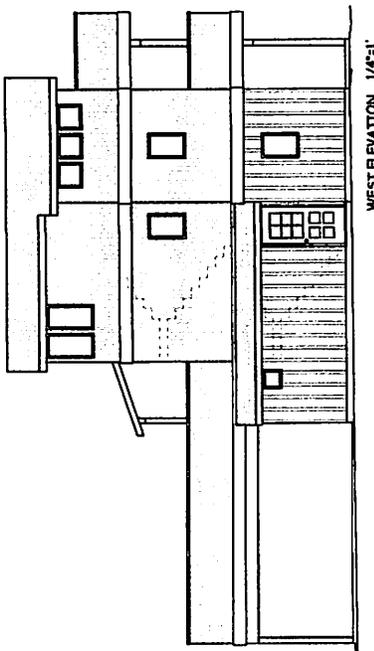
WHEN AN EXISTING UTILITY IS DISCOVERED DURING CONSTRUCTION, PROVIDE IMMEDIATE NOTICE AT JOB SITE ENROUTE TO REPAIR SEGMENTATION ON TO ROAD DUE TO TRUCK/EQUIP TRAFFIC.



ANDOVER PLACE  
**SITE PLAN 1/4"=1'**

**CONTENTS**  
SHEET 1 - SITE PLAN  
SHEET 2 - FLOORPLANS  
- ELEVATIONS

SITE PLAN 1/4"=1'		Ron Cowan a replacement residence at 2180 Andover Pl, Cambria, Ca	
drawn by Bruce Koontz	koontzdesigns.com Residential Design	sheet 1 of 2	
date 6.26.13	2755 Trenton Ave, Cambria, Ca 93428 (805) 927-4957	revisions:	



FLOOR PLAN	Doc. Control a replacement residence at 2180 Andover Pl., Camarillo, Ca
drawn by Bruce Kowitz   KOONIDesigns.com	Residential Design
date 6.20.13	2735 Fremont Ave., Camarillo, Ca 93403
	(805) 322-5972
	residence





Cambria URL

RSF

WILTON DR

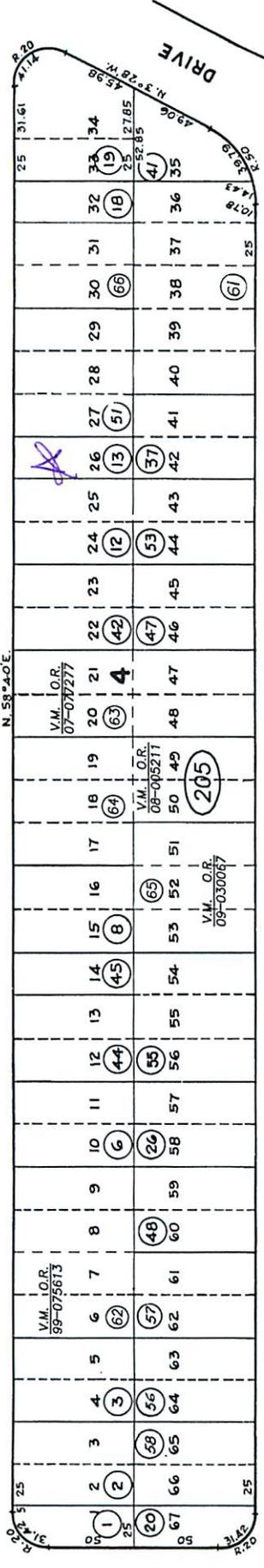
WILTON DR

PL

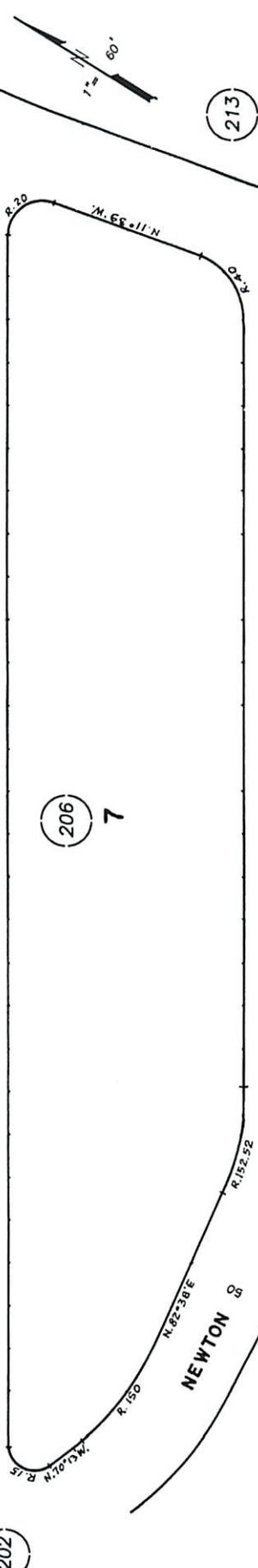
023-205

(204)

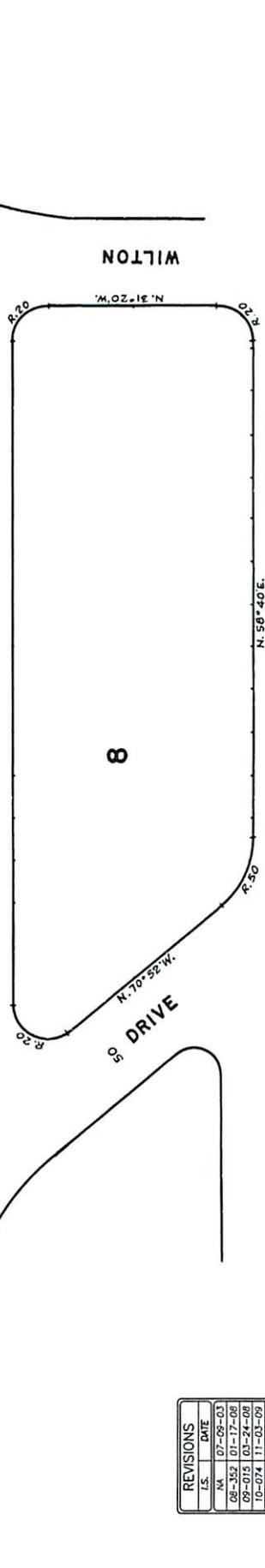
ANDOVER PLACE



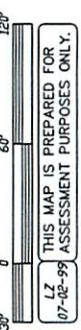
BLTYHE PLACE



ORME PLACE



LATHAM PLACE



LZ THIS MAP IS PREPARED FOR 07-02-99 ASSESSMENT PURPOSES ONLY.

REVISIONS	I.S.	DATE
	NA	07-09-03
	08-352	01-17-08
	09-015	03-24-08
	10-074	11-03-09
	11-107	12-08-10

CAMBRIA ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA BOOK 023 PAGE 205

CAMBRIA PINES MANOR UNIT NO. 1, R.M. Bk. 5, Pg. 8



# Parcel Summary Report For Parcel # 023-205-013

7/2/2013  
4:59:42PM

## 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    COWAN RONALD J  
         PO BOX 481 CAMBRIA CA 93428-0481

### Address Information

Status            Address  
P                    02180 ANDOVER PL CAMB

### Lot Information:

<u>Tract / Townshp</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>
CPMAN1	0004	0026	Cambria	North Coast	RSF	LCP	TH	Y		

### Parcel Information

Status    Description  
Active    CAM PINES M U 1    BL 4 LT 26

### Notes

#### Tax Districts

COAST (SB1537)  
SAN LUIS OBISPO JT(27,40)  
CAMBRIA PUBLIC  
COAST UNIFIED SCHOOL - IMP. NO. 1  
CAMBRIA (SB1537 BLO)  
CAMBRIA COMMUNITY  
NO. 02  
CAMBRIA  
AREA NO. 21



## Parcel Summary Report For Parcel # 023-205-013

7/2/2013  
4:59:42PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

#### Case Information

**Case Number:**

**Case Status:**

C6868 FNL Primary Parcel

**Description:**

ADD 3RD STORY STORAGE ROOM ONLY NO STAIRS ALLOWED ONLY ATTIC ACCESS IS ALLOWED/R.OSTERMAN,RCE

COD2004-00391 CLD Primary Parcel

**Description:**

CONSTRUCTION OF POSS APARTMENT

COD2012-00274 CLD Primary Parcel

**Description:**

UNSAFE STRUCTURE, EXTENSIVE FIRE DAMAGE

DRC2013-00001 REC Primary Parcel

**Description:**

DEMOLISH FIRE DAMAGED RESIDENCE & CONSTRUCT NEW RESIDENCE

PMT2004-01483 FNL Primary Parcel

**Description:**

AD ALT SFD - DECK AND STAIRS - ADDING DECK 76 SF

PMT2011-00201 EXP Primary Parcel

**Description:**

REPLACE EXISTING WALL HEATER (25,000 BTU'S) WITH WILLIAMS WALL HEATER (25,000 BTU'S)