



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/18/2015

TO: _____

FROM: Cheryl Cochran (805-781-1366 or ccochran@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00087 MUELLER – Proposed minor use permit for a secondary dwelling consisting of a 1160 sf manufactured home with a driveway and utilities. Site location is 2199 Falcon Ridge Lane, Los Osos. APN: 074-225-015

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

ORIGINAL

DRC2014-00087

MUELLER TROYE

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

1160 SQ FT MANUFACTURED HOME ON PROPERTY AS A SECONDARY DWELLING, EST/ EST

CAZ LCP RR

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
- Amendment to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name TROYE C. MUELLER Daytime Phone 805-748-9375
 Mailing Address 2199 FALCON RIDGE LANE, L.O. Zip Code 93402
 Email Address: sassatrasstea@gmail.com

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name DANA RUDBECK Daytime Phone 805-305-7349
 Mailing Address 3960 S. HILBERA ST. #48, SLO Zip Code 93401
 Email Address: drudbeck@aol.com

PROPERTY INFORMATION

Total Size of Site: 5.7 ACRES Assessor Parcel Number(s): 074-225-015
 Legal Description: SEE SHEET 4-1 GENERAL PARCEL INFO, ATTACHED
 Address of the project (if known): 2199 FALCON RIDGE LANE, L.O. 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.: SEE SHEET 4-1, ATTACHED

Describe current uses, existing structures, and other improvements and vegetation on the property:
RESIDENTIAL, 2197 SF PRIMARY RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): TO PLACE A 1160 SF MANUFACTURED HOME ON PROPERTY AS A SECONDARY DWELLING, WITH DRIVEWAY & UTILITIES TO SERVE THE NEW 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 Troye C. Mueller Date 2-5-2015

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): NONE

Describe existing and future access to the proposed project site: FALCON RIDGE LANE VIA ELK VALLEY ROAD & LOS OROS VALLEY ROAD

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: RESIDENTIAL - HORSES
East: RESIDENTIAL

South: RESIDENTIAL
West: RESIDENTIAL

For all projects, answer the following:

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

Buildings: 3300 sq. feet 2 %
Paving: 2500 sq. feet 1 %

Landscaping: 15,500 sq. feet 7 %
Other (specify) _____

Total area of all paving and structures: 5800 sq. feet acres

Total area of grading or removal of ground cover: NONE sq. feet acres PAD PREP ONLY

Number of parking spaces proposed: 2 Height of tallest structure: 15'-11"

Number of trees to be removed: 0 Type: - NA -

Setbacks: Front 25 Right 30 Left 30 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: 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: 2 Number of bedrooms per unit: 3

Total floor area of all structures including upper stories, but not garages and carports: 2607 SF

Total of area of the lot(s) minus building footprint and parking spaces: 5.5 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: 5.7 acres **AVE SLOPE 6%**
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 **NOT YET**
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
- Has a grading plan been prepared? Yes No **PAD PREP ONLY**
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? 180 GALL./DAY
- 4. How many service connections will be required? ONE TO NEW SECONDARY
- 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. ATTACHED
- 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] ATTACHED
- 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 27 G.P.M. ATTACHED
 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? ATTACHED
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? 250 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 - NA

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: WASTE MANAGEMENT
- 3. Where is the waste disposal storage in relation to buildings? AT THE DUNELINA UNIT
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No OWNER SEPARATED

Community Service Information

- 1. Name of School District: SAN LUIS COASTAL
- 2. Location of nearest police station: 2099 10th ST., L.O. - 15 MIN RESPONSE
- 3. Location of nearest fire station: 2315 BAY VIEW HEIGHTS, L.O. - 15 MIN RESPONSE
- 4. Location of nearest public transit stop: AT LOS OBISPO VALLEY ROAD
- 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:
PRE 1975, RESIDENTIAL POST 1979
- 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

-NA-

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): NONE
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 *: NONE BUILT TO ENERGY STAR STANDARDS

*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:
NONE

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): BUILDING PERMIT FOR HOME, UTILITIES & DRIVEWAY

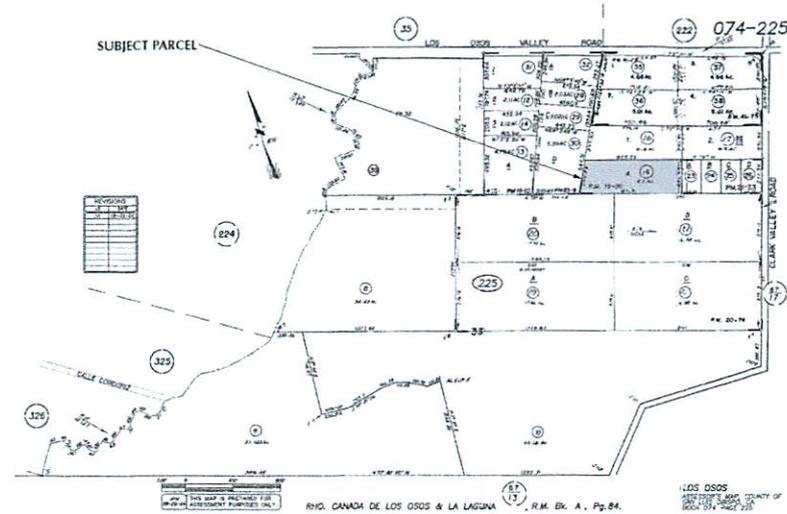
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



VICINITY MAP 



AERIAL VIEW OF THE PROPERTY 



PARCEL MAP 

PROPERTY INFORMATION

LEGAL OWNER:
TROY C. MUELLER

ADDRESS:
2199 FALCON RIDGE LANE
LOS OSOS, CA 93402

APN#:
074-225-015

SIZE:
5.7 ACRES

ZONING:
RR - RESIDENTIAL RURAL

REQUIRED SETBACKS:
STREET: 25'
SIDES: 30'
REAR: 30'

LEGAL DESCRIPTION:
PARCEL 4 OF PARCEL MAP CO-74-240 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, RECORDED FEBRUARY 3, 1975 IN BOOK 16 PAGE 90 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING BUILDINGS:
2147 SF, PRIMARY DWELLING

UTILITIES:
WATER: WELL & 300 GALLON WATER STORAGE
POWER: PG&E TO METER PANEL
SEWER: EXISTING SEPTIC, NEW SEPTIC FOR NEW HOME
GAS: LP & NEW SO. CAL. NATURAL GAS METER AT FALCON RIDGE LANE

SITE ACCESS: FALCON RIDGE LANE

SHEET INDEX

- G-1 GENERAL PARCEL INFORMATION
- P-1 SITE PLAN
- A-1 HOME FLOOR PLAN & ELEVATIONS

**Minor Use Permit
For a Secondary
Dwelling in the
Coastal Appeable
Zone**

2199 Falcon Ridge Lane
Los Osos, CA 93402

APN# 074-225-015

Client:
Troy C. Mueller



Dana Rudebeck, AICP
3960 Higuera Street, #48
San Luis Obispo, CA 93401
Phone: 805-305-7349
Fax: 805-545-9420
Email: drudebeck@aol.com

Revisions

Job #: 2199 FRL
By: DLR Date: 2/1/15
Rev: Date:

- 1
- △
- △
- △
- △
- △

**General
Parcel
Information**

G - 1

**Minor Use Permit
For a Secondary
Dwelling in the
Coastal Appeable
Zone**

2199 Falcon Ridge Lane
Los Osos, CA 93402

APN# 074-225-015

Client:
Troy C. Mueller



Dana Rudebeck, AICP
3960 Higuera Street, #48
San Luis Obispo, CA 93401
Phone: 805-305-7349
Fax: 805-545-9420
Email: drudebeck@aicl.com

Revisions

Job #: 2199 FRL
By: DLR Date: 2/1/15
Rev: _____ Date: _____



Site Plan

P - 1

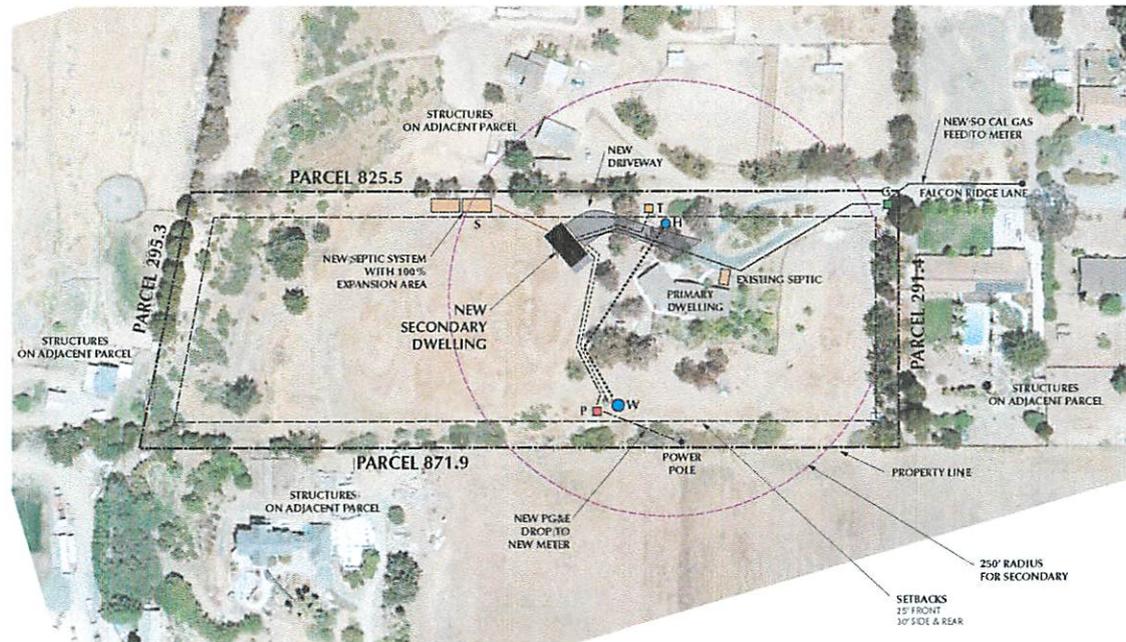
NEW UTILITIES, DRIVEWAY & PARKING

- W** ●----- **WATER** - Existing 3000 Gal. Water Storage Tank to New Home - 160'
- P** ■----- **POWER** - New PG&E Drop & Meter Panel - Feed to New Home- 160' - New 100 AMP Service.
- T** □----- **TELECOM** - Existing AT&T pedestal with Feed to New Home - 90'
- G** ■----- **GAS** - New So. Cal. Connection to New Meter - Feed to New Home - 360'
- S** □----- **SEWER** - Home to Septic - 70' - Septic System: 1000 Gal Tank & 107' of Leach Line (two 54' Lines) & 100% Expansion.
- H** ●----- **FIRE WATER** - 230' - 4" Fire Line from existing Water Storage Tank to Hydrant.
- DRIVEWAY** - 16' X 100' Compacted Base Driveway, with 800 SF of Parking & Turning Area.

NEW SECONDARY DWELLING

2 SECTION SILVERCREST, MANUFACTURED HOME. 23'-0" X 48'-0"/50'-0" - 1160 SF. UTILITIES ON THE EAST SIDE. 1 SETS OF STANDARD 3' X 5' STEPS - 1 SET OF 4' STEPS AT THE PORCH.

HOME ON PERMANENT, CP 30-5F FOUNDATION SYSTEM.



SITE PLAN
SCALE: 1" = 100'-0"

**Minor Use Permit
For a Secondary
Dwelling in the
Coastal Appealable
Zone**

2199 Falcon Ridge Lane
Los Osos, CA 93402

APN# 074-225-015

Client:
Troye C. Mueller



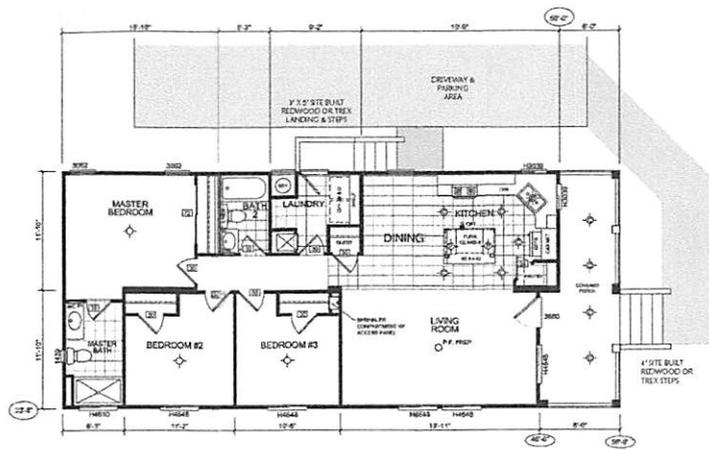
Dana Rudebeck, AICP
3960 Higuera Street, #48
San Luis Obispo, CA 93401
Phone: 805-305-7349
Fax: 805-545-9420
Email: drudebeck@aol.com

Revisions
Job #: 2199 FRL
By: DLR Date: 2/1/15
Rev: Date:

- 1
- 2
- 3
- 4
- 5
- 6

**Home
Floor Plan &
Elevations**

A - 1



2011H(SM-08-5024-SP) 1160 SQ. FT. (50'-0"X48'-0" x 23'-8") NO PORCH
1325 SQ. FT. (56'-0" x 23'-8") W/PORCH

- 204 EXTERIOR WALLS
- 80" EXTERIOR SIKAWALLS
- SPRINKLER SYSTEM

HOME FLOOR PLAN
SCALE 1/8" = 1'-0"

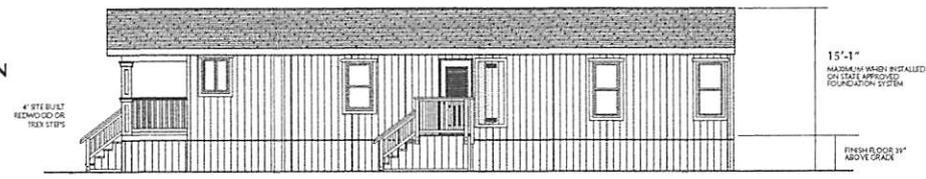


THIS IS A 3 BEDROOM, 2 BATH, 1160 SF MANUFACTURED HOME, 23'-8" X 48'-0"/50'-0", WITH A 6', 165 SF FACTORY BUILT PORCH ON SOUTH END. IT IS A 2015, SILVERCREST, MODEL 2011(SM-085024-SP), AND WILL BE MANUFACTURED IN THE SILVERCREST FACTORY IN CORONA, CALIFORNIA. THIS HOME IS BUILT TO HUD SPECIFICATIONS AND THE HIGHEST QUALITY STANDARDS IN THE INDUSTRY.

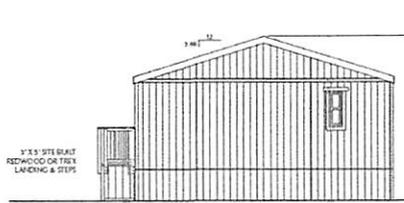
THE HOME WILL BE INSPECTED BY THE STATE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT AND THE STATE FIRE MARSHAL'S OFFICE, BEFORE IT LEAVES THE FACTORY, TO ENSURE THAT IT MEETS ALL CURRENT CODE.

THE HOME HAS A CLASS 'A' COMPOSITE SHINGLE ROOF, HARDI-CONCRETE COMPOSITE SIDING. IT IS EQUIPPED WITH AN AUTOMATIC, RESIDENTIAL, FIRE SPRINKLER SYSTEM, AND MEETS ALL LOCAL AND STATE FIRE REQUIREMENTS.

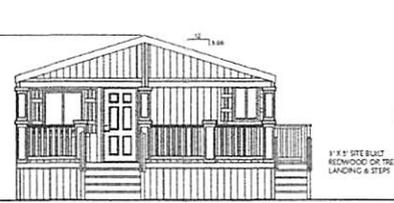
EAST ELEVATION



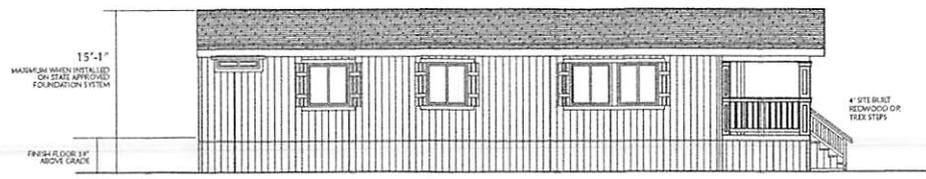
NORTH ELEVATION



SOUTH ELEVATION



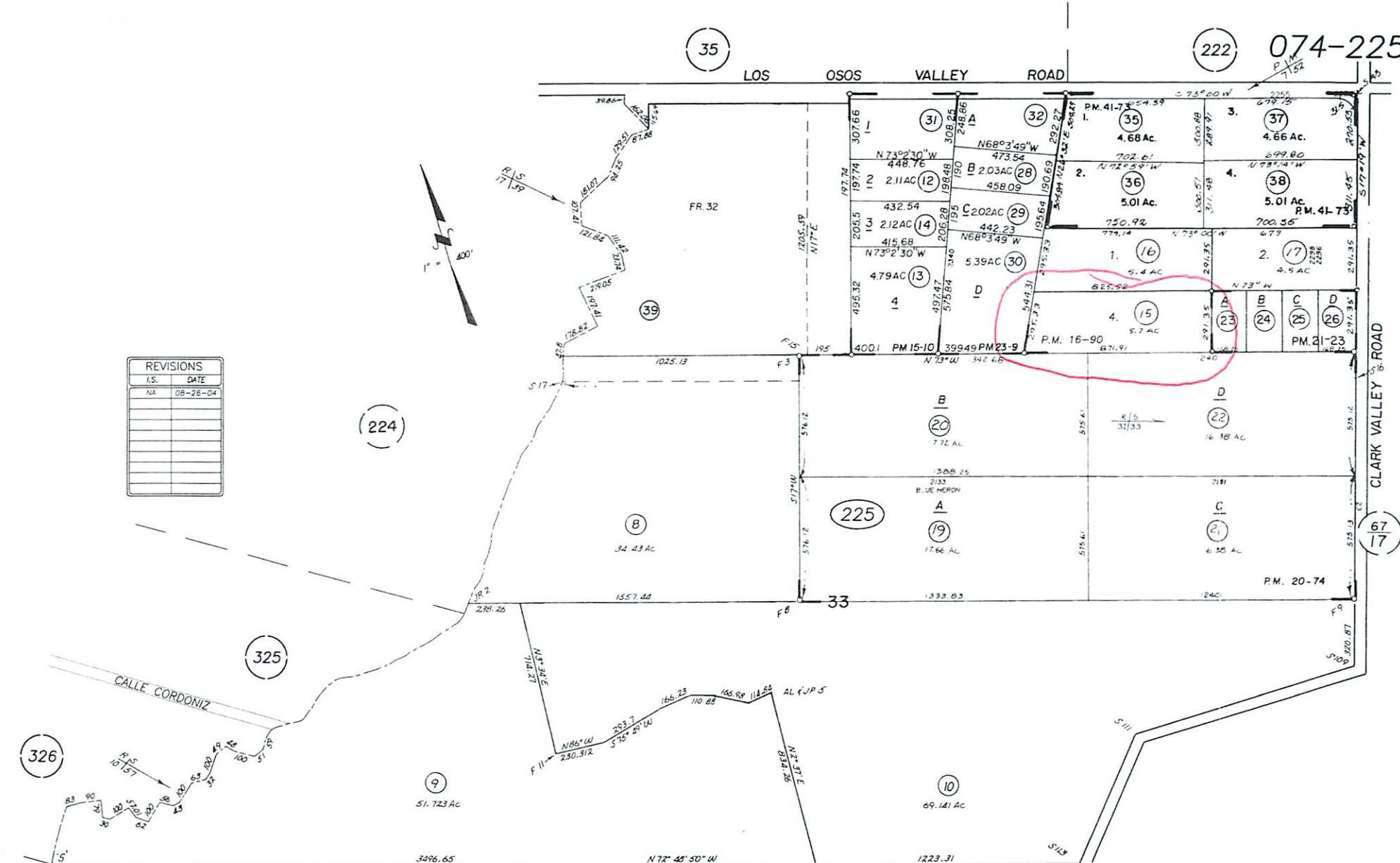
WEST ELEVATION



LOS OSOS VALLEY ROAD

CLARK VALLEY ROAD

REVISIONS	
I.S.	DATE
NA	08-26-04



JAV
08-26-04

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RHO. CANADA DE LOS OSOS & LA LAGUNA (67/13), R.M. Bk. A, Pg. 84.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 074 PAGE 225



Estero Planning Area
Planning Area

Coastal Zone
Planning Area

RR

AG

100 m

POWERED BY
OSRI



Parcel Summary Report For Parcel # 074-225-015

2/10/2015
4:11:46PM

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 MUELLER TROYE C
2199 FALCON RIDGE LN LOS OSOS CA 93402-4628
OWN MUELLER TROYE C TRUST

Address Information

Status **Address**
P 02199 FALCON RIDGE LN EST

Lot Information:

<u>Tract / Twnshp</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>
CO74-	240	0004	Estero Planning	Estero Plannin	RR	LCP	CAZ	Y	VP	E921280L

Parcel Information

Status **Description**
Active PM16/90 PAR 4

Notes

Tax Districts

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

Case Information

Case Number: **Case Status:**



Parcel Summary Report For Parcel # 074-225-015

2/10/2015
4:11:46PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

83065 FNL Primary Parcel

Description:

ELECTRIC FOR RES. WELL

A0712 FNL Primary Parcel

Description:

ELECTRIC METER REPLACEMENT

D900081P CMP Primary Parcel

Description:

USE DOMESTIC WELL DRILLED BY EMER PERMIT

DRC2014-00087 REC Primary Parcel

Description:

1160 SQ FT MANUFACTURED HOME ON PROPERTY AS A SECONDARY DWELLING, WITH DRIVEWAY