



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/26/2015

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00098 MAY – Proposed minor use permit for an as-built bathroom addition. Site location is 2619 Rodman Dr, Los Osos. APN: 074-481-009

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

DRC2014-00098

MAY ALMA T

MINOR USE PERMIT

AS-BUILT PERMIT OF BATHROOM ADDITION

EST/LSOS

CAZ LCP RSF

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Variance
- 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 MAY ALMA T Daytime Phone 235-5460
 Mailing Address 2619 ROOMAN DRIVE, LOS OSOS Zip Code 93402
 Email Address: _____

Applicant Name SAVE AS ABOVE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name WILLIAM HURLEY Daytime Phone 528-8402
 Mailing Address 2112 9TH ST. LOS OSOS CA. Zip Code 93402
 Email Address: WLHURLEY@LOSOSOSTIMBERWORKS.COM

PROPERTY INFORMATION

Total Size of Site: 75 X 125 Assessor Parcel Number(s): 074-481-009

Legal Description: _____
 Address of the project (if known): 2619 ROOMAN DRIVE LOS OSOS.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: PECHO RD. TO ROOMAN DRIVE

Describe current uses, existing structures, and other improvements and vegetation on the property:
SFR

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): AS BUILT PERMIT OF BATHROOM ADDITION

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] AGENT Date 2/25/15

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): N/A

Describe existing and future access to the proposed project site: RODMAN DR.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: SFR South: SFR
East: SFR West: SFR

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2715 (E) sq. feet 29 % (E); 1 % (N) Landscaping: 1288 (E) sq. feet 14 % (E)
Paving: 696 (E) sq. feet 11 % (E) Other (specify) _____
Total area of all paving and structures: 3521 (E+N) sq. feet acres
Total area of grading or removal of ground cover: NONE sq. feet acres
Number of parking spaces proposed: NONE Height of tallest structure: 18'
Number of trees to be removed: NONE Type: _____
Setbacks: Front 25' Right 5' Left 5' Back 8'

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? N/A Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system (E) 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: N/A

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: ONE Number of bedrooms per unit: THREE
Total floor area of all structures including upper stories, but not garages and carports: 2385 S.F.
Total of area of the lot(s) minus building footprint and parking spaces: 6050 S.F.

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .22 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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? NO CHANGE
4. How many service connections will be required? N/A
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? N/A
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
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: (E)

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: N/A

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: MISSION COUNTRY DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? EXISTING
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? (E) Yes No

Community Service Information

- 1. Name of School District: SAN LUIS COASTAL
- 2. Location of nearest police station: 2099 10th. ST, LOS OSOS
- 3. Location of nearest fire station: 2315 BAYVIEW HEIGHTS, LOS OSOS
- 4. Location of nearest public transit stop: PINE ST. @ LOS OSOS VALLEY RD., LOS OSOS
- 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:
SFR
- 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 N/A

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 *N/A*

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): *N/A*
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 *N/A*

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*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

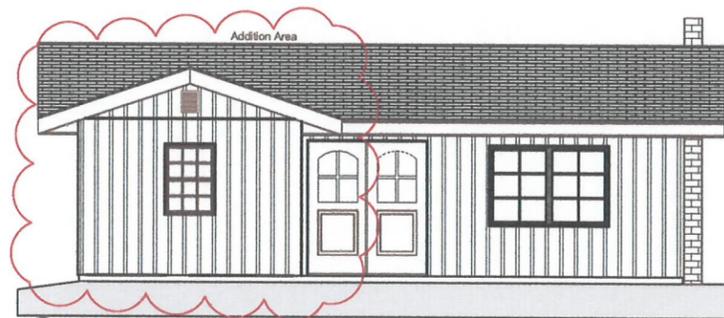
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
NONE

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): _____

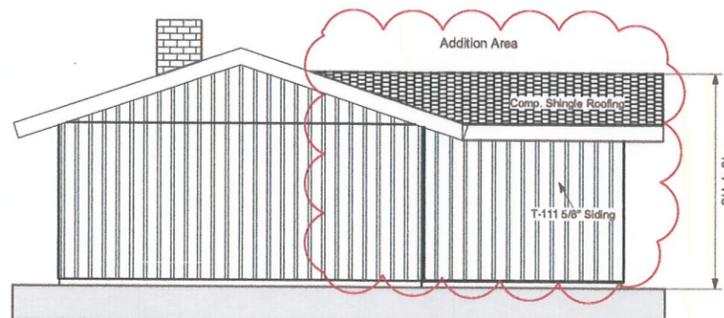
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SAN LUIS OBISPO COUNTY BUILDING PERMIT

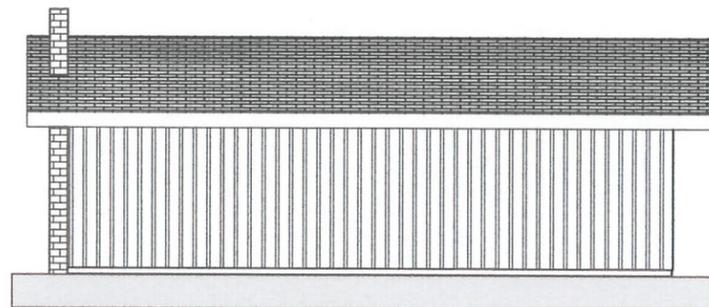
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



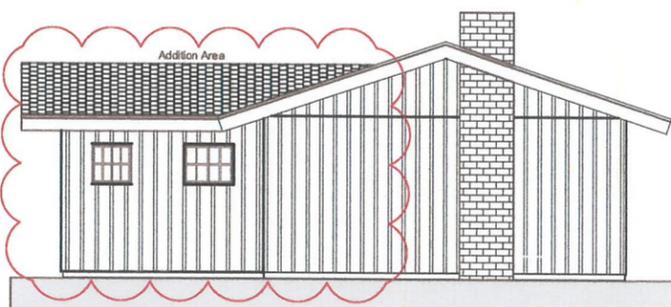
1 North Elevation
Scale: 1/4" = 1'-0"



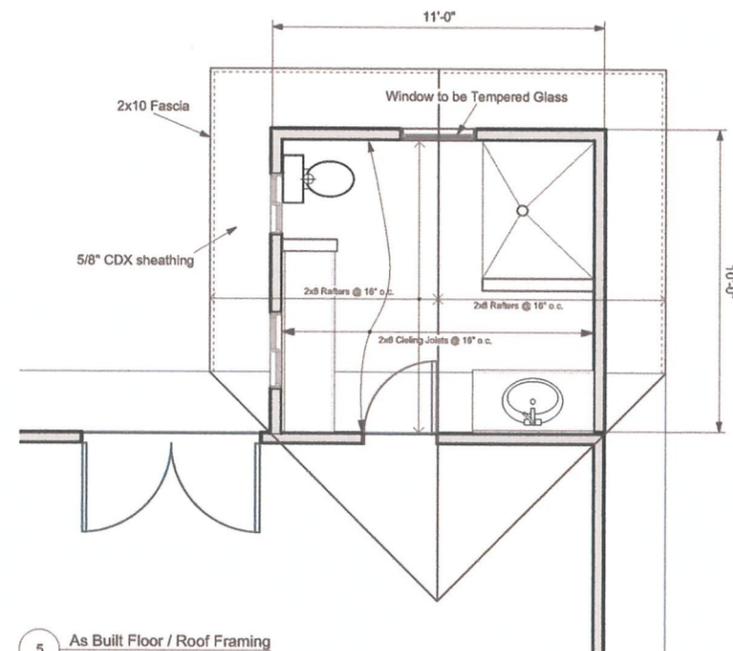
2 East Elevation
Scale: 1/4" = 1'-0"



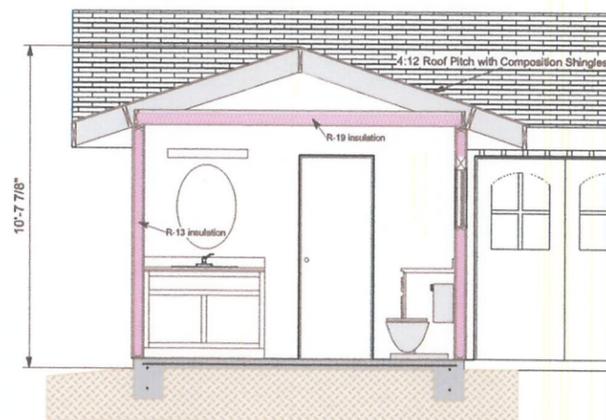
3 South Elevation
Scale: 1/4" = 1'-0"



4 West Elevations
Scale: 1/4" = 1'-0"



5 As Built Floor / Roof Framing
Scale: 3/8" = 1'-0"



6 As Built Section:
Sht-2
Scale: 3/8" = 1'-0"



DOS OSOS TIMBER WORKS INC.
2112 NINTH STREET
LOS OSOS, CA 93412
PHONE: (805) 528-8402
FAX: (805) 528-8412
www.dososostimberworks.com

All designs, ideas, specifications and other information on the drawings are for the use on the specified project and are not to be reproduced, changed or copied in any form or manner without the written consent of Dos Osos Timber Works, Inc. Their use shall be restricted to the original site for which they were prepared. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
DO NOT SCALE THESE DRAWINGS
See plans for written dimensions



Project Description:
Bathroom Addition to Existing Detached Recreation Room:
2619 Rodman Drive
Los Osos, CA 93402

Owner:
May Alma T Tre Etal
2619 Rodman Drive
Los Osos, CA 93402
APN: 074-481-009

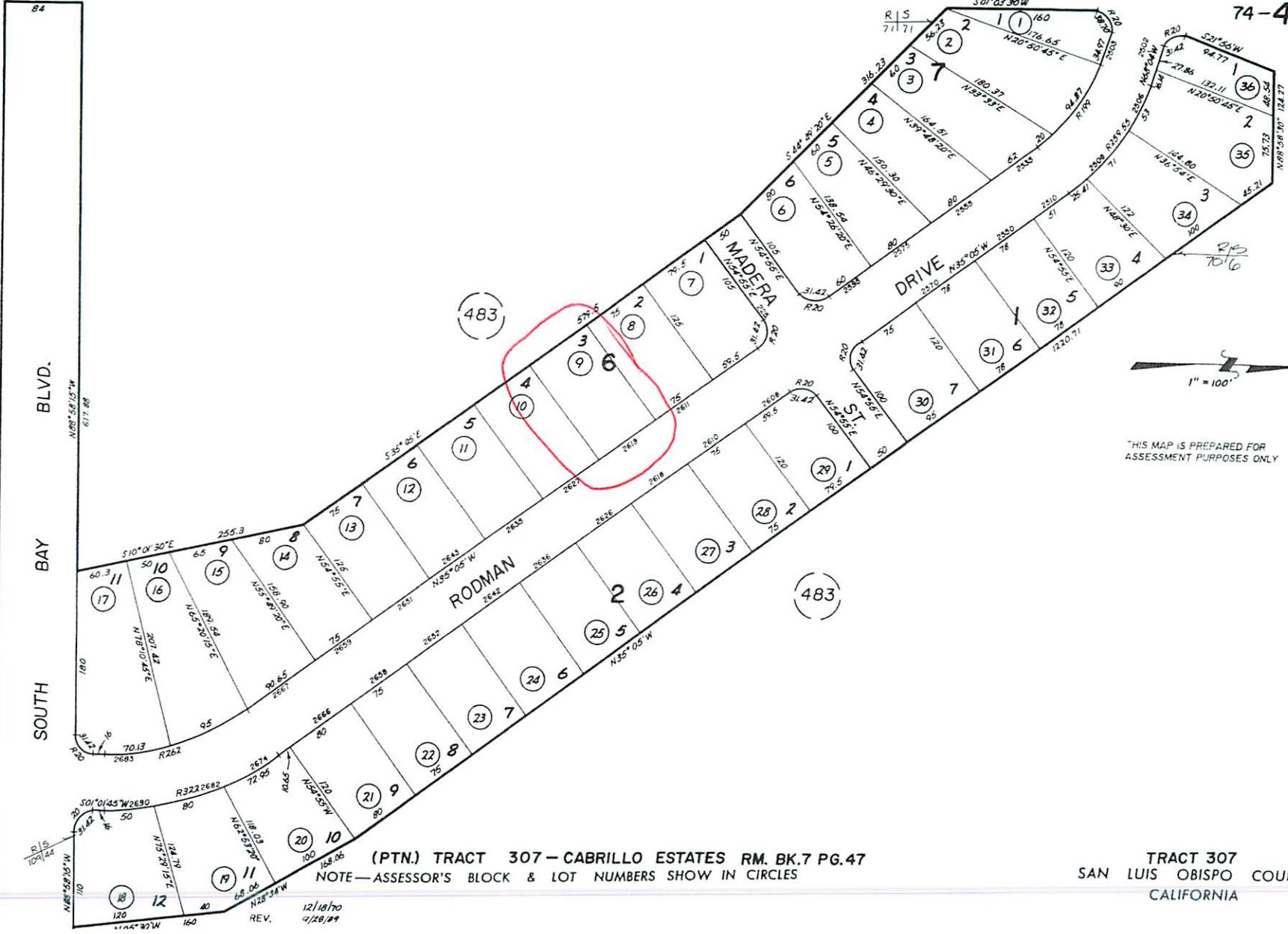
Drawing Contents:
As Built Elevations, Floor Plan, Section.

Rev.	Date:	Notes:

William Lewis Hurley 2/19/15
Date
William Lewis Hurley Lic #: 300216

Sheet: 2 or 2

Drawn By: W.L.H.



022

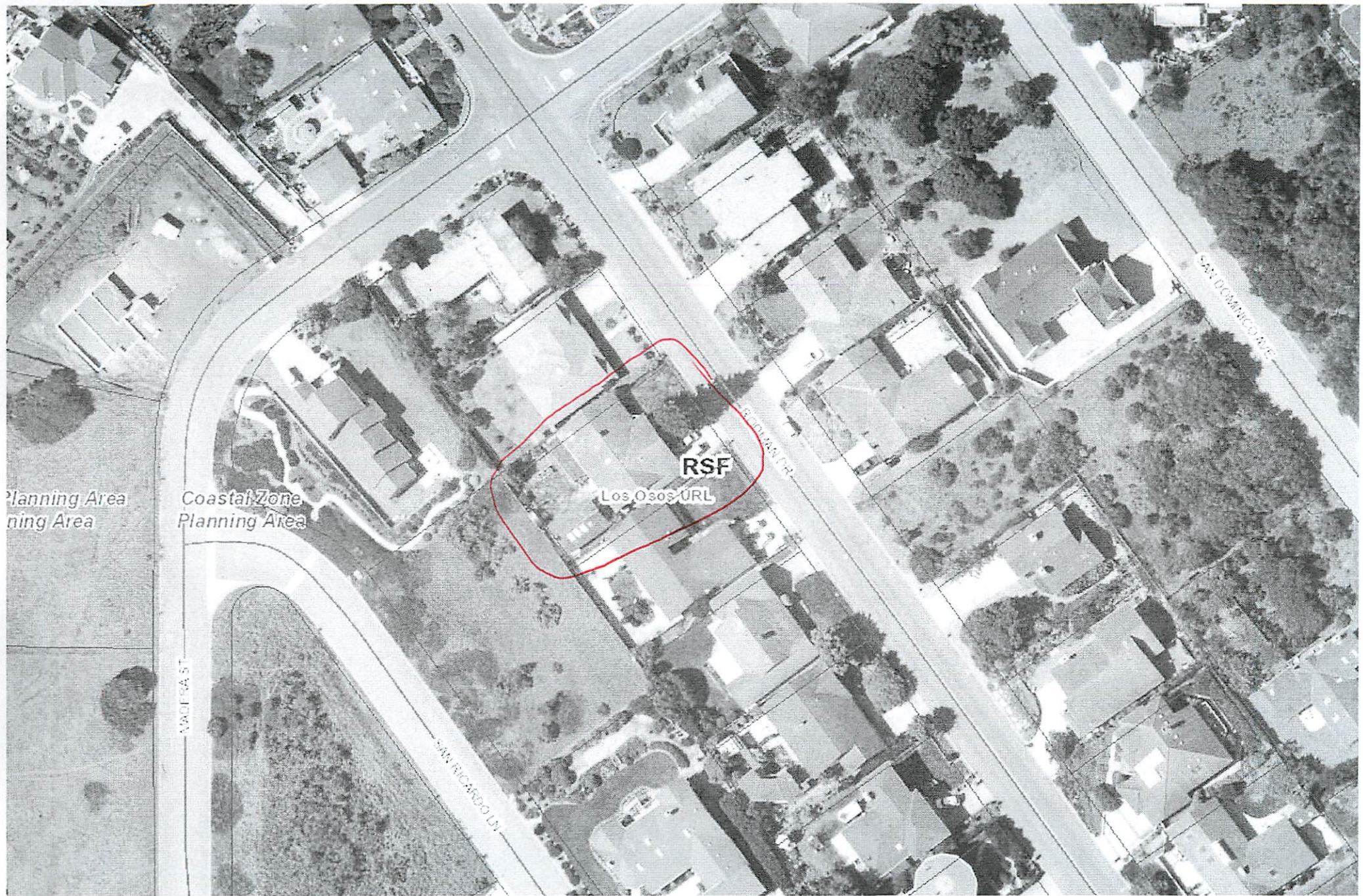
459

(PTN.) TRACT 307-CABRILLO ESTATES RM. BK.7 PG.47
 NOTE-ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

TRACT 307
 SAN LUIS OBISPO COUNTY
 CALIFORNIA

1" = 100'
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY

REV. 12/18/70
 7/28/99



Planning Area
ning Area

Coastal Zone
Planning Area

RSF
Los Osos URL

VAQUERA ST

SAN RICARDO LN

SAN DOMINGO AVE



Parcel Summary Report For Parcel # 074-481-009

2/26/2015
10:30:10AM

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 MAY ALMA T
2619 RODMAN DR LOS OSOS CA 93402-4209
OWN MAY FAMILY REVOCABLE TRUST

OWN MAY JOHN W

OWN MAY JOHN W & ALMA T FAMILY TRUST -

Address Information

Status Address
P 02619 RODMAN DR LSOS

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>
307	0006	0003	Los Osos	Estero Plannin	RSF	LCP	CAZ	Y	VP	

Parcel Information

Status Description
Active TR 307 BL 6 LT 3

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
LOS OSOS, ZONE J



Parcel Summary Report For Parcel # 074-481-009

2/26/2015
10:30:10AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE K
LOS OSOS
NO. 02
LOS OSOS, ZONE B
LOS OSOS, ZONE D

Case Information

Case Number:

Case Status:

A0378 FNL Primary Parcel

Description:

RETAINING WALL

COD2014-00075 REC Primary Parcel

Description:

UNPERMITTED ACCESSORY BUILDING (CAZ)

DRC2014-00098 REC Primary Parcel

Description:

AS-BUILT PERMIT OF BATHROOM ADDITION

PMT2014-00431 WIT Primary Parcel

Description:

ENTERED IN ERROR - WATER HEATER REPLACEMENT - IN SAME LOCATION

PMT2014-00435 ISS Primary Parcel

Description:

Water Heater Replacement

This permit allows the replacement of an existing gas or electric water heater in the same location.

SEP2010-00735 ISS Primary Parcel

Description:

Septic Inspection