



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/22/2015

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00110 AVALOS – Proposed minor use permit to add 320 sf to an existing 357 sf deck. Site location is 1976 Emmons Rd, Cambria. APN: 023-095-037

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

MINOR USE PERMIT

ADD 320 SQ FT TO AN EXISTING DECK

NOCST/ CAMB

AS LCP RSF TH

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Amendment to approved land use permit
- Zoning Clearance
- Other

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name DAN AND ANNAMARIE AVALOS Daytime Phone 805-927-2806
 Mailing Address 1976 EMMONS ROAD, CAMBRIA, CA. Zip Code 93428
 Email Address: imdavalos@sbcglobal.net

Applicant Name DAN AND ANNAMARIE AVALOS Daytime Phone 805-927-2806
 Mailing Address 1976 EMMONS ROAD, CAMBRIA, CA. Zip Code 93428
 Email Address: SAME AS ABOVE

Agent Name BRENT BERRY Daytime Phone 805-927-4962
 Mailing Address 656 WEYMOUTH ST., CAMBRIA, CA. Zip Code 93428
 Email Address: brentarc@charter.net

PROPERTY INFORMATION

Total Size of Site: 5250 SF Assessor Parcel Number(s): 023-095-037
 Legal Description: CPM UNIT NO. 7, BLOCK 178, LOTS 29, 30, 31
 Address of the project (if known): 1976 EMMONS ROAD, CAMBRIA, CA.
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ARDATH DRIVE TO MADISON TO DRAKE TO MARLBOROUGH TO EMMONS

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

EXIST. RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADD 320 SF TO AN EXISTING 357 SF DECK

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.

x Property owner signature *Dan Avalos* Date 3/8/15

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): NONE

Describe existing and future access to the proposed project site: EMMONS ROAD, CAMBRIA, CA.

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: R-3

South: R-3

East: R-3

West: R-3

For all projects, answer the following:

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

Buildings: 1268 sq. feet 24 % Landscaping: 2282 sq. feet 42 %

Paving: 1700 sq. feet 34 % Other (specify) _____

Total area of all paving and structures: 2968 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 2 EXIST Height of tallest structure: 12 FT TO HANDRAIL

Number of trees to be removed: 0 Type: _____

Setbacks: Front 18'-6" Right 5 FT Left 5 FT Back 17 FT

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: CAMBRIA CSD

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: CAMBRIA CSD

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 DEPARTMENT

For commercial/industrial projects answer the following:

Total outdoor use area: NA sq. feet acres

Total floor area of all structures including upper stories: NA 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: 2100 SF

Total of area of the lot(s) minus building footprint and parking spaces: 3622 SF

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: _____ acres
Moderate slopes of 10-30%: 5250 SF 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: EXISTING RESIDENCE
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: EMMONS ROAD

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? 4 UNITS
4. How many service connections will be required? NA
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING RESIDENCE
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: _____ Location of connection: _____
2. What is the amount of proposed flow? EXISTING RESIDENTIAL _____ 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
- 3. Where is the waste disposal storage in relation to buildings? GARAGE
- 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: CAMBRIA UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: BURTON DRIVE
- 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? TWO feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
OPEN PINE FOREST AND RESIDENTIAL
- 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): NA
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 *: RECYCLE MATERIALS

*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

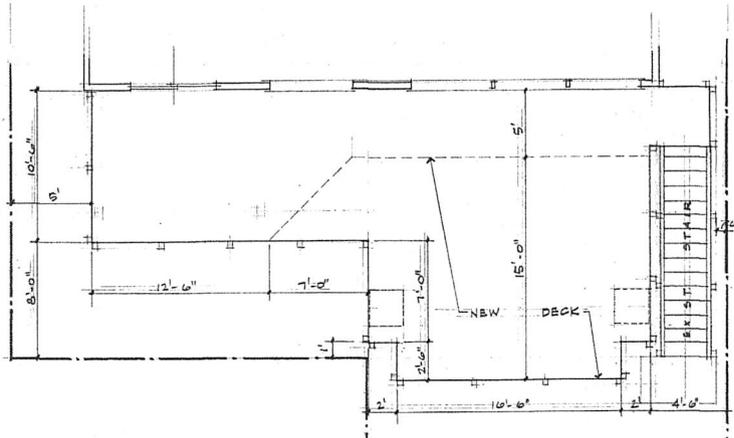
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
NA

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): _____

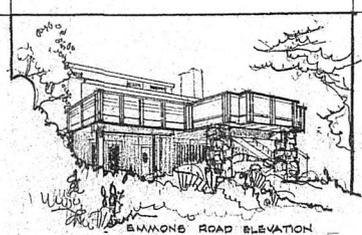
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MINOR USE PERMIT, 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.)



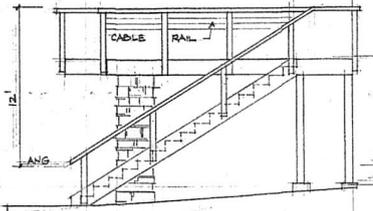
FLOOR PLAN 1/4" = 1'-0"



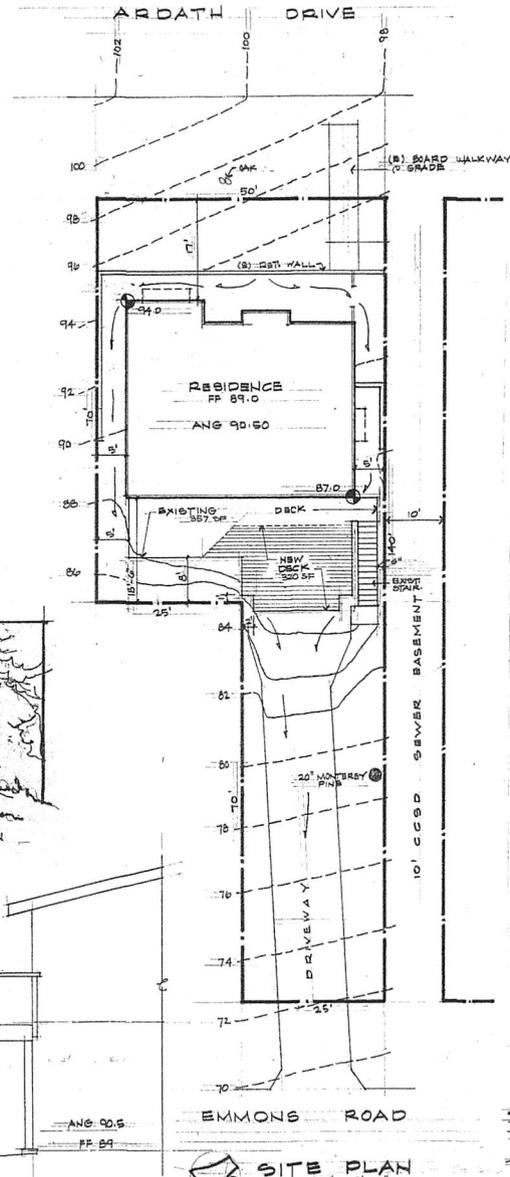
EMMONS ROAD ELEVATION



WEST ELEVATION



SOUTH ELEVATION 1/4" = 1'-0"



SITE PLAN 1/8" = 1'-0"



VICINITY MAP

DESIGN TEAM

OWNER
 DAN AND ANNAMARIE AVALOS
 1978 EMMONS ROAD
 CAMBRIA, CA. 93428
 805-927-2806

ARCHITECT
 BRENT BERRY ARCHITECT
 656 WEYMOUTH STREET
 CAMBRIA, CA. 93428
 805-927-4852

ENGINEER
 C.A. DOBBS STRUCTURAL ENGINEER
 7755 GRAVES CREEK ROAD
 ATASCADERO, CA. 93422
 805-462-2014

CONTRACTOR
 CARL BRANDT & CO.
 518 HILLCREST DR.
 CAMBRIA, CA. 93423
 805-927-8348

PROJECT DATA

LEGAL DESCRIPTION
 LOT 29, 30, 31, BLOCK 178, CPMU #7
 CAMBRIA, SLO COUNTY, CA.

APN
 023-095-037

ADDRESS
 1978 EMMONS RD.
 CAMBRIA, CA.

PROJECT DESCRIPTION
 REMODEL / 320 SF ADDITION TO UPPER DECK

ZONING
 SFR

OCCUPANCY GROUP
 R-3

CONSTRUCTION TYPE
 V-3

SITE AREA
 5250 SQ. FT.

ALLOWABLE FOOTPRINT (ORA)
 (FORESTED, 2 STORY, 4200 SQ. FT.)
 FOOTPRINT: 1600 SQ. FT.
 ORA: 2400 SQ. FT.

EXISTING FOOTPRINT (ORA)
 FOOTPRINT: 1258 < 1600 SQ. FT.
 ORA: 2498 > 2400 SQ. FT.

ALLOWABLE DECK
 1800 X 30% = 480 SQ. FT.
 EXIST DECK: 387 SQ. FT.
 NEW DECK: 320 SQ. FT.
 TOTAL PROPOSED DECK: 677 > 480 SQ. FT.
 TOC'S REQUIRED: 197

NEW DECK HEIGHT ABOVE ANG
 12 FT. (INCLUDES HANDRAIL)

REQUIRED BUILDING SETBACKS
 FRONT: 10 FT.
 REAR: 15 FT.
 SIDES: 12 FT. TOTAL W/ 5 FT. MIN.

LEGEND

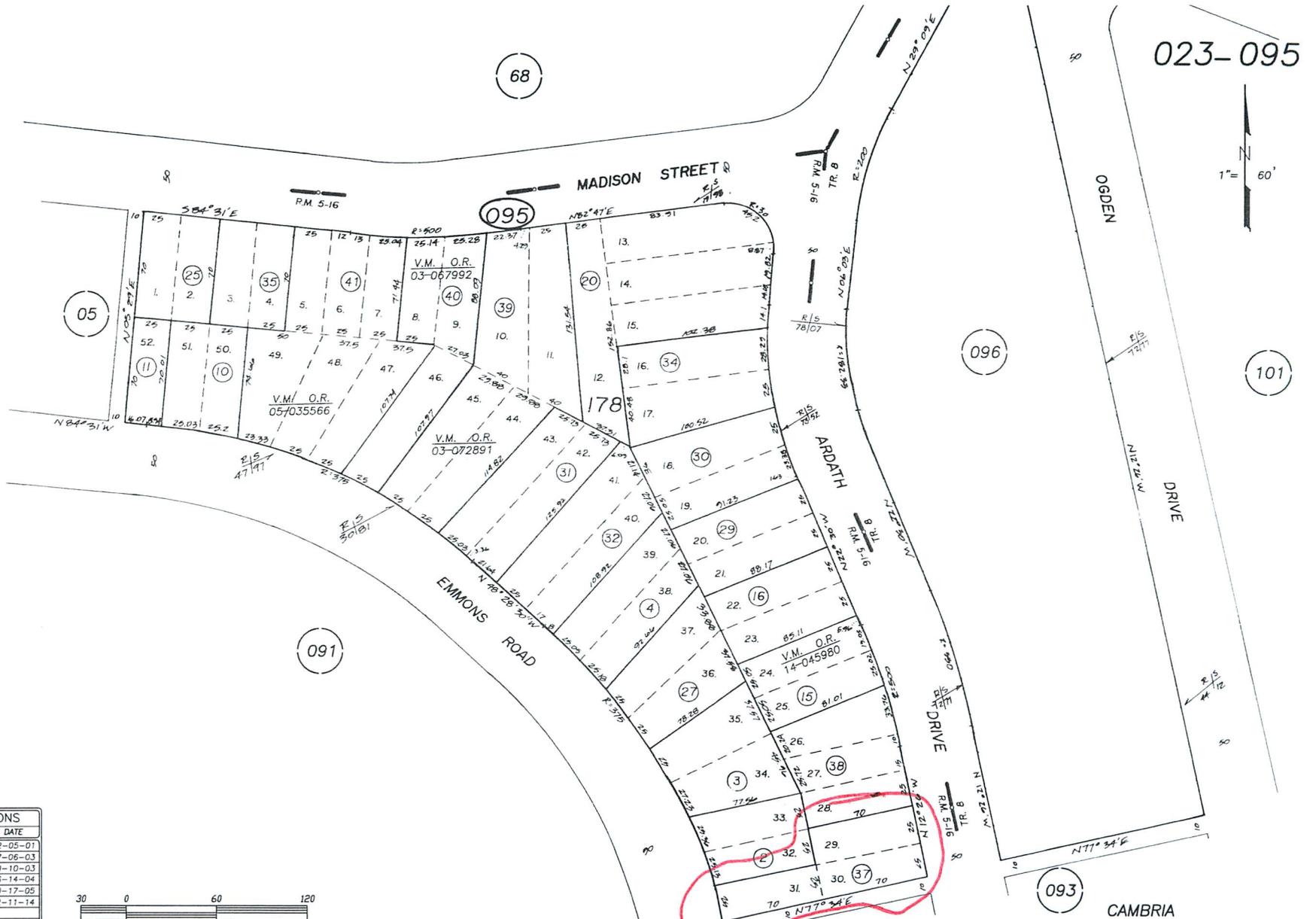
- PROPERTY LINE
- NATURAL GRADE
- FINISH GRADE
- ELEVATION AT NATURAL GRADE
- ELEVATION AT FINISH GRADE
- DIRECTION OF SURFACE DRAINAGE

REVISIONS	BY

**AVALOS RESIDENCE
UPPER DECK REMODEL**

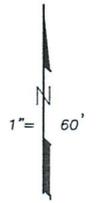
BRENT BERRY
 ARCHITECT
 656 WEYMOUTH STREET
 CAMBRIA, CA. 93428
 805-927-4852

DRAWN	DB
CHECKED	
DATE	5-2-15
SCALE	
SHEET NO.	AVALOS
SHEET	1



68

023-095



101

096

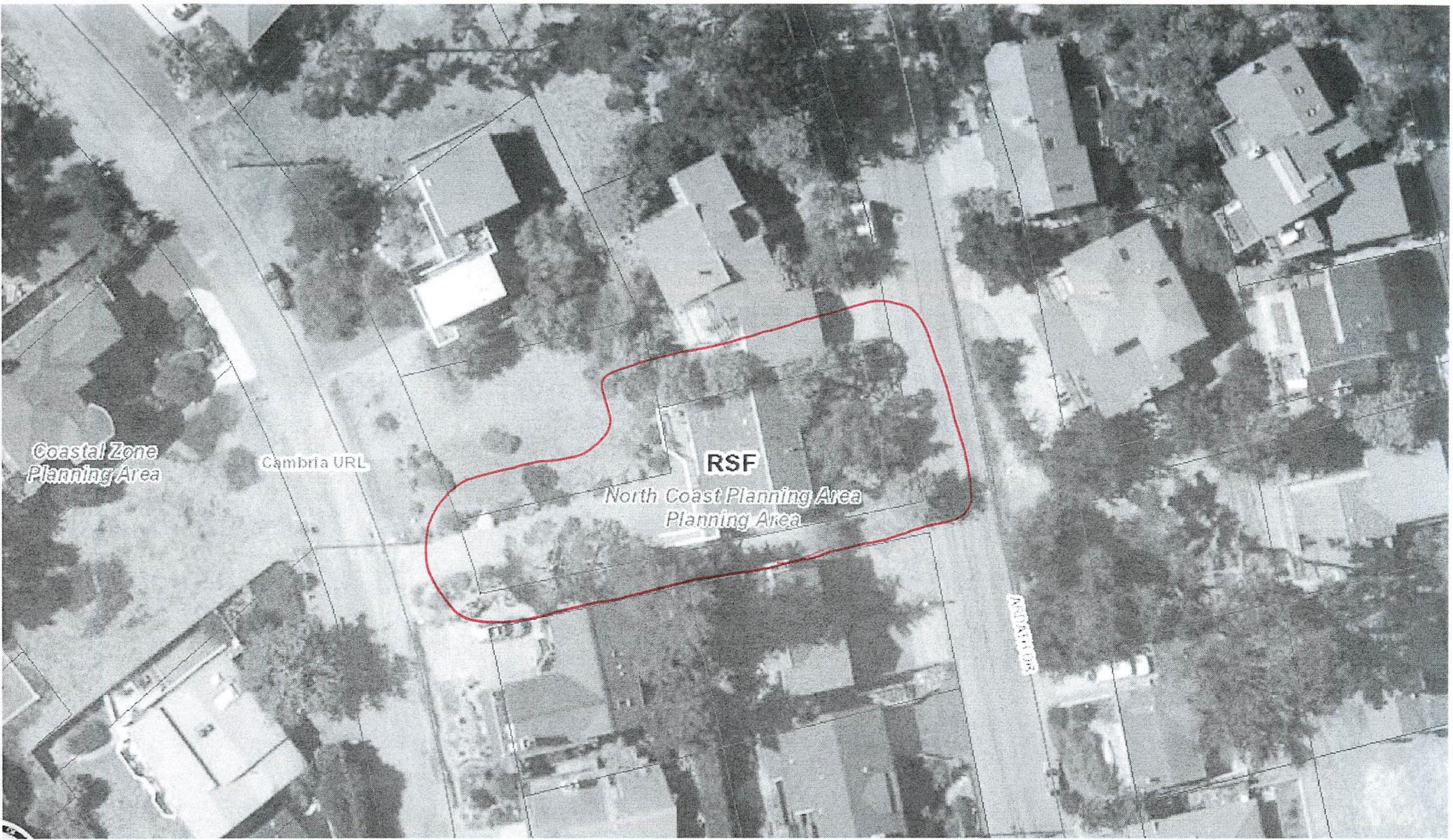
091

093

REVISIONS	
I.S.	DATE
NA	12-05-01
NA	07-06-03
04-102	08-10-03
05-029	06-14-04
06-143	10-17-05
NA	12-11-14



JS
12-05-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Coastal Zone
Planning Area

Cambria URL

RSF

North Coast Planning Area
Planning Area

Cambria URL



Parcel Summary Report For Parcel # 023-095-037

3/20/2015
11:32:57AM

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 AVALOS DAN M
 1976 EMMONS RD CAMBRIA CA 93428-4552
OWN AVALOS ANNAMARIE

Address Information

Status Address
 01976 EMMONS RD CAMB

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>
CPMAN7	0178	0029	Cambria	North Coast P	RSF	LCP	AS	Y	L3	
CPMAN7	0178	0030	Cambria	North Coast P	TH			Y	L3	
CPMAN7	0178	0031	Cambria	North Coast P				Y	L3	

Parcel Information

Status Description
Active CAM PINES M U 7 BL 178 LT S 29 30 31

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 023-095-037

3/20/2015
11:32:57AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number: DRC2014-00110 **Case Status:** REC Primary Parcel

Description:

ADD 320 SQ FT TO AN EXISTING DECK

PMT2005-03624 FNL Primary Parcel

Description:

ROOM ADDITION (40 SF)

ZON2005-00922 AUT Primary Parcel

Description:

TWO MONTEREY PINES TARGETING HOUSE: 1ST TREE IS YOUNGER BUT HAS BEEN PRUNED AWAY FROM UTILITY LINES AND IS LEANING OVER TOP OF HOUSE. THE TREE HAS GOOD VIGOR AND IS NOT TOO LARGE, BUT ITS HAZARD POTENTIAL WILL ONLY INCREASE WITH TIME. 2ND TREE IS LARGE, HAS ALTERNATE LEADERS AND IS IN DECLINE. OK TO REMOVE TWO TREES.