



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/5/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00018 DRUMMOND – Proposed minor use permit to construct a detached two-car garage on the site of an existing single family residence. Site location is 2301 Wilcombe Dr, Cambria. APN: 024-042-030

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

DRC2015-00018

DRUMMOND JUD

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

CONSTRUCT DETACHED 2 CAR GARAGE
APPROX 576 SQFT
NOCST/ CAMB

GS LCP RSF TH

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Judith Drummond Daytime Phone 203-5365
Mailing Address 2301 Wilcombe Dr. CAMBRIA Zip Code 93428
Email Address: drummond06@yahoo.com

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

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

PROPERTY INFORMATION

Total Size of Site: 3500 sq ft. Assessor Parcel Number(s): 024-042-030

Legal Description: Lots 38 + 39, Block 79, Cambria Pines Manor Unit #4

Address of the project (if known): Adjacent to 2301 Wilcombe Dr.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Wilcombe Drive (primary);

Orndath nearest cross road.

Describe current uses, existing structures, and other improvements and vegetation on the property:
vacant lot; vegetation = weeds + pine trees

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construct detached
2-car garage 576 sq ft

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 J. Drummond

Date 7-27-15

FOR STAFF USE ONLY

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: Wilcombe Drive

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

South: Residential

East: 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: 576 sq. feet 16.5 % Landscaping: 300 sq. feet 8.6 %

Paving: 480 sq. feet 13.7 % Other (specify) _____

Total area of all paving and structures: 1056 sq. feet acres

Total area of grading or removal of ground cover: 1056 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 12 ft.

Number of trees to be removed: 2 Type: Pines

Setbacks: Front 24 ft. Right 5 ft. Left 20 ft. Back 36 ft.

Proposed water source: On-site well Shared well Other n/a

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 n/a

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: Cambria CSD Fire Dept.

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: 0 Number of bedrooms per unit: 0

Total floor area of all structures including upper stories, but not garages and carports: 0

Total of area of the lot(s) minus building footprint and parking spaces: 0

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: 1.96 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: _____
- 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: Wilcombe Drive

Water Supply Information

n/a

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. How many service connections will be required? _____
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

n/a

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: 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

n/a

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 School Dist.
2. Location of nearest police station: 2099 10th St. Los Osos, CA
3. Location of nearest fire station: 2800 Burton, Cambria, CA
4. Location of nearest public transit stop: None
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

n/a

1. Please describe the historic use of the property:

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

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

*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:
Replace trees

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

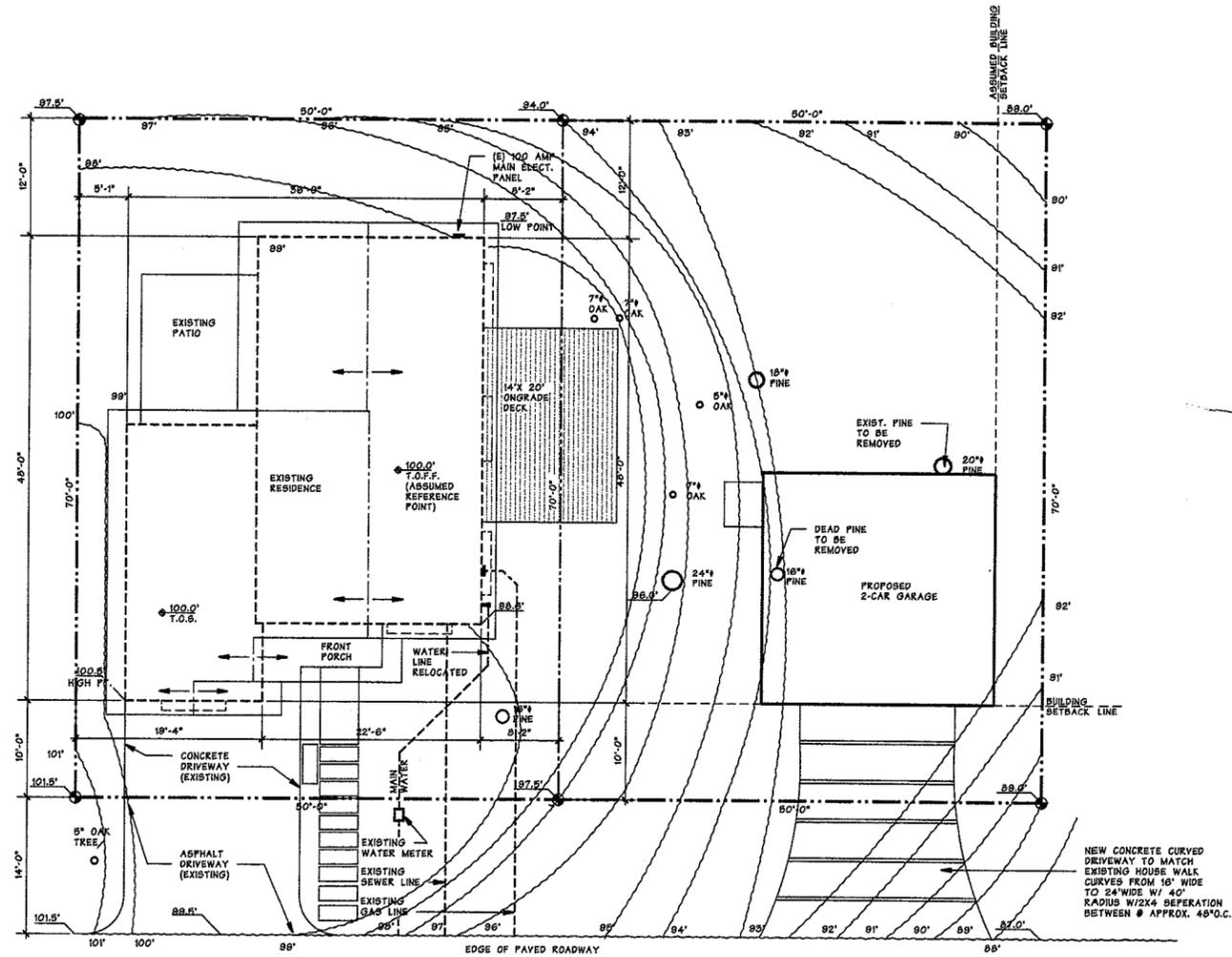
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

Local building permit only

(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.)



2301 WILCOMBE DRIVE

SITE PLAN

A.P.N. 024042035
A.P.N. 024042050



REVISIONS:	BY:

CASCADEN DRAFTING
 CONTRACT DRAFTSMAN
 PHONE 805-824-1415
 2216 ALPINE PLACE
 CAMBRIA, CALIFORNIA 93728
 LIC. 60592821

PROPOSED GARAGE ADDITION FOR:
MISS. JUDY DRUMMOND
 2301 WILCOMBE DRIVE
 CAMBRIA, CALIFORNIA

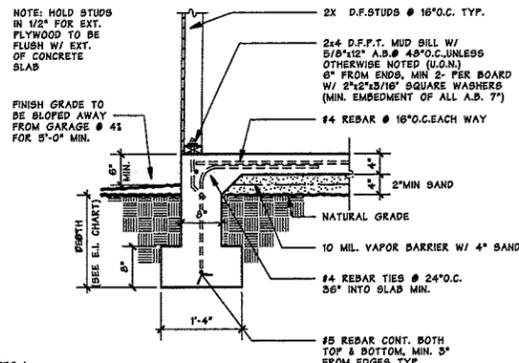
DRAWN BY:
 EARLE CASCADEN
 CHECKED BY:

DATE:
 07-14-2015
 SCALE:
 1/8" = 1'-0"
 JOB NUMBER:
 DRUMMOND

SHEET

A1

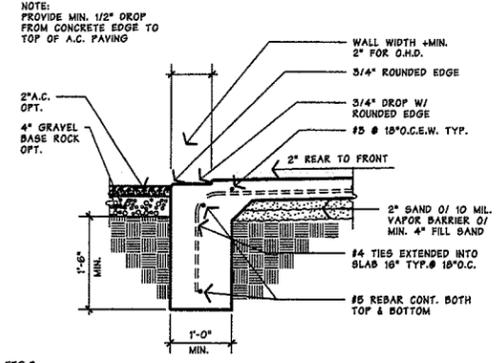
OF SHEETS



SEE SOILS REPORT / E.I. FOR PRESATURATION REQUIREMENTS PRIOR TO PLACEMENT OF CONCRETE

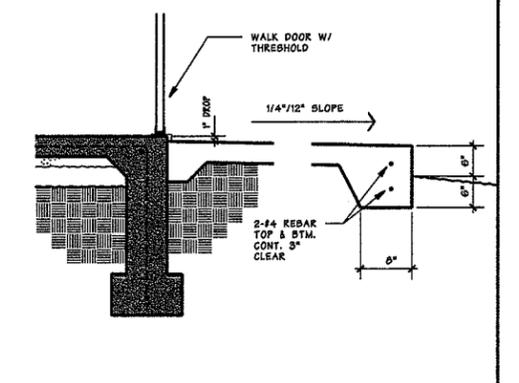
WEIGHTED EXPANSION INDEX	RANGE	FOOTING DEPTH		
		1	2	3
VERY LOW	0-20	12"	18"	24"
LOW	21-50	18"	18"	24"
MEDIUM	51-80	21"	21"	24"
HIGH	91-131	27"	27"	27"
VERY HIGH	>130	SEE SOILS REPORT		

* MAY REQUIRE 5x D.F.P.T. SILL PLATE (SEE SHEAR WALL SCHEDULE ON FOUNDATION PLAN)



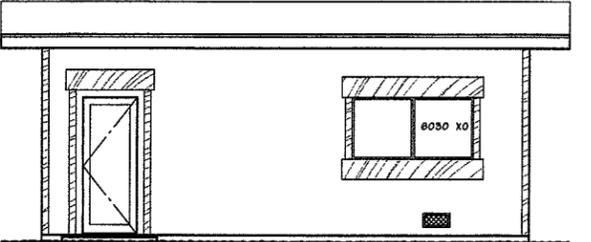
FTG-A
EXTERIOR FOOTING

FTG-B
FOOTING @ GARAGE DOOR

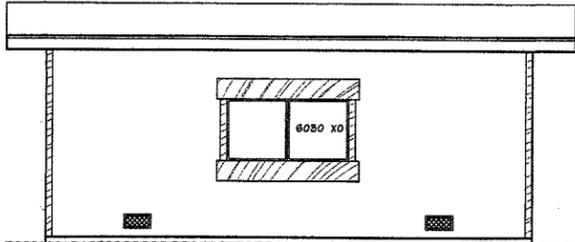


FTG-C
STOOP TIE TO EXT. FTG.

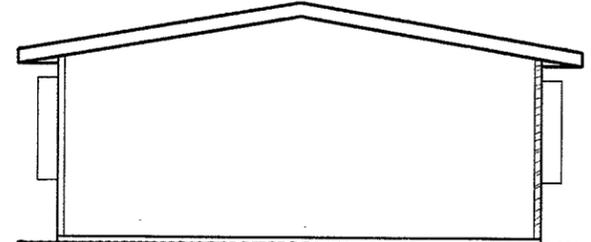
DETAILS: 3/4" = 1'-0"



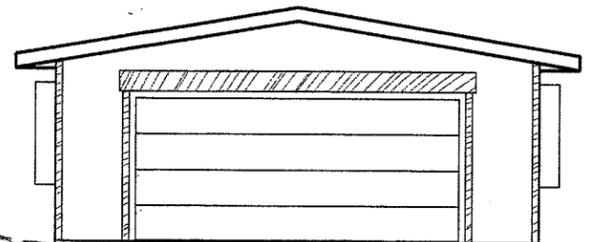
LEFT SIDE ELEV.



RIGHT SIDE ELEV.

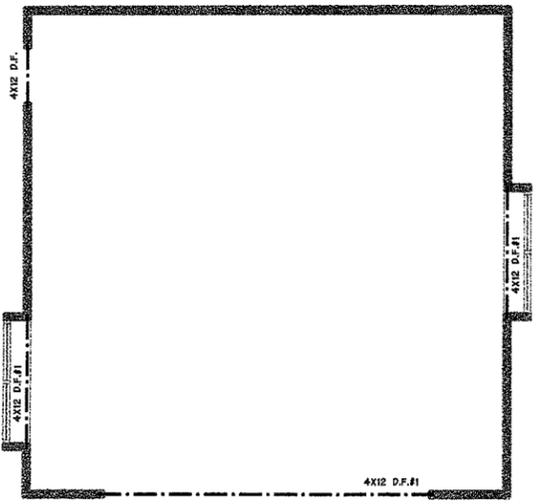


REAR ELEVATION

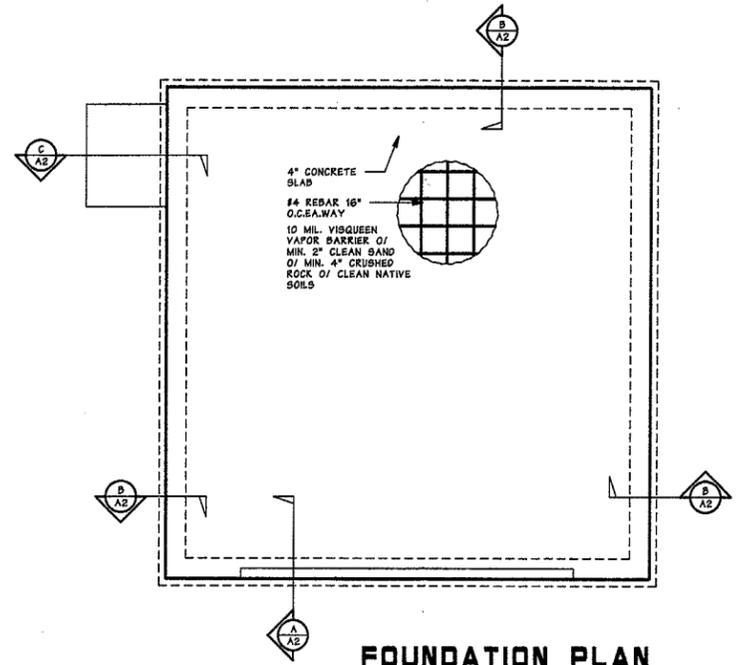


FRONT ELEVATION

NOTE: SUPPLY GUTTERS & DOWNSPOUTS AT BOTH EAVES TO MATCH THE EXISTING AT MAIN HOUSE.

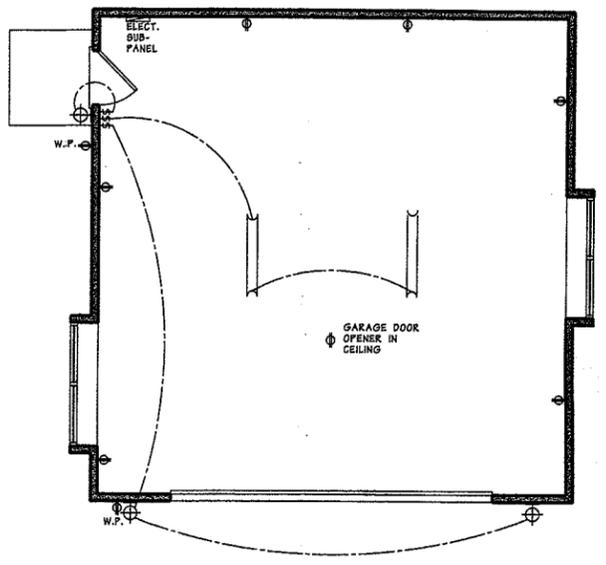


FRAMING PLAN



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

ELECTRICAL: ALL RECEPTALS TO BE ON A G.F.I. CIRCUIT TYPICAL, EXTERIOR TO BE WATERPROOF.

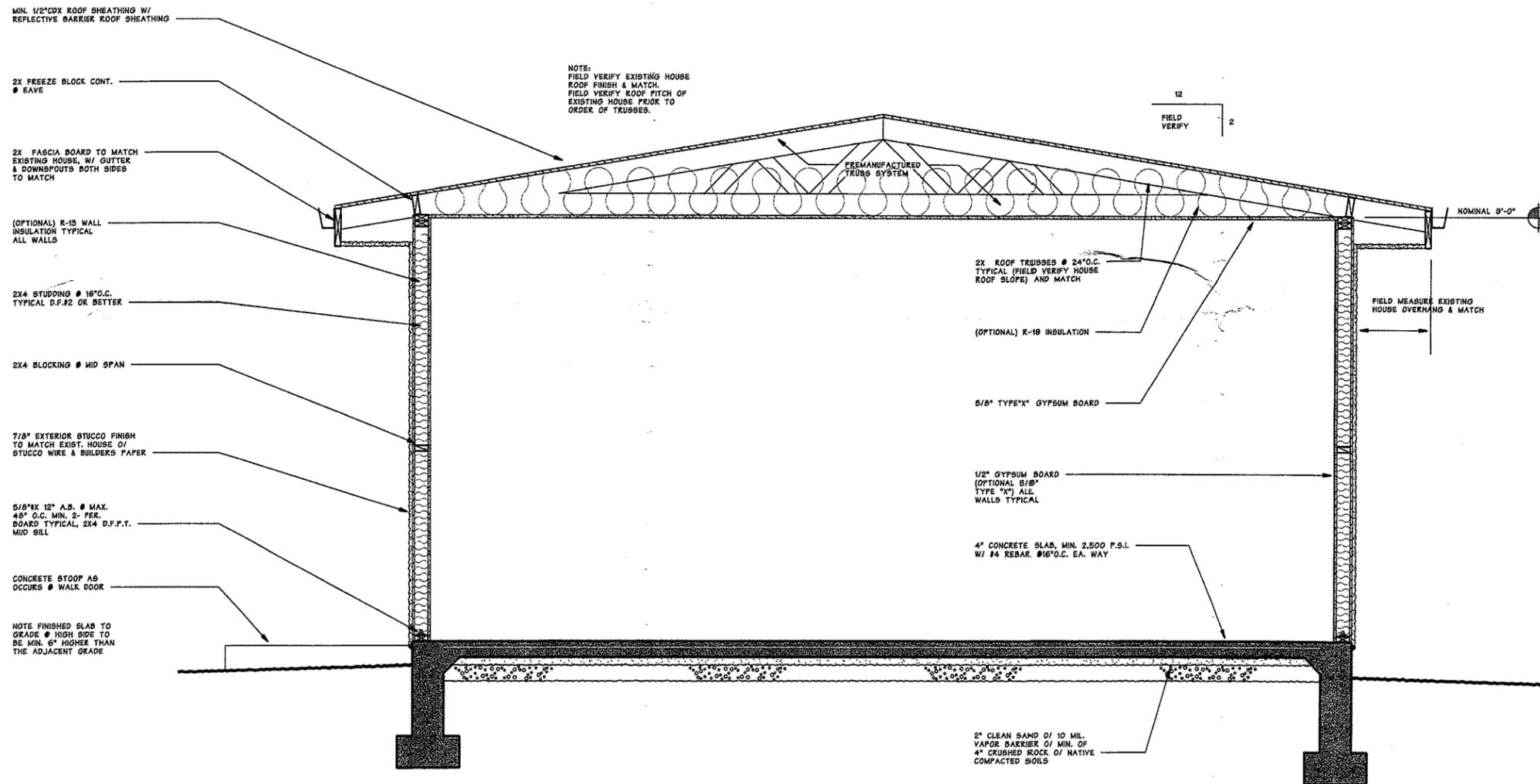
REVISIONS:

	BY:

CASCADEN DRAFTING
CONTRACT DRAFTSMAN
PHONE: 805-924-1418
2310 ALAN PLACE CAMBRIA, CALIFORNIA 93428
PUBS. LIC. NO. 0668021

PROPOSED GARAGE ADDITION FOR:
MISS. JUDY DRUMMOND
2301 WILCOMBE DRIVE
CAMBRIA, CALIFORNIA

DRAWN BY: EARLE CASCADEN
CHECKED BY:
DATE: 07-14-2015
SCALE: AS NOTED
JOB NUMBER: DRUMMOND
SHEET
A2
OF SHEETS



GARAGE SECTION

SCALE: 3/4" = 1'-0"

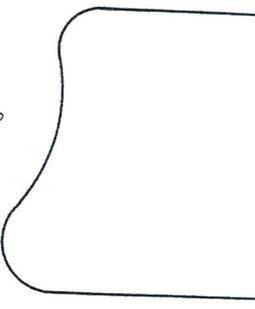
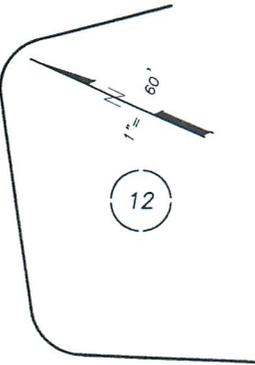
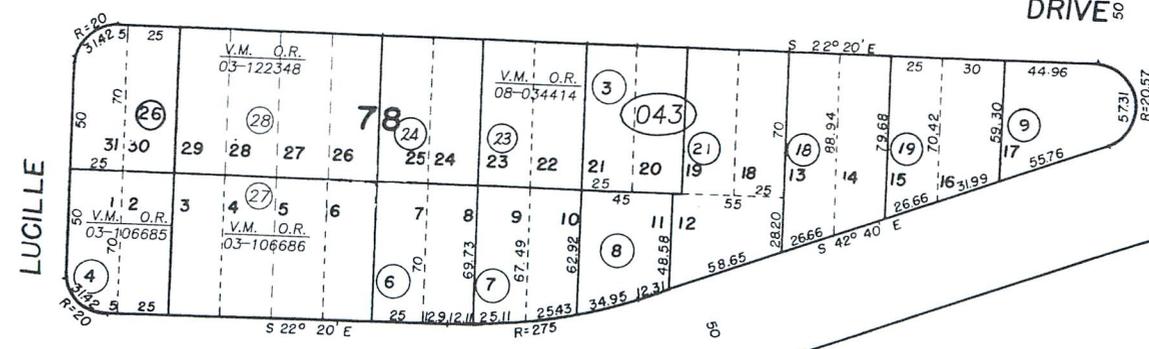
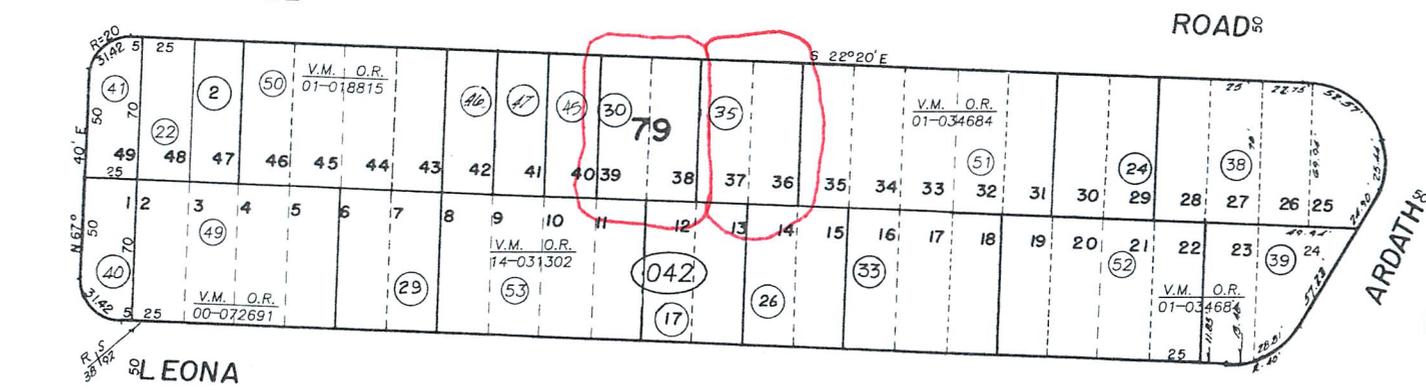
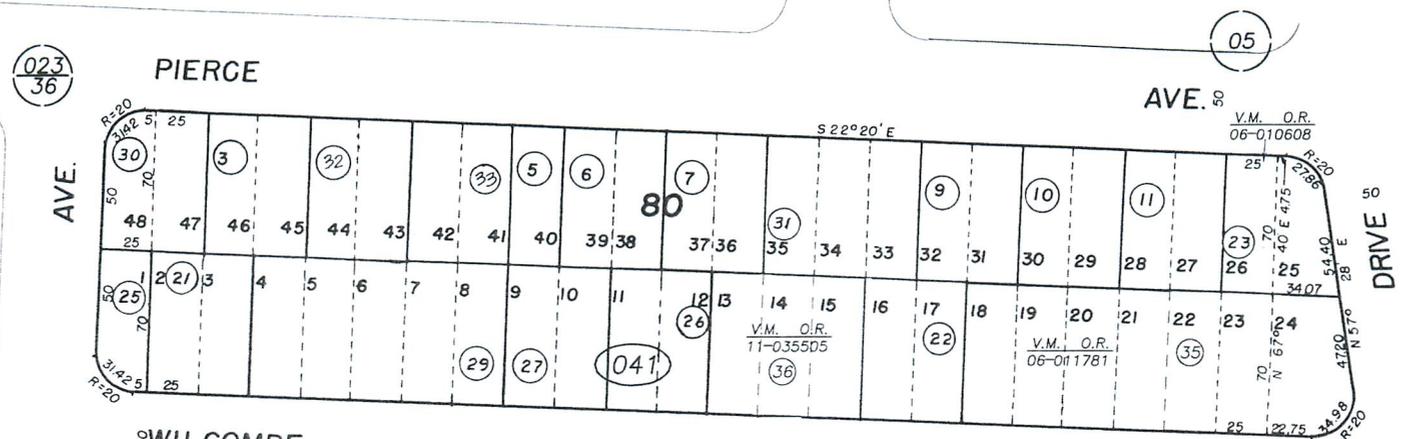
SECTION

REVISIONS:	BY:

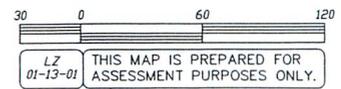
CASCADEN DRAFTING
 CONTRACT DRAFTSMAN
 2218 ALPINE PLACE
 CAMBRIA, CALIFORNIA 92428
 PHONE 951-824-1105
 FAX 951-824-1105
 NO. 0068921

PROPOSED GARAGE ADDITION FOR:
MISS. JUDY DRUMMOND
 2301 WILCOMBE DRIVE
 CAMBRIA, CALIFORNIA

DRAWN BY:
 EARLE CASCADEN
 CHECKED BY:
 DATE:
 07-14-2015
 SCALE:
 AS NOTED
 JOB NUMBER:
 DRUMMOND
 SHEET
A3
 OF SHEETS



REVISIONS	
I.S.	DATE
04-285	01-16-04
04-381	03-04-04
06-062	08-22-05
07-037	06-22-06
NA	05-27-06
NA	08-25-08
12-107	01-09-12
14-090	10-21-14



BURTON
03



Coastal Zone
Planning Area
North-Coast Planning Area
Planning Area

Cambria URL

RSF

SUNSET BL

MOUNTAIN VIEW

MOUNTAIN VIEW

WILSON BL

MOUNTAIN VIEW



Parcel Summary Report For Parcel # 024-042-030

7/28/2015
11:24:47AM

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 DRUMMOND JUDITH C
2301 WILCOMBE CAMBRIA CA 93428-5245
OWN DRUMMOND JUDITH C REVOCABLE TRUST

Address Information

Status Address
P 02321 WILCOMBE 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>
CPMAN4	0079	0038	Cambria	North Coast P	RSF	LCP	TH	Y	L2 / VP	E921296L
CPMAN4	0079	0039	Cambria	North Coast P	GS			Y	L2	

Parcel Information

Status Description
Active CAM PINES M U 4 BL 79 LTS 38 & 39

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



Parcel Summary Report For Parcel # 024-042-030

7/28/2015
11:24:47AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2015-00018

REC

Primary Parcel

Description:

CONSTRUCT DETACHED 2 CAR GARAGE APPROX 576 SQFT

ZON2013-00118

APV

Primary Parcel

Description:

4 MPS FLAGGED WITH RED TAPE. ALL TREES ARE DEAD.