



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/6/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00087 BIRKLER – Proposed minor use permit to convert an existing detached garage/workshop to a guesthouse/home office. Site location is 1191 Deerfield Rd, Templeton. APN: 039-401-041.

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

MINOR USE PERMIT

DISTANCE WAIVER-GUEST HOUSE/HOME OFFICE IN EXISTING DETACHED

FH RL

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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
- Modification to approved land use permit

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name JOHN BIRKLER Daytime Phone 805 202 2027

Mailing Address 1191 FREEFIELD RD, TEMPLETON, CA Zip Code 93465

Email Address: birkler@rand.org

Applicant Name _____ Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

Agent Name RANDY DETTMER, AIA Daytime Phone 814 406 4

Mailing Address 602 HILL ST, SAN LUIS OBISPO, CA Zip Code 93405

Email Address: rdettmer@charter.net

PROPERTY INFORMATION

Total Size of Site: 55.65 AC Assessor Parcel Number(s): 099-401-079 ⁰⁹¹

Legal Description: PARCEL 1 OF LOTLINE ADJUSTMENT COAL 00-0196

Address of the project (if known): 1191 FREEFIELD RD, TEMPLETON, CA 93465

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HIGHWAY 90 WEST - HIDDEN VALLEY RANCH.

Describe current uses, existing structures, and other improvements and vegetation on the property:
RESIDENCE, BARN, CORRAL, GARAGE & WORKSHOP

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GUEST HOUSE / HOME OFFICE IN EXISTING DETACHED GARAGE / WORKSHOP

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 4.9.14

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: EXISTING DRIVEWAY.

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: _____ South: _____
East: _____ West: _____

For all projects, answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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: 1 Number of bedrooms per unit: 2

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

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

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: 15 acres
Moderate slopes of 10-30%: 41 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: HIGHWAY 46

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? _____ **NA**
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

If an on-site (individual) subsurface sewage disposal system will be used:

APPROVED SYSTEM EXISTING

NA

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? _____ 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: _____
3. Where is the waste disposal storage in relation to buildings? IN GARAGE.
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

NA

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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:

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): _____
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 *: _____

*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

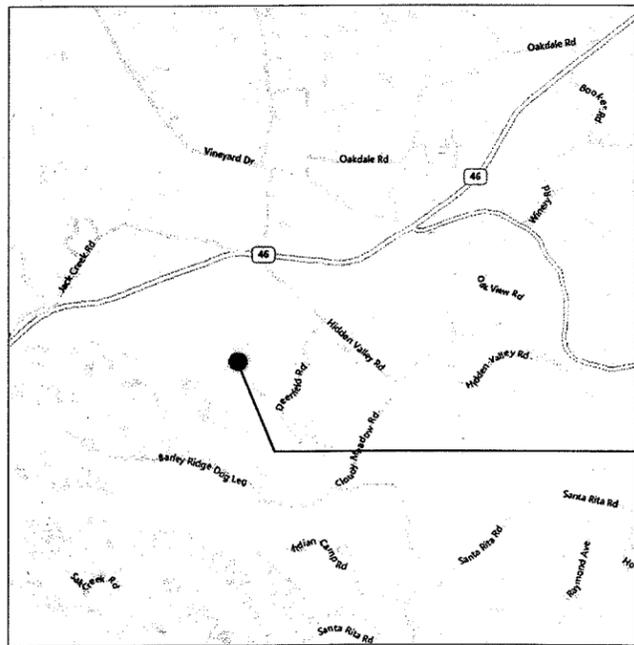
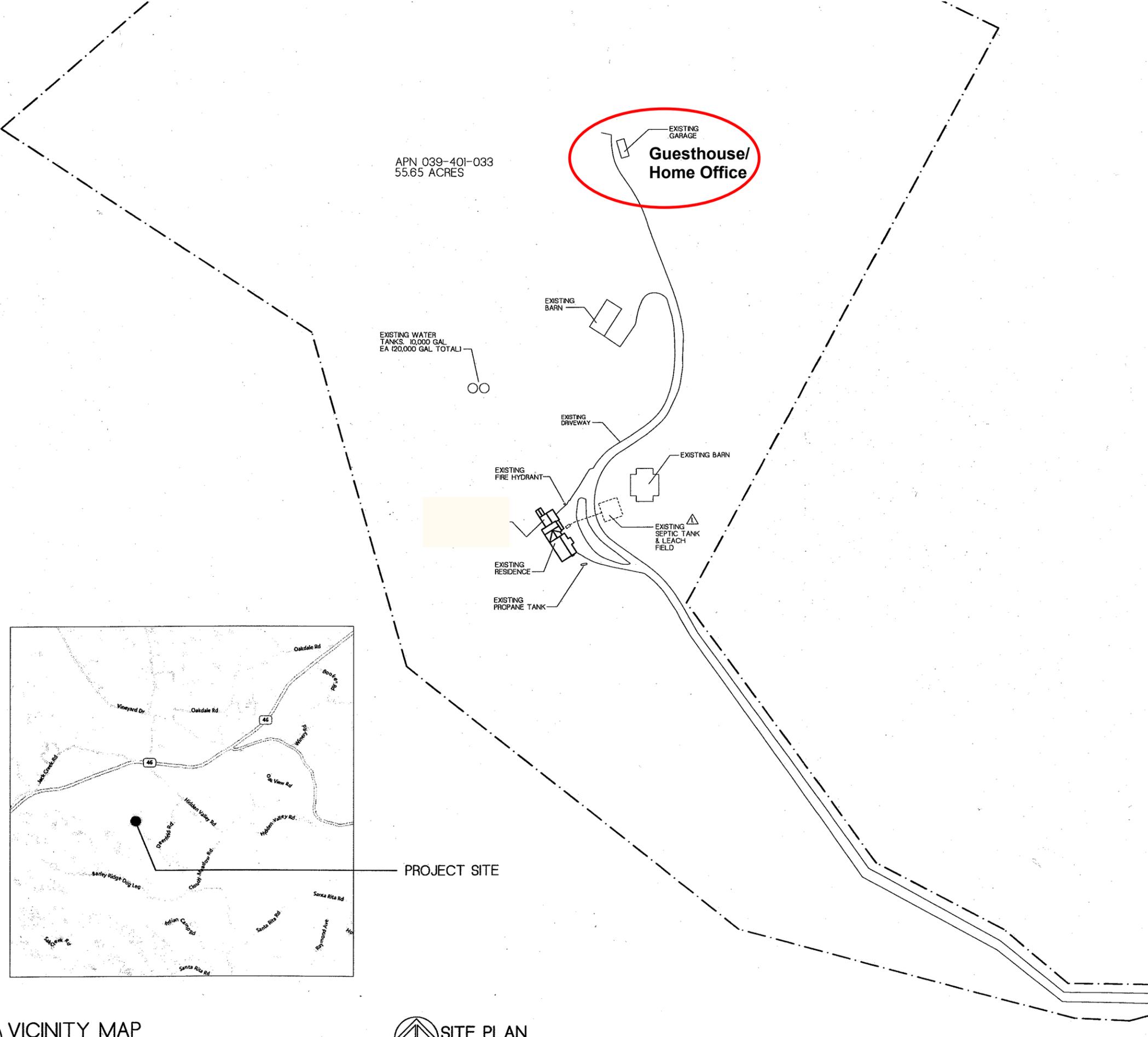
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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): COUNTY BUILDING PERMIT FOR SHOWER & FIREPLACE

(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.)



PROJECT SITE

DEERFIELD ROAD

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RANDY DETTMER, AIA

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Consultants:

Client:
JOHN & JANET BIRKLER

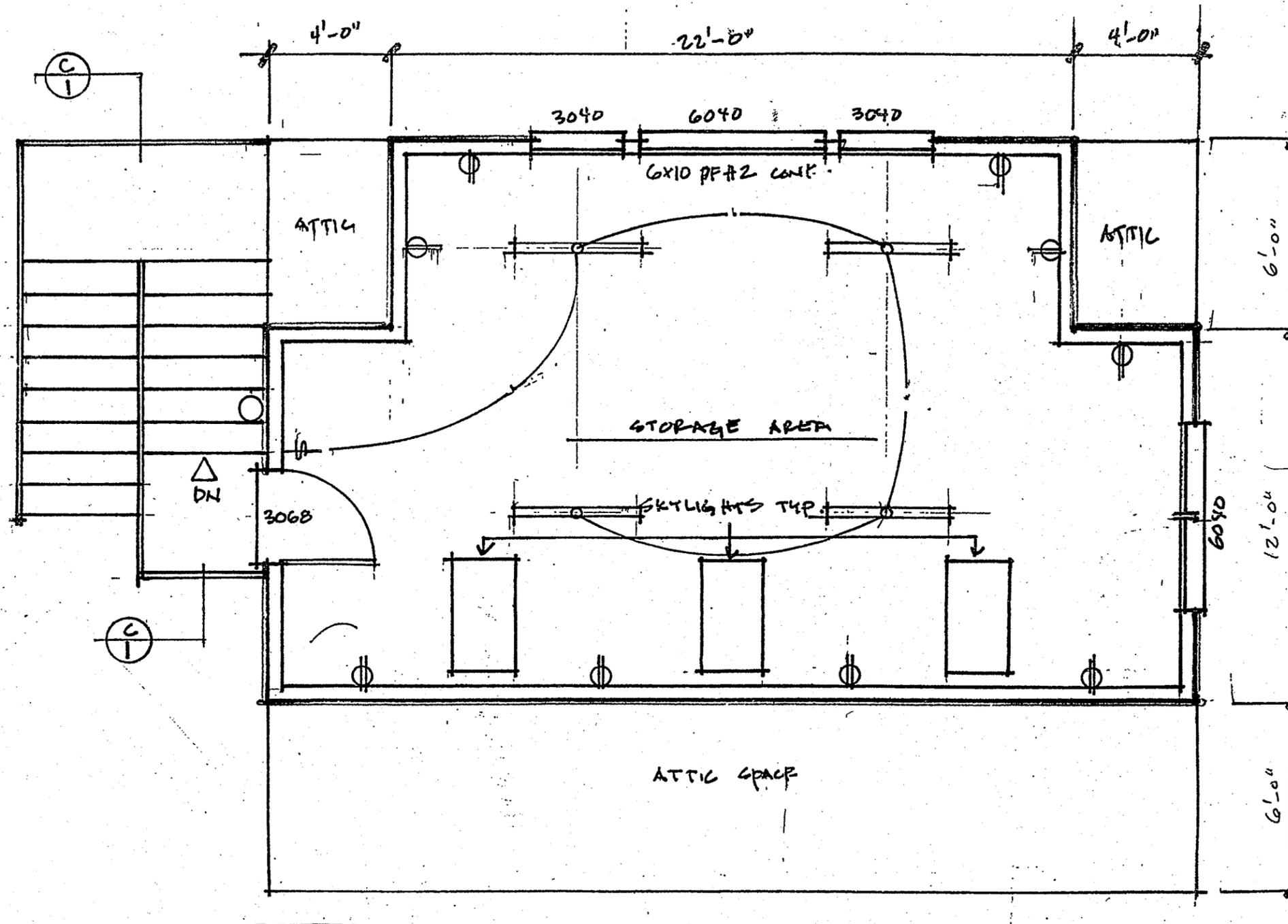
1191 Deerfield Road
Hidden Valley Ranch
Templeton, CA 93465

Project:

1191 Deerfield Road
Hidden Valley Ranch
Templeton, CA 93465

Revisions:
▲ 10/31/13 COUNTY PLAN CK

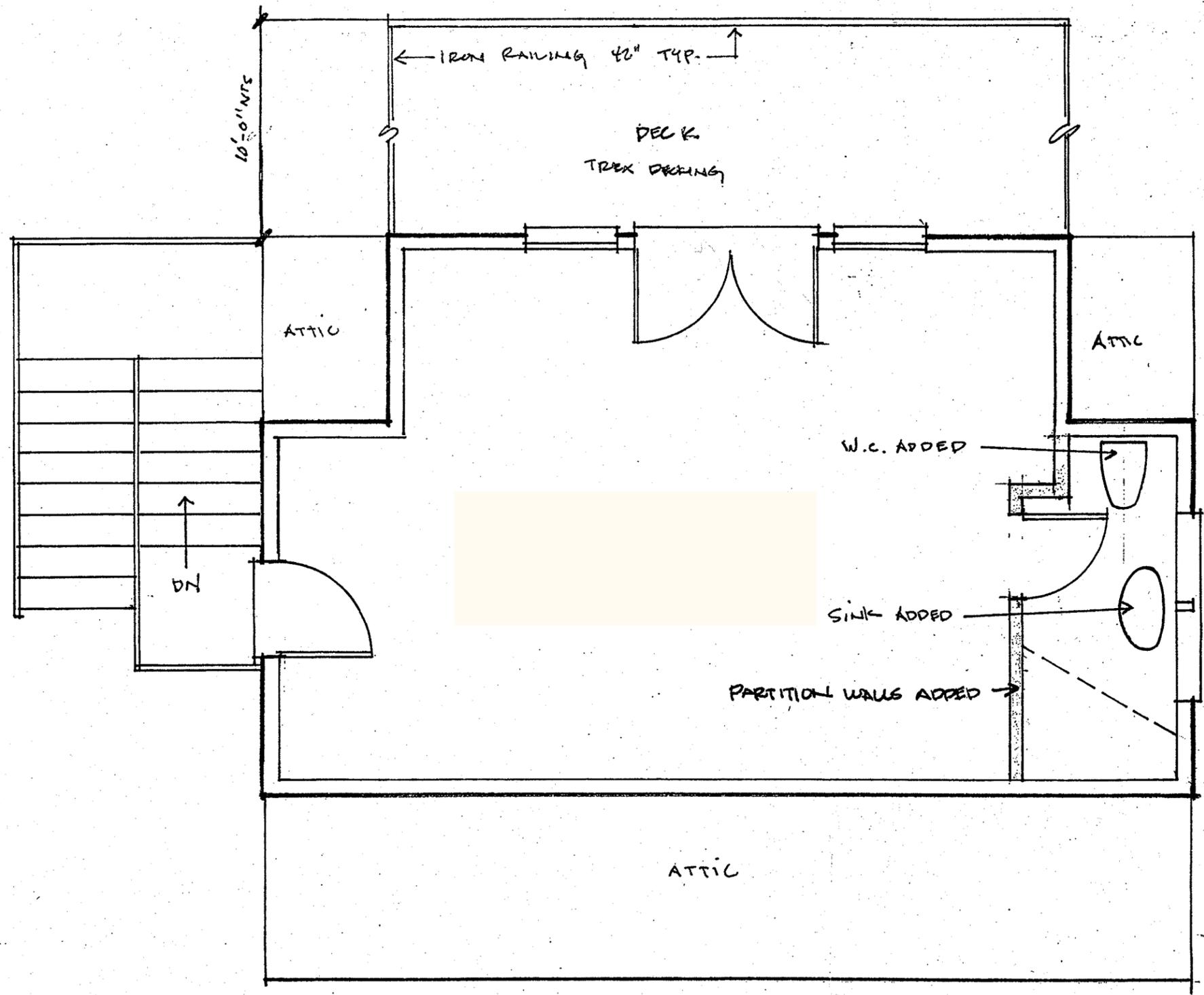
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OVERALL SITE PLAN



GARAGE/WORKSHOP FLOORPLAN - 1st Floor

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

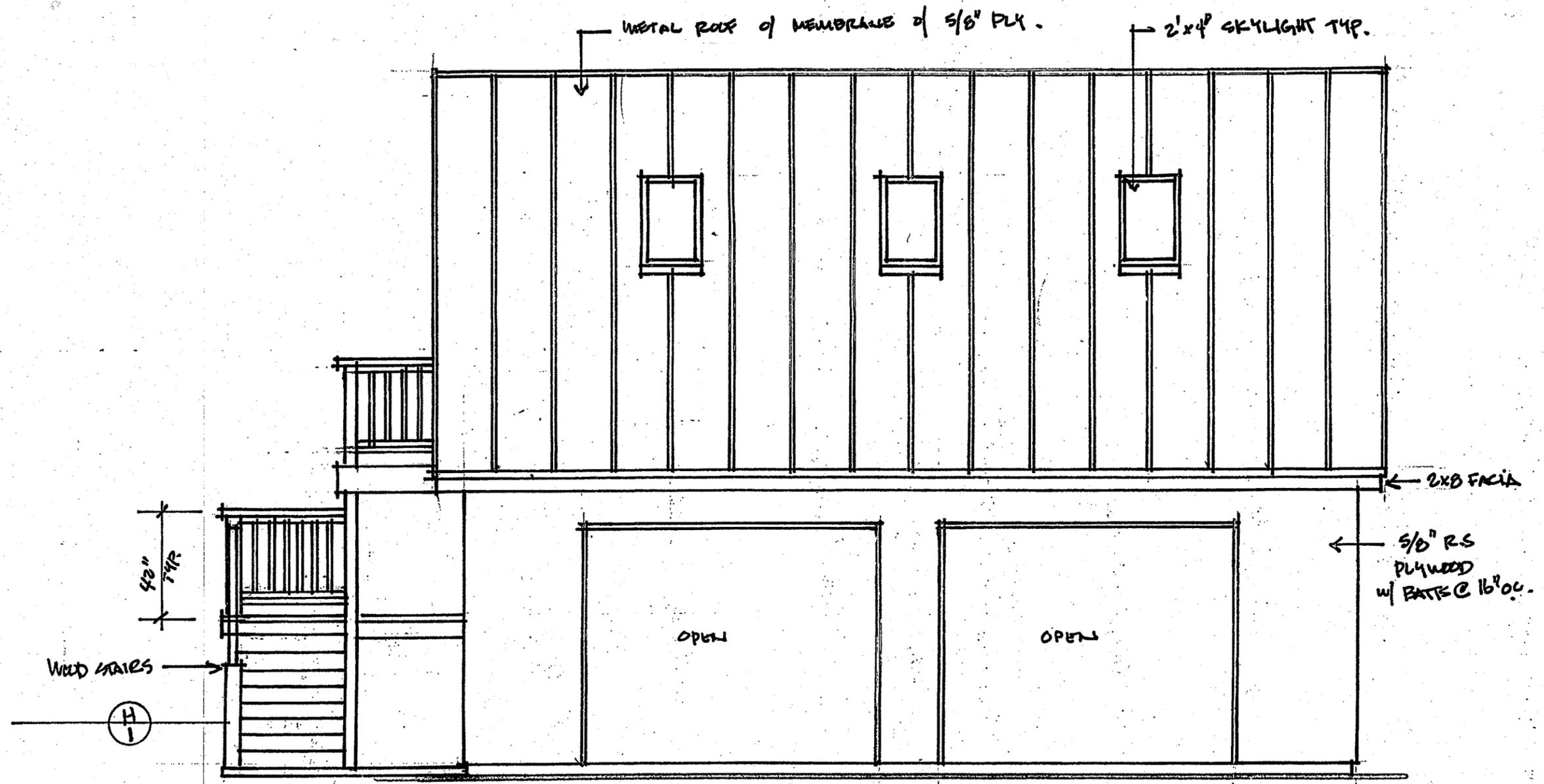
John & Janet Birkler
 1191 Deefield Rd
 Hidden Valley Ranch
 Templeton, CA 93465



GUESTHOUSE/HOME OFFICE FLOORPLAN - 2nd Floor

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

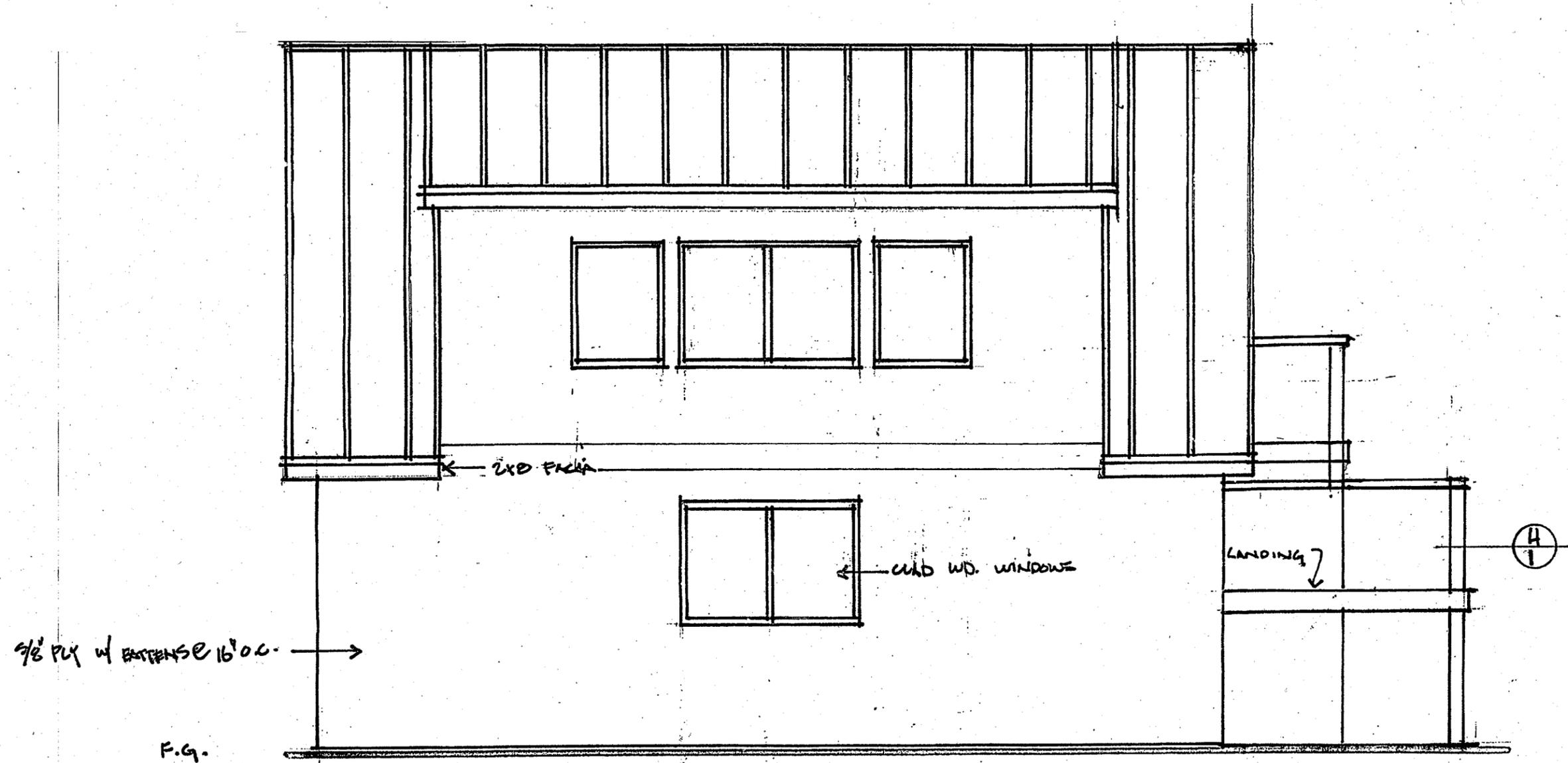
John & Janet Birkler
 1191 Deefield Rd
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 Templeton, CA 93465



WEST ELEVATION

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

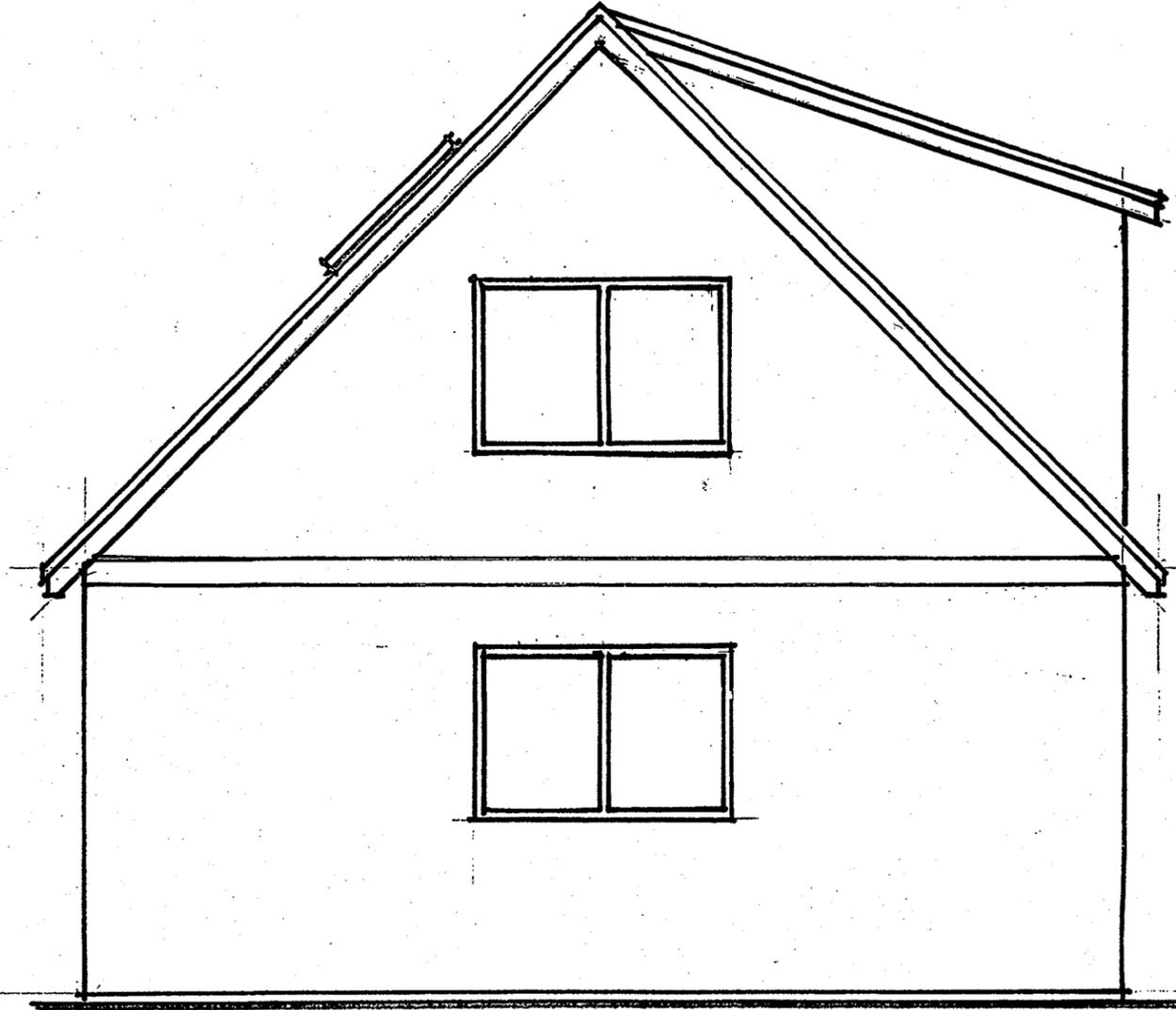
John & Janet Birkler
 1191 Deefield Rd
 Hidden Valley Ranch
 Templeton, CA 93465



EAST ELEVATION

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

John & Janet Birkler
 1191 Deefield Rd
 Hidden Valley Ranch
 Templeton, CA 93465

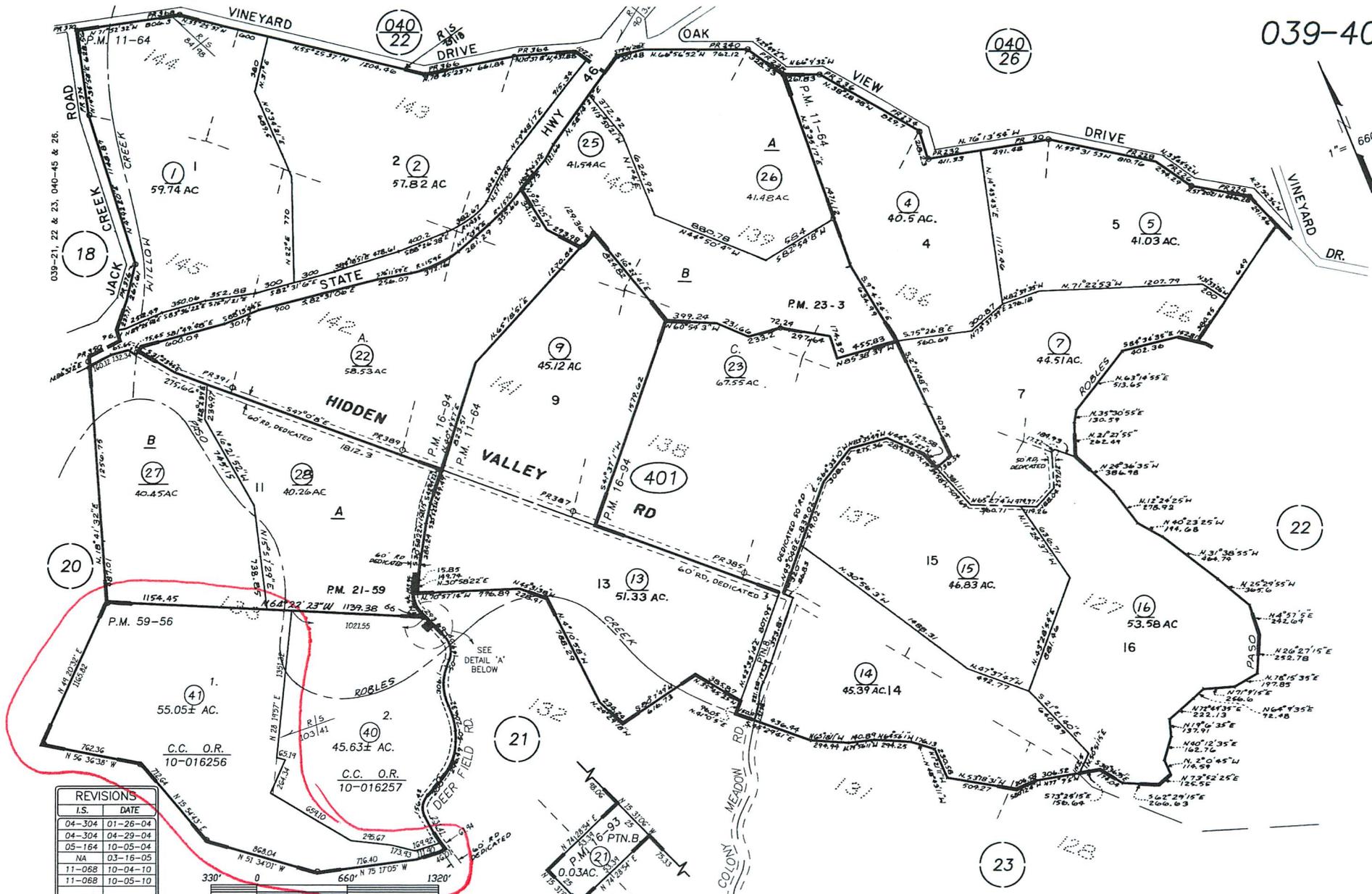


SOUTH ELEVATION

Scale: $\frac{1}{4}'' = 1' - 0''$

John & Janet Birkler
1191 Deefield Rd
Hidden Valley Ranch
Templeton, CA 93465

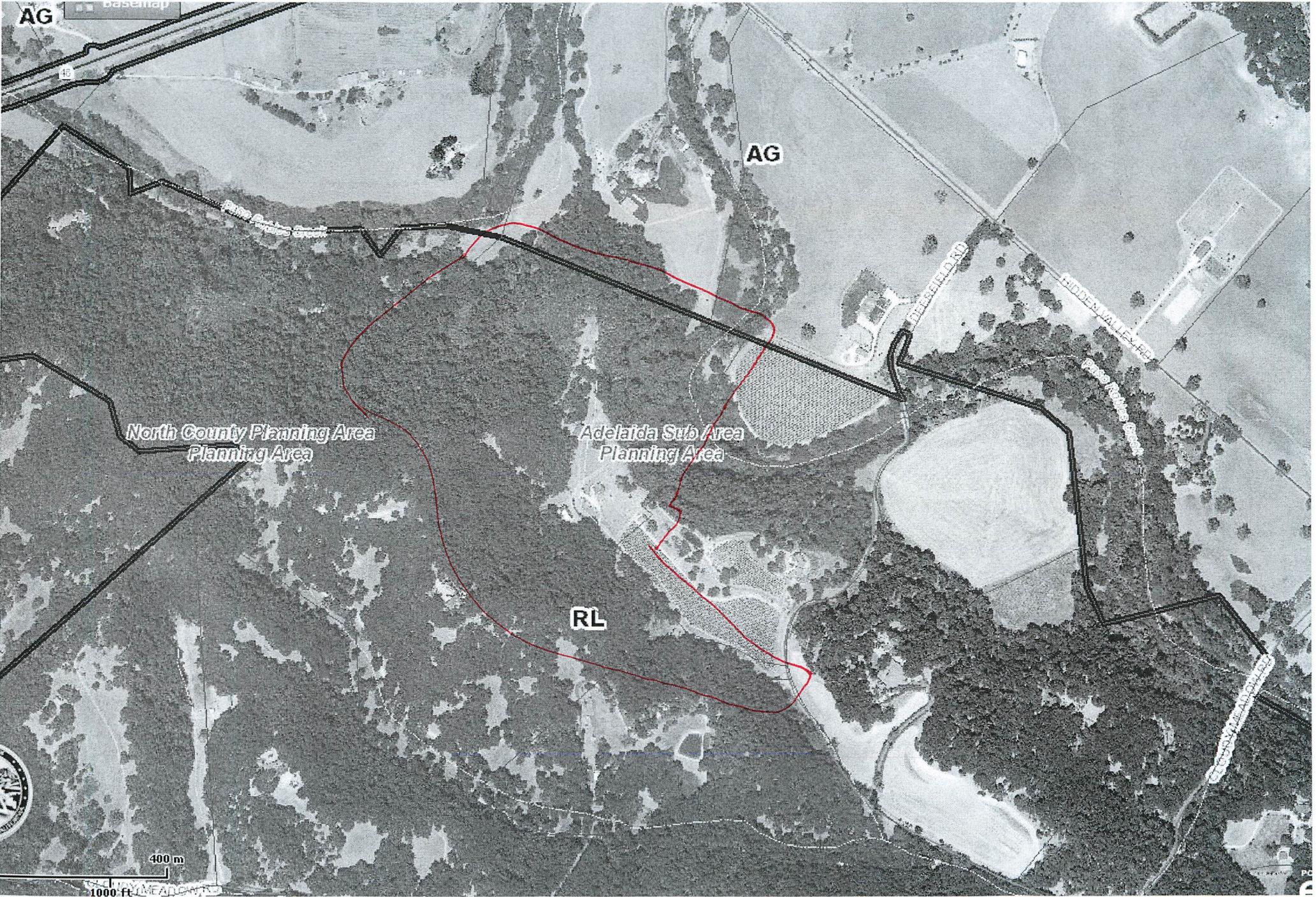
Sheet 6 of 6



REVISIONS	
I.S.	DATE
04-304	01-26-04
04-304	04-29-04
05-164	10-05-04
NA	03-16-05
11-068	10-04-10
11-068	10-05-10

LZ 05-08-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

DETAIL A (SCALE: 1"=50')



AG

Basemap

46

AG

North County Planning Area
Planning Area

Adelaida Sub Area
Planning Area

RL

HIDDEN VALLEY RD

HIDDEN VALLEY RD

CROSSWAY RD

400 m

1000 ft



PC



Parcel Summary Report For Parcel # 039-401-041

5/6/2014
9:08:25AM

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 BIRKLER JOHN L III
 1191 DEERFIELD RD TEMPLETON CA 93465-8800

OWN BIRKLER FAMILY TRUST

OWN BIRKLER FAMILY TRUST T

OWN BIRKLER JANET D

Address Information

<u>Status</u>	<u>Address</u>
P	01191 DEERFIELD RD RADEL

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>
COAL06-	034	0001			RL	FH		Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 59/56-57 PTN PAR 1 & 2

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05



Parcel Summary Report For Parcel # 039-401-041

5/6/2014
9:08:25AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

93110 FNL Primary Parcel

Description:

GARAGE CONVERSION TO 2ND PRIMARY RESIDENCE

93111 FNL Primary Parcel

Description:

BARN FOR HOBBIES NO STOR 2ND LEVEL

93599 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR PERMIT #93110 /001

95822 FNL Primary Parcel

Description:

DEMO SINGLE FAMILY RESIDENCE

97072 FNL Primary Parcel

Description:

REPL 3750SF DEMO W/SFD W/ATT GARAGE/DECK/COV PORCH

A0268 FNL Primary Parcel

Description:

FIRESPRINKLER

C1276 FNL Primary Parcel

Description:

ELECTRIC METER

COD2012-00284 CLD Primary Parcel

Description:

BARN TO RESD CONST W/O PMT

COD2013-00344 CLD Primary Parcel

Description:

CONSTRUCTION W/O PERMIT SHOWER AND FIRE PLACE REINSTALLED

DRC2013-00087 REC Primary Parcel

Description:

DISTANCE WAIVER-GUEST HOUSE/HOME OFFICE IN EXISTING DETACHED GARAGE/WORKSHOP.

PMT2005-02234 FNL Primary Parcel

Description:

DEMO OF EARTHQUAKE DAMAGED SFD (REPLACING 4000 S.F. DWELLING, PERMIT NO. 97072)



Parcel Summary Report For Parcel # 039-401-041

5/6/2014
9:08:25AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2005-03511 CMP Primary Parcel

Description:

AG EXEMPT BUILDING - 1280 SF - ANIMAL USE AND HAY STORAGE

PMT2005-03583 FNL Primary Parcel

Description:

INSTALL ROOF MOUNTED PHOTO VOLTAIC SYSTEM

PMT2005-03711 FNL Primary Parcel

Description:

NEW 400 AMP METER TO FEED 2 EXISTING METERS AND NEW SUBPANEL (70 AMP)

PMT2010-01755 FNL Primary Parcel

Description:

2-STORY STORAGE BARN (1212 SF) WITH ELECTRICAL

PMT2012-01747 FNL Primary Parcel

Description:

AS BUILT - ADD ELECTRICAL & HALF BATH TO 2ND STORY WORKSHOP / (2 STORY STORAGE BUILDING PMT2010-01755), REMOVE SHOWER & WOOD BURNING STOVE, SECOND FLOOR DECK ADDITION (220 SF), INCLUDES WASTE WATER SYSTEM TO RECTIFY CODE ENFORCEMENT CASE COD2012-00284 ***REAL TIME BILLING**

PMT2013-00680 ISS Primary Parcel

Description:

ADDITION TO A SINGLE FAMILY DWELLING / CONVERT EXISTING 713 SQ FT 2-CAR GARAGE INTO FAMILY ROOM, OFFICE & LAUNDRY ROOM, / NEW BATHROOM / ATTACHED CARPORT 660 SQ FT / WINE STORAGE ROOM 140 SQ FT UNCONDITIONED, / & 400 SQ FT COVERED PORCH ON SOUTH END OF HOUSE WITH TRELLIS / NEW BAY WINDOWS IN LIVING ROOM / HOUSE PERMIT 93110 / MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM NFPA 13D / TYCO TY2524 WITH CPVC /

PMT2013-02175 WIT Primary Parcel

Description:

WITHDRAWN

S990336L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT

SUB2006-00163 RDD Related Parcel

Description:

LLA TO ADJUST LOT LINE BETWEEN TWO PARCELS