



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 1/12/2015

TO: _____

FROM: Brandi Cummings, 805-781-1006, BCummings@co.slo.ca.us
NORTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00075 BIRKLER MUP, PROPOSED REMODEL OF EXISTING GARAGE/WORKSHOP TO GUEST HOME AND HOME OFFICE LOCATED AT 1191 DEERFIELD ROAD, TEMPLETION 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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00075

BIRKLER JOHN L I

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

GUESTHOUSE AND HOME OFFICE IN
EXISTING GARAGE/WORKSHOP
ADEL/ RADEL

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name JOHN BIRKLER Daytime Phone 434-2537
Mailing Address 1191 DEERFIELD ROAD, TEMPLETON, CA Zip Code 93465
Email Address: BIRKLER@RANO.ORG

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

Agent Name DANIEL LLOYD, LANDSITE, INC Daytime Phone 441-2454
Mailing Address P.O. BOX 378, CAHUENOS, CA Zip Code 93430
Email Address: DAHR.LLOYD@YAHOO.COM

PROPERTY INFORMATION

Total Size of Site: 55.65 AC Assessor Parcel Number(s): 039-401-033
Legal Description: PCL 1 OF LLA COAL CO-0146
Address of the project (if known): 1191 DEERFIELD ROAD, TEMPLETON, 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.: HWY 46 WEST TO HIDDEN VALLEY RANCH.

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

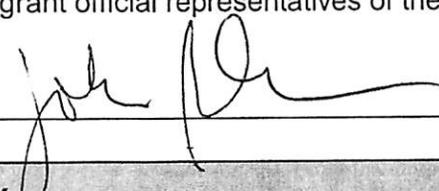
2 PRIMARY RESIDENCES, BARN, CORRAL, GARAGE/WORKSHOP

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GUESTHOUSE AND HOME OFFICE IN EXISTING 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 

Date 11-30-15

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): EXCEPTION TO MINIMUM DISTANCE FROM RESIDENCE TO PROPOSED OFFICE.

Describe existing and future access to the proposed project site: EXISTING ROAD AND DRIVEWAY TO THE PROPERTY

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: AG South: AG
East: AG West: AG

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: 1200 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 & TEMPLETON F. D.

For commercial/industrial projects answer the following:

Total outdoor use area: N/A sq. feet acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:

Number of residential units: 2 EXIST Number of bedrooms per unit: 3 & 4
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%: ~~25~~ acres
Steep slopes over 30%: 15 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: HWY 46 WEST

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. How many service connections will be required? NONE
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:

1. Has an engineered percolation test been accomplished? *WITH PREVIOUS PERMIT FOR SHOP,*
 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? _____
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: _____
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

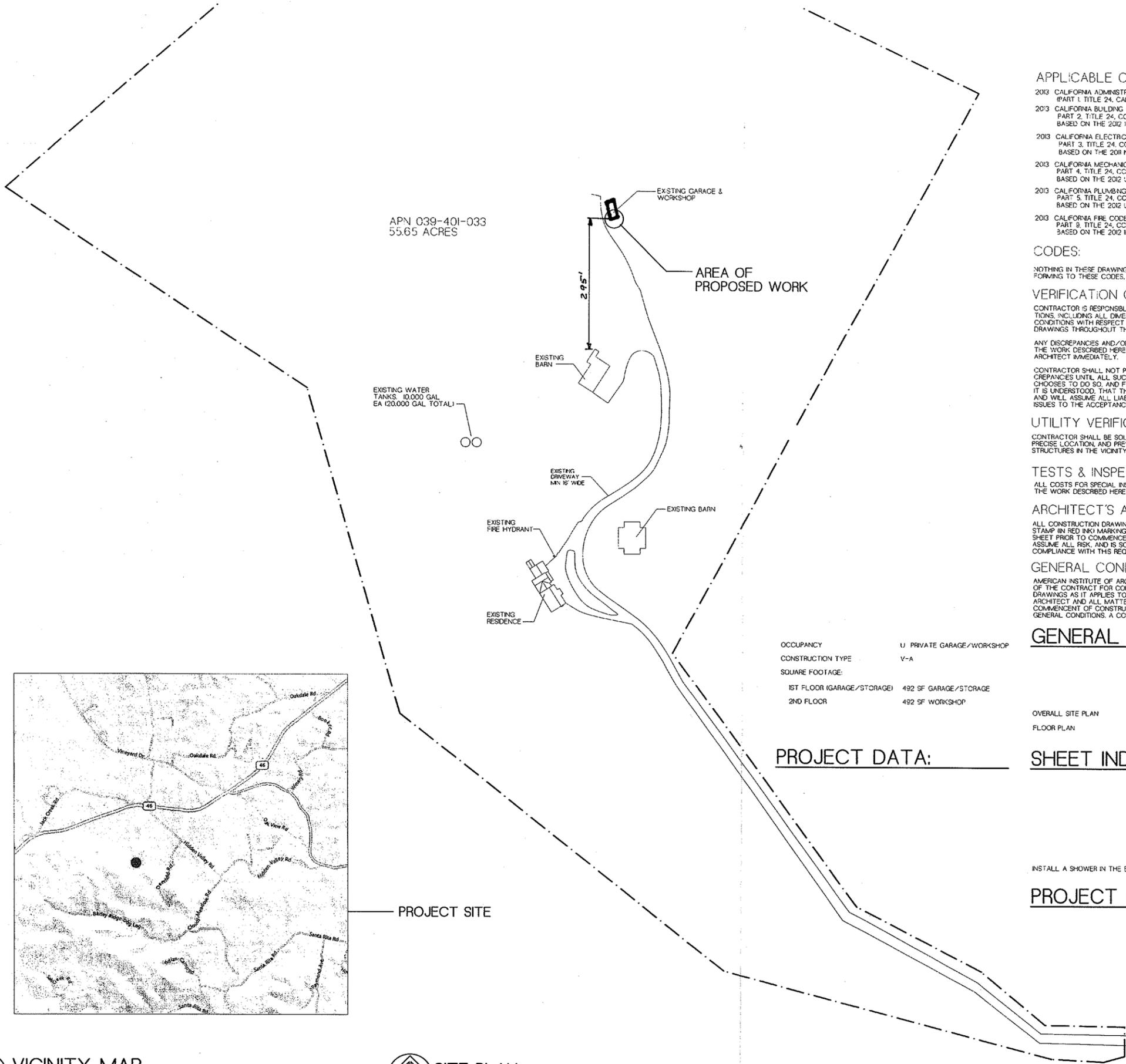
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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): _____

(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.)



APN 039-401-033
55.65 ACRES

AREA OF PROPOSED WORK

EXISTING WATER TANKS 10,000 GAL EA (20,000 GAL TOTAL)

EXISTING GARAGE & WORKSHOP

EXISTING BARN

EXISTING DRIVEWAY MIN. 12' WIDE

EXISTING BARN

EXISTING FIRE HYDRANT

EXISTING RESIDENCE

OCCUPANCY	U PRIVATE GARAGE/WORKSHOP
CONSTRUCTION TYPE	V-A
SQUARE FOOTAGE:	
1ST FLOOR (GARAGE/STORAGE)	492 SF GARAGE/STORAGE
2ND FLOOR	492 SF WORKSHOP

PROJECT DATA:

APPLICABLE CODES

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2013 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24, CCR BASED ON THE 2011 NATIONAL ELECTRICAL CODE (NEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR BASED ON THE 2012 UNIFORM MECHANICAL CODE (UMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR BASED ON THE 2012 UNIFORM PLUMBING CODE (UPC)
- 2013 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24, CCR BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC)

CODES:

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR PROJECT REQUIREMENTS.

VERIFICATION OF SITE CONDITIONS:

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING ON-SITE AND OFF-SITE CONDITIONS INCLUDING ALL DIMENSIONS, GRADES, ELEVATIONS, SOIL, AND EARTHWORK CONDITIONS WITH RESPECT TO THE WORK DESCRIBED ON THESE CONSTRUCTION DRAWINGS THROUGHOUT THE DURATION OF THE CONSTRUCTION WORK.

ANY DISCREPANCIES AND/OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED HEREIN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF CONTRACTOR CHOOSES TO DO SO, AND FAILS TO NOTIFY ARCHITECT IN A TIMELY MANNER, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK AND WILL ASSUME ALL LIABILITIES AND INCUR ALL COST, IF ANY, TO RESOLVE THE ISSUES TO THE ACCEPTANCE OF THE ARCHITECT AND/OR GOVERNING AGENCY.

UTILITY VERIFICATION & COORDINATION:

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXISTENCE, PRECISE LOCATION, AND PREVENTION OF DAMAGE TO UNDERGROUND UTILITIES OR STRUCTURES IN THE VICINITY OF THE PROJECT.

TESTS & INSPECTIONS:

ALL COSTS FOR SPECIAL INSPECTIONS AND TESTING REQUIRED FOR PERFORMANCE OF THE WORK DESCRIBED HEREIN ARE THE RESPONSIBILITY OF THE OWNER.

ARCHITECT'S APPROVED DRAWINGS:

ALL CONSTRUCTION DRAWINGS MUST HAVE THE ARCHITECT'S SEAL, SIGNATURE, AND STAMP IN RED INK MARKING THE DRAWINGS AS "FOR CONSTRUCTION" ON THE TITLE SHEET PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL ASSUME ALL RISK, AND IS SOLELY AND COMPLETELY RESPONSIBLE FOR NON-COMPLIANCE WITH THIS REQUIREMENT. NO PARTIAL SETS OF DRAWINGS ARE PERMITTED.

GENERAL CONDITIONS:

AMERICAN INSTITUTE OF ARCHITECTS (AIA) STANDARD FORM A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" 2007 EDITION IS MADE A PART OF THESE DRAWINGS AS IT APPLIES TO THE OWNER, CONTRACTOR, SUB-CONTRACTORS, AND ARCHITECT AND ALL MATTERS PERTAINING TO THE CONSTRUCTION OF THIS PROJECT. COMMENCEMENT OF CONSTRUCTION WORK IMPLIES FULL ACCEPTANCE OF THESE GENERAL CONDITIONS. A COPY OF WHICH MAY BE ACQUIRED FROM THE ARCHITECT.

GENERAL NOTES:

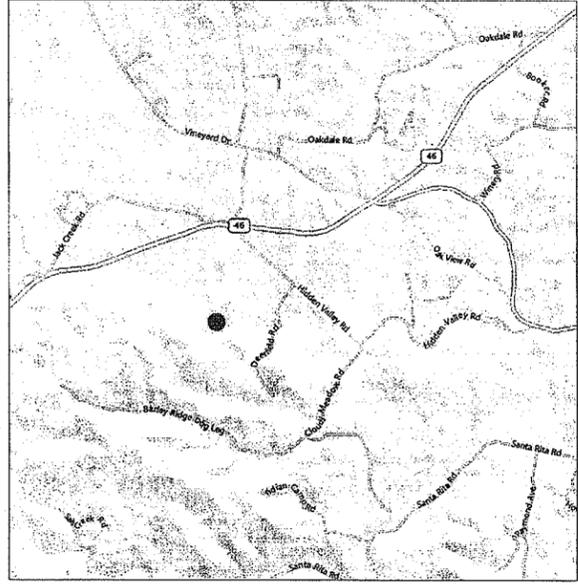
OVERALL SITE PLAN	SHEET A-1
FLOOR PLAN	SHEET A-2

SHEET INDEX:

INSTALL A SHOWER IN THE EXISTING SECOND FLOOR BATHROOM.

PROJECT DESCRIPTION

DEERFIELD ROAD



PROJECT SITE



Dettmmer Architecture
663 Hill Street, San Luis Obispo, CA 93405 805 541 4864
www.dettmerarchitecture.com
Fax 805 541 4865

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Consultants:

Client:
JOHN & JANET BIRKLER

1191 Deerfield Road
Hidden Valley Ranch
Templeton, CA 93465

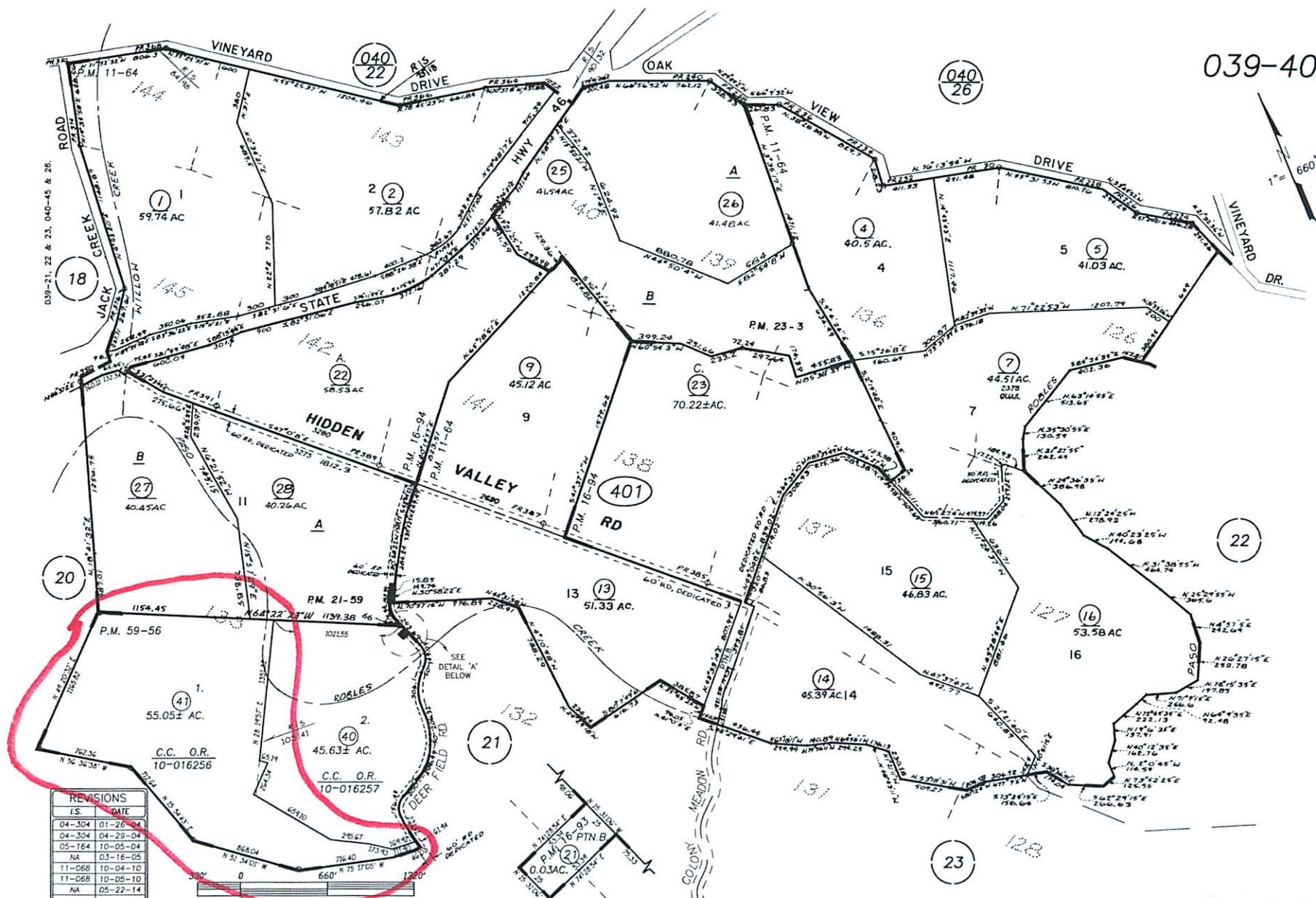
Project:
SHOWER INSTALLATION IN WORKSHOP

1191 Deerfield Road
Hidden Valley Ranch
Templeton, CA 93465

Revisions:

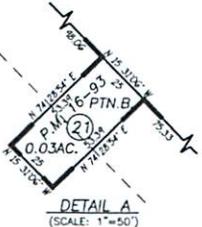
Date:
Scale:
Drawn By:
Sheet Contents:
OVERALL SITE PLAN

Sheet Number:
A-1



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
NA	05-22-14

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





Rural Lands

Agriculture

Planning Area

Adelaida Sub Area
Planning Area

Templeton Advisory Committee

Rural Lands

Agriculture

Agriculture

Res

Salinas River
Planning



Parcel Summary Report For Parcel # 039-401-033

1/11/2016
8:49:33AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

041

People Information

Role Name and Address

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

OWN BIRKLER FAMILY TRUST

OWN BIRKLER JANET D

Address Information

<u>Status</u>	<u>Address</u>
A	01191 DEERFIELD LN RADEL

Lot Information:

<u>Tract / Townshp</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>
COA.06-	034	1P	Rural Adelaida	Adelaida	RL	FH		Y	L2	

Parcel Information

<u>Status</u>	<u>Description</u>
Inactive	PM 59/56-57 PAR 1

Notes

Tax Districts

TEMPLETON
 SAN LUIS OBISPO JT(27,40)
 TEMPLETON PUBLIC
 NO. 05
 AREA NO. 21



Parcel Summary Report For Parcel # 039-401-033

1/11/2016
8:49:33AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

DRC2015-00075

Case Status:

REC

Primary Parcel

Description:

GUESTHOUSE AND HOME OFFICE IN EXISTING GARAGE/WORKSHOP