



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 9/28/2020

TO: 2nd District Legislative Assistant, Building Division, Golden State Water (Los Osos), Los Osos CSD, Los Osos Community Advisory Council

FROM: Adam Orta, Project Manager (aorta@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2020-00147

PROJECT DESCRIPTION*: This project is applying for a Minor Use Permit to allow for a vacation rental use in the Single-Family Residential zone. The project is located at 301 Lilac Drive in the community of Los Osos.

APN(s): 074-191-001

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: 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 INDICATE (VIA E-MAIL OR PHONE).

Table with 3 columns: Date, Name, Phone

*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
General Land Use Application

PLN-1001
06/09/2017

NOTE: Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record. All applications must be filed under the subject property's owner of record; however, you may use an alternate contact address and telephone number.

Form with sections: PROPERTY OWNER, APPLICANT, AUTHORIZED AGENT, PROPERTY INFORMATION, PROJECT INFORMATION. Includes handwritten entries for names, addresses, phone numbers, and project details.

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.

Signature:

[Handwritten signature]

Date:

7/23/20



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Land Use Consent of Property Owner

PLN-1012
06/16/2017

PROPERTY INFORMATION AND PROJECT DESCRIPTION	
Property address: 301 LILAE DR LOS OSOS	Assessor's Parcel Number: 074-191-001
Project Description: PART-TIME VACATION RENTAL	

I (we) the undersigned owner of record of the fee interest in the parcel of land located at the above address, identified as the above Assessor Parcel Number, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCO application referral is being filed with the County requesting an approval for the above project description, do hereby certify that:

- Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permit applications in connection with this matter.
- I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
- If prior notice is required for an entry to survey or inspect the property, please contact:
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials or specify none):

CONSENT GRANTOR		AUTHORIZED AGENT	
Name: STEVE GADE	Telephone: 885 801 3186	Name:	Telephone:
Mailing address: 301 LILAE DR		Mailing address:	
Signature: <i>[Signature]</i>	Date: 7/23/20	Signature:	Date:



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Environmental Description

PLN-1003
06/09/2017

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:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. 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.
4. 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 CHARACTERISTICS			
Acres with 0-10% slopes: 0-11	Acres with 10-20% slopes:	Acres with 20-30% slopes:	Acres over 30% slopes:
Are there any springs, streams, lakes, or marshes on or near the site? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please describe:		Are there any flooding problems on the site or in the surrounding area? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please describe:	
Has a drainage plan been prepared? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please attach a copy.		Has there been any grading or earthwork on the site? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please describe:	
Has a grading plan been prepared? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please attach a copy.		Are there any sewer ponds/waste disposal sites on or adjacent to the site? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please describe:	
Are there any railroads or highways within 300 feet of the site? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please describe:		Can the site be seen from surrounding public roads? <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, please describe: LILAC DR.	
WATER SUPPLY INFORMATION			
What type of water supply is proposed? Individual Well <input type="checkbox"/> Shared Well <input type="checkbox"/> <u>Community Water System</u> GOLDEN STATE		What is the proposed use of the water? <input checked="" type="radio"/> Residential <input type="radio"/> Non-Residential If non-residential, please describe:	
What is the expected daily water demand associated with the project? 60 CCF		How many service connections will be required? 1	

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06/09/2017

Environmental Description

Do operable water facilities exist on the site? <input checked="" type="radio"/> Yes No If yes, please describe:	Has there been a sustained yield test on proposed or existing wells? Yes No <i>N/A</i> If yes, please attach a copy.
Does Water Meet the Health Agency's Quality Requirements? <input checked="" type="radio"/> Yes No	Bacteriological? Yes No
Chemical? Yes No	Physical? Yes No
Water analysis report submitted? Yes No	
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 Problems Will-Serve Letter Other	Pump Test Hours: GPM: Surrounding Well Logs Hydrologic Study
SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM)	
Has an engineered percolation test been completed? Yes <input checked="" type="radio"/> No If yes, please attach a copy.	Has a piezometer test been completed? Yes <input checked="" type="radio"/> No If yes, please attach a copy.
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 <i>N/A</i>	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) <i>N/A</i>
What is the distance from proposed leach field to any neighboring water wells? _____ feet <i>N/A</i>	
SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)	
Is this project to be connected to an existing sewer line? <input checked="" type="radio"/> Yes No Distance to nearest sewer line: Location of connection:	
What is the amount of proposed flow (gallons per day)?	Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? <input checked="" type="radio"/> Yes No
SOLID WASTE INFORMATION	
What is the name of solid waste disposal company? <i>WASTE MANAGEMENT</i>	Where is the waste disposal storage in relation to buildings? <i>N/A</i>
What type of solid waste will be generated by the project? <input checked="" type="radio"/> Domestic Industrial Agricultural Other	Does your project design include an area for collecting recyclable materials and/or composting materials? <input checked="" type="radio"/> Yes No
If other, please describe:	

PLN-1003
06/09/2017

Environmental Description

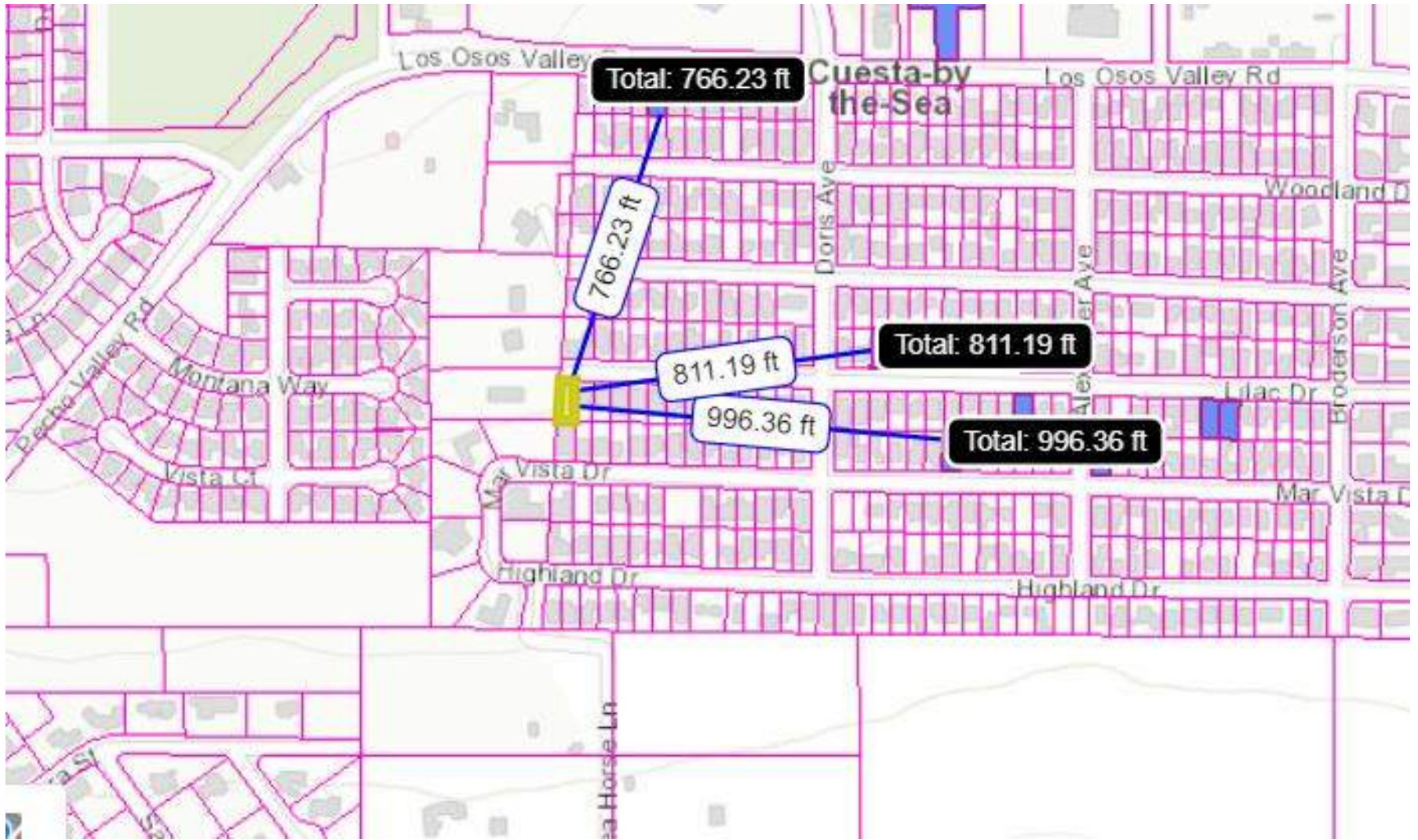
COMMUNITY SERVICE INFORMATION	
Name of school district: SAN LUIS COASTAL USD	
Are services (grocery/other shopping) within 1/2 mile of the project? <input checked="" type="radio"/> Yes <input type="radio"/> No	Location of nearest police station: 9TH ST Location of nearest fire station: BAYVIEW HEIGHTS Location of nearest public transit stop: LOVR
HISTORIC AND ARCHEOLOGICAL INFORMATION	
Describe the historic use of the site: RESIDENTIAL	
Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? <input type="radio"/> Yes <input checked="" type="radio"/> No	Has an archaeological surface survey been done for the project site? <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe:	If yes, please attach two copies.
AGRICULTURAL INFORMATION	
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? N/A	
Is the site currently in Agricultural Preserve (Williamson Act)? <input type="radio"/> Yes <input checked="" type="radio"/> No	Is the site currently under land conservation contract? <input type="radio"/> Yes <input checked="" type="radio"/> No
SPECIAL PROJECT INFORMATION	
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	
Will the development occur in phases? <input type="radio"/> Yes <input type="radio"/> No N/A	Are there any proposed or existing deed restrictions? <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe:	If yes, please describe:
Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, please describe:	
ENERGY CONSERVATION INFORMATION	
Describe any special energy conservation measures or building materials that will be incorporated into your project: N/A	
ENVIRONMENTAL INFORMATION	
List any mitigation measures that you propose to lessen the impacts associated with your project: N/A	

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06/09/2017

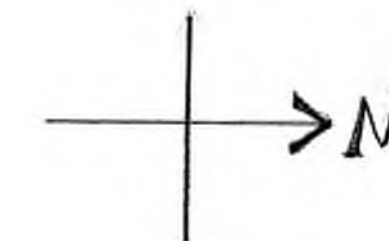
Environmental Description

(mitigation measures – continued)	
<p>Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?</p> <p>Yes <input checked="" type="radio"/> No</p> <p>If yes, please describe:</p>	<p>Are you aware of any previous environmental determinations for all or portions of this property?</p> <p>Yes <input checked="" type="radio"/> No</p> <p>If yes, please describe and provide permit or subdivision numbers(s):</p>
OTHER RELATED PERMITS	
List all permits, licenses or government approvals that will be required for your project (federal, state and local):	

PROJECT SUMMARY/REFERRAL

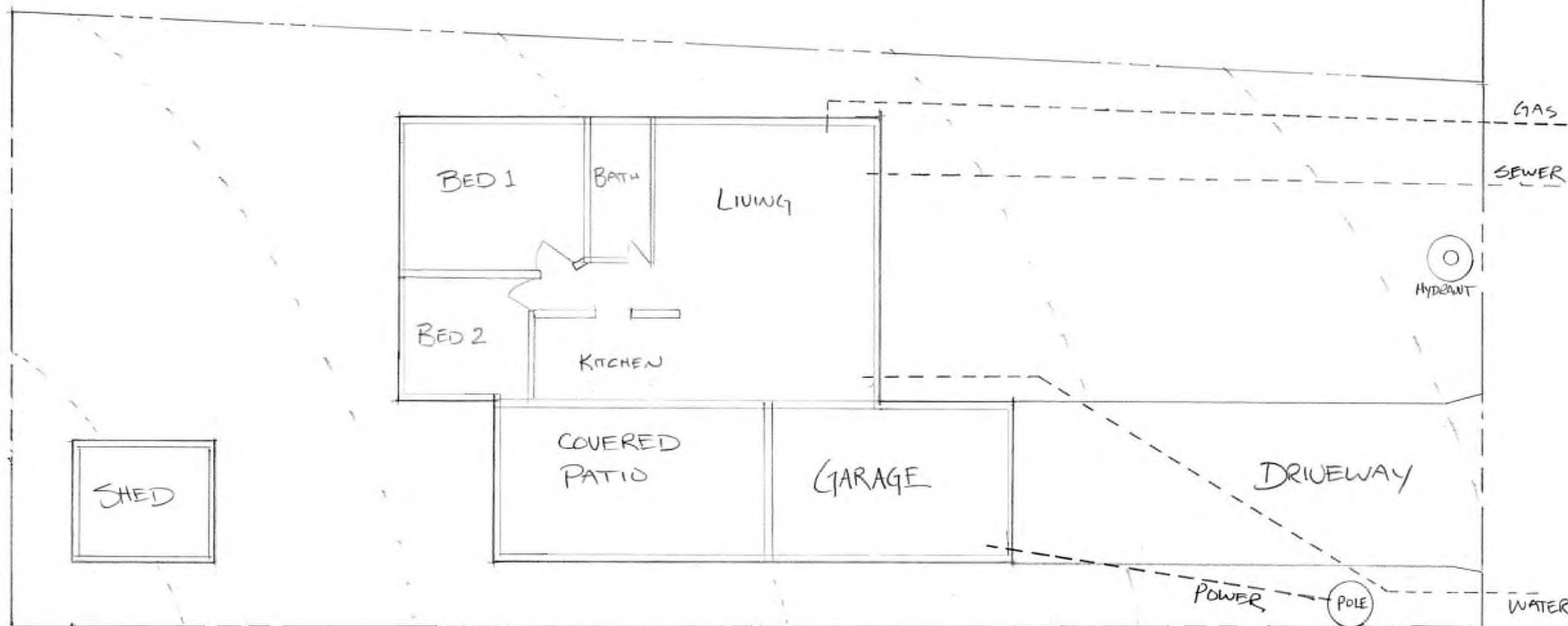


301 LILAC DR. LOS OSOS, CA 93402



SCALE 1/8" = 1'

CONTOUR INTERVAL = 2 FT



(DEAD END)

LILAC DR

(TO DORIS)



OVERVIEW

PARCEL STATUS Active

TAX CODE

PRIMARY OWNER GADE STEPHEN M & JESSIE C
301 LILAC DR LOS OSOS, CA 93402

SECONDARY OWNERS GADE JESSIE C
GADE STEPHEN M

PARCEL ADDRESS(ES) 301 LILAC DR LOS OSOS, CA 93402

COMMUNITY Los Osos

ADVISORY COUNCIL Los Osos Community Advisory Council

LEGAL DESCRIPTION REDFIELD WD BL 12 LT 14

PLANNING AREA(S) Estero Planning Area

LAND USE Residential Single-Family

COMBINING DESIGNATIONS Archaeologically Sensitive Area, Local Coastal Program

PLANNING AREA STANDARDS 23.7.3 J, T23 Estero, T23 Estero LO

PARCEL FLAGS AS - Archeologically Sensitive Area, CAZ - Coastal Appealable Zone, LCP - Local Coastal Plan, LDP - Sewage Discharge Prohibition, LGC - Los Osos Water Cons. Area, LOS1 - Los Osos Sewer Phase 1, MS4 - MS4 Stormwater Area, RD9 - Road Fee Area - South Bay, RSF - Residential Single-Family, STM - Stormwater Management Area

PARCEL DOCUMENTS

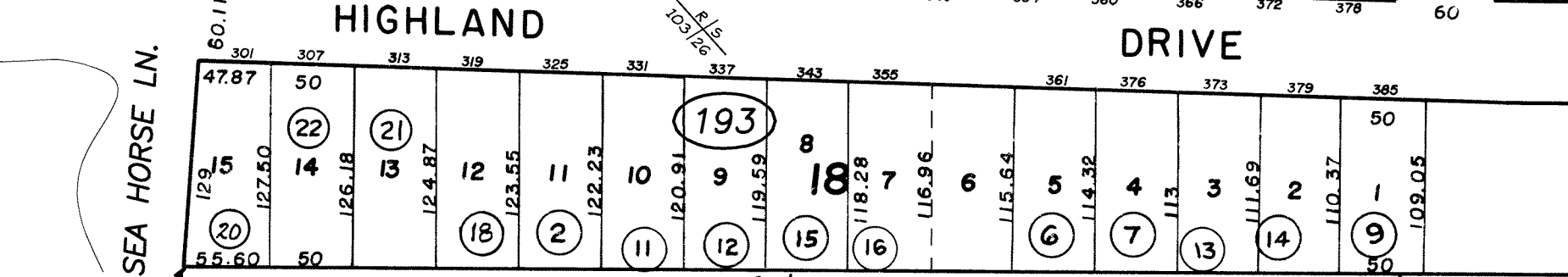
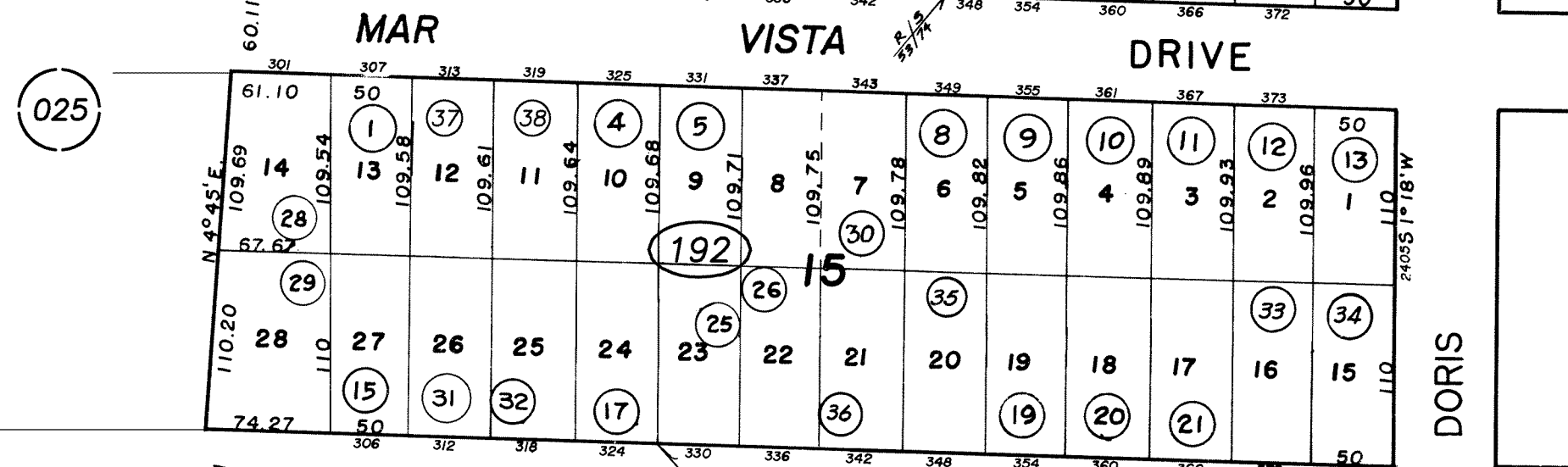
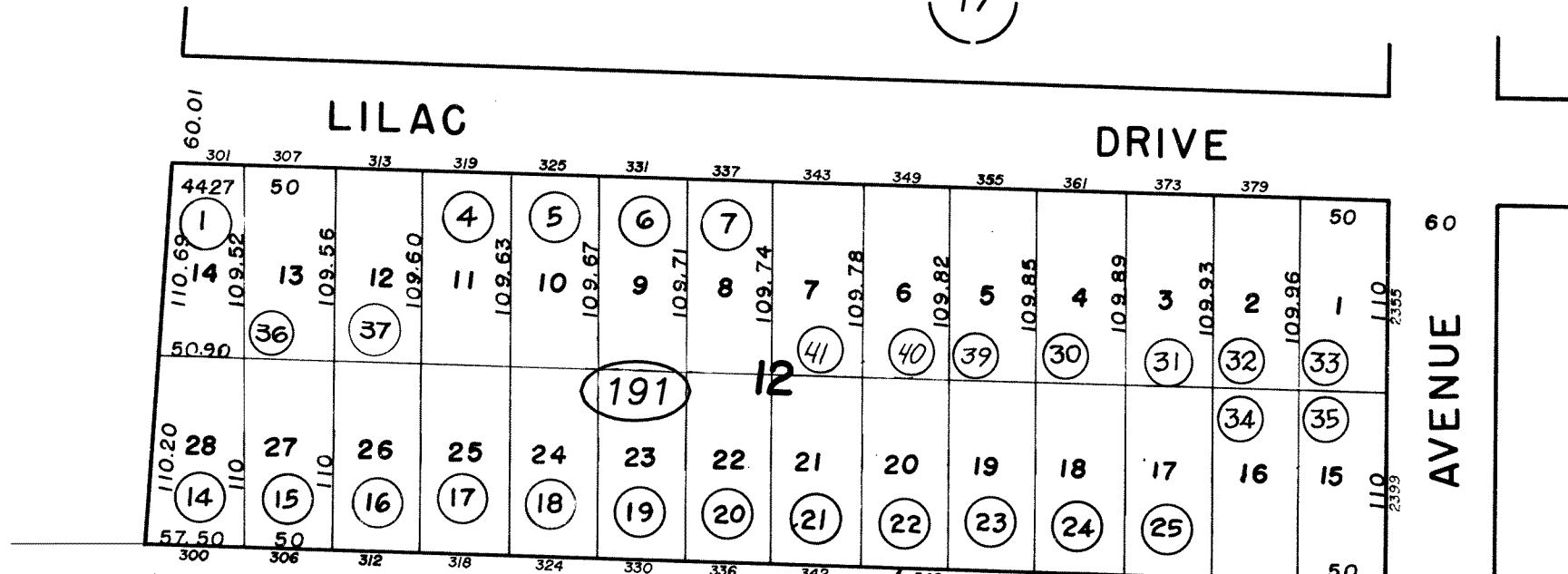
Recorded Date	Document Type	Document Number
07/06/1976	Lot (C)	1976-R-C26259
05/23/1984	Lot (O)	1984-R-026490
03/04/1985	Lot (O)	1985-R-011333
12/16/1986	Lot (O)	1986-R-083173
01/19/1988	Lot (O)	1988-R-003168
12/08/1988	Lot (O)	1988-R-072620
12/08/1988	Lot (O)	1988-R-072621
03/01/2005	Lot (O)	2005-R-015643

RECORDED LOTS

Lot Number	Lot Flags
T-REDFIELD-0012-0014-Y	SS - Special Setbacks Apply

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
08/25/2020	DRC2020-00147	Land Use	Submitted
<i>We would like to rent our home via Airbnb while we are away on vacation.</i>			
08/21/2020	P-APP-2020-00184	Application	Completed
<i>We would like to rent our home via Airbnb while we are away on vacation.</i>			
07/11/2016	PMT2016-00221	PMTR - Residential Permit	Finald
<i>LOS OSOS SEWER CONNECTION - RAIN WATER CAPTURE - ABANDON TANK PERMIT (REFERENCE PMT2015-05124) WBS 300448.03.01.SEPTIC</i>			
06/29/2016	PMT2015-05124	PMTR - Residential Permit	Finald
<i>Los Osos Sewer Connection</i>			
<i>This permit will allow the placement of a sewer line between the house, condominium, apartment house, or business and the public sewer line at the property line. It includes the proper abandonment of the existing septic tank. This permit is only valid in the Los Osos Sewer impact area.</i>			
05/12/1998	P970821P	Zoning Clearance	Approved
<i>DBA CAROL'S CLASSICS</i>			

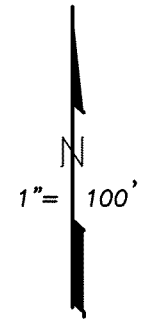


S.W. COR. REDFIELD WOODS
 SEA HORSE LN.
 NORTH LINE SEC. 24 T. 30 S., R. 10 E., M.D.M.
 N 88° 41' W

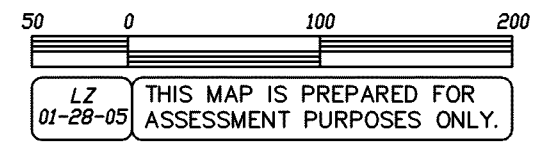
025

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



REVISIONS	
I.S.	DATE
05-293	01-28-05



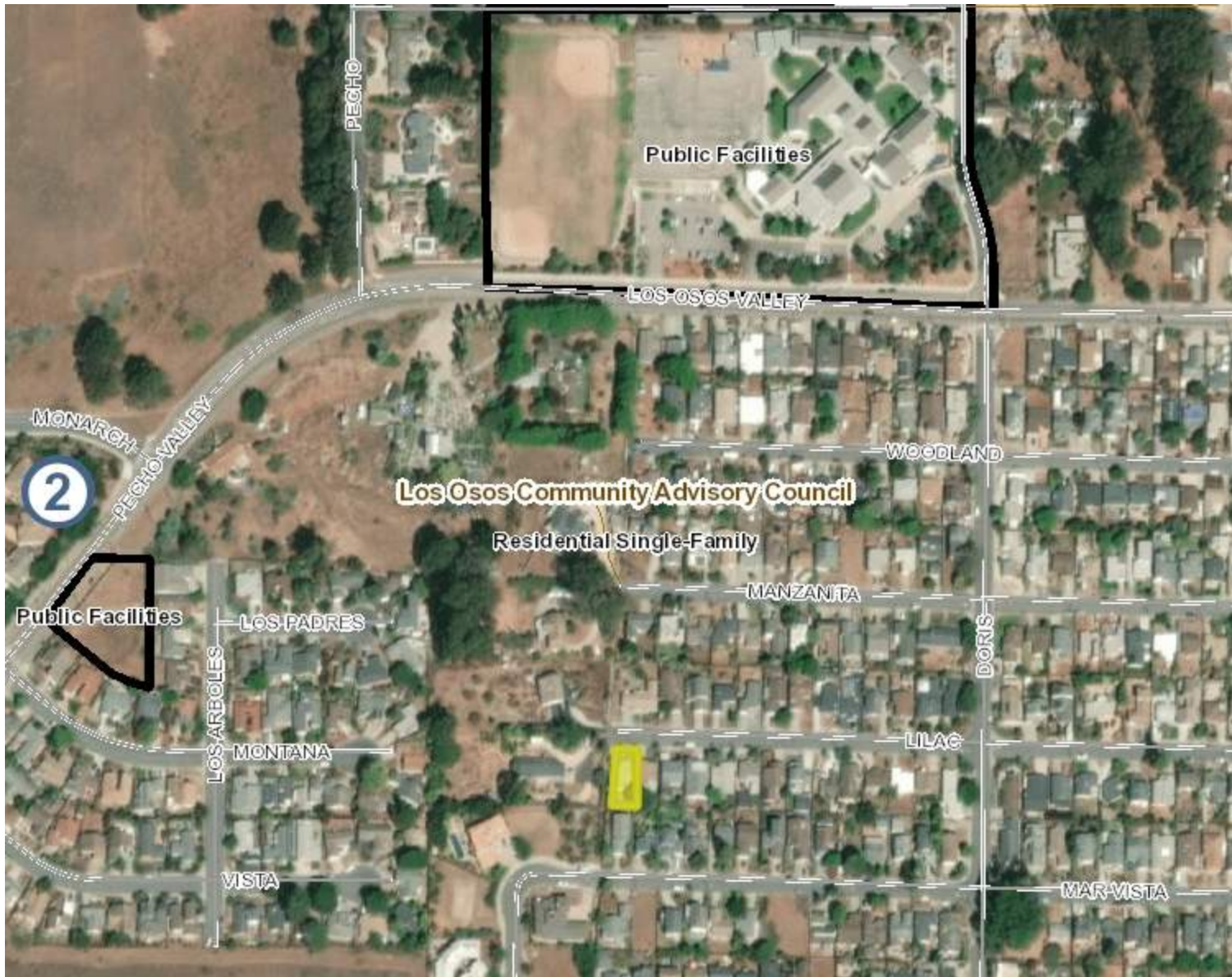


Legend

-  SLO County Parcels
- Roads**
-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance
- Community Advisory Groups**
-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  SLO County Boundary
-  Land Use Outlines

-94.04 0 47.02 94.04 Feet 1: 564





Legend

Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

Community Advisory Groups

- Community Advisory Group Boundary
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas

Supervisor Districts

- SLO County Boundary
- Land Use Outlines

-752.33 0 376.17 752.33 Feet 1: 4,514



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

