

CALIFORNIA COASTAL COMMISSION

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COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION

Application number **3-00-018-A3 (KK Ranch Palm Trees, Modular Home, and Well Amendment)**

Applicant Khosro Khaloghli

Project location 7292 Exotic Gardens Drive, Cambria, San Luis Obispo County

Approved project 10,487 sq. ft. single-family residence including an attached garage and workroom; 600 sq. ft. guesthouse with a 480 square foot garage; 2,400 sq. ft. storage barn with 600 square foot loft; and 4,200 sq. ft. garage/storage building.

Proposed Amendment Revise permit condition 3c requiring landscaping with native species to allow retention of non-native palm trees planted in July 2005 (36 fan palms planted around the residence and 2 canary island palms planted at the entrance gate); delete permit condition 7 requiring removal of an existing 2,400 square foot modular home; eliminate the 2,400 square foot barn (not built) from the scope of the approved project; and, obtain after-the-fact authorization for two recently drilled wells that will supply water to the modular home.

Local Approvals The San Luis Obispo County Planning Commission approved Minor Use Permit/Coastal Development Permit D990019V for the original project on June 22, 2000. There are no discretionary approvals required by the County for the proposed CDP amendment.

File documents San Luis Obispo County certified Local Coastal Program; Coastal Development Permit Files A-3-SLO-00-118, A-3-SLO-00-118-A1, and A-3-SLO-00-A2; A3 application materials and associated correspondence.

Staff recommendation **Approve with conditions**

Summary: In June 2002, San Luis Obispo County approved a coastal development permit for a single-family residential estate development on a 78-acre parcel located on the inland side of Highway One, immediately north of the Cambria Urban Area, in the North Coast Planning Area of San Luis Obispo County. The County's permit authorized a 9,700 square foot home to replace an existing modular home, a 1,080 square foot guesthouse, a 2,400 square foot barn with 600 square foot loft, a well within 50 feet of Leffingwell Creek, and a man made pond. The County's approval was appealed to the Coastal Commission, and during the processing of the appeal, the applicant removed the well from the permit

California Coastal Commission
May 11, 2006 Meeting in Costa Mesa

Staff: Steve Monowitz Approved by:

application. The Commission subsequently approved a permit for a further revised version of the project in March 2002, subject to conditions that, among other things, requires that landscaping be comprised of native plants and screen the development from public view within three years of its construction. Since that time, two permit amendments authorized an increase in the size of the residence to 10,487 square feet and added a 4,000 square foot detached garage/storage building to the scope of the permit. All elements of the approved project have been constructed, with exception to the 2,400 square foot barn.

In July 2005, toward the completion of project construction, the applicant planted close to one hundred non-native palm trees in conflict with the terms of the approved CDP. Upon being informed of the violation, the applicant removed 56 palm trees planted along the entrance driveway, in direct view of Highway One, and applied for a permit amendment to retain 36 palms planted around the residence, and two at the driveway entrance. The amendment application also requests authorization to retain the existing 2,400 modular home required to be removed prior to occupancy of the new residence, in exchange for deleting the yet to be built 2,400 square foot barn currently allowed by the CDP. In addition, the application seeks after-the-fact approval for two wells recently drilled on the property in order to supply water to the modular home.

Key issues raised by the amendment include protection of coastal views, water supplies, and environmentally sensitive habitats. The uniqueness and importance of the native Monterey Pine Forest and riparian habitats adjacent to the project site are familiar issues to the Commission, as are the scenic views of rural coastal California along this section of Highway One. Water supply constraints are a similarly significant issue. The San Luis Obispo County certified Local Coastal Program (LCP) is the standard of review for the amendment, and contains policies and ordinances that require protection of these coastal resources.

Despite the unfortunate circumstances under which the amendment application has been submitted, Commission staff has determined that, with conditions, the amendment will conform to the applicable development standards of the certified LCP, as summarized by the following table:

LCP Issue	Project Consistency	Revised Conditions
Scenic Coastal Views	The 36 palm trees surrounding the residence are not consistent with the visual character of the area. However, they are mostly screened from public view, and will become less visible as native landscape materials mature. The two palms planted at the property entrance are a small variety, and are not visually obtrusive or out of character with the area. The manufactured mobile home is visible at a distance for a brief instant to northbound motorists on Highway One. The visibility of this structure will be minimized by the applicant's proposal to paint it an earth-tone green, as well as by the growth of required native landscaping.	Non-native ornamental landscaping (other than the two palms at the entrance) and the manufactured home shall be hidden from public view using native landscaping in accordance with Special Conditions 3 and 4 of the existing permit. The modular home shall be painted and maintained in an earth-tone green color until it is completely screened from public view by native landscaping. If ornamental plantings or the modular home are not completely hidden from public view within three years, they shall be removed from the site.
Monterey Pine Forest	The proposed palm trees are not invasive, and will not diminish the biological productivity of the surrounding forest habitats. Substitution of the yet to be built 2,400 barn with the existing manufactured home will prevent additional construction activities and thereby avoid impacts to the forest.	Limit non-native ornamental landscape plants to non-invasive species approved by the Executive Director and, other than the two palms at the property entrance, to areas within 100 feet of the approved structures that are not vegetated with native species.
Riparian and Wetland Habitats	The two wells are well over 100 feet away from Leffingwell creek and its associated riparian and wetland habitats, and are outside the Santa Rosa and San Simeon watersheds. A report by the project geologist states that operation of the wells is not expected to impact riparian and wetland areas.	Restrict use of the well to supplying water to the modular home. Prohibit future connection of the modular home to a municipal water supply system unless approved through an amendment to this permit.



Water Supply	The two wells will not draw upon the Santa Rosa or San Simeon watersheds, and therefore will not impact Cambria water supplies. Since the property is outside of the LCP's urban services line, on-site wells rather than municipal water supplies, are the appropriate source of water for new development, provided that the wells will not adversely impact coastal resources or priority uses such as agriculture, as is the case here.	Restrict use of the well to supplying water to the modular home. Prohibit future connection of the modular home to a municipal water supply system unless approved through an amendment to this permit. Require evidence of well approval by San Luis Obispo County Environmental Health Department prior to issuance of the amended permit.
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Accordingly, **staff recommends approval of the permit amendment subject to the revised and supplemental permit conditions summarized above**, on the basis that as conditioned, the amended project is consistent with the San Luis Obispo County certified LCP.

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Exhibits

Exhibit 1: Existing Conditions of Approval

Exhibit 2: Location and Site Maps

Exhibit 3: Plans and Correspondence Regarding Current Amendment Request

I. Staff Recommendation on CDP Amendment

The staff recommends that the Commission, after public hearing, **approve** the proposed permit amendment A-3-SLO-00-118-A3 subject to the standard and special conditions below.

Motion. I move that the Commission approve the proposed amendment to Coastal Development Permit No. A-3-SLO-00-118-A3 pursuant to the staff recommendation.

Staff Recommendation of Approval. Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve the Coastal Development Permit. The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Conditions of Approval

A. Standard Conditions

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.



2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

B. Special Conditions

1. **Existing Conditions.** All existing conditions of Coastal Development Permit A-3-SLO-00-118, as amended by A-3-SLO-00-118-A1 and A-3-SLO-00-118-A2 and attached to this report as Exhibit 1, remain in effect, except as modified and supplemented below.
2. **Revised Scope of Permit.** Existing permit condition 1.c. is revised to replace the 2,400 square foot storage barn with 600 square foot loft with the following: “Retention of the existing 2,400 square foot modular home, in its current location, as a secondary residential unit, subject to the landscape screening requirements established by Special Conditions 3 and 4. PRIOR TO THE ISSUANCE OF CDP AMENDMENT A-3-SLO-00-118-A3, the applicant shall submit photographic evidence, for the review and approval of the Executive Director, that the modular home has been painted an earth-tone green, in order to minimize its visibility from Highway One. The permittee and all future property owners shall be responsible for maintaining the earth-tone paint color of the modular home until such a time that it is completely screened from public view in accordance with Special Conditions 3 and 4. In the event the modular home is not completely hidden from public view within three years from the date of approval of Amendment A-3-SLO-00-118-A3 it shall be removed from the site.” In addition, the following new condition 1.d is added to the Scope of the Permit: “Two wells, drilled in the location described and mapped by the January 27, 2006 letter from project hydrogeologist Timothy Cleath, for the sole purpose of providing water to the existing modular home. No future connection of the modular home to a municipal water supply shall be allowed unless authorized through an amendment to this permit. PRIOR TO ISSUANCE OF CDP AMENDMENT A-3-SLO-00-118-A3, the applicant shall submit written evidence, for the review and approval of the Executive Director, that the San Luis Obispo County Department of Environmental Health has determined that the wells will provide an adequate quantity and quality of water to support the secondary residence, and issued all necessary well permits.”
3. **Ornamental Landscaping.** Existing permit condition 3c is revised to allow an exception to the requirement that new plantings be native species by adding the following two sentences to the end of the first paragraph. “The use of non-native ornamental species shall be limited to non-invasive

plants approved by the Executive Director, in areas within 100 feet of the approved structures that are not vegetated with native species, and to the two palm trees planted at the entrance to the property. All non-native ornamental plants other than the two palms at the entrance shall be subject to the same visual screening requirements as the residence, as detailed by this condition and Special Condition 4. Any ornamental plantings that are not completely hidden from public view within three years from the date on which Amendment A-3-SLO-00-118-A3 was approved shall be removed from the site.”

III. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Project Location and Description

The development project that is the subject of the current amendment application is on a 78 acre parcel located at 7292 Exotic Gardens Drive, on the east side of Highway One, in the Rural Lands category north of the Cambria urban area (see Exhibit 2 for location and site maps). The parcel is bounded by San Simeon State Park to the North, undeveloped private land to the east, and a few residential estates (i.e., the Brown estate and the Leimert subdivision) to the south/southeast. There is an existing restaurant (“The Hamlet”) adjacent to the northwest corner of the site, which also gains access from Exotic Gardens Drive and fronts on Highway One. Leffingwell creek, a perennial stream, forms the southern boundary of the property and supports riparian and wetland habitats.

The parcel has a generally long and thin configuration, with the widest part of the property fronting on Highway One for a distance of approximately 1,400 feet. The parcel tapers down to a narrow strip about 600 feet wide at its eastern end, which is about 3,600 feet inland of Highway One. The wider, western half of the site is comprised mainly of grasslands, while the narrower eastern portion contains Monterey Pine forest. The portion of the site where the development has been sited was previously excavated in order to provide a source of fill for Highway One construction, and has remained generally devoid of trees native vegetation since that time.

The Coastal Development permit approved by the Commission in March 2002, and subsequently amended, authorized the construction of a 10,487 square foot single-family residence, a 1,080 square foot guesthouse, a 2,400 square foot barn with 600 square foot loft, and a 4,000 square foot detached garage/storage building within the previously disturbed portion of the site. Conditions of permit require, among other things, that the development be hidden from public view within three years of its construction, through the use of native tree landscaping.

In July 2005, toward the completion of project construction, the applicant planted close to one hundred non-native palm trees in conflict with the terms of the approved CDP. Upon being informed of the violation, the applicant removed 56 palm trees planted along the entrance driveway that were in direct view of Highway One, and applied for a permit amendment to retain 36 palms planted around the



residence, and two at the driveway entrance. The amendment application also requests authorization to retain the existing 2,400 modular home required to be removed prior to occupancy of the new residence, in exchange for deleting the yet to be built 2,400 square foot barn currently allowed by the CDP. In addition, the application seeks after-the-fact approval for two wells recently drilled on the property in order to supply water to the modular home. Correspondence and site plans describing the proposed amendment are attached to this report as Exhibit 3.

B. Issue Analysis

1. Visual Resources

a. Applicable LCP Visual Resource Standards

Policy 1: Protection of Visual and Sensitive Resources

Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved, protected, and in visually degraded areas restored where feasible.

Policy 2: Site Selection for New Development

Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created “pockets” to shield development and minimize visual intrusion.

Policy 4: New Development In Rural Areas

New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views. New land divisions whose only building site would be on a highly visible slope or ridgetop shall be prohibited.

b. Visual Resource Analysis

The LCP policies cited above require the protection of scenic coastal views, including the scenic vistas of the undeveloped coastal hills, grasslands, and forests available from Highway One in the vicinity of the project. The retention of the palm trees and manufactured home proposed by the amendment constitutes new development that must be hidden from public view, or otherwise screened by native vegetation, in order to carry out LCP visual resource protection standards.

The 36 palm trees surrounding the residence are mostly screened from public view, and will become less visible as native landscape materials mature. The two palms planted at the property entrance are a small variety, and are not visually obtrusive or out of character with the area. In order to ensure consistency with applicable LCP standards, the project has been conditioned to require that non-native ornamental landscaping (other than the two palms at the entrance) be hidden from public view using native landscaping in accordance with Special Conditions 3 and 4 of the existing permit. In addition, the conditions of amendment approval restrict ornamental landscaping, other than the two palms at the property entrance, to areas not vegetated with native plants within 100 feet of the approved structures. Furthermore, if ornamental plantings are not completely hidden from public view within three years from the date on which the amendment is approved, the conditions of approval require that they be removed from the site.

The manufactured home is visible at a distance for a brief instant to northbound motorists on Highway One. The visibility of this structure will be minimized by the applicant's proposal to paint it an earth-tone green, as well as by the growth of required native landscaping. To achieve consistency with LCP visual resource policies, retention of the manufactured home has been similarly conditioned to require that it be hidden from public view using native landscaping in accordance with Special Conditions 3 and 4 of the existing permit. If it is not completely hidden from public view within three years from the date of amendment approval, it shall be removed from the site. In addition, the conditions of amendment approval require that the manufactured home be painted and maintained in an earth-tone green color to further minimize its visibility from Highway One until it is completely screened from public view by native landscaping.

c. Visual Resource Conclusion

Only as conditioned is the proposed amendment consistent with the visual and scenic resource protection policies of the San Luis Obispo County certified LCP.

2. Environmentally Sensitive Habitat Areas (ESHA)

a. Applicable LCP ESHA Standards

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats

New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed in the area.



Policy 5: Protection of Environmentally Sensitive Habitats

Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.

Policy 18: Coastal Streams and Riparian Vegetation

Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.

Policy 19: Development in or Adjacent to a Coastal Stream

Development adjacent to or within the watershed (that portion within the coastal zone) shall be sited and designed to prevent impacts which would significantly degrade the coastal habitat and shall be compatible with the continuance of such habitat areas. This shall include an evaluation of erosion and runoff concerns.

Policy 27: Protection of Terrestrial Habitats

Designated plant and animal habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site.

Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.

b. ESHA Analysis

The proposed amendment raises issues of consistency with the above referenced LCP ESHA policies for the following reasons. First, the planting on non-native vegetation can disrupt the native forests and grasslands adjacent to the project site if they propagate and spread in a manner that competes with native species. Second, the establishment and operation of water wells results can reduce the amount of water needed to sustain adjacent riparian and wetland habitats and the biological resources that depend on such habitats.

In this case, the palm trees that have been planted on the site are not invasive. They have been installed within the immediate vicinity of the approved development in areas that do not contain native vegetation. Given the close proximity of the approved residential development and associated activities, the areas in which the palms have been planted do provide a viable opportunity for meaningful habitat restoration. Thus, the proposed retention of these palm trees will not disrupt or diminish the biological productivity of the Monterey pine forest and grassland habitats adjacent to the approved development. Special Conditions attached to the Commission's approval of this amendment limit any additional

ornamental plantings to locations within 100 feet of the approved structures that are not vegetated with native plants, using non-invasive species approved by the Executive Director, in order to maintain project consistency with the LCP ESHA standards cited above.

Potential impacts of the two wells proposed by the amendment on adjacent riparian and wetland habitats will be avoided by siting the wells a significant distance from such resources, and by limiting use of the wells to the minimal withdrawals necessary to provide water to the secondary residence. The wells are well beyond 100 feet away from any riparian or wetland habitat, which is the minimum setback distance required by the LCP. In addition, the wells are within the Leffingwell Creek watershed, which, in comparison to the nearby Santa Rosa and San Simeon Creek watersheds, has not been impacted by water withdrawals necessary to serve urban development and agriculture. Accordingly, a letter from the project's hydrogeologist (included in Exhibit 3 of this report) states that well operation will not impact riparian and wetland areas.

In order to ensure that long-term use of these wells will not have an adverse impact on riparian and wetland habitats, approval of this amendment has been conditioned to limit the use of the wells to supplying water to the modular home. This will eliminate the potential for excessive withdrawals that could have negative downstream impacts. The conditions also prohibit future connection of the modular home to a municipal water supply system, unless approved through an amendment to this permit, in order to prevent future reliance on the limited water supplies obtained from Santa Rosa and San Simeon Creeks in the event that the wells fail.

Finally, it is worth noting that substitution of the yet to be built 2,400 barn with the existing manufactured home will prevent additional construction activities and thereby avoid impacts to the forest. Therefore, the amendment's deletion of the previously approved storage barn will have a beneficial impact on adjacent habitat areas.

c. ESHA Conclusion

Only as conditioned is the proposed amendment consistent with the ESHA protection policies of the San Luis Obispo County certified LCP

3. Water Supplies

a. Applicable LCP Water Supply Standards

Policy 1: Availability of Service Capacity

New Development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Priority shall be given to infilling within exiting subdivided areas. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban services line for which services will be needed consistent with the Resource Management System where applicable. Permitted development outside the USL shall be



allowed only if it can be serviced by adequate private on-site water and waste disposal systems.

The applicant shall assume responsibility in accordance with county ordinances and the rules and regulations of the applicable service districts or other providers of service for costs of service extensions or improvements that are required as a result of the project. Lack of proper arrangements for guaranteeing service is grounds for denial of the project or reduction of the density that could otherwise be approved consistent with available resources.

Building and Construction Ordinance 19.20.236: Minimum Water Supply – Single Family Dwellings

All dwellings shall be provided a potable water supply system as required by this section. Such system shall also satisfy all applicable requirements of the Uniform Plumbing Code and the county health department.

(a) Community System or On-site Well. Subject to the approval of the building official, a dwelling may be supplied potable water from either:

(1) A public water supply or domestic water system approved by the health department or operated by a state licensed water purveyor; or

(2) An on-site well, water storage and delivery system in accordance with this section.

(b) On-site Wells. When an on-site well is the proposed potable water supply, a building permit may be issued only where the building site is located outside the service boundary of a community water system, and where the well, together with any on-site water storage, satisfies all the following requirements:

(1) Health Department Approval. All water wells shall be designed, constructed and shall obtain health department approval as required by Chapter 8.40 of this code.

(2) Minimum Capacity. A domestic well shall provide a minimum capacity of five gallons per minute (GPM) in order to be approved for use as a source of potable water for a single-family dwelling. Use of a well with a minimum capacity of 2.5 gallons per minute may be approved by the building official where one thousand gallons of approved on-site water storage is also provided. (Note: on-site water storage for fire protection may also be required by the land use ordinance or, where applicable, the coastal zone land use ordinance regardless of the requirements of this section.) A building permit may be issued where use of a well with less capacity than 2.5 gallons per minute is proposed only where authorized by the director of environmental health.

(3) Testing of Capacity. The capacity required by subsection (b)(2) of this section for a domestic well shall be verified by a minimum four-hour pump test with drawdown and

recovery data by a licensed and bonded well driller or pump testing company. Bail and air blow tests may be accepted for wells of twenty-five gallons per minute or greater. (Ord. 3067 § 27, 2005; Ord. 2351 § 17, 1988; Ord. 2275 § 2 (part), 1986)

Building and Construction Ordinance 19.01.100: Administration

This title shall be administered by the building official of San Luis Obispo County. The duties of the building official under this title include but are not limited to the following functions, which may be performed by department of planning and building employees under the supervision of the building official:

(a) Receive and review plans and specifications for proposed projects, and certify that such projects are in conformity with all applicable provisions of this title prior to issuance of any construction permit;

(b) Conduct site and building inspections to evaluate the compliance of projects requiring construction permits with the applicable provisions of this title and the land use ordinance;

(c) Enforce the provisions of this title, and work with other designated officers in the enforcement of applicable provisions of the land use ordinance, pursuant to the provisions of Chapter 22.10 or 23.10 of this code, this title, the technical codes and California state law. The building official is designated as the county enforcement officer referred to in the California Health and Safety Code.

(d) The building official may allow modifications of the provisions of this title for individual cases, provided that he shall first find that a special individual reason makes the strict interpretation of this title impractical and that the modification conforms with the intent and purpose of this title and that such modification does not reduce the level of safety provided by the minimum standards set forth in this title and in the technical codes. (Ord. 3067 § 2, 2005; Ord. 2481 § 1, 1990; Ord. 2433 § 5, 1989; Ord. 2275 § 2 (part), 1986)

b. Water Supply Analysis

The project site is uniquely situated outside of the LCP's Urban Service Line (USL), but within the service district of the Cambria Community Services District. According to Public Works Policy 1, water supplies for new development outside the USL are to be obtained from an on-site water source. However, pursuant to LCP Ordinance 19.20.236b, on-site well are not permitted within the existing boundaries of a service district.

In this case, there was a pre-existing CCSD water meter on the site that provided water to the modular home, as well as pre-existing commitment by the CCSD to provide water to supply a single-family residence on the site. In light of these circumstances, the Commission's original approval allowed the water supply required for the new residence to be provided by the CCSD. In addition, because the property was eligible to receive CCSD water for only one residence, the conditions of approval required the modular home to be removed prior to occupancy of the new residence. This water supply constraint



was the sole reasons for the condition requiring removal of the modular home, as secondary residences are otherwise allowed by the LCP on Rural Lands, provided that they do not conflict with other applicable LCP resource protection policies.

The two wells will not draw upon the Santa Rosa or San Simeon watersheds, and therefore will not impact Cambria water supplies. Since the property is outside of the LCP's urban services line, on-site wells rather than municipal water supplies, are the appropriate source of water for new development, provided that the wells will not adversely impact coastal resources or priority uses such as agriculture, as is the case here. However, a conflict is raised with LCP ordinance 19.20.236(b), which prohibits wells within municipal service areas. Nevertheless, the unique circumstances of this property (e.g., designated as Rural Lands and located outside of the Urban Service Line and the Santa Rosa and San Simeon basins) enable the granting of an exception to this standard, as allowed for by LCP ordinance 19.01.100(d). In discussions with Commission staff, staff from the San Luis Obispo County Planning and Building Division and Environmental Health Department have concurred that such an exception is appropriate in this instance, and has requested that the Coastal Commission process the subject amendment request before the County issues the necessary well permits.

In order to ensure that the establishment and use of the wells takes place consistent with all other applicable LCP requirements, approval of the amendment has been conditioned to limit use of the well to supplying water to the modular home. This condition will prevent excessive water withdrawals that could damage coastal resources, and prohibits well water from being used in a manner that would conflict with LCP water supply and coastal resource protection standards. In addition, the conditions preclude future connection of the modular home to a municipal water supply system unless approved through an amendment to this permit. As noted above, this will prevent future reliance on water from Santa Rosa and San Simeon Creeks in the event that the wells fail. Finally, the conditions of amendment approval require evidence of well approval by San Luis Obispo County Environmental Health Department prior to issuance of the amended permit, as necessary to ensure that the wells provide a safe, adequate, and sustainable source of water for the secondary residence.

c. Water Supply Conclusion

Only as conditioned is the proposed amendment consistent with the water supply policies of the San Luis Obispo County certified LCP

C. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. As detailed by the above findings, this project has the potential to adversely impact visual resources, environmentally sensitive habitats, and water supplies.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This staff report has discussed the relevant coastal resource issues with the proposal, and has recommended appropriate mitigations to address adverse impacts to said resources. Accordingly, the project is being approved subject to conditions that will avoid significant adverse affects on visual resources, environmentally sensitive habitats, and water supplies. Only as modified and conditioned by this permit will the proposed project not have any significant adverse effects on the environment within the meaning of CEQA.



A-3-SLO-00-118-A3 Exhibit 1: Existing Special Conditions of Approval

1. Scope of Permit. The development authorized by this permit is limited to construction of the following, subject to Executive Director review and approval of final plans and compliance with all conditions of this permit.

- a. 10,487 square foot residence (including attached work room and garage) with a **maximum height of 23 feet** (measured in accordance with Section 23.04.122 of the CZLUO);
- b. 600 square foot guesthouse with 480 square foot garage; and
- c. 2,400 square foot storage barn with a 600 square foot loft.

2. Compliance with Local Conditions of Approval. All conditions of approval adopted by the San Luis Obispo County Planning Commission on June 22, 2000 (attached as Exhibit D) pursuant to an authority other than the Coastal Act continue to apply to the project (e.g., local conditions 3 and 4 regarding the protection of archaeological resources, required pursuant to the California Environmental Quality Act, and local condition 7 requiring compliance with County fire safety requirements). Where there is a conflict between the conditions of the local approval and the terms of this permit, the terms of this permit shall control.

3. Final Plans. PRIOR TO ISSUANCE OF THE PERMIT the applicant shall submit, for Executive Director review and approval, two sets of the project plans described below. All development shall take place consistent with these plans, as approved by the Executive Director. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

- a. **Final Site Plan** that shows the exact location and footprint of all project components listed by Special Conditions 1. The siting of the development shall be consistent with the Site Plan prepared by David M. Brown, dated June 5, 1999 and attached as Exhibit B, with the exception that the residence shall be relocated approximately 11 feet to the west so that the finish floor elevation of the garage is no higher than 116 feet above sea level.
- b. **Structural Plans and Elevations** for the residence and attached garage, guest house, and storage barn. The plans for the residence shall reduce the finish floor elevations of the entire structure a minimum of three feet below the “top of slab” and terrace elevations indicated in plans prepared by David Brown dated June 5, 1999.
- c. **Landscape Plans**, accompanied by evidence that the plans have been reviewed by a biologist or forestry professional and determined to be consistent with the protection and enhancement of the surrounding Monterey Pine forest habitat. New plantings shall be limited to plants that are native to the area, including mature trees, so that the home will not be visible from Highway One or established trails or facilities within San Simeon State Park, except for a period of three years following the commencement of construction (to permit growth of the planted trees and landscaping). The plans shall be in sufficient detail to

identify the location, species, size, planting schedule, and irrigation requirements of the proposed landscaping materials, which shall be selected and located in a manner that considers the specific conditions of the site including, soil, exposure, temperature, moisture, and wind. The plans shall also provide for the transplant of all Monterey pine saplings within the development's footprint to other locations on site that provide appropriate growing conditions. The Landscape Plans shall also include a design and planting plan for all visual screening berms.

The Landscape Plans shall identify monitoring and maintenance measures, including the identification of specific performance criteria, and the implementation of bi-annual inspections and maintenance activities to ensure that performance criteria and screening requirements are being met. Maintenance measures shall restrict vegetation trimming to the minimum amount necessary for the health of the species; include the removal of any exotic invasive species that become established in the planting areas and elsewhere on the project site; provide for the immediate replacement of any dead or diseased vegetation that provides visual screening; and call for supplemental planting as needed to ensure that the development remains entirely invisible from Highway One and existing established trails in San Simeon State Park for the life of the project.

The Landscape Plans and any supplemental plans required pursuant to Special Condition 4 below shall be subject to the review of the California Department of Parks and Recreation, and shall respond to any comments received from Parks and Recreation to the satisfaction of the Executive Director of the Coastal Commission. All landscaping activities shall be carried out in accordance with the measures for preventing the spread of pitch canker required by Special Condition 5, below.

- d. **Lighting Plan** that identifies the type and location of all exterior lights, which shall be limited to that which is necessary to illuminate driveways, pathways, and entrances to structures. Such lighting shall be provided by low-level downward directed light sources that cannot be seen from public areas and prevent light and glare from extending beyond the immediate area to be illuminated.
- e. **Grading, Drainage, and Erosion Control Plans** that satisfy the requirements of CZLUO Sections 23.05.024 – 23.05.050 and prohibit ground disturbing activities between October 15 and April 1. The plans shall also identify that ground disturbing activities are also prohibited when the National Weather Service reports a 30% or greater chance of rain. In addition, the plans shall conform to the following requirements:

Implementation of Best Management Practices During Construction. The Drainage and Erosion Control Plans shall identify the type and location of the measures that will be implemented during construction to prevent erosion, sedimentation, and the discharge of pollutants during construction. These measures shall be selected and designed in accordance with the California Storm Water Best Management Practices Handbook and the criteria established by the San Luis Obispo County Resource Conservation District. Among these measures, the plans shall limit the extent of land disturbance to the

minimum amount necessary to construct the project; designate areas for the staging of construction equipment and materials, including receptacles and temporary stockpiles of graded materials, which shall be covered on a daily basis; provide for the installation of silt fences, temporary detention basins, and/or other controls to intercept, filter, and remove sediments contained in the runoff from construction, staging, and storage/stockpile areas; and provide for the hydro seeding of disturbed areas immediately upon conclusion of construction activities in that area. The plans shall also incorporate good construction housekeeping measures, including the use of dry cleanup measures whenever possible; collecting and filtering cleanup water when dry cleanup methods are not feasible; cleaning and refueling construction equipment at designated off site maintenance areas; and the immediate clean-up of any leaks or spills. The plans shall indicate that PRIOR TO THE COMMENCEMENT OF GRADING, the applicant shall delineate that the approved construction areas with fencing and markers to prevent land disturbing activities from taking place outside of these areas.

Post Construction Drainage. The drainage plan shall identify the specific type, design, and location of all drainage infrastructure necessary to ensure that post construction drainage from the project does not result in erosion, sedimentation, or the degradation of coastal water quality. All runoff from paved parking areas and livestock facilities (e.g., horse storage barn) filter and/or treat to prevent the discharge of bacteria and pollutants into the pond and other coastal waters. The capacity of filtration and treatment features shall be adequate to effectively remove sediments and pollutants during an 85th percentile 24-hour runoff event. In areas where rocks or other energy dissipation structure be needed, the drainage plan shall include detailed plans which limit the size and footprint of such structure to the minimum necessary to achieve effective erosion control.

The applicant shall be responsible for implementing and maintaining drainage and erosion control measures and facilities for the life of the project. This shall include performing annual inspections, and conducting all necessary clean-outs, immediately prior to the rainy season (beginning October 15), and as otherwise necessary to maintain the proper functioning of the approved drainage system.

4. Landscape Installation and Monitoring Reports. PRIOR TO OCCUPANCY OF THE RESIDENCE the permittee shall submit, for Executive Director review and approval, written confirmation by the landscape professional, accompanied by photographic evidence, that all new plantings have been installed in accordance with the approved Landscape Plan.

THREE YEARS FROM THE COMMENCEMENT OF PROJECT CONSTRUCTION, the permittee shall submit, for Executive Director review and approval, a written and photographic report prepared by a landscape professional, documenting that the landscape plan has been effectively implemented and that the development is not visible from Highway One or San Simeon State Park trails and facilities. In the event that the landscape professional and/or Executive Director determines that the performance criteria and or screening requirements have not been satisfied, the permittee, or successors in interest, shall submit a supplemental landscape plan for the review and approval of the Executive Director within one month of the determination. The supplemental landscape plan shall be prepared by a qualified landscape

specialist, and shall specify additional landscaping, monitoring and management measures that will be implemented to achieve the screening requirements of this permit within a two year time frame. The supplemental landscape plan shall include the use of earth berms where necessary to supplement plantings and achieve screening requirements. Any berms determined to be necessary to achieve screening requirements shall be designed to blend with adjacent terrain, have stable slopes, support native vegetation, and be limited in height to the minimum necessary to achieve the screening objectives. Details regarding the planting, seeding, and soil type of the berms shall be specified, and ensure that the berms will be completely vegetated within one year of their construction. In no case shall the berms be any higher than those approved by San Luis Obispo County (8 feet to screen the residence from the Highway One northbound view, 15 feet to screen the residence from the southbound view). The supplemental report shall also provide for additional reporting to the Executive Director, until screening objectives have been achieved to the satisfaction of the Executive Director.

5. Pitch Canker Controls. To prevent or reduce the spread of disease from pitch canker, bark beetles, or other diseases affecting the forest, the following measures shall be followed:

- a. Cutting or pruning tools shall be cleaned with a disinfectant prior to use on uninfected branches or other trees.
- b. All firewood and landscaping materials shall be inspected and confirmed to be free of pitch canker or other diseases prior to being transported to the property. All firewood to be stored on site shall be covered by a clear plastic tarp.
- c. Prior to the cutting or removal of infected trees, the Permittee shall submit a plan, for review and approval of the Executive Director, for the transportation and relocation of the diseased material. The plan shall identify the chosen site to which the material will be relocated (areas free of the disease are prohibited) and shall ensure that any material taken off the site will be covered or enclosed to avoid dispersal of contaminated bark beetles.

6. Deed Restriction. This permit is only for the development described and conditioned by Coastal Development Permit No. A-3-SLO-00-118. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30106, including but not limited to, a change in the density or intensity of use land, shall require a separate coastal development permit from San Luis Obispo County. No future subdivision of the property, or adjustment of lot lines, other than those brought about in connection with the acquisition of land for public recreation or resource protection, or to maintain the southern property boundary in its current location, shall be permitted.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development, and committing the applicant and all future owners of the property to full implementation of the Landscape Plan, Grading, Drainage, and Erosion Control Plans, and Pitch Canker Controls required by the conditions of this permit. The deed restriction shall include copies of the approved Landscape Plans, Grading and Erosion

Control Plans, and Pitch Canker Controls required by Special Conditions 3c, 3e, and 5 of this permit, as well as a legal description of the parcel being restricted, and shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. The deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

7. Removal of Modular Home and Trailer. PRIOR TO OCCUPANCY OF THE RESIDENCE, the applicant shall submit to the Executive Director evidence that the 3000 square foot modular home installed on the site has been removed from the property.

8. Water. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director a valid “Intent to Serve” letter from the Cambria Community Services District, verifying that the CCSD will serve the development with water.

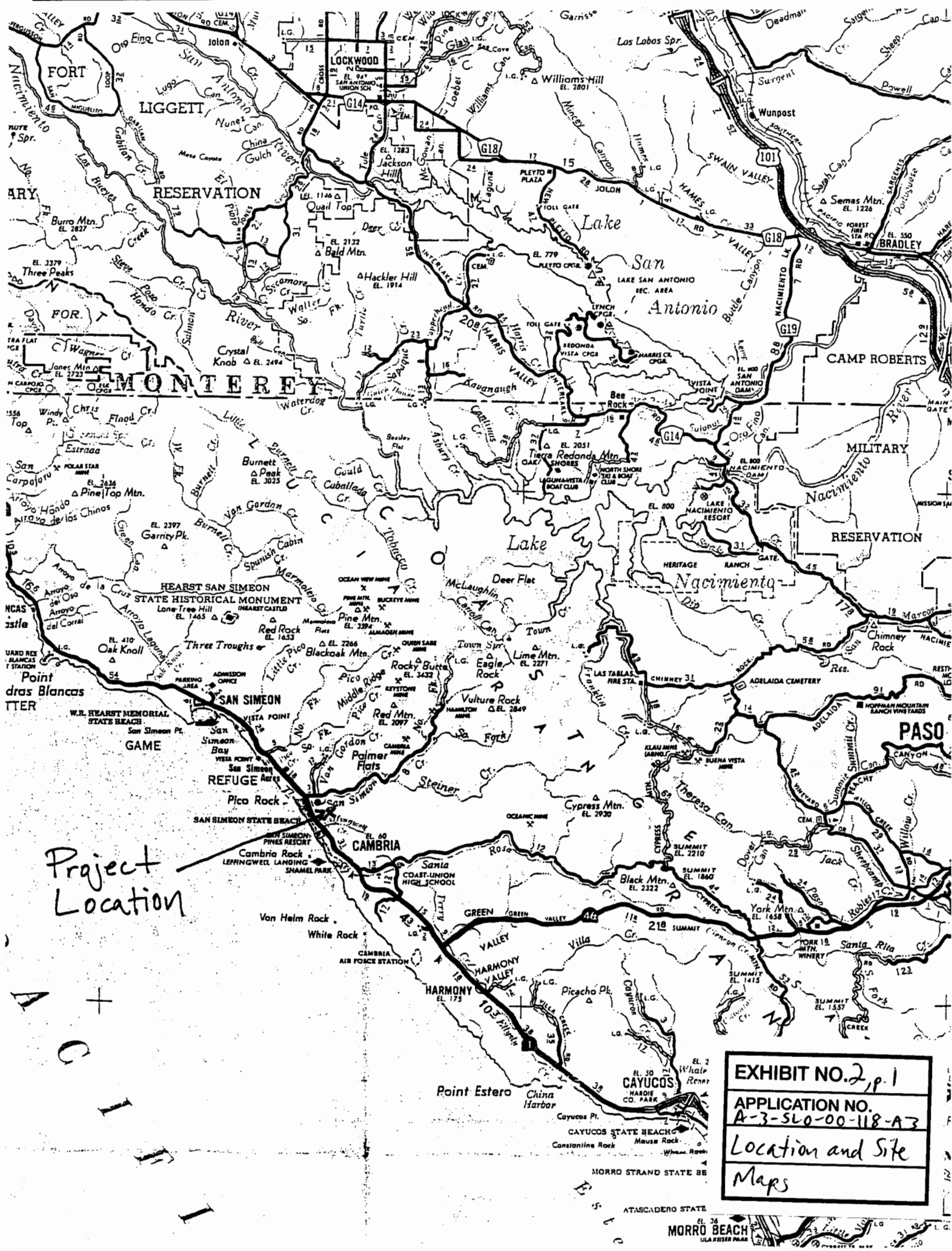
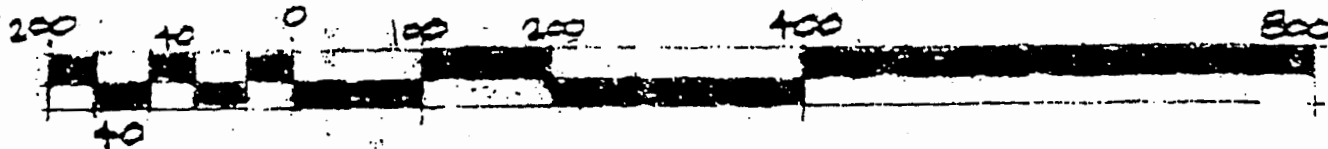
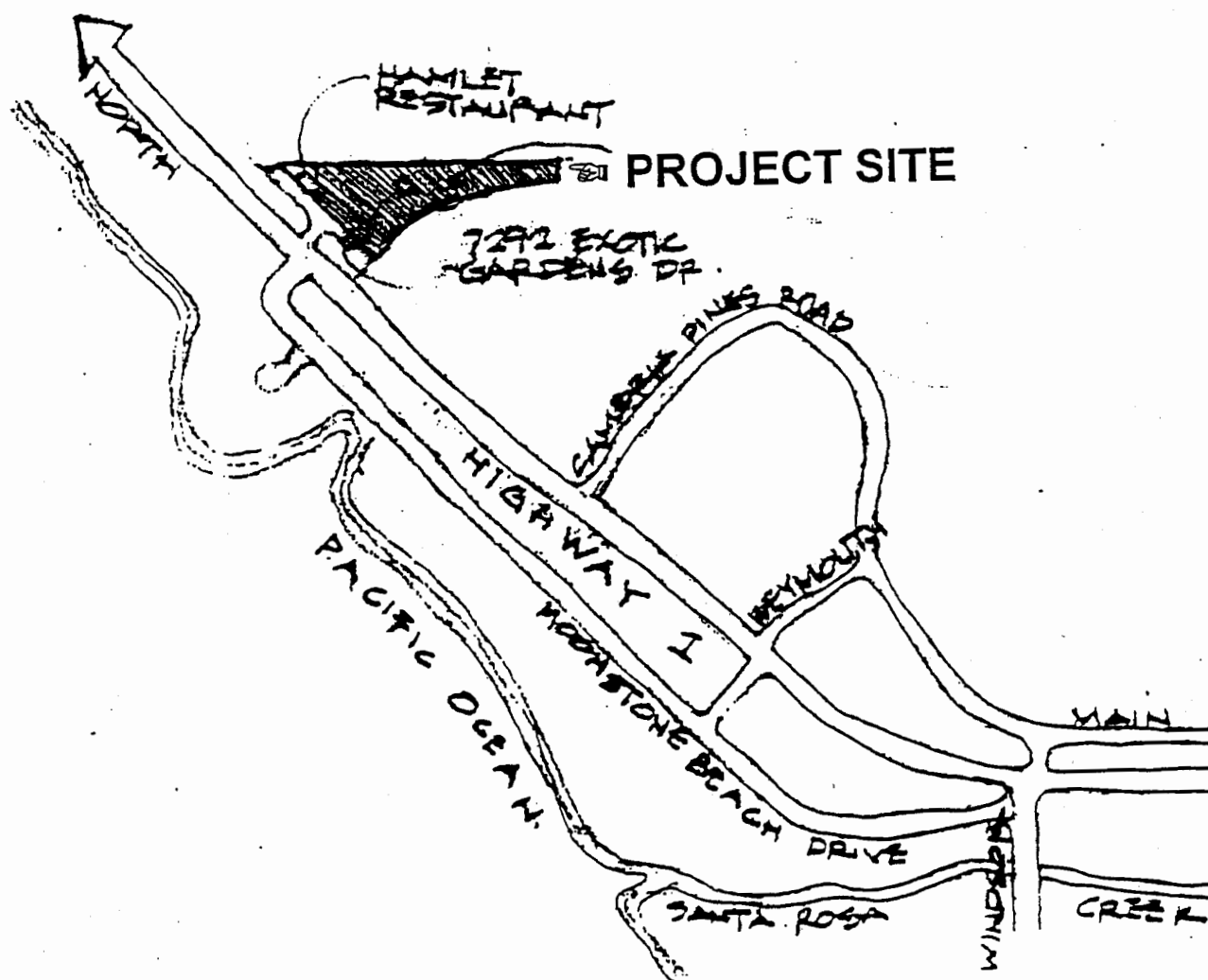


EXHIBIT NO. 2, p. 1
APPLICATION NO.
A-3-SLO-00-118-A3
Location and Site
Maps



SITE AREA IS 78 ACRES

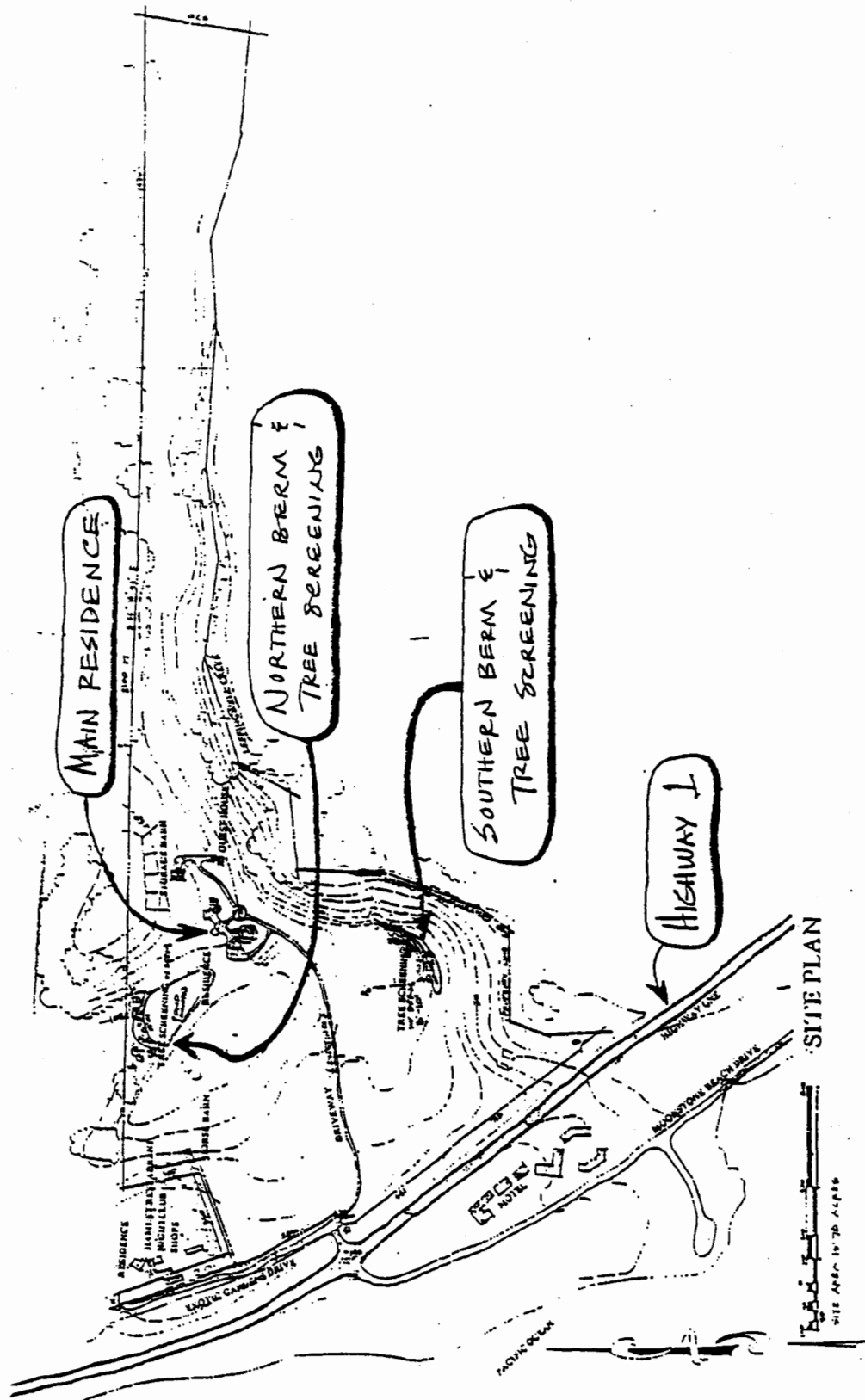


VICINITY MAP

EXHIBIT NO. 2, p. 2

APPLICATION NO.
A-3-SLO-00-118-A3

Location and Site
Maps



SITE PLAN

EXHIBIT NO. 2, p.3
APPLICATION NO. A-3-SLO-00-118-A3
Location and Site Maps

RECEIVED

SEP 06 2005

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Khosro Khalaoghli
1400 Quail St. Suite 275
Newport Beach, California 92660
(949) 250-0628, (949) 250-0620 Fax
Kkhaloghli@aol.com
August 30, 2005

Mr. Steve Munowitz
California Coastal Commission
State of California
725 Front Street, Suite 300
Santa Cruz, CA 95060
Phone: 831-427-4877
Fax: 831-427-4863

Re: 7292 Exotic Gardens, Cambria, California
Permit No. A-3-SLO-00-118

Dear Steve:

Thank you for giving me an opportunity to write this letter. As you know, I have been always supportive of Coastal Commission for years, before I had even started my own home construction in Cambria. At no time, have I objected to the proposal put forth by the Coastal Commission for any of my other California Coastal properties and my commitment for the community in Central Coast remains strong. I have worked in cooperative manner for nearly 8 years to bring the project to fruition. I was in favor of putting the Deed Restriction on my property so that no other development will occur on this 80-acre parcel even after I am gone. I have always appreciated your office for working with us in cooperative and professional manner.

Having said that, now we have one more issues to resolve, namely the palm trees. Per your request, I have removed 56 palm trees along the driveway to the house from the entry to my property. It has been a very costly and difficult process as each palm tree removal involved heavy equipment, trucks and more manpower. However, I have done it without delay in order to follow through with my commitment to you and in two weeks from the date of your request, the 56 palm trees have been removed. See photo of before and after the tree removal as shown in Exhibit A and B.

Let me digress a little to explain why these palm trees came to be planted. It had never occurred to me that the Palm Trees would be considered non-native to California as one can see them from San Diego to San Francisco. When I first came to this country, in June of 1964 as a young man, after years of working in the oil fields to save money to come to U.S., I had finally stepped out to the country of my dream. The flight was long and arduous and I was full of worries and anxieties, but also full of future plans as I landed in LA. Was I surprised and worried even more, when I saw all those palm trees outside the airport. I had thought that perhaps I had gotten in the wrong plane and landed in some other country in the Middle East. My only salvation was that there were no camels running around among all those palm trees!

EXHIBIT NO. 3, p. 1
APPLICATION NO. A-3-SLO-00-118-A3
Materials and Corresp.
re. Amend. Request

After that experience, somehow, I have always associated California with Palm Trees and since there are palm trees everywhere including on my neighbor's property in Cambria, and in San Simian I had assumed that the palm trees were native to central coast.

I would like to apply for amendment to my permit so that I am allowed to keep just the 38 palm trees out of nearly 100 palms on the 80-acre property that has over thousand pine trees. These palm are located 2 at the entry and the rest would be around my residence, away from the road and behind the hills; these are mostly very slow growing and non-invasive palm – Phoenix Canariensis- that will grow much slower than hundreds of pine trees that I had planted at both north and south sides of my property. These pines will cover and shield my house and the palms from the highway, over time. See exhibit C.

We hope that by having thousands of pine trees, which we love and nurture as well, an amendment for landscaping plan could be approved to allow just the 38 palm trees out of nearly 100 palm trees, so that the design harmony the architect envisioned could be achieved. See Exhibit D for thick forest of pine trees at the ranch.

In addition, I am also asking to amend the permit No A-3-SLO-00-118 by switching a 2400 sq. ft structure with the previously approved 2400 sq. ft structure. The permit allowed for “Construction of a 10,487 sq. ft single family residence including an attached garage and workroom; 600 sq. ft guesthouse with a 480 square foot garage; 2,400 sq. ft. storage barn with 600 sq. ft loft; and 1.4 acre pond filled by runoff.”

I would like to replace the 2,400 storage barns be substituted with 2400 sq. ft modular home that currently exists on the property, which is located well behind the visual impact line and is not visible from the highway. In effect, instead of building a 2400 sq. ft structure structure, I am asking to let me keep the existing 2400 sq. ft. modular home behind the visual impact line.

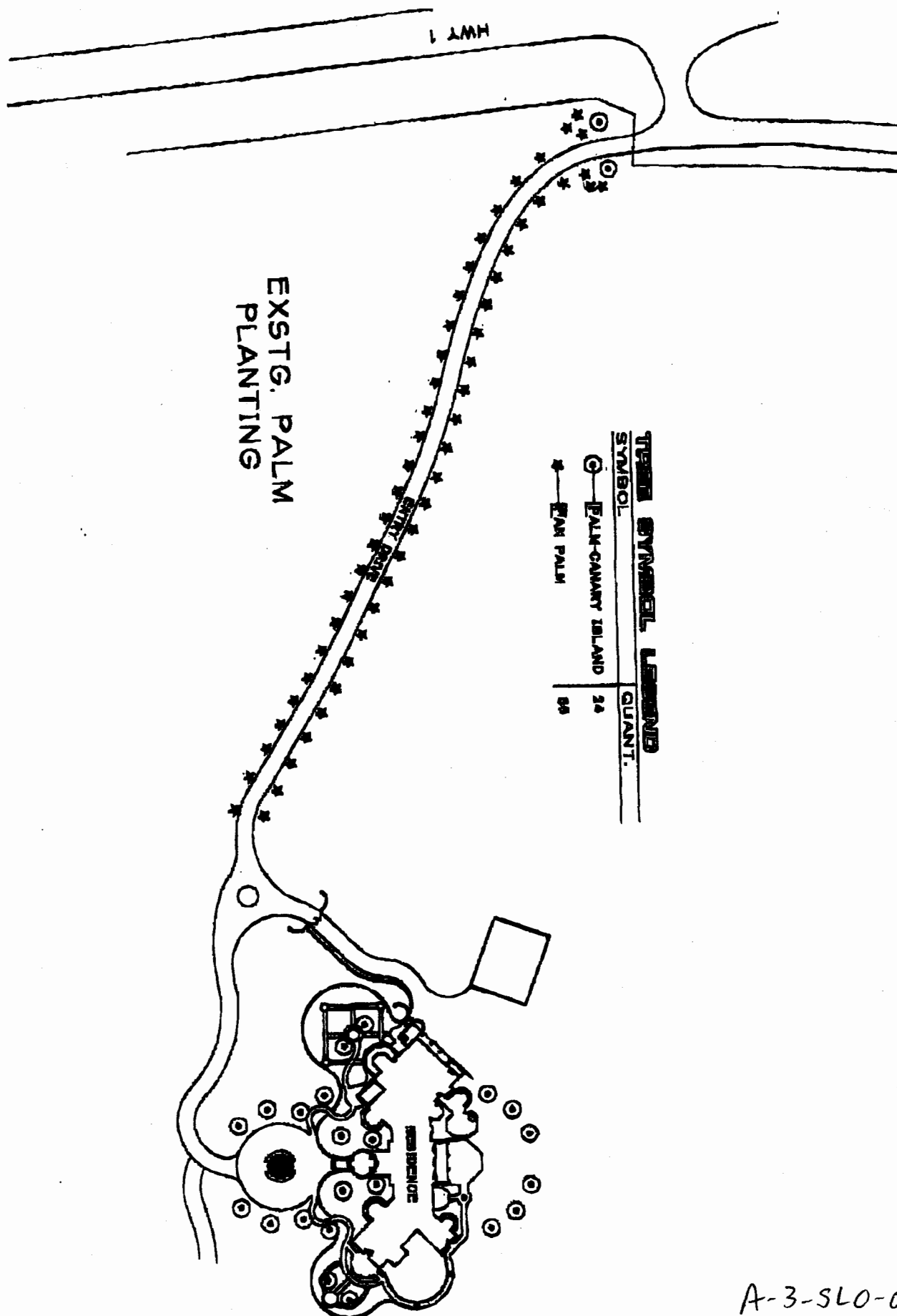
The existing structure is one story and cannot be seen from any part of the highway or any other areas outside of the property. It is less in scale and height than the approved barn structure. As you know, my property is located in the area zoned as rural lands. In San Luis Obispo's Local Coastal Plan, 2 homes are allowed in rural lands. Additionally, We want to let you know that we have only one water meter on the property and are not planning to apply for another water meter. Therefore, there will not be any additional water drawn from the San Simeon Creek. Our existing water wells will supply the water need for the modular home.

The above two requests should finally bring this long journey to end before I get any older and before this project make you an old man as well. Please let me know if you need any further information to process these amendments.

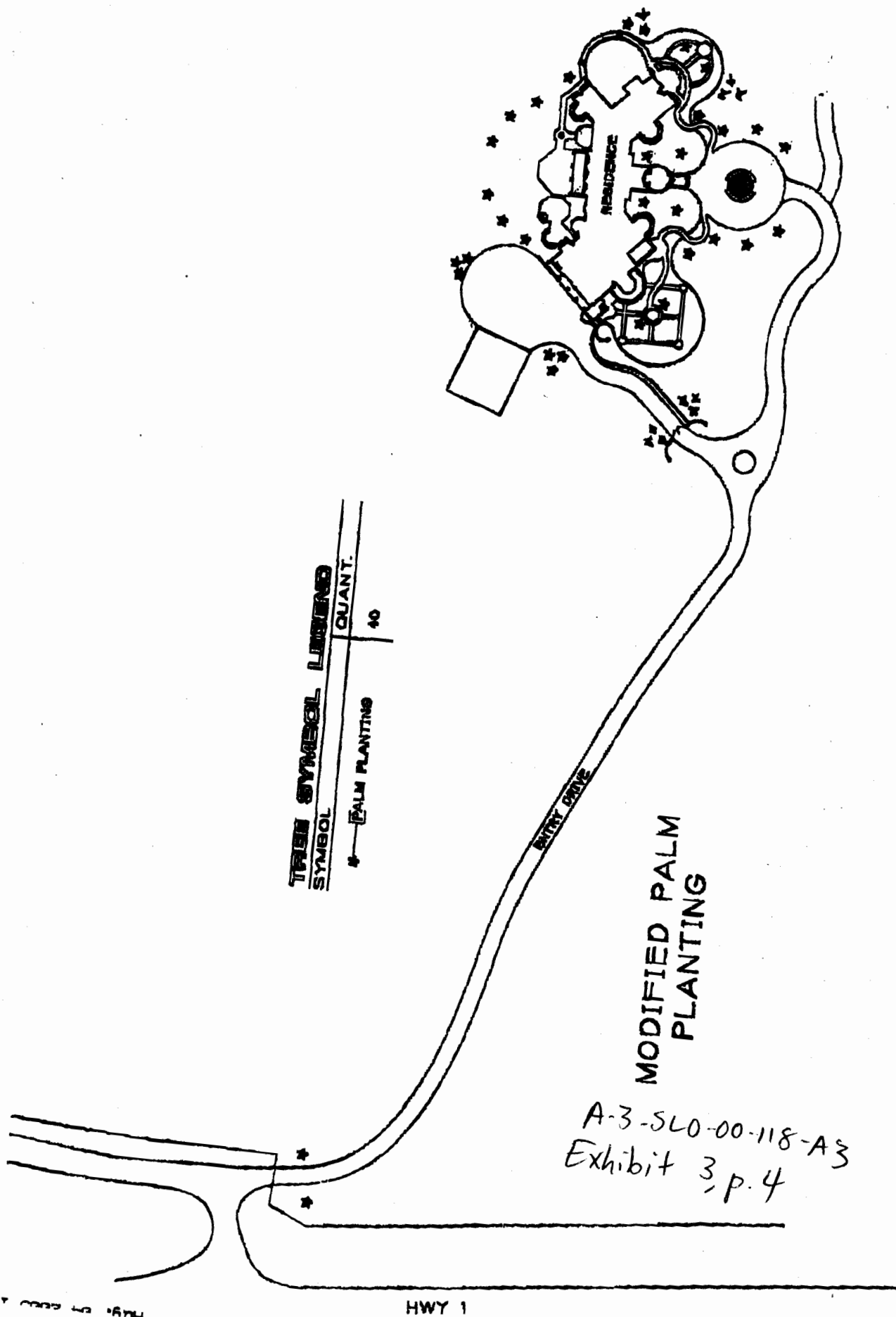
Yours sincerely,


Khosro Khaloghli

A-3-SLO-00-118-A3
Exhibit 3, p. 2



A-3-SLO-00-118-A3
Exhibit 3, p. 3



RECEIVED

January 27, 2006

JAN 31 2006

Mr. Steve Monowitz
California Coastal Commission
State of California
725 Front Street, Suite 300
Santa Cruz, California 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Cleath & Associates

Engineering Geologists
Hydrogeologists
(805) 543-1413
1390 Oceanaire Drive
San Luis Obispo
California 93405

Subject: Well Impacts, two wells at 7292 Exotic Garden Drive, Cambria

Dear Sir:

Per your request, Cleath & Associates has reviewed the locations of the two wells at 7292 Exotic Garden Drive and present herein our comments on impacts to riparian and wetland habitats. The wells are proposed for use in supplying water to the modular home on the property. These wells were reported to produce 3 gallons per minute (gpm) for Well #1 and 2.5 gpm for Well #2 during pumping tests per the invoice from J & B Pump Service.

The two wells are located on the marine terraces: one well (#1) in the northwestern corner of the property (35° 35' 27.2" North/121° 07' 21.6" West) and the other well (#2) in the topographic saddle north of the residence (35° 35' 25.7" N/121° 07' 08.3" West). Photographs showing the wells and the land adjacent to each well demonstrate that both wells are in areas that are neither riparian nor wetlands. Both of these wells are at a considerable distance from the riparian lands along the creeks, as shown on the attached map.

No impact is expected to occur to water in the riparian and wetland areas along the creeks to the south and north of the wells due to pumping either of these wells. Operation of these wells will not endanger any riparian habitat. Operation of these wells will not damage any wetlands.

Very truly yours,



Timothy S. Cleath
Certified Hydrogeologist #81

fax copy to:

Khosro Khaloghli
1400 Quail Street, Suite 275
Newport Beach, CA 92660
Facsimile: 949-250-0620

A-3-SLO-00-118
Exhibit 3, p. 5

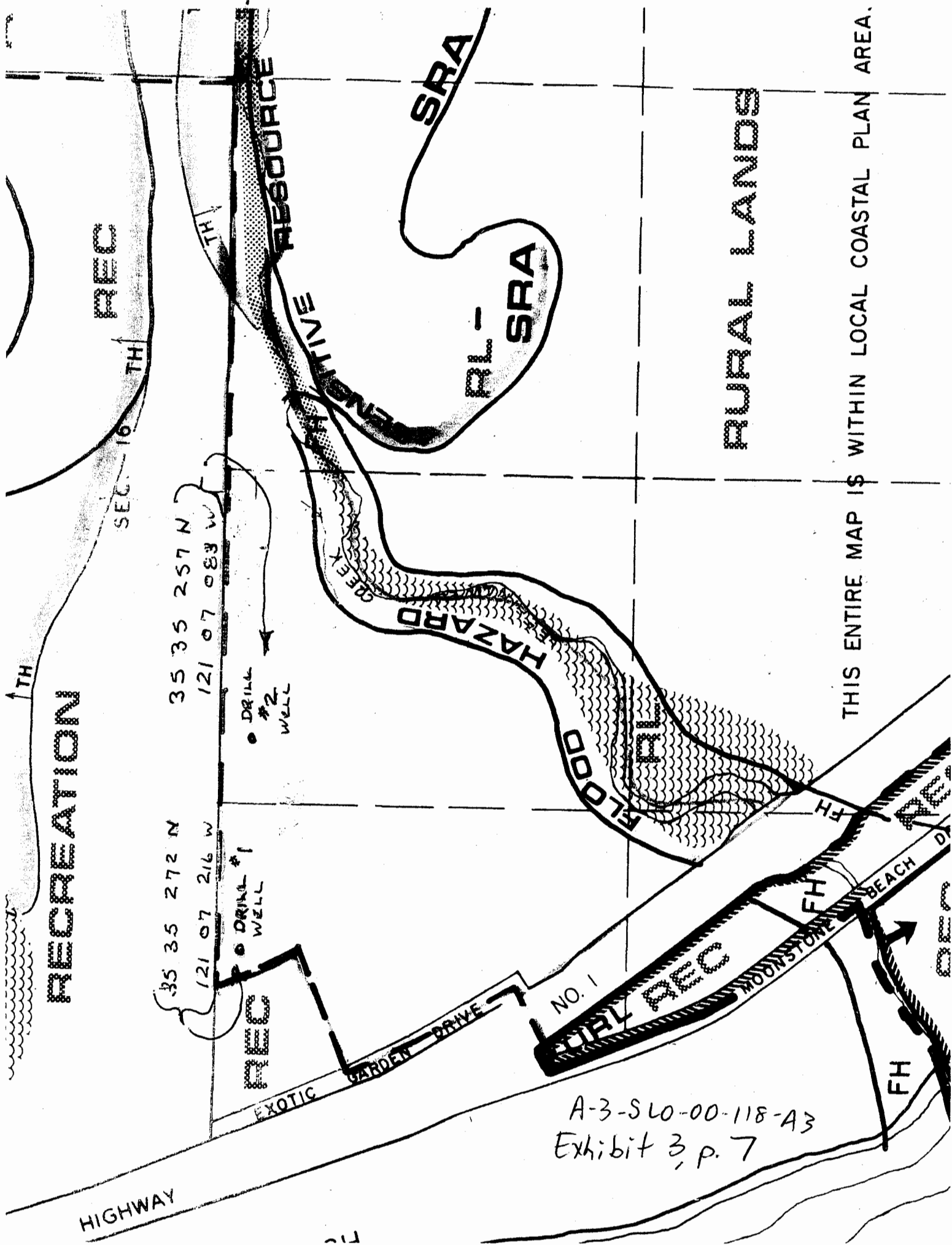


Well #1



Well #2

A-3-SLO-00-118-A3
Exhibit 3, p. 6



THIS ENTIRE MAP IS WITHIN LOCAL COASTAL PLAN AREA.

Invoice

J & B Pump Service
Lic.# 616185
P.O. Box 282
Mariposa, CA. 95338

Date	Invoice #
4/25/2005	51

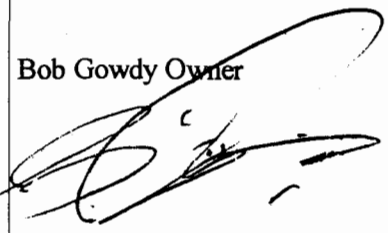
Bill To

Khosro Khaloghli
7292 Exotic Garden Dr.
Cambria, CA. 93428

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NOV 04 2005

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item	Description	Qty	Rate	Amount
Well Test	Well Test Well #1 2 hour test at 3gpm Well #2 2 hour test at 2.5gpm Condition of well is new. Water quality appears to be good. I hereby certify that the above is to be true and correct.  Bob Gowdy Owner		640.00	640.00

POSTED

PAID MAY 18 2005
#1682
pd on 4/26

Subtotal \$640.00

Sales Tax (7.75%) \$0.00

Total \$640.00

18% Interest Per Annum on 30 days past due.
Bill is due and payable on receipt.

A-3-SLO-00-118-A3
Exhibit 3, p. 8



Cambria Community Services District

Utilities Manager

PO Box 65 / 5500 Heath Lane

Cambria, California 93428

Telephone 805-927-6255 / Fax 805-927-6256

bbode@cambriacsd.org

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NOV 04 2005

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Monday, June 27, 2005

David Brown
1090 Ellis.
Cambria, CA 93428

Re: Dave Brown's Request for Clarification of District's Position on Private Wells on Private Property and in Regard to the Khaloghli Property.

Dear Dave:

This letter is to confirm our position, regarding conservations with Bryan Bode, Utilities Manager, over the past few weeks, in regard to the Khosro Khaloghli property. You had asked if the District had any jurisdiction in regulating the private well on the Khaloghli property and we said that private wells are under the County of San Luis Obispo Health Department's jurisdiction, not ours.

Your basic proposal is to disconnect the mobile home from the District's water supply and supply the mobile home with water from the two new wells that have been drilled on the property. This would leave the main house to be fed from the District's water supply, for fire suppression and domestic use, and possibly, in part, from the new wells as well.

In the Covenant and Agreement Restricting Use of Water Lines, was a clause that stated that the mobile home was to be **disconnected** from the District's water system within 15 days from the date of issuance of the final certificate of occupancy issued for the permanent single-family residence, and to remain disconnected until the owner acquires another EDU.

A-3-SLO-00-118-A3
Exhibit 3, p. 9

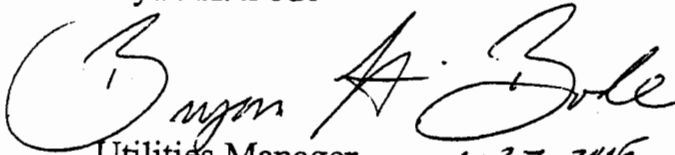
If the new wells were used to supply water to the mobile home then the EDU from the District would not be an issue, as the District would not be supplying water.

Other than agreements you may have with the County of San Luis Obispo, the California Coastal Commission, or other unknown entity, we cannot see any reason why you cannot hook the mobile home to the well and completely separate it from the District's water supply feeding the main house. This would require that a reduced pressure backflow device protect the District's water supply.

On Monday, June 06, 2005 we inspected the site of our meter connection to the property and noted that the property indeed does have a proper device to protect the District's water supply.

In closing we see no issues, to the District, for you to use the well as you intend.

Thank You!
Bryan H. Bode


Utilities Manager
Cambria CSD
6-27-2005

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A-3-SLO-00-118-A3
Exhibit 3, p. 10



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

VICTOR HOLANDA, AICP
DIRECTOR

AUG 22 2005

Khosro Khaloghli
1400 Quail Street, Suite 275
Newport Beach, CA 92660

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

August 16, 2005

RE: 7292 Exotic Gardens, Cambria
San Luis Obispo County Building Permits PMT 2002-14612 and 2002-14613
California Coastal Commission Development Permit A-3-SLO-00-182-A2

Dear Mr. Khaloghli,

I have received your request for a modification to Section 19.20.236 (b) of the San Luis Obispo County Building and Construction Ordinance. Your request is accompanied by a letter, dated June 27, 2005, from the Cambria Community Services District (CCSD).

County building permit PMT2002-14612 was issued July 28, 2003 for Replacement of Existing Mobile Home with new SFD, in conjunction with a Major Grading permit (PMT2002-14613). Conditions for final inspection require that you disconnect the CCSD water service to the existing mobile home, remove the mobile home and establish water service to the new SFD through CCSD. Your proposal is to disconnect the mobile home from the CCSD water supply and supply the mobile home from two new on-site private domestic water wells on the property.

Your Coastal Development Permit (issued by the Coastal Commission) requires that you remove the existing mobile home from the site. At this time I cannot consider your request for a modification to Section 19.20.236 (b). You first need to obtain approval from the Coastal Commission to keep the mobile home as a second residence before requesting a modification from the County.

If I can provide any further assistance please contact me.

Cheryl Journey
Chief Building Official, San Luis Obispo County
(805) 781-1314

Cc: Steve Monowitz, Coastal Commission
Matt Janssen, San Luis Obispo County Planning
Raymond A. Biering, Deputy County Counsel

A-3-SLO-00-118-A3
Exhibit 3, p. 11