# COUNTY OF SAN LUIS OBISPO
# DEPARTMENT OF PLANNING AND BUILDING
# STAFF REPORT

## PLANNING DEPARTMENT HEARING

*Promoting the wise use of land*
*Helping build great communities*

| MEETING DATE | CONTACT/PHONE | APPLICANT | FILE NO. |
|---|---|---|---|
| June 2, 2006 | Shannon Heffernan<br>(805) 781-1380 | Paul & Rebecca Stevenson<br>Reese Walker | COAL 04-0651<br>SUB2005-00204 |

SUBJECT
Request by Paul and Rebecca Stevenson and Reese Walker for a Lot Line Adjustment (COAL 04-0651) to adjust the lot lines between two parcels of 1.03 and 1.10 acres each. The adjustment will result in two parcels of 1.03 and 1.10 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 150 Orchard Road and 160 Orchard Road, approximately 400 feet southeast of Tefft Street, in the community of Nipomo. The site is in the South County (Inland) planning area.

RECOMMENDED ACTION
Approve Lot Line Adjustment COAL 04-651 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

ENVIRONMENTAL DETERMINATION
A Class Five Categorical Exemption was issued on May 2, 2006 (ED05-414) for Lot Line Adjustment COAL 04-651.

| LAND USE CATEGORY | COMBINING DESIGNATION | ASSESSOR PARCEL NUMBER | SUPERVISOR DISTRICT(S) |
|---|---|---|---|
| Residential Single Family | None | 092-241-021<br>092-241-022 | 4 |

PLANNING AREA STANDARDS:
None applicable

LAND USE ORDINANCE STANDARDS:
None applicable

EXISTING USES:
Single Family Residence and accessory structure

SURROUNDING LAND USE CATEGORIES AND USES:
*North:* Residential Single Family /Residences
*South:* Residential Single Family /Residences
*East:* Residential Single Family /Residences
*West:* Residential Single Family/Church

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:
The project was referred to: Nipomo Community Advisory Council, Cal Trans, RWQCB, Public Works, Environmental Health, Air Pollution Control Board, CDF, Nipomo Community Services District

| TOPOGRAPHY: | VEGETATION: |
|---|---|
| Mostly Level | ornamentals, grasses |

| PROPOSED SERVICES: | ACCEPTANCE DATE: |
|---|---|
| Water supply: Community system<br>Sewage Disposal: Community sewage disposal system<br>Fire Protection: CDF | May 2, 2006 |

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ✦ SAN LUIS OBISPO ✦ CALIFORNIA 93408 ✦ (805) 781-5600 ✦ FAX: (805) 781-1242

BACKGROUND:

On April 3, 2006 the Subdivision Review Board approved Lot Line Adjustment COAL 05-0314 which involved Parcel A of this lot line adjustment. The lot line adjustment altered the property line of Parcel A to accommodate an existing structure on an adjacent property. This lot line adjustment has not yet been effectuated. Under the current configuration, there is a non conforming use on Parcel A because the existing property line intersects an existing building on another parcel; COAL 05-0314 resolves this non-conformity. Therefore the lot line adjustment COAL 05-0314 must be effectuated before this lot line adjustment (COAL 04-0651). The proposed lot line adjustment reflects this previous lot line adjusted property lines.

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

| EXISTING LOT SIZES (ACRES) | ADJUSTED PARCEL SIZES (ACRES) |
|---|---|
| 1.03 acres | 1.03 acres |
| 1.10 acres | 1.10 acres |

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to maintain conformance with the minimum parcel size (10,000 square feet) as required by the planning area standards Title 22, Land Use Ordinance 22.112.080 for the land use category. The lot line adjustment is an equal exchange of acreage.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as existing and adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

Parcel A will be legally created once Lot Line Adjustment COAL 05-0314 is effectuated. As such, this project is conditioned to require the effectuation of COAL 05-0314 before this lot line adjustment may be effectuated.

Parcel B was legally created by a recorded map (CO 97-206).

## FINDINGS - EXHIBIT A

A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because both of the adjusted parcels will meet minimum parcel size criteria for the Residential Suburban land use category and meet design criteria for parcels as well.

B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.

C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

D. The project qualifies for a Categorical Exemption (Class ***5***) pursuant to CEQA Guidelines Section 15303 because the project is a minor adjustment of land under twenty percent slope and is not located within an area containing significant fish or wildlife habitat.

## CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
   a. All public utility easements.
   b. All approved street names.

3. Any private easements described in the title report must be shown on the map, with recording data.

4. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.

4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.

5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.

6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. <u>Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.</u>

7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.

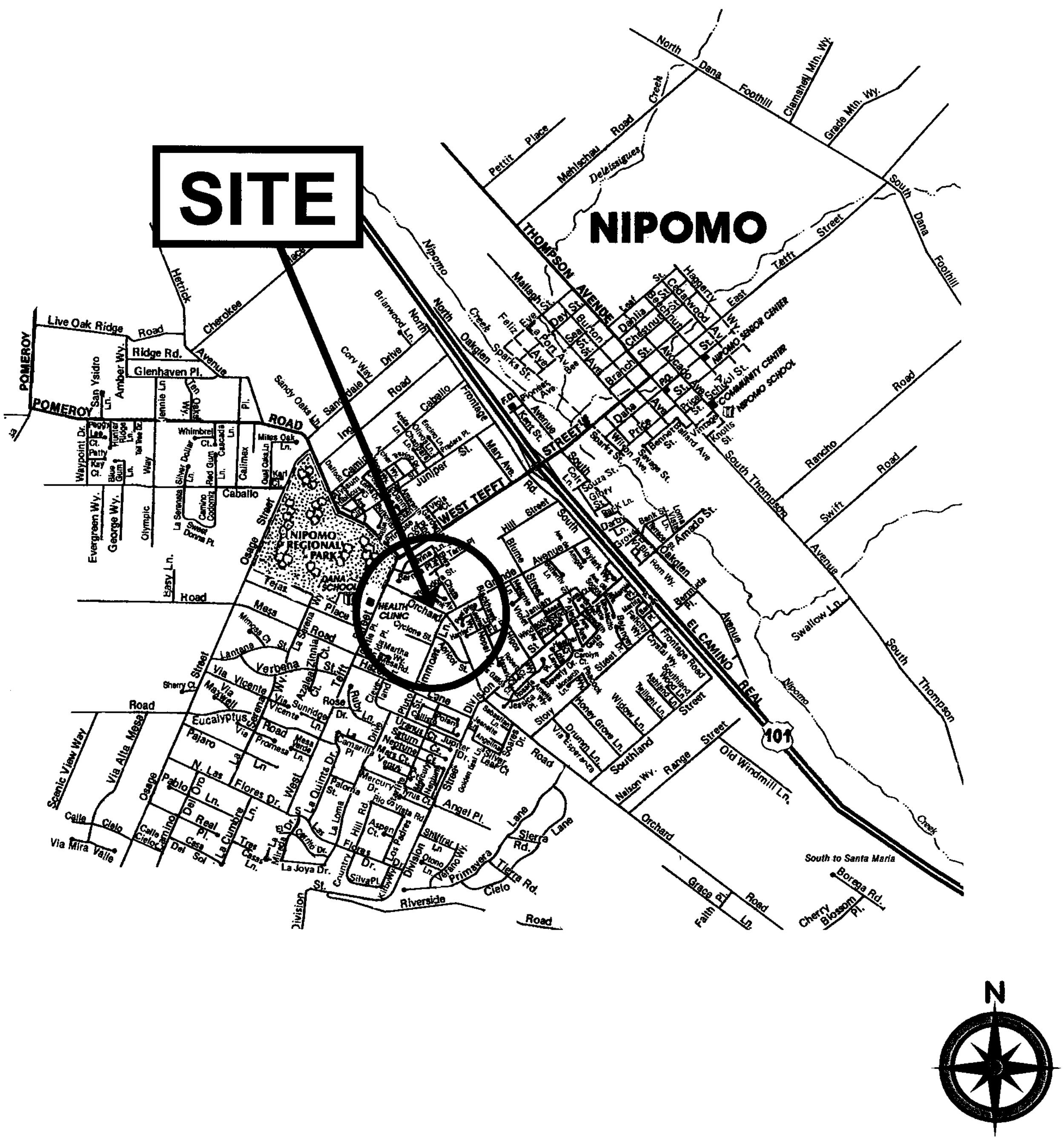
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.

9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

10. **Prior to the effectuation of this Lot Line Adjustment,** Lot Line Adjustment COAL 05-0314 must first be effectuated.

Staff report prepared by Shannon Heffernan
and reviewed by Kami Griffin

## SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



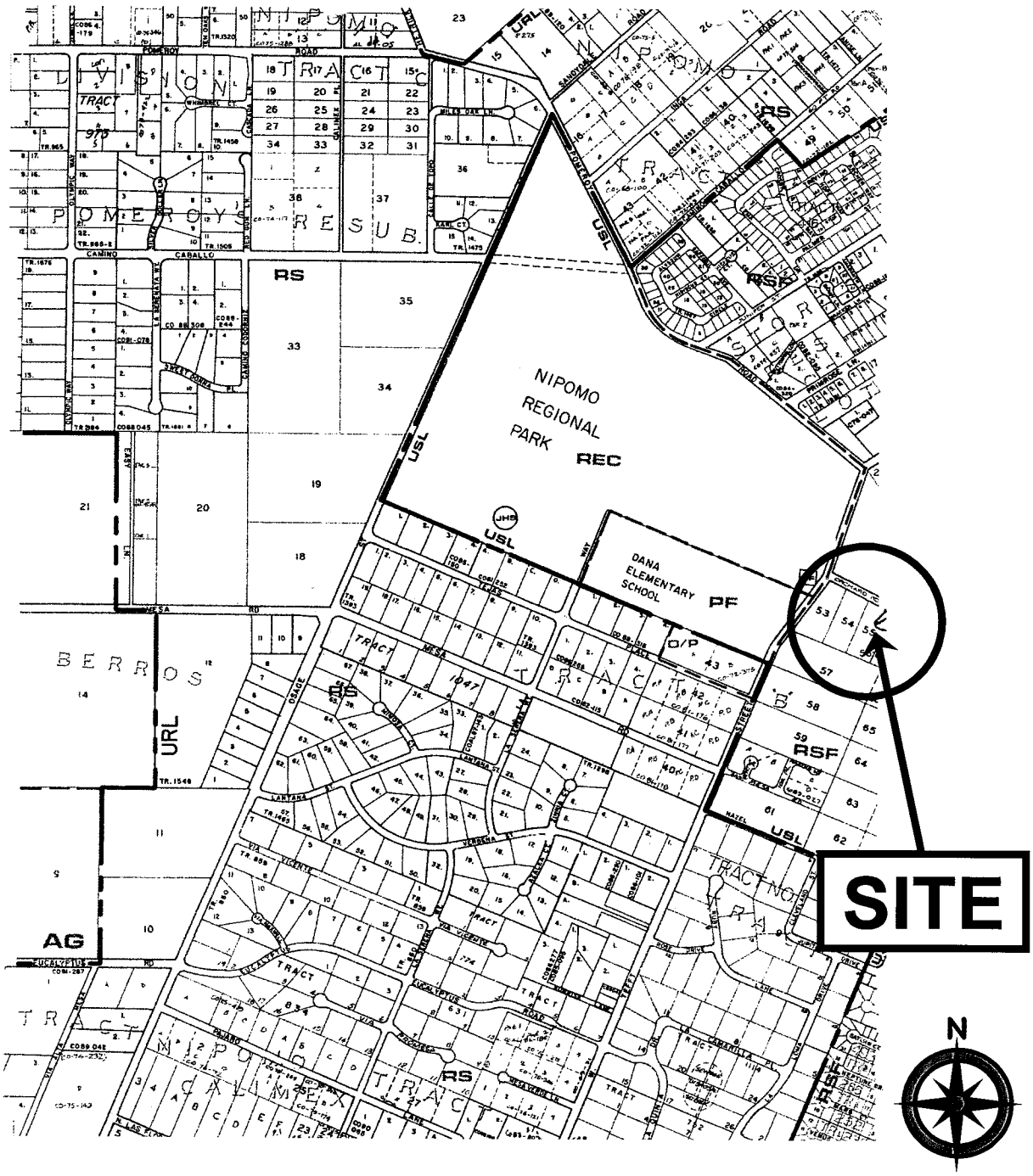

**PROJECT**

Lot Line Adjustment
Stevenson SUB2005-00204

**EXHIBIT**

Nipomo Vicinity

**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**



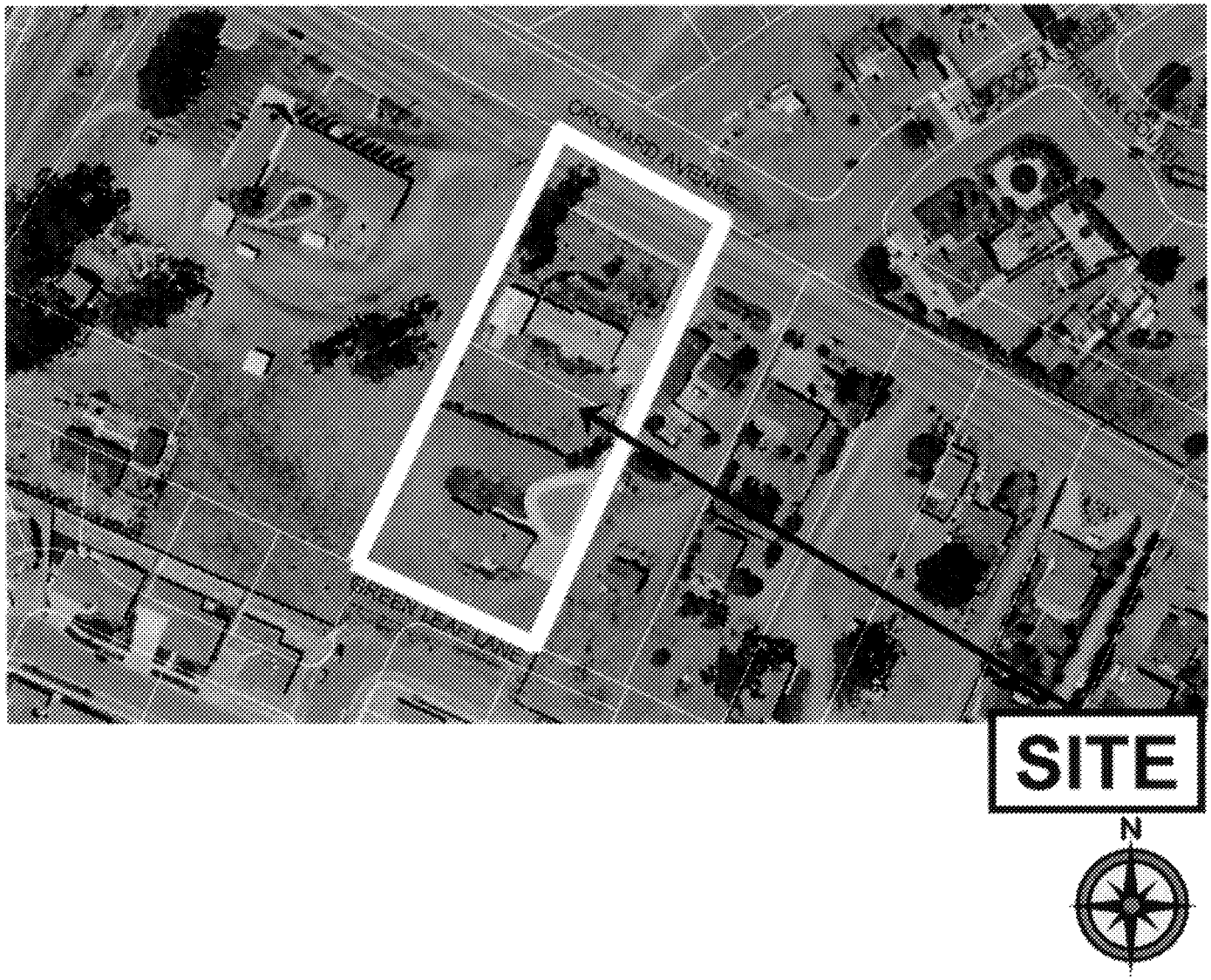

**PROJECT**

Lot Line Adjustment
Stevenson SUB2005-00204

**EXHIBIT**

Land Use Category

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

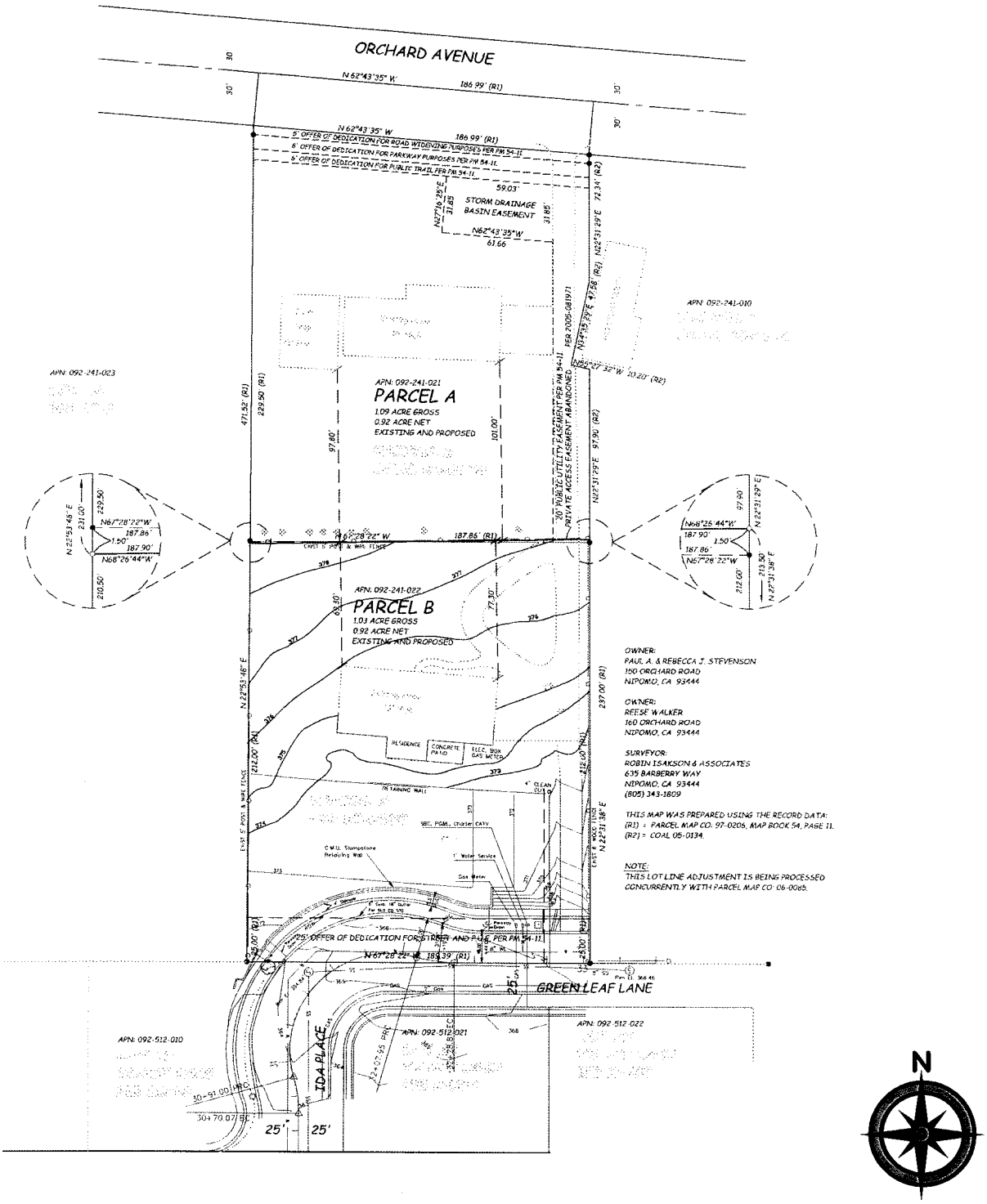



**PROJECT**

Lot Line Adjustment
Stevenson SUB2005-00204

**EXHIBIT**

Aerial Photograph




OWNER:
PAUL A. & REBECCA J. STEVENSON
160 ORCHARD ROAD
NIPOMO, CA 93444

OWNER:
REESE WALKER
160 ORCHARD ROAD
NIPOMO, CA 93444

SURVEYOR:
ROBIN ISAKSON & ASSOCIATES
635 BARBERRY WAY
NIPOMO, CA 93444
(805) 343-1809

THIS MAP WAS PREPARED USING THE RECORD DATA:
(R1) = PARCEL MAP CO- 97-0205, MAP BOOK 54, PAGE 11.
(R2) = COAL 05-0134.

NOTE:
THIS LOT LINE ADJUSTMENT IS BEING PROCESSED CONCURRENTLY WITH PARCEL MAP CO- 06-0085.

**PROJECT**

Lot Line Adjustment
Stevenson SUB2005-00204

**EXHIBIT**

Site Plan

SAN LUIS OBISPO COUNTY
# DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

DATE: 3-27-06

From ~~TO~~: Public Works

To ~~FROM~~: ☑ - South County Team ☐ - North County Team ☐ - Coastal Team

Michael Conger - planner

PROJECT DESCRIPTION: File Number: SLB2005-00204 Applicant: Stevenson LLA between 2 parcels. COAL 04-0651. Site located off Orchard Rd. in Nipomo. APN: 092-241-021 & 022.

Return this letter with your comments attached no later than: 4-10-06

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 30 days in which we must accept the project as complete or request additional information.)

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.

NO comments from Public Works

Date April 1-2006 Name DAN MANION Phone 781-5275

COAL

# PROJECT REFERRAL
# COMMUNITY ADVISORY COUNCIL

**Date Referred:** _____

**Project Planner/Manager:** Conger

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your community group, we are enclosing a copy of the project application and plan for your preliminary review and comment. Please comment on all issues that you see may be associated with this project.

You may want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant / agent are provided on the application form that is attached.

**PROJECT INFORMATION**

File Number: SUB2005-00204 Applicant: Stevenson

Request: _____

**STAFF COMMENTS:** _____

**C.A.C. COMMENTS** The attached checklist is to help you with your review. ***You may choose to complete the checklist as your only response to this referral.***

☑ We have received the referral on the above-referenced project and have no comments.
☐ We have received the referral and have the following comments:

_____

_____

_____

Please let us know the following:

☐ Yes ☑ No Does your community group want to receive notice of the public hearing for the project?
☐ Yes ☒ No Does your community group want a copy of the staff report when the project goes to public hearing?
☐ Yes ☒ No Does your community group want to receive notice of the final action for the project?

Date Referral Action Taken By Community Advisory Council: 4-24-06

**SEE REVERSE**

# CDF/San Luis Obispo County Fire Department

**635 N. Santa Rosa • San Luis Obispo • California 93405**

May 2, 2006

Michael Conger, Planner
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2005-00204, Stevenson

Dear Mr. Conger,

I have reviewed the referral for the parcel map plans for the proposed two parcel subdivision project located at Orchard Rd in Nipomo. This project is located approximately 5 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

**Access Road**

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres — 800 feet
  - Parcels 1 acre to 4.99 acres — 1320 feet
  - Parcels 5 acres to 19.99 acres — 2640 feet
  - Parcels 20 acres or larger — 5280 feet

- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

**Driveway**

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

**Water Supply**

The following applies:

☒This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☐ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

**Fuel Modification**

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Robert Lewin, Fire Marshal
Battalion Chief

cc:

**Taryn Jamison/Planning/COSLO**
04/03/2006 02:59 PM

To Michael Conger/Planning/COSLO@Wings, Shannon Heffernan/Planning/COSLO@Wings
cc
bcc
Subject Fw: Stevenson project in Nipomo

**"Sorrel Marks" <Smarks@waterboards.ca.gov>**
03/30/2006 04:22 PM

To <tjamison@co.slo.ca.us>
cc "Matt Thompson" <Mthompson@waterboards.ca.gov>, "Tom Kukol" <Tkukol@waterboards.ca.gov>
Subject Stevenson project in Nipomo

Based upon the information emailed to Tom Kukol, I understand the project will be connected to the Nipomo community sewer. Accordingly, we have no comments. Please replace Tom Kukol and Matt Thompson with myself as contact for Nipomo area issues (and any issues south of Pismo Beach). Thanks. Sorrel (549-3695)

**Taryn Jamison/Planning/COSLO**
04/03/2006 02:58 PM

To Michael Conger/Planning/COSLO@Wings, Shannon Heffernan/Planning/COSLO@Wings
cc
bcc
Subject Fw: APCD_Comments_STEVENSON_LLA_SUB2005-00204

----- Forwarded by Taryn Jamison/Planning/COSLO on 03/30/2006 03:24 PM -----

**Alex Bugrov/APCD/COSLO**
03/30/2006 03:15 PM

To Taryn Jamison/Planning/COSLO@Wings
cc
Subject APCD_Comments_STEVENSON_LLA_SUB2005-00204

NO COMMENT

Alexander Bugrov
Air Quality Specialist
SLO County APCD
805.781.4654
abugrov@co.slo.ca.us

**Taryn Jamison/Planning/COSLO**
04/03/2006 02:56 PM

To Michael Conger/Planning/COSLO@Wings, Shannon Heffernan/Planning/COSLO@Wings
cc
bcc
Subject Fw: Stevenson project

----- Forwarded by Taryn Jamison/Planning/COSLO on 03/28/2006 04:03 PM -----

**"Sorrel Marks" <Smarks@waterboards.ca.gov>**
03/28/2006 03:54 PM

To <tjamison@co.slo.ca.us>
cc
Subject Stevenson project

Taryn: Since the proposed project will discharge waste to the community sewer system, we have no comments except that appropriate stormwater pollution prevention plan will be needed if disturbance is larger than an acre. Give me a call if you have questions. Sorrel Marks 5649-3695

>>> <tjamison@co.slo.ca.us> 3/28/2006 11:59:09 AM >>>
Good Afternoon,

The following attachments include information for the STEVENSON LLA referral.

This referral will be sent primarily in electronic referral format unless otherwise requested in hard copy format.

Please respond with your comments.

Referral packet with site plans

(See attached file: REFERRAL PACKET.pdf)

LUC Map

(See attached file: LUC MAP.pdf)

APN MAP

(See attached file: APN MAP.pdf)

All 3 attachments shown above are available in TIFF format. Please let me know if you need TIFF attachments instead of PDF attachments.

Let us know if you have any questions or concerns.

Thank you,
Taryn Jamison
Geo-Team Secretary

Planning & Building Department
(805)-788-2009
tjamison@co.slo.ca.us

**Michael Conger/Planning/COSLO**
03/31/2006 08:15 AM

To Shannon Heffernan/Planning/COSLO@Wings
cc
bcc
Subject Stevenson LLA

Shannon...

These are a few of the referral responses for the Stevenson Lot Line Adjustment.

--Michael
----- Forwarded by Michael Conger/Planning/COSLO on 03/31/2006 08:13 AM -----

**Taryn Jamison/Planning/COSLO**
03/28/2006 11:59 AM

To Lynda Auchinachie/AgComm/COSLO@Wings, clint.bullard@fire.ca.gov, rob.lewin@fire.ca.gov, Richard Marshall/PubWorks/COSLO@Wings, Tim Tomlinson/PubWorks/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings, Len Mansell/Planning/COSLO@Wings, Jay G Johnson/Planning/COSLO@Wings, Mary Velarde/Planning/COSLO@Wings, Kim Murry/Planning/COSLO@Wings, Taryn Jamison/Planning/COSLO@Wings, misensee@co.slo.ca.us, Laurie Salo/PH/COSLO@Wings, Doug Morris/Planning/COSLO@Wings, Barry Tolle/Planning/COSLO@Wings, Sam L Taylor/PubWorks/COSLO@Wings, Jill Ogren/PubWorks/COSLO@Wings, Wendell Wilkes/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, Dan Manion/PubWorks/COSLO@Wings, Nola Engelskirger/PubWorks/COSLO@Wings, james_kilmer@dot.ca.gov, mthompson@waterboards.ca.gov, tkukol@waterboards.ca.gov, Aeron Arlin Genet/APCD/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, awsmhermie@aol.com, gm@nipomocsd.com, administrator@nipomocsd.com
cc Michael Conger/Planning/COSLO@Wings, Warren Hoag/Planning/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings
Subject Referral- SUB2005-00204 COAL 04-0651, STEVENSON LLA

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Thank you,
Taryn Jamison
Geo-Team Secretary
Planning & Building Department
(805)-788-2009
tjamison@co.slo.ca.us
----- Forwarded by Michael Conger/Planning/COSLO on 03/31/2006 08:13 AM -----

**Doug Morris/Planning/COSLO**

03/28/2006 03:25 PM

To Taryn Jamison/Planning/COSLO@Wings

cc administrator@nipomocsd.com, Aeron Arlin Genet/APCD/COSLO@Wings, awsmhermie@aol.com, Barry Tolle/Planning/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, clint.bullard@fire.ca.gov, Dan Manion/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, gm@nipomocsd.com, james_kilmer@dot.ca.gov, Jay G Johnson/Planning/COSLO@Wings, Jill Ogren/PubWorks/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings, Kim Murry/Planning/COSLO@Wings, Laurie Salo/PH/COSLO@Wings, Len Mansell/Planning/COSLO@Wings, Lynda Auchinachie/AgComm/COSLO@Wings, Mary Velarde/Planning/COSLO@Wings, Michael Conger/Planning/COSLO@Wings, misensee@co.slo.ca.us, mthompson@waterboards.ca.gov, Nola Engelskirger/PubWorks/COSLO@Wings, Richard Marshall/PubWorks/COSLO@Wings, rob.lewin@fire.ca.gov, Sam L Taylor/PubWorks/COSLO@Wings, Taryn Jamison/Planning/COSLO@Wings, Tim Tomlinson/PubWorks/COSLO@Wings, tkukol@waterboards.ca.gov, Warren

Hoag/Planning/COSLO@Wings, Wendell Wilkes/PubWorks/COSLO@Wings

Subject Re: Referral- SUB2005-00204 COAL 04-0651, STEVENSON LLA

no building issues

Barry Tolle will respond RE any on-site sewage disposal issues. thank you - doug.

Taryn Jamison/Planning/COSLO

**Taryn Jamison/Planning/COSLO**
03/28/2006 11:59 AM

To Lynda Auchinachie/AgComm/COSLO@Wings, clint.bullard@fire.ca.gov, rob.lewin@fire.ca.gov, Richard Marshall/PubWorks/COSLO@Wings, Tim Tomlinson/PubWorks/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings, Len Mansell/Planning/COSLO@Wings, Jay G Johnson/Planning/COSLO@Wings, Mary Velarde/Planning/COSLO@Wings, Kim Murry/Planning/COSLO@Wings, Taryn Jamison/Planning/COSLO@Wings, misensee@co.slo.ca.us, Laurie Salo/PH/COSLO@Wings, Doug Morris/Planning/COSLO@Wings, Barry Tolle/Planning/COSLO@Wings, Sam L Taylor/PubWorks/COSLO@Wings, Jill Ogren/PubWorks/COSLO@Wings, Wendell Wilkes/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, Dan Manion/PubWorks/COSLO@Wings, Nola Engelskirger/PubWorks/COSLO@Wings, james_kilmer@dot.ca.gov, mthompson@waterboards.ca.gov, tkukol@waterboards.ca.gov, Aeron Arlin Genet/APCD/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, awsmhermie@aol.com, gm@nipomocsd.com, administrator@nipomocsd.com

cc Michael Conger/Planning/COSLO@Wings, Warren Hoag/Planning/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings

Subject Referral- SUB2005-00204 COAL 04-0651, STEVENSON LLA

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REFERRAL PACKET.pdf

LUC Map

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APN MAP

APN MAP.pdf

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Thank you,
Taryn Jamison
Geo-Team Secretary
Planning & Building Department
(805)-788-2009
tjamison@co.slo.ca.us

----- Forwarded by Michael Conger/Planning/COSLO on 03/31/2006 08:13 AM -----

**Taryn Jamison/Planning/COSLO**
03/28/2006 04:03 PM

To PL_Referrals@Wings, Michael Conger/Planning/COSLO@Wings
cc
Subject Fw: Stevenson project

----- Forwarded by Taryn Jamison/Planning/COSLO on 03/28/2006 04:03 PM -----

**"Sorrel Marks" <Smarks@waterboards.ca.gov>**
03/28/2006 03:54 PM

To <tjamison@co.slo.ca.us>
cc

Subject Stevenson project

Taryn: Since the proposed project will discharge waste to the community sewer system, we have no comments except that appropriate stormwater pollution prevention plan will be needed if disturbance is larger than an acre. Give me a call if you have questions. Sorrel Marks 5649-3695

>>> <tjamison@co.slo.ca.us> 3/28/2006 11:59:09 AM >>>
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Geo-Team Secretary
Planning & Building Department
(805)-788-2009
tjamison@co.slo.ca.us

----- Forwarded by Michael Conger/Planning/COSLO on 03/31/2006 08:13 AM -----

**Taryn Jamison/Planning/COSLO**
03/29/2006 09:07 AM

To GovBonnie@aol.com
cc edeby@charter.net, GovBonnie@aol.com
Subject Re: SUB -2005-00204 Coal 04-0651- Stevenson LLA

Okay, thanks

Thank you,
Taryn Jamison
Geo-Team Secretary
Planning & Building Department
(805)-788-2009
tjamison@co.slo.ca.us
GovBonnie@aol.com

**GovBonnie@aol.com**
03/29/2006 08:48 AM

To tjamison@co.slo.ca.us
cc edeby@charter.net, GovBonnie@aol.com
Subject SUB -2005-00204 Coal 04-0651- Stevenson LLA

**GOOD MORNING...**

**WE ARE REQUESTING A HARD COPY OF THE ABOVE LAND USE APPLICATION FOR THE SOUTH COUNTY ADVISORY COUNCIL.**

**THESE FILES ARE TO LARGE FOR OUR SMALL COMPUTERS.**

**THANKS YOU**

**BONNIE EISNER**
**LAND USE CHAIR**

----- Forwarded by Michael Conger/Planning/COSLO on 03/31/2006 08:13 AM -----

**Taryn Jamison/Planning/COSLO**
03/31/2006 07:42 AM

To PL_Referrals@Wings, Michael Conger/Planning/COSLO@Wings
cc
Subject Fw: Stevenson project in Nipomo

----- Forwarded by Taryn Jamison/Planning/COSLO on 03/31/2006 07:42 AM -----

**"Sorrel Marks" <Smarks@waterboards.ca.gov>**
03/30/2006 04:22 PM

To <tjamison@co.slo.ca.us>
cc "Matt Thompson" <Mthompson@waterboards.ca.gov>, "Tom Kukol" <Tkukol@waterboards.ca.gov>

Subject Stevenson project in Nipomo

Based upon the information emailed to Tom Kukol, I understand the project will be connected to the Nipomo community sewer. Accordingly, we have no comments. Please replace Tom Kukol and Matt Thompson with myself as contact for Nipomo area issues (and any issues south of Pismo Beach). Thanks. Sorrel (549-3695)

**Doug Morris/Planning/COSLO**
03/28/2006 03:25 PM

To Taryn Jamison/Planning/COSLO@Wings
cc administrator@nipomocsd.com, Aeron Arlin Genet/APCD/COSLO@Wings, awsmhermie@aol.com, Barry Tolle/Planning/COSLO@Wings, Bill
bcc
Subject Re: Referral- SUB2005-00204 COAL 04-0651, STEVENSON LLA

no building issues

Barry Tolle will respond RE any on-site sewage disposal issues. thank you - doug.

Taryn Jamison/Planning/COSLO

**Taryn Jamison/Planning/COSLO**
03/28/2006 11:59 AM

To Lynda Auchinachie/AgComm/COSLO@Wings, clint.bullard@fire.ca.gov, rob.lewin@fire.ca.gov, Richard Marshall/PubWorks/COSLO@Wings, Tim Tomlinson/PubWorks/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings, Len Mansell/Planning/COSLO@Wings, Jay G Johnson/Planning/COSLO@Wings, Mary Velarde/Planning/COSLO@Wings, Kim Murry/Planning/COSLO@Wings, Taryn Jamison/Planning/COSLO@Wings, misensee@co.slo.ca.us, Laurie Salo/PH/COSLO@Wings, Doug Morris/Planning/COSLO@Wings, Barry Tolle/Planning/COSLO@Wings, Sam L Taylor/PubWorks/COSLO@Wings, Jill Ogren/PubWorks/COSLO@Wings, Wendell Wilkes/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, Dan Manion/PubWorks/COSLO@Wings, Nola Engelskirger/PubWorks/COSLO@Wings, james_kilmer@dot.ca.gov, mthompson@waterboards.ca.gov, tkukol@waterboards.ca.gov, Aeron Arlin Genet/APCD/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, awsmhermie@aol.com, gm@nipomocsd.com, administrator@nipomocsd.com
cc Michael Conger/Planning/COSLO@Wings, Warren Hoag/Planning/COSLO@Wings, Kami Griffin/Planning/COSLO@Wings
Subject Referral- SUB2005-00204 COAL 04-0651, STEVENSON LLA

Good Afternoon,

The following attachments include information for the STEVENSON LLA referral.

This referral will be sent primarily in electronic referral format unless otherwise requested in hard copy format.

Please respond with your comments.

Referral packet with site plans

REFERRAL PACKET.pdf

LUC Map

LUC MAP.pdf

APN MAP

APN MAP.pdf

**All 3 attachments shown above are available in TIFF format. Please let me know if you need TIFF attachments instead of PDF attachments.**

Let us know if you have any questions or concerns.

Thank you,
Taryn Jamison
Geo-Team Secretary
Planning & Building Department
(805)-788-2009
tjamison@co.slo.ca.us

SAN LUIS OBISPO COUNTY
# DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

DATE: 3-27-06

TO: MICHAEL CONGER FROM: AG DEPT

FROM: ☑ - South County Team ☐ - North County Team ☐ - Coastal Team

Michael Conger - planner

PROJECT DESCRIPTION: File Number: SUB2005-00204 Applicant: Stevenson LLA between 2 parcels. COAL 04-0651. Site located off Orchard Rd. in Nipomo. APN: 092-241-021 & 022.

Return this letter with your comments attached no later than: 4-10-06

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 30 days in which we must accept the project as complete or request additional information.)

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.

NO COMMENT

3/28/06 — Date
LYNDA AUCHINACHIE — Name
781-5914 — Phone