



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/25/2014

TO: \_\_\_\_\_

FROM: Xzandrea Fowler (805-781-1172 or xfowler@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00029 VELEY – Proposed minor use permit for maintenance of a culvert, an equestrian facility, and existing farm support quarters. Site location is 2979 Clark Valley Rd, Los Osos. APN: 067-132-015

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2014-00029

VELEY SUSAN E

MINOR USE PERMIT

MAINTENANCE OF CULVRT AND  
EQUISTRIAN FACILITY AND FARM SUPPORT  
EST/ EST

AG CAZ FH GS LCP

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Zoning Clearance
- Other

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name SUSAN VELEY Daytime Phone (805) 441-4643  
 Mailing Address 349 LOMA ST LOS OSOS CA Zip Code 93402  
 Email Address: SVELEY@GOL.COM

Applicant Name SAME Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name SAME Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 31 Acres 30.984 Assessor Parcel Number(s): 067-132-015  
 Legal Description: Parcel 4 of Parcel Map CO-73-25 filed 11/15/74 Book 1507  
 Address of the project (if known): 349 Clark Valley Road Los Osos CA 93402  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Los Osos Valley Road to Clark Valley to property

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residential, Equestrian raising and keeping, horse farm support barn

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): MAINTENANCE OF CULVERT  
EQUISTRIAN FACILITY, approval of existing farm support unit

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Susan Veley Date 9/10/2014

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other AG

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE

Describe existing and future access to the proposed project site: Campbell Ln

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG South: AG  
East: AG West: AG

### For all projects, answer the following:

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

Buildings: <u>0</u> sq. feet _____%	Landscaping: <u>0</u> sq. feet _____%
Paving: <u>0</u> sq. feet _____%	Other (specify) <u>0</u>
Total area of all paving and structures: <u>0</u>	<input type="checkbox"/> sq. feet <input type="checkbox"/> acres
Total area of grading or removal of ground cover: <u>0</u>	<input type="checkbox"/> sq. feet <input type="checkbox"/> acres
Number of parking spaces proposed: <u>0</u>	Height of tallest structure: _____
Number of trees to be removed: <u>0</u>	Type: _____
Setbacks: Front _____ Right _____	Left _____ Back _____

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter? MA  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system approved  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CA Fire approved road

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 2  
Total floor area of all structures including upper stories, but not garages and carports: 1044 already existing  
Total of area of the lot(s) minus building footprint and parking spaces: 1,358,609 sq. ft. - 1,044 = 1,349,605

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 24 acres acres  
Moderate slopes of 10-30%: 5 acres acres  
Steep slopes over 30%: 3 acres acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_

**Water Supply Information**

*All existing with previous approvals. No increased use.*

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 0 additional use
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
 Bacteriological?     Yes     No  
 Chemical?     Yes     No  
 Physical     Yes     No  
 Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. *No. All existing for 40 years*  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

Please attach any letters or documents to verify that water is available for the proposed project.

**Sewage Disposal Information**

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

*All existing with previous approvals. No increased use.*

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water welis? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

*N/A*

1. Is this project to be connected to an existing sewer line?     Yes     No  
 Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

N/A

1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
4. Does your project design include an area for collecting recyclable materials and/or composting materials?    Yes    No

**Community Service Information**

1. Name of School District: Los Osos Valley
2. Location of nearest police station: Los Osos
3. Location of nearest fire station: Los Osos
4. Location of nearest public transit stop: Los Osos
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
Same use
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?    Yes    No  
 If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site?    Yes    No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

N/A

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
2. How many people will this project employ? \_\_\_\_\_
3. Will employees work in shifts?    Yes    No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes    No   If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity?    Yes    No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
7. Will hazardous products be used or stored on-site?    Yes    No  
 If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared?    Yes    No   If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No If yes, please describe: \_\_\_\_\_

### Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

### Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): None
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

### Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: None already insulated

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

### Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
None

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County MUP Tier 1

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

# VELEY FAMILY FARM SITE PLAN

North  
→

751

1835'

□ Residence  
1920 sq. ft. 3 story

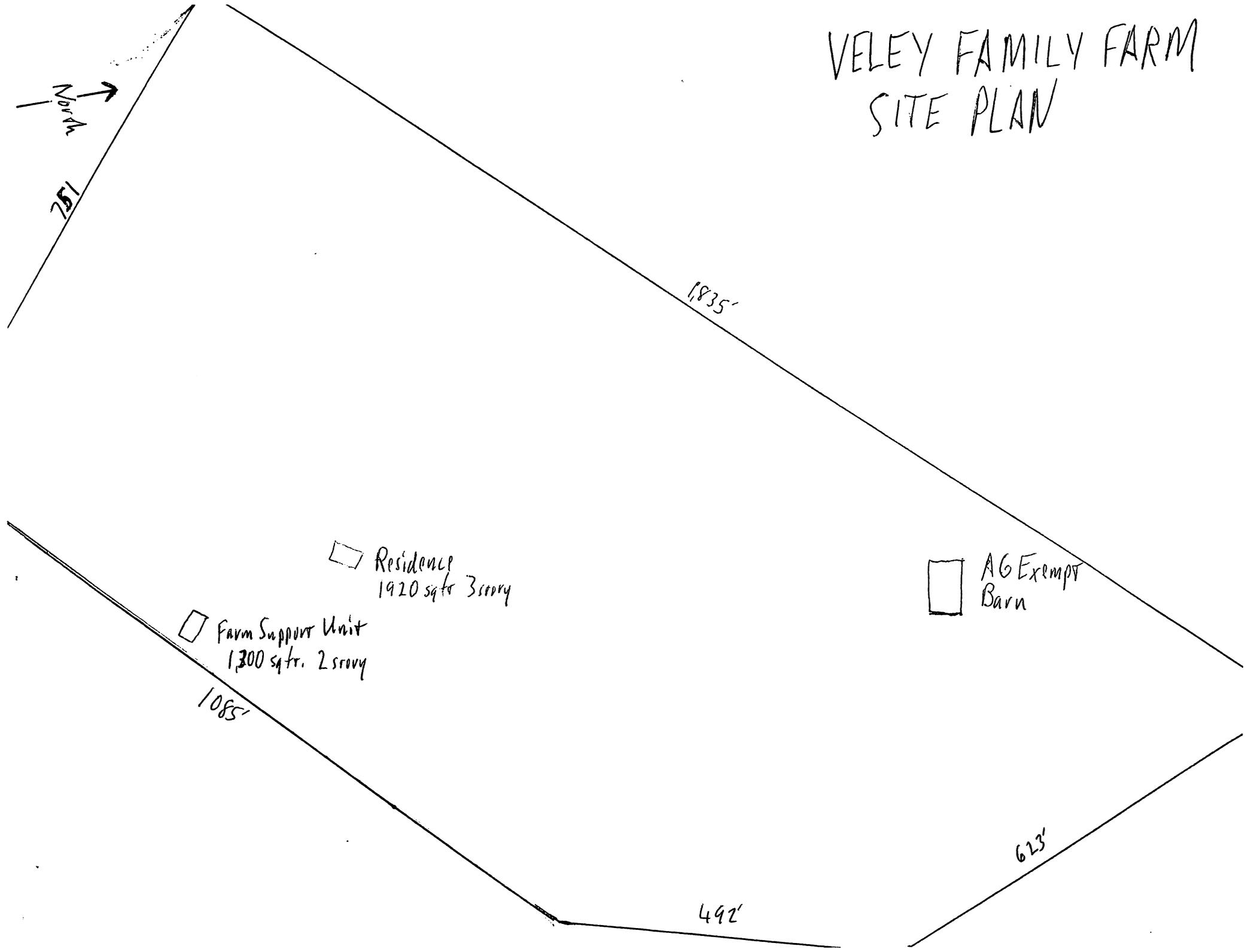
□ AG Exempt  
Barn

□ Farm Support Unit  
1,300 sq. ft. 2 story

1085'

492'

623'

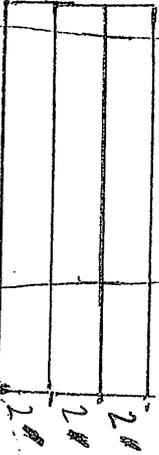


Clark Valley Road

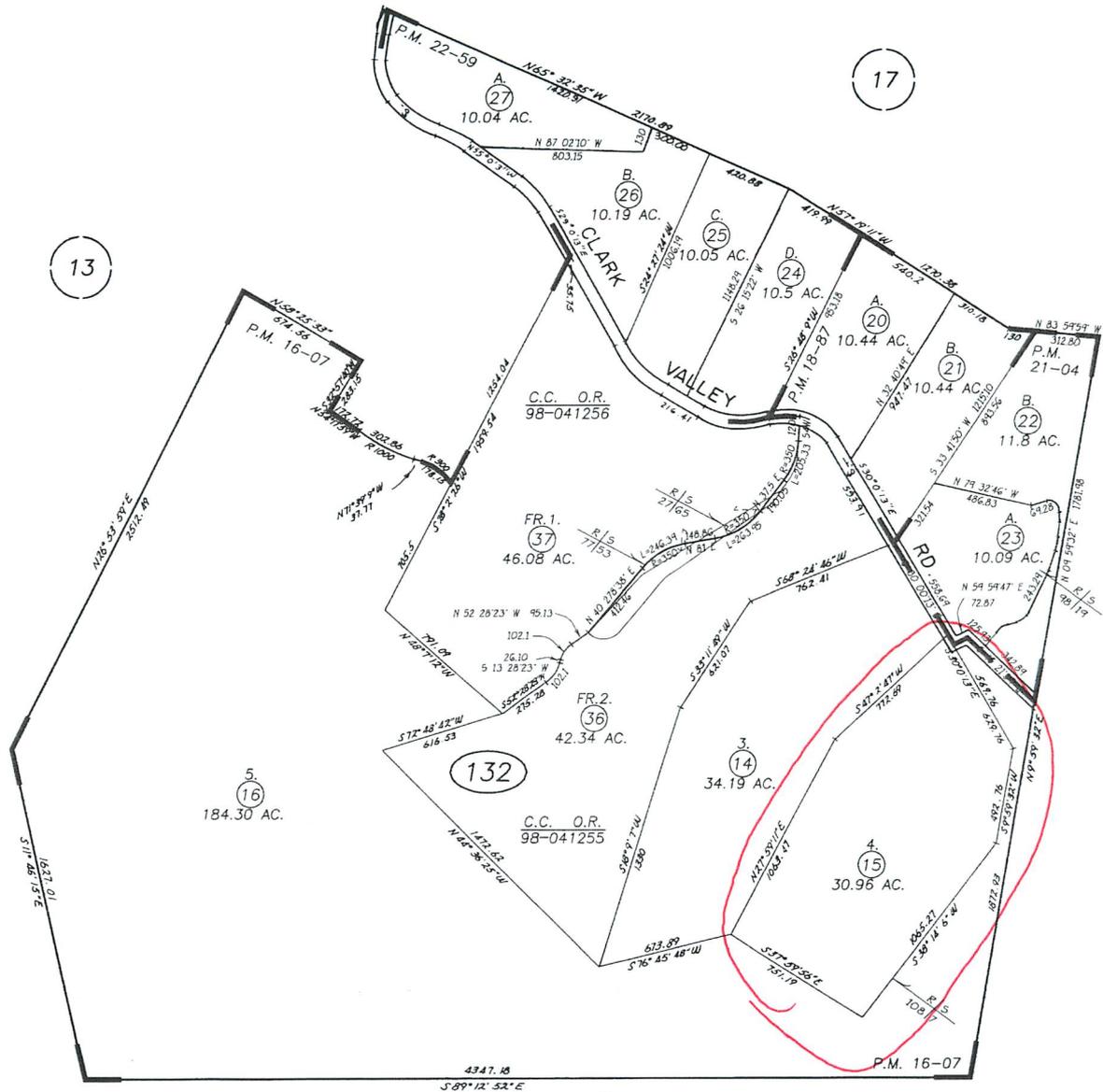
Campbell Lane

Campbell Lane

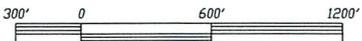
20'



culvert



REVISIONS	
TECH	DATE
JAW	04-28-99
JAW	04-29-99
LZ	06-13-00
RS	08-14-00



JAW 04-28-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Estero Planning Area  
Planning Area

Coastal Zone  
Planning Area

AG

San Luis Obispo Planning Area  
Planning Area



400m



# Parcel Summary Report For Parcel # 067-132-015

9/19/2014  
2:50:30PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    VELEY SUSAN E  
         2979 CLARK VALLEY RD LOS OSOS CA 93402-4622  
OWN    VELEY SUSAN E TRUST

### Address Information

Status        Address  
P                02979 CLARK VALLEY RD EST

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
067132	015	0001	Estero Planning	Estero Plannin	GS	SRV	CAZ	N		
CO73-	025	0004	Estero Planning	Estero Plannin	AG	LCP	FH	Y		

### Parcel Information

Status    Description  
Active    PARCEL MAP 16/7 PAR 4

### Notes

CANNON AND ASSOCIATES WILL BE SUBMITTING AN APPLICATION TO REPAIR THE CREEK CROSSING WITH A BOX CULVERT OR POSSIBLY A SMALL BRIDGE. I DISCUSSED THIS WITH NANCY ORTON AND WE CAN DO AS REPAIR AND MAINTENANCE AS LONG AS THEY ARE NOT WIDENING THE ROAD AND THEY HAVE AN OK FROM FISH AND GAME.

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

AREA NO. 09

NO. 02

### Case Information

Case Number:        Case Status:



# Parcel Summary Report For Parcel # 067-132-015

9/19/2014  
2:50:31PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

C1806 FNL Primary Parcel

**Description:**  
REPAIR LEACH

COD2008-00633 CLD Primary Parcel

**Description:**  
OPENED IN ERROR - WRONG ADDRESS -

COD2012-00143 REC Primary Parcel

**Description:**  
OCCUPIED BARN / EQUESTRIAN FACILITY

DRC2014-00029 REC Primary Parcel

**Description:**  
MAINTENANCE OF CULVERT AND EQUESTRIAN FACILITY AND FARM SUPPORT UNIT

PMT2010-01935 CMP Primary Parcel

**Description:**  
AG EXEMPT BARN FOR AG STORAGE - 2880 SF

PRE2005-00092 REC Primary Parcel

**Description:**  
SPECIAL MEETING OUTSIDE NORMAL COASTAL PRE-APP MTG TIME, C/O RYAN HOSTETTER. TIME LIMITS DUE TO PENDING ESCROW. 30 ACRE SITE IN LOS OSOS. PRIME AG LAND.

ZON2010-00634 APV Primary Parcel

**Description:**  
AG EXEMPT BARN LOCATED IN NON-PRIME SOILS 1632 SF

SUB2005-00261 APV Related Parcel

**Description:**  
ROAD NAMING APPLICATION