



# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A REVISED PROJECT REFERRAL

**DATE:** 8/29/2016

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

**FROM:** Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00029 VELEY – REQUEST FOR A MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT TO ALLOW 1) ESTABLISHMENT OF EQUESTRIAN FACILITIES, INCLUDING BOARDING STABLES, KEEPING OF MORE THAN 30 HORSES, AND THERAPEUTIC RIDING FOR DISABLED CHILDREN AND INDIVIDUALS; 2) SPECIAL EVENTS ASSOCIATED WITH THE EQUESTRIAN FACILITY (RIDING CLINICS) WITH UP TO 12 EVENTS PER YEAR; 3) ESTABLISHMENT OF A RAIL-CAR BRIDGE OVER LOS OSOS CREEK TO REPLACE A WASHED-OUT CULVERT; AND 4) CONVERSION OF AN AG EXEMPT BARN TO FARM SUPPORT QUARTERS.

APN(s): 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

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name SUSAN VELEY Daytime Phone (805) 441-4643  
 Mailing Address 507 LOMA ST LOS OSOS CA Zip Code 93402  
 Email Address: SVEVELEY@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: Partial 4 of Parcel Map CU-73-25 filed 11/15/74 Book 15 p 7  
 Address of the project (if known): 3009 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, Equisetia raising and wooding, house, farm support barn

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): MAINTENANCE OF CULVERT  
EQUISETIA 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: \_\_\_\_\_

Purpose of Project MUP Veley Family Farm

067-132-015

1. Equestrian Center *and 12 events per year*
2. Breeding of Horses
3. Brood Mares
4. Clinics for Disabled Riders
5. Therapeutic Riding for Disabled Children and Individuals
6. Keeping of 40 horses
7. Approval of Farm Support Unit
8. *Bridge for all weather access*

# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):

2979 CLARK Valley Rd, identified as Assessor Parcel Number \_\_\_\_\_, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: \_\_\_\_\_ (specify type of project, for example: addition to a single family residence; or general plan amendment); do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:  
Print Name: SUSAN VELEY JESSIE HILL (805) 748-8308  
Daytime Telephone Number: (805) 441-4643
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property NONE

## PERSON OR ENTITY GRANTING CONSENT:

Print Name: SUSAN VELEY  
Print Address: 597 LOMA ST LOS OBISPO CA 93402  
Daytime Telephone Number: (805) 441-4643  
Signature of landowner: [Signature] Date: 9/16/2014

## AUTHORIZED AGENT:

Print Name: Jessie Hill  
Print Address: (805) 544-5541 1047 Palm St 2nd fl 100e  
Daytime Telephone Number: (805) 748-8308 93401  
Signature of authorized agent: [Signature] Date: 9/16/2014

# 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 already 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: 1,390,609 sq ft - 1,044 = 1,389,565

# 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 wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used: *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.)

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

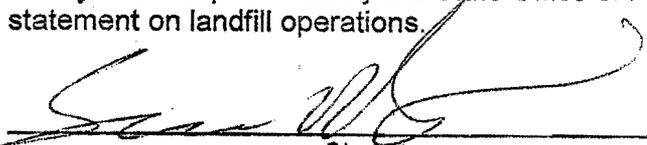
**HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE** - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within ½ mile of certain landfills (see back of sheet).

**PLEASE COMPLETE AND SIGN BELOW**

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

**AND**

I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the Landfill Disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is not shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

  
\_\_\_\_\_  
Signature

9/16/2014  
\_\_\_\_\_  
Date

Print Name: Susan Valey  
\_\_\_\_\_

North  
↓

751

1085'

□ Farm Support Unit  
1300 sq ft. 2 story

□ Residence  
1920 sq ft 3 story

1835'

492'

□ AG Exempt  
Barn

623'

VELEY FAMILY FARM  
SITE PLAN

29'

LR

Kitchen

36'

BR

Bath Room

Bath Room

BR

Storage

Farm Support Unit

1" = 4'

10'

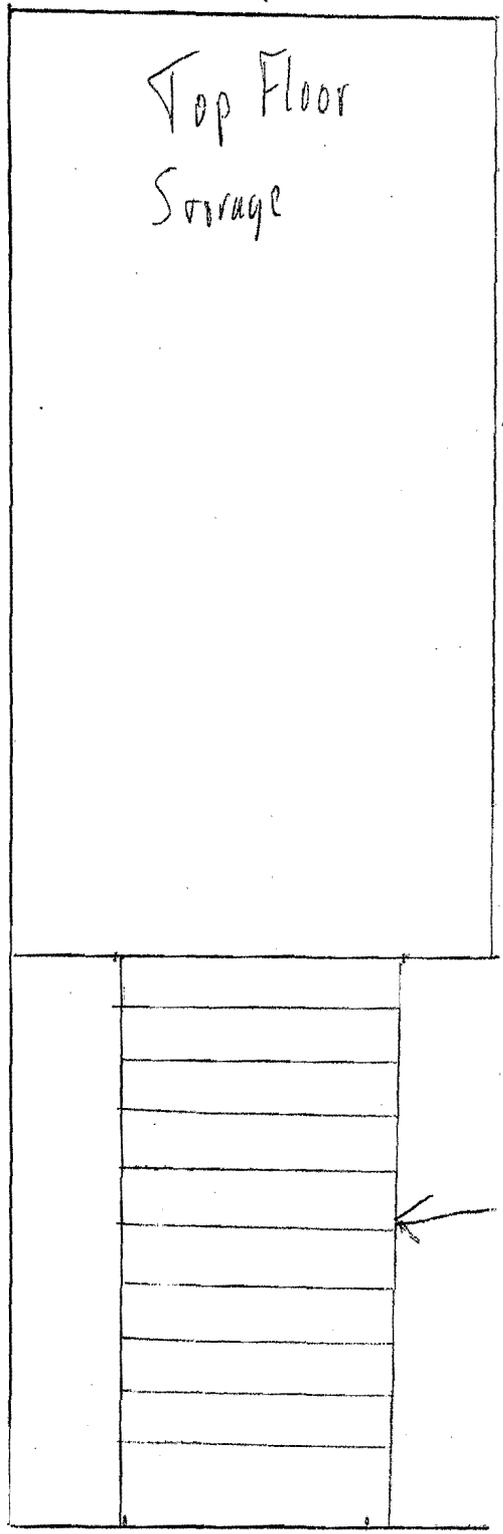
Top Floor  
Storage

2 Floor Farm Support Unit

24'

Stairs

1" = 4'



# MISCELLANEOUS BUILDING RECORD

PARCEL 67-132-2715  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEET \_\_\_\_\_

ADDRESS \_\_\_\_\_

## DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. To Life Yr
					Type	Cover				
1	3/4 HP SUBM								1975	CR
2	2400 GAL 6 TARE TANK								1975	CR
3	BARN	26x29		OUTDOOR SHOWER BOARDS FLOOR	MAH	SHG	Dier		1975	OR B
4	WALKED PADDLES	5' HT 1-1/2" W/AC		CLIMB - 300' L.N.D.						
5	LEAN TO'S (3)	(18x18)								
6	CORRALS/PANTRY	5' HT, 2 RAILS, 10' L.N.D., 1400' L.N.D.								

## 71 LOTS COMPUTATION

Appraiser - Date		11/11 12-10-77			CP 1-24-73												
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
1			500	100	500		250	100	250								
7			1000	100	1000		460	100	460								
3	972					2.68	2605	100	2605								
<b>Total</b>			1500		1500		3315		3315								

Appraiser - Date																		
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	
<b>Total</b>																		

EX 31

**23.08.046(9)(i)(a)**

**(9) Horses.** The provisions of this subsection apply to the keeping of less than 30 of any member of the horse family, including but not limited to donkeys and mules. The keeping of 30 or more horses, or the establishment of equestrian facilities including boarding stables, riding schools and academies, and horse exhibition facilities, are subject to Section 23.08.052f. The keeping of horses for commercial purposes is also subject to the provisions of title 9 of the County Code.

**(i) Permit requirement.**

**(a) Agriculture or Rural Lands.** No permit required for the keeping of less than 30 horses in the Agriculture or Rural Lands categories on sites of 20 acres or larger.

**(b) Other land use categories, smaller sites.** In other than the Agriculture and Rural Lands categories (and in those categories on parcels less than 20 acres), no permit required for one to 14 horses; Plot Plan approval for 15 to 29.

**(ii) Animal density - Residential Single Family.** The maximum number of horses allowed is one per acre of site area in the Residential Single Family category.

**(iii) Animal density in other than Residential Single Family.**

**(a) Residential Suburban category.** Three horses per acre are allowed in the Residential Suburban category.

**(b) Parcels less than five acres.** Three horses per acre may be kept on parcels less than five acres in allowed land use categories.

**(c) Other categories, larger parcels.** Four horses per acre may be kept in allowed land use categories on parcels of five acres or larger.

The keeping of horses at greater densities or the keeping of more than 30 horses on a single site constitutes a horse ranch and is instead subject to Section 23.08.052f of this title.

**23.08.052f**

**f. Horse ranches and other equestrian facilities.** The keeping of 30 or more horses, or horses at greater

densities than provided by Section 23.08.046f(9)(ii), or the establishment of equestrian facilities including boarding stables, riding schools and academies and horse exhibition facilities (for shows or other competitive events), is subject to the following standards:

**(1) Permit requirement.** Minor Use Permit; except that Development Plan approval is required within the Residential Single Family category.

COASTAL ZONE LAND USE ORDINANCE

REVISED AUGUST 2010

8-27 SPECIAL (S) USES

**23.08.052**

**(2) Minimum site area.** 10 acres, except where a smaller site area is authorized through Development Plan approval.

**DENSITY OF FARM SUPPORT QUARTERS  
IN THE FORM OF SINGLE FAMILY DWELLINGS OR MOBILEHOMES  
Agricultural Land Use Single Family Dwellings or Mobilehomes,2**

Horse ranches and equestrian facilities One unit per 15 brood mares, or one unit per 30 horse boarding stalls,  
or one unit per riding school or exhibition facility  
Irrigated row crops, specialty crops, orchards and  
vineyards

allowed 25 percent expansion. Any expansion pursuant to this standard shall be in accordance with all applicable provisions of Chapter 23.04, 23.05, 23.07 and 23.08 of this title.

**e. Destroyed structure:** When a structure that constitutes a nonconforming use of land is destroyed or partially destroyed, its restoration is subject to Section 23.09.033 (Destroyed Structures and Signs).

**f. Nonconformity due to lack of land use permit:** Any nonconforming use which is nonconforming only

because of the absence of a land use permit shall not be enlarged, altered or extended to occupy a greater land area without first securing approval of the required land use permit. The use shall be deemed a conforming use upon securing the approval of such permit. Proposals for farm support quarters pursuant

to Section 23.08.167 of this title shall not be deemed an enlargement, alteration or extension of the existing

use for purposes of this subsection.

**g. Nonconforming Use of land in a conforming building or structure:** The use of a building which is

in conformity with the provisions of this title for a nonconforming use of land may be continued and may

be extended throughout the building provided no structural alterations to the building are made except those required by law.

[Amended 1992, Ord. 2540; 1992, Ord. 2547; 1995, Ord. 2715]

To effectively implement the policies of the San Luis Obispo County General Plan and San Luis Obispo County

Local Coastal Program, the following documents, including but not limited to contents of the Land Use Element

adopted by Board of Supervisors Resolution 80-350 and all amendments thereto are hereby adopted and included

by reference as part of this title, pursuant to Sections 65800 et seq. of the Government Code, as though they were

fully set forth here:

**a. Land use element provisions:**

**(1) Land use categories.** The land use categories described in Chapter 7, Part I of the Land Use Element.

**(2) Allowable uses and definitions.** The charts showing the uses of land which may be established in the land use categories, and the definitions of such uses identified as Coastal Table O and Section D, respectively, in Chapter 7, Part I of the Land Use Element.

Online Archive of California

2. In November 1972, the People of California approved Proposition 20, the *Coastal Zone Conservation Act*, which *created* the California *Coastal Zone* ...

SEARCH

EMAIL	REPLY	REPLY ALL	FORWARD	ACTION	DELETE	SPAM			
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**Fire Safety Plan for Campbell-AT&T "antenna upgrade" project**

xfwler to you + 1 more show details

SLG06\_Fire\_Safety\_Plan\_Campbel...pdf (400 KB)

Hi Susan,

Attached is the Fire Safety Plan that Cal Fire prepared for the AT&T project on the Campbell property.

As you and I discussed at the planning counter last week. I joined Cal Fire, Code Enforcement staff, and AT&T contractors for the project on a site visit. Our focus was the condition of the access road that all of the carriers have the authority to use (not the access road that you use for your property, which is limited to 3 carriers), because Cal Fire has determined no additional improvements are required on the access road that you share. During the site visit we discussed the condition of the road, necessary signage (way finding), and brush clearance. We also discussed some maintenance issues (brush/vegetation creep into the facility enclosures) around the wireless facilities that fire hazards.

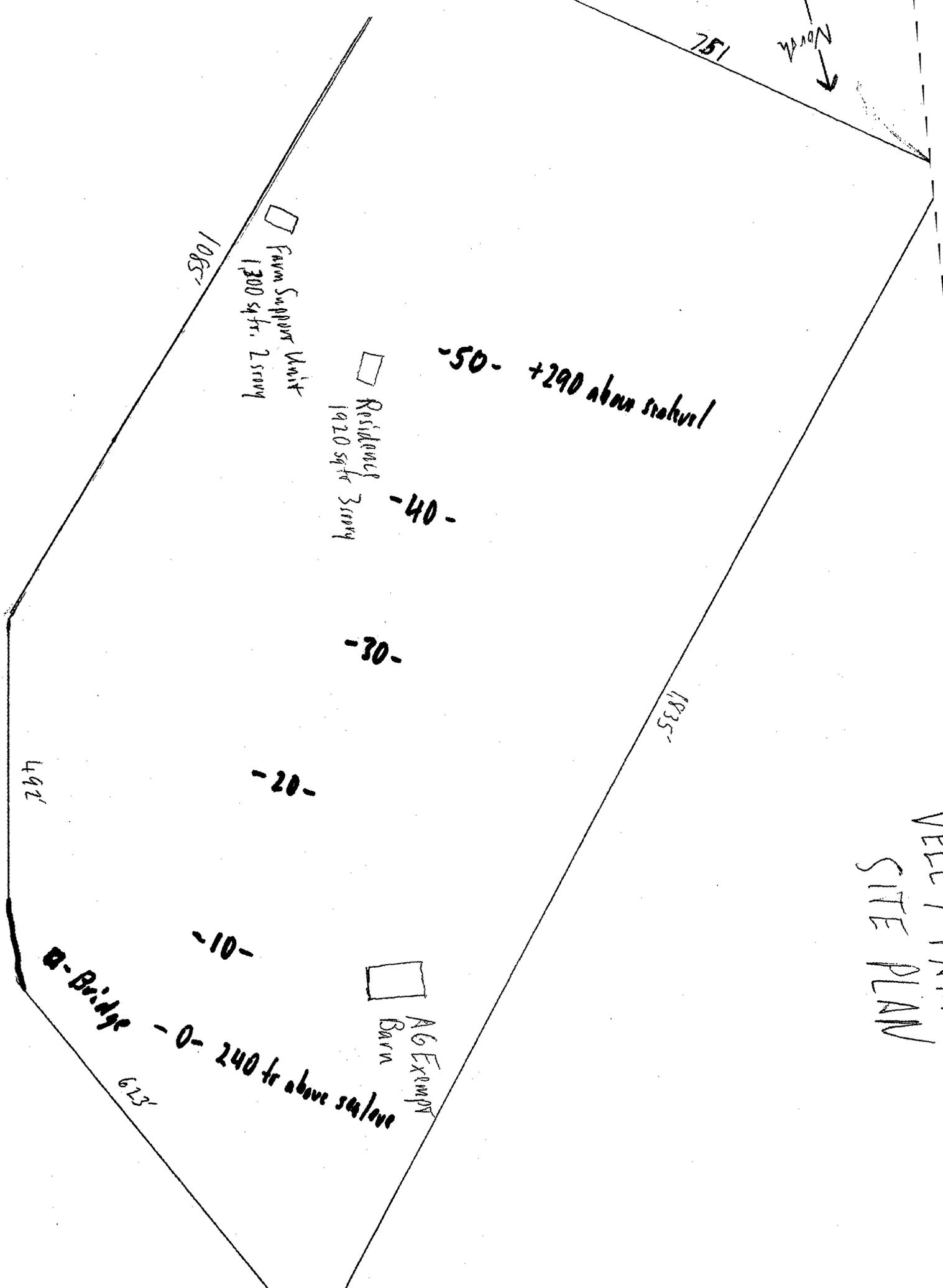
Cal Fire determined that the existing road surfaces were adequate, and did not recommend alternative road treatments.

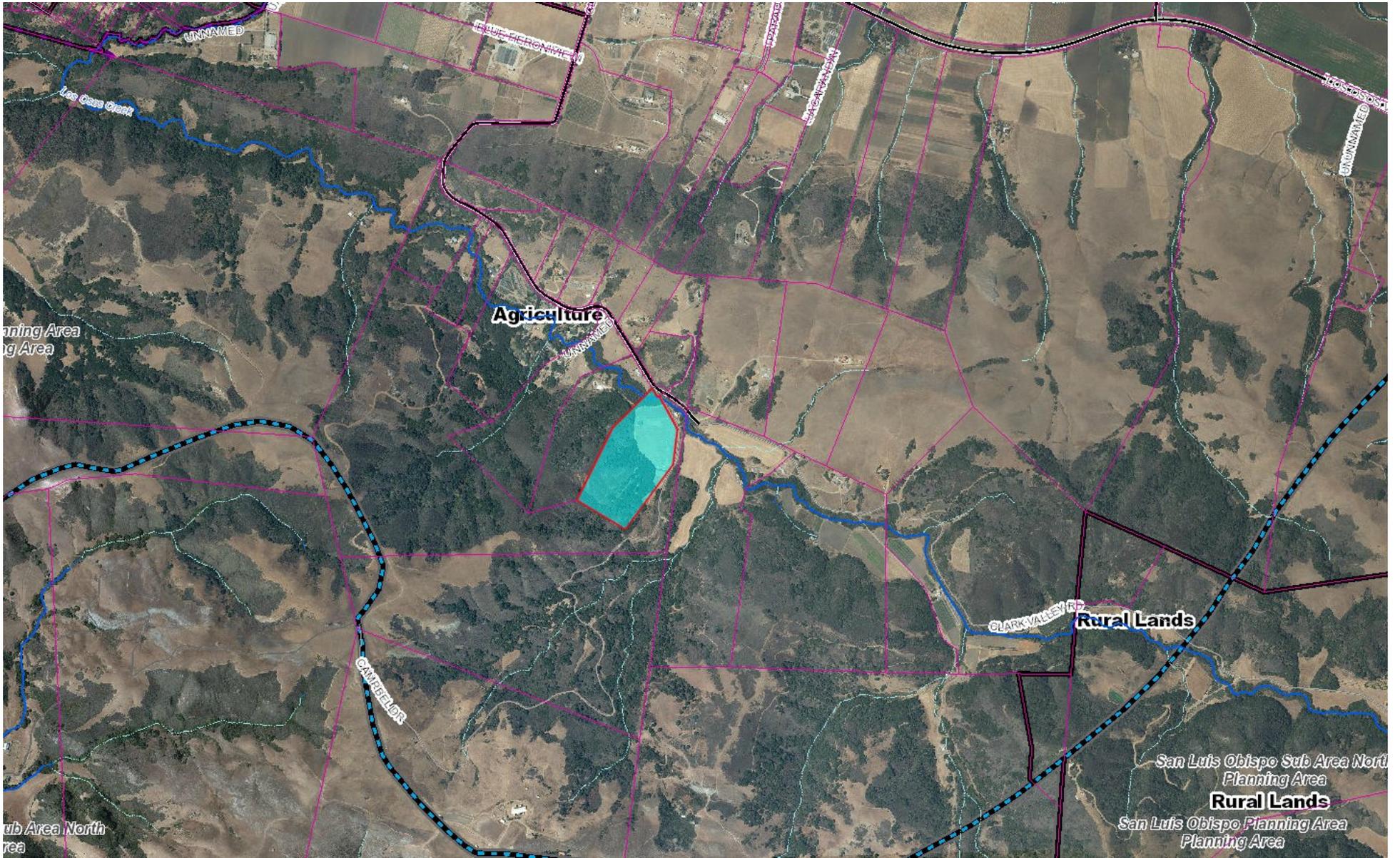
The contractors will need to make the required improvements, as noted during that site visit, in order to receive final inspection/occupancy.

**Xzandrea Fowler**  
Current & Environmental Planning  
County of San Luis Obispo  
976 Osos Street, Rm. 300  
San Luis Obispo, CA 93408  
805.781.1172

[Scanned @co.slo.ca.us]

# VELEY FAMILY FARM SITE PLAN





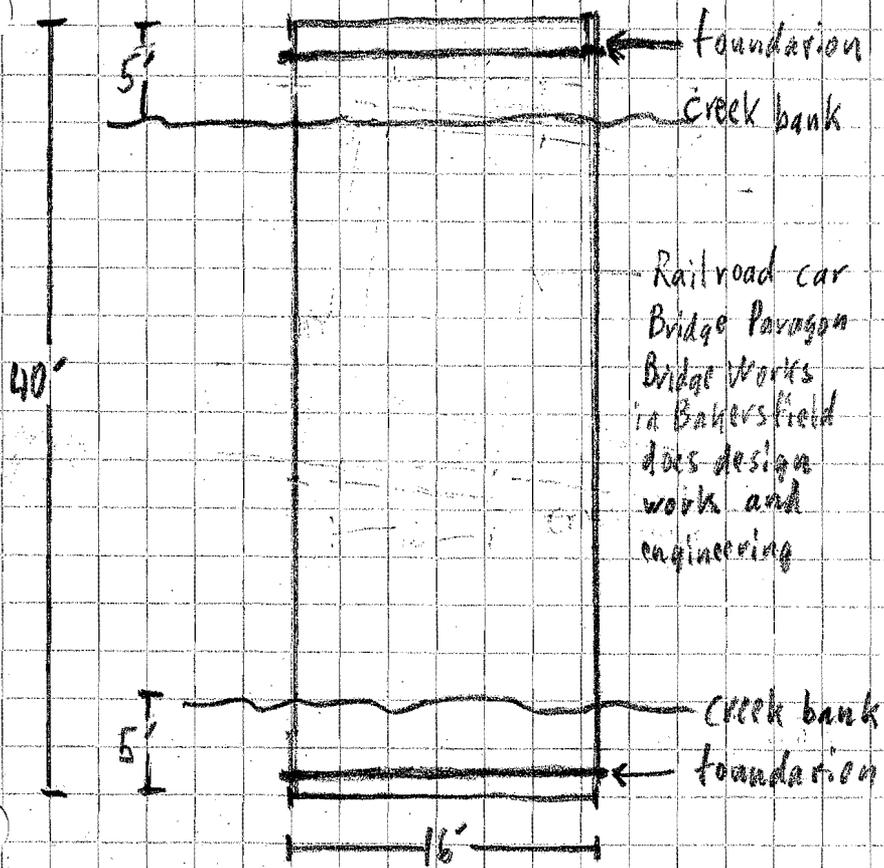
**Agriculture**

**Rural Lands**

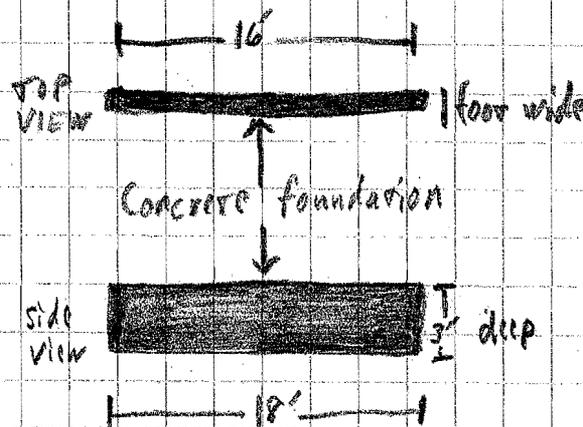
San Luis Obispo Sub Area North  
Planning Area  
**Rural Lands**  
San Luis Obispo Planning Area  
Planning Area



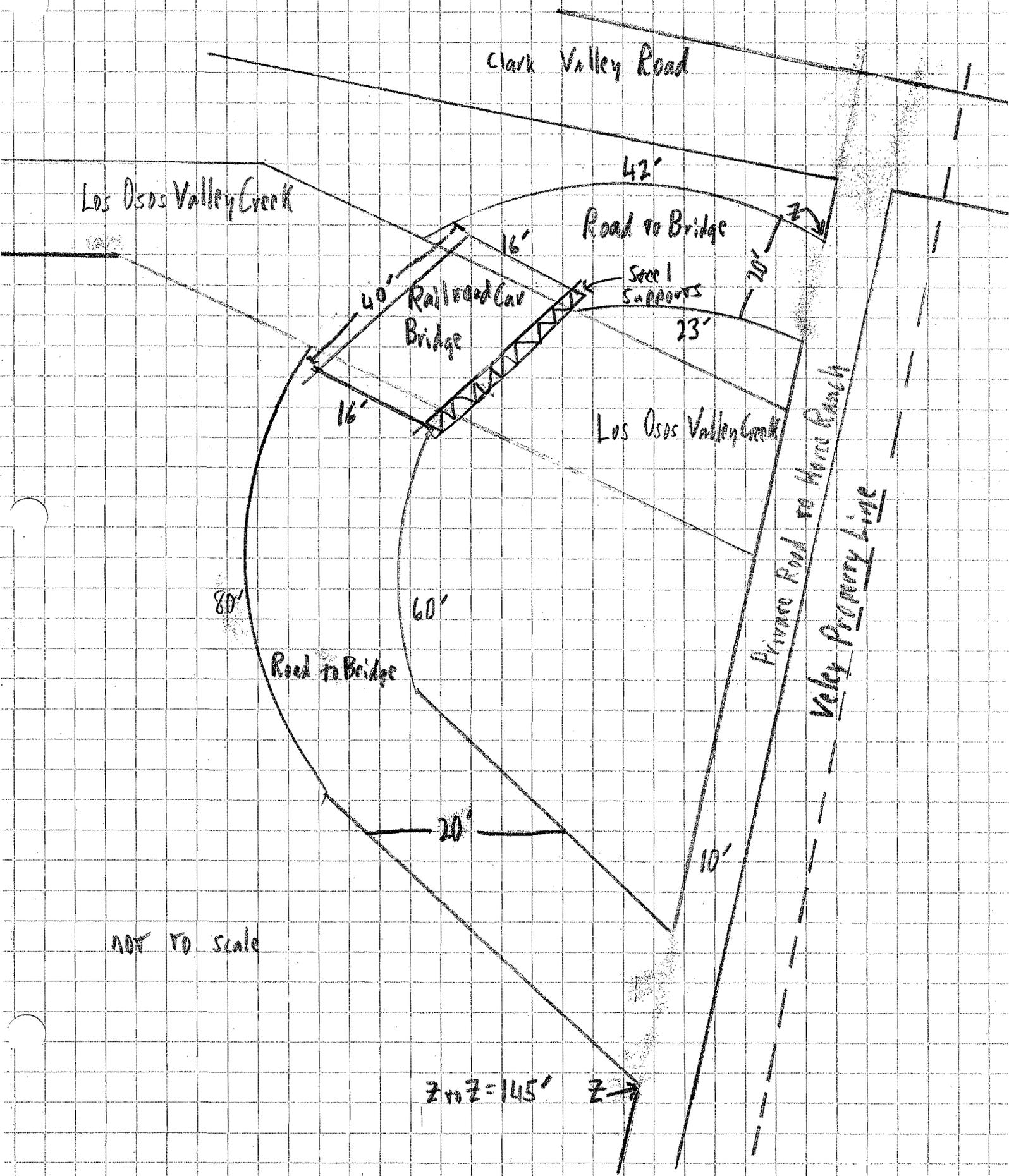
# Velen Family Farm Bridge



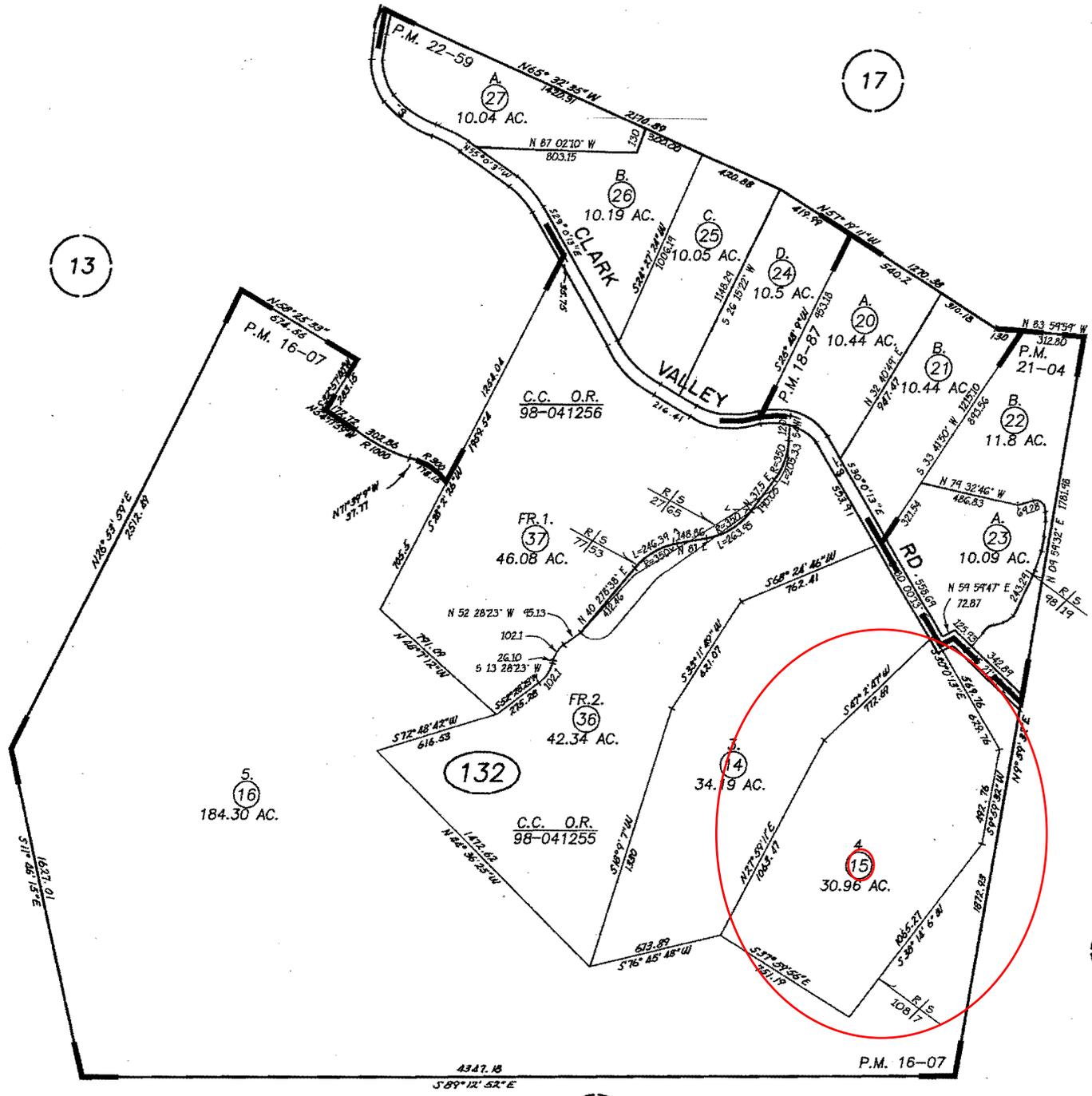
Railroad car  
Bridge Pavilion  
Bridge Works  
in Bakersfield  
does design  
work and  
engineering



# Veley Family Farm Bridge & Road



1" =



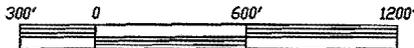
13

17

16

15

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



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



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

9/1/2016  
3:32:03PM

## 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 A	Estero Plannin	GS	SRV	CAZ	N		
CO73-	025	0004	Estero Planning A	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.

Tax Districts  
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

9/1/2016  
3:32:03PM

## 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 INH Primary Parcel

**Description:**

REQUEST FOR A MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT TO ALLOW 1) ESTABLISHMENT OF EQUESTRIAN FACILITIES, INCLUDING BOARDING STABLES, KEEPING OF MORE THAN 30 HORSES, AND THERAPEUTIC RIDING FOR DISABLED CHILDREN AND INDIVIDUALS; 2) SPECIAL EVENTS ASSOCIATED WITH THE EQUESTRIAN FACILITY (RIDING CLINICS) WITH UP TO 12 EVENTS PER YEAR; 3) ESTABLISHMENT OF A RAIL-CAR BRIDGE OVER LOS OSOS CREEK TO REPLACE A WASHED-OUT CULVERT; AND 4) CONVERSION OF AN AG EXEMPT BARN TO FARM SUPPORT QUARTERS.

PMT2010-01935 CMP Primary Parcel

**Description:**

AG EXEMPT BARN FOR AG STORAGE - 2880 SF

PMT2015-04661 ISS Primary Parcel

**Description:**

REPLACE 200 AMP ELECTRICAL BOX & PANEL SERVING SFD

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