



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/20/2011

TO: _____

FROM: Jo Manson, North County Team

PROJECT DESCRIPTION: DRC2011-00021 DEALBA- Curb, gutter and sidewalk waiver for site located off N Street in San Miguel. APN: 021-291-002.

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 Build

SAL/ SMIG

JSM

RMF

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 Ana Torres - DeAlba Daytime Phone 467 3273
 Mailing Address 1176 N St San Miguel Zip Code 93451
 Email Address: _____

Applicant Name Same Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 0.26 Assessor Parcel Number(s): 021-291-002
 Legal Description: _____
 Address of the project (if known): 1176 N Street
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
1 SFR on lot, proposing to put another home on property

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Curb gutter and sidewalk waiver.

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 _____ Date _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: _____

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? 75x150 sq ft.

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

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1200 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ 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? Yes No (If yes, please submit copy)
soon

Proposed sewage disposal: Individual on-site system 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)
soon

Fire Agency: List the agency responsible for fire protection: San Miguel

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: 1200
Total of area of the lot(s) minus building footprint and parking spaces: (75x150) - 1200 sq ft

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: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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: 8 _____

12/3/00

Solid Waste Information

- 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: Lilian Larsen
- 2. Location of nearest police station: DASO ROBLES CA
- 3. Location of nearest fire station: 210 meters
- 4. Location of nearest public transit stop: 25 meters
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? about 25 meters feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:

- 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

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.

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): _____

(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.)



CURB, GUTTER & SIDEWALK WAIVER APPLICATION

San Luis Obispo County Department of Planning and Building

PROJECT INFORMATION

Type of land use permit associated with the request for curb, gutter and sidewalk waiver:

- Plot Plan
 Site Plan
 Minor Use Permit
 Development Plan
 Variance

File Number: _____

Date the above application was filed with the department: 9/11

Street(s) fronting the site: _____

Street(s) requesting waiver for: NST

Type of improvement to be waived:
 Curb
 Gutter
 Sidewalk
 All

REASON FOR WAIVER REQUEST

- INCOMPATIBLE GRADE.** The topography of the site is not appropriate for the required curb, gutter and sidewalk.

Explain: _____



- INCOMPATIBLE DEVELOPMENT.** The curb, gutter and sidewalk are incompatible with the land uses in the vicinity as well as with existing and projected needs for drainage and traffic control.

Explain: _____



- PREMATURE DEVELOPMENT.** The rest of the area doesn't have curbs, gutters and sidewalks and because the project is an interim use of the site, the required improvements can be obtained with further or intensified development later.

Explain: _____

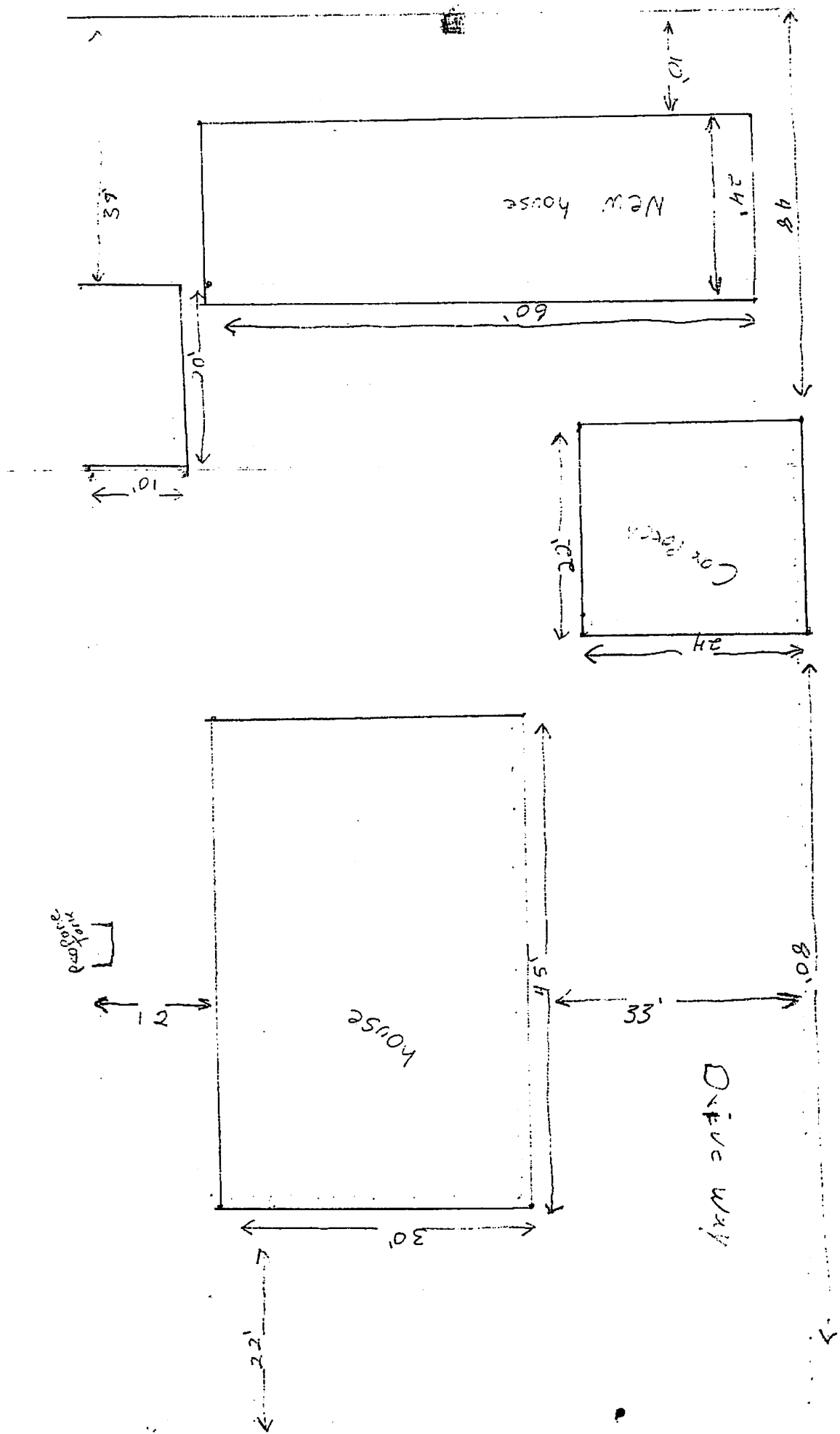
- OTHER.**

Explain: _____

OFFICE USE ONLY		
Date Received: _____	By: _____	Receipt No: _____
Planning Approved/Denied Date: _____	By: _____	
Co Eng Dept Approved/Denied Date: _____	By: _____	
Reason: <input type="checkbox"/> Incompatible Grade <input type="checkbox"/> Incompatible Grade <input type="checkbox"/> Premature Development <input type="checkbox"/> Other		
Comments from Engineering: <input type="checkbox"/> Comments Attached <input type="checkbox"/> _____		

Revised 4/11/01		

Kelly Dadds



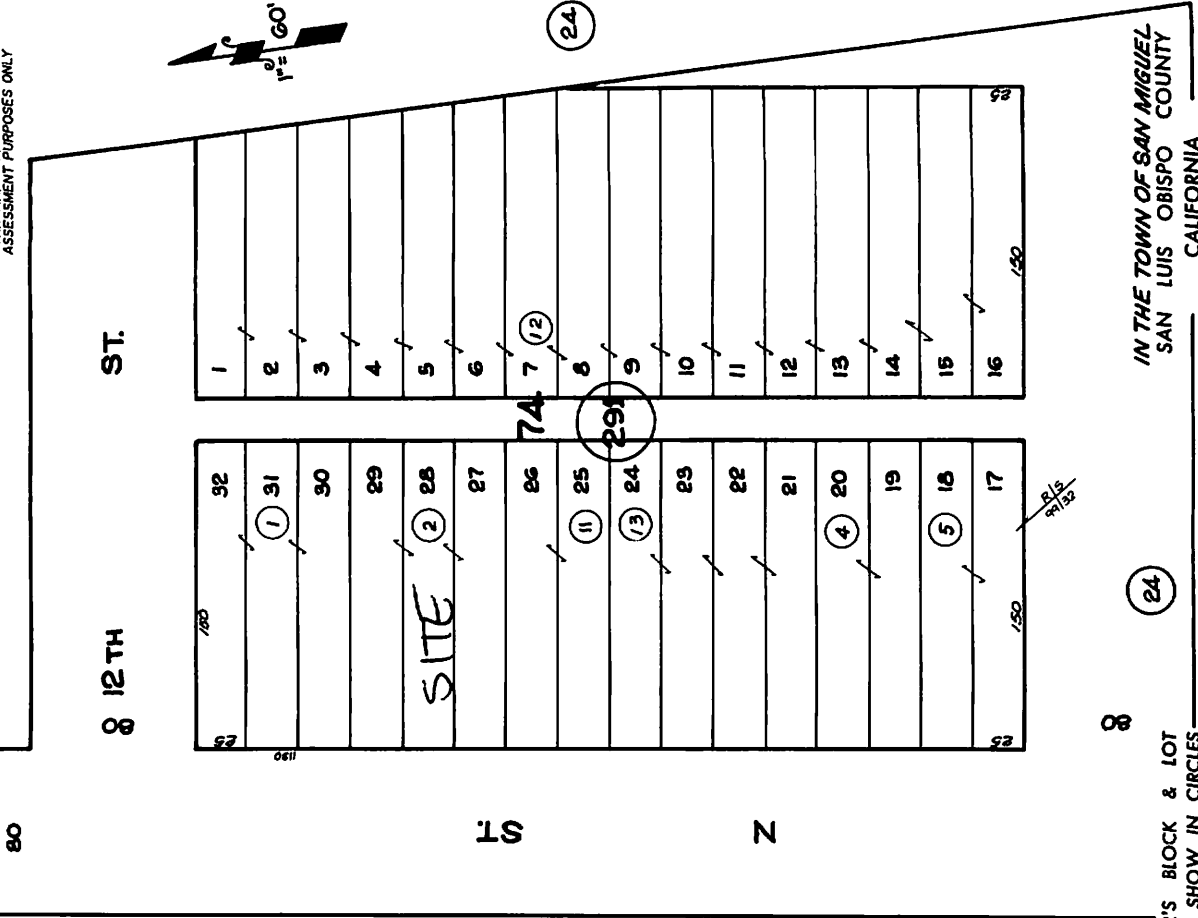
1176 N Street



TAX AREA CODE NO. 21-29

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

23



80

12 TH ST

ST.

ST

N

22

Southern Pacific Railroad

100

101

U.S. HIGHWAY

100

ST.

8

11 TH

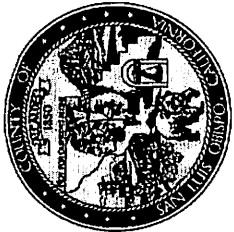
REV. 12/13/71

28

24

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

IN THE TOWN OF SAN MIGUEL
SAN LUIS OBISPO COUNTY
CALIFORNIA



Parcel Summary Report For Parcel # 021-291-002

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 DEALBA BENJAMIN
 PO BOX 832 SAN MIGUEL CA 93451-0832
OWN DEALBA ANA RT

Address Information

Status Address
P 01176 N ST SMIG

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Luc 1:</u>	<u>Luc 2:</u>	<u>Luc 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNSMIG	0074	0027	San Miguel	Salinas	RMF			Y	L3	
TNSMIG	0074	0028	San Miguel	Salinas				Y	L3	
TNSMIG	0074	0029	San Miguel	Salinas				Y	L3	

Parcel Information

Status Description
Active TN SAN MIGUEL BL 74 LTS 27 28 & 29

Notes

LEGAL PARCEL PER DEED 386 OR 340 - LOTS 27, 28 AND 29 TOGETHER ARE ONE LEGAL PARCEL. JSM

Tax Districts

SAN MIGUEL ELEM. SCHOOL
PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
SAN MIGUEL CEMETERY
NO. 01 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 021-291-002

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN MIGUEL COMM. SERVICE

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
72506	EXP	Primary Parcel
<u>Description:</u> INSTALL WOOD STOVE IN SFD	CLD	Primary Parcel
<u>Description:</u> DANGEROUS STRUCTURE	REC	Primary Parcel
<u>Description:</u> CURB, GUTTER, SIDEWALK WAIVER.	FNL	Primary Parcel
<u>Description:</u> Electrical Panel Replacement THE ELECTRICAL PANEL IS GOING TO BE REPLACE BY A LICENSE CONTRACTOR	WIT	Primary Parcel

Description:
CO 05-0327. SUBDIVIDE PROPERTY INTO THREE PARCELS: (1) 6000 SQ FT LOT WITH THE EXISTING HOUSE TO REMAIN AND TWO (2) LOT APPROX. 2,500 SQ. FT. EACH PUD IN THE REAR OF THE PROPERTY EACH WITH A TWO STORY TOWNHOME AND NO COMMON INTERESTS.