



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/21/2011

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: DRC2011-00027 CLOUTSTON- Minor Use Permit for a distance waiver for secondary dwelling. 15.88 acre site located off Redondo Lane in Templeton. APN: 034-041-011.

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

MINOR USE PERMIT

DISTANCE WAIVER FOR SECONDARY DWELLING

ELPO/ RELPO

HAP

RR

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

- Existing Mobile Home

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GARY CLOUSTON Daytime Phone 805 237-2377
 Mailing Address 770 Sequoia Lane, Templeton Zip Code 93465
 Email Address: _____

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

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

PROPERTY INFORMATION

Total Size of Site: 15.88 Assessor Parcel Number(s): 034.041.011
 Legal Description: LOT 32 D - ALMOND ESTATES

Address of the project (if known): 685 Redondo Lane Templeton

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 6 miles east of templeton on El Pinar - right on redondo, go 0.9 Mile to 685

Describe current uses, existing structures, and other improvements and vegetation on the property:
Main Residence, secondary Mobile Home, old Almond orchard - No oaks -

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings):
M.U.P. Secondary Mobile 1200 sq

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 *[Signature]* Date 10-9-11

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): existing Mobile is over the 250' from main Residence do to Topography of site
required

Describe existing and future access to the proposed project site: 40' off redondo lane

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: residential - old Almond orchards South: Same
East: Same West: Same

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: Mobile sq. feet 1200 % Landscaping: None sq. feet _____ %
Paving: None sq. feet _____ % Other (specify) _____
Total area of all paving and structures: Existing Mobile 1200 sq. feet acres
Total area of grading or removal of ground cover: None sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 10'
Number of trees to be removed: 0 Type: 0
Setbacks: Front 60' Right 60' Left 300' Back 900'

Proposed water source: On-site well Shared well Other Main and secondary on same well
 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)

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)

Fire Agency: List the agency responsible for fire protection: C.B.F. ?

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: 3
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: 15.88 ACRES

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Redondo Lane Road Improvement Association Minutes September 12, 2010

The RLRIA met on September 12, 2010, at the home of Jim and Linda Robertson. In attendance were:

Mark and Donna Adams
Joyce Brooks
Dave and Joann Davis
Phillip, Mary and Bede Hart

Cliff Lewis
Jim and Linda Robertson
Maggie Tillman
Gary Clouston

The meeting was called to order by President Mark Adams. Minutes of the previous meeting were read and approved. Treasurer's report showed a balance of \$6,587.31. Linda read the recent history of dues payment: In 2007, 7 of 14 families paid. In 2008, 10 families paid. In 2009, 7 families paid. In 2010, only 3 families have paid so far. There are 16 homeowners on the road, 14 of whom should be paying dues. (Estrada and Valentine don't pay dues). Four more families have since paid 2010 dues which makes 7 for this year.

Mark commented that he felt lack of dues payment was a direct result of too few meetings. Mary noted that the dues were easy to forget, and that when we have a meeting toward the beginning of the year it's easier to remember. Phillip said he thought the road was in great shape.

Old Business:

- Regarding dust control spray: Mark has rounded up a 500 gal. "tow-behind" tank. We'll need to get magnesium chloride. Mark will work on that. We'll have to rent a skip 'n drag. Not sure if we can get that from Whittaker. Mark has a contact at Quinn Rental. He will shoot for laying down the dust control in April or May of 2011. Mark explained that the more you put down, the better it works. It eventually compacts the road nicely.
- Maggie Tillman volunteered to have her dad get in touch with us, as he has vineyard property and he might have access to the mag chloride.
- Re the county part of our road, Dave says the county is financially strapped. He'll call them again. We are on the list.

Dust
control



Save the date!!

2009-01-20

Redondo Lane Road Improvement Assoc. Meeting

Sunday, February 20, 2011, 6pm, at the home of Jim and Audrey Edwards, 725 Redondo.

Please BYOB and we'll provide soft drinks, coffee, munchies, and dessert. (If anyone would like to bring some munchies, give Linda a call at 238-6596).

Please come, as we'll be discussing road issues that affect us all. And, it's just plain nice to get together once in awhile!

→ On behalf of all of us, I'd like to thank Rennie Burce and Gary Clouston for their work in grading the road after the rains. And a big shout-out to the recent phantom pothole filler!

And.....a reminder that the 2011 dues are due. Thanks to you who have already written your checks.

Look forward to seeing you all on the 20th!!

RSVP to Linda at 238-6596

Really hope your guys can come!!

4.3 APCD-APPROVED DUST SUPPRESSANTS

The following list of dust control suppressants are approved by the SLO County APCD. The approved suppressants must be reapplied at a frequency that ensures that fugitive dust emissions are adequately controlled to below the 20% opacity limit identified in the APCD Rule 401 *Visible Emissions* and to ensure that dust is not emitted offsite. If fugitive dust is not adequately controlled, emissions could result in complaints and a violation of APCD Rule 402 *Nuisance*. The APCD will consider products that are not listed on a case-by-case bases; provide product specifics to APCD by contacting the APCD Planning Division at (805) 781-5912.

Suppressants are often used in combination with other APCD recommended control methods to minimize fugitive dust emissions. Other methods include:

- 1) Paving and then maintaining to applicable standards thus replacing need for suppressants and other control methods;
- 2) Implementing and maintaining design standards to ensure vehicles speeds on unpaved areas are physically limited to a posted speed limit of 15 mph or less; and
- 3) For special events, site parking areas in grass or low cut dense vegetative areas that are adequately irrigated to minimize fugitive dust emissions.

SLO County APCD used a 2002 San Joaquin Valley APCD [1] list of dust suppressants as the starting point for the list presented below. Products that could not be readily found were removed from the list. This SLO County APCD list also streamlines the SJVAPCD list by removing hygroscopic products and all but one of the petroleum based products from the SJVAPCD list. A petroleum based method (chipseal) and three polymer products (Dust Binder, Gorilla-Spot, and Soiltac) were added to the list.

Any chemical or organic material used for stabilizing solids shall not violate the California State Water Quality Control Board standards for use as a soil stabilizer. Any dust suppressant must not be prohibited for use by the US Environmental Protection Agency, the California Air Resources Board, or other applicable law, rule, or regulation.

Suppressant Category	Suppressant Sub-Category	Product Common Name	Company	Product Web Link
Adhesives	Lignosulfonate	• CalBinder	California-Fresno Oil Co. (209) 486-0220	www.calfresno.com
		• DC-22	Dallas Roadway Products, Inc. SALS Roadway Products (972) 758-7454	www.dallasroadway.com www.salsroadproducts.com
		• Dustac, Dustac-100	Georgia Pacific (866) 447-2436, (800) 283-5547	www.gp.com/chemical
		• Lignin LS-50™	Prince Minerals, Inc. (646) 747-4200	www.princeminerals.com/products/dust_control.php
		• Lignosulfonate	EnviroTech Services (800) 369-3878	www.envirotechservices.com
		• Polybinder	Jim Good Marketing (805) 746-3783	-
Calcium Lignosulfonate	Calcium Lignin LS-50™	• Calcium Lignin LS-50™	Prince Minerals, Inc. (646) 747-4200	www.princeminerals.com/products/dust_control.php
		• Dustac® Road Binder	Quatsino Navigation Co. Ltd (916) 442-9089	http://www.bellmarine.com/Dustac.htm
Petroleum Emulsions	-	• PennzSuppress-D [2]	PennzSuppress® Dust Suppressant American Refining Group, Inc. (814) 368-1200	www.arb.ca.gov/eqpr/pennzoil/pennzoil.htm
		• DC-1000	Desert Mountain (505) 598-5730	www.desertmtncorp.com
Polymer	-	• Dust Binder	Monterey AgResources (559) 499-2100	www.montereyagresources.com
		• Earthbound, Earthbound L	Earth Chem, Inc. (800) 764-5726	www.earthchem.com
		• Liquid Dust Control	Enviroseal Corporation (800) 775-9474	www.enviroseal.com/lidc.htm
		• Marloc	Reclamare Co. (206) 824-2385	-

1 I.U.F. APPLICATION -
FOR: GARY CLOUSTON
237-2377

770

⊕ TANK

+ HYDRANT

NEW 3000 sq ft HOME

septic

DRIVE

15.88 ACRES

SEQUOIA LANE

STEEP HILLSIDE

480' +/-

24x50 Existing MOBILE HOME

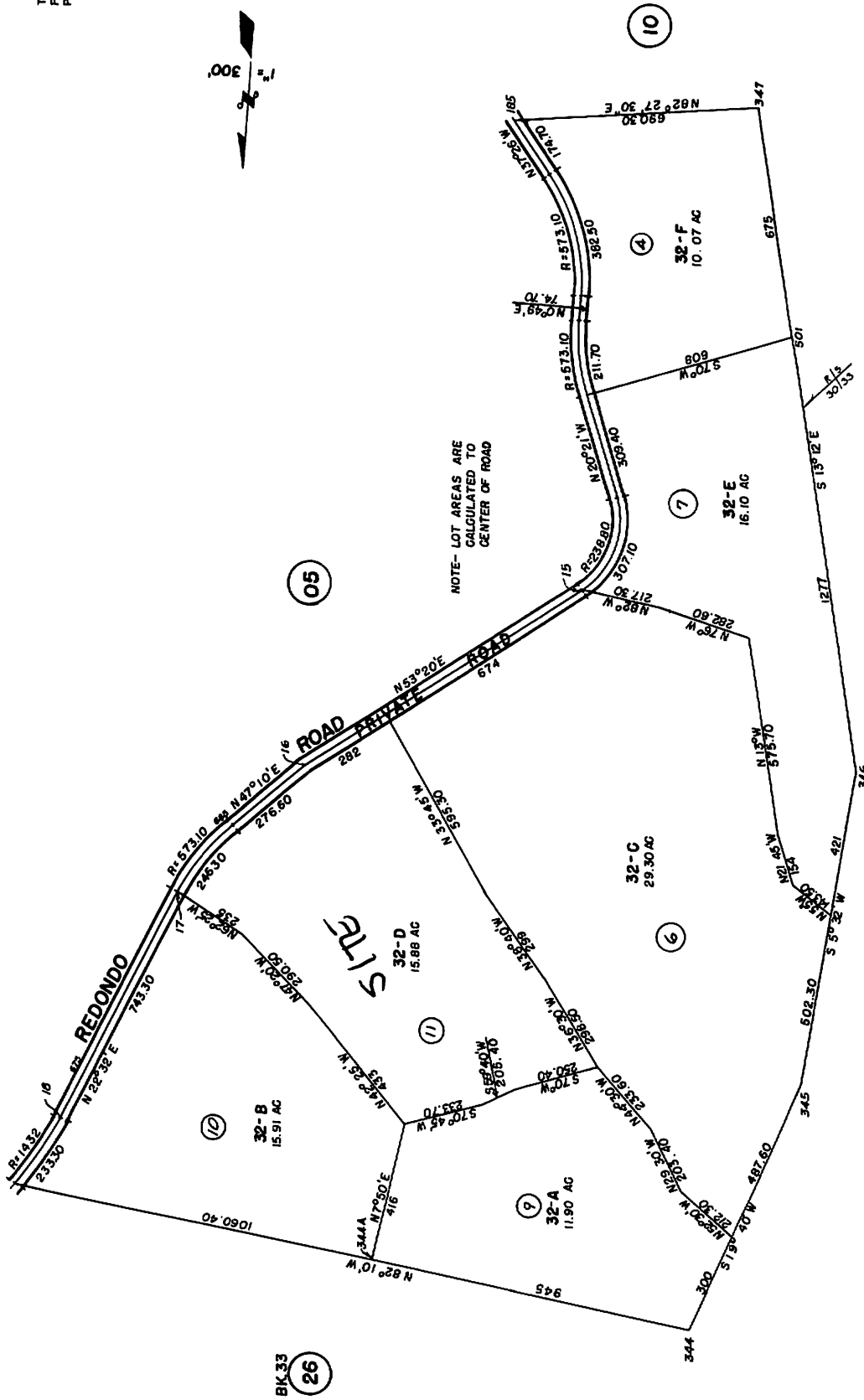
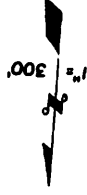
60' TANK
+ HYDRANT

60'
685

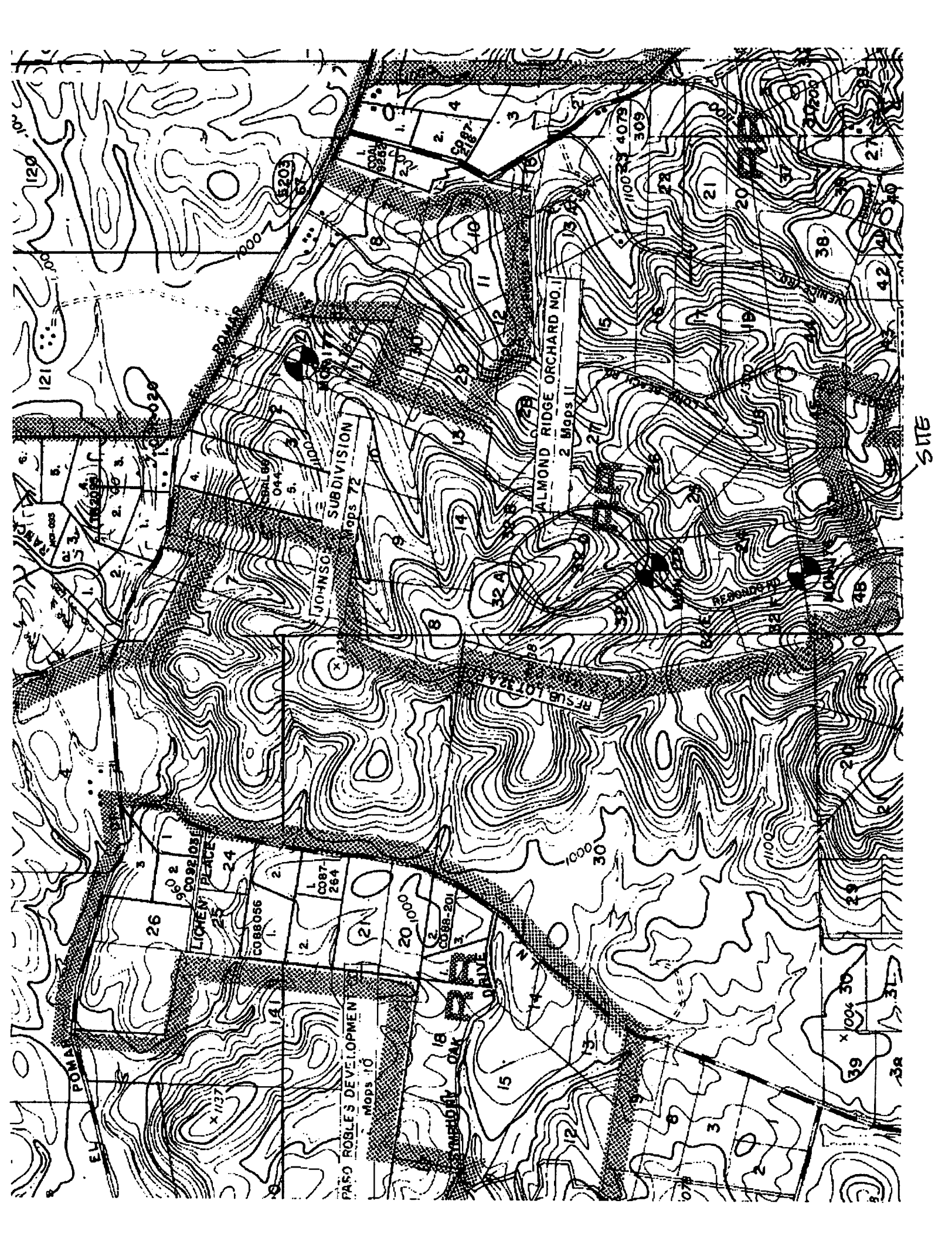
REDONDO LANE

THIS ROAD COATED w/ MAGNESIUM chloride
Calcium chloride - Every 2 years by - Redondo Road ASSN.

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



RESUBDIVISION OF LOT 32 OF
ALMOND RIDGE ORCHARDS - NO. 1
SAN LUIS OBISPO COUNTY
CALIFORNIA





Parcel Summary Report For Parcel # 034-041-011

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 CLOUSTON GARY
685 REDONDO LN TEMPLETON CA 93465-9673

Address Information

Status Address
P 00685 REDONDO LN RELPO
P 00770 SEQUOIA LN RELPO

Lot Information:

<u>Tract / Township</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>
ALMRDOR1	0000	32D	Rural El Pomar	El Pomar-Estr RR				Y	RI / HA / VP	E020436G

Parcel Information

Status Description
Active ALMOND RDG ORCH LT 32D

Notes

Tax Districts

TEMPLETON UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
TEMPLETON PUBLIC CEMETERY
NO. 05 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 034-041-011

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

10/21/2011
9:40:05AM

89651	FNL	Primary Parcel
Description:		
INSTALL MH		
A7484	FNL	Primary Parcel
Description:		
PERMANENT FOUNDATION FOR MOBILE HOME		
COD2009-00247	REC	Primary Parcel
Description:		
PMT2002-15367 (SECONDARY DWELLING WITH AS BUILT GRADING) EXPIRED. PREVIOUS CODE CASE FOR GRADING E020436		
DRC2011-00027	REC	Primary Parcel
Description:		
DISTANCE WAIVER FOR SECONDARY DWELLING		
E020436	CLD	Primary Parcel
Description:		
GRADING WITHOUT PERMIT		
PMT2002-15367	RPL	Primary Parcel
Description:		
REPLACED WITH PMT2009-01409 - EXPIRED TO CODE ENF. 9-17-09 -SECONDARY SFD (3124 SQ FT)/GRW 900/ CVP 619 & AS-BUILT GRADING		
PMT2002-17157	WIT	Primary Parcel
Description:		
CONSTRUCT SFD		
PMT2009-01409	EXT	Primary Parcel
Description:		
PERMIT TO FINAL PMT2002-15367 - SFD W/AS BUILT GRADING		