



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/9 /2012

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

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: DRC2011-00053 BOTTS- Minor use permit for a new 2,000 sq.ft. SFR and 485 sq. ft. garage. Project site located off Eddy Street in Templeton. APN: 041-075-004.

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 Bu

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name RANDY BOTTS Daytime Phone (805) 610-5764  
 Mailing Address 316 OLD COUNTY RD, TEMPLETON Zip Code 93465  
 Email Address: \_\_\_\_\_

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

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

### PROPERTY INFORMATION

Total Size of Site: .73 A Assessor Parcel Number(s): 041-075-004

Legal Description: \_\_\_\_\_

Address of the project (if known): 350 Eddy St. 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.: EDDY STREET, LASTABLAS ROAD, HIGHWAY 101

Describe current uses, existing structures, and other improvements and vegetation on the property:

~~EMPTY~~ VACANT LAND, ROAD CREEK, OAK TREES, RIPARIAN

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 2,008 ft<sup>2</sup> HOME, 485 ft<sup>2</sup> ATTACHED GARAGE, 138 ft<sup>2</sup> PORCH, 2,631 ft<sup>2</sup> TOTAL AREA

### 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 Randy M Botts Date 1/29/12

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

APN(S): Por. 041-075-004  
PROJECT NO: COAL 11-0024

FILE NO: SUB2010-00083  
PARCEL NO: 1

**EXHIBIT A**

**Legal Description**  
**Parcel 1, COAL 11-0024**

**Parcel 1**

That portion of Block 56 of Eddy and Hansborough's Addition to the Town of Templeton, County of San Luis Obispo, State of California, according to map recorded April 10, 1888 in Book A, Page 37A of Maps lying northerly of the following described line:  
Beginning at the most northerly corner of Lot 17 of Block 57 of said Eddy and Hansborough's Addition to the Town of Templeton from which the northwest corner of said Block 56 bears North 04°15'07" East; thence North 37°14'33" East 231.91 feet; thence North 82°47'33" East 180.62 feet, more or less, to a point in the easterly line of said Block 56.

Containing: 0.7 acres more or less

Legal Description prepared by or under the supervision of:



A handwritten signature in cursive script that reads "Cristi E. Fry".

Cristi E. Fry, L.S. 8356

# 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): NONE

Describe existing and future access to the proposed project site: CURRENT AND FUTURE ACCESS FROM EDDY STREET

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? 1.3 A

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

North: SFR South: SFR  
East: SFR West: SFR

### For all projects, answer the following:

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

Buildings: 2,093 sq. feet 6.6 % Landscaping: 525 sq. feet 1.7 %

Paving: 210 sq. feet 2.6 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 2,903 ft<sup>2</sup>  sq. feet  acres

Total area of grading or removal of ground cover: 2,903-3,428 sq. feet  sq. feet  acres

Number of parking spaces proposed: 5 Height of tallest structure: 28ft FROM DOWNHILL TO PEAK AT CENTER

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 25' Right 7' Left 6'-7" Back 64'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: TEMPLETON COMMUNITY

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy) SERVICE DISTRICT

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: TEMPLETON COMMUNITY

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy) SERVICE DISTRICT

Fire Agency: List the agency responsible for fire protection: TEMPLETON FIRE DEPT.

### 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: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 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: 0.05 acres  
Moderate slopes of 10-30%: 0.68 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: TOAD CREEK, SEASONAL
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: EDDY STREET BRIDGE (UPSTREAM)
- 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: EDDY STREET

**Water Supply Information**

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? 14 UNITS
4. How many service connections will be required? ONE
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.  
 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:**

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:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: 40 ft    Location of connection: SOUTHERN BORDER HAS SEWER EASEMENT W/ SEMMO SEWER LINE
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**

- 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: MID-STATE SOLID WASTE & RECYCLING
- 3. Where is the waste disposal storage in relation to buildings? 3 MILES NORTH
- 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: TEMPLETON UNIFIED SCHOOL DIST.
- 2. Location of nearest police station: TEM 3LO COUNTY SHERIFF; 1.5 MILE NORTH
- 3. Location of nearest fire station: TEMPLETON FIRE; .5 MILE SOUTH EAST
- 4. Location of nearest public transit stop: .5 MILES WEST; BENNETT RD & HWY 101
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? TRADER JOES 1 MILE feet/miles

**Historic and Archeological Information**

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

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. 3 Between 4:00 to 6:00 p.m. 3
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): \_\_\_\_\_
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 \*: \_\_\_\_\_

\*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:  
PER TEMPLETON DESIGN STANDARD, ≤ 25FT SETBACK FROM RIPARIAN, VEGETATION BUFFER, BUILD ON BANK, MINIMIZE GRADING











# Parcel Summary Report For Parcel # 041-075-004

2/3/2012  
5:17:19PM

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 BOTTIS RANDY M  
316 OLD COUNTY RD TEMPLETON CA 93465-9589  
OWN BOTTIS SARAH C

## Address Information

Status Address  
P 00350 EDDY ST TEMP

## Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community</u>	<u>Plan/Area</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL11-	0024	2P						Y	L2	

## Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community</u>	<u>Plan/Area</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL11-	0024	0001	Templeton	Salinas	RSF	FH		Y		

## Parcel Information

Status Description  
Active TN TEMP EDY & HNSBRO ADD BL 56

## Notes

LEGAL PARCEL PER 379 OR 399; C03-0048 PARCELS 1 AND 2; PERMIT #35403; AND COAL 86-0314, PARCELS 1 AND 2. JSM

## Tax Districts

TEMPLETON UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
TEMPLETON PUBLIC CEMETERY



# Parcel Summary Report For Parcel # 041-075-004

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

NO. 05 ROAD-CO/SUPVR  
TEMPLETON COMM. SERVICE  
AREA NO. 21 COUNTY SERVICE

### Case Information

**Case Number:** **Case Status:**

DRC2011-00053 REC Primary Parcel

**Description:**

MUP FOR A NEW SFR 2008 SQ FT AND 485 SQ FT ATTACHED GARAGE.

SUB2004-00328 WIT Primary Parcel

**Description:**

PARCEL MAP - SUBDIVISION TO CREATE 3 NEW LOTS (38,765 SF, 23,652 SF, AND 25,357 SF) FROM 1 EX. LOT (2.01)

SUB2007-00221 EDC Primary Parcel

**Description:**

PARCEL MAP AND LOT LINE ADJUSTMENT- 3 PARCELS

SUB2010-00083 RDD Related Parcel

**Description:**

A REQUEST BY RANDY AND SARAH BOTTS FOR A LOT LINE ADJUSTMENT (COAL 11-0024) TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 0.17 ACRES AND 2.01 ACRES. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 0.73 ACRES AND 1.45 ACRES. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS.