



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/29/2013

TO: _____

FROM: Megan Martin - North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00030 OBRIEN – Proposed variance for grading driveway, pad, and installation of manufactured home. Site location is off Homestead Rd in Templeton.
APN: 034-461-046

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

VARIANCE

VARIANCE FOR NEW SFD

ELPO/ RELPO

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
- Modification to approved land use permit
- Curb, Gutter & Sidewalk Waiver

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name JACQUELINE & LANCE O'BRIEN Daytime Phone 209 766-9788
 Mailing Address PO BOX 1126 TEMPLETON, CA Zip Code 93426
 Email Address: _____

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

Agent Name GRANITE RIDGE ENGINEERING GROUP Daytime Phone 835-3582
 Mailing Address 6679 SANTA ROSA RD ATASCADERO, CA Zip Code 93422
 Email Address: dennis@graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 12.27 AC Assessor Parcel Number(s): 034-461-046
 Legal Description: PARCEL 3 OF CO 87-331
 Address of the project (if known): NONE

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 HWY 41 EAST TO

HOMESTEAD ROAD, TURN NORTH, TRAVEL 0.5 MILES ON RIGHT

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

UNDEVELOPED, OAK TREES, EXIST WELL

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GRADE DRIVEWAY, PAD, INSTALLATION OF MANUFACTURED HOME

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 Dennis Schmitt for
OWNER AS AGENT

Date 18 Oct 2013

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): DRIVEWAY MAX GRADE, DRIVEWAY WIDTH

Describe existing and future access to the proposed project site: HOMESTEAD RD
DRIVEWAY EASEMENT PER CO 07-331

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: RR
East: AG

South: RR
West: RR

For all projects, answer the following:

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

Buildings: 2,152 sq. feet 0.004% Landscaping: _____ sq. feet _____ %

Paving: 26,000 sq. feet 0.05% Other (specify) _____

Total area of all paving and structures: 27,152 sq. feet acres

Total area of grading or removal of ground cover: 66,000 sq. feet acres

Number of parking spaces proposed: 10 TO 15 Height of tallest structure: 15 FT

Number of trees to be removed: _____ Type: OAK

Setbacks: Front 30 Right 30 Left 30 Back 30

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)

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: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: NA sq. feet acres

Total floor area of all structures including upper stories: NA sq. feet

For residential projects, answer the following:

Number of residential units: ONE Number of bedrooms per unit: 3

Total floor area of all structures including upper stories, but not garages and carports: 2,152 sq ft

Total of area of the lot(s) minus building footprint and parking spaces: 12.50 ACRES

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: 0.16 acres
Moderate slopes of 10-30%: 3.55 acres
Steep slopes over 30%: 0.56 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: HOMESTEAD ROAD

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? NORMAL FOR PROJECT
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? 1000 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: NA Location of connection: NA
2. What is the amount of proposed flow? NA 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: WASTE MANAGEMENT
3. Where is the waste disposal storage in relation to buildings? 50 FT
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: ATASCADERO UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: TEMPLETON
3. Location of nearest fire station: TEMPLETON
4. Location of nearest public transit stop: EL CAMINO NEAR E HWY 41 EAST
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:
UNDEVELOPED LANDS
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. _____ 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 *: MANUFACTURED HOME

*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:
MINIMIZE GRADING TO THE GREATEST EXTENT FEASIBLE

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): THAT PREPARED FOR

CO 87-331

Other Related Permits

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

(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.)

GRANITERIDGE ENGINEERING GROUP

8679 SANTA ROSA ROAD ATASCADERO CA 93422 P (805) 835-3582 F (805) 461-0851 www.graniteridgegroup.com

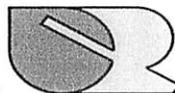
Variance and Adjustment Justification

Date: 18 October 2013
To: SLOCo Planning and Building Dept
From: Dennis Schmidt
Re: Minor use permit application, Variance to limiting grading to slopes less than 30%, and Driveway grade adjustment for Jacqueline and Lance O'Brien (APN 034-461-046)

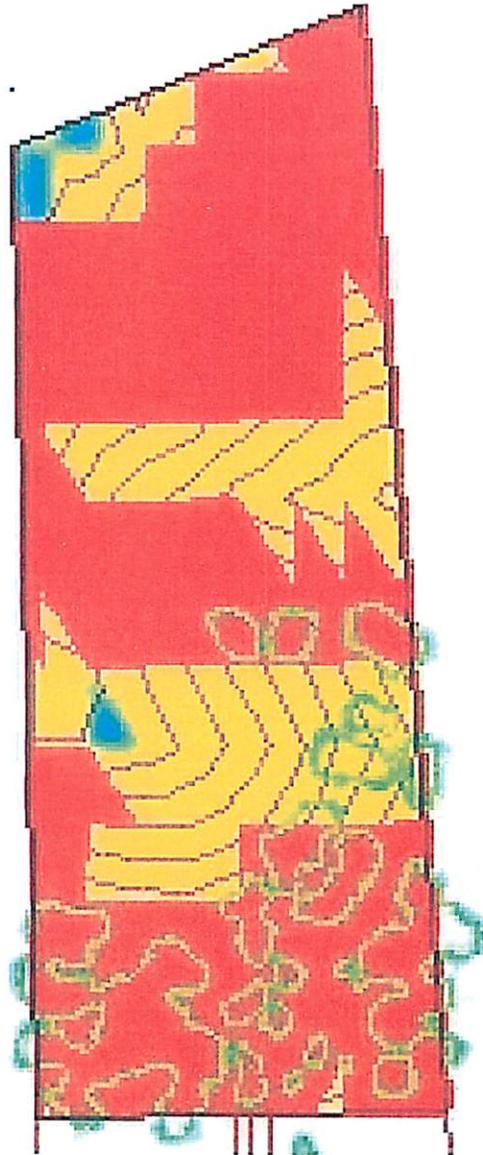
- A. Project Description. The project site is located off of Homestead Road in Templeton and is outside of the prohibition zone for the Paso Robles Groundwater Basin. Because of configuration of the legally created parcel (Parcel Map CO 87-331 approved by the Board of Supervisors on January 8, 1991), it's approved access and utility easement location, and the overall topography of the area, avoiding grading on slopes greater than 30% is impossible due to the fact that there is only one building site location on the 12.27 acre parcel were a structure and conventional sewerage system can be located. The goal of the O'Brien Family is to simply construct a driveway and a building pad to install a 3 bedroom, 2.5 bath manufactured home.

Because it's important note, the parcel map creating this parcel did go through CEQA review under developable slope and driveway grade polices, standards, and thresholds that were not much less stringent than those used today. With this in mind, the O'Brien Family requests variance from LUO Section 22.52.060.B.2 Slopes and adjustments to LUO Section 22.54.020.D.2 Exception to Width Standard and Section 22.54.020.D.3 Driveway Grade.

- B. Existing Parcel Configuration and Topography. The project site consists of an approximately 900 ft x 40 ft wide access and utility easement that traverses upgrade from the east side of Homestead Road, and an approximately 450 ft x 1200 ft rectangle traversing upgrade from the easement to the top of the hillside that backdrops the property. Computer data generated from the project topography map concludes that the average slope for the 700 lf of the easement strip nearest Homestead Road is 8%, with a sharp break to 24% average slope for remaining 200 linear feet. From that point east, the average slope of the 12 plus acre site is 38% with 6% being the minimum and 81% the maximum. In fact, it is simple to characterize the 12 acre area into quarters with the 1st (from west to east) being 30% or greater with a good spattering of oak, the 2nd being the flattest and most buildable zone consisting of slope less than 30% predominately without oak, to the back ½ being similar to the 1st quarter in slope and oak covering but however, cut off by a non-traversable swale (nearly a 90 foot drop). Numerically, 7,042 sq ft of the property (roughly 0.16 acres) is less than 10% slope, 154,490 sq ft (3.55 acres) is slope between 10 and 30%, and the remaining 349,320 sq ft (8.56 acres) is steeper than 30%.



- C. Under the provisions of LUO, variance and adjustment may be granted when the mitigation provides for the ability to apply the same degree of accepted fire suppression strategies and tactics and fire fighter safety as these regulations overall, towards providing a key point of defense from an approaching fire or defense against encroaching fire or escaping structure fires.



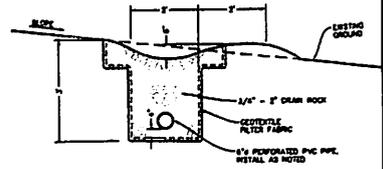
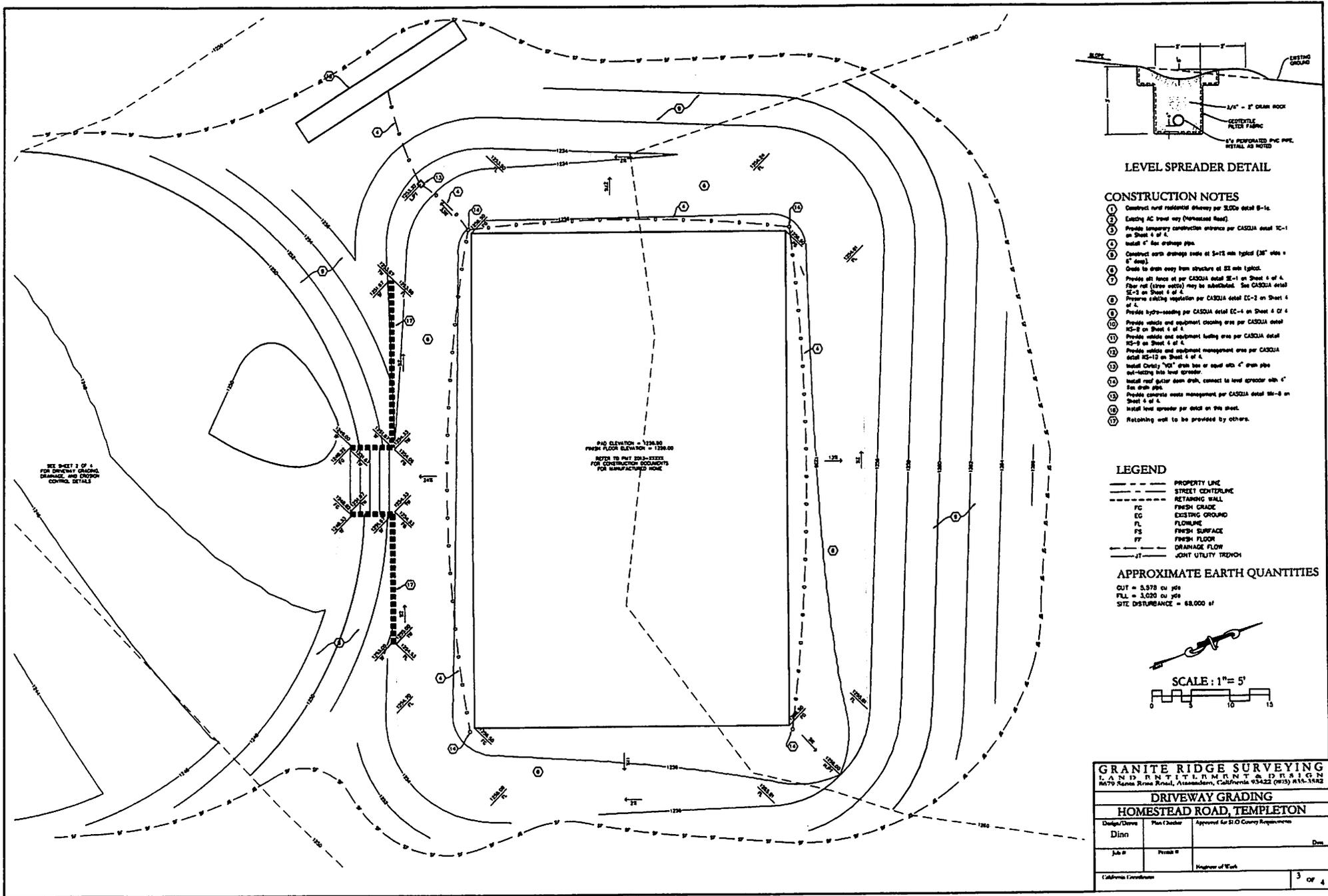
Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.01%	10.00%	7032.16	Blue
2	10.01%	30.00%	154490.13	Yellow
3	30.01%	100.00%	349320.42	Red

Slope Exhibit



1. Without variance to LUO grading standards that limits grading activity to slopes less than 30%, development of Parcel 3 of Parcel Map CO 87-331 can not occur. Without adjustment to site development standards to allow for alternative design tools for driveway grade and width, site disturbance will be greater than it should be. Without the granting of both variance and adjustments, development is not feasible if not improbable without significant economic hardship on the applicant.
 2. The applicant believes that a cooperative approach with Planning Staff and Cal Fire can lessen impacts through variance of maximum slope to allow grading on slope greater than 30% from approximately Sta 8+50 to Sta 13+50, and adjustment of driveway width and slope standards to permit approximately 23% of finished driveway grade for approximately 300 lf (Station 8+00 to 11+00), and 12 foot wide driveway width with turnouts at 400 ft intervals be used between Sta 7+00 and the driveway turnaround at the future pad location.
- D. Please accept these materials and move the grading portion into Planning so it can be evaluated for a determination. If there are questions, please contact me by phone at 835-3582 or email at dennis@graniteridgedgroup.com. Thankx for your help and cooperation with this application...





LEVEL SPREADER DETAIL

CONSTRUCTION NOTES

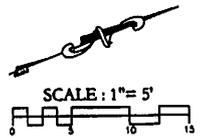
- 1 Construct level residential driveway per SDDO detail B-1c.
- 2 Existing AC travel way (Nonresidential Road).
- 3 Provide temporary construction entrance per CASQIA detail IC-1 on Sheet 4 of 4.
- 4 Install 4" dia. drainage pipe.
- 5 Construct curb drainage beds at 3-12 min typical (36" wide x 8" deep).
- 6 Grade to drain away from structure at 2% min. typical.
- 7 Provide all fence as per CASQIA detail SE-1 on Sheet 4 of 4. Fiber roll (stave option) may be substituted. See CASQIA detail SE-2 on Sheet 4 of 4.
- 8 Preserve existing vegetation per CASQIA detail EC-2 on Sheet 4 of 4.
- 9 Provide hydro-seeding per CASQIA detail EC-4 on Sheet 4 of 4.
- 10 Provide vehicle and equipment cleaning area per CASQIA detail EC-9 on Sheet 4 of 4.
- 11 Provide vehicle and equipment loading area per CASQIA detail EC-9 on Sheet 4 of 4.
- 12 Provide vehicle and equipment management area per CASQIA detail EC-12 on Sheet 4 of 4.
- 13 Install Corliss "VCI" drain box or equal with 4" drain pipe out-leading into level spreader.
- 14 Install roof gutter down drain, connect to level spreader with 4" dia. drain pipe.
- 15 Provide concrete waste management per CASQIA detail SM-8 on Sheet 4 of 4.
- 16 Install level spreader per detail on this sheet.
- 17 Retaining wall to be provided by others.

LEGEND

- PROPERTY LINE
- - - STREET CENTERLINE
- - - RETAINING WALL
- - - FRESH GRADE
- - - EXISTING GROUND
- FC FLOWLINE
- EC FRESH SURFACE
- FL FRESH FLOOR
- FS FRESH FLOOR
- FF DRAINAGE FLOW
- - - JT JOINT UTILITY TRENCH

APPROXIMATE EARTH QUANTITIES

CUT = 5,578 cu yds
 FILL = 3,020 cu yds
 SITE DISTURBANCE = 62,000 sf

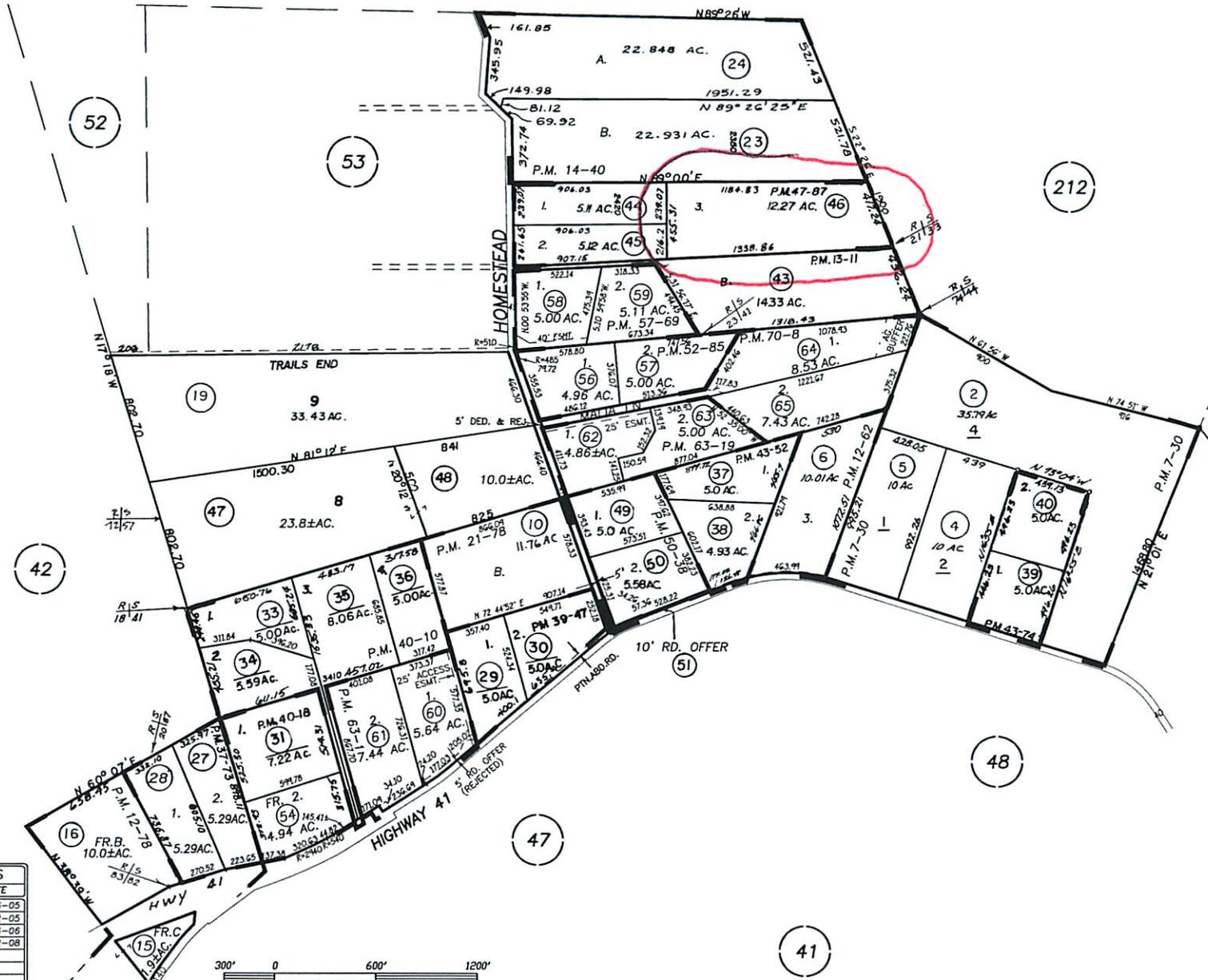
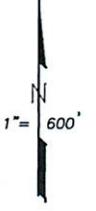


GRANITE RIDGE SURVEYING
 LAND ACQUISITION & DESIGN
 8679 Ramon Road, Alamo, California 94522 (915) 833-1522

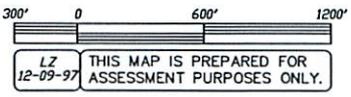
DRIVEWAY GRADING
HOMESTEAD ROAD, TEMPLETON

Designer Dinn	Plan Checker	Approved for S.D. County Requirements	Date
Job #	Permit #	Magnum of Work	
California Contractors			3 of 4

1/17/2013 10:38 AM



REVISIONS	
I.S.	DATE
05-446	05-26-05
05-454	06-02-05
NA	06-16-06
08-311	01-02-08



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SUBDIVISION OF PARTS OF THE RANCHOS LA ASUNCION AND ATASCADERO AND ADJACENT LANDS OF THE EUREKA IMPROVEMENT CO., R.M. BK. A , Pg. 1.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 034 PAGE 461



AG

El Pomar-Estrella
Planning Area

RR

41

RR

400 m

POWER



Parcel Summary Report For Parcel # 034-461-046

10/23/2013
11:25:03AM

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 OBRIEN LANCE
1385 PEACOCK CT TEMPLETON CA 93465-9369
OWN OBRIEN AMY

OWN OBRIEN JACQUELINE

Address Information

Status **Address**
P 00000 HOMESTEAD RD RELPO

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>
CO87-	331	0003	Rural El Pomar	El Pomar-Estr	RR			Y	RI	

Parcel Information

Status **Description**
Active PM 47-87 PAR 3

Notes

DISCUSSED MAJOR GRADING WITH PROPERTY OWNER. ACCESS IS BY EASEMENT. A SMALL PORTION OF THE ROAD MY BE 30% GRADE OR SLIGHTLY OVER. GRADING ON SLOPES OVER OVER 30% REQUIRES A VARIANCE PER 22.52.070B(2)(A). RECOMMEND USING SECTION 22.52.180 FOR OBTAINING RELIEF SINCE WE APPROVED THE MAP WITH THE EASEMENT IN THIS LOCATION. JZB 8/14/13

Templeton

SAN LUIS OBISPO JT(27,40)

TEMPLETON PUBLIC

NO. 05

AREA NO. 21



Parcel Summary Report For Parcel # 034-461-046

10/23/2013
11:25:04AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2013-00029

ERR

Primary Parcel

Description:

GRADE DRIVEWAY, PAD, INSTALLATION OF MANUFACTURED HOME

DRC2013-00030

REC

Primary Parcel

Description:

VARIANCE FOR GRADING ON SLOPES OVER 30% FOR NEW SFD

S870154P

RDD

Related Parcel

Description:

PROPOSED THREE LOT PARCEL MAP

SUB2005-00219

EXP

Related Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN A 5.12 ACRE PARCEL AND A 12.27 ACRE PARCEL, RESULTING IN A 5.49 AND AN 11.88 PARCEL